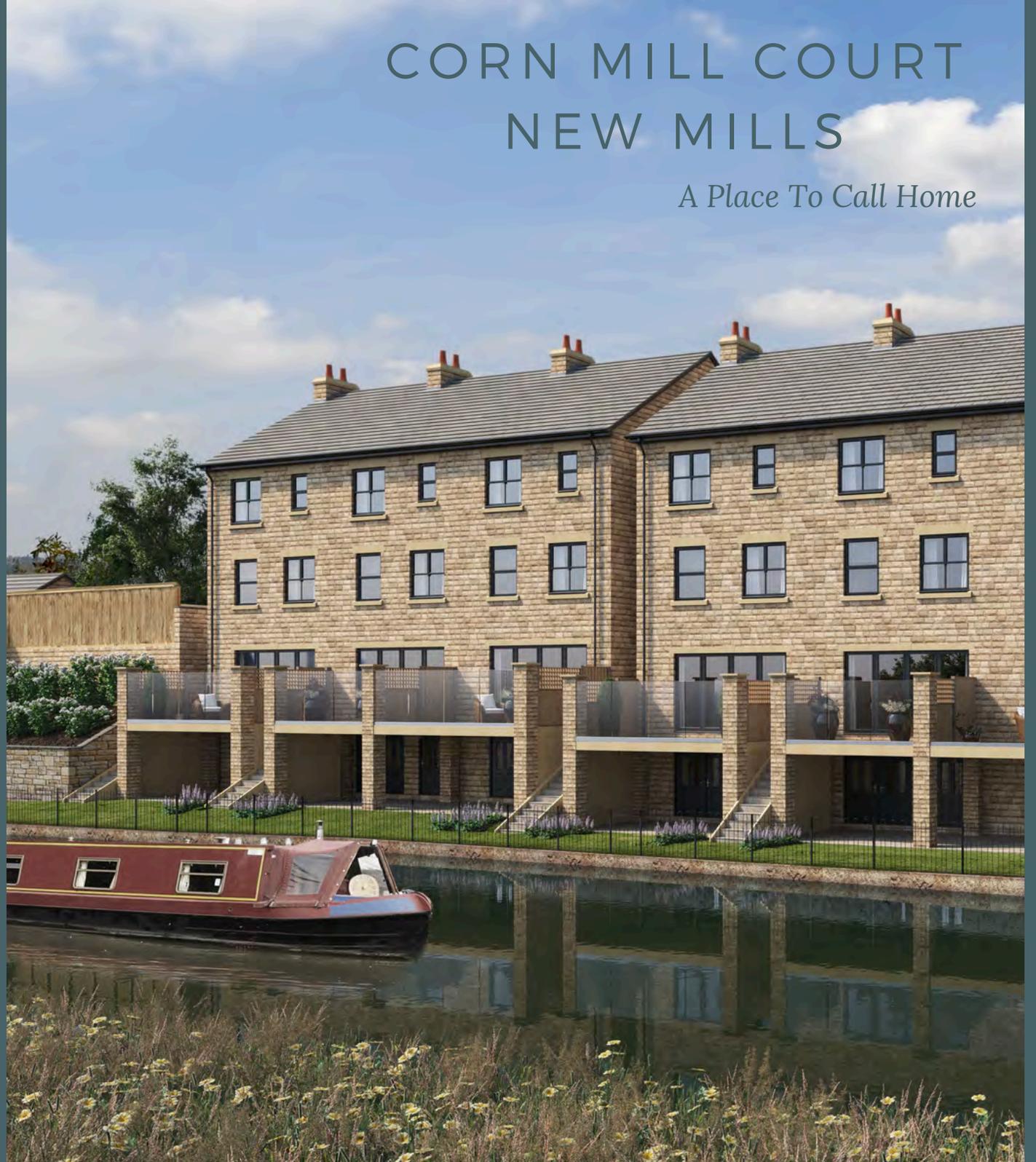


CORN MILL COURT NEW MILLS

A Place To Call Home

TRADITIONALLY
BUILT 3 & 4 BED
NEW BUILD
HOMES FOR SALE
SPANNING OVER 4
FLOORS



ABOUT CORN MILL COURT

A select development of spacious traditionally built four storey townhouses adjoining The Peak Forest Canal.

Sitting on the land that formerly housed a Corn Mill, Bakehouse and accompanying stable - A piece of history almost lost in time.

The development comprises of a court yard setting with a block paved private roadway, several communal green areas to be able to sit out in, including access to a tiered garden abutting the canal.

Plots 5-13 have a beautiful enclosed private balcony and garden area adjoining the Canal.

Plots 1-4 have an enclosed frontage and block paved driveway and integral garage to the rear.

Located within walking distance of the Town Centre and just a stones throw away from the train station and other commuter links..



10 YEAR STRUCTURAL
WARRANTY

ABOUT US

Our Staff

We are a family run company with three generations working within the company and over 20 years of experience of building newbuild homes in and around the local area. We are proud to have had the vast majority of the team with us from day 1.

