



Meltham Grange

Meltham Grange, where the heart is.

Meltham is a popular small town and civil parish within the Metropolitan Borough of Kirklees in West Yorkshire, situated in the Holme Valley below Wessenden Moor, some four-and-a-half miles south west from the town centre of Huddersfield. Idyllically situated on the edge of the Peak District National Park, it offers breathtaking views and fantastic opportunities for pastimes such as cycling, walking and wildlife watching. Meltham maintains a rural but thriving community, whilst being within close reach of several major cities for those commuting. The Holme Valley itself has been inhabited since pre-historic times, with two Iron Age sites overlooking the town.

Meltham contains three primary schools and is served by a number of local secondary schools. The town provides all of the immediate amenities and services and it is also blessed with a good choice of leisure, social and sporting facilities, having active teams in a variety of sports including cricket, football and rugby league. The long established, 18 hole, Meltham Golf Club is also close to hand.

Given its proximity, Meltham has been used as part of the location for several well-known television projects including Coogan's Run and Last of the Summer Wine and we have no doubt that you will fall in love with the timeless rural charm of the area, but without the slightest feeling of remoteness.



J.P. Wild, building to exceptionally high standards.

J.P. Wild welcomes you to Meltham Grange, an exclusive and highly desirable development of 24 homes comprising 18 four bedroom detached, 2 four bedroom townhouses and 4 three bedroom townhouses situated on the edge of the Peak District National Park and being only a short stroll into Meltham town centre.

At J.P. Wild Homes, the quality of our homes is of the utmost importance. Each home is built to the exacting standards and high specification that has seen J. P. Wild as either winner or finalist in the Local Authority Building Control ('LABC') Awards in 2012 (Winner - Broadgate View, Horsforth), 2015 (Finalist - Popeley Grange, Liversedge) and 2017 (Finalist - The Pastures, Scrayingham) respectively. Every J.P. Wild home is backed by a 10 year NHBC Buildmark warranty to give you peace of mind.

SCHOOLS

Three primary schools in the town:
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)

LOCAL SERVICES

Local Services Include: Primary
Schools, High Schools, Doctors,
Dentists, Police Station, Supermarkets,
Fitness Centre and Train Station.

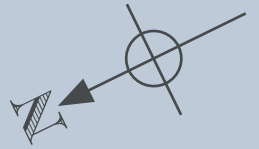
TRANSPORT

Regular bus services operate in and
out of Meltham to the surrounding
areas.

All distances are approximate.



AERIAL VIEW



SITE PLAN

KEY

A THE WILLOW 1 (BRICK)

B THE WILLOW 2 (STONE)

C THE HAZEL (STONE)

D THE HOLLY (STONE)

E THE ASH (STONE)

F THE BEECH (STONE)

G THE ELM (STONE)

H THE ROWAN (STONE)

I THE MAPLE (STONE)

J THE OAK 1 (BRICK)

K THE OAK 2 (STONE)



STREET SCENES



STREET SCENES



STREET SCENES



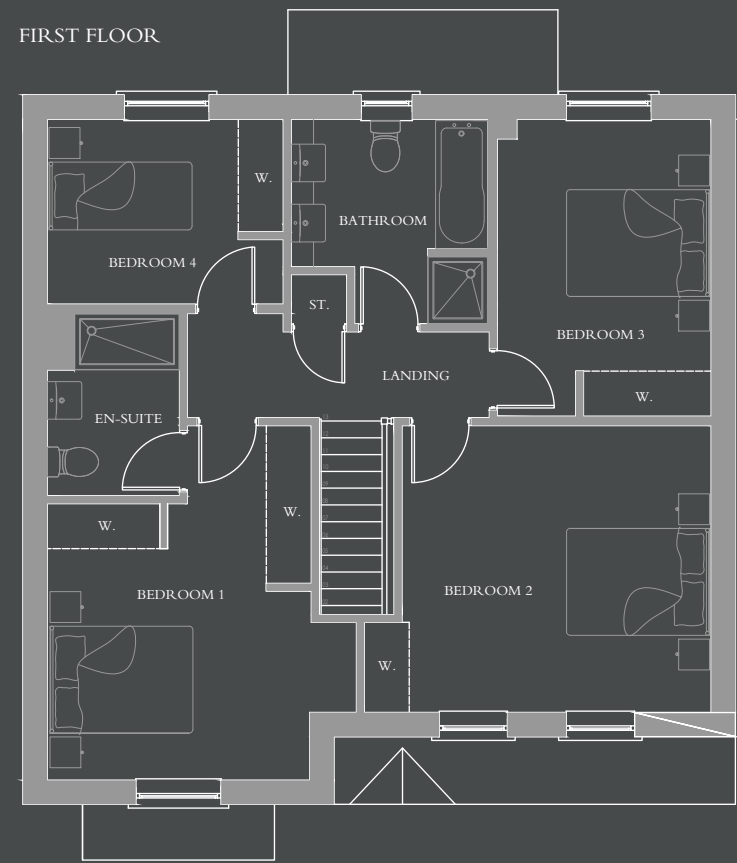
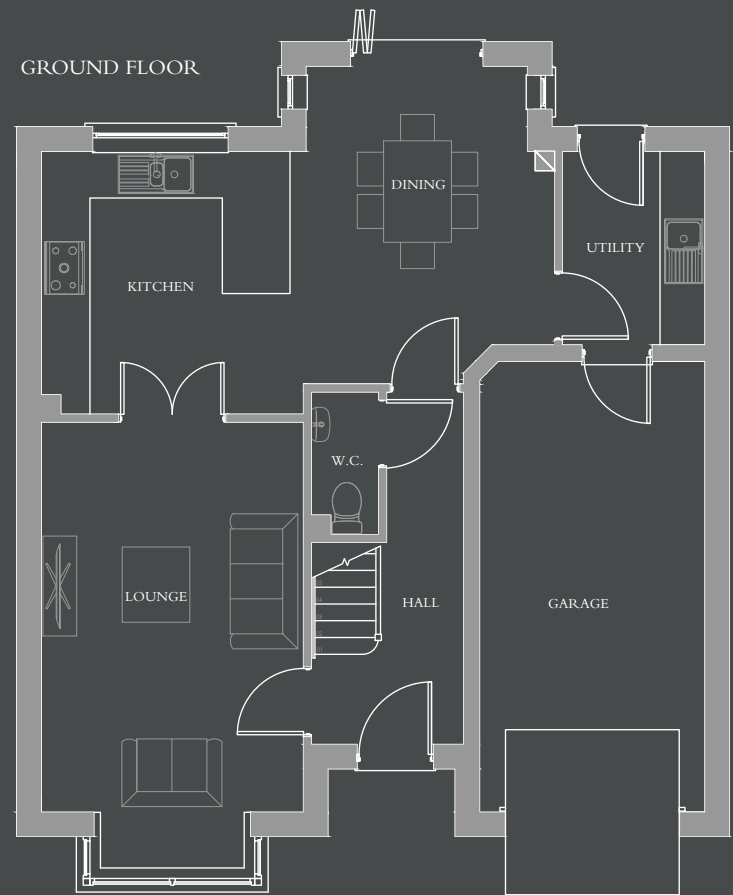
STREET SCENES



