HAWKS VIEW

OFF FAIRWAY, CASTLETON, OL11 3BZ

A COLLECTION OF
2, 3 & 4 BEDROOM HOMES

KELLEN
HOMES

Homes for Everyone

EXPERIENCE THE ROCHDALE WAY OF LIFE

Rochdale – a perfectly located town with a long history, handily placed for Manchester yet with a distinct character of its own.

Hawks View, located in the characterful town of Rochdale, offers the close-knit, familiar convenience of town life, but with the buzz of the city on your doorstep, for when the mood so takes you.

It's the ideal setting for a sought-after development like Hawks View, an exclusive and diverse collection of stylish, spacious 2, 3 & 4 bedroom homes, surrounded by open green spaces, including the picturesque golf course the development backs onto.



Rochdale Canal



St Martin's Church

CITY LIVING MEETS COUNTRY LIFE

Living at Hawks View, you truly can have it all. With Rochdale town centre little more than a 10 minute drive and the heart of Manchester just over 10 miles away, town and city will be moments away in the car here. Or if you prefer rail to road, nearby Castleton station offers services into central Manchester in around 20 minutes, and to Leeds in approximately 1 hour and 20 minutes.

And when the countryside calls, you'll have everything you need, right on your doorstep. An extensive open green space on the development itself will include strips of wildflower meadow, wetland, new trees and hedges and play equipment for youngsters. There will also be a local equipped area of play (LEAP) with railway-themed seating and a network of footpaths, perfect for little ones to get some fresh air and immerse themselves in nature.

Rochdale Canal

THERE'S SO MUCH ON YOUR DOORSTEP...

Buy a new home at Hawks View and you'll have everything you could want from modern town life waiting for you in the centre of Rochdale. From the Rochdale Exchange Shopping Centre with its A to Z of household name stores to the diverse pub and restaurant scene, there will always be something new to experience here.

Rochdale Town Hall perhaps represents best the town's rich history and heritage, a Grade I listed venue with an ongoing programme of festivals, workshops and special events.

And with Manchester being such a short journey from home, there will be a limitless selection of entertainment and attractions available as and when you want them. Shoppers can take delight in the Trafford Centre, with more than 150 stores under one roof, little more than a 30-minute drive and with an array of restaurants, cafés and coffee shops for when you need a well-earned rest. This vibrant part of the city is also home to Manchester United's world-famous Old Trafford ground, a magnet for sports fans across the North West and beyond, while Manchester City's similarly impressive Etihad Stadium is on the other side of the city, and around 30 minutes away in the car.

In the mood for a show? The Grade II listed Palace Theatre in Manchester city centre runs a varied programme of the performing arts, including theatre, opera, ballet, musicals and concerts. Film fans can also catch all the latest blockbusters at the Odeon cinema in Rochdale.

Not that you'll ever have to travel far to enjoy everything the local area has to offer. Closer to home, Castleton Health & Leisure Centre is perfect for a family swim, while the spectacular Healey Dell Nature Reserve and tranquil Hollingworth Lake provide the ideal excuse to get out and about amongst nature. Golfers will have a choice of courses to enjoy, including the one lying adjacent to the development itself, while in this part of the world of course, the beautiful Peak District is never very far away.


Rochdale Town Hall


Castleton Hawk Golf Club


Rochdale Canal

HEALEY DELL NATURE RESERVE
4 MILES

CASTLETON HEALTH AND LEISURE CENTRE
1 MILE

LEEDS CITY CENTRE
35 MILES

BROADFIELD PARK
2 MILES

HOLLINGWORTH LAKE
7 MILES

ROCHDALE TOWN CENTRE
3 MILES

HAWKS VIEW
OFF FAIRWAY, CASTLETON, OL11 3BZ

CASTLE HAWK GOLF CLUB
0.5 MILES

CASTLETON TRAIN STATION
0.5 MILES

TRAFFORD CENTRE
19 MILES

M62 JUNCTION 20
3 MILES

MANCHESTER CITY CENTRE
10 MILES

MANCHESTER AIRPORT
23 MILES



TOP OF THE CLASS FOR EDUCATION

Hawks View is ideally located for families, with a good selection of schools for youngsters of all ages.

HOLYROOD NURSERY CASTLETON

Just a 4 minute walk from the development is Holyrood Nursery Castleton, which is also conveniently close to Castleton train station. This all-inclusive childcare facility caters for youngsters aged from 3 months to 5 years of age.

SMALL WORLD NURSERIES

Small World Nurseries is located around a 13 minute walk from home, and offers a warm and stimulating environment with a balanced approach to learning.

ST EDWARD'S CHURCH OF ENGLAND PRIMARY SCHOOL

Less than a 10 minute walk from home is St Edward's Primary, rated 'Good' by Ofsted and known for providing a kind and caring community where youngsters will reach their full potential.

ST GABRIEL'S ROMAN CATHOLIC PRIMARY SCHOOL

Located just a short drive from Hawks View, St Gabriel's Primary has a 'Good' Ofsted rating and places a strong emphasis on values, with children being nurtured so they will grow into caring and responsible adults.

CASTLETON PRIMARY SCHOOL

Castleton Primary is very walkable from home, situated around half-a-mile away. The school has a strong 'every child matters' ethos, which has seen it awarded a Gold: Rights Respecting award from UNICEF, given to schools that have a proven track record of embedding children's rights into school life.

There are plentiful options for older students too.

MATTHEW MOSS HIGH SCHOOL

This well-respected secondary is around a 6 minute drive from your door, is rated 'Good' by Ofsted and focuses on giving students knowledge, skills and a real sense of direction for their future lives.

ST CUTHBERT'S ROMAN CATHOLIC HIGH SCHOOL

Around a 10 minute car journey away is St Cuthbert's, offering a curriculum that aims to make youngsters successful, creative and engaged learners.

HOLY FAMILY ROMAN CATHOLIC AND CHURCH OF ENGLAND COLLEGE

This well-regarded college, situated around a 15 minute drive away, has a 'Good' rating and is usually oversubscribed, thanks to its excellent exam results.

ABOUT KELLEN HOMES

At Kellen Homes we are dedicated to delivering high quality new homes whilst enhancing the communities they're built in.

As soon as you step inside a Kellen home, you'll feel the difference. This is a home where sophisticated design achieves the perfect balance between elegance and practicality; where our renowned attention to detail and high specification ensures a spectacular level of finish throughout.

From our innovative designs to the considerate detailing of our developments' landscapes, we create places that people are excited to call home. We take pride in using materials that reflect our commitment to sustainability and work only with approved craftsmen.

Our commitment to quality runs through everything we do. We understand that crafting beautiful homes within thriving communities is important in reaching our aim to provide homes for everyone.

AT KELLEN HOMES, WE HAVE *Homes for Everyone*

MAKE IT YOUR OWN

Built to Kellen Homes' high specification and packed full of your own personal choices, there's nothing quite like a clean and fresh new home.

CHAIN FREE

If you want your home-buying experience to be as quick, smooth and straightforward as possible, a new build is the perfect solution. With no upward chains to slow the process down, you can move into your new home as soon as it's finished.

EXPERT ADVICE

Our panel of independent financial advisors and solicitors are all new build specialists who take the pressure out of buying a new home by guiding you through the mortgage process and taking care of the legal aspects.

ENERGY EFFICIENT AND LOW MAINTENANCE

With highly efficient insulation, energy and water appliances and low maintenance materials and components, our new homes significantly reduce running costs and help cut the impact on the environment too.

PEACE OF MIND

In addition to a ten-year warranty and a two-year builder warranty, every Kellen property undergoes a stringent quality inspection prior to occupancy. This includes an external independent inspection of each home before handover.

COMMUNITY SPIRIT

By thoughtfully designing our new developments, we don't just build homes, we build communities. So whether you're a first time buyer, a growing family in need of more space or looking to downsize, Kellen Homes has a new home for you.

Hawks View, proposed street scene

ENVIRONMENTAL SUSTAINABILITY

With climate change emergencies being declared at both national and local levels, there has never been a more important time to focus on environmental sustainability.

WE ARE COMMITTED TO:

Reducing Site Waste – We aim to divert more than 99% of our construction waste from landfill by reusing or recycling on site, or removing from the site for re-use, recycling, recovery or disposal. Constructed in Timber Frame – All our new homes are constructed in timber frame, a manufacturing and building method that uses FSC-certified wood from responsibly and sustainably managed forests to deliver energy efficient, precision-engineered components that meet the highest construction standards.

