Welcome to
your new home in Glossop



3, 4 & 5
bedroom homes

Mews, semi detached
& detached

Freehold

Introducing...

The Brambles

The Brambles is a charming new build development situated in Glossop, Derbyshire. Step into a sought-after neighbourhood of beautiful new 3, 4 & 5 bedroom homes. Designed for comfort and style, your new home will be built to Seddon Homes' exceptional standards, featuring a wealth of modern fixtures and thoughtful finishing touches.

The Brambles offers more than just beautiful interiors. You'll be part of a well-connected community with easy access to all the conveniences you need. Enjoy the green spaces right on your doorstep. And when you need to venture further, convenient transport links make it a breeze. The Brambles is more than a development; it's a place to call home.

Seddon Homes

The Homes

3, 4 & 5 bedrooms

The Adlington



3 bedroom mews/semi detached house with driveway/parking spaces

Plots 12, 47, 48, 50, 51, 62, 63, 64, 65 & 96

The Tarvin



3 bedroom mews/semi detached/detached house with driveway/parking spaces

Plots 6, 13, 49 & 95

The Plumley



3 bedroom semi detached house with driveway

Plots 109 & 110

The Denholme A



3 bedroom detached house with integral single garage

Plot 18

The Culcheth A



3 bedroom semi detached /detached house with driveway/parking spaces

Plots 11, 21, 22, 57, 58, 68, 69, 74 & 75

The Mearley



4 bedroom detached house with driveway/ parking spaces

Plots 76, 81, 84, 87, 94 & 101

The Denholme B



3 bedroom detached house with integral single garage

Plots 97, 98 & 111

The Culcheth B



3 bedroom semi detached /detached house with driveway

Plots 82, 83, 85 & 86

The Delph



3 bedroom semi detached house with integral single garage

Plots 88, 89, 90, 91, 92 & 93

The Tatton



4 bedroom detached house with integral single garage

Plots 7, 9, 14, 16 & 77

The Ferncliffe



3 bedroom semi detached house with driveway

Plots 27, 28, 29, 30, 33, 34, 35, 36, 38, 39, 40, 41, 43, 44, 45 & 46

The Denshaw



3 bedroom semi detached/ detached house with driveway

Plots 102, 103, 104, 105 & 106



The Mearley & The Culcheth Show Homes

N

The Brambles
Dinting Road,
Glossop,
Derbyshire,
SK13 7UU

The Hartford



4 bedroom detached house with integral single garage

Plots 8, 15 & 17

The Marsden



4 bedroom detached house with detached garage

Plots 10 & 78

The Daresbury



5 bedroom detached house with integral single garage

Plots 31, 32, 37 & 42

These do not show the final gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout,but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. Due to the rural nature of this development there will be a number of bird and bat boxes to accommodate the local wildlife – please speak to Sales Advisor for more information.

N.B. Plots 1-5, 19, 20, 23-26, 52-56, 59-61, 66, 67, 70-73, 79, 80, 99, 100, 107, 108 & 112-115 are Discount to Market Properties.

The
Adlington

3 bedroom mews/semi detached house with driveway/parking spaces



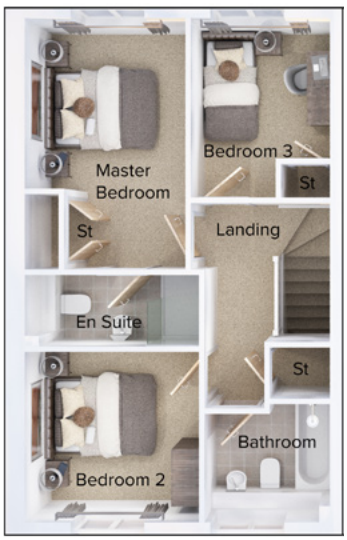
Seddon Homes

Ground floor



Kitchen/Dining/Lounge	16'10" x 17'8"
Snug	9'2" x 10'0"
WC	3'2" x 6'4"

First floor



Master Bedroom	8'10" x 13'11"
En Suite	9'7" x 4'0"
Bedroom 2	9'7" x 9'5"
Bedroom 3	7'8" x 9'11"
Bathroom	6'11" x 6'6"

The dimensions shown are approximate. Each home is built individually and so the precise measurements may vary from that shown, although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. All layouts, including kitchens, are for illustrative purposes only. Please speak to your Sales Advisor for more information.