THE WILLOW 1



THE WILLOW 1 (TYPE A, PLOTS 14,17,18 BRICK)



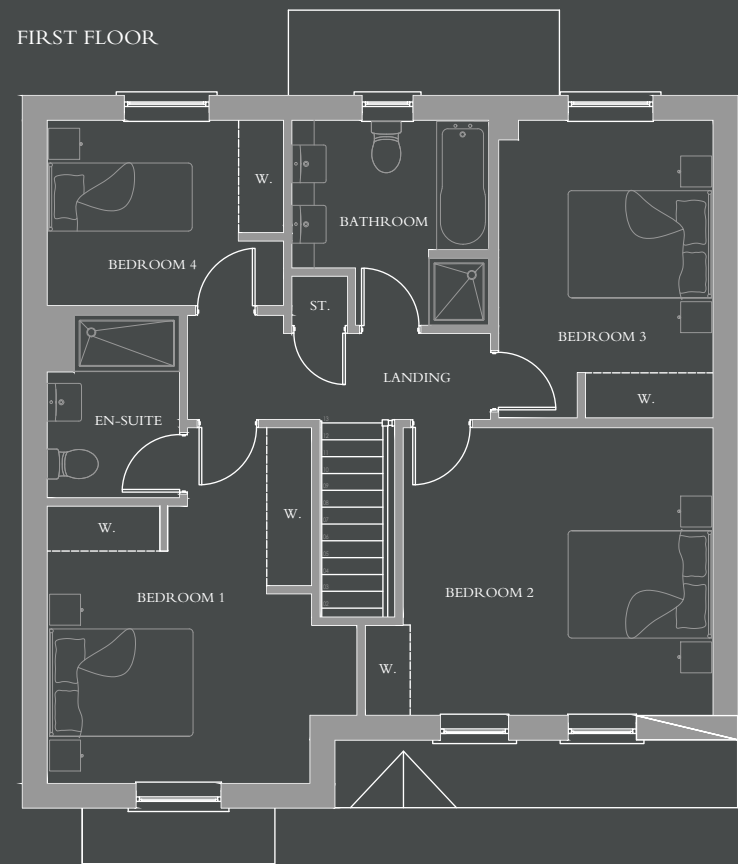
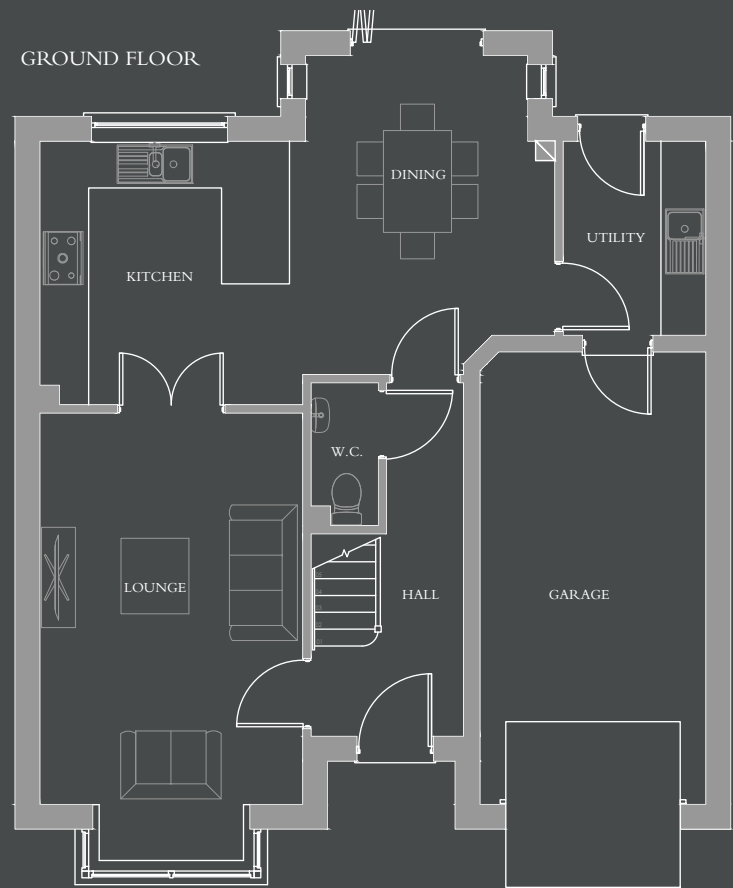
DIMENSIONS

LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4	GARAGE
5881 x 3440mm max. (19' 4" x 11' 3" max.)	2531 x 1850mm (8' 4" x 6' 1")	4692 x 4088mm max. (15' 5" x 13' 5" max.)	4591 x 3792mm max. (15' 2" x 12' 5" max.)	3115 x 2437mm max. (10' 3" x 8' 0" max.)	6000 x 3000mm max. (19' 8" x 9' 10" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM	
6778 x 4584mm max. (22' 3" x 15' 0" max.)	1850 x 850mm max. (6' 1" x 2' 9" max.)	2426 x 1735mm max. (8' 0" x 5' 8" max.)	3926 x 2823mm max. (12' 11" x 9' 3" max.)	2700 x 2618mm max. (8' 10" x 8' 7" max.)	

THE WILLOW 2



THE WILLOW 2 (TYPE B, PLOTS 15,19,20 STONE)



DIMENSIONS

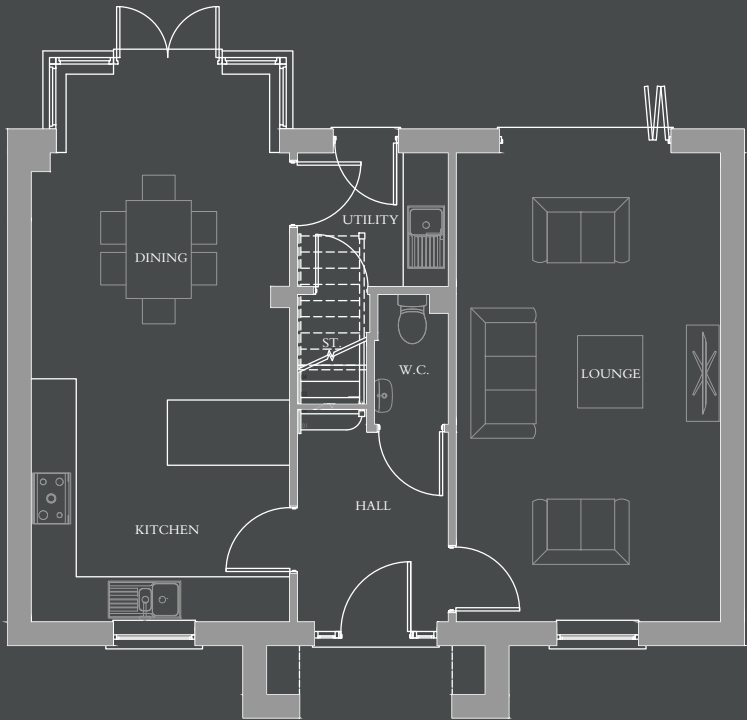
LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4	GARAGE
5881 x 3440mm max. (19' 4" x 11' 3" max.)	2531 x 1850mm (8' 4" x 6' 1")	4692 x 4088mm max. (15' 5" x 13' 5" max.)	4591 x 3792mm max. (15' 2" x 12' 5" max.)	3115 x 2437mm max. (10' 3" x 8' 0" max.)	6000 x 3000mm max. (19' 8" x 9' 10" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM	
6778 x 4584mm max. (22' 3" x 15' 0" max.)	1850 x 850mm max. (6' 1" x 2' 9" max.)	2426 x 1735mm max. (8' 0" x 5' 8" max.)	3926 x 2823mm max. (12' 11" x 9' 3" max.)	2700 x 2618mm max. (8' 10" x 8' 7" max.)	

