



Right where  
you belong

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at **Watermills**

**gleeson**



**Homes designed to  
complement modern  
day living**

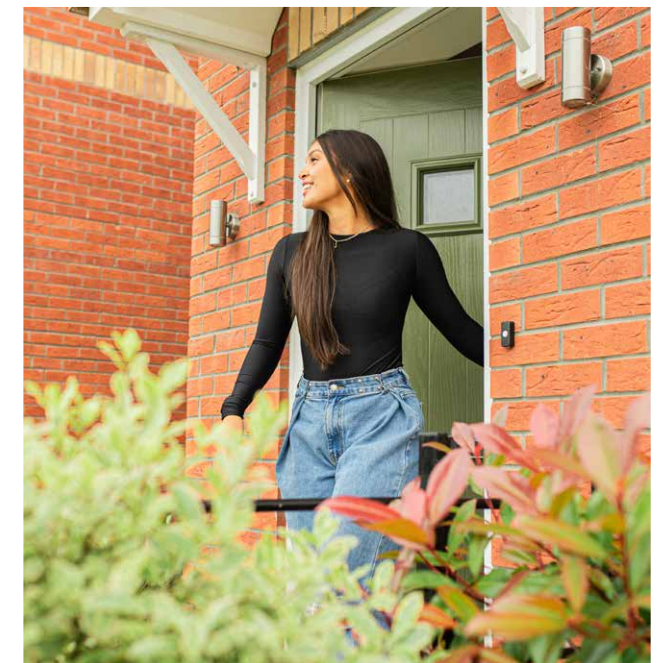


**With over  
120 years'  
experience in  
placemaking,  
we're perfectly  
suited to help  
you navigate  
your home  
buying journey**

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



# A collection of homes for every lifestyle

Welcome to Watermills, a vibrant development in Apedale, Staffordshire. Featuring a stunning collection of 2, 3, and 4-bedroom homes, this development offers something for everyone, from first-time buyers to growing families. Explore our site plan to discover the range of house styles available.

|                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   |   |   |
| Boston<br>2 bedroom                                                                 | Tyrone<br>3 bedroom                                                                 | Lisburn<br>3 bedroom                                                                |
|  |  |  |
| Wexford<br>3 bedroom                                                                | Wicklow<br>3 bedroom                                                                | Kilkenny<br>3 bedroom                                                               |
|  |  |  |
| Renmore<br>3 bedroom                                                                | Brandon<br>3 bedroom                                                                | Longford<br>4 bedroom                                                               |
|  |  |  |
| Carlow<br>4 bedroom                                                                 | Dublin<br>4 bedroom                                                                 | Broadale<br>4 bedroom                                                               |



This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.



# Living in Apedale

Nestled on the edge of the Staffordshire Moorlands, Apedale offers a blend of rural charm, modern convenience, and rich industrial heritage. Enjoy nature on your doorstep with access to Apedale Country Park, a wildlife-infused green oasis with woodlands, meadows, and stunning views.

Practical everyday amenities such as shops, cafés, health centres, and leisure facilities are all within easy reach, with Newcastle-under-Lyme town centre just minutes away by car. Plus, you'll be well connected to Stoke-on-Trent, Birmingham and beyond with access to major roads such as the A34, A500, and M6. Whether you're starting a family, buying your first home, or simply seeking a peaceful lifestyle with urban access, Apedale offers the perfect balance of green space, community warmth, and modern living.

The perfect balance  
of green space and  
modern living



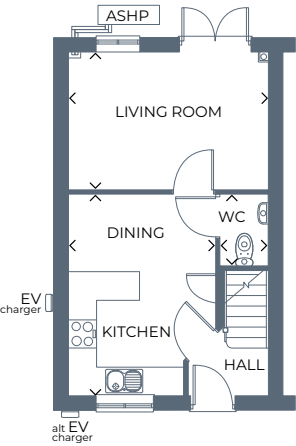




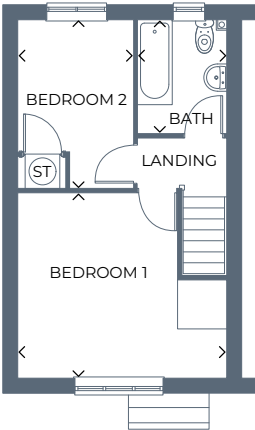
# Boston

## 2 bedroom, semi-detached home

A stunning, modern semi-detached home, featuring an open-plan kitchen-diner, spacious living room and two good-sized bedrooms, plus a family bathroom.