The
Tarvin

3 bedroom mews/semi detached/detached house with driveway/parking spaces



Seddon Homes

Ground floor



Kitchen/Dining	9'10" x 16'6"
Lounge	9'10" x 16'6"
WC	3'7" x 5'5"

First floor



Master Bedroom	10'0" x 16'6"
Bedroom 2	10'0" x 8'6"
Bedroom 3	10'0" x 7'8"
Bathroom	7'3" x 6'7"

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The
Plumley

3 bedroom semi detached house with driveway



Seddon Homes

Ground floor



Kitchen	9'4" x 11'10"
Dining/Family Area	17'1" x 16'7"
WC	3'2" x 6'5"

First floor



Master Bedroom	9'3" x 14'2"
En Suite	9'11" x 4'0"
Bedroom 2	9'11" x 9'10"
Bedroom 3	7'7" x 10'9"
Bathroom	6'11" x 6'5"

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The

Denholme A

3 bedroom detached house with integral single garage



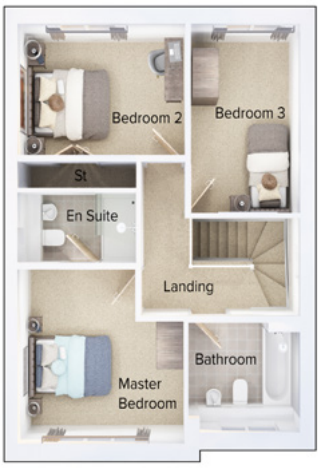
Seddon Homes

Ground floor



Kitchen/Dining/Family Area	20'6" x 12'1"
Lounge	7'10" x 14'7"
WC	3'10" x 5'0"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'4"
En Suite	8'7" x 4'6"
Bedroom 2	12'2" x 10'9"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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The
Culcheth A

3 bedroom semi detached/detached house with driveway/parking spaces



Seddon Homes

Ground floor



Kitchen/Dining/Family Area	18'3" x 14'6"
Lounge	10'10" x 16'4"
WC	3'2" x 6'5"

First floor



Master Bedroom	11'2" x 12'5"
En Suite	7'10" x 4'0"
Bedroom 2	11'2" x 12'8"
Bedroom 3	8'7" x 11'10"
Bathroom	6'9" x 6'6"

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The

Mearley

4 bedroom detached house with driveway/parking spaces



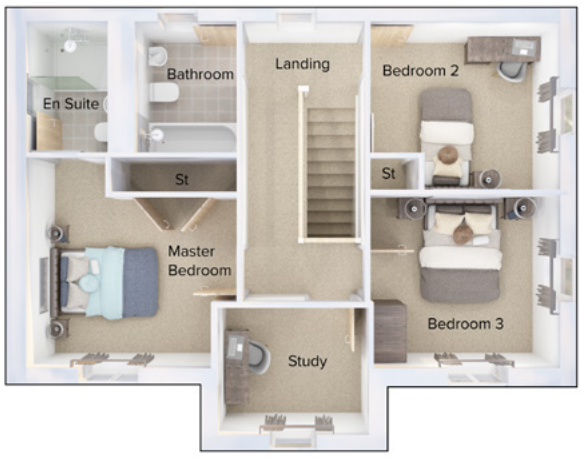
Seddon Homes

Ground floor



Kitchen/Dining Area	10'8" x 19'1"
Lounge	10'8" x 19'1"
Utility	7'5" x 5'5"
WC	3'9" x 6'9"

