

# Pentlands

Site Address: New Mill Road, Holmfirth, HD9 7LN

Welcome to Pentlands – A boutique development of Just 15 high-specification homes in the heart of Holmfirth.

Nestled in an elevated position on the edge of Holmfirth with far-reaching views across the Holme Valley, Pentlands is a carefully curated collection of just 15 contemporary homes from local bespoke builder Millroyd Homes. Each property showcases cutting-edge design, exceptional specification, and future-ready efficiency—crafted with pride, precision, and a deep understanding of modern family living.

Located within catchment for the highly regarded Holmfirth High School, ranked in the top 5 schools in Kirklees, the development offers an ideal setting for families looking to combine quality education, a welcoming community, and beautiful surroundings.

All homes are A-rated for energy efficiency, offering the very latest in low-cost, eco-conscious living, and come with a 10-year A-rated structural defect warranty—providing peace of mind for years to come.

With panoramic views, private green open space, outstanding local amenities, and striking contemporary design. Homes where families can grow, thrive and create lasting memories.

Phase One					
Plot No	House Type	Bedrooms	Style	Size	Price
15	Lumin	3 double bedrooms & home office/bed 4	Detached with off street parking	1658	Reserved
14	Aurora	3 double bedrooms & home office	Detached with Off Street Parking	1534	£550,000
13	Serenity	5 double bedrooms + home office	Detached with Integral garage	2242	£760,000
12	Serenity	5 double bedrooms + home office	Detached with Integral garage	2242	£760,000
11	Solace	3 double bedrooms & home office	Semi-detached with off street parking	1250	Reserved
10	Solace	3 double bedrooms & home office	Semi-detached with off street parking	1250	£425,000
Phase Two					
1	Zenith	5 double bedrooms + home office	Detached with Integral garage	1875	Not Released
2	Solace	3 double bedrooms & home office	Semi-detached with Off street parking	1250	Not Released
3	Solace	3 double bedrooms & home office	Semi-detached with Off street parking	1250	Not Released
4	Solace	3 double bedrooms & home office	Semi-detached with Off street parking	1250	Not Released
5	Solace	3 double bedrooms & home office	Semi-detached with Off street parking	1250	Not Released



The first plot will be ready for occupation in Autumn 2025

For more information, please contact the sales office Tel: 01484 687818

email: [Holmfirth@williamhbrown.co.uk](mailto:Holmfirth@williamhbrown.co.uk)



## Site Plan



Set in an elevated position on New Mill Road, Pentlands is a carefully considered development that makes the most of its natural contours and open aspect. With just 15 individually designed homes, the site has been shaped to feel private, spacious, and welcoming offering far more than just another new build street.

With a predominantly south-facing orientation, many of the plots enjoy excellent natural light throughout the day, ideal for sunny gardens and bright, airy interiors. Several homes benefit from open views over the Holme Valley, capturing the beauty of the surrounding landscape and reinforcing the calm, rural character of the location.

The layout allows for wide roads, generous plot spacing, and green buffers around much of the boundary—creating a peaceful feel with space to breathe. Accessed by a single entrance road and thoughtfully landscaped, the development feels tucked away from the bustle while remaining just moments from the centre of Holmfirth.

This is a setting where modern architecture sits comfortably in a semi-rural setting—designed to feel established, enduring, and part of the local landscape.

For more information, please contact the sales office Tel: 01484 687818

email: [Holmfirth@williamhbrown.co.uk](mailto:Holmfirth@williamhbrown.co.uk)



# **Pentlands Standard Specification**

## **Tenure**

Freehold  
Landscape Charge for green open space  
Gas to site

## **EPC**

On completion (Expected A)

## **Roads and Council**

Main road adopted by Kirklees Council

## **Kitchen**

Range of wall and base units (buyers' choice subject to build stage)  
Integral 50/50 fridge freezer  
Integral dishwasher  
Integral eye level double oven  
Induction 4/5 ring hob  
Extractor hood  
Laminate/quartz countertops

## **Heating & Insulation**

High efficiency boiler with cylinder  
Underfloor heating on ground floor  
Loft insulation in line with building regulations  
Cavity wall insulation  
White radiators on upper floors  
Solar panels

## **External Features**

Natural pitched and polished Ashlar stone  
Natural slate roofs  
Anthracite Secure GRP front door  
Anthracite Aluminium Bifold doors  
Anthracite UPVC double glazed windows and French doors  
Combination of Juliet and Velux Cabrio balconies  
Electric garage doors  
Door chime to main entrance door  
Green open space

## **Peace of Mind – Structural Defect Warranty**

All properties, for peace of mind, come with an A-rated 10-year structural defect warranty from ICW ([www.i-c-w.co.uk](http://www.i-c-w.co.uk)) as well as the standard manufacturer's warranties for the boiler and all appliances.