THE HAZEL

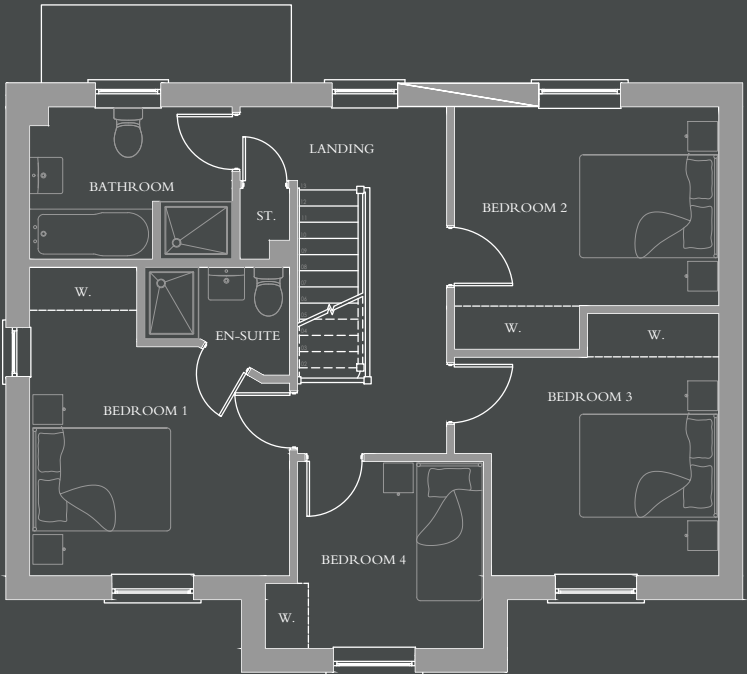


THE HAZEL (TYPE C, PLOT 9 STONE)

GROUND FLOOR



FIRST FLOOR



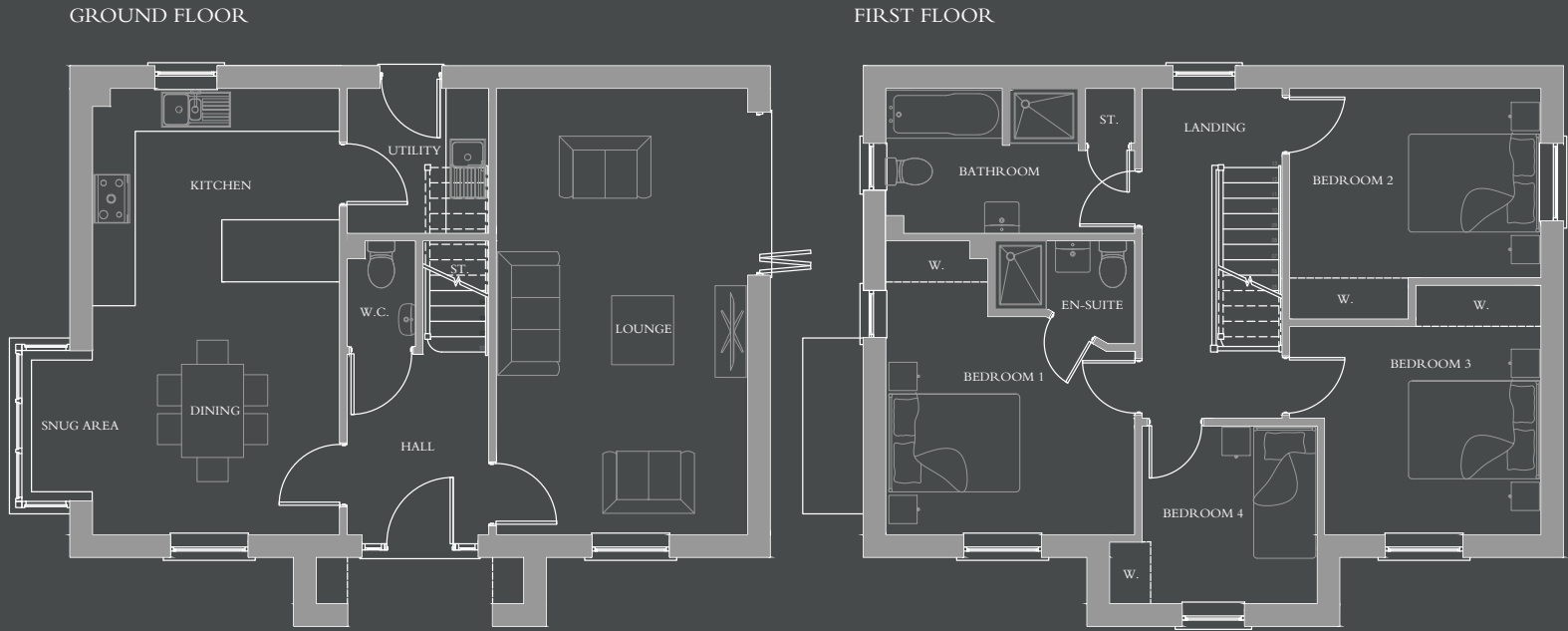
DIMENSIONS

LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
6427 x 3605mm (21' 1" x 11' 10")	2037 x 1802mm (6' 8" x 5' 11")	4242 x 3570mm max. (13' 11" x 11' 9" max.)	3605 x 3327mm max. (11' 10" x 10' 11" max.)	2971 x 2560mm max. (9' 9" x 8' 5" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
7507 x 3523mm max. (24' 8" x 11' 7" max.)	1750 x 974mm max. (5' 9" x 3' 2" max.)	2010 x 1500mm max. (6' 7" x 4' 11" max.)	3605 x 3600mm max. (11' 10" x 11' 10" max.)	2775 x 2085mm max. (9' 1" x 6' 10" max.)

