

# THE PEAKS

Glossop, Derbyshire



MELLOR HOMES









Nestled on the edge of the Peaks District, life at Mellor Homes' visionary development "The Peaks" is an ode to a harmonious blend of tranquillity and convenience. Picture waking up to pleasant views over the cricket pitch, with the Peaks as your picturesque backdrop. This isn't just a home; it's an invitation to a lifestyle where every window frames a masterpiece of nature.

Seamlessly connected to the thriving town center of Glossop, residents enjoy the best of both worlds — the serenity of rural living and the vibrancy of a bustling community. Explore charming local shops, indulge in culinary delights at quaint cafes, or embark on scenic walks through the Peaks at your doorstep.

The development boasts a collection of two detached residences and six semi-detached family houses, meticulously designed to captivate potential homeowners. Thoughtful planning ensures each home offers spacious, practical interiors, creating an impressive living experience. From stylish contemporary kitchens with integrated appliances to beautifully fitted bathrooms, every detail speaks of quality and innovation.

Step outside, and you're greeted by landscaped gardens and ample driveway parking, complementing the home's aesthetics. "The Peaks" is more than a location; it's a canvas for a lifestyle that celebrates the beauty of nature, the warmth of community, and the comfort of a thoughtfully designed home. Welcome to a life where every day feels like a retreat.



# THE PEAKS

OLD GLOSSOP

DINTING RD

DINTING VALE

NORFOLK ST

A57

GLOSSOP

HIGH ST W

SHIREBROOK PARK

PIKE'S LN

SIMMONDLEY

WHITEFIELD

CHARLESTOWN



## TRANSPORT

Glossop, nestled near the Peak District National Park, boasts excellent transport links to Manchester, Sheffield, and beyond. The town's central railway station offers regular train services on the Manchester Piccadilly, connecting Glossop directly to Manchester city center. From there, travelers can access further rail services facilitating seamless travel. Glossop also benefits from its proximity to major road networks, including the M67 motorway, which provides a direct route to Manchester. Additionally, the nearby M60 motorway offers connections to Manchester's outer areas and beyond, enhancing accessibility for Glossop residents. For those traveling further afield, Manchester Airport is easily accessible from Glossop, providing domestic and international flights to a wide range of destinations.



## LOCATION

Glossop is located on the edge of the Pennines, the geographical importance of the area was recognised by the Romans who built the nearby fort, Melandra Castle. The nearby Snake Pass is the shortest route between Manchester and Sheffield and provides magnificent views of the Peak District.

The area has been traditionally popular with walkers, cyclists and those who appreciate the benefits of living close to some of England's most impressive countryside. Many well-known beauty spots are nearby including Kinder Scout, the Ladybower and Dovestone reservoirs, and the Derwent Valley. For the more energetic, the Transpennine Trail, the Longdendale Trail and the Pennine Bridleway are within easy reach, as well as an extensive network of footpaths through breath-taking scenery.

## EDUCATION

In and around Glossop, a variety of educational institutions cater to students of all ages and backgrounds.

With many highly regarded primary schools. Secondary education is provided by institutions such as Glossopdale School, St. Philip Howard Catholic Voluntary Academy, and Longdendale High School. Glossopdale Sixth Form and St. Philip Howard Catholic Sixth Form offer post-16 education

Additionally, nearby towns and villages host independent schools, expanding educational options for families. These include Mount St. Joseph's School in Manchester, King's School in Macclesfield, and Cheadle Hulme School in Cheadle Hulme.

















# ALPORT & STANAGE HOUSE



This perfect family home offers 1,424 square feet of accommodation, ideally designed for modern living. The property features a lovely open-plan family dining kitchen to the rear, providing an excellent space for entertaining and daily meals. The ground floor also includes a comfortable lounge, a convenient downstairs WC, and a utility room. Upstairs, you'll find four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, in addition to a family bathroom. Nestled at the heart of the development, the home is complemented by pleasant gardens, creating a serene and inviting environment for family life.