William H Brown adhere to the Consumer Code for Builder regulations, and you can see their terms and conditions <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

## **Bathrooms**

Part- tiled en-suites and bathroom walls. (Buyer's choice subject to build stage)  
LVT Tiled floor  
Vanity unit storage as standard to en-suites and bathroom  
Contemporary white sanitary ware  
Gun metal taps & fittings  
Anthracite metal towel radiator

## **Electrical**

Black nickel power points  
USB points in kitchen and bedrooms  
TV sockets to all bedroom's wall mount position  
TV sockets to lounge & kitchen wall mount position  
Heat alarm to kitchen  
Mains operated smoke detectors to hall and landing  
Burglar Alarm  
BT master socket to lounge  
CAT 6 Cabling to lounge, study, media access points and Landing  
TV Aerial  
BT Fibre Point  
Car charging point

## **Decoration Finish**

Contemporary panelled doors with black nickel ironmongery  
Egg shell paint to woodwork  
Flat white finish to ceilings  
White emulsion to walls

## **Floor Finish**

LVT to kitchen and bathrooms  
Carpets to remaining areas

## **Garden**

Rear garden fence and timber side gate  
20mm porcelain paving including paths to front, side and rear.  
Turf to gardens  
Front & rear external light

## Lumin - Plot 15



Lumin – A striking four-bedroom detached residence in an exclusive setting set within an intimate and thoughtfully crafted development.

This is a beautifully proportioned four-bedroom detached home offering approximately 1,658 sq. ft of contemporary elegance. Designed for discerning buyers seeking quality, space, and style, this exceptional property provides a perfect blend of practical family living and luxurious detail.

The ground floor delivers a versatile and welcoming layout, beginning with a spacious hallway, cloakroom/WC, and separate utility room. A formal lounge offers a peaceful retreat, while to the rear, an expansive open-plan kitchen, dining and living space provides the true heart of the home. With Bi fold doors to the garden and a layout that encourages both everyday comfort and entertaining, it's a space designed to adapt to your lifestyle.

The first floor comprises two generously sized double bedrooms, including a luxurious principal suite complete with a sleek en suite shower room. A well-appointed family bathroom and additional double bedroom complete the level, finished with the same attention to quality seen throughout.

The second floor presents a further double bedroom, ideal as a teenager's retreat, guest suite or second principal bedroom, along with a dedicated study—perfect for home working or creative pursuits. Ample storage throughout the home further supports a seamless living experience.



Ground Floor

First Floor

Second Floor

Total floor area 154.0 m<sup>2</sup> (1,658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Total floor area 154.0 m<sup>2</sup> (1,658 sq.ft.) approx

## Aurora - Plot 14



**Aurora** a stunning three-storey detached home offering approximately 1,534 sq ft of beautifully considered living space. Combining contemporary design with refined functionality, this exceptional home delivers a premium lifestyle tailored for modern family living.

The ground floor flows effortlessly, beginning with a welcoming hallway that leads to a separate snug ideal cosy lounge or playroom. A stylish cloakroom/WC adds convenience, while the heart of the home is an expansive open-plan kitchen/dining area and living room to the rear, flooded with natural light and offering direct garden access—perfect for both entertaining and relaxing.

The first-floor features two generously proportioned bedrooms, including a spacious double with full-width Juliet balcony and another comfortable double ideal for guests or children. A sleek family bathroom serves this floor, along with a separate study—an invaluable space for home working or quiet retreat.

Occupying the entire second floor, the impressive principal suite is a luxurious sanctuary, complete with a large double bedroom, contemporary en suite shower room, and a walk-in dressing area—delivering boutique hotel-level comfort and privacy.

Crafted with attention to detail and high specification throughout. **Aurora** offers executive level living in a truly unique setting. With just a handful of homes on this bespoke development, early viewing is highly recommended to appreciate the calibre of design and lifestyle on offer.



Total floor area 142.5 m<sup>2</sup> (1,534 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Serenity - Plot 13 & 12



Serenity - This outstanding five-bedroom detached residence offers approximately 2242 sq. ft of exquisitely planned living space, arranged over three thoughtfully designed floors. Set within an exclusive, architect-led development, the home provides an exceptional standard of modern comfort, functionality, and family-focused flexibility.

The ground floor is defined by space and flow, with a welcoming hallway leading into a stylish snug or home office, a convenient WC, and a dedicated utility room. The heart of the home is a stunning open-plan kitchen, dining, and family space stretching the full width of the property—an elegant, light-filled room perfect for everyday living and effortless entertaining. Direct access to the rear garden and internal access to the garage enhance the convenience of this versatile layout.