THE HOLLY



THE HOLLY (TYPE D, PLOT 13 STONE)



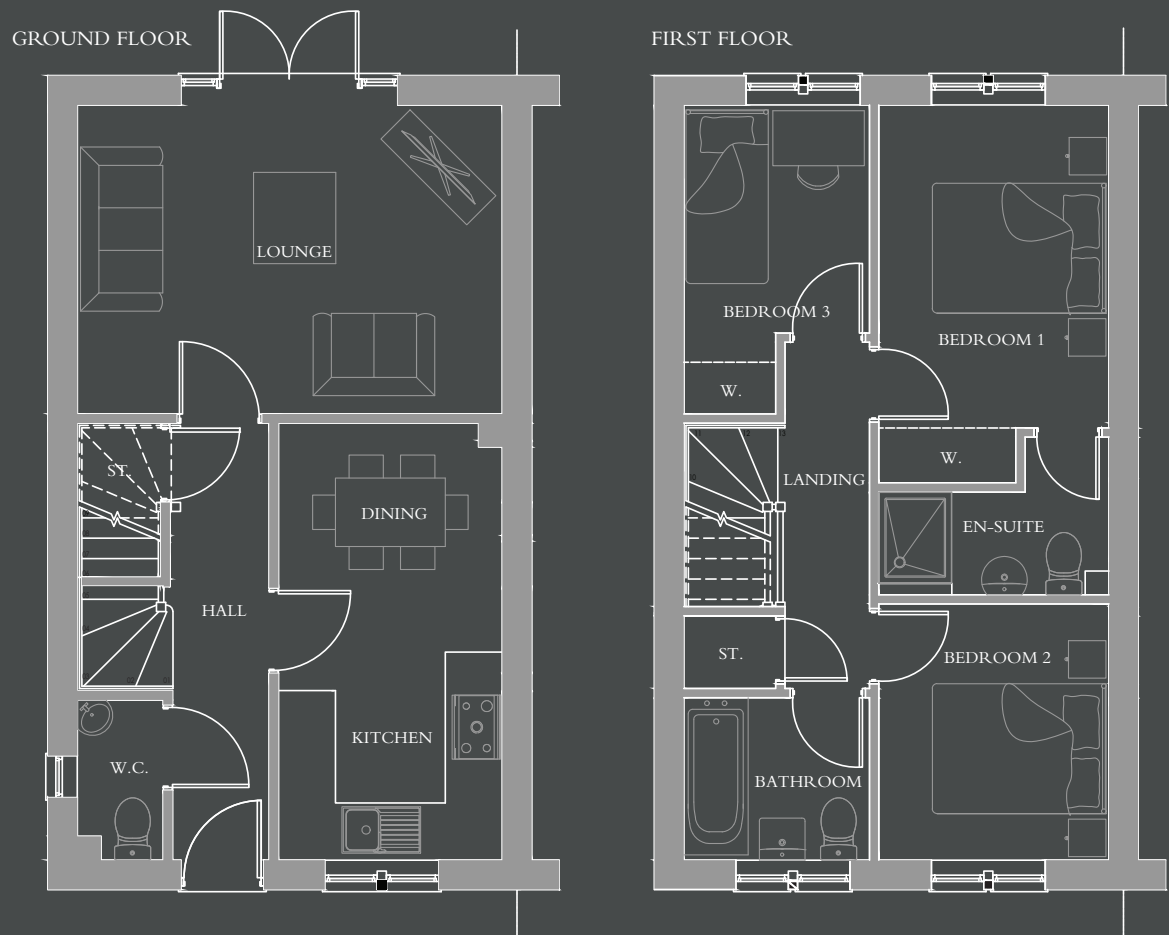
DIMENSIONS

LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
6427 x 3605mm (21' 1" x 11' 10")	2060 x 2015mm (6' 9" x 6' 7")	4242 x 3595mm max. (13' 11" x 11' 10" max.)	3605 x 3327mm max. (11' 10" x 10' 11" max.)	2971 x 2560mm max. (9' 9" x 8' 5" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
6427 x 4425mm max. (21' 1" x 14' 6" max.)	1492 x 951mm max. (4' 11" x 3' 1" max.)	2035 x 1500mm max. (6' 8" x 4' 11" max.)	3605 x 3600mm max. (11' 10" x 11' 10" max.)	3545 x 2085mm max. (11' 8" x 6' 10" max.)

THE ASH



THE ASH (TYPE E, PLOTS 1, 2, 3, 22 STONE)



DIMENSIONS

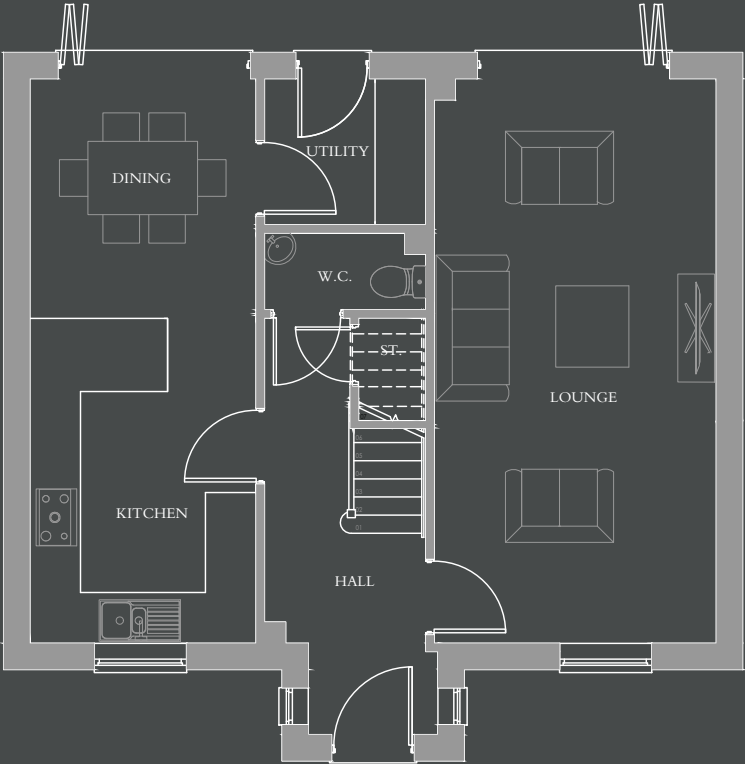
LOUNGE	W.C.	EN-SUITE 1	BEDROOM 3
4600 x 3330mm (15' 1" x 10' 11")	1702 x 891mm max. (5' 7" x 2' 11" max.)	2493 x 1725mm max. (8' 2" x 5' 8" max.)	3330 x 2007mm max. (10' 11 " x 6' 7" max.)
KITCHEN / DINING	BEDROOM 1	BEDROOM 2	BATHROOM
4730 x 2400mm max. (15' 6" x 7' 10" max.)	4108 x 2493mm max. (13' 6" x 8' 2" max.)	2777 x 2493mm (9' 1" x 8' 2")	2007 x 1752mm (6' 7" x 5' 9")

