

St James Place

MILLBROOK



An exclusive development from



ELLIOT MAUNDERS
HOMES FOR GOOD LIVING



Elliot Maunders Homes is a family owned North-West housebuilder that has gained a reputation for the construction of well designed, well built and highly specified homes.

Elliot Maunders Homes can trace its success and roots back through four generations of residential construction expertise.

Each home conforms to the company's own exacting standards that have been refined and developed since the foundations of the original family business in 1900.

All our houses are covered by a 10 year NHBC Guarantee and for two years running Elliot Maunders Homes has won the 'Building Control - Built in Quality' Award.

This means you can move into your new Elliot Maunders home secure in the knowledge that you can have complete peace of mind and security from any unforeseen problems.

St James Place



It's a great life on the edge of the Peak District National Park

This exclusive rural development of 29 attractive 4 and 5 bedroom homes lies just outside Stalybridge and close to the Peak District National Park. The town is situated just 8 miles east of Manchester, with its world-famous shopping, leisure and sporting activities. The thriving Yorkshire town of Huddersfield is also just a short journey away.

There's so much to see and so much to do

The town's two parks are the main open spaces. Near the town centre, Cheetham Park is landscaped informally with large areas of woodland and an excellent play area for children.

Adjacent to Cheetham Park lies the Eastwood Nature Reserve. The reserve is a cut-over lowland,

surrounded by a woodland fringe, a great place to enjoy the local wildlife.

The famous Stalybridge Country Park centres on two areas. Firstly, the Brushes Valley near Millbrook, with its four reservoirs running up into the Pennine Moors and secondly Carrbrook,

lying in the shadow of Buckton Castle.

The country park affords views of the Cheshire Plain, Jodrell Bank and on very clear days the mountains of Snowdonia, Buckton Castle and Stalybridge cairn.



Local Amenities

Millbrook Village is only a couple of minutes' walk from the site and can cater for all your everyday requirements. It has a village store, pharmacy, post office, pet store and doctors' surgery, along with food outlets.

Stalybridge Town Centre is only five minutes' drive away and offers all the larger stores, including Tesco and Aldi.

Great transport links

Driving: Junction 23 of the M60 Manchester orbital motorway is only a 4 mile journey through Ashton-Under-Lyne on the A635, which also continues into Manchester town centre, less than ten miles away.

Trains: Trains from Stalybridge run twice an hour to Manchester Piccadilly, Manchester Victoria and Manchester Oxford Road and take around 15 minutes.

Stalybridge to Leeds takes 40 minutes and runs three times an hour, stopping halfway at Huddersfield.

Metrolink: The trams run every 12 minutes from Ashton-Under-Lyne through Manchester to Salford.

Buses: There is a handy bus stop next to the site on Huddersfield Road, providing multiple buses every hour into Stalybridge and Ashton-Under-Lyne.

Little Venice

The restored Huddersfield Narrow Canal has attracted a range of riverside cafes and boat trips. The reopening of the canal and the fact that the Tame runs through the town centre resulted in the nickname 'Little Venice'.

It's a great place to bring up children

There are more than 20 primary schools within easy reach of the site. All are Ofsted rated Good or Outstanding. Millbrook Primary School, Ofsted rated Outstanding, is a couple of minutes' walk from the site on Huddersfield Road.

There are over 20 secondary schools and colleges within 10 minutes' drive of the site. Mossley Hollins High School, Ofsted rated Outstanding, is less than 2 miles away.

Recreational Activities for all ages

Along with Cheetham Park and Stalybridge Country Park with its riverside walks, wooded valleys and open moorland being ideal for picnics, walking, horse riding and cycling, there is also Stamford Park which has a purpose-built boating lake, a water fountain feature, play areas and an aviary.

Stamford Golf Course is an 18 hole course just two minutes' drive from the site on Huddersfield Road. It is a member of the Cheshire Union of Golf Clubs.

The popular Carrbrook Angling Club is just beyond the site along Crowswood Drive.

For the sports enthusiast Stayley Cricket Club is adjacent to the site offering spectacular league cricket and a fantastic pavilion which also hosts many village social events.



