



*Mellor Homes*

THE  
*Rivers*

GLOSSOP • DERBYSHIRE



MELLOR HOMES



# The Rivers is an imaginative development by Mellor Homes, located adjacent to Long Clough Brook yet within easy reach of the thriving town centre of Glossop.

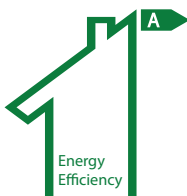
These handsome properties will provide stunning contemporary homes set in a quiet yet convenient location. The development comprises one detached property and six semi-detached family houses, all of which are bound to appeal to many prospective purchasers.

The innovative design ensures that each home provides well proportioned, practical accommodation. Care has been taken to create impressive living space. Each property will be constructed to a high specification and will be fitted with a stylish contemporary kitchen boasting a

range of quality integrated appliances and beautifully fitted bathrooms.

Externally each of the houses benefits from landscaped garden space and ample driveway parking.

With a minimal carbon footprint and constructed with energy efficiency in mind. These properties will benefit from roof mounted Solar PV Panels and A Rated boiler providing lower than average monthly running costs.





# Location

Glossop is located on the edge of the Pennines yet only 13.5 miles (approx.) from Manchester city centre and 26 miles (approx.) from Sheffield. There are regular train services to Manchester city centre (journey time approximately 35 minutes), and Glossop boasts a wide range of shops, restaurants, educational and recreational facilities.

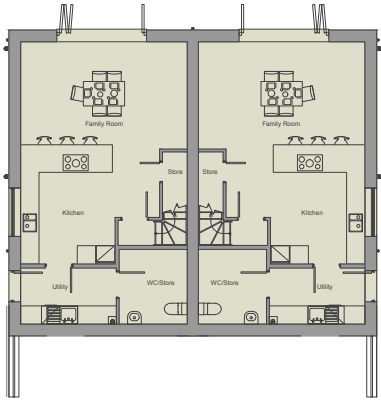
The geographical importance of the area was recognised by the Romans who built the nearby fort, Melandra Castle. The nearby Snake Pass is the shortest route between Manchester and Sheffield and provides magnificent views of the Peak District. On the edge of the Pennines, the area has been traditionally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



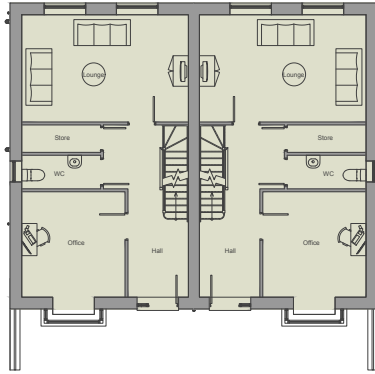
# Amber & Westwood House

1636 sq ft (approx)



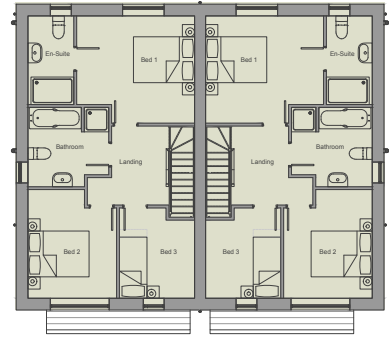
## Lower Ground Floor

Open Plan Kitchen Family Room  
 Family Room = 5.3m x 3.2m (17.3ft x 10.4ft)  
 Kitchen = 4.4m x 3.8m (14.4ft x 12.4ft)  
 Utility = 3.0m x 1.8m (9.8ft x 5.9ft)  
 WC Store = 2.4m x 2.1m (7.8ft x 6.8ft)



## Ground Floor

Lounge = 5.3m x 3.4m (17.3ft x 11.1ft)  
 WC = 2.5m x 1.1m (8.2ft x 3.6ft)  
 Office = 3.9m into bay x 3.3m  
 (12.7ft into bay x 10.8ft)



## First Floor

Bed 1 = 3.7m x 3.4m (12.1ft x 11.1ft)  
 En Suite = 2.7m x 1.4m (8.8ft x 4.5ft)  
 Bathroom = 2.6m x 2.5m (8.5ft x 8.2ft)  
 Bed 2 = 3.4m x 2.8m (11.1ft x 9.1ft)  
 Bed 3 = 2.8m x 2.4m (9.1ft x 7.8ft)