First floor



Master Bedroom	11'7" x 11'6"
En Suite	4'6" x 7'3"
Bedroom 2	10'10" x 9'5"
Bedroom 3	10'10" x 9'5"
Study/Bedroom 4	8'4" x 6'11"
Bathroom	5'7" x 7'3"

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The

Denholme B

3 bedroom detached house with integral single garage



Seddon Homes

Ground floor



Kitchen/Dining/Family Area	20'6" x 19'10"
Lounge	7'10" x 14'7"
WC	3'10" x 5'0"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'4"
En Suite	8'7" x 4'6"
Bedroom 2	12'2" x 10'9"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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The

Culcheth B

3 bedroom semi detached/detached house with driveway



Seddon Homes

Ground floor



Kitchen/Dining/Family Area	18'3" x 22'3"
Lounge	10'10" x 16'4"
WC	3'2" x 6'5"

First floor



Master Bedroom	11'2" x 12'5"
En Suite	7'10" x 4'0"
Bedroom 2	11'2" x 12'8"
Bedroom 3	8'7" x 11'10"
Bathroom	6'9" x 6'6"

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The
Delph

3 bedroom semi detached house with integral single garage



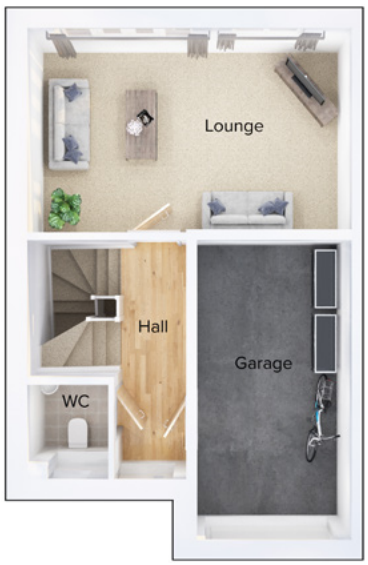
Seddon Homes

Lower ground floor



Kitchen/Dining	17'11" x 11'4"
Media Room	8'9" x 12'5"
Utility	8'9" x 5'2"
WC	8'9" x 3'9"

Ground floor



Lounge	17'11" x 11'4"
Garage	8'8" x 16'7"
WC	4'6" x 5'2"

First floor



Master Bedroom	9'2" x 12'7"
En Suite	8'6" x 5'4"
Bedroom 2	10'3" x 7'10"
Bedroom 3	7'5" x 11'5"
Bathroom	6'5" x 7'3"

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The

Tatton

4 bedroom detached house with integral single garage



Seddon Homes

Ground floor



Lounge	11'4" x 14'10"
Kitchen	12'2" x 10'1"
Dining/Family Area	17'7" x 17'8"
WC	3'6" x 6'6"
Garage	8'8" x 18'1"

First floor



Master Bedroom	10'4" x 11'3"
En Suite	8'3" x 4'6"
Bedroom 2	9'10" x 10'0"
Bedroom 3	8'11" x 10'3"
Bedroom 4	11'4" x 8'11"
Bathroom	6'10" x 6'6"

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The

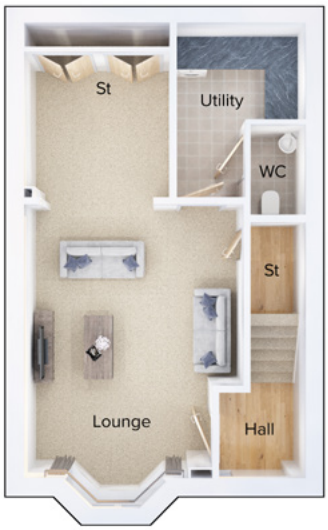
Ferncliffe

3 bedroom semi detached house with driveway



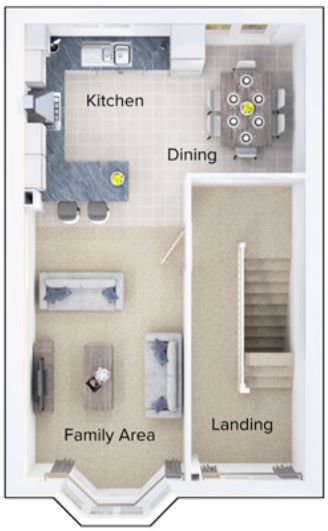
Seddon Homes

Ground floor



Lounge	13'2" x 17'11"
Utility	7'8" x 10'8"
WC	3'3" x 5'5"