Lounge	12'4 x 15'6	Ensuite	4'9 x 7'8
Dining Kitchen	19'7 x 13'8	Bedroom 2	11'9 x 9'7
Utility	6'00 x 8'9	Bedroom 3	11'9 x 9'7
WC	3'3 x 6'00	Bedroom 4	13'8 x 7'9
Bedroom 1	11'6 x 13'8	Bathroom	7'8 x 6'8



# BLEAKLOW & GRINDSLOW

4 BEDROOMS - 1523 sq ft (approx.)

THE  
PEAKS



With appealing stone elevations with attractive detailing, set on a comfortable plot with scenic rear views. The fantastic family accommodation, boasts an open-plan kitchen diner to the rear with direct access to the garden, perfect for both everyday living and entertaining. The ground floor also includes a formal lounge, a utility room, and a convenient WC. To the first floor, two double bedrooms, including a master with an en-suite, a family bathroom, and a home office. The second floor presents a charming additional bedroom, providing a versatile space for various needs. This home seamlessly blends elegance with practicality, ideal for family living.



Lounge	12'4 x 15'3	Ensuite	8'00 x 5'8
Dining Kitchen	19'7 x 12'7	Bedroom 2	11'0 x 6'5
Utility	8'9 x 6'00	Bedroom 3	12'7 x 8'5
WC	6'00 x 3'0	Bedroom 4	12'9 x 16'1
Bedroom 1	11'8 x 13'7	Bathroom	7'6 x 6'5



# CHROME & ELDON HOUSE

3 BEDROOMS - 1193 sq ft (approx.)



Charming stone-built properties offering a spacious 1,193 sq ft of accommodation, perfect for growing families. The highlight of the home is its fantastic open-plan kitchen to the rear, featuring high-quality fittings and ample space for dining and entertaining. The ground floor also includes a comfortable lounge, a practical utility room, and a convenient downstairs toilet. With three pleasant bedrooms, including a master with en-suite, as well as a well-appointed family bathroom. These properties combine modern comfort with timeless appeal, making it an ideal home.

Lounge	24'4 x 13'4	Ensuite	5'8 x 9'6
Dining Kitchen	19'7 x 10'8	Bedroom 2	13'00 x 11'00
Utility	6'00 x 8'9	Bedroom 3	10'9 x 8'5
WC	3'3 x 6'00	Bathroom	7'8 x 6'5
Bedroom 1	13'7 x 9'6		

# KINDER HOUSE

4 BEDROOMS - 1464 sq ft (approx.)



This fantastic detached property, offering 1,464 square feet of comfortable family living, is designed to meet all your needs. The ground floor features a separate lounge and a dining room that seamlessly opens into a well-specced kitchen area. Additionally, there's a utility room and a convenient downstairs WC. The first floor comprises four double bedrooms, including a master bedroom with an en-suite, and a well-appointed family bathroom. The property enjoys pleasant views to the rear, providing a tranquil and scenic backdrop for family life. This home perfectly balances style, comfort, and practicality for modern living.

Lounge	18'7 x 11'11	WC	3'8 x 5'7	Bedroom 3	10'1 x 9'3
Dining Room	18'7 x 10'7	Bedroom 1	15'3 x 11'11	Bedroom 4	10'1 x 9'1
Kitchen	14'6 x 8'2	Ensuite	11'11 x 5'00	Bathroom	7'5 x 6'7
Utility	8'6 x 4'1	Bedroom 2	14'6 x 10'9		





# WINDGATHER HOUSE

5 BEDROOMS - 1992 sq ft (approx.)



The standout property within a stunning development is located at the head of a cul-de-sac, bordered by picturesque woodlands. Offering nearly 2,000 square feet of accommodation, this home provides ample space across three floors, making it an ideal family residence. The ground floor features a large dining kitchen to the rear, a comfortable lounge to the front, a versatile study space, a utility room, and a downstairs WC. On the first floor, there are four double bedrooms and a well-fitted family bathroom. The top floor is dedicated to a luxurious master suite, complete with its own en-suite bathroom. This exceptional property combines generous living spaces with a serene setting, perfect for modern family living.



Lounge	11'9 x 13'6	Bedroom 1	14'7 x 13'2	Bedroom 5	15'9 x 10'6
Dining Kitchen	24'9 x 13'3	Bedroom 2	13'3 x 12'7	Ensuite	15'9 x 4'9
Study	7'4 x 10'00	Bedroom 3	13'3 x 12'00		
Utility	8'2 x 6'2	Bedroom 4	13'2 x 9'9		
WC	3'5 x 6'2	Bathroom	7'8 x 6'2		



## SITEPLAN

The development site accessed from Adderley Place, off Simmondley Lane and boasts scenic views over Dinting Cricket Club, offering a serene and picturesque environment. This site is ideally located within close proximity to Simmondley Village and Glossop Town Centre, providing convenient access to a range of amenities including shops, restaurants, and public services.



# SPECIFICATION

## GENERAL

A Rated EPC

Energy efficient building envelope constructed to the highest insulation and air tightness standards.