We also deliver ecological mitigation measures to limit the effects of our developments on wildlife, including retaining trees where possible, rehoming protected species, and providing replacement trees.

OUR PROMISE FOR THE FUTURE

Kellen Homes have adopted a 'fabric first approach' to minimise heat loss and improve airtightness in all of our homes, thus reducing energy costs for homeowners and providing a comfortable living environment all year round.







WHAT WE WILL DELIVER

IN EXCESS OF 200 TREES PLANTED

2,572 HEDGES PLANTED

OVER 20,000 SHRUBS PLANTED

CONSTRUCTING IN SUSTAINABLE TIMBER FRAME

10.2% UPLIFT IN BIODIVERSITY NET GAIN

ENERGY EFFICIENT APPLIANCES

OUR HOMES ALSO FEATURE:

- All homes have an Energy Performance Certificate (EPC) rating of B.
- Enhanced insulation to improve energy efficiency.
- Energy efficient boilers.
- Solar PV panels to all homes.
- Homes will achieve a 75% carbon reduction on 2013 Building Regulations.
- Smart cylinder with integrated heat pump.
- Dual heating controls.
- Energy efficient light fittings.
- 7.4 kW electric vehicle charging points.
- Landscaping to enhance the development's ecological value.
- 3.83ha of open space across the site.
- Retained Green Belt land, which will include an ecological wetland.
- CAT 6 data points to home working space on ground & first floor.*

Mill Vale, Middleton street scene



 Hawks View, proposed street scene

THE BUYING PROCESS

Whether you're a first time buyer or moving up the property ladder. Our dedicated Sales Consultants are here to assist you every step of the way.

1. CHOOSING A HOME

The first step on the pathway to moving into your dream home is to make an appointment with our friendly Sales Consultants. They are on hand to help with finding the perfect home to suit your needs. Once you have chosen your new home, if you haven't already spoken to a Mortgage Specialist our Sales Consultants can assist you with this.

2. RESERVATION

Once the mortgage advisor has confirmed your affordability (during this stage you will need to provide documents such as, passport(s), proof of deposit funds and payslips) you will be invited to complete a reservation form for your chosen home and pay a £500 reservation fee.

This reservation form will be used as the memorandum of sale for the property. You must check that all details added to the reservation form are correct before signing as this is used to instruct all parties.

3. INSTRUCTING A SOLICITOR

You can now arrange an appointment with your chosen solicitor who will handle all the legal aspects of buying your new home. If you don't already have a solicitor in mind, our Sales Consultants can put you in touch with a recommended solicitor.

4. SUBMITTING A MORTGAGE APPLICATION

Your new homes mortgage specialist will arrange an appointment to go through and submit your mortgage application. At this meeting you will be asked to pay a fee for a survey/valuation. A surveyor will then conduct a survey on your prospective home to ensure that the property meets the lender's criteria.

5. ARRANGE SEARCHES

Searches are an essential part of the home-buying process. These are carried out by your solicitor, they are used to ensure there are no issues you need to be aware of before taking ownership of your new home. Your solicitor will advise you which searches need to take place and ensure that they are carried out in a timely manner.

6. EXCHANGE CONTRACTS

Exchanging contracts is the point at which both parties are legally committed to the sale and purchase of the property. This is your next step after you have received your mortgage offer, at this stage you will need to pay your deposit to your solicitor and sign your mortgage deeds and transfers.

7. NEW HOME DEMONSTRATION

Prior to taking full ownership of your new home, you will be invited to take part in a home demonstration carried out by the Site Manager and Sales Consultant. This will give you the opportunity to raise any questions you may have about your new property.

8. MOVING IN

Our team will serve your solicitors with a legal notice to complete. This then gives you 14 days to complete on the property. Once completion has taken place and funds have been received our Sales Consultant will arrange an appointment for you to collect the keys to your new home.

9. CONGRATULATIONS

You are now the proud owner of a new Kellen home. We hope you will enjoy many happy years and make some fabulous memories in your new home.

10. AFTERCARE

As you settle into your new home our Sales Consultant and Site Manager will carry out a sequence of visits. This will give you the opportunity to raise any questions you may have about your new property.

After the settling-in period you will be passed to our dedicated Customer Service Team, who will be on hand to give both advice and practical assistance with any concerns you may have.

DON'T JUST TAKE OUR WORD FOR IT...

"I had decided I wanted to downsize, and I saw Kellen Homes online and sent the link to my son who lives overseas. He messaged me straight back and just said; "Mum, get yourself down there, the spec on these houses looks really good!" So I went along, met the team and chose my house there and then. Everyone at Kellen Homes was fabulous. They are so friendly and helpful – they really have all the right people to make it a perfect house moving experience."



"We absolutely love to cook and eat and for us the kitchen should be the heart of the home. When we walked in and saw the fabulous space in our Kellen home, we knew it was for us. We had seen lots of other new homes before we found this one but this was the one for us and we couldn't be happier.

The process of buying was smooth, but now everyone has an opinion on the décor so it's taking a bit of time to decide!"



"As soon as we walked in and saw the houses, we knew it was right for us. The houses were beautiful and so well designed. We chose our homes and our plots right next door to each other."



"We had been trying to buy a house that needed everything doing to it and it was going to take lots of time and effort and wouldn't be liveable in for a while. Then we found out the lovely news that we were pregnant and just happened to take a walk that ended up at Mill Vale. As soon as we saw the houses, we knew it was for us and we decided to buy."



KELLEN CLIENT RELATIONS

OUR PROMISE

At Kellen Homes, we're committed to providing high quality homes and the best service for all our customers throughout the home-buying journey. We have a dedicated Customer Service Team who can address any questions or issues you may have with your new home.

And that promise to treat you as a valued customer continues even once the keys are handed over and you are settled in your new home – we're here if you need us, whenever you need us.

CUSTOMER CHARTER

This customer charter details our commitment to providing you with open and honest information throughout your buying process.

At Kellen Homes we are working to achieve one goal, to ensure you are satisfied and happy with your new Kellen home, from reservation day to moving in, and throughout our aftercare period. We also comply with the requirements of the New Homes Quality Code; a copy can be found on our website and in our sales offices.

- You will be provided with clear information to enable you to make an informed decision about buying your chosen home.
- We will make you aware of any choices and options that are available when purchasing your new home.
- We will keep you informed throughout the whole reservation process with updates on the build of your new home and if there are any delays.
- Upon reservation of your Kellen home, the terms and conditions of our sales contract will be fair and clear, with cancellation procedures explained.
- Our sales team will be on hand to assist you throughout the buying process, answering any questions you may have as soon as they can.
- All our marketing and advertising material will be clear and accurate.
- Health and safety advice will be provided to reduce the risk of danger when visiting the development during construction and when living in your new home.
- Reliable information regarding our warranty provider's cover and any other guarantees from which you may benefit will be outlined.
- An estimated completion date will be provided, allowing you to plan your moving arrangements.
- Information regarding aftercare will be provided and explained in detail.

Hawks View, proposed street scene

HAWKS VIEW

OFF FAIRWAY, CASTLETON OL11 3BZ

2 BEDROOM HOMES

- THE HICKORY – 767 sq ft
- THE JUNIPER – 788 sq ft (WITH OFFICE SPACE)
- THE JUNIPER LT – 856 sq ft (WITH OFFICE SPACE)

3 BEDROOM HOMES

- THE ACACIA – 940 sq ft
- THE BIRCH – 912 sq ft
- THE BLACKTHORN – 1,031 sq ft

3 BEDROOM HOMES

- THE BLUEBELL – 1,062 sq ft
- THE CEDAR – 940 sq ft
- THE GARTH – 908 sq ft
- THE GORM – 912 sq ft
- THE HAZEL – 1,062 sq ft
- THE LAUREL – 1,017 sq ft
- THE ROSEWOOD – 1,110 sq ft
- THE ROWAN – 1,028 sq ft

4 BEDROOM HOMES

- THE ASH – 1,269 sq ft
- THE LAVENDER – 1,239 sq ft

- AFFORDABLE RENT PROPERTIES
- SHARED OWNERSHIP PROPERTIES

- 6M HIGH NETTED FENCE



kellenhomes.com

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Kellen Homes reserves the right to amend the information as necessary and without notice. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction. Development layouts, including number of homes, plot locations, parking arrangement, social/affordable housing, play areas and public open spaces may change. Plots 71-74, 121, 122, 125, 126, 177 & 188 are allocated as Discount Sale Dwellings and will be sold to Qualifying Persons as per Local Authority guidelines. Terms and conditions apply, please speak to a Sales Consultant for more details of this scheme. This does not constitute or form any part of a contract of sale. Please ask the Sales Consultant for further information. 4535899/August 2026.