Aspen - 4 bedroom semi and detached



STONE

Plots: 2, 3, 4, 5, 6, 7, 8, 9 (Semis)
Plots: 10, 11 (Detached)

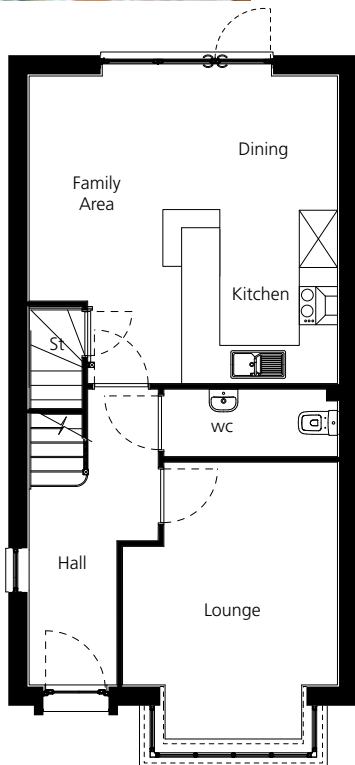


BRICK

Plots: 12, 13 (Detached)

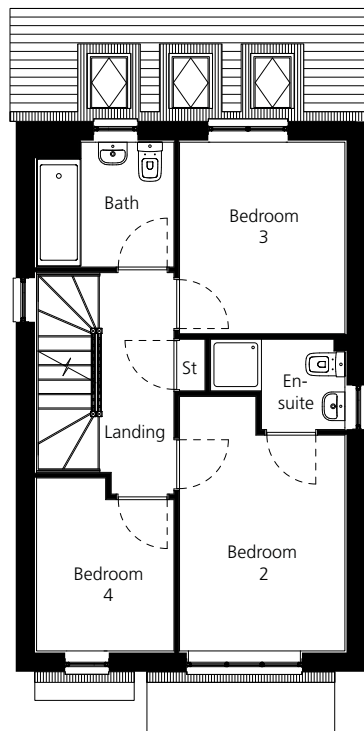


The Aspen is an attractive 4 bedroom home ideal for a growing family. It is available in detached and semi-detached styles. The spacious lounge is bright and airy thanks to an attractive bay window. The open plan kitchen is combined with a large dining space and family area. A concertina door to the rear leads to the garden. On the first floor are 3 bedrooms, with an en-suite to bedroom 2, plus a family bathroom. The second floor contains the master bedroom with a spacious en-suite bathroom and a large storage room.



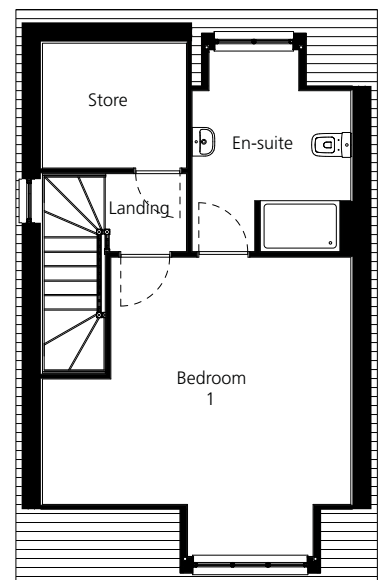
GROUND FLOOR

Kitchen/Family/Dining	4.90m x 4.87m (16'1" x 16'0")
Lounge	4.39m x 3.42m (14'5" x 11'2")
W/C	2.77m x 1.08m (9'1" x 3'7")



FIRST FLOOR

Bedroom 2	4.04m x 2.64m (13'3" x 8'8")
Bedroom 2 En-Suite	2.15m x 1.44m (7'1" x 4'9")
Bedroom 3	3.05m x 2.64m (10'0" x 8'8")
Bedroom 4	2.76m x 2.20m (9'0" x 7'2")
Bathroom	2.20m x 2.00m (7'2" x 6'7")



SECOND FLOOR

Bedroom 1	4.90m x 4.67m (16'1" x 15'4")
Bedroom 1 En-Suite	3.16m x 2.53m (10'4" x 8'4")