Previous Developments

Our last development was Millers Vale in New Mills which was a beautiful development of 24 traditionally built homes set within approximately 2 acres of grounds. The development again featured our traditionally built three storey homes with slate roofs, and featured a block paved private roadway

Our New Homes

All of our new build homes are built to an exceptional standard and offer highly energy efficient homes.

Corn Mill Court comes as standard with acoustic glazing throughout, grey sash effect pvc windows, slate roofs, Bradstone construction, ample power sockets and tv arial/ telephone points. Each plot is slightly different to the next when it comes to colour schemes of the Kitchens & Bathrooms.

Provisioned for Fibre Optic Broadband



Protection for new-build home buyers

A selection of 13 traditional built Townhouses ideally located a stone throw away from New Mills Newtown Train Station. In addition, New Mills Central Train Station is only a short walk away when utilising the public footpath down through the beautiful Torr's Riverside Park and back up to the station.

The development is situated alongside the Peak Forest Canal which runs from Whaley Bridge to Marple and then joins the Macclesfield Canal and Ashton Canal which takes you into Manchester and beyond. The area was once an industrial hub of New Mills, with several of the mills still being in use today including the famous sweet factory, Swizzles Matlows— Love Hearts anyone? Our development sits on the land which formerly housed a Corn Mill along with an adjoining Bakehouse and Stable, a piece of history which had almost been lost over time, but will now be preserved in the street name forever.

New Mills is a small town located in the High Peak district of Derbyshire. It is situated on the border of Greater Manchester and is just a short distance away from the city of Manchester. The town has a rich industrial heritage, with cotton mills and printworks once dominating the local economy. In a recent survey New Mills has been voted number 1 place to live in the Midlands, and also came a very impressive 4th place in the UK. (https://www.garrington.co.uk/best-places-to-live-2024/?gad_source=1)

The town stands above a natural rocky gorge known as The Torrs which in previous years has played host to a Lantern Parade forming part of the towns annual Festival. The Torrs Riverside Park includes old ruins, rock faces for the climbing enthusiast, The Millennium Walkway and links up to the historic Peak Forest Canal as well as The Sett Valley Trail which forms part of The Pennine Way.

New Mills has several annual events that take place throughout the year. One of the most popular events is the New Mills Festival, which typically takes place in September. The festival is a two-week celebration of music, art, and culture, with events ranging from concerts and theatre performances to art exhibitions and literary events. Other annual events in New Mills include the Christmas Lights Switch-On, the Bonfire and Fireworks Display, and the Lantern Procession. Each of these events is a great opportunity to get involved in the local community and experience the unique culture of New Mills

New Mills has grown in popularity in recent years and is fast becoming a Derbyshire hot spot. Offering Semi Rural Living at its best, with a variety of local shops, restaurants & pubs on your doorstep and surrounded by stunning rolling hills and countryside, including Kinder Scout which can be seen from the development. You can easily jump on the train (or in the car) and be in Manchester City Centre in the hustle and bustle in under 40 minutes. New Mills has a real community feel about it and has many town events organized throughout the year. It offers so much for the outdoor enthusiast with ample public footpaths and bridleways on your doorstep and the rest of The Peak National Park being accessible by a short car or train journey. Fancy a bit of Paddle boarding? The Peak Forest Canal is immediately accessible from the Development.

THINGS TO DO:

- Variety of shops, cafes, pubs, restaurant's and breweries right on your doorstep
- Sport/fitness centres , football club, golf club, cricket club, bowls club
- Ample walkways & bridleways for the enthusiastic walkers & outdoor adventurer
 - Tors Riverside Park & The Set Valley Trail, The Goyt Valley
 - High Lea Park, Newtown Rec, Lyme Park
 - New Mills Art Theatre, Take Part in The Arts, Dance Centres
 - Volunteers Centre

There's so many things to see and do in New Mills and the surrounding areas. Ample places are in a reachable distance in less than 40 minutes by car. Or hop on the train into Manchester Piccadilly and the UK is your oyster. And The Peak District National Park is also right on your doorstep.

SEMI RURAL LIVING, GIVING
YOU THE BEST OF BOTH
WORLDS

TRANSPORT LINKS

Train Stations:

New Mills Newtown:
Buxton- Stockport-Manchester

New Mills Central
Sheffield - Manchester
(Approx 30 mins to Manchester)
(Approx 50mins to Sheffield)

By Bus:

New Mills has several bus services going to Macclesfield, Glossop, Buxton, Chapel-en-le-frith, Hayfield, Marple, Stockport, Manchester Airport

By Car:

Situated close to the A6 and just a short drive from the A555

New Mills To Manchester City Centre - Approx 45mins

New Mills To Manchester Airport - Approx 40 mins

New Mills To Stockport - Approx 25 mins

New Mills To Glossop - Approx 15 mins

New Mills To Buxton - Approx 25 mins

New Mills To Sheffield - Approx 60 mins

New Mills To Derby - Approx 90 mins

New Mills To Leeds - Approx 90 mins

By Plane:

Manchester International Airport is only around a 40 minute drive away. The airport is also accessible by the 199 bus (a few minutes walk to the A6 bus stop). Alternatively, take the train into Manchester Piccadilly and take a tram ride in to the airport.