Lower than average monthly running costs

10 Year insurance backed warranty

Fast Fibre Broadband from BT

## EXTERNAL FINISHES

Natural Gritstone walling with Gritstone Heads and cills to windows

Natural blue slate roof

Black A rated PVC windows and doors

Powder coated steel gutters and downspouts

Aluminium sliding folding doors to the kitchen

## LANDSCAPING

Natural stone paths and patios

Tarmac driveways

Landscaped Gardens

The surrounding area of the site has been specifically designed to attract wildlife including Bats, Birds, Bees, Flora and Forna

Rear gardens laid to lawn, timber fencing to plot boundaries, feature trees and landscaping.

## KITCHEN

Sleek handleless contemporary kitchen. Polished quartz worktops, large format ceramic floor tiles, LED feature under unit lighting.

Handleless doors are available in matt or gloss finish in a variety of colours

30mm Polished Quartz worktop with upstand and drainer grooves

Soft motion doors and drawers

Cutlery storage

Undermount stainless steel one and a half bowl sink

4 Zone induction Hob

Single Oven

Integrated low frost fridge freezer

Integrated dishwasher

Single lever monoblock tap

Hi Definition LED lighting

## BATHROOMS

Our bathrooms are carefully designed to maximise space and functionality. Contemporary tiling creates crisp sharp lines. The stylish look is completed with back lit LED mirrors.

High quality sanitary and brassware from Zest creates an impressive sense of luxury.

Duravit wall mounted WC's with concealed cisterns

Polished chrome duel flush plate

Basin with Vanity Unit

Chrome monoblock tap

Walk in shower with low profile tray

Chrome shower mixer

Bath with Eco fill

Polished chrome electrically heated towel rails

## UTILITY ROOM

Sleek handleless contemporary kitchen. Polished quartz worktops, large format ceramic floor tiles, LED feature under unit lighting.

Handleless doors are available in matt or gloss finish in a variety of colours

Soft motion doors and drawers

30mm Polished Quartz worktop with upstand and drainer grooves

Undermount stainless steel one and a half bowl sink

Plumbing for washer and dryer

## HEATING ELECTRICAL AND LIGHTING

Perlight Solar PV Panels

Solar Diverter

7KW Electric car charger

A rated boiler and Cylinder

Programmable underfloor heating to selected plots

Mechanical extraction to bathrooms kitchen and utility

LED downlighting to kitchen and bathrooms

External feature lighting to external doors.