Beech - 4 bedroom detached



BRICK AND RENDER

Plots: 17, 19, 22, 24, 27
Plot 29 (Brick only)

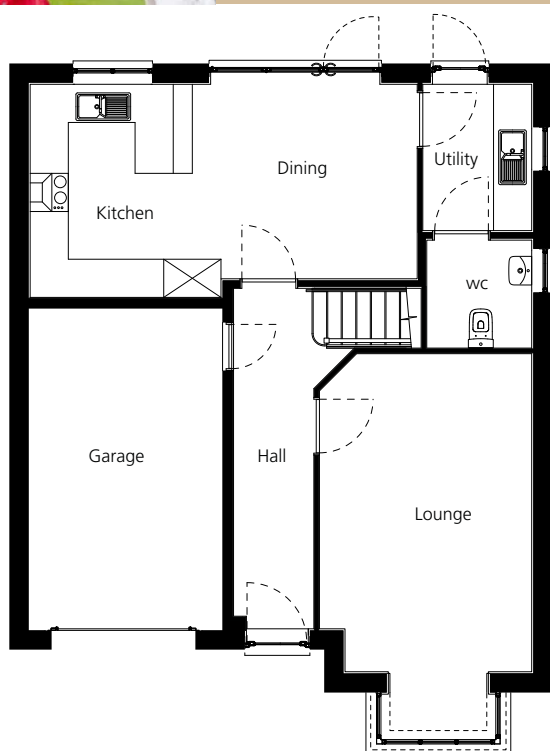


STONE

Plot 1

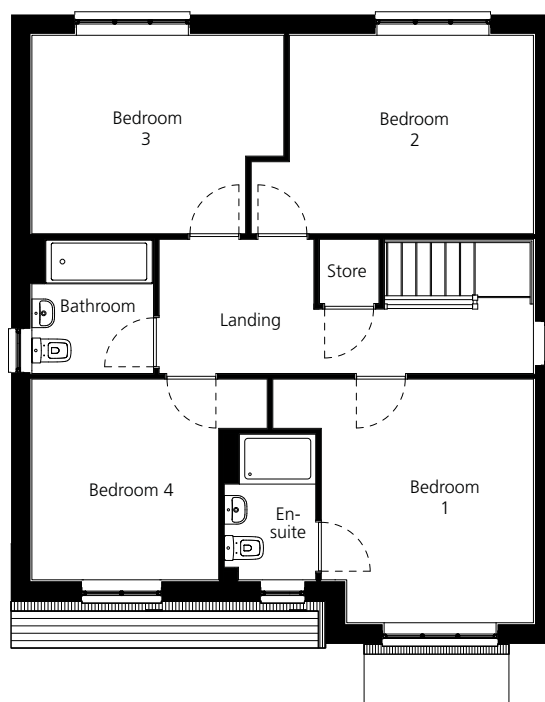


The Beech is a versatile, well-proportioned 4 bedroom home with garage - perfect for modern day family living. The large lounge and spacious dining/kitchen with an adjacent utility room is practical and ideal for busy families on the go. A concertina door opens to the patio. The first floor comprises four spacious double bedrooms and a family bathroom, plus a handy storage cupboard. This is a stylish home designed for today's contemporary living.



GROUND FLOOR

Kitchen/Dining	6.12m x 3.45m (20'1" x 11'4")
Lounge	5.95m x 3.37m (19'6" x 11'1")
Utility	2.35m x 1.75m (7'9" x 5'9")
W/C	1.73m x 1.69m (5'8" x 5'6")
Garage	5.06m x 3.05m (16'7" x 10'0")



FIRST FLOOR

Bedroom 1	3.87m x 3.37m (12'8" x 11'1")
Bedroom 1 En-Suite	2.33m x 1.46m (7'8" x 4'10")
Bedroom 2	3.87m x 3.16m (12'9" x 10'4")
Bedroom 3	4.00m x 3.16m (13'1" x 10'4")
Bedroom 4	3.19m x 2.97m (10'6" x 9'9")
Bathroom	2.13m x 1.95m (7'0" x 6'5")