PRICE LIST:

TYPE 1 (PLOTS 1-4)

No.1	No Longer Available
No.3	No Longer Available
No.5	No Longer Available
No.7	No Longer Available

TYPE 2 (PLOTS 6, 9,12)

No.10	No Longer Available
No.4	£420,000
No.16	No Longer Available

TYPE 2 (PLOTS 5, 7,8,10,11,13)

No. 12	£425,000
No.8	No Longer Available
No. 6	£425,000
No.2	£429,950
No.18	No Longer Available
No.14	£425,000





nb. An annual estate charge is applicable for the shared amenities.

PLOTS 1-4

COMPRISING OF 4 FOUR STOREY TRADITIONALLY BUILT TOWNHOUSES FRONTING ALBION ROAD WITH ENCLOSED SMALL FRONT GARDEN, THESE PLOTS ARE DESIGNED TO LIVE OFF THE BACK OF THEM, UTILISING ACCESS FROM CORN MILL COURT ITSELF. WITH SLATE ROOFS AND ACOUSTIC GLAZING THROUGHOUT THESE HOMES OFFER HIGH ENERGY EFFICIENCY WHICH IN TURN WILL HELP SAVE ON YOUR FUTURE ENERGY BILLS.

THE SPACIOUS LIVING ACCOMMODATION IS SPLIT ACROSS THREE FLOORS, IN BRIEF OFFERING FITTED BREAKFAST KITCHEN, MULTI PURPOSE ROOM/ UTILITY, TWO WC'S, LOUNGE, THREE BEDROOMS (MASTER WITH ENSUITE). EACH PLOT BENEFITTING FROM DRIVEWAY PARKING & A GOOD SIZED INTEGRAL GARAGE WITH ELECTRIC UP & OVER PANEL DOOR WHICH IS ACCESSED SEPARATELY TO THE MAIN HOUSE. IN ADDITION THERE IS VISITOR PARKING AND COMMUNAL GARDENS



PLOTS 1 & 2

LEVEL -2

Garage: 23'1" x 12'11" max.
Entrance Hall:
Stairs to:

LEVEL -1

Hallway:
Breakfast Kitchen: 13'5" x 13'1" max.
WC: 3'9" x 5'3".
**Utility Room/
Multipurpose Room:** 13'9" x 11'8" max.
Stairs to:

LEVEL 0

Entrance Hallway:
Lounge: 14'0" x 13'6".
WC: 5'1" X 4'1" widest points.
**Bedroom Three/
2nd Reception:** 9'5" x 9'4" max.
Stairs to:

LEVEL 1

Bedroom Two: 14'3" x 9'4".
Shower Room: 4'4" x 12'2".
Master Bedroom: 13'5" x 9'2".
En-suite Shower: 4'4" x 7'7" widest points.

*Approx. overall square footage: 1,651 sq ft
(inc. garage)*

NO TWO KITCHENS ARE THE
SAME - KEEPING YOUR
HOME AS INDIVIDUAL AS
YOU



PLOTS 3 & 4

LEVEL -2

Garage: 23'1" x 12'11" max.
Entrance Hall:
Stairs to:

LEVEL -1

Hallway:
Breakfast Kitchen: 13'5" x 13'1" max.
WC: 3'9" x 5'3".
**Utility Room/
Multipurpose Room:** 13'9" x 11'8" max.
Stairs to:

LEVEL 0

Entrance Hallway:
Lounge: 14'0" x 13'6".
WC: 5'1" X 4'1" widest points.
**Bedroom Three/
2nd Reception:** 9'5" x 9'4" max.
Stairs to:

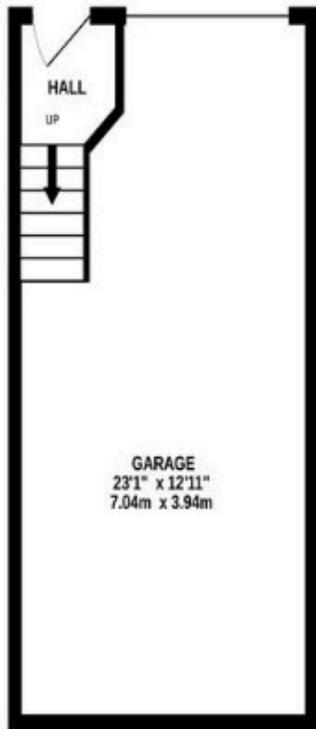
LEVEL 1

Bedroom Two: 14'3" x 9'4".
Bathroom: 4'4" x 12'2".
Master Bedroom: 13'5" x 9'2".
En-suite Shower: 4'4" x 7'7" widest points.