KELLEN HOMES

THE ACACIA



KELLEN
HOMES

THE ACACIA

3 BEDROOM FAMILY HOME

940 sq ft
87 sq m

GROUND FLOOR

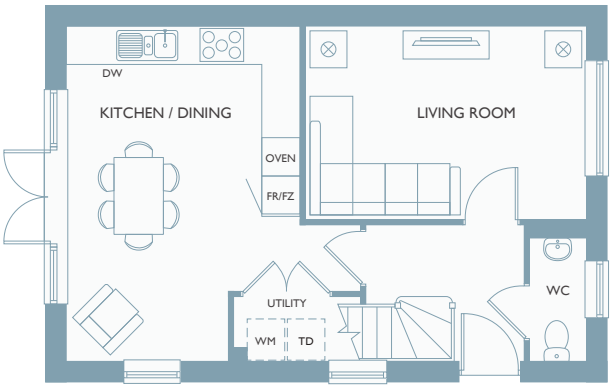
The three bedroom Acacia home offers a spacious living area with extra-large window allowing light to flow through and fill the room. The contemporary kitchen-diner boasts AEG integrated appliances and home working space with enhanced IT provision as standard. A utility store is a great addition to complete the downstairs.

	METRIC	IMPERIAL
LIVING ROOM	4.45 x 3.05	14'6" x 10'0"
KITCHEN/DINING	5.31 x 3.71	17'4" x 12'2"

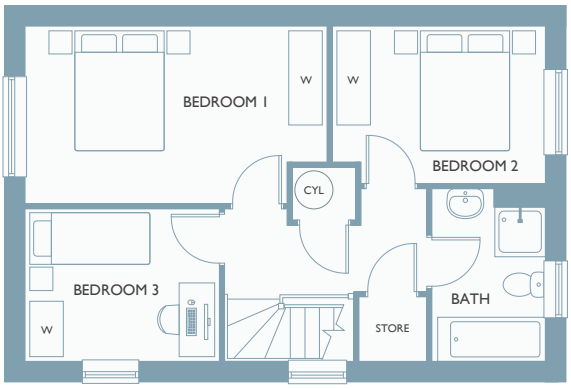
FIRST FLOOR

The upstairs features three generous double bedrooms, with work space option in Bedroom 3 with enhanced IT provision. The landing offers additional storage space and a large family bathroom with free standing shower completing the upper floor.

	METRIC	IMPERIAL
BEDROOM 1	2.79 x 4.70	9'2" x 15'4"
BEDROOM 2	2.48 x 3.45	8'1" x 11'3"
BEDROOM 3	2.41 x 3.71	7'9" x 12'2"



GF



FF

PLOTS: 8, 9, 87, 88, 103, 118 & 137

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KELLEN HOMES

THE ASH



KELLEN
HOMES

1,269 sq ft
118 sq m

THE ASH

4 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

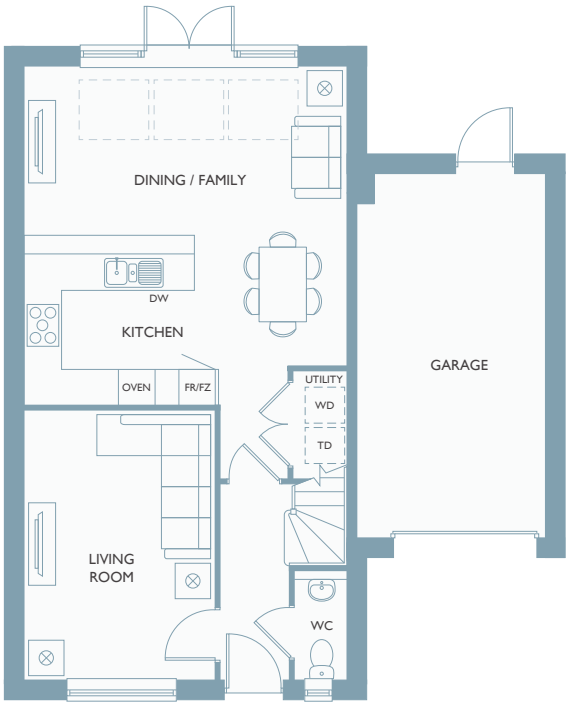
The four bedroom Ash features a spacious kitchen/dining/family area complete with Velux windows and a set of French doors leading out to the private garden. A bright and airy, separate living room, a handy utility room and an integral garage complete the ground floor.

	METRIC	IMPERIAL
LIVING ROOM	3.12 x 4.44	10'2" x 14'6"
KITCHEN/DINING	5.31 x 5.61	17'4" x 18'4"

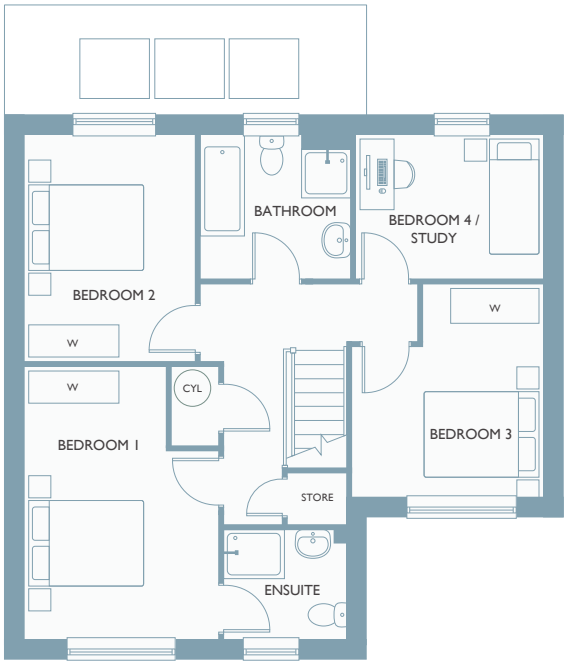
FIRST FLOOR

The first floor boasts four good-sized bedrooms, with an ensuite for Bedroom 1, while Bedroom 4 could easily double as a private study. There is also a family bathroom off the landing and a cupboard for added convenience.

	METRIC	IMPERIAL
BEDROOM 1	3.20 x 4.50	10'5" x 14'8"
BEDROOM 2	2.79 x 3.76	9'2" x 12'3"
BEDROOM 3	3.16 x 3.49	10'4" x 11'5"
BEDROOM 4	3.12 x 2.39	10'2" x 7'8"



GF



FF

PLOTS: 29, 54, 63, 81, 91, 102 & 114

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KELLEN HOMES

THE BIRCH



KELLEN
HOMES

912 sq ft
85 sq m

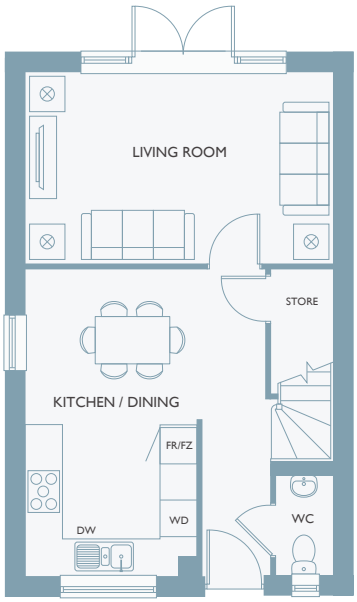
THE BIRCH

3 BEDROOM END TERRACE FAMILY HOME

GROUND FLOOR

The spacious three bedroom Birch features generously-sized living spaces, with a huge living room stretching the width of the house and featuring French doors leading out to the garden. The front-facing, dual aspect kitchen/dining room is also of a good size, with a downstairs cloakroom and understairs storage cupboard completing the ground floor.

	METRIC	IMPERIAL
LIVING ROOM	5.05 x 3.20	16'6" x 10'5"
KITCHEN/DINING	3.95 x 5.05	13'0" x 16'6"

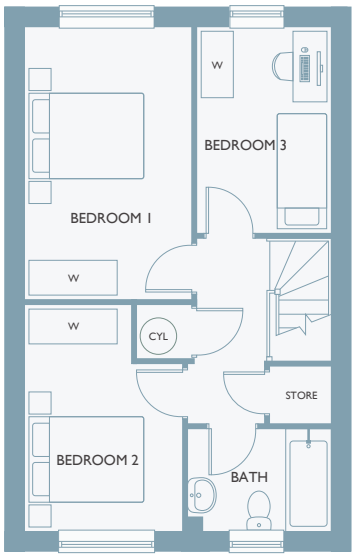


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FIRST FLOOR

Upstairs are three well-proportioned bedrooms, with definite home office potential for Bedroom 3. There is also a family bathroom and a cupboard located off the landing.