THE BEECH

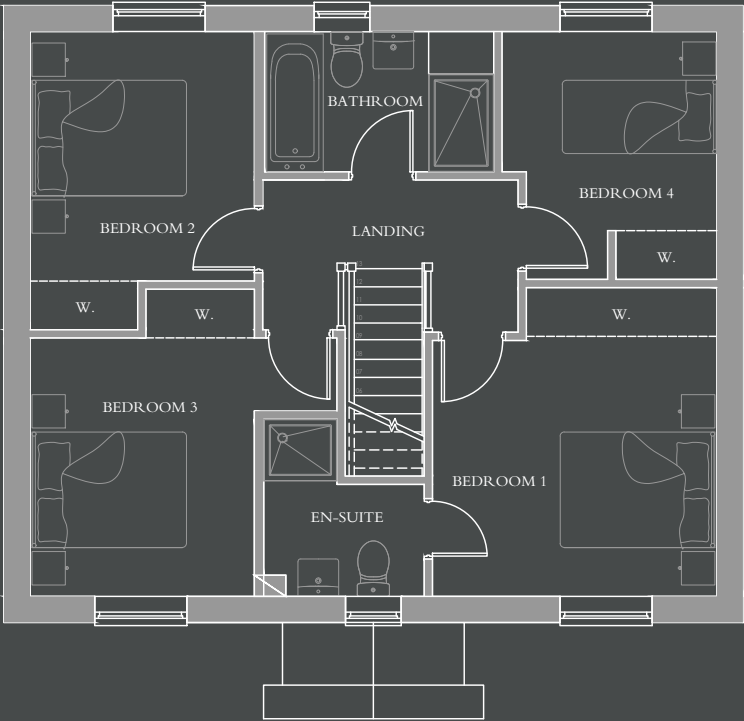


THE BEECH (TYPE F, PLOTS 8, 11, 21 STONE)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

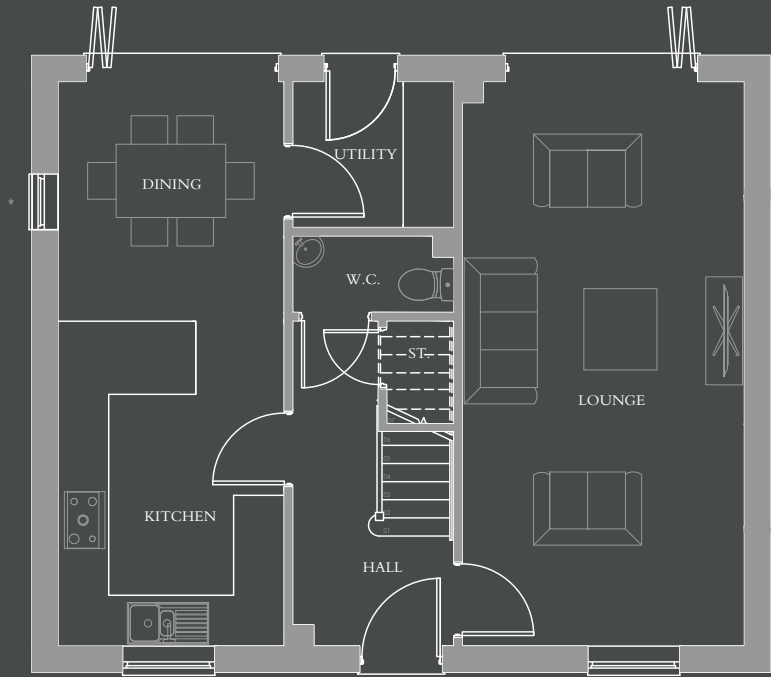
LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
6896 x 3423mm max. (22' 7" x 11' 3" max.)	1937 x 1773mm (6' 4" x 5' 10")	3773 x 3473mm max. (12' 5" x 11' 5" max.)	3643 x 2736mm max. (11' 11" x 9' 0" max.)	3023 x 2618mm max. (9' 11" x 8' 7" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
6896 x 2736mm (22' 7" x 9' 0")	1937 x 945mm max. (6' 4" x 3' 1" max.)	2153 x 1974mm max. (7' 1" x 6' 6" max.)	3753 x 3750mm max. (12' 4" x 12' 4" max.)	2792 x 1700mm (9' 2" x 5' 7")

THE ELM



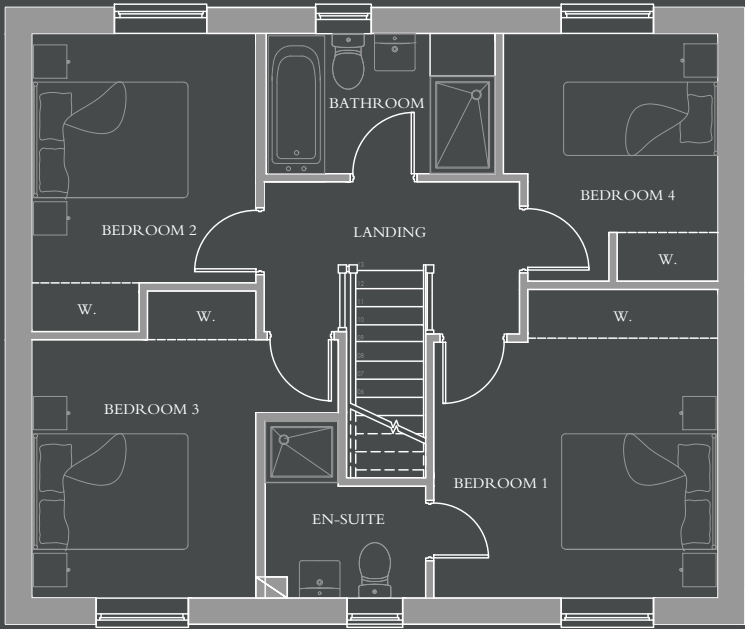
THE ELM (TYPE G, PLOTS 4, 5 STONE)