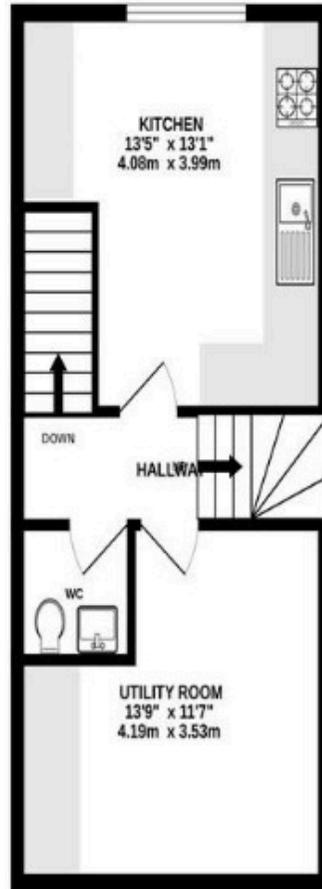
*Approx. overall square footage: 1,651 sq ft
(inc. garage)*

PLOTS 1 & 2

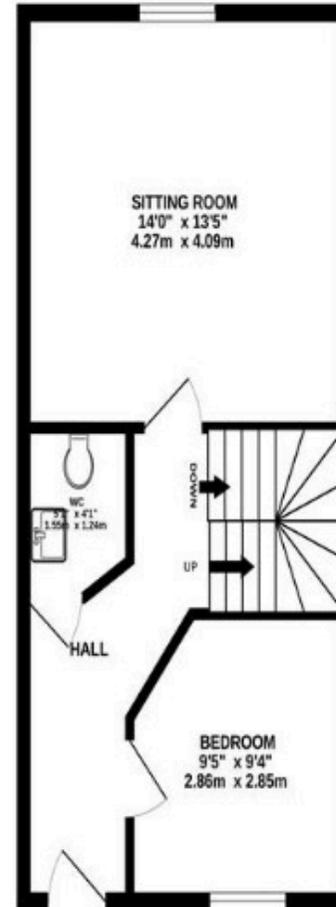
GARAGE LEVEL
297 sq.ft. (27.6 sq.m.) approx.



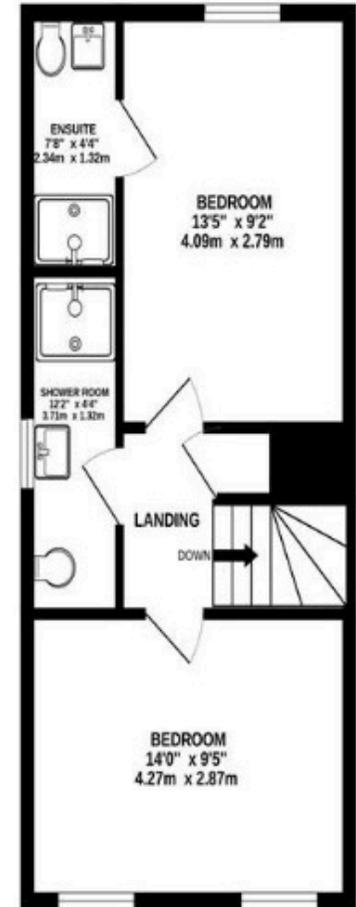
LOWER GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

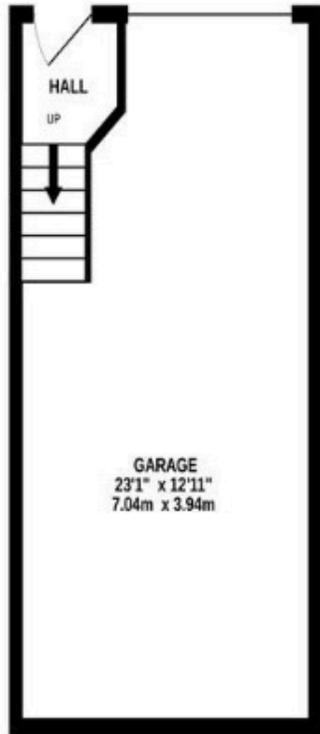


TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

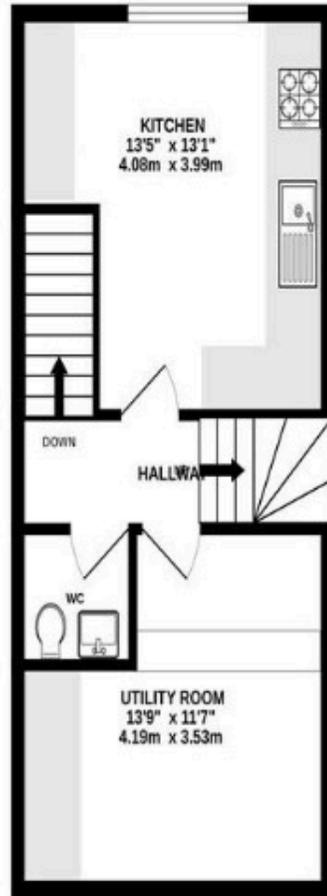
Measurements are approximate. Not to scale. Illustrative purposes only
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PLOTS 3 & 4

