



MOORLAND VIEW

MELTHAM

OVERVIEW

Moorland View is a select development of 28 beautifully crafted homes located on the outskirts Meltham. The site is nestled on the edge of the Peak District National Park with breathtaking views of both Huddersfield and the moors.

Situated in the heart of the Holme Valley, Moorland View is a short walking distance of the village centre with local amenities that include schools, restaurants, shops and doctors. The development is a 5 minute drive from the popular town of Holmfirth and only 15 minutes from Huddersfield town centre.

This is the perfect location for those looking for a rural village lifestyle within the tranquil countryside of a vibrant, bustling community; whilst still being within commuter distance to major city locations of Sheffield, Leeds and Manchester.

Heywood Homes create bespoke contemporary homes of exceptional quality. All properties benefit from bespoke kitchens, designer sanitary wear and a high level of internal craftsmanship.

WHAT'S LOCAL

Meltham has everything that a country village has to offer and much more. Moorland View is a 10 minute walk into the village centre where you will find all the local amenities including major supermarket branches, local services and many specialised businesses. Meltham is also home to several exceptional eateries.



SCHOOLS

Three primary schools in the village:

Meltham CE (VC) Primary School (Good)

Meltham Moor Primary School (Outstanding)

Helme CE (VA) J & I School (Good)

High Schools

Holmfirth High School (Good)

Honley High School (Good)

(Ofsted rates all the schools very highly)



TRANSPORT

There are regular bus services in and out of Meltham to the surrounding areas.

TRAVELLING BY CAR

Huddersfield
15 MINS

M62
18 MINS

M1
29 MINS

Leeds
42 MINS

Manchester
55 MINS

TRAIN STATIONS FROM MOORLAND VIEW

Slaithwaite
(3.2 miles) 9 MINS

Honley
(4.1 miles) 12 MINS

Brockholes
(4.9 miles) 14 MINS

Huddersfield
(6.2 miles) 17 MINS

Stocksmore
(6.9 miles) 20 MINS

CITIES BY TRAIN FROM HUDDERSFIELD

Leeds
19 MINS

Manchester
31 MINS

Sheffield
76 MINS

London
173 MINS

AIRPORT DRIVING TIMES

Manchester
48 MINS

Leeds
57 MINS

Doncaster (Robin Hood)
68 MINS

Liverpool
77 MINS

East Midland
89 MINS

LOCAL SERVICES

EDUCATION

Primary Schools:

- Birmingham Lane, Meltham, Holmfirth HD9 5LH
- Meltham C of E Primary School, Holmfirth Rd, Holmfirth HD9 4DA
- Helme C of E Primary School, Helme, Meltham, Holmfirth HD9 5RW

High Schools:

- Holmfirth High School, Heys Rd, Thongsbridge, Holmfirth HD9 7SE
- Honley High School, Station Rd, Honley, Holmfirth HD9 6QJ

LOCAL AUTHORITY

- Kirklees Council, 24 Commercial Rd, Skelmanthorpe, Huddersfield HD8 9DA, 01484 222960

POLICE

- Huddersfield Rd, Thongsbridge, Holmfirth HD9 3JL, 01484 436876

DOCTORS

- Meltham Village Surgery, Parkin Ln, Meltham, Holmfirth, West Yorkshire HD9 4EN, 01484 850638

DENTISTS

- 13 Station St, Meltham, Holmfirth HD9 5NX, 01484 850501

POST OFFICE

- Carlile Institute, Huddersfield Road, Meltham, Holmfirth HD9 4AE, 01484 852249

SUPERMARKETS

- Morrisons, Station St, Meltham, HD9 5QR
- The Co-operative Food, 18-24 Huddersfield Rd, Meltham, Holmfirth HD9 4AE

RECREATION

- Holmfirth Pool & Fitness Centre, Huddersfield Rd, Thongsbridge, Holmfirth HD9 3JL

TRAIN STATIONS

- Slaithwaite (3.2 miles)
- Honley (4.1 miles)
- Brockholes (4.9 miles)
- Huddersfield (6.2 miles)
- Stocksmore (6.9 miles)

SITE PLAN

THE IRIS

3 Bed Townhouse
Plots 7/8

THE DENMAN

3 Bed Townhouse
Plots 1/2/3/4/5/6

THE ORCHID

4 Bed Semi-Detached
Plots 18/19 & 20/21

4 Bed Townhouse
Plots 15/16/17

THE EDREDON

4 Bed Detached with integral single garage
Plot 22

THE KAUTO

4 Bed Detached with integral single garage
Plots 25/27

THE FAUGHEEN

4 Bed Detached with integral single garage
Plots 24/26

THE FRANKEL

5 Bed Detached with integral double garage
Plots 23/28



*All the images are for artist impression only

The background of the image is a dark gray silhouette of a house. It features a central gabled roof, two smaller gabled wings on either side, and a large rectangular base. The word "PROPERTIES" is centered within the central gabled area.