Ground floor



First floor

Gross internal area 635.9ft<sup>2</sup> / 59.08m<sup>2</sup>

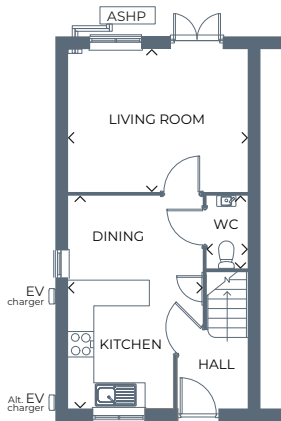
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/boston](https://gleesonhomes.co.uk/housestyles/boston)

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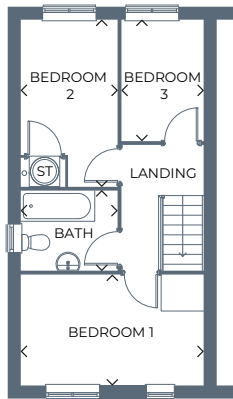
# Tyrone

## 3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Ground floor



First floor

Gross internal area 742.7ft<sup>2</sup> / 69m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/tyrone](https://gleesonhomes.co.uk/housestyles/tyrone)

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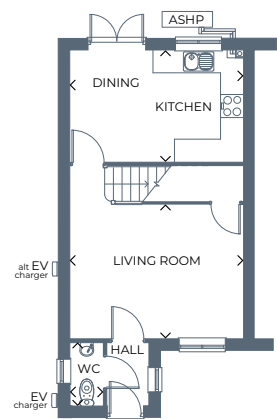




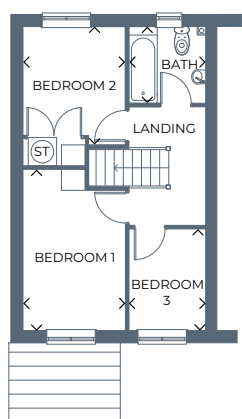
# Wicklow

## 3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



Ground floor

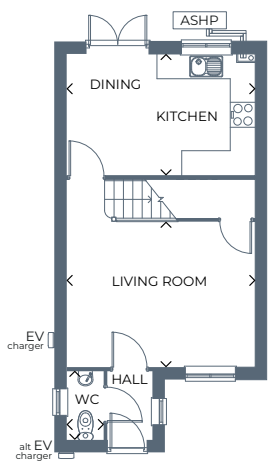


First floor

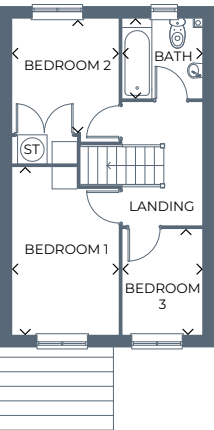
# Kilkenny

## 3 bedroom, semi-detached home

A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Ground floor



First floor

Gross internal area 754.8ft<sup>2</sup> / 70.12m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/wicklow](https://gleesonhomes.co.uk/housestyles/wicklow)

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Gross internal area 754.8ft<sup>2</sup> / 70.12m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/kilkenny](https://gleesonhomes.co.uk/housestyles/kilkenny)

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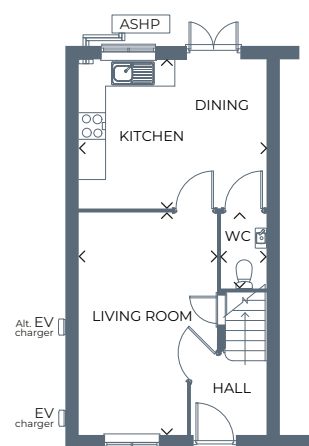




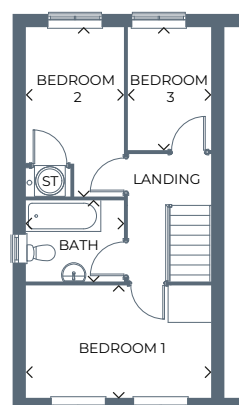
# Lisburn

## 3 bedroom, semi-detached home

A modern 3 bedroom semi-detached home with a contemporary open-plan kitchen space, great-sized bedrooms and an excellent living area.



