

MILL VALE

MIDDLETON · M24 2GG

A COLLECTION OF
2, 3 & 4 BEDROOM HOMES



KELLEN
HOMES

Homes for Everyone

MIDDLETON.
A WELL-CONNECTED TOWN
WITH A PROUD HISTORY
AND GREAT TRACK RECORD
FOR MAKING EVERYONE
FEEL AT HOME.

ENJOY THE MIDDLETON WAY OF LIFE.

Mill Vale, in the sought-after town of Middleton, offers the kind of relaxed, connected lifestyle so many of us crave today. Where convenient and contemporary living is made easy, in a place that has a real sense of history and identity.



Rochdale Canal

CITY LIVING MEETS COUNTRY LIVING

The beauty of life at Mill Vale is that you don't have to choose between modern city living or the quiet country life. You can enjoy both.

With the centre of Manchester less than 8 miles from your door, the city is a short hop away. And even closer to home, you're surrounded by tranquil parks and green open spaces, and rolling countryside.



Middleton Town Centre



Foxdenton Park



North Manchester Golf Club

THERE'S SO MUCH ON YOUR DOORSTEP...

Choose a new home here and you'll be close to just about everything. The centre of Middleton is a little over a mile away and is packed with independent stores, pubs, cafés and supermarkets.

The Middleton Arena is the leisure and cultural heart of the town. If you want to get, or stay, active, there's a gym, pool, sports hall and more. Love being entertained? There's a full calendar of shows and concerts.

With Manchester close to home, there's an endless list of things to see and do. Shoppers can visit the Trafford Centre, approximately a 14.1 mile drive away. Manchester United's Old Trafford stadium, meanwhile, is located around four miles from the shopping centre. Alternatively, Manchester City's Etihad Stadium is around 20 minutes away in the car.

Want to see a show? Manchester's Palace Theatre will fit the bill, with a programme which includes theatre, opera, ballet, musicals and concerts. Just minutes away, too, are popular local attractions, including the charming Lancaster Park and Animal Farm, Kenyon Farm Riding Centre and a choice of golf courses.

With stunning local parks such as Chadderton Hall Park and Tandle Hill Country Park, with its famous views across the Pennines, there's always a great reason to get outdoors. And of course, in this part of the world, the Peak District is never too far away.

Middleton is home to 'The Golden Cluster' – an area of outstanding heritage. This unique collection of stunning buildings provides vivid reminders of the area's fascinating history and its outstanding people.



WELL CONNECTED

Travelling for work or pleasure, wherever you need to be, Mill Vale is the ideal starting point. With the whole of North Manchester's road network at your disposal, plus the local Mills Hill Station just a few minutes' walk away, you'll find getting to where you need to be refreshingly straightforward.

ROAD

Mill Vale is just minutes from junction 19 of the M60. From here you're only a junction from the M66 north towards Bury and Blackburn and the M62 for Liverpool or Leeds. If you're heading into Manchester, the nearby A664 Rochdale Road provides a simple and direct route.

PUBLIC

An established residential suburb of Manchester, it's no surprise the area has great public transport links. Regular bus services stop near Mill Vale taking you into Manchester or Oldham.

