



ROCK MILL
LUXURY HOLIDAY APARTMENTS

SALES PARTICULARS

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THE SCHEME



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SCHEME





THE
SCHEME





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SCHEME





THE SCHEME

- ◆ Rock Mill comprises of 49 luxury holiday let apartments available to individual purchasers and investors
- ◆ One of the first new build holiday apartment developments in the history of the Peak District National Park
- ◆ Located in the picturesque village of Stoney Middleton in the heart of the Peak District National Park
- ◆ In conjunction with Rock Mill, the Cupola building will provide a new visitor centre, cafe and restaurant on your door step
- ◆ Due for completion in Summer 2023



LIVING
SPACE





BEDROOM





BATHROOM





CUPOLA
BUILDING





AMENITIES

A purpose built holiday apartment scheme which benefits from being located in the heart of the Peak District in the historic village of Stoney Middleton

- ◆ The development will be constructed with local materials in keeping with the surroundings
- ◆ In conjunction with Rock Mill, The Cupola building, will provide a new visitor centre, cafe and restaurant and is next door to the development
- ◆ RIBA accredited architectural design
- ◆ Internal finishes created by an interior designer
- ◆ Full time concierge
- ◆ Secure cycle storage
- ◆ Boot room
- ◆ Landscaped BBQ area
- ◆ Communal lounge / breakout facility
- ◆ Lockers and storage
- ◆ Children's climbing wall
- ◆ On site electric car charging facilities
- ◆ External clean down area for bikes and dogs
- ◆ Trails leading directly to the door step

2.



THE LOCAL AREA

PEAK DISTRICT



The Peak District was the first of Britain's 15 national parks and was designated on 17 April 1951

PEAK DISTRICT



268 Miles of the Pennine Way begin in the adjacent village of Edale and stretches all the way to Scotland



Access to over **1600 miles** of rights of way to explore across the national park



13.25m people visited the Peak District in 2018



7 Rivers flow through the Peak District, the Derwent, Bradford, Dove, Lathkill, Mainfold, Trent and Wye



Kinder Scout is the highest point in the Peak District at 2,086ft



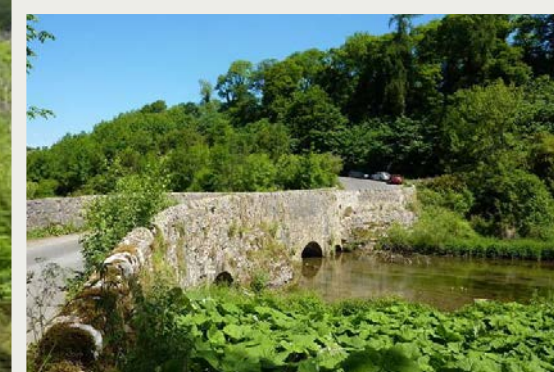
The Peak District covers an area of **555sq miles**

STONEY MIDDLETON

Stoney Middleton is located in the picturesque and dramatic White Peak area of the Peak District



- ◆ The famous **Lovers Leap** is opposite the development, where according to folklore a young women jumped after being jilted by her lover in 1762 but was saved by her woollen petticoats