	METRIC	IMPERIAL
BEDROOM 1	2.77 x 4.51	9'1" x 14'8"
BEDROOM 2	2.61 x 3.75	8'6" x 12'3"
BEDROOM 3	2.21 x 3.40	7'3" x 11'2"



FF

PLOTS: 149, 152, 165, 168, 181 & 184

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KELLEN HOMES

THE BLACKTHORN



KELLEN
HOMES

THE BLACKTHORN

3 BEDROOM DETACHED FAMILY HOME

1,031 sq ft
96 sq m

GROUND FLOOR

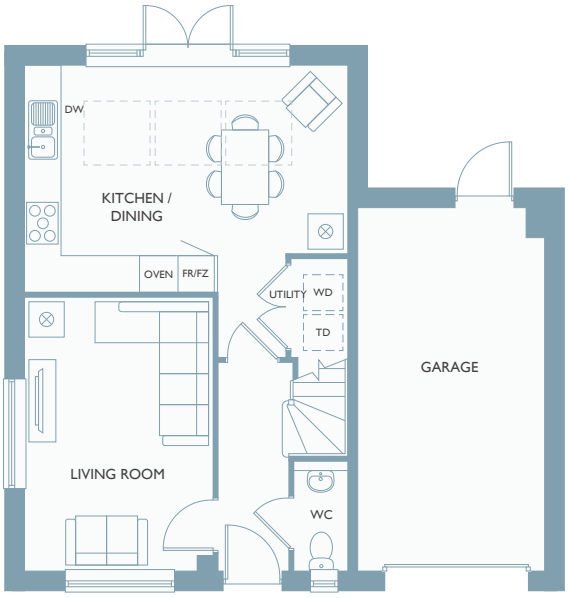
With its separate, dual aspect living room, the three bedroom Blackthorn is well designed for the demands of modern family life. An extra spacious kitchen/dining room also runs the width of the house and has Velux windows and a set of French doors opening out to the private garden. There is also a useful utility room, downstairs cloakroom and an integral garage.

	METRIC	IMPERIAL
LIVING ROOM	3.12 x 4.52	10'2" x 14'8"
KITCHEN/DINING	3.73 x 5.31	12'2" x 17'4"

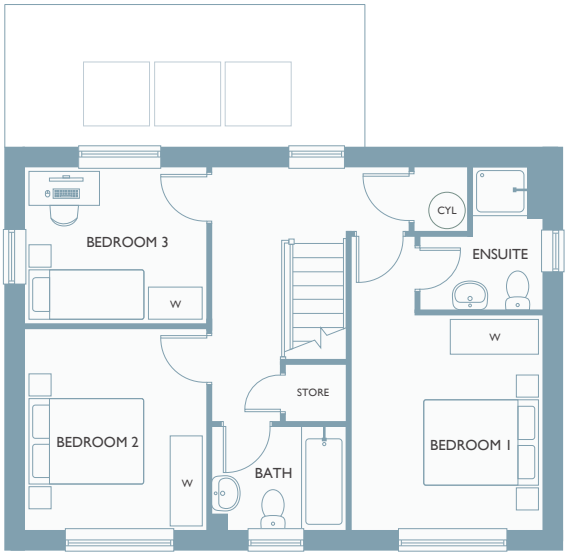
FIRST FLOOR

Upstairs, generous Bedroom 1 has an ensuite and an extra-large window, allowing in lots of natural light. Bedroom 2 is of a good size, with a larger window too, while Bedroom 3 is also sizeable, but would also make an excellent study.

	METRIC	IMPERIAL
BEDROOM 1	3.16 x 3.55	10'4" x 11'6"
BEDROOM 2	3.02 x 3.32	9'9" x 10'9"
BEDROOM 3	3.02 x 2.57	9'11" x 8'4"



GF



FF

PLOTS: 48, 56, 61, 64, 80 & 92

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KELLEN HOMES

THE BLUEBELL



KELLEN
HOMES

1,062 sq ft
99 sq m

THE BLUEBELL

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

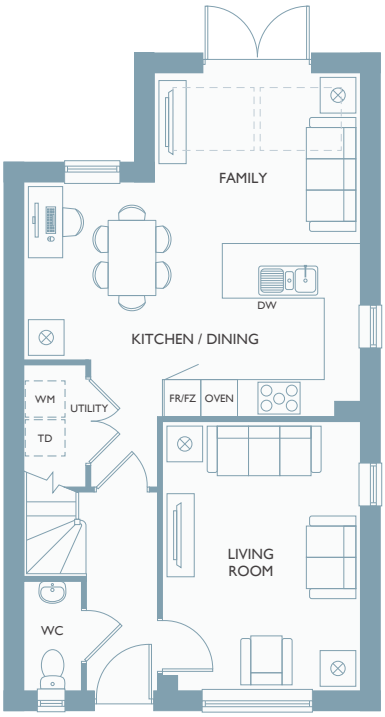
Clever design and a real sense of space mean the three bedroom Bluebell is perfectly designed for family living. The huge, dual aspect family/kitchen/dining room, complete with Velux windows and French doors leading out to the garden, is the ideal living space for bringing the whole family together, while the front-facing, dual aspect living room is an essential haven for escaping to after a busy day. The utility room provides added convenience.

FIRST FLOOR

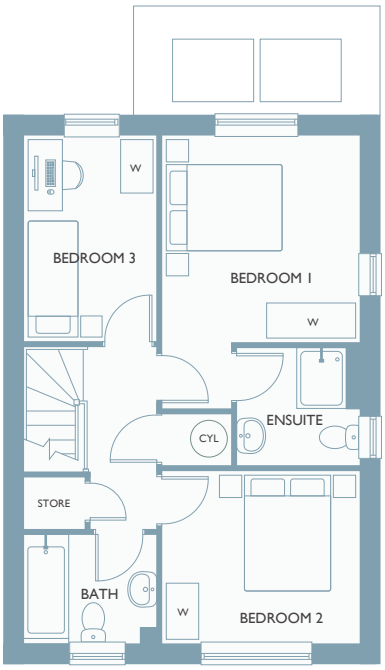
Upstairs, sizeable, dual aspect Bedroom 1 enjoys the benefit of an ensuite, while front-facing Bedroom 2 is also of a good size. Bedroom 3, with definite home office potential, and a family bathroom complete the first floor.

	METRIC	IMPERIAL
LIVING ROOM	3.26 x 4.40	10'7" x 14'4"
KITCHEN/DINING	5.54 x 5.63	18'2" x 18'5"

	METRIC	IMPERIAL
BEDROOM 1	3.24 x 3.40	10'6" x 11'2"
BEDROOM 2	2.83 x 3.24	9'3" x 10'6"
BEDROOM 3	2.18 x 3.40	7'2" x 11'2"



GF



FF

PLOTS: 19, 45, 47, 52, 53, 57, 79, 100, 112 & 129

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KELLEN HOMES

THE CEDAR



KELLEN
HOMES

940 sq ft
87 sq m

THE CEDAR

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

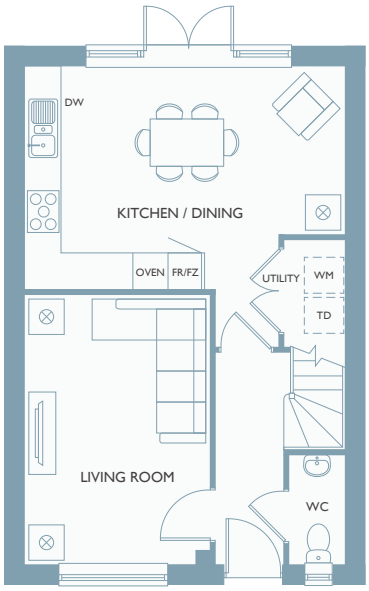
The ground floor offers a spacious living area flooded with light from the extra-large window, while the large, contemporary kitchen-diner boasts AEG integrated appliances and home working space with enhanced IT provision as standard. A handy utility store is a great addition to complete the downstairs.