First floor



Kitchen/Dining/Family Area	16'11" x 29'1

Second floor



Master Bedroom	8'9" x 13'9"
En Suite	9'9" x 4'0"
Bedroom 2	9'9" x 9'3"
Bedroom 3	7'11" x 9'6"
Bathroom	6'11" x 5'7"

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The

Denshaw

3 bedroom semi detached/detached house with driveway



Seddon Homes

Lower ground floor



Kitchen	8'0" x 17'6"
Family / Dining Area	17'7" x 11'9"
Utility	9'1" x 5'2"

Ground floor



Lounge	17'7" x 11'10"
WC	8'0" x 3'10"
Dining Room	8'0" x 12'10"

First floor



Master Bedroom	9'10" x 11'9"
En Suite	7'5" x 5'2"
Bedroom 2	8'10" x 10'0"
Bedroom 3	8'6" x 12'0"
Bathroom	6'5" x 6'11"

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The
Hartford

4 bedroom detached house with integral single garage



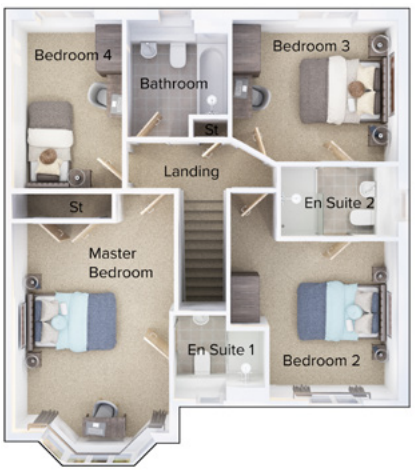
Seddon Homes

Ground floor



Kitchen/Dining/Family Area	21'7" x 18'11"
Lounge	10'11" x 18'4"
Utility	4'7" x 5'10"
WC	4'7" x 5'1"
Garage	7'11" x 17'4"

First floor



Master Bedroom	11'1" x 18'1"
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 10'11"
En Suite 2	8'0" x 4'10"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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The
Marsden

4 bedroom detached house with detached garage



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Ground floor



Lounge	10'11" x 18'4"
Kitchen/Dining/Family Area	26'5" x 18'11"
Utility	8'0" x 6'4"
Study	8'0" x 6'2"
WC	8'0" x 3'5"

First floor



Master Bedroom	11'1" x 18'1"
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 10'11"
En Suite 2	8'0" x 4'10"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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The
Daresbury

5 bedroom detached house with integral single garage



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Ground floor



Master Bedroom	11'8" x 18'7"
Dressing	11'9" x 5'2"
En Suite 1	11'9" x 4'11"
Media Room	15'11" x 10'4"
Garage	8'1" x 18'10"

First floor



Family Room	11'8" x 19'2"
Kitchen/Dining Room	27'11" x 14'5"
Pantry	8'2" x 6'0"
WC	8'2" x 4'0"

Second floor



Bedroom 2	11'8" x 13'9"
En Suite 2	8'2" x 5'2"
Bedroom 3	8'4" x 16'3"
En Suite 3	7'2" x 7'3"
Bedroom 4	11'9" x 8'5"
Bedroom 5	8'2" x 8'5"
Bathroom	7'3" x 5'7"

All layouts are for illustrative purposes only and may differ by plot. Please speak to your Sales Advisor for more information.