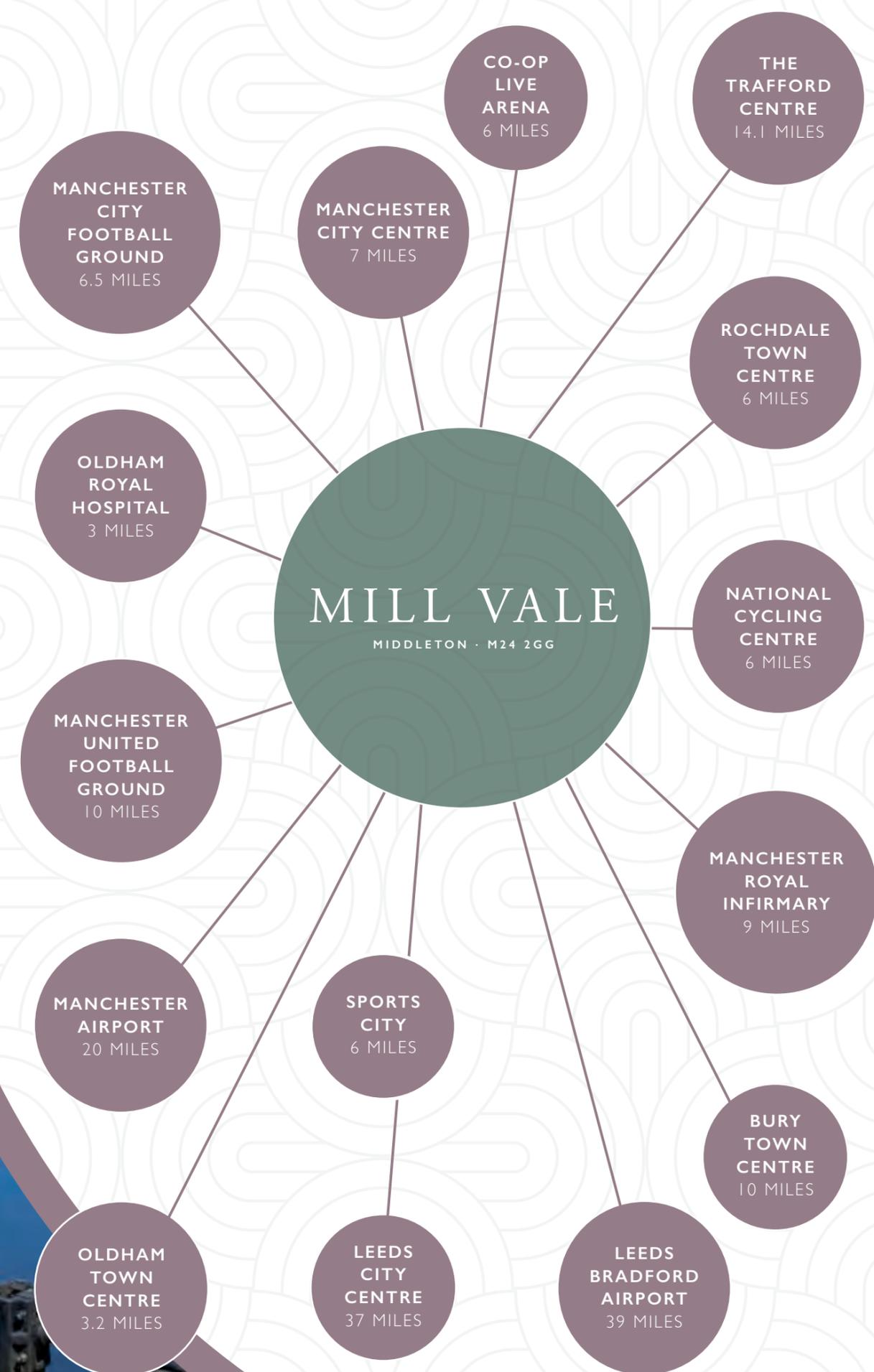
RAIL

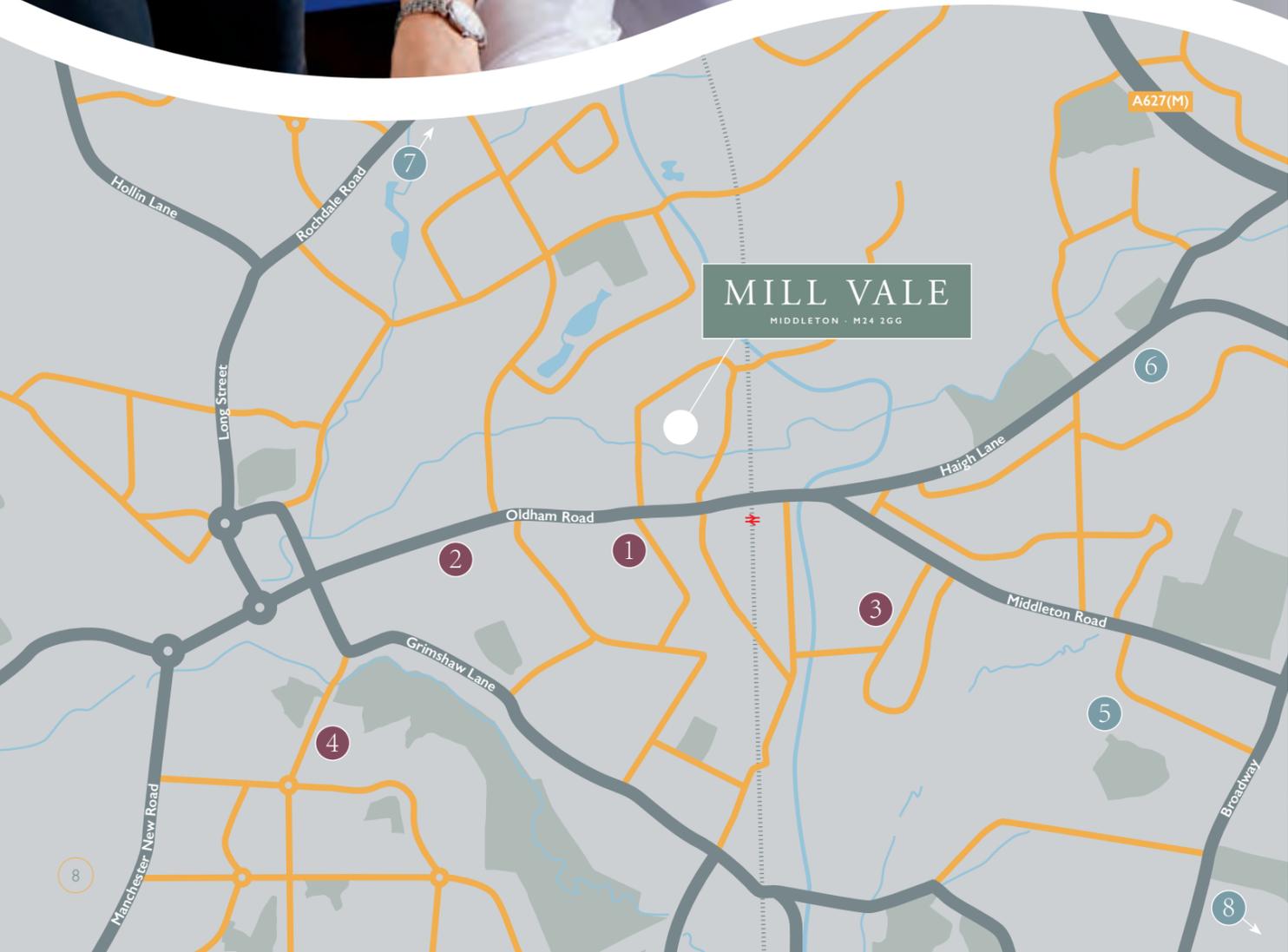
Mills Hill Station is just 0.3 miles away (approx. 6 minutes' walk). Here you can pick up regular Northern Rail services. Including Manchester Victoria (12mins), Rochdale (9mins), Salford Central (18mins), Manchester Airport (1 hour) Blackburn (1h 5mins) and Leeds (1h 20mins).

FURTHER AFIELD?

Manchester Airport is less than a 30 minute drive away. Alternatively, Leeds Bradford Airport is just over an hour away via the M62 and M606.

AND FOR
EVERYTHING ELSE...





THE PERFECT CATCHMENT TOO

Mill Vale is the perfect location for families. And families need great schools. With 16 in the local area, Middleton provides plenty of options for all ages.

1 ELM WOOD NURSERY & PRIMARY SCHOOL

A very short walk from your door is Elm Wood. Rated 'Good' by Ofsted, this is a warm and welcoming school situated in a landmark building designed by famed architect Edgar Wood.

2 MIDDLETON NURSERY SCHOOL

Just half a mile away, and an easy walk for even the smallest legs, this established nursery provides a great start to any child's education.

3 MILLS HILL PRIMARY

Less than a mile away is the popular Mills Hill Primary. Rated 'Good' by Ofsted, the school has a proud family ethos with an enquiring minds and caring hearts approach to learning.

4 ST PETER'S ROMAN CATHOLIC PRIMARY SCHOOL

Situated a short car journey away is St Peter's Roman Catholic Primary School, rated 'Good' by Ofsted. The school prides itself on its warm and friendly atmosphere, and strong relationships between parents, staff and pupils.

Other primary schools in the area include Saint Gabriel's Church of England Primary, St. Matthew's C of E Primary School, Parkfield Primary, Middleton Parish C of E Primary and Boarshaw Community Primary School.

There's a great choice for Year 7 students and above too.

5 THE RADCLYFFE SCHOOL

Located less than 5 minutes away by car, The Radclyffe School is well-regarded in the area and is proud to teach its students 'the Radclyffe way'. This sees the talents of all staff being employed to help youngsters achieve their very best.

6 NORTH CHADDERTON SCHOOL

Located around four miles from home is North Chadderton School, a well-respected secondary which recently joined the multi-academy Oak Trust for Inspirational Learning and Leadership. The school focuses on providing an education which is academically challenging yet also creative.

7 CARDINAL LANGLEY ROMAN CATHOLIC HIGH SCHOOL

Founded in 1959, the school has an excellent reputation in the local community for its academic excellence and student development. The school was recently rated 'Good' by Ofsted.

For those furthering their education, there are a number of colleges in the area, including Hopwood Hall College and University Centre and Oldham College. Plus, Manchester is home to an impressive six universities.

8 OLDHAM HULME GRAMMAR SCHOOL

An excellent private school just over 3 miles away, Oldham Hulme Grammar School has been nurturing academic excellence and personal development since 1611.

KELLEN HOMES BRINGS
TOGETHER A TEAM OF
EXPERIENCED HOUSEBUILDERS
WHO TAKE GREAT PRIDE
IN THE DESIGN AND
CONSTRUCTION OF EACH
NEW HOME WE BUILD

ABOUT KELLEN HOMES

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

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.