PROPERTIES



THE IRIS

3 Bedroom Townhouse
Plots 7/8

The Iris is a contemporary natural stone built townhouse, with block paved parking area to the front and rear. The generous entrance hall opens into a spacious living room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. A stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor and integrated dishwasher.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a shower over the bath, wall hung basin and toilet with Aqua blade technology.



- THE IRIS -



DIMENSIONS

PLOT No. 7/8
3 BED TOWNHOUSE

KITCHEN/DINING
2500 x 5400 max

LIVING
4700 x 4100 max

BATHROOM
1900 x 2200 max

BEDROOM 1
2700 x 4300 max

BEDROOM 2
2300 x 5200 max

BEDROOM 3
2300 x 4100 max





THE ORCHID

4 Bedroom 2.5 storey Semi-Detached
Plots 18/19/20/21

The Orchid is a contemporary natural stone built townhouse with block paved parking area to the side. A generous entrance hall opens into a spacious living kitchen area room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. The stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor, integrated dishwasher and fridge freezer. The separate lounge area provides the perfect tranquil space for the family to unwind.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology. The spacious master suite is located on the second floor with an en-suite shower room.



- THE ORCHID -

DIMENSIONS

PLOT No. 18/19/20/21
4 BED SEMI

KITCHEN/DINING
5100 x 3700 max

LIVING
2900 x 4600 max

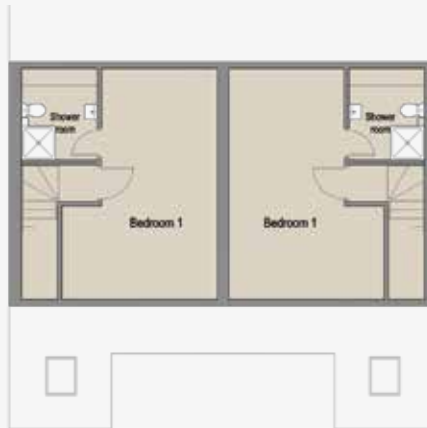
BATHROOM
2000 x 3200 max

BEDROOM 1
4100 x 6100 max
(reduced head height)

BEDROOM 2
2500 x 4800 min

BEDROOM 3
2900 x 3600 max

BEDROOM 4
2500 x 2900 max





THE EDREDON

4 Bedroom Detached with
integral single garage - **Plot 22**

The Edredon is an impressive four bedroom detached family home. Its contemporary style boasts a glass atrium in the hallway to contrast with the natural stone. The property also boasts an internal garage with block paved parking, situated to the side.

This home will be ideal for a family who would like their life to revolve around the extensive kitchen dining area. This impressive room is the heart of the house, with large bi fold doors opening out into the patio garden and breathtaking views beyond. This stylish kitchen is complete with a solid work surface, AEG gas hob, single oven, extractor integrated dishwasher and fridge freezer. The family lounge also benefits from bi fold doors and additional feature velux windows. The main focal point of the room is the fire place.

A further versatile room downstairs would suit those looking for a study or play room. The first floor landing gives access to 3 generous double bedrooms and a spacious master bedroom with en-suite shower room. The family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin with vanity unit and toilet with Aqua blade technology.



- THE EDREDON -



DIMENSIONS

PLOT No. 22 4 BED DETACHED

KITCHEN/DINING
3500 x 9400 max

LIVING
3500 x 4800 max

STUDY
2500 x 3800 max

GARAGE
2900 x 6000 max

BATHROOM
2900 x 1900 max

BEDROOM 1
3500 x 4800 max

BEDROOM 2
4600 x 2300 max

BEDROOM 3
3500 x 2300 max

BEDROOM 4
2400 x 4800 max





THE FAUGHEEN

4 Bedroom Detached with
integral single garage - **Plots 24/26**

The Faugheen is an impressive four bedroom detached family home. Its contemporary style boasts a glass atrium in the hallway to contrast with the natural stone. Block paved parking is situated to the side, the property also boasts an internal garage.

This home will be ideal for a family who would like their life to revolve around the extensive kitchen dining area. This impressive room is the heart of the house, with large bi fold doors opening out into the patio garden and breathtaking views beyond. This stylish kitchen is complete with a solid work surface, AEG gas hob, single oven, extractor integrated dishwasher and fridge freezer.

This property also benefits from a separate utility room. The family lounge with the main fire place as the focal point provides for a room focused on quiet relaxation. The first floor landing gives access to 3 generous double bedrooms and a spacious master bedroom with en- suite shower room. The family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin with vanity unit and toilet with Aqua blade technology.