	METRIC	IMPERIAL
LIVING ROOM	3.05 x 4.45	10'0" x 14'6"
KITCHEN/DINING	3.69 x 5.27	12'1" x 17'3"

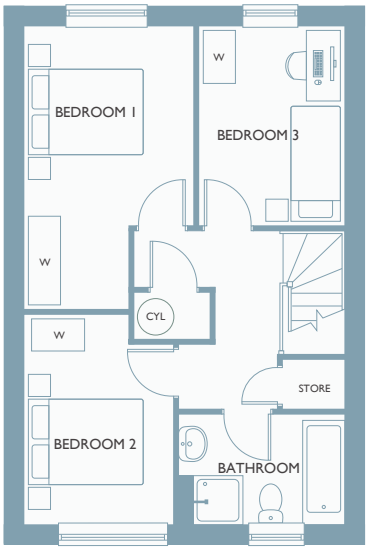
FIRST FLOOR

The upstairs features three generous double bedrooms, with home work space option to bedroom 3 offering enhanced IT provision. The landing offers additional storage space and a large family bathroom with free standing shower.

	METRIC	IMPERIAL
BEDROOM 1	2.79 x 4.70	9'2" x 15'4"
BEDROOM 2	2.46 x 3.45	8'1" x 11'3"
BEDROOM 3	2.39 x 3.30	7'8" x 10'8"



GF



FF

PLOTS: 1, 2, 7, 10, 14, 15, 20, 21, 66, 67, 86, 104, 105, 110, 111, 117, 132, 133, 147, 148, 153, 154, 157, 158, 159, 160, 163 & 164

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KELLEN HOMES

THE GARTH



KELLEN
HOMES

908 sq ft
84 sq m

THE GARTH

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

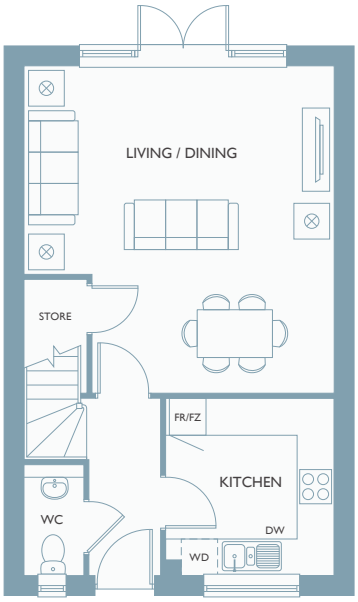
The three bedroom Garth has been designed very much with the demands of modern family lifestyles in mind, with a huge living room with French doors opening out to the garden quickly becoming the hub of the home. There is also a good-sized kitchen, with a downstairs cloakroom completing the ground floor.

	METRIC	IMPERIAL
LIVING/DINING	5.05 x 5.36	16'6" x 17'6"
KITCHEN	2.74 x 2.90	9'0" x 9'5"

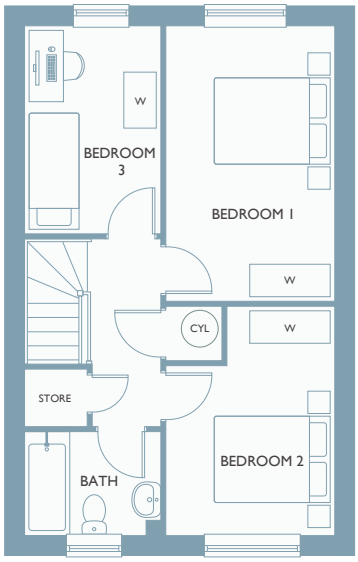
FIRST FLOOR

Upstairs the commitment to style and space continues, with three generous bedrooms, a family bathroom and a storage cupboard.

	METRIC	IMPERIAL
BEDROOM 1	2.75 x 4.51	9'0" x 14'8"
BEDROOM 2	2.75 x 3.75	9'0" x 12'3"
BEDROOM 3	2.21 x 3.40	7'3" x 11'2"



GF



FF

PLOTS: 71 & 126

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KELLEN HOMES

THE GORM



KELLEN
HOMES

912 sq ft
85 sq m

THE GORM

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

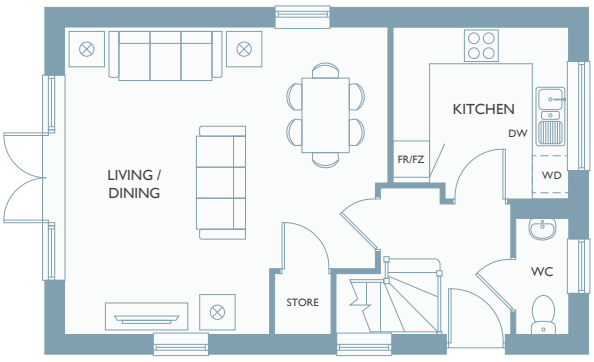
The airy, light-filled, three bedroom Gorm truly strikes the perfect balance between style and space. The huge, triple aspect living room, complete with storage cupboard and French doors leading out to the garden, dominates the ground floor. The front-facing kitchen also has an extra-large window, allowing plenty of natural light in.

	METRIC	IMPERIAL
LIVING/DINING	5.07 x 5.36	16'6" x 17'6"
KITCHEN	2.82 x 2.90	9'3" x 9'5"

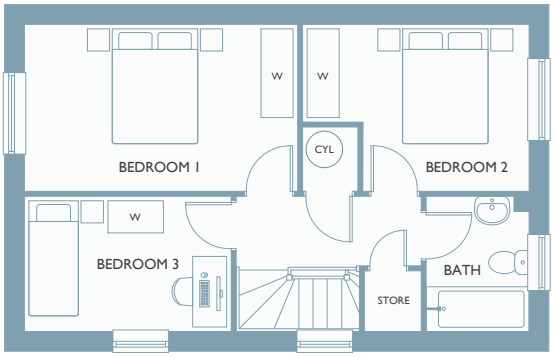
FIRST FLOOR

On the first floor, three spacious bedrooms are complemented by a family bathroom and a handy cupboard.

	METRIC	IMPERIAL
BEDROOM 1	2.75 x 4.51	9'0" x 14'8"
BEDROOM 2	2.75 x 3.75	9'0" x 12'3"
BEDROOM 3	2.22 x 3.40	7'3" x 11'2"



GF



FF

PLOT: 125

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KELLEN HOMES

THE HAZEL



KELLEN
HOMES

1,062 sq ft
99 sq m

THE HAZEL

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

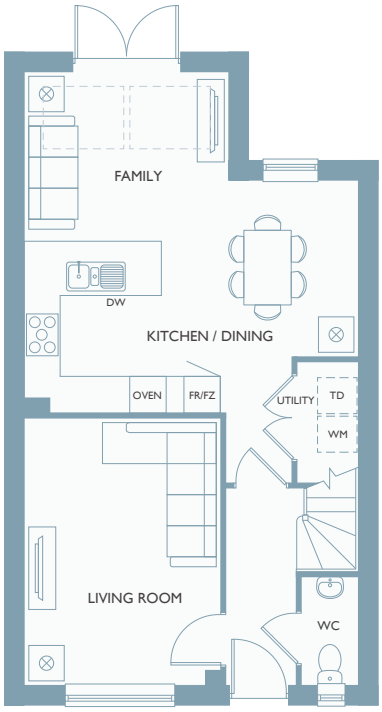
The Hazel offers a spacious and airy living area with extra-large window, allowing light to easily enter the room. A generous kitchen-diner featuring AEG integrated appliances, family area with space for additional seating and home working space with enhanced IT provision. A utility store off the kitchen provides a practical addition to the home.

	METRIC	IMPERIAL
LIVING ROOM	3.26 x 4.40	10'7" x 14'4"
KITCHEN/DINING	5.54 x 5.63	18'2" x 18'5"

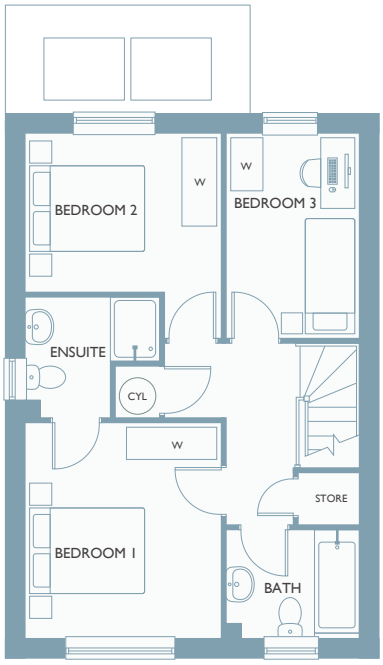
FIRST FLOOR

The upper floor comprises three generous size rooms with bedroom 1 featuring an ensuite and bedroom 3 offering a home working space with enhanced IT provision. A storage cupboard and family bathroom with shower over the bath complete the home.