Cupola Building
next door



Award winning fish and chip shop is a
5 minute walk away



Castleton and Bakewell are a
15 minute drive away



The village pub
The Moon Inn is a

5 minute walk away



Chatsworth House is a

10 minute drive away



The fascinating plague village of Eyam is a

20 minute walk away



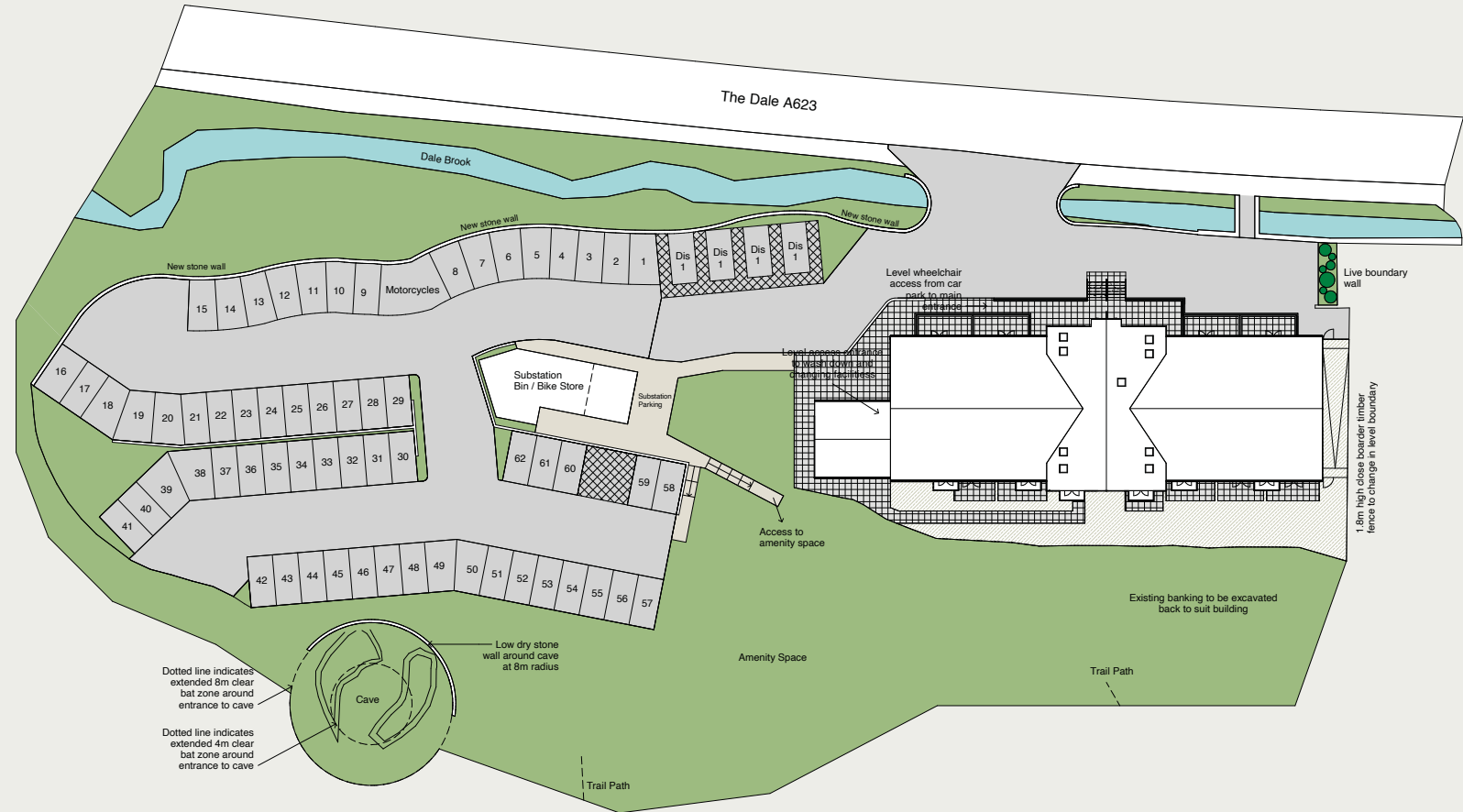
3.