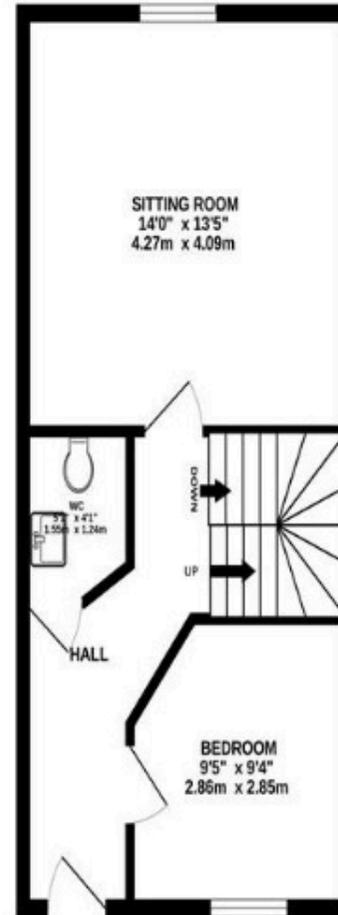
GARAGE LEVEL
297 sq.ft. (27.6 sq.m.) approx.



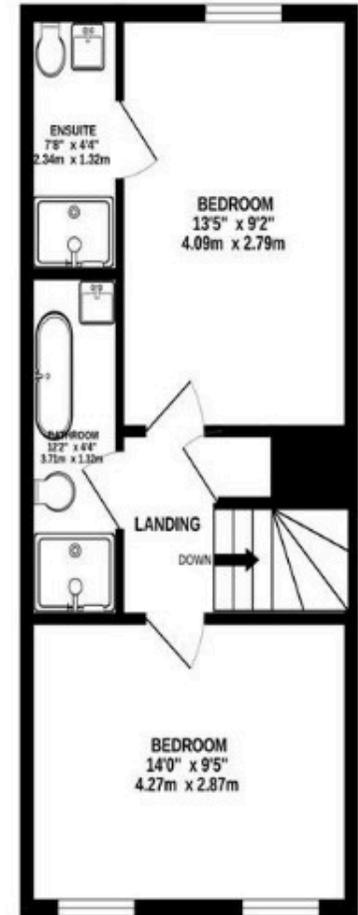
LOWER GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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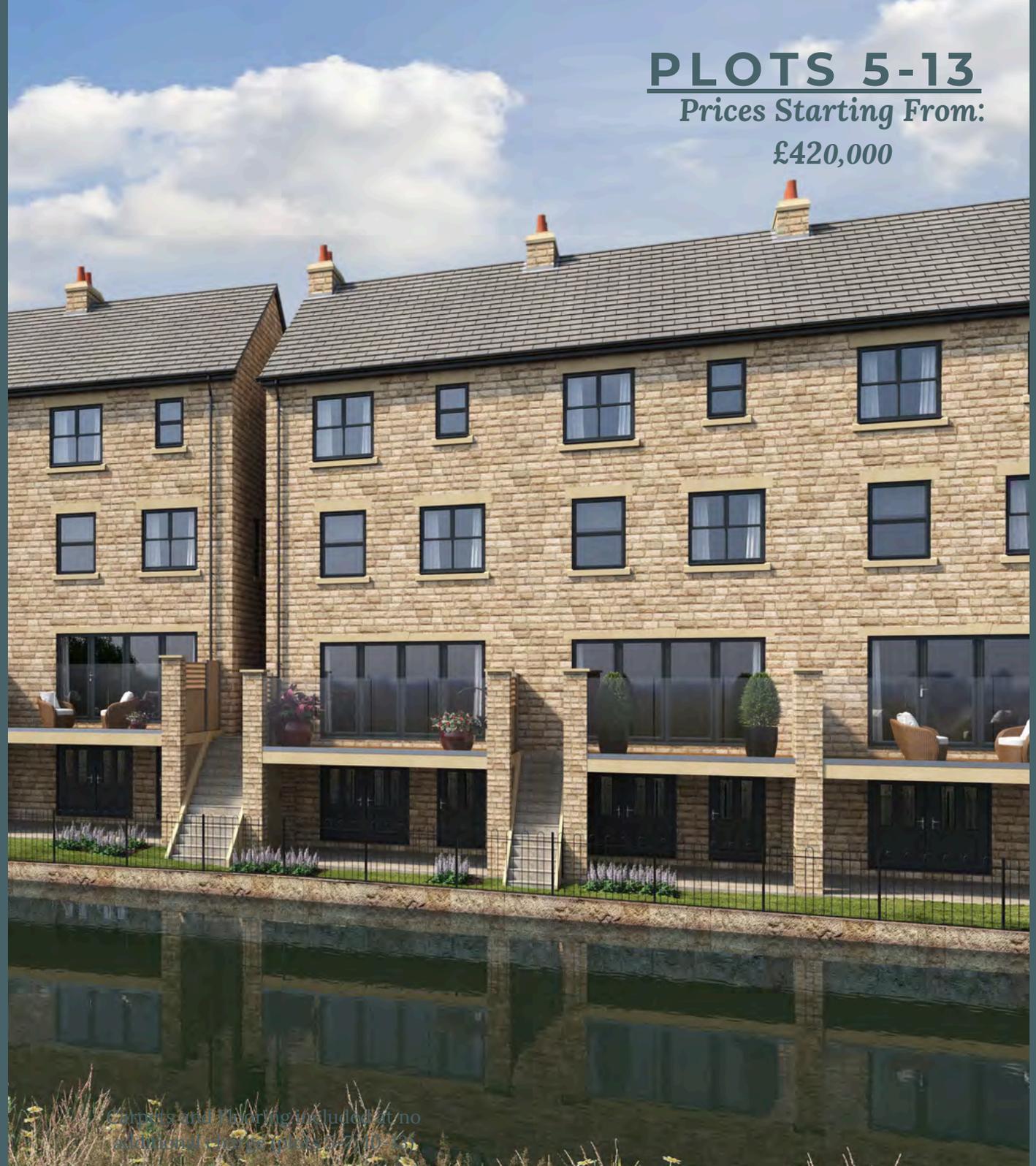
PLOTS 5-13

