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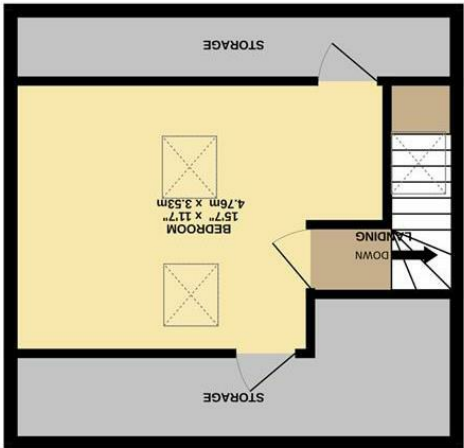
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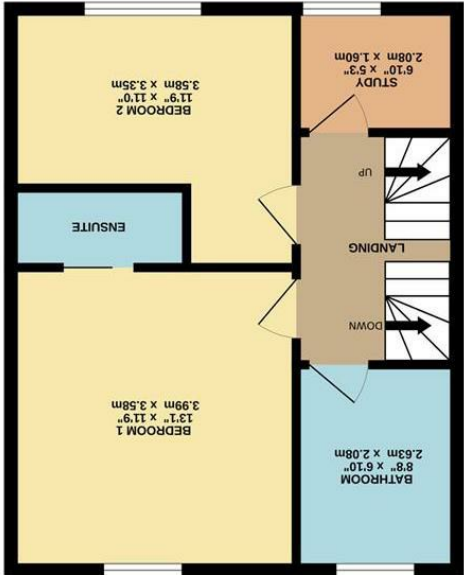
2 Union Road, New Mills, High Peak, Derbyshire, SK22 3ES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

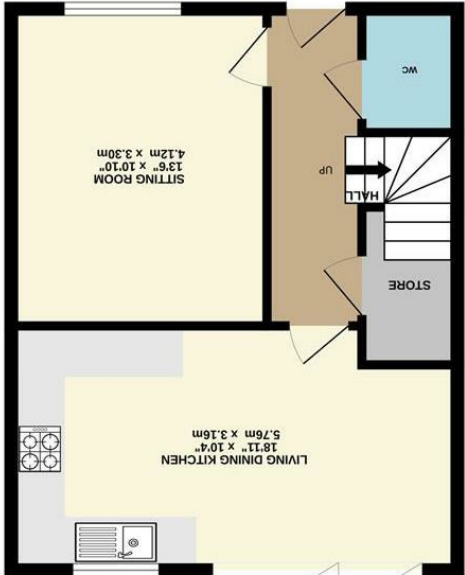
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2ND FLOOR



1ST FLOOR



GROUND FLOOR





The Property

*** Super energy efficient luxury new homes. Larger than average with exceptionally low running costs.
Stunning countryside views and a hi spec finish *** PLOT H1 *** One of the first of it's kind for the area! *** Forming part of a small, select, new-build development in Birch Vale, focused on delivering executive, ECO-style homes to those looking to reduce their carbon footprint. With stunning views over Lantern Pike and adjoining open countryside. One of six stunning properties boasting solar panels with battery storage, superior levels of insulation, air source heat pump, upvc triple glazed windows and EV car charging ports. Complimented by a high spec finish including a bespoke LochAnna kitchen with Quartz counters and Neff Induction hob, Oak internal doors, contemporary bathroom and en-suite facilities. Aesthetically pleasing with contrast Stone window surrounds, timber framed canopy porch, landscaped front gardens with shed/cycle stores and driveway parking. This semi-detached property has just been released and offers approx 110sqm of space (plus storage) arranged over three floors. These super energy efficient homes have an expected monthly energy cost per average household usage from just £50 per month! Comprising: entrance hall, wc, sitting room, living dining kitchen with bi-fold doors, two first floor double bedrooms, en-suite, bathroom and study, second floor bedroom three. With the open countryside on your doorstep, there is no better place to live! Reservations being taken. Detached properties coming soon! *** External photos have been taken from the rear of PLOTS H1 and H2 revealing panoramic views of Lantern Pike ***



Plot 1 Moorland Gardens,
Moorland Road, Birch Vale, High
Peak SK22 1BS
Prices From £400,000



- New Build, Freehold, Eco Homes With Stunning Open Views Over Lantern Pike
- 10 Year Warranty
- High Energy Efficiency
- Countryside Location
- Air Source Heat Pumps
- Solar Panels With Battery Storage and EV Charging
- Spacious Three Double Bedrooms Plus Study
- Driveway and Lanscaped Gardens
- Bespoke Kitchens with Quartz Worktops
- Completion End of Summer 2025

Postcode - SK22 1BS
EPC Rating -
Local Authority - High Peak
Council Tax - New Build