GROUND FLOOR



* Side window to Plot 5 only

FIRST FLOOR



DIMENSIONS

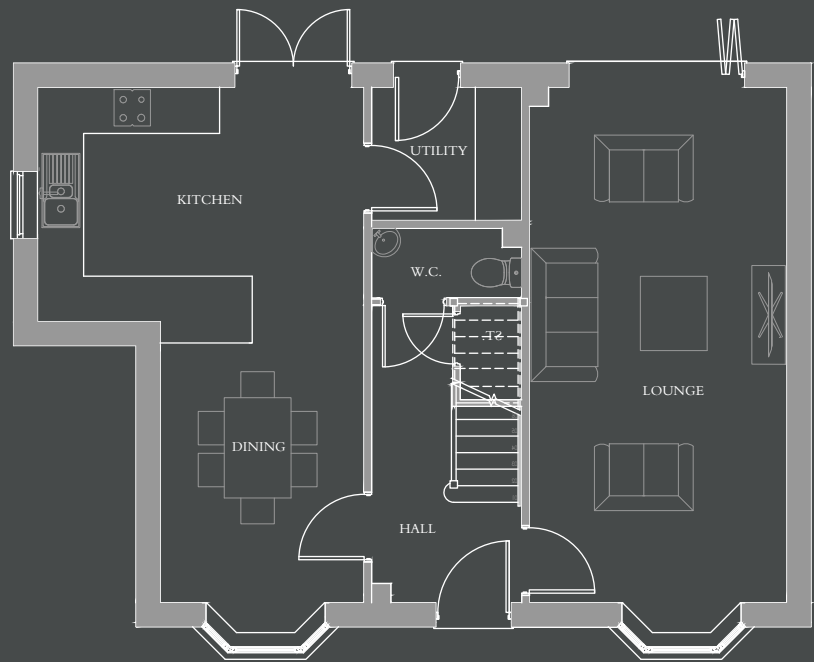
LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
6896 x 3423mm max. (22' 7" x 11' 3" max.)	1937 x 1773mm (6' 4" x 5' 10")	3773 x 3473mm max. (12' 5" x 11' 5" max.)	3643 x 2736mm max. (11' 11" x 9' 0" max.)	3023 x 2618mm max. (9' 11" x 8' 7" max.)
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
6896 x 2736mm (22' 7" x 9' 0")	1937 x 945mm max. (6' 4" x 3' 1" max.)	2153 x 1974mm max. (7' 1" x 6' 6" max.)	3753 x 3750mm max. (12' 4" x 12' 4" max.)	2792 x 1700mm (9' 2" x 5' 7")

THE ROWAN

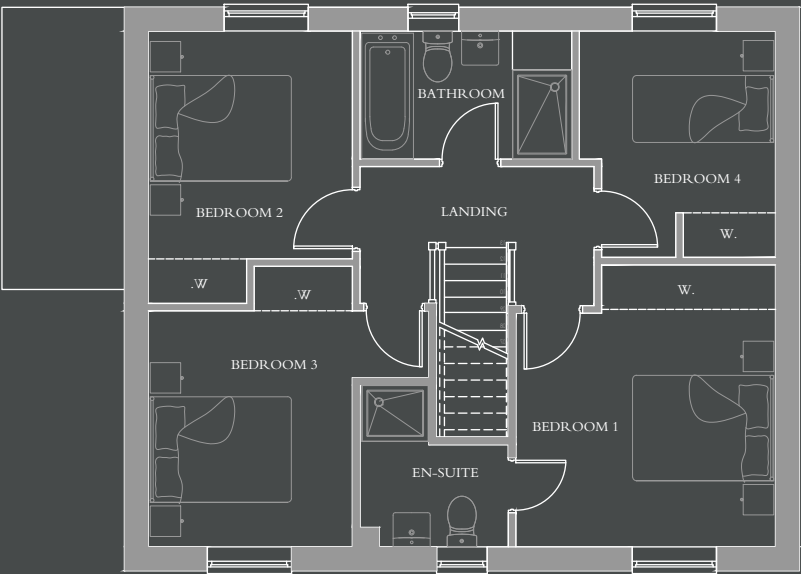


THE ROWAN (TYPE H, PLOTS 6, 10, 12 STONE)

GROUND FLOOR



FIRST FLOOR



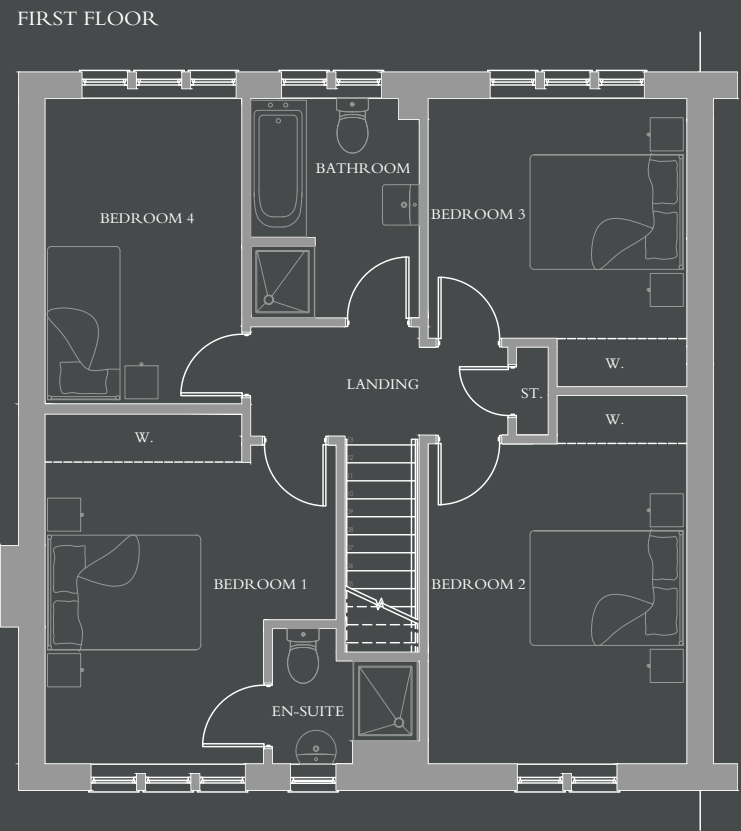
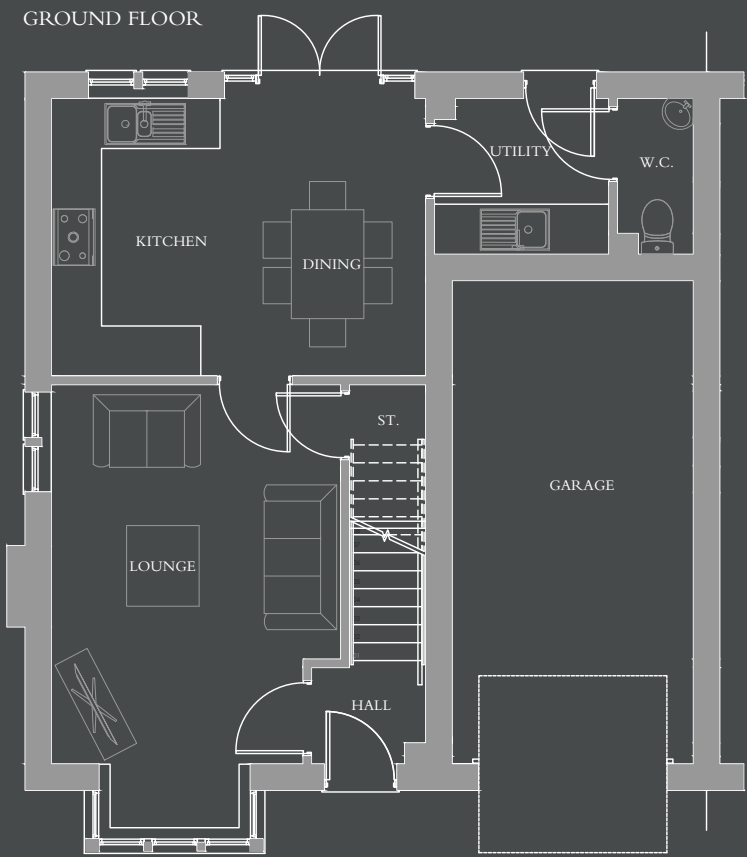
DIMENSIONS