Ground floor



First floor

Gross internal area 742.7ft<sup>2</sup> / 69m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/lisburn](https://gleesonhomes.co.uk/housestyles/lisburn)

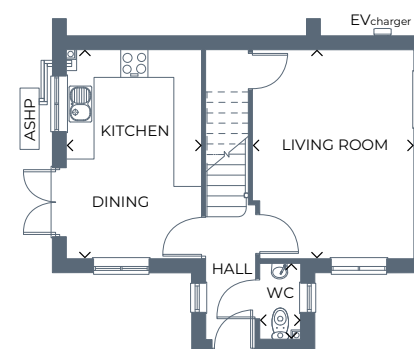
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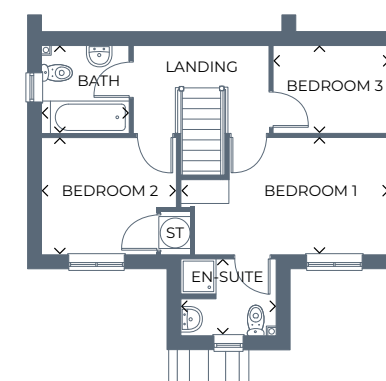
# Wexford

## 3 bedroom, semi-detached home

A modern semi-detached home with a combined kitchen-diner and French doors out to the garden, plus a separate living room and three bedrooms.



Ground floor



First floor

Gross internal area 792.5ft<sup>2</sup> / 73.63m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/wexford](https://gleesonhomes.co.uk/housestyles/wexford)

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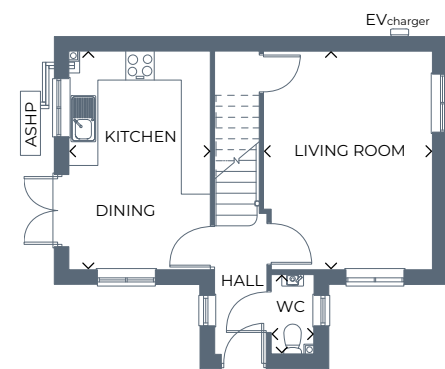




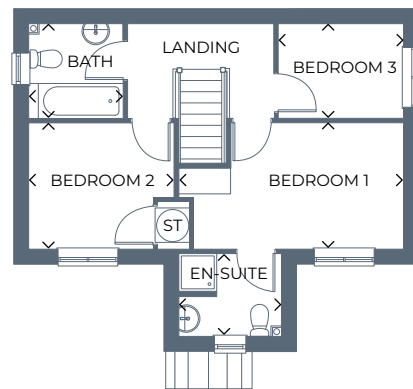
# Renmore

## 3 bedroom, detached home

A beautiful 3 bedroom detached home offering the perfect space for modern living, boasting a spacious kitchen-diner, family living room, bathroom and master en-suite.



Ground floor



First floor

Gross internal area 792.9ft<sup>2</sup> / 73.66m<sup>2</sup>

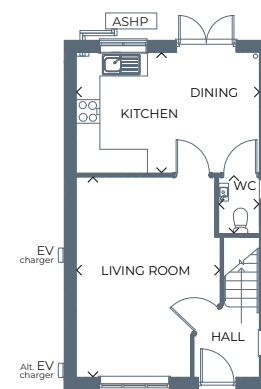
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/renmore](https://gleesonhomes.co.uk/housestyles/renmore)

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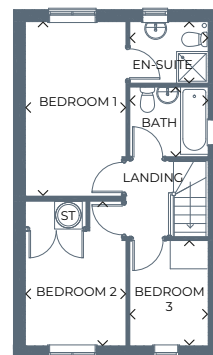
# Brandon

## 3 bedroom, detached home

A great 3 bedroom detached home perfectly designed for modern living, featuring a large living area, kitchen-diner, and great-sized bedrooms.