Chestnut - 5 bedroom detached



BRICK

Plots: 20, 21

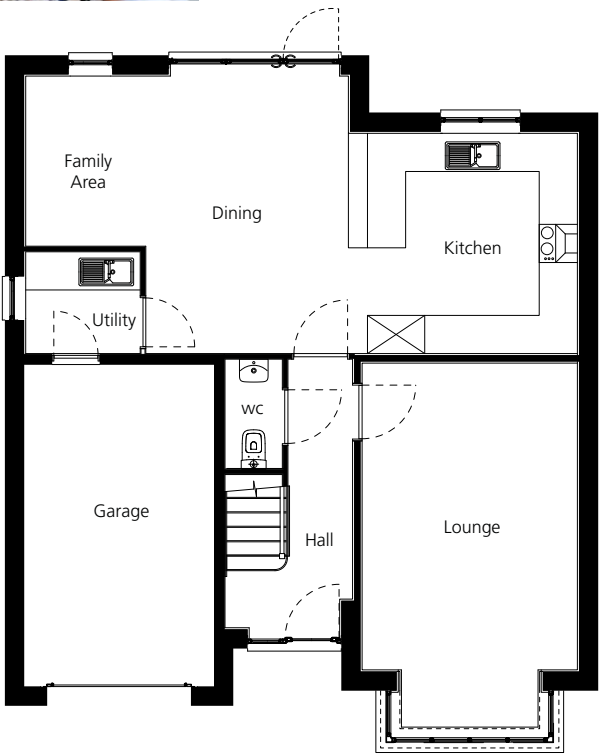


BRICK AND RENDER

Plot 14

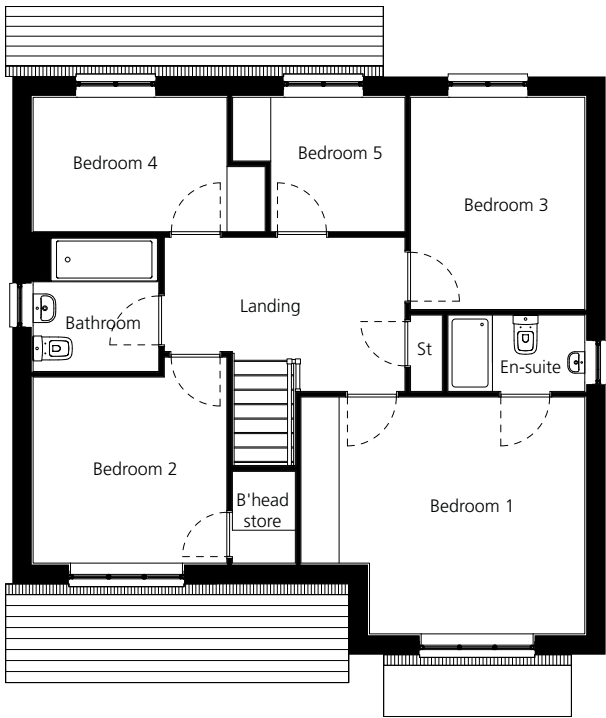


The Chestnut is a modern and stylishly designed 5 bedroom home with garage. On the ground floor is a thoughtfully set out open plan kitchen, dining and family area with a separate utility room. A concertina door opens to the patio. The attractive lounge features a lovely bay window. Five bedrooms and a family bathroom are on the first floor, plus a storage space. The master bedroom has an en-suite shower room. This fabulous home offers everything for the growing family.



GROUND FLOOR

Kitchen/Family/Dining	8.72m x 4.46m (28'7" x 14'8")
Lounge	5.77m x 3.43m (18'11" x 11'3")
Utility	1.84m x 1.68m (6'0" x 5'6")
W/C	1.75m x 0.93m (5'9" x 3'0")
Garage	5.06m x 2.98m (16'7" x 9'10")



FIRST FLOOR

Bedroom 1	4.50m x 3.76m (14'9" x 12'4")
Bedroom 1 En-Suite	2.19m x 1.22m (7'2" x 4'0")
Bedroom 2	3.08m x 2.96m (10'1" x 9'9")
Bedroom 3	3.38m x 2.78m (11'1" x 9'1")
Bedroom 4	3.69m x 2.15m (12'1" x 7'1")