On the first floor, four generously sized bedrooms surround a spacious central landing, offering ideal accommodation for family members or guests. The luxurious family bathroom and an additional en suite ensure both comfort and practicality are prioritised at every level.

Crowning the home is the top-floor principal suite—a tranquil and spacious retreat complete with its own en suite shower room, and a private study. This entire floor has been designed with quiet luxury in mind, creating a sanctuary for rest, privacy, and work-from-home flexibility.

Every element of this home has been considered to meet the needs of modern executive living—combining spacious proportions, premium finishes, and clever design within a bespoke and exclusive setting.



Total floor area 208.3 m<sup>2</sup> (2,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Solace - Plot 11 & 10



Solace is an elegant three-bedroom, three-storey semi-detached property offering approximately 1,250 sq. ft of thoughtfully arranged living space. Set within an exclusive, high-end development, this beautifully appointed home delivers contemporary style and practical luxury in equal measure.

The ground floor has been designed with modern family life in mind, featuring a generous open-plan kitchen and dining area with a sleek, modern layout and ample space to entertain. To the rear, the living area offers a relaxing space with garden access, while a stylish cloakroom/WC and welcoming hallway complete the ground floor.

Upstairs, the first-floor hosts two spacious bedrooms, a chic family bathroom, and a dedicated study—ideal for those working from home or seeking a quiet space to retreat. The third bedroom includes space for built-in wardrobes, offering smart storage solutions and a sense of refined finish.

Occupying the entire top floor is the principal suite—a standout feature of the home. This luxurious bedroom spans the full width of the house and is complemented by a private en suite shower room and a generous dressing room, creating a boutique-style sanctuary rarely found in semi-detached homes.

Finished to an exceptional specification, the Solace combines premium features with practical design, offering a distinctive alternative to traditional layouts within a sought-after, bespoke development. Early reservation is strongly recommended.



Total floor area 116.1 m<sup>2</sup> (1,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Zenith - Coming Soon (Plot 1)



Zenith – crafted with a meticulous eye for detail and architectural finesse, Zenith is an expansive five-bedroom detached home offering approximately 1,875 sq. ft of versatile, high-specification living space across three beautifully designed floors. This exceptional property forms part of an exclusive, bespoke development that blends contemporary elegance with practical luxury.

From the moment you step inside, the sense of space and quality is unmistakable. A generous entrance hall leads to a convenient cloakroom and an impressive open-plan kitchen, dining, and living area extending over 25 feet. Direct internal access to the garage adds further convenience. The first-floor features four well-proportioned bedrooms, including a guest bedroom with stylish en suite, alongside a beautifully finished family bathroom. The additional bedrooms offer flexibility for growing families, visiting guests, or home-working requirements.

Occupying the entire top floor, the principal suite is a showstopping retreat. A spacious double bedroom is complemented by a dedicated contemporary en suite shower room, a separate study, and a practical storage room—all delivering an indulgent blend of comfort and functionality rarely found in new homes.

Finished to a superior specification and positioned within a select development of individual homes, The Serenity represents an ideal opportunity for those seeking generous space, privacy, and contemporary luxury in a peaceful, community-driven setting.



Total floor area 174.7 m<sup>2</sup> (1,881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Aria

Coming Soon – A Contemporary Two-Bedroom Home Designed for Stylish, Modern Living

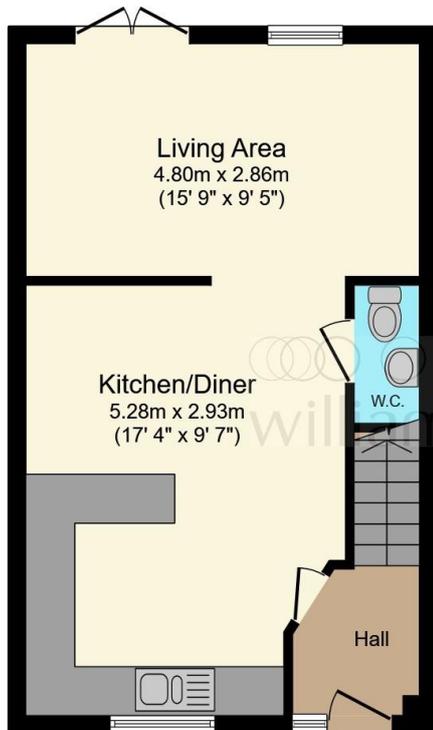
Be among the first to secure this beautifully crafted two-bedroom home, soon to be released as part of an exclusive, high-quality development. Offering approximately 851 sq. ft of thoughtfully designed living space, this elegant property blends smart design with premium finishes—ideal for first-time buyers, professionals, or those seeking to downsize in comfort.