	METRIC	IMPERIAL
BEDROOM 1	3.54 x 3.24	11'6" x 10'6"
BEDROOM 2	2.65 x 3.24	8'7" x 10'6"
BEDROOM 3	2.24 x 3.40	7'3" x 11'2"



GF



FF

PLOTS: 35, 37, 42, 46, 60, 65, 82, 96, 138 & 140

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KELLEN HOMES

THE HICKORY



KELLEN
HOMES

THE HICKORY

2 BEDROOM FAMILY HOME

767 sq ft
71 sq m

GROUND FLOOR

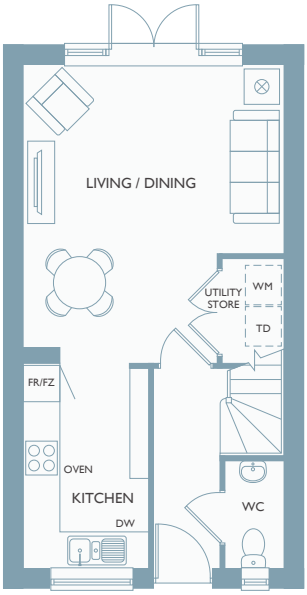
A spacious open plan kitchen, dining and living area flows through the length of the ground floor. The kitchen features AEG integrated appliances, handy utility store and French doors leading to the rear garden.

	METRIC	IMPERIAL
LIVING/DINING	4.26 x 4.95	14'0" x 16'2"
KITCHEN	2.03 x 3.38	6'7" x 11'1"

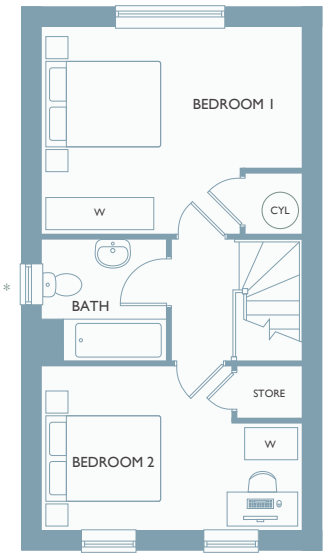
FIRST FLOOR

The first floor boasts two double bedrooms. Bedroom 2 offers home working space including enhanced IT provision. A large family bathroom and convenient storage cupboard complete the upper floor.

	METRIC	IMPERIAL
BEDROOM 1	4.25 x 3.40	13'9" x 11'2"
BEDROOM 2	2.77 x 4.26	9'1" x 14'0"



GF



FF

*Aspect window to specific plots.
Speak to a Sales Consultant for more information.

PLOTS: 11, 12, 72, 73, 74, 75, 76, 77, 89, 90, 121, 122, 127, 128, 141, 142, 143, 144, 145, 146, 155, 156, 161, 162, 169, 170, 171, 177 & 188

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KELLEN HOMES

THE JUNIPER



KELLEN
HOMES

THE JUNIPER

2 BEDROOM FAMILY HOME

788 sq ft
73 sq m

GROUND FLOOR

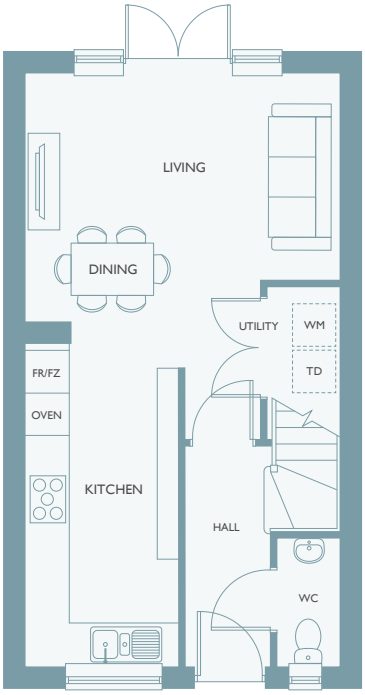
The Juniper offers a stylish kitchen to the front of the home and a bright open-plan living/dining area to the rear, with French doors leading to the garden. A utility space and downstairs WC provide added convenience.

FIRST FLOOR

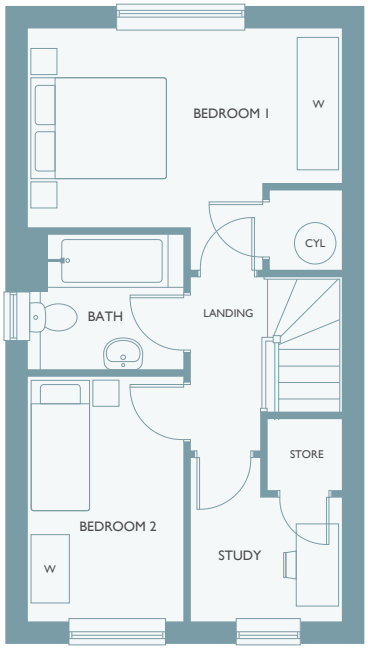
Upstairs comprises two well-proportioned bedrooms, a modern family bathroom and a flexible study, perfect for home working or hobbies. Additional storage spaces help keep everyday living organised.

	METRIC	IMPERIAL
KITCHEN	4.56 x 2.13	15'0" x 7'0"
LIVING/DINING	4.37 x 3.50	14'4" x 11'6"

	METRIC	IMPERIAL
BEDROOM 1	4.37 x 2.81	14'4" x 9'3"
BEDROOM 2	2.18 x 3.44	7'2" x 11'4"
STUDY	2.29 x 2.10	7'6" x 6'11"



GF



FF

PLOTS: 166, 167, 150, 151

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KELLEN HOMES

THE JUNIPER LT



KELLEN
HOMES

856 sq ft
80 sq m

THE JUNIPER LT

2 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

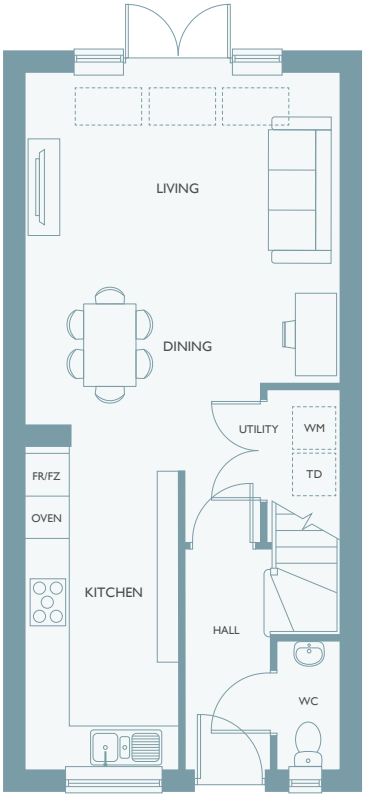
The Juniper LT features a contemporary kitchen to the front of the home and a spacious open-plan living/dining area to the rear, complete with French doors opening onto the garden. A utility space and downstairs WC add everyday convenience.

FIRST FLOOR

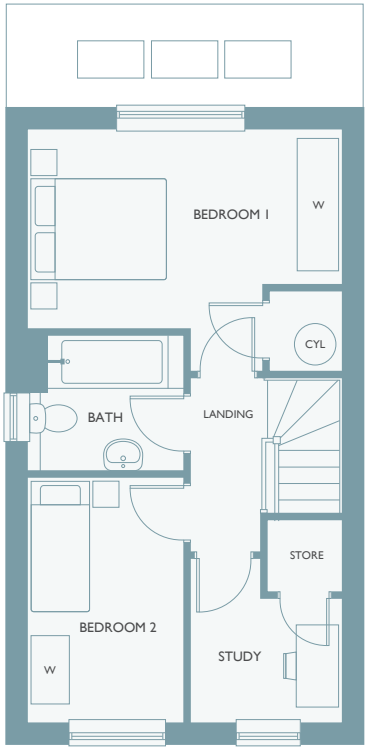
Upstairs offers two bedrooms, a modern family bathroom and a versatile study, ideal for home working, hobbies or additional storage, along with useful built-in storage throughout the floor.