Finishing Touches

All house types will enjoy the following as standard:-

CONSTRUCTION All the homes will be traditionally built using recon stone with a concrete tile roof. Foundations are to be piled or trench. First floors (& relevant second floors) will receive moisture resistant boarding. Black SVP and rainwater pipes. Black PVC windows, facias & soffits where applicable. Black external meter boxes.

COMFORT AND SECURITY PV Solar panels, EV Car Charging point, Gas fired, thermostatically dual controlled central heating with energy efficient combi boilers to 3 & 4 bedroom properties, traditional cylinder gas central heating to 5 bedroom properties. quilt roof insulation. Highly insulated walls. Multi point lock to front and rear doors. Purge fans to some types. Window safety bars to some types/windows.

FINISHING TOUCHES Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders robe to master bedroom on 4 bedroom homes only. Chrome sockets and switch plates to kitchen area (excluding Family/Dining) , bathroom and en suite/s. White staircase & spindles.

PAINTWORK Front, rear, personnel and garage doors where applicable finished in accordance with architect's specification. White satin to all internal timbers. Plastered walls and ceilings will receive white matt emulsion.

BATHROOMS, EN SUITES AND CLOAKROOMS Stylish white sanitaryware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms (please speak to Sales Advisor for confirmation as some rooms may not have this feature). Glazed shower cubicles with thermostatic mains showers with rainfall shower head where applicable (except second en suite which will be electric). Please speak to Sales Advisor re 5 bedroom homes as the shower specification may differ. Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/ Cloakrooms).

ELECTRICAL TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). USB charging socket to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes. Light to storage cupboard where applicable.

EXTERNAL Ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Relevant garages to receive black ladder style door. Garden tap. Estate landscaping in accordance with architect's approved layout.

WARRANTY All homes carry a 10-year warranty (from date of CML sign off).

TENURE Freehold. Maintenance fee is estimated £168 per annum – Trust Green.

GENERAL Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website **www.seddonhomes.co.uk/consumercode.**

Seddon Homes

KITCHEN FINISHING TOUCHES	Adlington	Tarvin	Plumley	Denholme	Culcheth	Mearley	Delph	Tatton	Ferncliffe	Denshaw	Hartford	Marsden	Daresbury
AEG 4 ring gas hob	✓	✓	✓		✓				✓				
AEG 5 ring gas hob				✓		✓	✓	✓		✓	✓	✓	✓
AEG Single electric oven	✓	✓	✓		✓				✓				
AEG Double electric oven				✓		✓	✓	✓		✓	✓	✓	✓
60cm Stainless steel chimney cooker hood	✓		✓		✓				✓				
90cm stainless steel chimney cooker hood				✓		✓				✓			✓
Curved glass island cooker hood		✓					✓	✓			✓	✓	
Electrolux Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux Integrated Washer	✓	✓	✓	✓	✓			✓	✓				✓
Rigid built cabinetry - 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.
Please speak to your Sales Advisor for more information.

Seddon Homes

Why buy your forever home in Glossop?

Visit us Monday 11:30am-5pm & Thursday-Sunday, 10am-5pm

07581 078486

thebrambles@seddonhomes.co.uk

The Brambles places you and your family just west of the Peak District National Park, on the outskirts of Dinting, a former small village, now considered part of the broader Glossop area. Situated just a mile from the charming market town centre of Glossop, the area is warm and welcoming, boasting a rich heritage in 19th-century cotton and printworks. Beautifully preserved converted mills and buildings add a unique touch of character to the surrounding area.

Step outside your door, and you'll discover outstanding areas of natural beauty, whether you want a relaxing stroll or a more adventurous hike in the High Peaks. But you're never far from city life with easy access to Manchester and Sheffield. Enjoy an easy commute, explore the surrounding countryside or unwind in the delightful town centre. It's not just a location, it's a lifestyle, and it's all within reach.







Find us

The Brambles
Dinting Road,
Glossop,
Derbyshire,
SK13 7UU



CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Seddon Homes Limited
Birchwood One Business Park,
Dewhurst Road, Birchwood
Warrington, WA3 7GB

Seddon Homes