MILL VALE

MIDDLETON · M24 2GG

2 BEDROOM HOMES

- THE HICKORY – 767 sq ft
- THE OLIVE – 770 sq ft

3 BEDROOM HOMES

- THE ACACIA – 959 sq ft
- THE CEDAR – 959 sq ft
- THE CYPRESS – 994 sq ft
- THE ELDER – 998 sq ft
- THE HAZEL – 1,082 sq ft
- THE LAUREL – 1,036 sq ft
- THE MAPLE – 912 sq ft
- THE ROWAN – 1,028 sq ft
- THE SPRUCE – 1,020 sq ft
- THE TEAK – 994 sq ft
- THE WALNUT – 912 sq ft

4 BEDROOM HOMES

- THE CHERRY – 1,221 sq ft
- THE LAVENDER – 1,259 sq ft

-- SALES ARENA



THE HICKORY



KELLEN
HOMES

767 sq ft
71 sq m

THE HICKORY

2 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

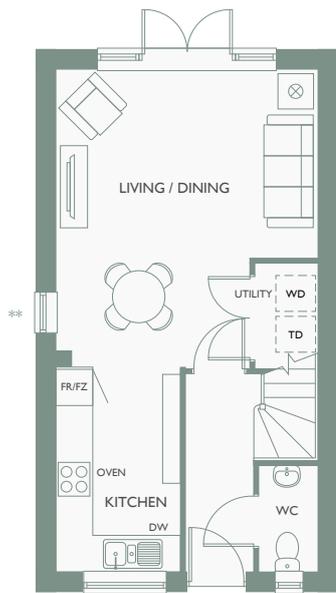
A spacious open plan kitchen, dining and living area flows through the length of the ground floor. The kitchen features AEG integrated appliances, handy utility store and French doors leading to the rear garden.

	METRIC	IMPERIAL
KITCHEN	3.40 x 2.03	11'2" x 6'8"
LIVING/DINING	4.95 x 4.26	16'3" x 14'0"

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 cupboards complete the upper floor.

	METRIC	IMPERIAL
BEDROOM 1	4.26 x 3.40	14'0" x 11'2"
BEDROOM 2	4.26 x 2.75	14'0" x 9'0"



GF



FF

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

PLOTS: 108, 109, 133, 134, 144, 145, 161, 162, 171, 172, 173, 218, 219, 224, 225 & 226

THE OLIVE



KELLEN
HOMES

770 sq ft
72 sq m

THE OLIVE

2 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

The two bedroom Olive has a spacious living/dining room with a set of French doors opening out to the garden, letting the light flood in from outside. There is also a handy utility room, while the kitchen comes complete with integrated appliances.

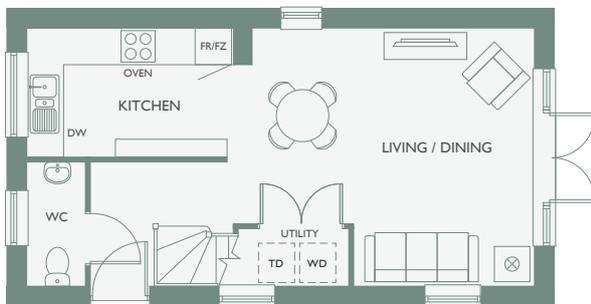
	METRIC	IMPERIAL
KITCHEN	3.40 x 2.12	11'2" x 7'0"
LIVING/DINING	4.95 x 4.30	16'3" x 14'1"

FIRST FLOOR

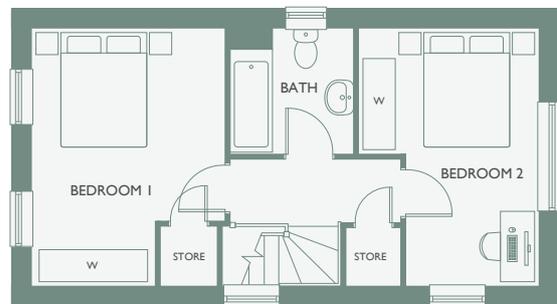
On the first floor are two spacious bedrooms, each running the length of the house, with a home work space option to bedroom 2 offering enhanced IT provision. There are also storage cupboards and a good-sized bathroom.

	METRIC	IMPERIAL
BEDROOM 1	4.30 x 3.18	14'1" x 10'5"
BEDROOM 2	4.30 x 2.98*	14'1" x 9'9"

*Into wardrobe



GF



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

PLOTS: 170 & 227

THE ELDER



KELLEN
HOMES

THE ELDER

998 sq ft
93 sq m

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

The Elder is as spacious as it is flexible, with the ground floor featuring an extensive living room with bay window. The kitchen/dining room is similarly roomy and has French doors opening out to the garden, plus integrated appliances and a utility room. An integrated garage completes the floor.

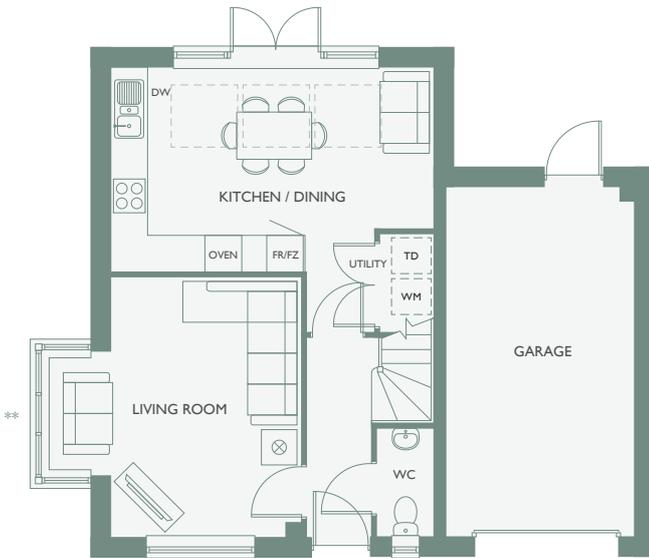
	METRIC	IMPERIAL
LIVING ROOM	4.30 x 4.14*	14'1" x 13'6"
KITCHEN/DINING	5.32 x 3.40	17'5" x 11'2"

*Into the bay window

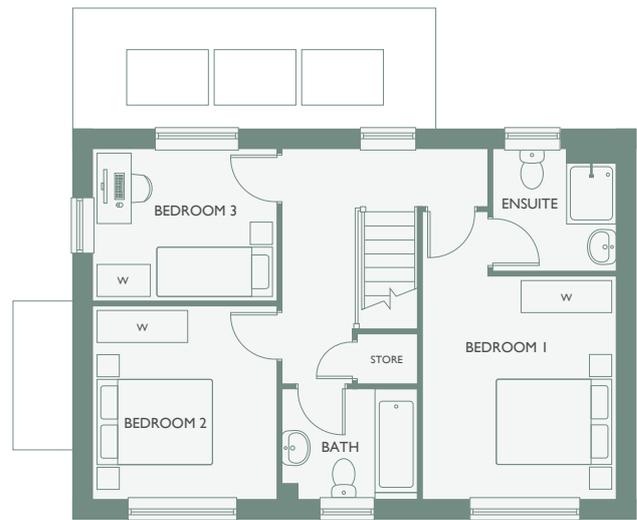
FIRST FLOOR

Upstairs are three good-sized bedrooms, with an ensuite serving Bedroom 1, while Bedroom 3 has home working space with enhanced IT provision as standard. The landing also has additional storage space.

	METRIC	IMPERIAL
BEDROOM 1	3.67 x 3.17	12'1" x 10'5"
BEDROOM 2	3.17 x 3.02	10'5" x 9'11"
BEDROOM 3	2.50 x 3.02	8'2" x 9'11"



GF



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**Floor plan drawing shows Elder Corner Turner with bay window to side elevation, CGI shows Elder Standard with bay window to front elevation.