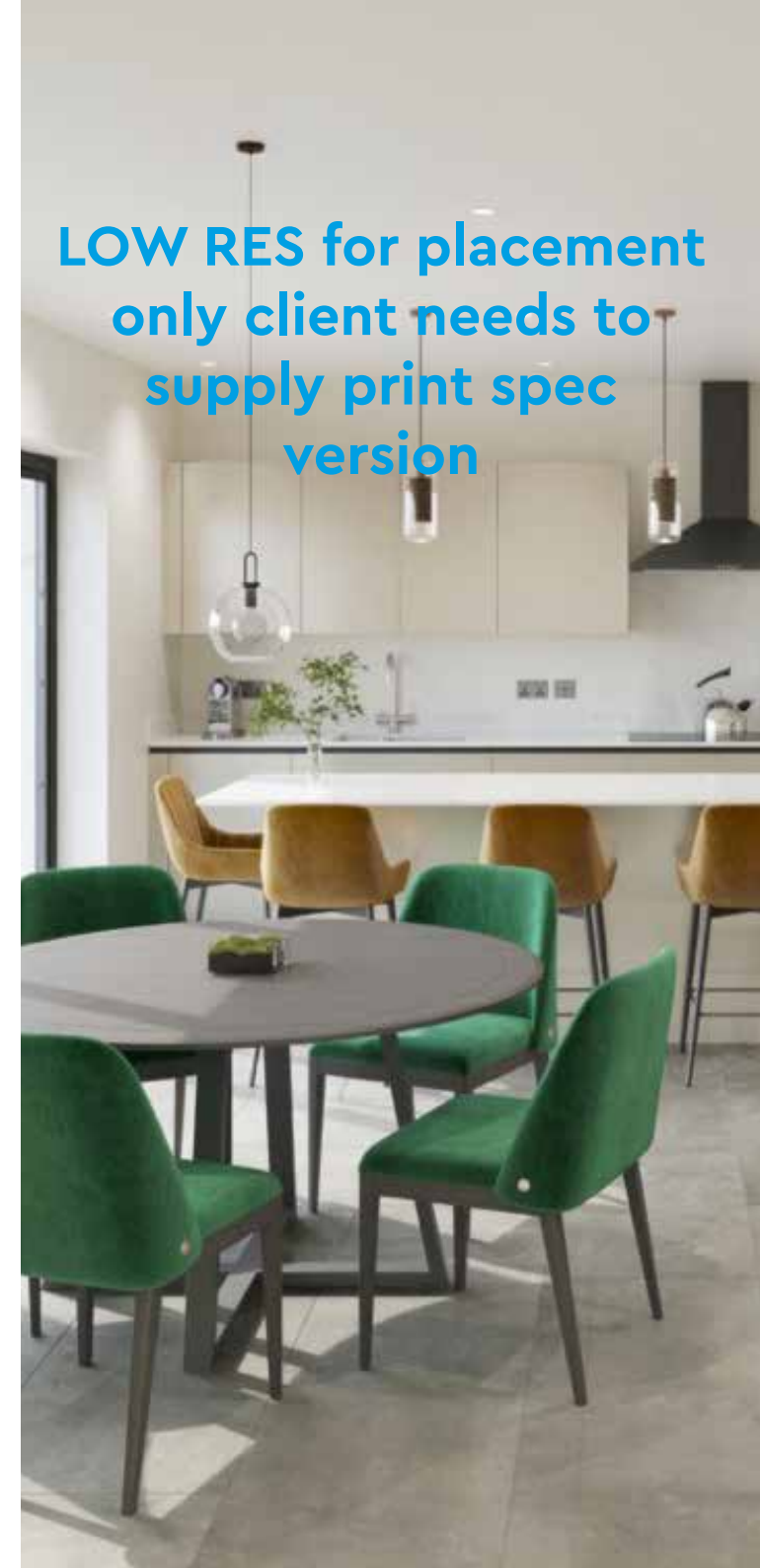
## INTERIOR FINISHES

Hardwood veneered Doors

Hardwood veneered stop chamfered newel posts and handrails

Large format ceramic tiles to kitchens and bathrooms

**LOW RES for placement  
only client needs to  
supply print spec  
version**





Deep section skirting boards architraves and plinth blocks  
Walls finished in Dulux heritage emulsion  
Polished chrome face plates to kitchens hallways and lounge

#### AUDIO VISUAL

TV/Data points to reception rooms and bedrooms  
High Level TV points to living room family room and master bedroom  
Wireless router connection point  
Ultra fast fibre broadband.

#### PEACE OF MIND

Intruder alarm system with PIR protection to the ground floor  
Alarm keypad to the front door  
External doors feature multipoint locking systems  
Mains fed heat and smoke alarms  
CO2 detectors where necessary  
10 Year New Home Warranty  
2 year Mellor Homes warranty with our dedicated customer services team..

This specification can change due to supply and availability issues. Please contact Mellor Homes at the time of offer to confirm all specification items.

## ENERGY EFFICIENCY

This development is A rated

With a minimal carbon footprint and constructed with energy efficiency as a priority the Peaks benefit from Roof mounted solar PV Panels and an A rated boiler and electric car charging point. These features resulting in a home and lifestyle that has a very low running cost and negligible effect on the environment.







M E L L O R   H O M E S

## ABOUT US

Mellor Homes enjoys a considerable reputation as a trusted and professional developer. We carefully select our locations around South Manchester, Cheshire and the High peak.

The professional team have a wealth of experience in the construction industry and our primary focus is to deliver well proportioned, exceptionally designed family homes.

Mellor Homes work closely with our architects and designers to ensure that our properties blend seamlessly into their environment. We use only the finest materials and employ time served and trusted tradesmen.

For added peace of mind all our properties come with the benefit of a ten year insurance backed warranty.



THE Q POLICY



We are an approved provider for buyers who wish to take advantage of the governments help to buy scheme.





## MELLOR HOMES AFTER CARE

Our commitment to quality and service doesn't end when you complete your purchase. We understand that there will be the need for an on going line of communication to help with any issues as your settle in to your new property.

Aftercare is our priority and we have a dedicated After Care Manager and our new Mellor Homes Client Portal, an online resource that enables you to interact with us at a time to suit your lifestyle.

There is a wealth of information relevant to your new home on the portal from user manuals to information on the local area.

After care issues can easily be logged providing a seamless route of communication throughout the purchase process and beyond.





GLOSSOP

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