	METRIC	IMPERIAL
KITCHEN	4.56 x 2.13	15'0" x 7'0"
LIVING/DINING	4.96 x 4.37	16'4" x 14'4"

	METRIC	IMPERIAL
BEDROOM 1	4.37 x 2.81	14'4" x 9'3"
BEDROOM 2	2.18 x 3.44	7'2" x 11'4"
STUDY	2.29 x 2.10	7'6" x 6'11"



GF



FF

PLOTS: 26, 27, 39, 40 106, 107, 108, 109

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KELLEN HOMES

THE LAUREL



KELLEN
HOMES

1,017 sq ft
95 sq m

THE LAUREL

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

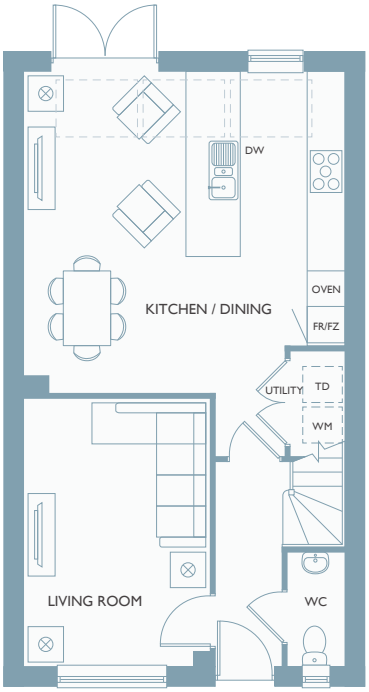
With its flexibility and impressively roomy living spaces, the three bedroom Laurel is a family home to be reckoned with. It's the expansive kitchen/dining room that stands out most on the ground floor, with a kitchen island neatly dividing the room, Velux windows and a set of French doors opening out to the garden. There is also a handy utility room, while the living room is front-facing and features a very large window, flooding the room with light.

FIRST FLOOR

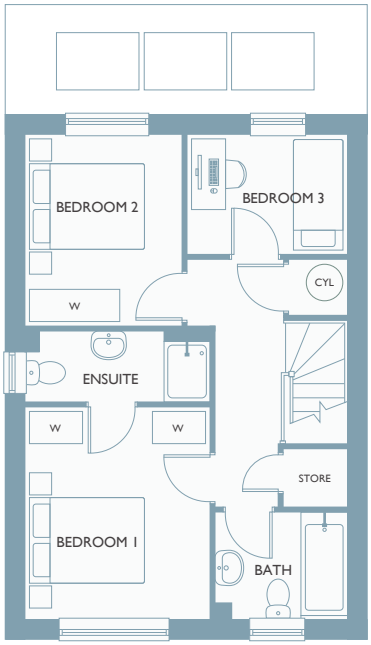
Upstairs, front-facing Bedroom 1 enjoys lots of natural light and is served by an ensuite, while Bedroom 2 and flexible Bedroom 3, which could easily double as a study, share a family bathroom. There is also a handy storage cupboard off the landing.

	METRIC	IMPERIAL
LIVING ROOM	3.05 x 4.42	10'0" x 14'5"
KITCHEN/DINING	5.29 x 6.35	17'4" x 20'8"

	METRIC	IMPERIAL
BEDROOM 1	3.05 x 3.49	10'0" x 11'5"
BEDROOM 2	2.59 x 3.16	8'5" x 10'4"
BEDROOM 3	1.98 x 2.64	6'5" x 8'7"



GF



FF

PLOTS: 23, 24, 30, 31, 32, 33, 43, 44, 49, 50, 58, 59, 84, 85, 93, 94, 98, 99, 115, 116, 130, 131, 134, 135, 179 & 180

kellenhomes.com

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KELLEN HOMES

THE LAVENDER



KELLEN
HOMES

1,239 sq ft
115 sq m

THE LAVENDER

4 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

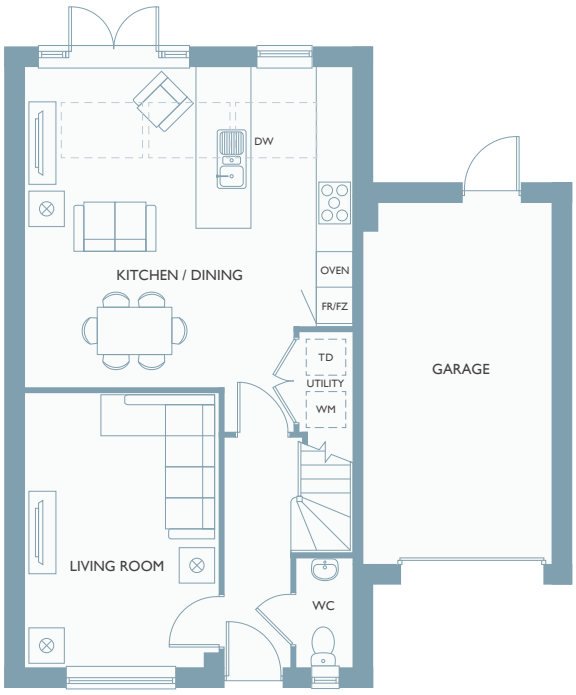
The impressive four bedroom Lavender will be ideal for families. The kitchen/diner and living room are both of an ample size, with French doors to the garden in the former. There is a utility room too, with an integral garage also featuring on the ground floor.

	METRIC	IMPERIAL
LIVING ROOM	3.19 x 4.54	10'5" x 14'9"
KITCHEN/DINING	5.42 x 6.05	17'8" x 19'8"

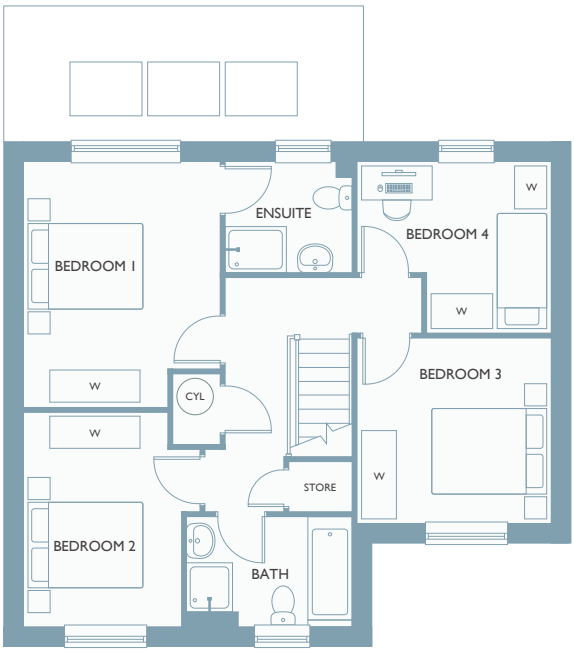
FIRST FLOOR

Upstairs four well-sized bedrooms, Bedroom 1 with ensuite, are perfectly suited to families. There is also additional storage on the landing and home working space with enhanced IT provision as standard in Bedroom 4.

	METRIC	IMPERIAL
BEDROOM 1	3.26 x 4.05	10'7" x 13'3"
BEDROOM 2	2.91 x 3.53	9'5" x 11'6"
BEDROOM 3	3.06 x 3.16	10'0" x 10'4"
BEDROOM 4	2.82 x 3.16	9'3" x 10'4"



GF



FF

PLOTS: 17, 22, 25, 28, 34, 36, 38, 41, 55, 62, 83, 101 & 113

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KELLEN HOMES

THE ROSEWOOD V2



KELLEN
HOMES

1,184 sq ft
110 sq m

THE ROSEWOOD V2

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

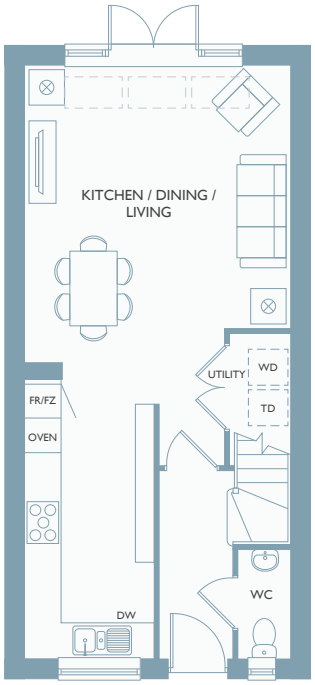
The spectacular Rosewood V2 provides ample proof that sequels can be just as good as originals, if not better. The striking kitchen/dining/living room, with French doors opening out to the garden, runs the length of the ground floor, and there is a utility room and downstairs cloakroom for added convenience.