- THE FAUGHEEN -

DIMENSIONS

PLOT No. 24/26
4 BED DETACHED

KITCHEN/DINING
8100 x 4900 max

LIVING
3400 x 5200 max

GARAGE
2900 x 5900 max

BATHROOM
2600 x 1900 max

BEDROOM 1
4500 x 4900 max

BEDROOM 2
2900 x 4600 min

BEDROOM 3
3400 x 3100 max

BEDROOM 4
3400 x 3000 max





THE DENMAN

3 Bedroom Townhouse
Plots 1/2/3/4/5/6

The Denman is a contemporary natural stone built townhouse, with block paved parking area. The generous entrance hall opens into a spacious living room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. A stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor and integrated dishwasher.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology.



- THE DENMAN -



DIMENSIONS

PLOT No. 1/2/3/4/5/6
3 BED TOWNHOUSE

KITCHEN/DINING
2500 x 6000 max

LIVING
4700 x 3500 min

BATHROOM
2500 x 2300 max

BEDROOM 1
4700 x 2900 max

BEDROOM 2
2500 x 4200 max

BEDROOM 3
2100 x 2900 max



Alumex Works, Water Lane
Halifax, West Yorkshire



THE ORCHID TOWNHOUSE

4 Bedroom 2.5 storey Townhouse
Plots 15/16/17

The Orchid is a contemporary natural stone built townhouse with block paved parking area to the side. A generous entrance hall opens into a spacious living kitchen area room which is a welcoming space to entertain and relax. French doors open out to the rear garden and views beyond. The stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor, integrated dishwasher and fridge freezer. The separate lounge area provides the perfect tranquil space for the family to unwind.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology. The spacious master suite is located on the second floor with an en-suite shower room.



- THE ORCHID -

TOWNHOUSE

DIMENSIONS

PLOT No. 15/16/17
4 BED TOWNHOUSE

KITCHEN/DINING
5200 x 3700 max

LIVING
3000 x 4600 max

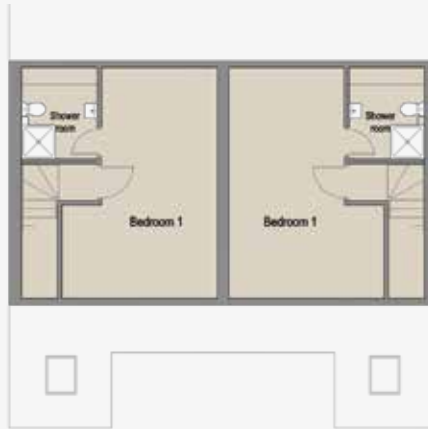
BATHROOM
2000 x 3200 max

BEDROOM 1
4100 x 6100 max
(reduced head height)

BEDROOM 2
2500 x 4800 max

BEDROOM 3
3000 x 3600 max

BEDROOM 4
2500 x 3900 max





THE KAUTO

4 Bedroom Detached with
integral single garage - **Plots 25/27**

The Kauto is an impressive four bedroom detached family home. It is of natural stone construction with block paved parking situated to the front. The property also boasts an internal garage.

This home will be ideal for a family who would like their life to revolve around the extensive kitchen dining area. This impressive room is the heart of the house, with large bi fold doors opening out into the patio garden and breathtaking views beyond. This stylish kitchen is complete with a solid work surface, AEG gas hob, single oven, extractor, integrated dishwasher and fridge freezer. This property also benefits from a separate utility room. The family lounge with the main fire place as the focal point provides for a room focused on quiet relaxation. The first floor landing gives access to 3 generous double bedrooms and a spacious master bedroom with en-suite shower room. The family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin with vanity unit and toilet with Aqua blade technology.



- THE KAUTO -

DIMENSIONS

PLOT No. 25/27
4 BED DETACHED

KITCHEN/DINING
8100 x 4900 max

LIVING
3400 x 5200 max

GARAGE
2900 x 5900 max

BATHROOM
2600 x 1900 max

BEDROOM 1
4500 x 4900 max

BEDROOM 2
2900 x 4600 min

BEDROOM 3
3400 x 3100 max

BEDROOM 4
3400 x 3000 max





THE FRANKEL

5 Bedroom Detached with
integral double garage - **Plots 23/28**

The Frankel is an impressive five bedroom detached family home. Its contemporary style boasts a glass atrium in the hallway to contrast with the natural stone. The property also boasts a double internal garage with block paved parking, to the front.

This home will be ideal for a family who would like their life to revolve around the extensive kitchen dining area. This impressive room is the heart of the house, with large bi fold doors opening out into the patio garden and breathtaking views beyond. This stylish kitchen is complete with a solid work surface, AEG gas hob, single oven, extractor, integrated dishwasher and fridge freezer. This property also benefits from a separate utility room. The family lounge benefits from bi fold doors and additional feature velux windows. The focal point of the room is the main fire place providing for a room focused on quiet relaxation. A further versatile room downstairs would suit those looking for a study or play room. The first floor landing gives access to 4 generous double bedrooms, with bedroom two featuring an en-suite shower room and a spacious master bedroom with en-suite. The family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin with vanity unit and toilet with Aqua blade technology.