PLOTS: 65, 98 & 123

THE HAZEL



KELLEN
HOMES

THE HAZEL

1,082 sq ft
101 sq m

3 BEDROOM DETACHED FAMILY HOME

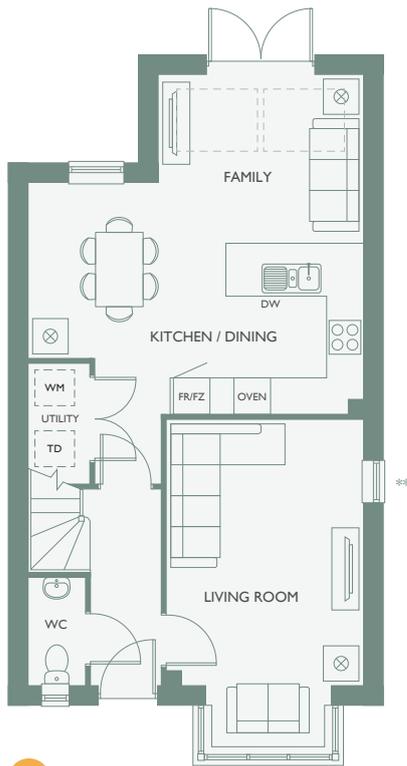
GROUND FLOOR

The Hazel offers a spacious and airy living area with bay window, allowing light to easily enter the room.

There's also 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	5.42' x 3.27	17'9" x 10'9"
KITCHEN/DINING	5.63 x 5.54	18'6" x 18'2"

*Into the bay window

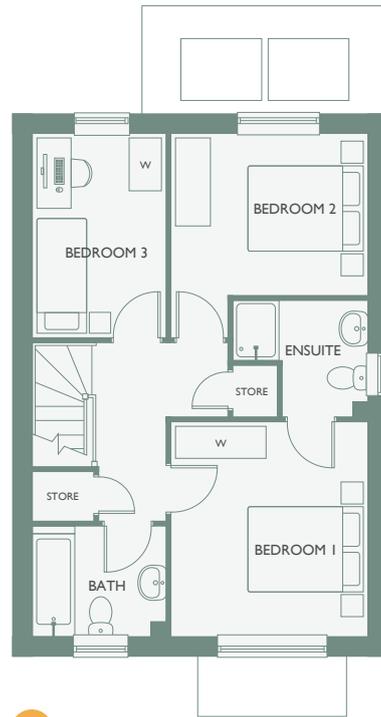


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FIRST FLOOR

The upper floor comprises three generously-sized rooms with bedroom one featuring an en-suite and bedroom three 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	3.55 x 3.25	11'8" x 10'8"
BEDROOM 2	2.70 x 3.25	8'10" x 10'8"
BEDROOM 3	3.40 x 2.20	11'2" x 7'3"



FF

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

PLOTS: 49, 59, 74, 76, 83, 122 & 169

THE LAUREL



KELLEN
HOMES

1,036 sq ft
96 sq m

THE LAUREL

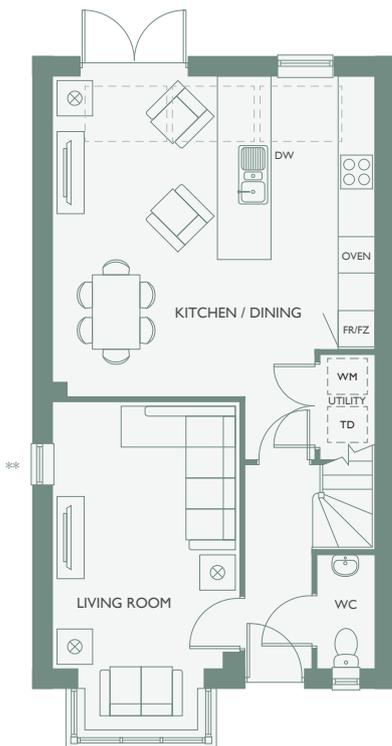
3 DETACHED/SEMI-DETACHED FAMILY HOME

GROUND FLOOR

Those who love to entertain will feel very much at home in The Laurel, with its huge, open-plan kitchen/dining room, complete with integrated appliances and French doors to the garden. There is also a useful utility room, while the front-facing, light-filled living room has a bay window.

	METRIC	IMPERIAL
LIVING ROOM	5.43* x 3.08	17'10"* x 10'1"
KITCHEN/DINING	5.32 x 5.29	17'5" x 17'4"

* Into the bay window

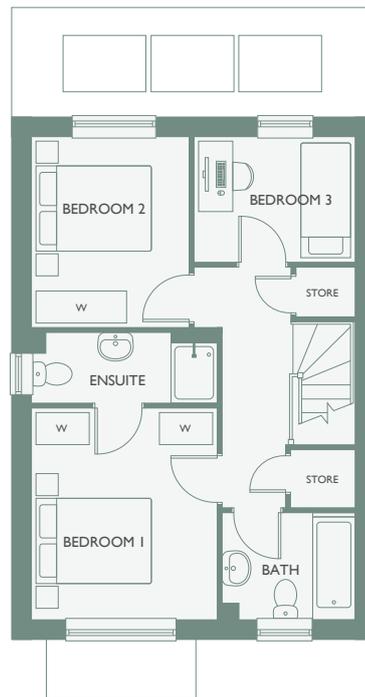


GF

FIRST FLOOR

On the first floor are three generous bedrooms with Bedroom 1 having the luxury of an ensuite. Home working space with enhanced IT provision is also available in Bedroom 3.

	METRIC	IMPERIAL
BEDROOM 1	3.50 x 3.06	11'6" x 10'0"
BEDROOM 2	3.17 x 2.60	10'5" x 8'6"
BEDROOM 3	2.62 x 2.09	8'7" x 6'10"



FF

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

PLOTS: 48, 62, 63, 69, 90, 97, 100, 101, 104, 110, 126, 153, 154, 156, 157, 163, 185, 188, 189, 222 & 223

THE MAPLE



KELLEN
HOMES

912 sq ft
85 sq m

THE MAPLE

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

Space and light both feature in abundance in the Maple, with the expansive living room boasting a bay window, similar to the kitchen/dining room which also has French doors out to the garden, plus a handy utility room and integrated appliances.