LOUNGE	DINING	W.C.	BEDROOM 1	BEDROOM 2	BEDROOM 4
7296 x 3423mm max. (23' 11" x 11' 3" max.)	4186 x 2700mm max. (13' 9" x 8' 10" max.)	1974 x 945mm max. (6' 6" x 3' 1" max.)	3773 x 3473mm max. (12' 5" x 11' 5" max.)	3643 x 2700mm max. (11' 11" x 8' 10" max.)	3023 x 2618mm max. (9' 11" x 8' 7" max.)
KITCHEN	UTILITY		EN-SUITE 1	BEDROOM 3	BATHROOM
4350 x 3110mm (14' 3" x 10' 2")	1974 x 1773mm (6' 6" x 5' 10")		2153 x 1974mm max. (7' 1" x 6' 6" max.)	3753 x 3750mm max. (12' 4" x 12' 4" max.)	2829 x 1700mm max. (9' 3" x 5' 7" max.)

THE MAPLE



THE MAPLE (TYPE I, PLOTS 23, 24 STONE)



DIMENSIONS

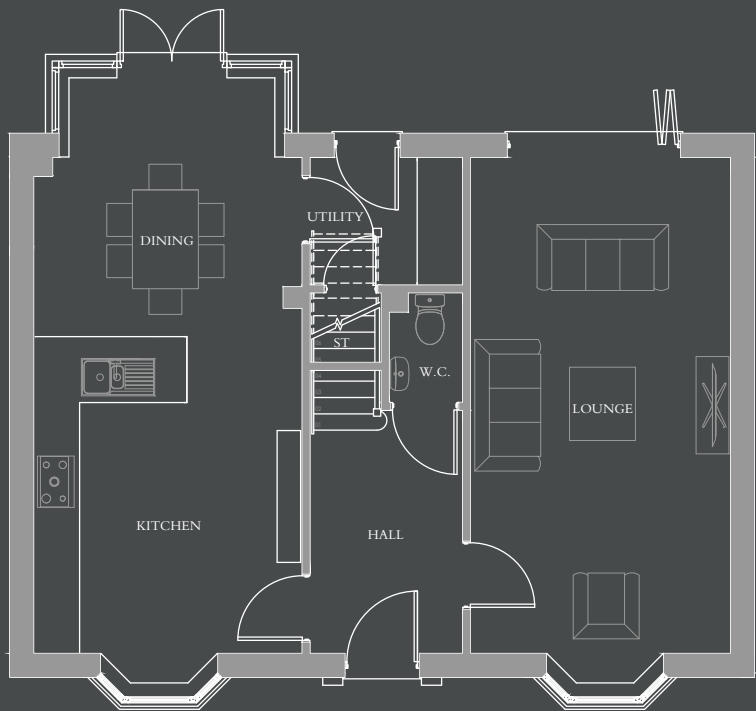
LOUNGE	UTILITY	GARAGE	EN-SUITE 1	BEDROOM 3	BATHROOM
5448 x 3545mm max. (17' 10" x 11' 8" max.)	2120 x 1890mm (6' 11" x 6' 2")	6000 x 3000mm (19' 8" x 9' 10")	1805 x 1660mm max. (5' 11" x 5' 5" max.)	3558 x 3170mm max. (11' 8" x 10' 5" max.)	2705 x 2075mm max. (8' 11" x 6' 10" max.)
KITCHEN / DINING	W.C.	BEDROOM 1	BEDROOM 2	BEDROOM 4	
4600 x 3400mm (15' 1" x 11' 2")	1890 x 900mm max. (6' 2" x 2' 11" max.)	4322 x 3595mm max. (14' 2" x 11' 10" max.)	4552 x 3170mm max. (14' 11" x 10' 5" max.)	3772 x 2425mm (12' 4" x 7' 11")	

THE OAK 1

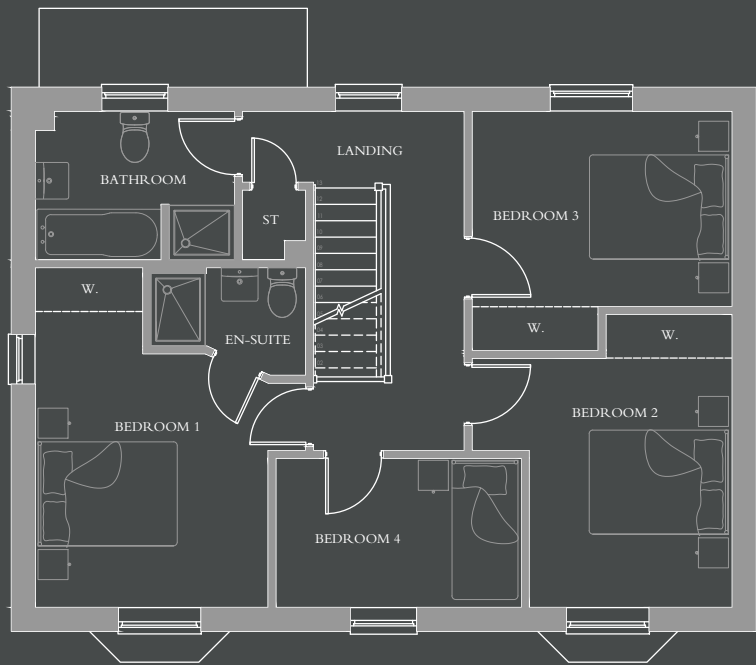


THE OAK 1 (TYPE J, PLOT 7 BRICK)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

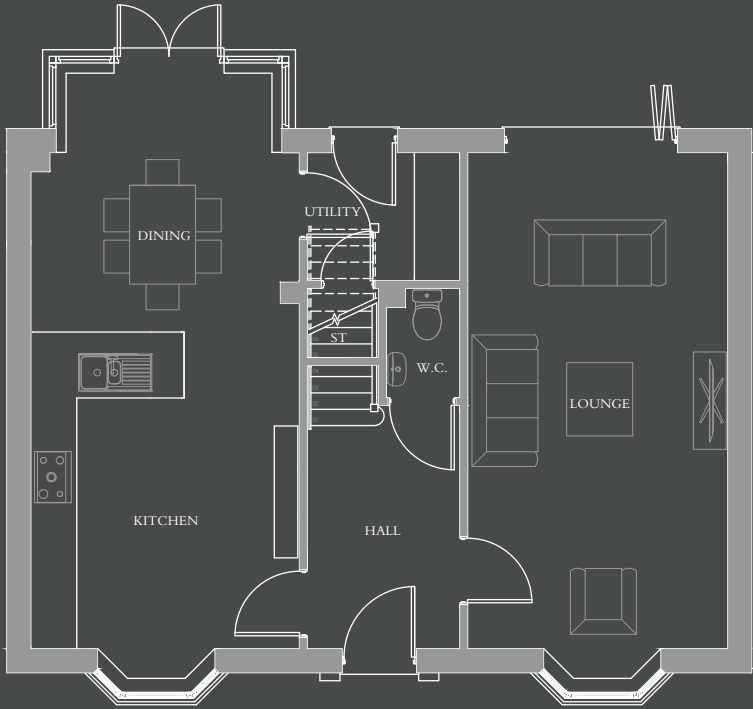
LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
7125 x 3505mm max. (23' 5" x 11' 6" max.)	2040 x 1700mm (6' 8" x 5' 7")	4615 x 3670mm max. (15' 2" x 12' 0" max.)	3980 x 3505mm max. (13' 1" x 11' 6" max.)	3356 x 2015mm (11' 0" x 6' 7")
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
8205 x 3620mm max. (26' 11" x 11' 11" max.)	1450 x 960mm max. (4' 9" x 3' 2" max.)	2120 x 1475mm max. (6' 11" x 4' 10" max.)	3505 x 3245mm max. (11' 6" x 10' 8" max.)	2700 x 2010mm max. (8' 10" x 6' 7" max.)