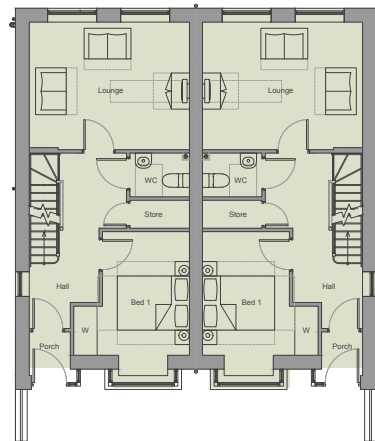
# Ashop & Highlow House

1335 sq ft (approx)



## Lower Ground Floor

Open Plan Kitchen Family Room  
 Family Room = 4.3m x 3.4m (14.1ft x 11.1ft)  
 Kitchen = 5.4m x 3.5m (17.7ft x 11.4ft)  
 Utility = 2.3m x 2.2m (7.5ft x 7.2ft)



## Ground Floor

Lounge = 4.3m x 3.4m (14.1ft x 11.1ft)  
 Bed 3 = 3.9m x 3.1m (12.7ft x 10.1ft)  
 WC = 1.6m x 1.2m (5.2ft x 3.9ft)

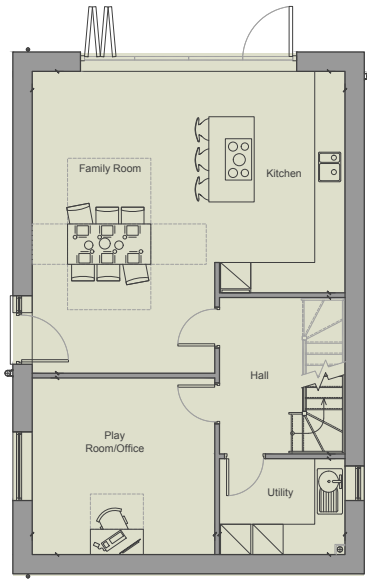


## First Floor

Master Bedroom incl en suite and store =  
 4.3m x 3.4m (14.1ft x 11.1ft)  
 Bed 2 = 4.3m x 3.5m (14.1ft x 11.4ft)  
 Bathroom = 2.7m x 2.0m (8.8ft x 6.5ft)

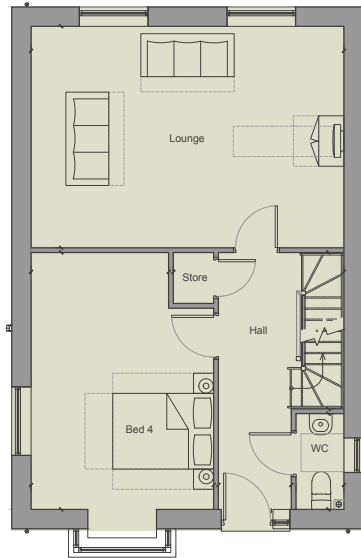
# Etherow House

1905 sq ft (approx)



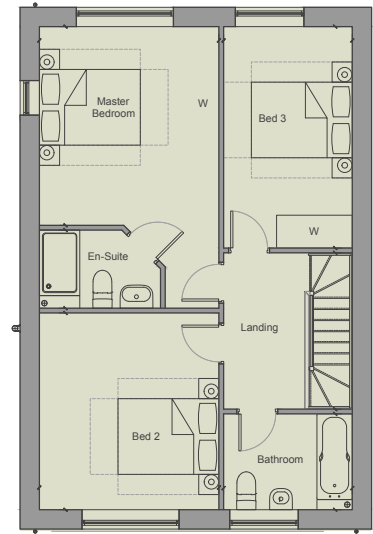
## Lower Ground Floor

Family Kitchen = 6.0m x 5.8m (19.6ft x 19.0ft)  
 Office = 3.5m x 3.4m (11.4ft x 11.1ft)  
 Utility = 2.4m x 1.8m (7.8ft x 5.9ft)



## Ground Floor

Lounge = 6.0m x 4.2m (19.6ft x 13.7ft)  
 Bed 4 = 5.5m into bay x 3.5m  
 (18.0ft into bay x 11.4ft)  
 WC = 1.3m x 0.9m (4.2ft x 2.9ft)

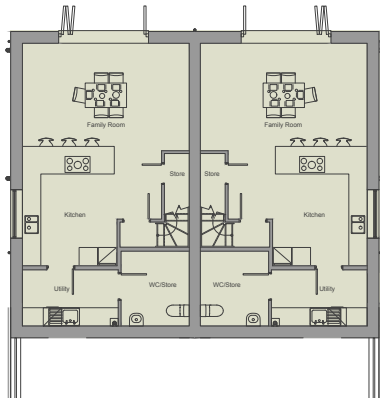


## First Floor

Master Bed incl en suite = 5.4m x 3.5m  
 (17.7ft x 11.4ft)  
 Bed 2 = 3.6m x 3.5m (11.8ft x 11.4ft)  
 Bed 3 = 4.3m x 2.5m (14.1 ft x 8.2ft)  
 Bathroom = 2.5m x 1.8m (8.2ft x 5.9ft)