FIRST FLOOR Cont

Bedroom 5	2.73m x 2.15m (9'0" x 7'1")
Bathroom	2.13m x 2.01m (7'0" x 6'7")

Daphne - 4 bedroom detached

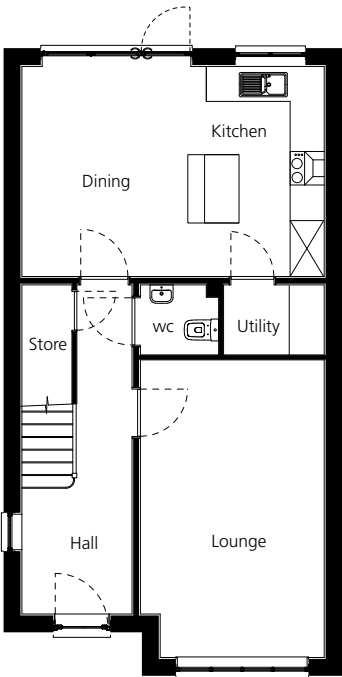


BRICK

Plots: 15, 16, 18, 23, 25, 26, 28

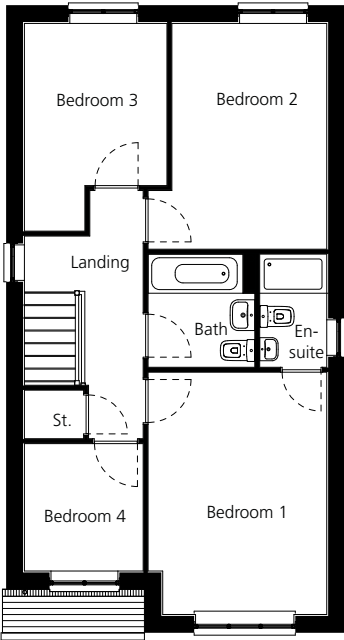


The Daphne is a modern and stylishly designed 4 bedroom detached home. To the ground floor is a spacious lounge, large kitchen with breakfast island unit and dining area with a separate pantry/utility room and storage space under the stairs. A concertina door opens to the patio. The first floor provides four good sized bedrooms, including an en-suite to the master. There is also a family bathroom and a storage cupboard. This is a beautiful home, perfect for the modern-day family.



GROUND FLOOR

Kitchen/Dining	5.46m x 3.81m (17'11" x 12'6")
Lounge	5.36m x 3.29m (17'7" x 10'9")
Utility	1.84m x 1.29m (6'0" x 4'3")
W/C	1.44m x 1.29m (4'9" x 4'3")



FIRST FLOOR

Bedroom 1	4.37m x 3.23m (14'4" x 10'7")
Bedroom 1 En-Suite	2.05m x 1.24m (6'9" x 4'1")
Bedroom 2	4.08m x 2.81m (13'4" x 9'3")
Bedroom 3	3.75m x 2.59m (12'4" x 8'6")
Bedroom 4	2.32m x 2.16m (7'7" x 7'1")
Bathroom	2.05m x 1.93m (6'9" x 6'4")



Specifications

In keeping with the Elliot Maunders Homes tradition of building award winning properties, each one of our new homes comes completed to the highest specification. Clients also have the opportunity to add their own individuality to their new home with a wide range of bespoke options.



Standard specification

- Individually designed modern fitted kitchen incorporating breakfast bar

A choice of kitchen doors and worktops available subject to build stage.

- Stainless steel oven, chimney extractor and gas hob with splashback
- Free standing American fridge freezer with ice and chilled water dispenser
- Luxury Villeroy and Boch bathroom, en-suite and ground floor WC complemented with wall tiling

A choice of tiling is available subject to build stage.

