

# WHITMORE EDGE

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*An exclusive collection of executive homes in  
Staffordshire's countryside*

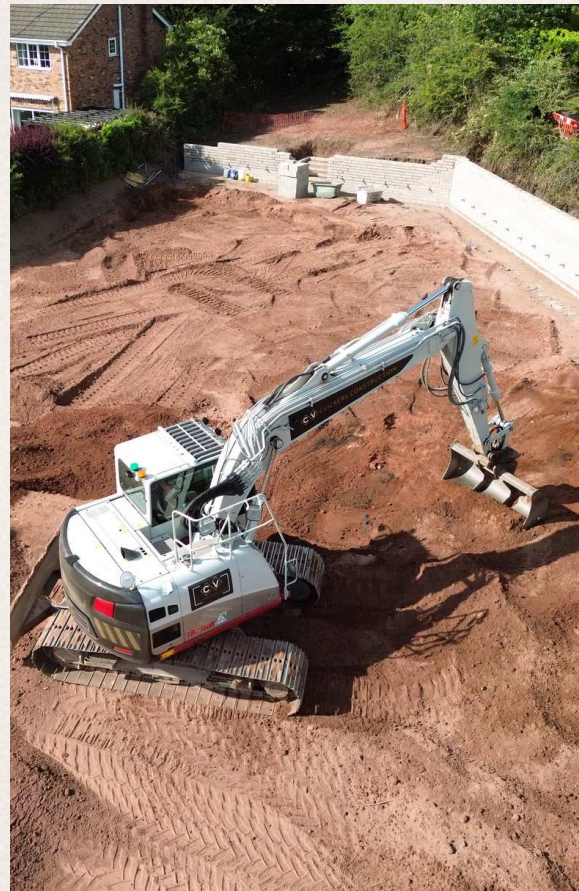
# WELCOME

Even in its earliest days as open land, the setting held an undeniable charm. The elevated position, the sweeping views, the quiet energy of the nature and village it all spoke of potential and promise.

Bringing Whitmore Edge to life has been a labour of love. Every decision, every detail has been guided by a commitment to quality, comfort, and lasting beauty. Now, as we reach the final chapter of that journey, our vision is nearing completion — to create warm, secure, and timeless homes that people are proud to call their own.

*Luke Clarke*

Managing Director  
CCP Developments



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# WELCOME

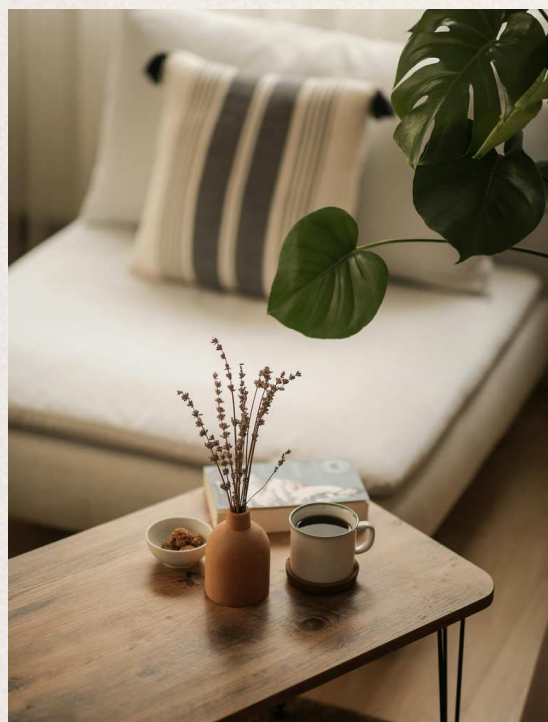
## CHAPTER 1

Welcome to Whitmore Edge - A gated collection of three executive homes close to the village centre of Baldwin's Gate.

Tucked away off the prestigious Snape Hall Road, Whitmore Edge is an exclusive development of premium homes, each designed to combine contemporary elegance with countryside tranquillity.

Every home has been thoughtfully crafted to complement its surroundings, offering underfloor heating, EV charging, and energy-efficient design throughout. From its elevated position and sweeping views to the meticulous attention to detail, Whitmore Edge represents the perfect balance of style, comfort, and lasting quality.

More than a place to live, Whitmore Edge is a place to belong — refined, secure, and timeless.





## CHAPTER 2

### LOCATION

Perfectly positioned in the heart of Baldwin's Gate, Whitmore Edge enjoys the best of both worlds, peaceful countryside surroundings with exceptional connections.