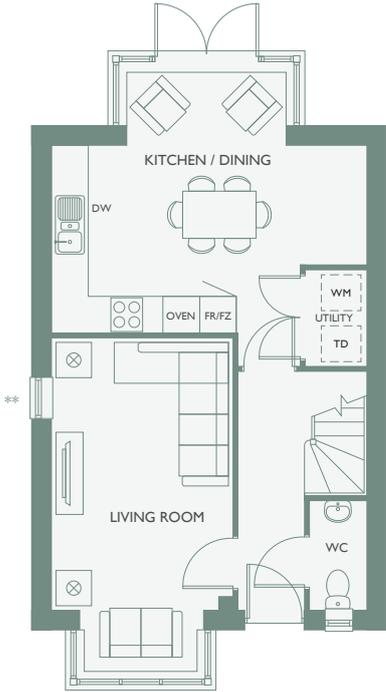
	METRIC	IMPERIAL
LIVING ROOM	5.50 [*] x 2.98	18'1" x 9'9"
KITCHEN/DINING	5.19 x 4.33 [*]	17'0" x 14'2"

^{*} Into the bay window

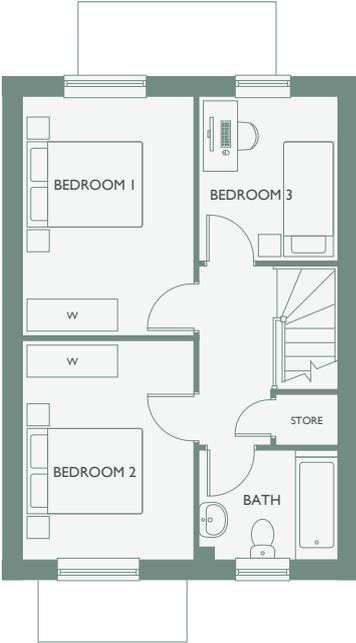
FIRST FLOOR

Upstairs the sense of space continues, with generous Bedrooms 1, 2 and 3 sharing a family bathroom. There is also a work space option in bedroom 3 with enhanced IT provision.

	METRIC	IMPERIAL
BEDROOM 1	3.69 x 2.82	12'1" x 9'3"
BEDROOM 2	3.63 x 2.82	11'11" x 9'3"
BEDROOM 3	2.73 x 2.27	8'11" x 7'5"



GF



FF

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

PLOTS: 93, 94, 115, 116, 131, 132, 139, 140, 147, 148, 151, 152, 167, 168, 176, 177, 182, 183, 194, 195, 211 & 212

THE ROWAN



KELLEN
HOMES

THE ROWAN

1,028 sq ft
96 sq m

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

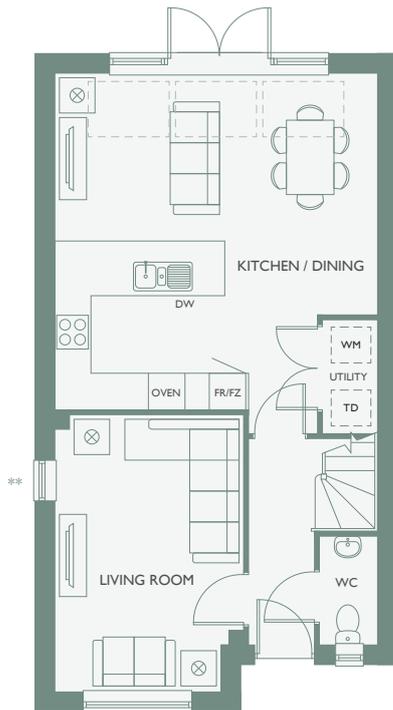
The Rowan is very much designed to be flexible for modern living, with a roomy, dual aspect living room perfectly suited to family time. The extensive kitchen/diner, meanwhile, has a handy utility room, while French doors lead out to the private garden.

	METRIC	IMPERIAL
LIVING ROOM	4.58 x 3.12	15'0" x 10'3"
KITCHEN/DINING	5.57 x 5.30	18'3" x 17'4"

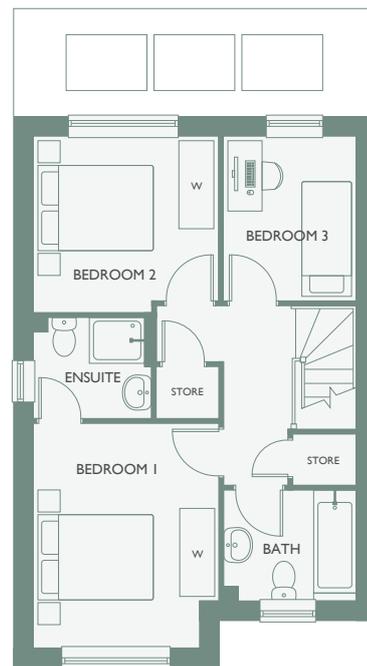
FIRST FLOOR

On the first floor large Bedroom 1 has an ensuite, while Bedroom 2 is also of a good size and Bedroom 3 has IT work space provision.

	METRIC	IMPERIAL
BEDROOM 1	3.71 x 3.04	12'2" x 10'0"
BEDROOM 2	3.04 x 2.93	10'0" x 9'7"
BEDROOM 3	2.72 x 2.18	8'11" x 7'2"



GF



FF

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

PLOTS: 99, 106 & 158

THE SPRUCE



KELLEN
HOMES

1,020 sq ft
95 sq m

THE SPRUCE

3 BEDROOM SEMI-DETACHED FAMILY HOME

GROUND FLOOR

The Spruce's open-plan ground floor has an interconnecting kitchen and living/dining room, featuring French doors leading out to the garden.

There is also a useful utility room.

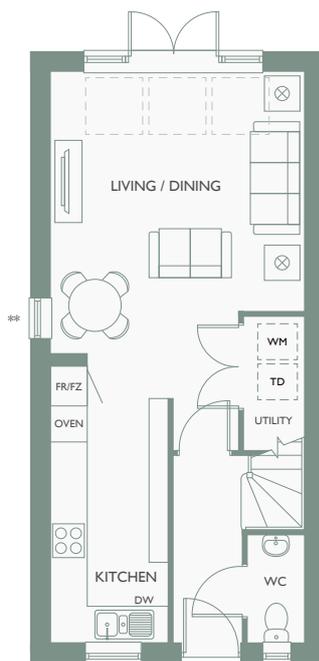
FIRST & SECOND FLOORS

On the first floor spacious Bedroom 2 runs the width of the house, sharing a bathroom on the floor with good-sized Bedroom 3.

Bedroom 1 dominates the second floor, with a fitted wardrobe and en-suite bathroom.

	METRIC	IMPERIAL
KITCHEN/LIVING/DINING	9.42 x 4.19	30'9" x 13'7"

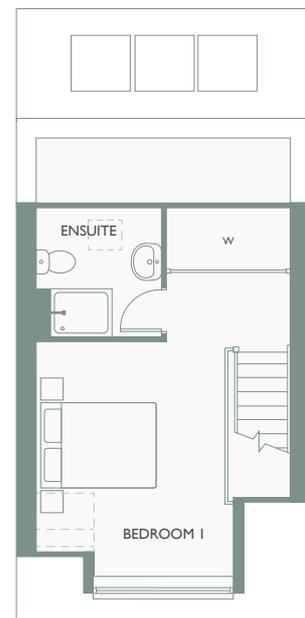
	METRIC	IMPERIAL
BEDROOM 1	4.07' x 3.08	13'4" x 10'1"
BEDROOM 2	4.15 x 2.73	13'8" x 8'11"
BEDROOM 3	2.76 x 1.96	9'0" x 6'5"



GF



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

PLOTS: 71, 72, 91, 92, 119, 120, 124, 125, 165, 166,
179, 180, 186, 187, 213, 214, 220 & 221

THE WALNUT



KELLEN
HOMES

THE WALNUT

912 sq ft
85 sq m

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

The Walnut enjoys space and style in equal measure. With integrated appliances, a useful utility room and French doors out to the garden, the kitchen has much to offer, while the sizeable living room has a bay window, allowing in plenty of natural light.