- LED downlights to kitchen, bathroom and en-suite
- Chrome towel radiator to bathroom and en-suite
- Gas fired central heating to radiators with independent thermostats
- Energy saving dual zone heating controls
- Mains wired smoke alarms fitted to all floors
- Intruder alarm system
- Chrome light switches to principle rooms
- Half glazed doors to kitchen
- Maintenance free black wood effect UPVC windows, fascias and soffits
- Landscaped front lawn area in accordance with approved plans and turf to rear garden
- Stone effect flagging
- 1.8 m high wall or fence to all rear garden boundaries
- Rear security lighting and outside water tap
- All houses covered by 10 year NHBC Buildmark Warranty
- GMP Secure By Design Accreditation



Bespoke Options



Bespoke options

The following may be accommodated subject to build stage, at no extra cost

- Move/remove non-structural walls and doors
- Finish to all walls and woodwork
- Hanging of purchaser's own wallpaper
- Position of sockets and switches
- Position of radiators
- Kitchen layout

Cost options

- Extra LED Downlights
- Upgrade kitchen or worktops
- Carpets, timber flooring, tiled floor
- Extra switches and sockets
- Choice of doors or door furniture
- Integrated dishwasher or washer/dryer
- Designer landscaping to rear garden
- Internal glazed doors
- Shower with tiling and screen over bath
- Fitted wardrobes
- Full interior design service

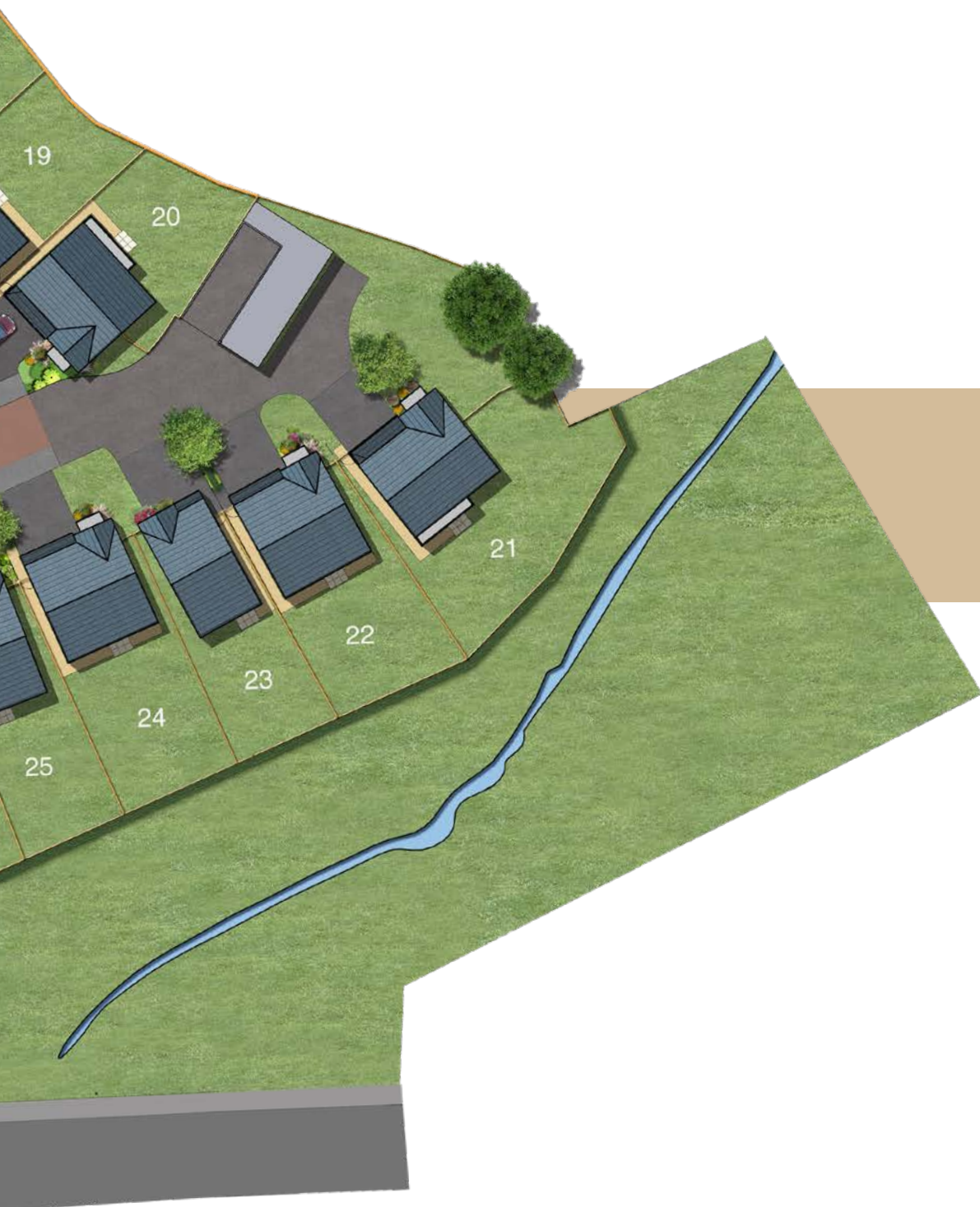
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Layout