The ground floor welcomes you into a bright and airy hallway, leading to a generous open-plan kitchen and dining space—perfect for both entertaining and everyday family life. To the rear, a separate living area offers a cosy retreat with direct access to the garden, while a stylish cloakroom completes the layout.

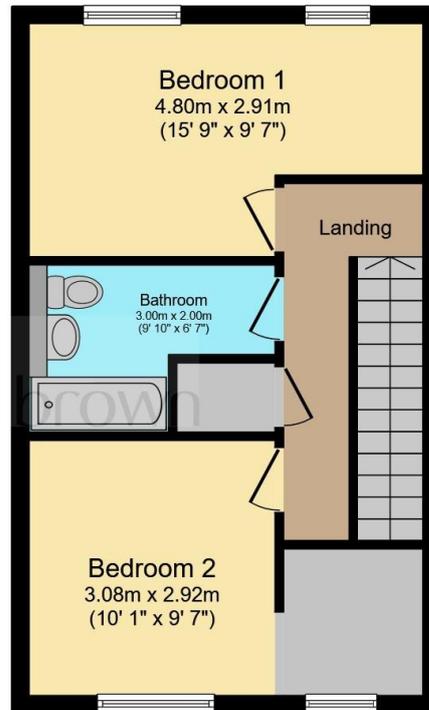
Upstairs, two spacious double bedrooms provide flexible accommodation, ideal for guests, home working or personal relaxation. A sleek, modern bathroom serves both rooms, with quality finishes throughout.

Compact in footprint yet generous in design, this home offers an outstanding opportunity to enjoy executive-level living in a beautifully considered setting. With only a limited number of properties available, early interest is strongly encouraged.

Register now for priority release information.



**Ground Floor**



**First Floor**

Total floor area 79.1 m<sup>2</sup> (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Location**

Holmfirth town centre lies just 0.7 miles south, making everyday amenities, the bus interchange, cafés, and independent shops easily reachable by foot or a short drive.

Holmfirth High School, rated among the top 5 in Kirklees, is approximately 740 yards away ideal for families and adding standout appeal.

Brockholes station, nestled about 1.3 miles north, offers direct access to the scenic Penistone Line between Huddersfield and Sheffield. Further transport options include Honley station (2.2 miles) and Huddersfield station (4.9 miles), both offering services to major regional hubs like Leeds, Manchester, and beyond.

All this means future residence will enjoy the best of commuter convenience, quality schooling, and village charm – perfectly balanced at Pentlands

## **Travel Times**

By car or bus, Huddersfield town centre and mainline station are approximately 7 miles north, taking around 13–14 minutes via the regular bus service or short drive.

New Mill Road benefits from:

- A prime semi-rural location with a peaceful feel
- Excellent school catchment
- Multiple rail links within easy reach
- Close proximity to the bustling Holmfirth centre

All this means future residents will enjoy the best of commuter convenience, quality schooling, and village charm—perfectly balanced at New Mill Heights.

<b>Destination</b>	<b>Distance</b>	<b>Route</b>
Holmfirth Centre	0.7 mi	Riverside walk via bus stop
Holmfirth High School	0.4 mi	Short walk uphill
Brockholes Station	1.3 mi	Country lane route
Honley Station	2.1 mi	A-road drive/bus commute
Huddersfield Station	4.9 mi	Via Thongsbridge & A616

**For more information, please contact the sales office Tel: 01484 687818**

email: [Holmfirth@williamhbrown.co.uk](mailto:Holmfirth@williamhbrown.co.uk)



## Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £500 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

### Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that is great, we will just need to confirm the details and we will need your mortgage advisors name and contact number. If you have not yet sourced a deal, our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them, and they have specialist lenders who deal with new builds. Please note there are specific terms and conditions needed when purchasing a new build and not all lenders/deals will be suitable. **Green deal mortgage** is a specialist mortgage product that can offer cheaper mortgage rates for new build properties energy rated B and above. Please ask the sales advisor for more information.

### Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

### ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

### Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

### Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

### Choices & Options

We can run through the options and choices in advance and there are some upgrades available. Please note any extra's/upgrade payments are non-refundable for any reason and must be paid for in advance. Please check with the sales advisor regarding plot specific adjustments.

### Viewings

We understand that it is an extremely exciting time purchasing a new home and having regular updates on the build progress, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our new homes' sales team. To avoid disappointment please do not attend any of our development sites without an appointment.

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what is included in the sale at the site office and ask you to pay the £1000 reservation fee.

**For more information, please contact the sales office**

**Tel: 01484 687818 or email: [Holmfirth@williamhbrown.co.uk](mailto:Holmfirth@williamhbrown.co.uk)**



**william h brown**