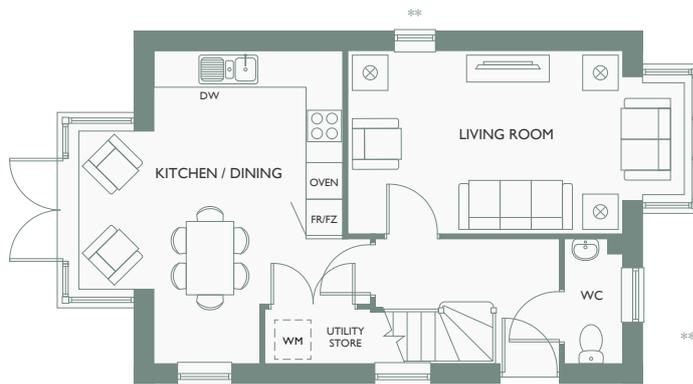
FIRST FLOOR

The first floor also has an unmistakable sense of space, with Bedrooms 1 and 2 both of especially generous dimensions. Enhanced IT provision, meanwhile, is available in Bedroom 3.

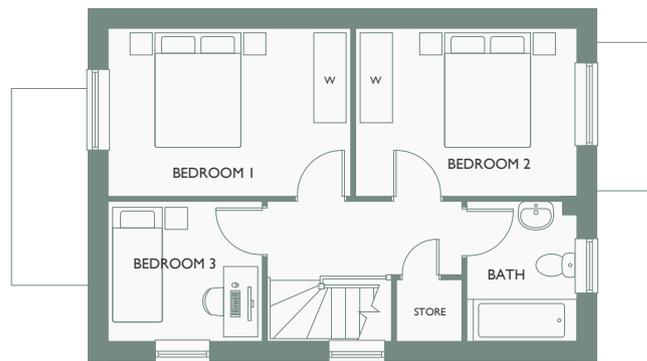
	METRIC	IMPERIAL
LIVING ROOM	5.50* x 3.02	18'0"* x 9'11"
KITCHEN/DINING	5.19 x 4.33*	17'0" x 14'2"*

	METRIC	IMPERIAL
BEDROOM 1	3.96 x 2.80	13'0" x 9'2"
BEDROOM 2	3.63 x 2.53	11'1" x 8'4"
BEDROOM 3	2.51 x 2.29	8'3" x 7'6"

*Into the bay window



GF



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PLOTS: 146, 210 & 217

THE CHERRY



KELLEN
HOMES

THE CHERRY

1,221 sq ft
113 sq m

4 BEDROOM DETACHED FAMILY HOME

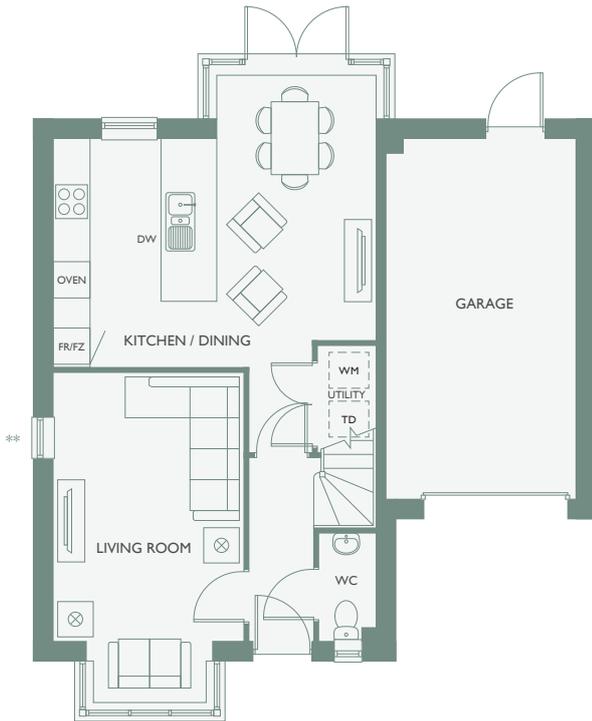
GROUND FLOOR

The four bedroom Cherry with single garage offers a spacious, bay-fronted living room allowing plenty of natural light to fill the room. The luxury kitchen/family-diner showcases high specification, contemporary living with AEG integrated appliances included as standard.

A work space facility with enhanced IT provision and utility store complete the ground floor.

	METRIC	IMPERIAL
LIVING ROOM	5.47' x 3.13	17'11" x 10'3"
KITCHEN/DINING	5.32 x 5.03*	17'5" x 16'6"

*Into the bay window



GF

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

FIRST FLOOR

The first floor boasts generous storage facilities, whilst including four spacious bedrooms, master with ensuite and bedroom four offering the ability to be utilised as a study with enhanced IT provision.

The family bathroom also features a free-standing shower.

	METRIC	IMPERIAL
BEDROOM 1	4.50 x 3.20	14'9" x 10'6"
BEDROOM 2	3.76 x 2.80	12'4" x 9'2"
BEDROOM 3	3.50 x 3.17	11'6" x 10'5"
BEDROOM 4	3.13 x 2.40	10'3" x 7'10"



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PLOTS: 52, 79, 80, 84, 137, 143 & 178

THE LAVENDER



KELLEN
HOMES

THE LAVENDER

1,259 sq ft
117 sq m

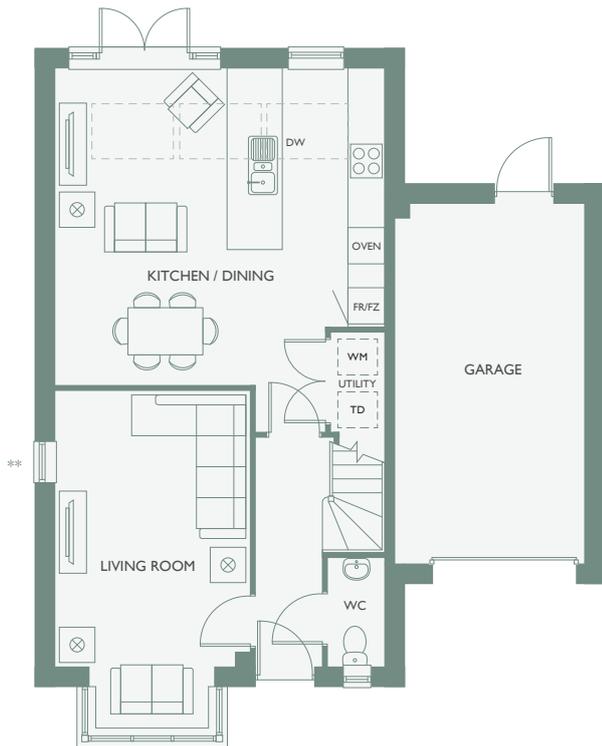
4 BEDROOM DETACHED FAMILY HOME

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 and a stylish bay window in the latter. There is a utility room too, with an integral garage also featuring on the ground floor.