Prices Starting From:

£420,000

9 FOUR STOREY ENERGY EFFICIENT TRADITIONALLY BUILT TOWNHOUSES BACKING ONTO THE PEAK FOREST CANAL. DESIGNED TO LIVE OFF THE BACK OF THEM TO ENJOY THE OUTLOOK OF THE CANAL WITH BARGES PASSING BY. THESE HOMES ARE DECEPTIVELY SPACIOUS, AND EACH ENJOYS HAVING THEIR OWN PRIVATE ENCLOSED BALCONY AND GARDEN AREA TO THE REAR WHICH ADJOINS THE CANAL. THE LIVING ACCOMMODATION IS SPLIT ACROSS THREE FLOORS, OFFERING A SPACIOUS LIVING DINING KITCHEN WITH FULLY OPENING BI-FOLD DOORS ONTO THE BALCONY; A UTILITY ROOM, LOUNGE, TWO BATHROOMS AND THREE/FOUR BEDROOMS.

IN ADDITION EACH PLOT BENEFITS FROM DRIVEWAY PARKING & A LARGE VERSATILE BASEMENT ROOM TO THE LOWER GROUND WHICH IS ACCESSED SEPARATELY FROM THE HOUSE AND BENEFITS FROM POWER, LIGHTING AND ELECTRIC. THIS 420SQ FT ROOM HAS POTENTIAL TO BE USED AS A HOME GYM, HOME OFFICE, CRAFTS ROOM, DOG GROOMING, TO NAME JUST A FEW. THESE PLOTS ALSO HAVE ACCESS TO THE VISITOR PARKING AND COMMUNAL GROUNDS AND GARDENS.



Grass and Flaming included at no additional charge plus 5% IVA

PLOTS 5 - 13

LEVEL 0

Entrance Hallway:

Lounge: 15' 11" x 10' 2".

Bedroom Three/
2nd Reception:

9' 7" x 10' 6".

Shower Room:

9' 5" x 5' 9".

Stairs to level -1 & level 1

LEVEL -1

Hallway:

Living Dining Kitchen: 15' 9" x 20' 2" max

(excluding under stairs storage).

Utility Room:

8' 3" x 5' 11".

LEVEL 1

Hallway:

Master Bedroom: 9' 3" x 15' 11" max.

Bathroom: 8' 6" x 5' 4".

Bedroom Two: 8' 5" x 11' 3".

Bedroom Four: 7' 0" x 10' 2" max

LEVEL -2

Basement Room:

27' 3" x 16' 1"

(Outside access only)

Balcony

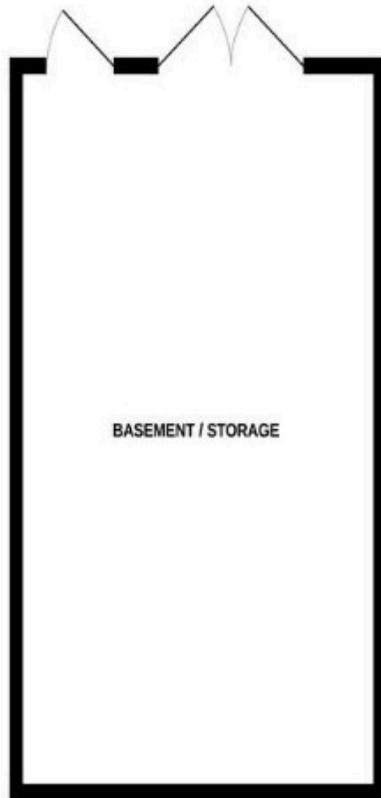
Enclosed Balcony:



Approx. overall square footage: 1,691 sq ft

PLOTS 5 - 13

STORAGE
417 sq.ft. (38.7 sq.m.) approx.