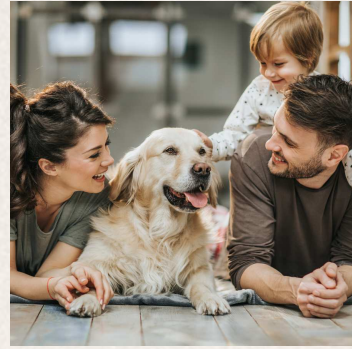
Just moments from The Mainwaring Arms, Blockhouse at the Sheet Anchor, Slater's Country Inn, and the award-winning Swan with Two Necks, residents are spoilt for choice when it comes to fine dining, relaxed lunches, or evening drinks with friends. Everyday essentials and village charm are close at hand, while a short drive brings you to Newcastle-under-Lyme, Stone, Market Drayton, and the Cheshire borders, each offering a variety of shops, cafés, leisure, employment & education opportunities.

For commuters and explorers alike, the location offers superb accessibility — with the M6 motorway, A53, and A51 providing fast links to the wider region, and national rail services nearby connecting you to London, Manchester, and beyond.

With its blend of rural calm, local character, and seamless connectivity, Whitmore Edge offers a lifestyle that truly has it all.

LIFESTYLE

# CHAPTER 3



## A LIFESTYLE CHOICE

Life at Whitmore Edge is about more than just a beautiful home, it's about living well. Designed for growing families, busy professionals, and those who aspire to balance work, leisure, and comfort, these homes offer the freedom to focus on what truly matters.

Each property combines intelligent design with effortless practicality. From low-maintenance exteriors to energy-efficient systems, underfloor heating, and EV charging, every detail has been considered to make daily life simple, comfortable, and cost-effective.

Here, you can lock up and leave with confidence — enjoying weekends away, family holidays, or evenings out at some of Staffordshire's finest restaurants, knowing your home remains warm, secure, and exactly as you left it.

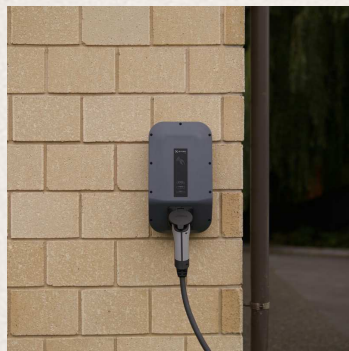
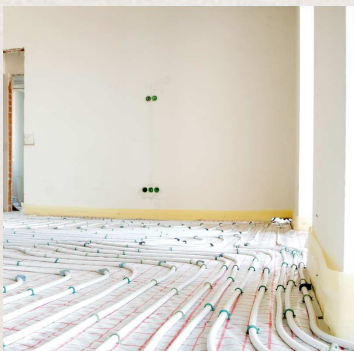
Whitmore Edge isn't just a place to live — it's a place to thrive. A home that adapts to modern life, offering space to entertain, relax, and create lasting memories, all within a peaceful and private setting you'll be proud to call home.

## PRODUCT DETAIL

# CHAPTER 5

Beyond exceptional craftsmanship, premium materials, and meticulous attention to detail, Whitmore Edge offers the following benefits:

- Enjoy continuous, low-energy warmth thanks to superior insulation and an efficient wet underfloor heating system.
- Solar panels, air-source heat pumps, and EV charging points deliver clean energy with minimal running costs — ensuring comfort with a conscience.
- Rest easy with a 10-year new-build warranty and a 2-year developer guarantee, providing ongoing reassurance and support.
- Experience peace of mind and privacy within a secure gated community, enhanced by the latest safety features throughout doors and windows.



## PROJECT TIMELINE

# CHAPTER 4

### EARLY INTEREST

As construction progresses, early purchasers have a rare opportunity to personalise their home, tailoring finishes and specifications to reflect their own taste and style. It's an exciting chance to work closely with a premium local developer and help shape a home that's truly bespoke to you.

### PROJECT COMPLETION

Completion of Whitmore Edge is anticipated for Spring 2026, when the final touches will be made, and the development will truly come to life. At this stage, specifications will be finalised and no further alterations can be made.

### HANDOVER

Upon arrival, you'll receive a warm welcome and a comprehensive handover, ensuring you're fully familiar with every feature and piece of technology within your new home. Our team will guide you through the systems, controls, and finishes, giving you complete confidence from the moment you move in.

### SUPPORT

As you settle into your new home and discover how it complements your lifestyle, the developer will remain on hand to offer guidance and support — ensuring a smooth transition and complete peace of mind.

## CONTACT US

To arrange an accompanied site visit or discuss this opportunity further, please contact Heywoods — the dedicated selling agent for this exceptional development.



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