	METRIC	IMPERIAL
LIVING ROOM	5.56* x 3.19	18'3" x 10'6"
KITCHEN/DINING	5.43 x 5.27	17'10" x 17'3"

*Into the bay window

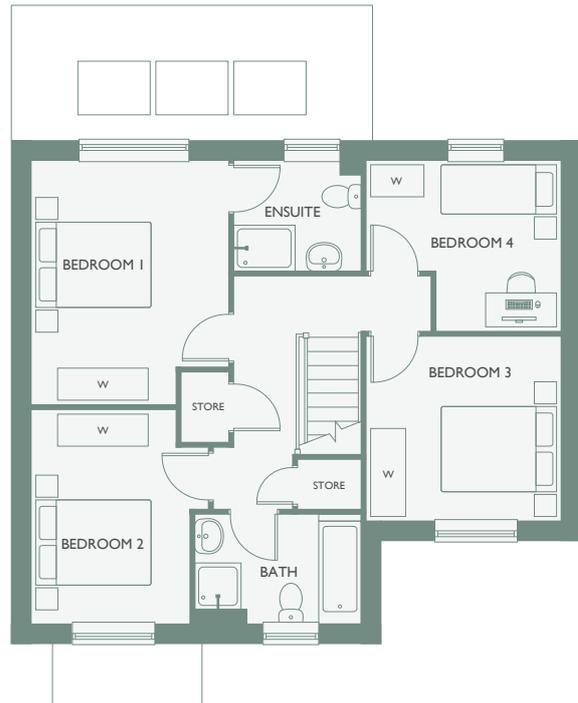


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FIRST FLOOR

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	4.05 x 3.26	13'3" x 10'8"
BEDROOM 2	3.54 x 2.62	11'7" x 8'7"
BEDROOM 3	3.17 x 3.07	10'5" x 10'1"
BEDROOM 4	2.83 x 3.17	9'2" x 10'5"



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

PLOTS: 64, 70, 73, 75, 105, 118, 121, 136 & 155

THE CEDAR



KELLEN
HOMES

959 sq ft
89 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 bay 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.

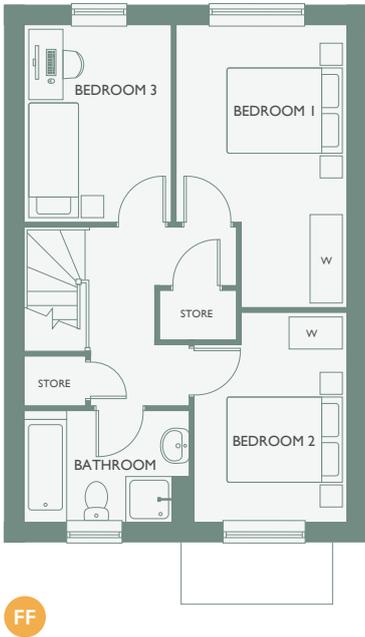
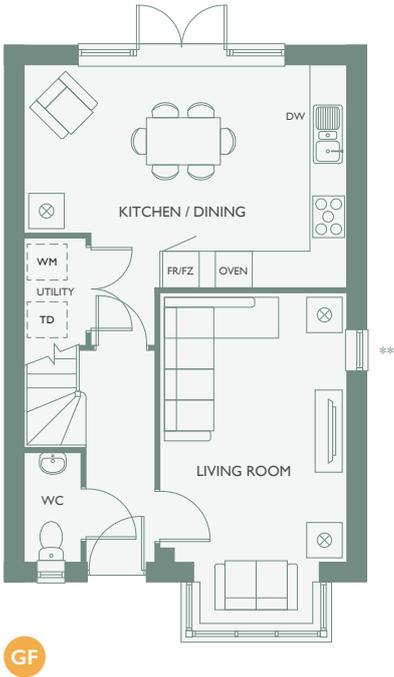
	METRIC	IMPERIAL
LIVING ROOM	5.46 x 3.07*	17'11" x 10'1"
KITCHEN/DINING	5.31 x 3.70	17'4" x 12'2"

* Into the bay window

FIRST FLOOR

The upstairs features two generous double bedrooms and a home working 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	4.69 x 2.81	15'5" x 9'3"
BEDROOM 2	3.46 x 2.50	11'4" x 8'5"
BEDROOM 3	3.29 x 2.40	10'10" x 7'10"



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

PLOTS: 81, 82, 95, 111, 112, 114, 127, 129, 130, 149, 150, 160, 191 & 230

THE ACACIA



KELLEN
HOMES

THE ACACIA

959 sq ft
89 sq m

3 BEDROOM DETACHED/SEMI-DETACHED FAMILY HOME

GROUND FLOOR

The three bedroom Acacia home offers a spacious living area with feature bay 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.

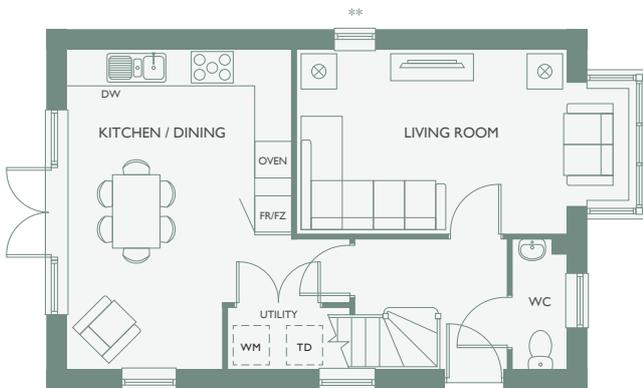
	METRIC	IMPERIAL
LIVING ROOM	5.46 x 3.05*	17'11" x 10'0"
KITCHEN/DINING	5.30 x 3.70	17'5" x 12'2"

* Into the bay window

FIRST FLOOR

The upstairs features three 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 completes the upper floor.

	METRIC	IMPERIAL
BEDROOM 1	4.69 x 2.79	15'5" x 9'2"
BEDROOM 2	3.46 x 2.50	11'4" x 8'8"
BEDROOM 3	3.07 x 2.42	10'1" x 7'11"



GF



FF

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

PLOTS: 96, 103, 113, 128, 159, 175, 192 & 231

THE CYPRESS



KELLEN
HOMES

THE CYPRESS

994 sq ft
92 sq m

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

The ground floor comprises a generous living room featuring a bay window, allowing the light to flow through the room. A contemporary kitchen-dining area includes French doors and work space facility with enhanced IT provision, utility store and high specification AEG integrated appliances completes the ground floor.

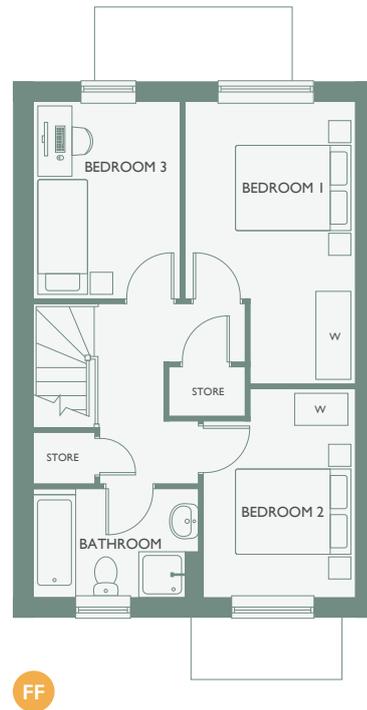
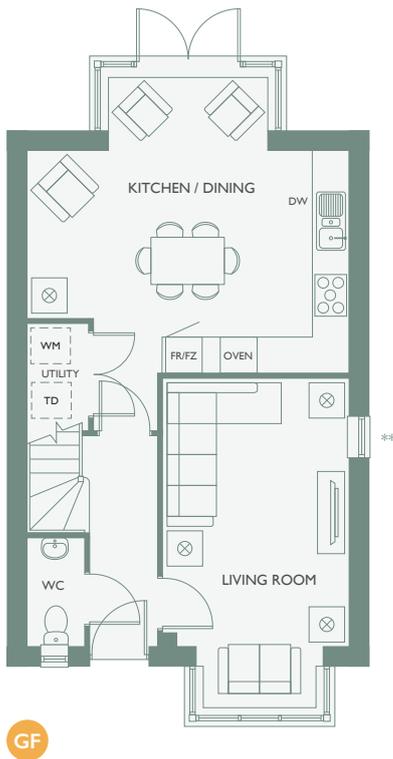
	METRIC	IMPERIAL
LIVING ROOM	5.46 x 3.07*	17'11" x 10'1"*
KITCHEN/DINING	5.30 x 4.93*	17'5" x 16'2"