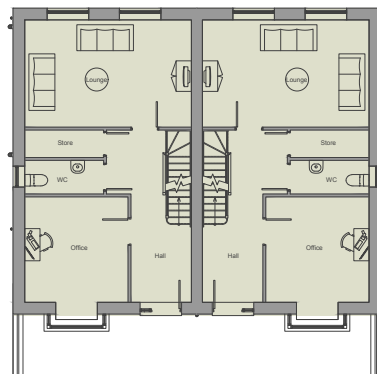
# Alport & Peakshole House

1636 sq ft (approx)



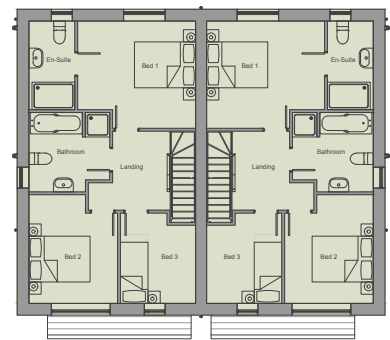
## Lower Ground Floor

Open Plan Kitchen Family Room  
 Family Room = 5.3m x 3.2m (17.3ft x 10.4ft)  
 Kitchen = 4.4m x 3.8m (14.4ft x 12.4ft)  
 Utility = 3.0m x 1.8m (9.8ft x 5.9ft)  
 WC Store = 2.4m x 2.1m (7.8ft x 6.8ft)



## Ground Floor

Lounge = 5.3m x 3.4m (17.3ft x 11.1ft)  
 WC = 2.5m x 1.1m (8.2ft x 3.6ft)  
 Office = 3.9m into bay x 3.3m  
 (12.7ft into bay x 10.8ft)



## First Floor

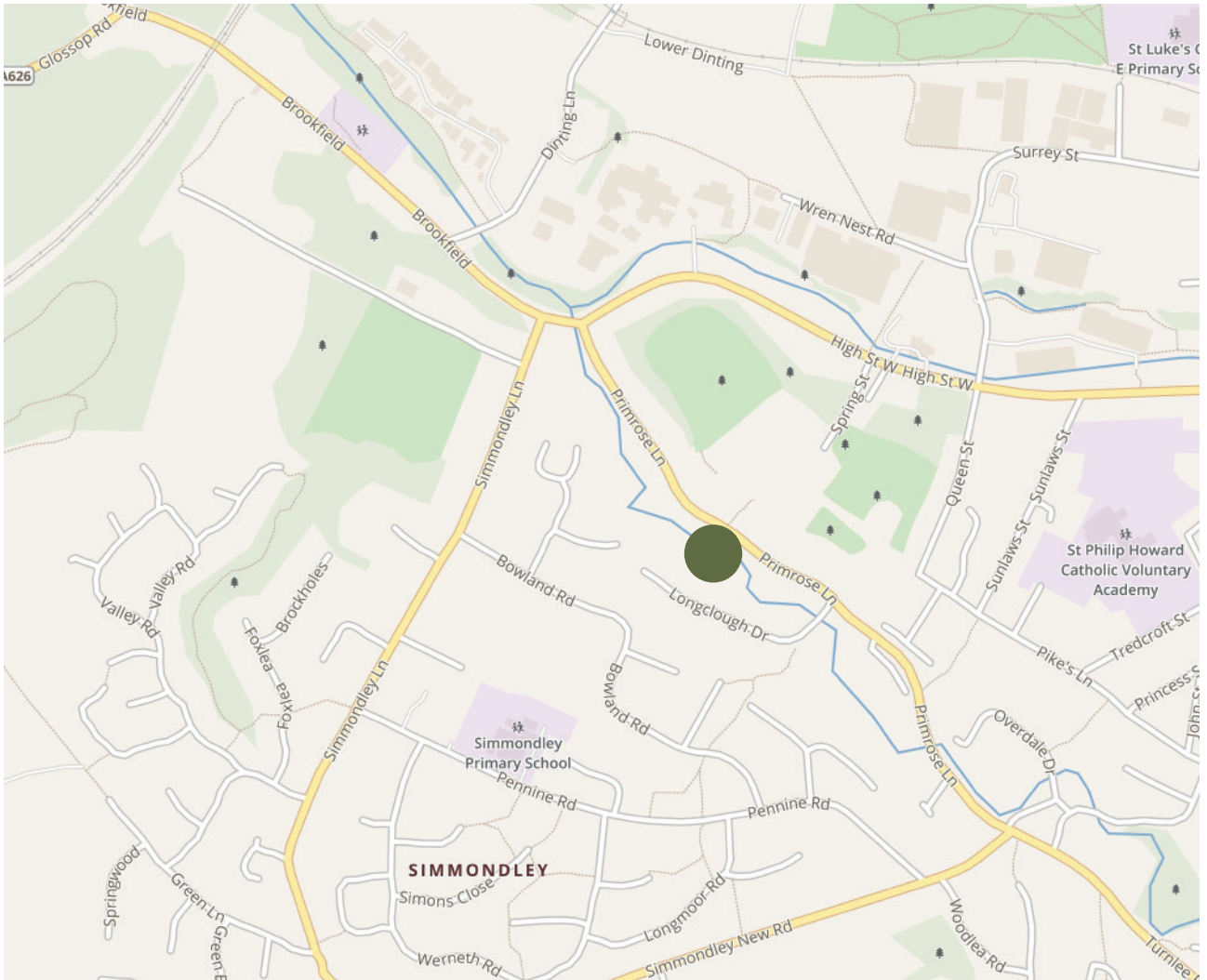
Bed 1 = 3.7m x 3.4m (12.1ft x 11.1ft)  
 En Suite = 2.7m x 1.4m (8.8ft x 4.5ft)  
 Bathroom = 2.6m x 2.5m (8.5ft x 8.2ft)  
 Bed 2 = 3.4m x 2.8m (11.1ft x 9.1ft)  
 Bed 3 = 2.8m x 2.4m (9.1ft x 7.8ft)