FIRST & SECOND FLOORS

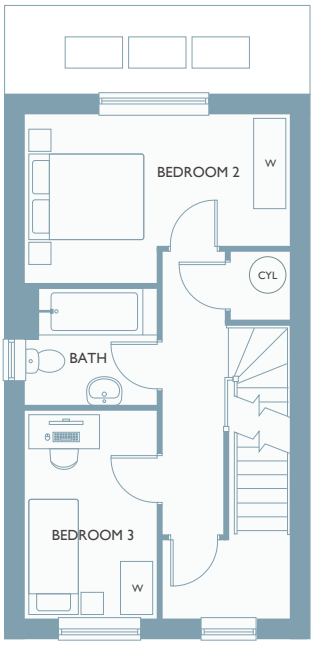
On the first floor spacious Bedroom 2 has views over the garden, while front-facing Bedroom 3 could easily double as a home office. A family bathroom and useful storage cupboard complete the floor. The second floor is all about Bedroom 1, which stretches the length and width of the floor, and also has an ensuite and fitted wardrobe.

	METRIC	IMPERIAL
KITCHEN/LIVING/ DINING	4.37 x 9.80	14'3" x 32'2"

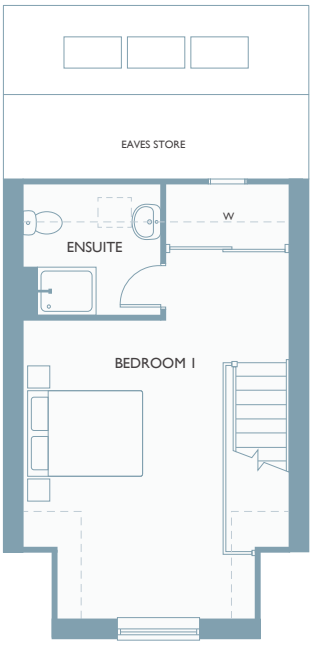
	METRIC	IMPERIAL
BEDROOM 1	4.37 x 6.04	14'3" x 19'8"
BEDROOM 2	2.81 x 4.37	9'2" x 14'3"
BEDROOM 3	2.18 x 3.40	7'2" x 11'2"



GF



FF



SF

PLOTS: 4, 5, 26, 27, 39, 40, 106, 107, 108 & 109

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KELLEN HOMES

THE ROWAN



KELLEN
HOMES

1,028 sq ft
96 sq m

THE ROWAN

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

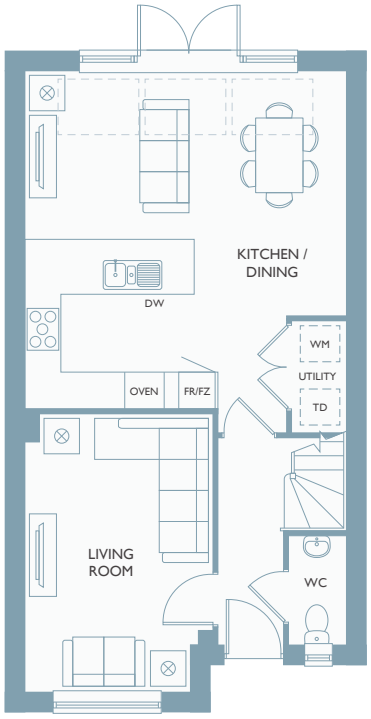
The three bedroom Rowan is a home beautifully designed to handle the demands of modern family lifestyles. A front-facing living room is the perfect place to curl up in front of a family film or box set, while the large kitchen/dining room has Velux windows and French doors opening out to the private garden. There is also a downstairs utility room.

FIRST FLOOR

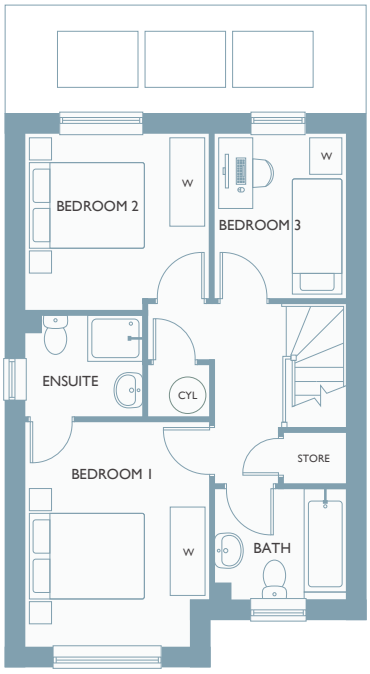
Upstairs, spacious, front-facing Bedroom 1 enjoys the benefit of an ensuite, while Bedrooms 2 and 3 – the latter offering definite home study potential – are also of a good size and overlook the garden. There is also a family bathroom and a storage cupboard to be found off the landing.

	METRIC	IMPERIAL
LIVING ROOM	3.10 x 4.57	10'2" x 15'0"
KITCHEN/DINING	5.31 x 5.97	17'4" x 19'6"

	METRIC	IMPERIAL
BEDROOM 1	3.05 x 3.71	10'0" x 12'2"
BEDROOM 2	2.92 x 3.03	9'6" x 9'9"
BEDROOM 3	2.18 x 2.72	7'2" x 8'9"



GF



FF

PLOTS: 3, 6, 12A, 16, 18, 51, 78, 95, 97, 136 & 139

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KELLEN HOMES

AT KELLEN HOMES,
WE HAVE

Homes for Everyone



NEAREST TRAIN STATION:
Castleton train station – 0.3 miles

BUSES TO HAWKS VIEW:
The 17 and 17a services all stop at the Queensway bus stop 0.3 miles from the development.

SCAN THE QR CODE
FOR FURTHER DETAILS
ONLINE...

KELLEN
HOMES

KELLENHOMES.COM

HAWKS VIEW

OFF FAIRWAY, CASTLETON, OL11 3BZ



A: Off Fairway, Castleton, Rochdale, OL11 3BZ

T: 07928 683357 **E: hawksview@kellenhomes.com** **W: kellenhomes.com**

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NEW HOMES QUALITY CODE

HAWKS VIEW

CASTLETON • OL11 3BZ

SPECIFICATIONS

An outstanding specification as standard



KELLEN HOMES

KITCHEN

- Choose from a range of custom-designed kitchens with laminate worktops
- Upstands to worktops
- Kitchen units fitted with soft close mechanism
- Bookcase to kitchen island*
- Stainless steel 1½ bowl sink
- Single lever chrome mixer taps
- AEG Integrated double electric oven*
- AEG five ring gas hob and opaque glass splashback*
- AEG Chimney hood
- AEG Integrated fridge-freezer
- AEG Integrated dishwasher**
- Chrome LED downlights

BATHROOMS

- White sanitaryware with shower over the bath where no separate shower enclosure
- Glass screen to bath where no separate shower enclosure
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- White-heated towel rail to bathroom and ensuite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Polished edge mirror
- Chrome LED downlights
- Shaver point (bathroom and ensuite)

INTERNAL

- Energy-efficient LED lighting
- Smart Meter home energy use display
- Mains-powered smoke detectors with battery backup
- CO2 detectors
- Dual zone gas central heating system with thermostatic radiator valves
- Internal woodwork painted brilliant white gloss – ash handrails to stair balustrade and newel post caps
- White matt emulsion to walls and ceilings
- White 5 panel internal doors with polished chrome door furniture
- All habitable rooms will have a minimum of one double socket with USB charger outlets*
- All ground floor switches and sockets chrome finish*
- White sockets and switches to upper floors/garage
- Plumbing and electrics for washer/dryer to utility store*
- Velux Windows to enhance light flow*
- CAT6 Data Points to working space on ground & first floor*
- Hyperoptic/BT Broadband*
- Electrical socket and switch to garages*

EXTERNAL

- Solar PV Panels
- Smart cylinder with integrated heat pump
- 7.4 kW electric vehicle charger
- UPVC flush sash windows. French doors with double-glazed units and chrome handles
- Polished chrome front door furniture
- Outside tap
- Double outside electrical socket
- Tarmac driveway
- Landscaping and turf to front gardens and turf to rear
- 1.8 metre-high timber fencing to garden
- Charcoal paving to the front and rear* (refer to landscaping layout)
- Exterior lights to front and rear

SECURITY

- Alarm system
- Ring doorbell & chime hardwired
- Multi-point locking system to all external doors
- Lockable windows





Availability of upgrades and standard choices are subject to build stage at point of reservation and are *plot specific and *housetype specific. **Passive input ventilation system. These particulars do not form part of a contract or agreement and are for general guidance only. Please see our Sales Consultant for full specification and plot details. January 2025.

KELLEN HOMES