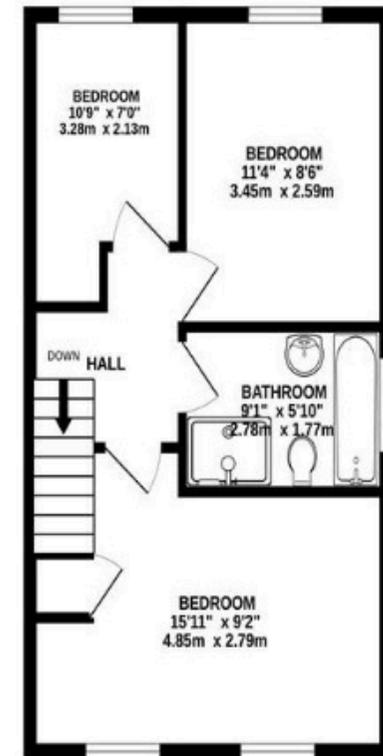
LOWER GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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USEFUL INFORMATION

COUNCIL TAX BANDS:
TENURE:
EPC RATING:
ESTATE CHARGE:
WARRANTY:
WARRANTY PROVIDER:

Type 1 - C band, Type 2 - TBC (Local Authority: High Peak)

FREEHOLD

B

£600.00 PER ANNUM

10 YEARS (2 YEARS OF BUILDER WARRANTY,

LABC



THE BUYING PROCESS

First thing first, if you haven't done so already get in touch with us or the selling agent to arrange a viewing at the development for a convenient time and day for you. Hopefully by now, you will have already started to explore your deposit and mortgage requirements, but don't worry if not, as we can put you in touch with a financial advisor for some free no obligation advice so that you have a good idea of what price range you can look at.

Step One: Choose & Reserve:

Once you've chosen your new home, you can reserve it by completing some paperwork with Treville Properties or the selling agent, and by paying a reservation fee of £ 500.00 which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. At this stage you will need to be able to provide us with your solicitor details and mortgage details (if you don't have anyone, we can help arrange quotes). Due to Anti Money Laundering Regulations we will also require taking a copy of photo ID & Proof of Address.

Step Two: Keep Things Moving:

Once you've reserved your new home and all reservation paper work is complete, there are two things to do:

- 1) Instruct your solicitor; we will be in the process of issuing the memorandum of sale to them and arranging the draft contract package to be issued. Upon receipt of the contract package searches will need to be submitted.
- 2) If you are buying with a mortgage, now is the time to complete and return all paperwork to your financial advisor (or direct to lender if going direct) and instruct the valuation.

Step Three: Exchanging Contracts:

Your solicitor will confirm when they are satisfied with their enquiries and are in receipt of the searches. Your lender will send you a formal mortgage offer and a copy will also go to your solicitor.

Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Treville Properties legal team along with the contract you've signed. To make your move as stress free as possible, your solicitor should ensure that the sale of your existing home (if you have one) proceeds alongside the purchase of your new one.

And remember, our sales executives are always on hand to answer your questions.

Nb. We recommend you make a ' snagging' appointment with us ahead of exchange of contracts and no later than before completion.

Step Four: Completion & Getting Your Keys:

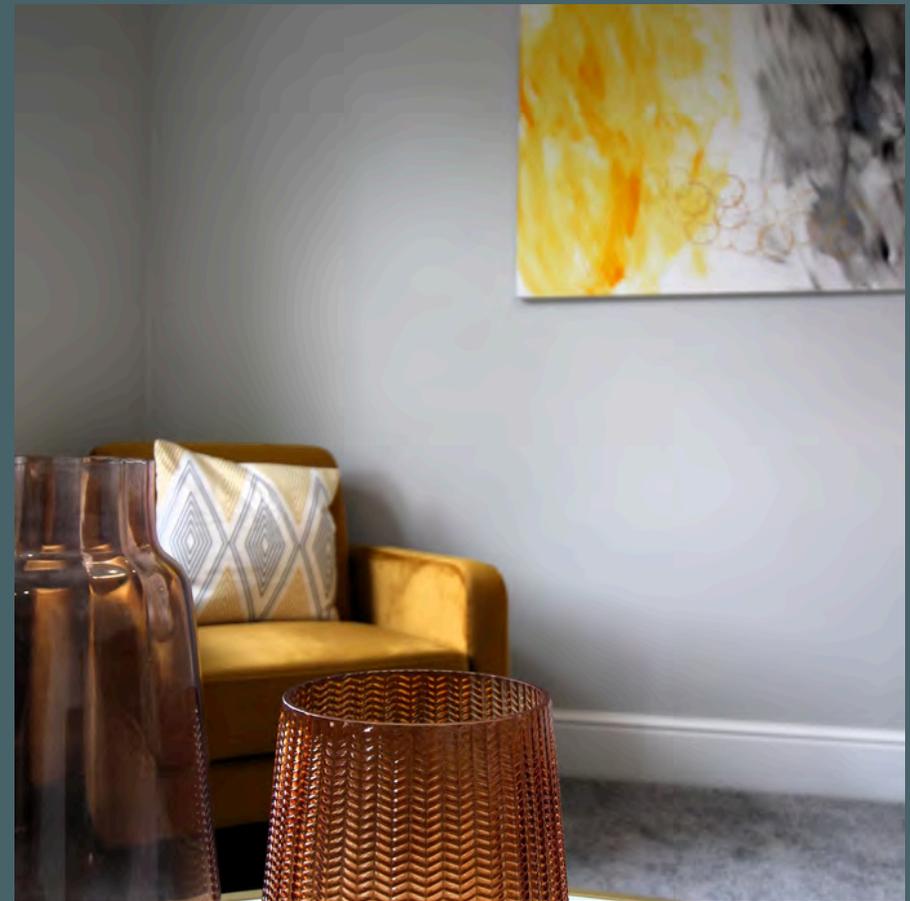
Your new home is ready, but under the terms of the contract, a set period is needed for financial completion. When this has taken place, our sales executive will notify your solicitor when the property is ready, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who completes the deed, transferring the property to your name. Once our solicitors have received the funds and completed the transaction we will let you know and arrange to meet you at the property with your keys.