THE INVESTMENT



SITE PLAN

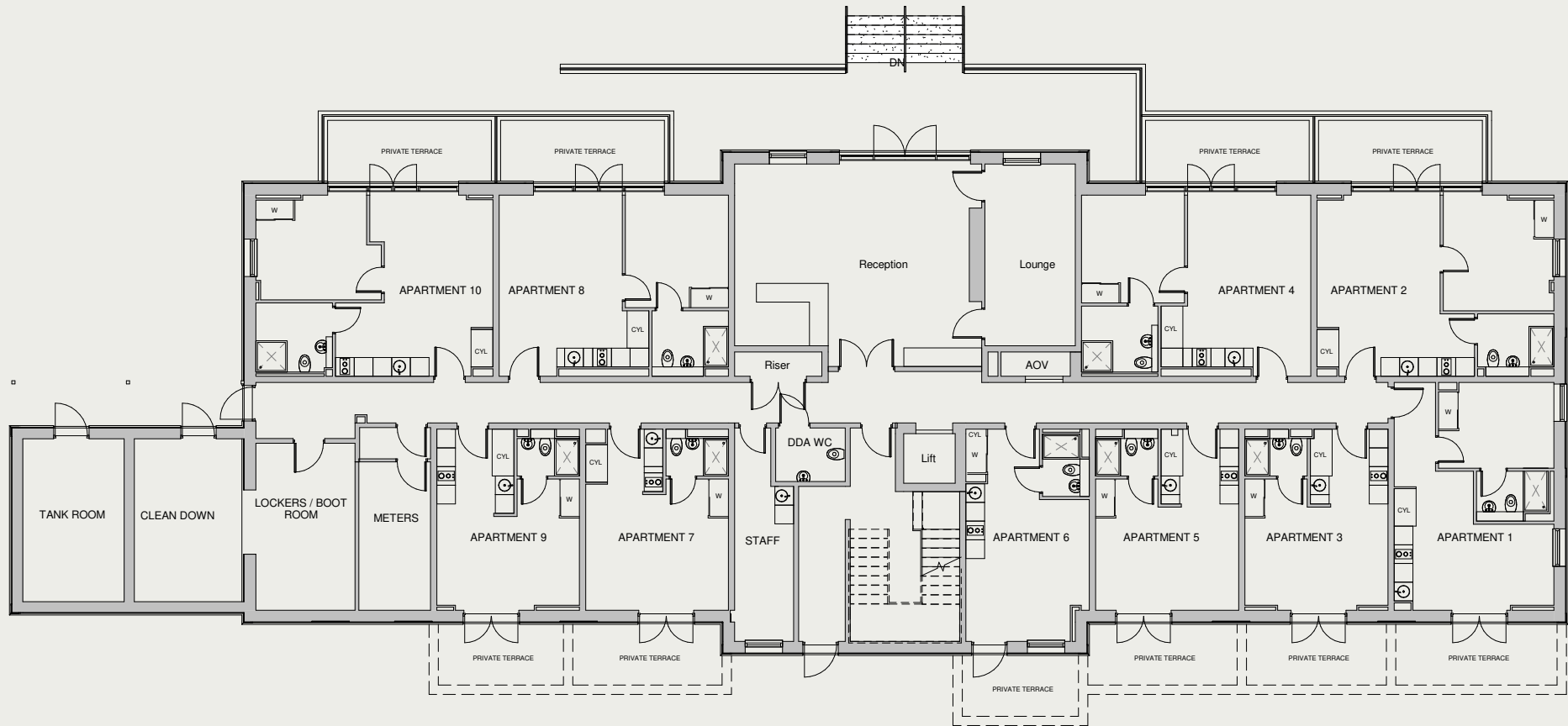




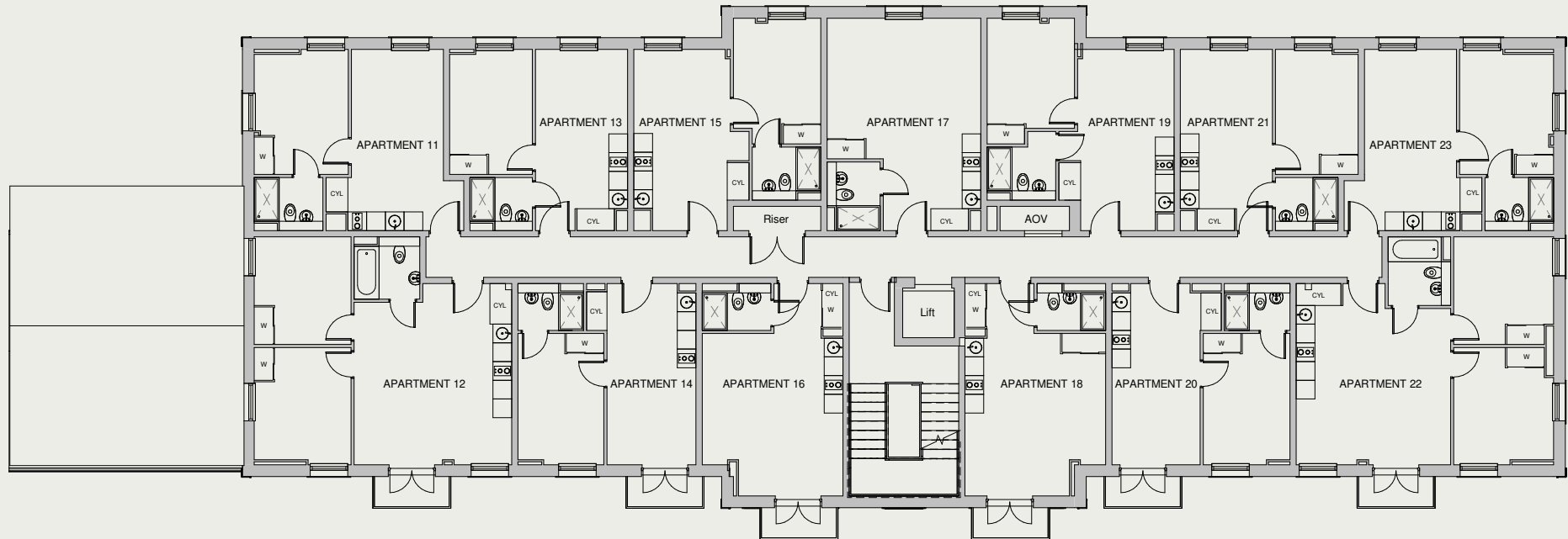
SITE SPECIFICATION

- ◆ Locally sourced natural limestone external walls
- ◆ Natural slate roof tiles
- ◆ Photo voltaic panels
- ◆ Allocated car parking spaces
- ◆ Car charging points
- ◆ Dog and bike external washing facilities
- ◆ CCTV system
- ◆ Lift access to all floors
- ◆ Sprinkler system
- ◆ Secure glazed access doors with fob entry
- ◆ LED lighting throughout
- ◆ Individually metered apartments
- ◆ Electrical thermostat controlled heating
- ◆ Modern veneered internal doors
- ◆ Fully integrated kitchens and appliances with granite work surfaces
- ◆ Satellite TV enabled
- ◆ Full height ceramic wall tiling
- ◆ Floor finishes throughout
- ◆ Fitted wardrobes in all bedrooms
- ◆ Furniture and equipment packs available at extra cost
- ◆ Choice of kitchen, floor and tiling available