THE OAK 2

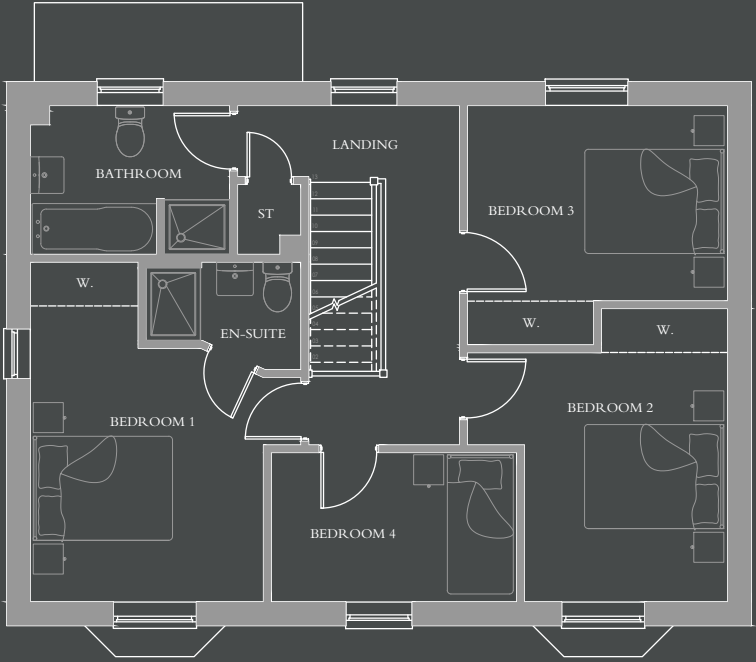


THE OAK 2 (TYPE K, PLOT 16 STONE)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

LOUNGE	UTILITY	BEDROOM 1	BEDROOM 2	BEDROOM 4
7125 x 3505mm max. (23' 5" x 11' 6" max.)	2040 x 1700mm (6' 8" x 5' 7")	4615 x 3670mm max. (15' 2" x 12' 0" max.)	3980 x 3505mm max. (13' 1" x 11' 6" max.)	3356 x 2015mm (11' 0" x 6' 7")
KITCHEN / DINING	W.C.	EN-SUITE 1	BEDROOM 3	BATHROOM
8205 x 3620mm max. (26' 11" x 11' 11" max.)	1450 x 960mm max. (4' 9" x 3' 2" max.)	2120 x 1475mm max. (6' 11" x 4' 10" max.)	3505 x 3245mm max. (11' 6" x 10' 8" max.)	2700 x 2010mm max. (8' 10" x 6' 7" max.)

SPECIFICATION

GENERAL

Exclusive, enclosed private development on large plots, with ample parking and large driveways.

Energy efficient homes built to approved building regulations.

Garages with power and lighting (where applicable).
NHBC 10 year Build Mark warranty.

EXTERNAL SPECIFICATION

External brick or stone walls of traditional construction with Artstone cills.

Maintenance free house exterior.

Turf to front gardens, seeded lawn to rear.

Trees, shrubs and fencing to approved design.

Buff paving slabs to be laid where appropriate.

Patio areas to every house.

KITCHEN

DESIGNS AVAILABLE ON REQUEST

Fully fitted quality Omega kitchens with under unit lighting and worktops with upstands. Selection of colours available.

Stainless steel Bosch (or similar) 5 ring gas hob and fan assisted oven.

Stainless steel Bosch (or similar) extractor hood.

Franke (or similar) 1½ bowl sink and drainer with mixer tap.

Integrated dishwasher and fridge freezer.

Wine cooler (where applicable).

UTILITY

PLENTY OF STORAGE & DESIGNS AVAILABLE
ON REQUEST (where applicable)

Plumbing for washing machine.

Space for tumble dryer.

Sink (where applicable).

CLOAKROOM

Quality white branded sanitaryware with chrome fittings.

Heated chrome towel rail.

Half tiling to appliance walls.

Floor covering.

BATHROOM

Quality white branded sanitaryware with chrome fittings.

Vanity unit.

Independent chrome thermostatic shower and quality glazed shower screen with chrome trim.

Separate shower cubicle (where applicable).

Heated chrome towel rail.

Tiling to appropriate areas.

Floor covering.

EN-SUITE

Quality white branded sanitaryware with chrome fittings.

Vanity unit (where applicable).

Contemporary chrome thermostatic shower.

Quality shower enclosure with glazed door and chrome trim.

Heated chrome towel rail.

Full tiling to shower and other areas as appropriate.

Floor covering.

HEATING/HOT WATER

Gas fired, two zone central heating with high efficiency boilers and individual thermostatic radiator valves.

ELECTRICAL

Stainless steel sockets and switches throughout including telephone and TV points.

Low energy LED down lighters to cloakroom, en-suite, bathroom and kitchen.

Mains operated smoke alarms on all levels.

External lighting to front and rear.

NACOSS fitted alarm.

Pre-wired TV points to lounge, family area and most bedrooms.

INTERNAL DOORS/WOODWORK

Solid doors throughout.

Contemporary chrome ironmongery throughout.

125mm skirting and 75mm architrave throughout.

WINDOWS AND EXTERNAL DOORS

Anthracite or Ivory finish, PVCu double glazed windows with adjustable ventilators and lockable handles.

PVCu double glazed French doors or bi-fold (where applicable).

Contemporary chrome handles throughout.

Hörmann (or similar) low maintenance garage doors.

High security front doors.

DECORATION

Matt emulsion to walls.

White satin painted woodwork.

Skimmed plastered ceilings with white emulsion.



Photographs shown are from similar developments built by JP Wild Homes

VIEWS AROUND MELTHAM



MAP OF AREA



THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors. The street scenes and the individual house types are computer generated images and for illustration purposes only. All details correct at the time of going to print.



An award winning developer

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