# THE RIVERS

- Amber House  
3 Bedrooms - GIFA: 1636ft<sup>2</sup>
- Westwood House  
3 Bedrooms - GIFA: 1636ft<sup>2</sup>
- Ashop House  
3 Bedrooms - GIFA: 1335ft<sup>2</sup>
- Highlow House  
3 Bedrooms - GIFA: 1335ft<sup>2</sup>
- Etherow House  
4 Bedrooms - GIFA: 1985ft<sup>2</sup>
- Alport House  
3 Bedrooms - GIFA: 1636ft<sup>2</sup>
- Peakshole House  
3 Bedrooms - GIFA: 1636ft<sup>2</sup>



# Specification

## GENERAL

A Rated EPC  
Energy efficient building envelope constructed to the highest insulation and air tightness standards.  
Considerably 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

## 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.

## KITCHEN

Choice of unit style and colour  
Soft close system on all doors and drawers  
Quartz worktops  
High end integrated appliances to include, Oven Hob and Extractor and Dishwasher. Undermount stainless steel sink and contemporary tap.  
Fully tiled floors to kitchen areas.

## BATHROOMS

Contemporary Sanitaryware and taps  
Backlit Mirrors  
Tiles to floor, shower area and half height to walls with wash hand basin.

## MECHANICAL

A Rated boiler with ten year guarantee  
Underfloor Heating to the Lower Ground Floor  
Low temperature radiators throughout

## ELECTRICAL

5Kw Perlight Solar PV panels mounted in the roof  
Solis 5Kw inverter  
Towel warmers to bathrooms and en-suites  
Low energy downlighters to kitchen area, bathroom and en- suites  
Pre wired TV points to kitchen, lounge and bedrooms  
Gigabit capable fibre broadband.

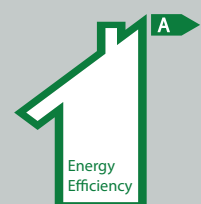
## SAFETY AND SECURITY

Insurance approved security System  
Insurance approved lockable windows and doors  
Mains powered smoke and heat detectors



ENERGY  
EFFICIENCY  
RATING

Rated: A



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





M E L L O R H O M E S



MAPLE BRIDGE

10 Town Street, Marple Bridge, Cheshire, SK6 5DS  
T 0161 427 2488 | E [marple@gascoignealman.co.uk](mailto:marple@gascoignealman.co.uk)

GLOSSOP

26 High Street West, Glossop, Derbyshire, SK13 8BH  
T 01457 604244 | E [glossop@gascoignealman.co.uk](mailto:glossop@gascoignealman.co.uk)