- THE FRANKEL -



DIMENSIONS

PLOT No. 23/28
5 BED DETACHED

KITCHEN/DINING
6100 x 5700 max

LIVING
4900 x 4700 max

STUDY
2700 x 3400 max

GARAGE
5900 x 5900 max

BATHROOM
4000 x 2500 max

BEDROOM 1
5900 x 3400 min

BEDROOM 2
4900 x 4300 max

BEDROOM 3
2900 x 5300 max

BEDROOM 4
3100 x 4000 max

BEDROOM 5
2700 x 3800 max



GENERAL SPECIFICATION

KITCHEN

- Choice kitchen unit and work tops with splashback
- Gas Hob/Electric Oven and extractor
- Recessed down lights throughout
- 1.5 stainless steel sink
- Under cupboard lighting
- Integrated white goods where applicable for each property type
- *Please ask sales advisor for more information

UTILITY (where applicable)

- Choice of fitted kitchen units and work tops with splashback
- Recessed down lights throughout
- Stainless steel sink

LOUNGE

- Gas Flue (Plots 22-28 only)

W/C

- IDEAL STANDARD CONCEPT AIR sanitary wear, wall hung basins with chrome bottle traps
- Chrome Taps

MAIN BATHROOM

- IDEAL STANDARD CONCEPT AIR sanitary wear, wall hung basins
- Vanity units (Plots 22-28 only)
- Thermostatic Bath filler
- Separate shower
- Choice of tiling - Half tiling as standard in all properties
- Recessed down lights throughout
- Heated electric towel rail
- Shaver Socket

HEATING

- Gas fired central heating
- Thermostatic controlled radiator valves to first and second floor accommodation
- Energy saving insulation to cavity walls and roof space

DECORATION

- Farrow and Ball Colour Cornforth White emulsion to all internal walls
- White emulsion to ceilings
- White painted wood work



GENERAL SPECIFICATION

HALL AND LANDING

- Oak Stained Handrail; Newel post, spindles and treads in painted white gloss

EN-SUITE

- IDEAL STANDARD CONCEPT AIR sanitary wear, semi pedestal basins
- Thermostatic Bath filler
- Shower enclosure with glass door and thermostatic shower
- Choice of tiling - Half tiling as standard in all properties
- Recessed down lights throughout
- Heated electric towel rail
- Shaver Socket

ELECTRICAL

- Telephone points in Lounge/Kitchen/Bed 1
- TV Socket in all bedrooms/Kitchen/Lounge
- Smoke Alarm
- Security Alarm
- External lights to porch and rear door

INTERNAL AND EXTERNAL WINDOWS AND DOORS

- UPVC/ Double glazed windows in graphite
- UPVC Patio Doors in graphite
- Contemporary Oak Veneer doors with chrome furniture

EXTERNAL

- Fence 1.8m close boarders fence to boundary walls (see boundary wall plan)
- Masonry walls where appropriate (see boundary wall plan)
- Timber side gate
- Paving to drives and parking areas
- Natural Koto Stone paving to rear patio and footpaths
- Garden to front and rear turfed
- External tap
- Landscaping

GARAGE (where appropriate)

- Strip lighting
- Graphite door
- Electrical sockets as per plan

OTHER

- Premier Guarantee Buildmark Cover
- Properties built in natural stone



ABOUT US

EXPERIENCE COUNTS

Heywood Homes are an experienced housebuilder in Kirklees who focus on providing unique and often bespoke homes to their customers. The business was founded in 2009 with the specific aim of delivering a more interesting and contemporary approach to housebuilding.

We specialise in identifying land in the most desirable family locations within Kirklees. All of our sites are close to local amenities whilst also benefiting from their exceptional settings within the heart of the local countryside. All enjoying the breathtaking views of West Yorkshire.

Our Contemporary external architectural design across all the homes we create, clearly provides a look which is unique from other properties within the area. These beautifully crafted homes offer the very best internal finishes sourced from local suppliers. From kitchens to bathrooms and bedrooms; we work with our customers to design their perfect home and ensure they have the same powerful aesthetic impression inside as we deliver outside.

"We felt there was an opportunity to offer an alternative to the 'traditional style boring boxes' on offer to most new home buyers throughout the UK."

Jonathan Mayo

Managing Director



PRICE LIST

HOUSE TYPE

PRICE

THE FRANKEL

£500,000

THE FAUGHEEN

£400,000

THE KAUTO

£400,000

THE EDREDON

£362,000

THE ORCHID

£275,000

THE DENMAN

£210,000

THE IRIS

£210,000



MOORLAND VIEW

MELTHAM