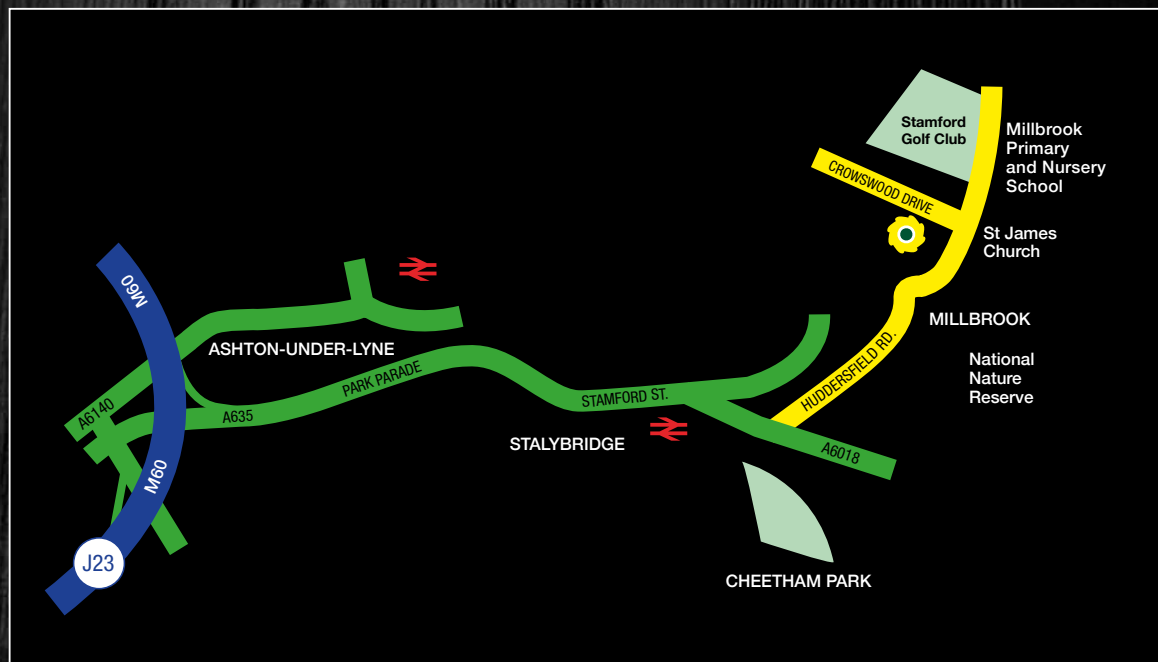


Information



St James Place MILLBROOK

St James Place, Off Crowswood Drive, Millbrook, Stalybridge, SK15 3RJ



FROM THE SOUTH

Head north-east on M60.

At junction 23 take the A6140 exit to Ashton-under-Lyne

Turn left onto A6140

Use the right 2 lanes to turn right onto Manchester Road/A635

Slight right to stay on Park Parade/A635

A635 turns slightly right and becomes Stamford Street/A6018

Turn left onto Huddersfield Road/B6175

Turn left onto Crowswood Drive

The St James Place development is on the left

FROM THE NORTH

Leave the M60 at junction 23 and take the A635

Slight right to stay on Park Parade/A635

A635 turns slightly right and becomes Stamford Street/A6018

Turn left onto Huddersfield Road/B6175

Turn left onto Crowswood Drive

The St James Place development is on the left

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