Remember that our sales team will work closely with you and support you every step of the way.

The meters will already have been read on the day of your legal completion, but we do also recommend you take your own readings too.

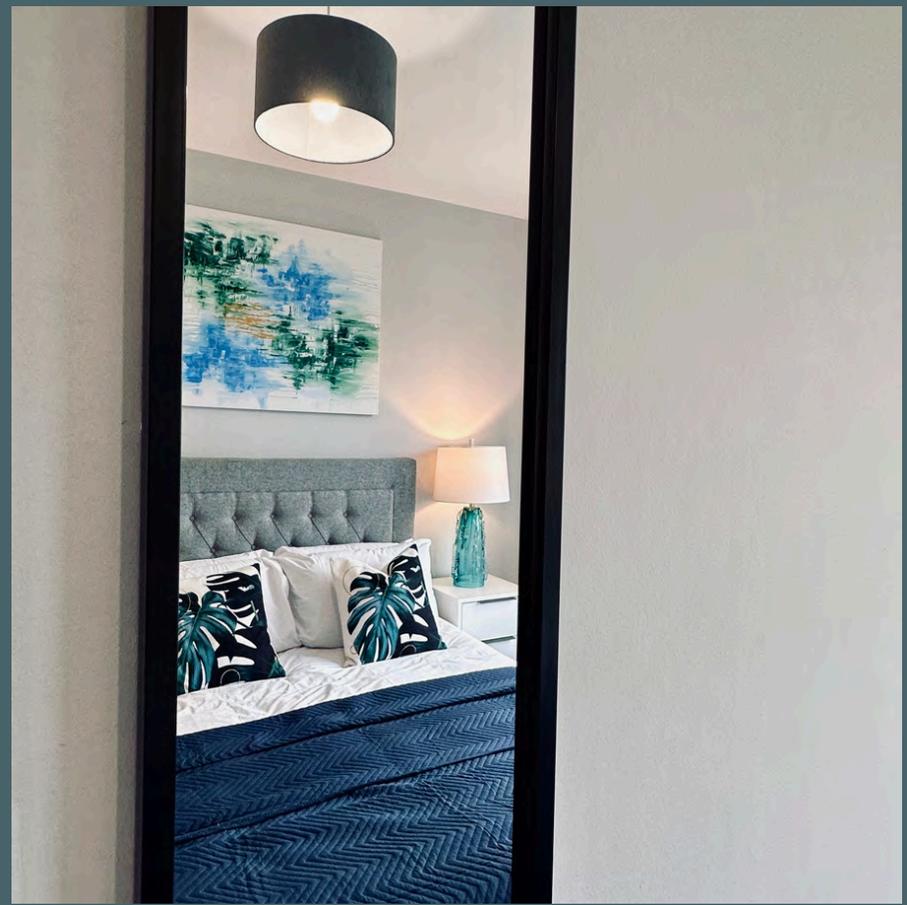
Your mortgage repayments usually start one month after completion















We pride ourselves on making sure your new home is as individual as it can be. That's why it may differ from what you see in the brochure.

Use our brochure as a guide –

and for detailed information on individual plots please contact Samantha or Gascoigne Halman.

Contents are intended for illustration purposes only and are subject to change.

The dimensions in the brochure are for indication purpose's only and shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts and doors may vary.

This brochure is a purchasing guide only and the contents are intended for illustration purposes only and are subject to change. It does not form a contract, part of a contract or a warranty.

Any computer generated images and photographs are for illustration and guidance purposes only and may be subject to change. There will be variations and differences from plot to plot.

Details are correct at the time of going to print.

Any specification details we provide are for guidance only and may change, without prior notice, to an equal or higher standard. Consequently, any particulars we may include represent a general guide only and cannot be relied upon as accurate descriptions under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

If you need any assistance sourcing a suitable mortgage, please speak to Samantha or the selling agent who will be able to assist with putting you in contact with a financial advisor for a free no obligation consultation.



Protection for new-build home buyers



Treville properties ltd
www.trevillepropertiesltd.com
01663742555
info@trevillepropertiesltd.com