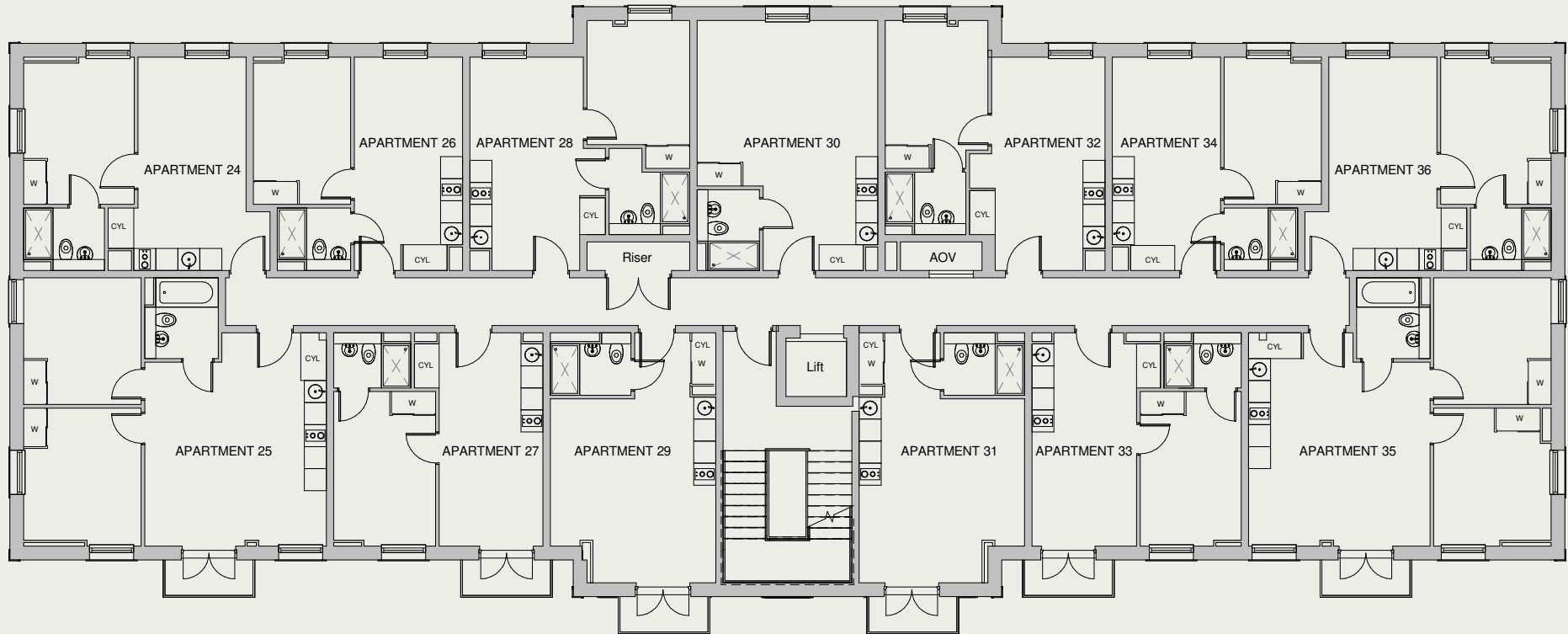
GROUND FLOOR PLAN



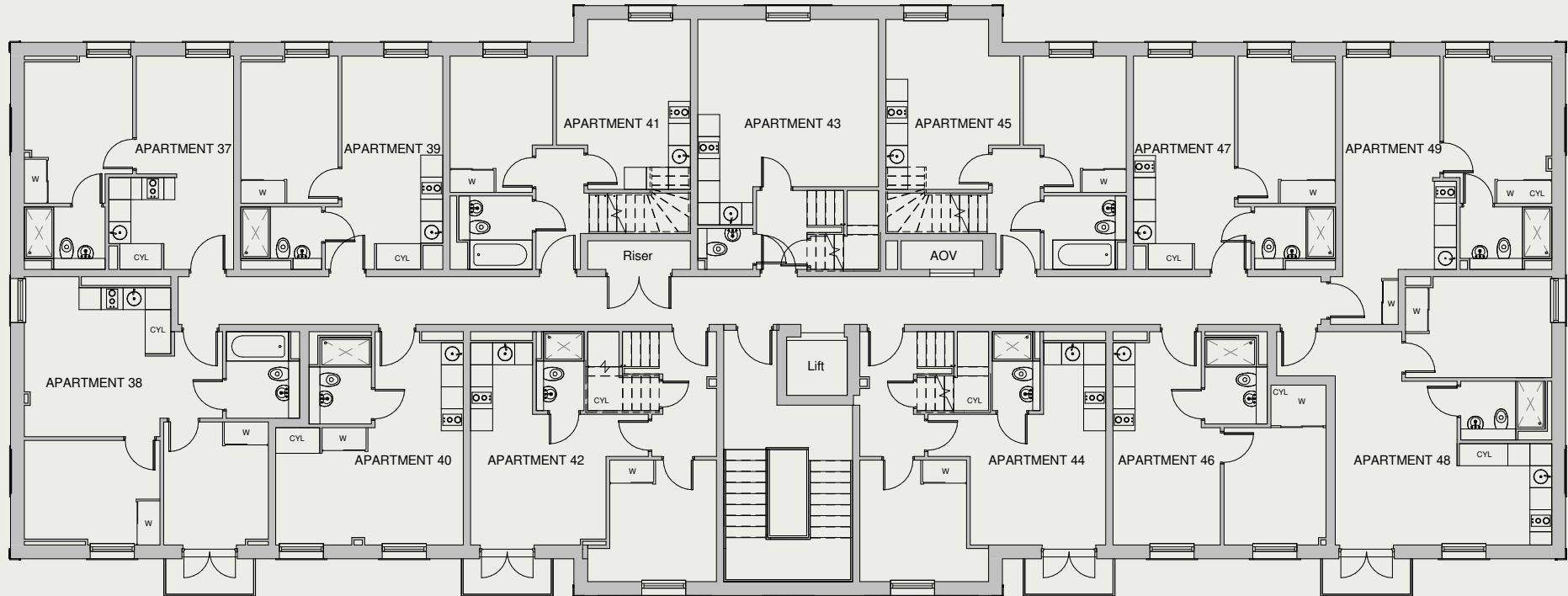
FIRST FLOOR PLAN



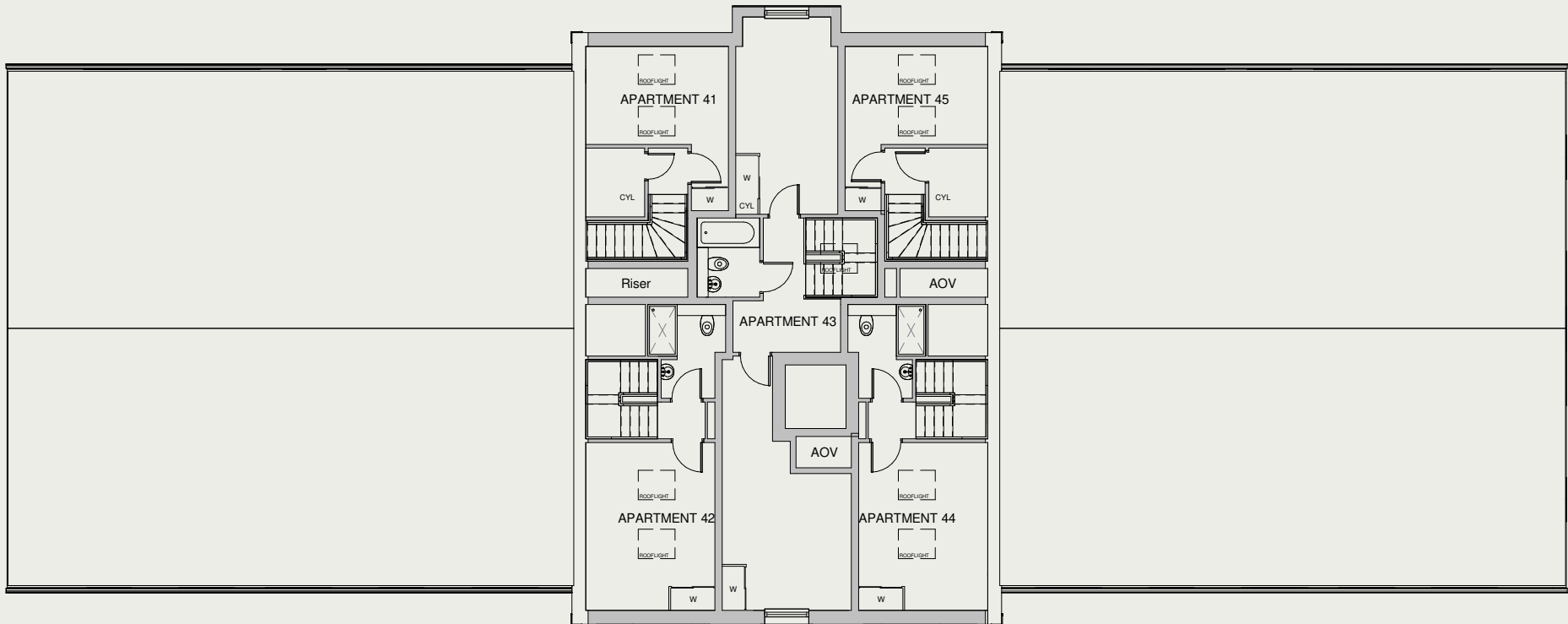
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN





APARTMENT PRICE SCHEDULE

All individual units come with a Confederation of Mortgage Lenders warranty and Building Regulations sign off

Apartment No.	Type	Floor	View	Balcony / Terrace	Area (m ²)	Area (ft ²)	Sales Price*
1	1 Bedroom	Ground	Rear	Yes	37	398	SOLD
2	1 Bedroom	Ground	Front	Yes	44	474	SOLD
3	Studio	Ground	Rear	Yes	27	291	SOLD
4	1 Bedroom	Ground	Front	Yes	43	463	SOLD
5	Studio	Ground	Rear	Yes	27	291	SOLD
6	Studio	Ground	Rear	Yes	27	291	SOLD
7	Studio	Ground	Rear	Yes	26	280	SOLD
8	1 Bedroom	Ground	Front	Yes	43	463	SOLD
9	Studio	Ground	Rear	Yes	27	291	SOLD
10	1 Bedroom	Ground	Front	Yes	44	474	SOLD
11	1 Bedroom	First	Front	No	36	388	SOLD
12	2 Bedroom	First	Rear	Yes	56	603	SOLD
13	1 Bedroom	First	Front	No	32	344	SOLD
14	1 Bedroom	First	Rear	Yes	33	355	SOLD
15	1 Bedroom	First	Front	No	35	377	SOLD
16	Studio	First	Rear	Yes	30	323	SOLD
17	Studio	First	Front	No	34	366	SOLD
18	Studio	First	Rear	Yes	30	323	SOLD
19	1 Bedroom	First	Front	No	35	377	SOLD
20	1 Bedroom	First	Rear	Yes	33	355	SOLD
21	1 Bedroom	First	Front	No	32	344	SOLD
22	2 Bedroom	First	Rear	Yes	56	603	SOLD
23	1 Bedroom	First	Front	No	36	388	SOLD
24	1 Bedroom	Second	Front	No	36	388	SOLD
25	2 Bedroom	Second	Rear	Yes	56	603	SOLD