*Into the bay window

FIRST FLOOR

The upper floor boasts three spacious bedrooms with bedroom 3 featuring an additional home working space with enhanced IT provision. A handy storage cupboard and family bathroom with free-standing shower complete the first floor.

	METRIC	IMPERIAL
BEDROOM 1	4.69 x 2.81	15'4" x 9'3"
BEDROOM 2	3.45 x 2.50	11'3" x 8'5"
BEDROOM 3	3.29 x 2.40	10'10" x 7'10"



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

PLOTS: 135, 174 & 193

THE TEAK



KELLEN
HOMES

THE TEAK

994 sq ft
92 sq m

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

Hosting friends and family will be effortless in The Teak, with its generous living room complete with bay window and flexible kitchen/diner, featuring integrated appliances and French doors out to the garden.

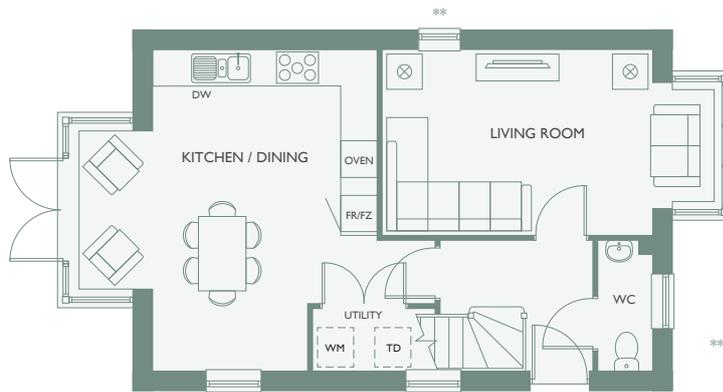
FIRST FLOOR

Heading upstairs, there will be more than enough room for guests to stay. Bedrooms 1 and 2 are especially sizeable, while Bedroom 3 has home working space with enhanced IT provision as standard.

	METRIC	IMPERIAL
LIVING ROOM	5.46* x 3.05	17'11" x 10'0"
KITCHEN/DINING	5.30 x 4.93*	17'5" x 16'2"

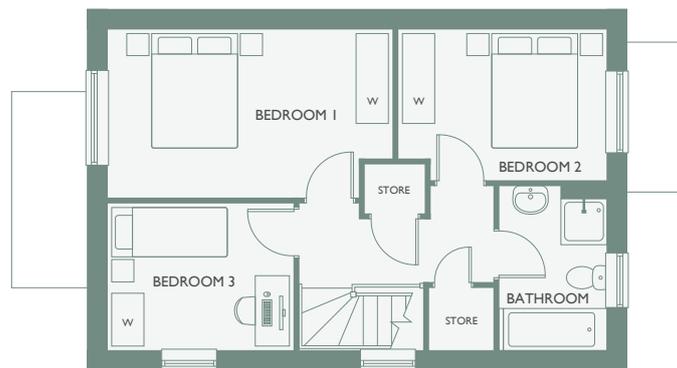
*Into the bay window

	METRIC	IMPERIAL
BEDROOM 1	4.69 x 2.79	15'5" x 9'2"
BEDROOM 2	3.46 x 2.50	11'4" x 8'8"
BEDROOM 3	3.07 x 2.42	10'1" x 7'11"



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

GF



FF

PLOTS: 77, 78, 89, 102, 107, 117, 164, 181, 184 & 190

MILL VALE

MIDDLETON · M24 2GG

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 1 ½ 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
- Whole house ventilation system
- 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*
- Feature bay windows*
- CAT6 Data Points to selected rooms*
- Hyperoptic/BT Broadband*
- Electrical socket and switch to detached garages*



EXTERNAL

- 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





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.

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 250 TREES PLANTED



2308 HEDGES PLANTED



1047 SHRUBS PLANTED



CONSTRUCTING IN TIMBER FRAME



ENVIRONMENTAL IMPROVEMENTS



ENERGY EFFICIENT APPLIANCES

OUR HOMES ALSO FEATURE:

- Enhanced insulation to improve energy efficiency.
 - Energy efficient boilers.
- Whole house ventilation to assist with heat recovery.
 - Dual heating controls.
 - Energy efficient light fittings.
- Water flow restrictors and other water-saving devices.
 - Electric vehicle charging points.
- Landscaping to enhance the development's ecological value.
 - CAT6 Data points.





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. ”

Julie, bought in April 2022



“ 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! ”

Roger and Sandy, bought in October 2022



“ We honestly couldn't be happier with our new home, and we love having a blank canvas to make our own. We only popped in to have a bit of a look round, but our Sales Advisor, Karen, was so helpful and we loved the show home so much that we decided there and then to go for it.

We are already talking about our summer BBQs in our lovely south facing garden. We really can't wait. ”

Bhavana and Glenn, bought in August 2022



“ We knew we wanted a new house to be a blank canvas for all our design ideas and when we viewed The Acacia, it really stood out. It has everything we need, and we loved the thoughtful touches like the window on the stairs, the spacious landing and the big kitchen and dining area. The plot itself was great and we felt it was the perfect home for us.

We brought our sofa with us but other than that we have chosen everything to be exactly what we want. We have even bought new cutlery! ”

Chris and Leonna, bought in March 2022



CUSTOMER SERVICES

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.
- All our marketing and advertising material will be clear and accurate.
- 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.
- 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.

AT KELLEN HOMES,
WE HAVE
Homes for Everyone



NEAREST TRAIN STATION:

Mills Hill train station – 0.3 miles

BUSES TO MILL VALE:

The 59, 396, 788 and 795 services all stop at the Baytree Lane bus stop, 0.1 miles from the development.

SCAN THE QR CODE
FOR FURTHER DETAILS
ONLINE...



KELLEN
HOMES

KELLENHOMES.COM

MILL VALE

MIDDLETON · M24 2GG



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All illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware and kitchen layouts may vary and all information is preparatory and for guidance purposes only. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture. Please check with our Sales Consultants for exact details available at the development. All times and distances approximate. Sourced from Google Maps. All information correct at time of going to print. 2725799/July 2023.



KELLEN
HOMES



A COLLECTION OF
2, 3 & 4 BEDROOM HOMES