*Prices Exclude Furniture Packs.



APARTMENT PRICE SCHEDULE

Apartment No.	Type	Floor	View	Balcony / Terrace	Area (m ²)	Area (ft ²)	Sales Price*
26	1 Bedroom	Second	Front	No	32	344	SOLD
27	1 Bedroom	Second	Rear	Yes	33	355	SOLD
28	1 Bedroom	Second	Front	No	35	377	SOLD
29	Studio	Second	Rear	Yes	30	323	SOLD
30	Studio	Second	Front	No	34	366	£184,000
31	Studio	Second	Rear	Yes	30	323	SOLD
32	1 Bedroom	Second	Front	No	35	377	SOLD
33	1 Bedroom	Second	Rear	Yes	33	355	SOLD
34	1 Bedroom	Second	Front	No	32	344	SOLD
35	2 Bedroom	Second	Rear	Yes	56	603	SOLD
36	1 Bedroom	Second	Front	No	36	388	SOLD
37	1 Bedroom	Third	Front	No	33	355	SOLD
38	2 Bedroom	Third	Rear	Yes	46	495	SOLD
39	1 Bedroom	Third	Front	No	32	344	SOLD
40	Studio	Third	Rear	No	27	291	SOLD
41	2 Bedroom	Third / Fourth	Front	No	56	603	£315,000
42	2 Bedroom	Third / Fourth	Rear	Yes	65	700	SOLD
43	2 Bedroom	Third / Fourth	Front	No	83	893	SOLD
44	2 Bedroom	Third / Fourth	Rear	Yes	65	700	£349,000
45	2 Bedroom	Third / Fourth	Front	No	56	603	£315,000
46	1 Bedroom	Third	Rear	No	31	334	SOLD
47	1 Bedroom	Third	Front	No	32	344	SOLD
48	1 Bedroom	Third	Rear	Yes	42	452	SOLD
49	1 Bedroom	Third	Front	No	36	388	SOLD

*Prices Exclude Furniture Packs.

SERVICE CHARGE & YIELDS

WHAT'S INCLUDED

- ◆ Concierge service
- ◆ Communal maintenance and cleaning
- ◆ Ground maintenance and landscaping
- ◆ Communal decoration and upgrade works
- ◆ External window and gutter cleaning
- ◆ Refuse disposal
- ◆ Compliance contracts with sprinklers, lifts, CCTV, Etc
- ◆ Statutory testing of fire alarms and emergency lighting
- ◆ Communal utility charges
- ◆ Building insurances
- ◆ Pest control
- ◆ Water chlorination and tank maintenance
- ◆ H&S and fire risk assessments
- ◆ Clerical, accounts and management company fees
- ◆ Allowance per annum for reserve fund

AVERAGE ANNUAL SERVICE CHARGE COSTS

for **studio unit**

£1,949

Ground rent £385 in addition

for **1 bed unit**

£2,386

Ground rent £400 in addition

for **2 bed unit**

£3,927

Ground rent £425 in addition

AVERAGE GROSS YIELDS

for **studio unit**

17.7%

Average net yield 9%

for **1 bed unit**

18%

Average net yield 9.5%

for **2 bed unit**

17.2%

Average net yield 9%

4.



BACKGROUND



DEVELOPER BACKGROUND



broadfield
Chartered Quantity
Surveyors & Project
Managers

Our development partner is Sheffield based Broadfield who are a niche supplier of quantity surveying and construction management services to the building industry

READ MORE ABOUT
BROADFIELD HERE





SALES

REDBRIK 

Our partner Redbrick are our exclusive sales agent and first point of contact for enquiries.

READ MORE ABOUT
REDBRIK HERE



CONTACT US

✉ info@rockmill.uk