Ground floor



First floor

Gross internal area 799.8ft<sup>2</sup> / 74.3m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/brandon](https://gleesonhomes.co.uk/housestyles/brandon)

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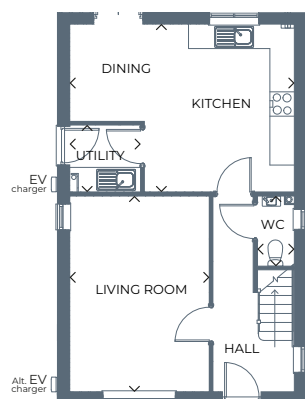




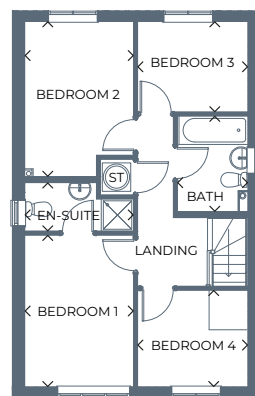
## Longford

### 4 bedroom, detached home

A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.



Ground floor



First floor

Gross internal area 1046.9ft<sup>2</sup> / 97.26m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/longford](https://gleesonhomes.co.uk/housestyles/longford)

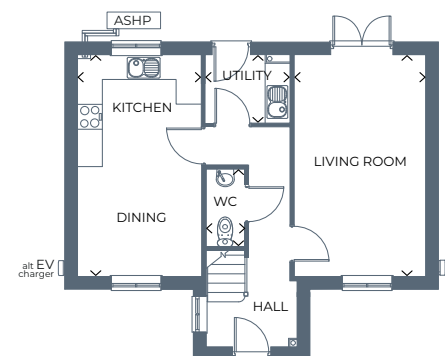
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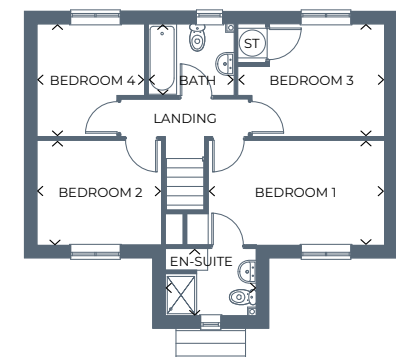
## Carlow

### 4 bedroom, detached home

A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.



Ground floor



First floor

Gross internal area 1028ft<sup>2</sup> / 95.5m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/carlow](https://gleesonhomes.co.uk/housestyles/carlow)

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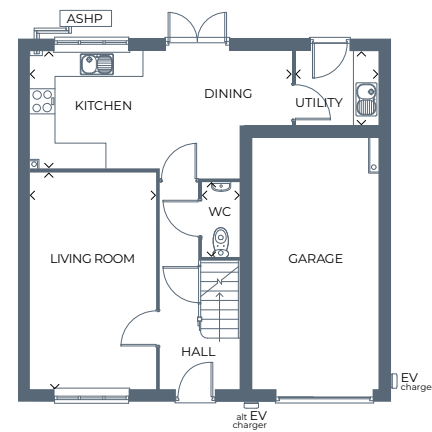




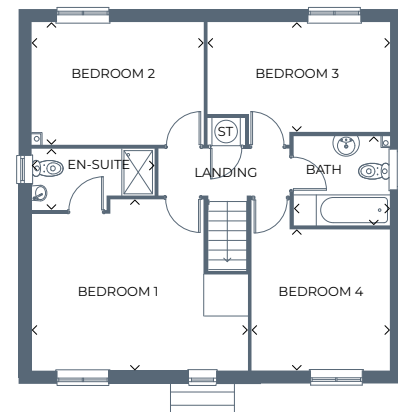
# Dublin

## 4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



Ground floor



First floor

Gross internal area 1426.5ft<sup>2</sup> / 132.53m<sup>2</sup>

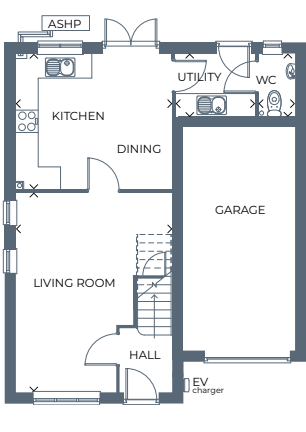
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/dublin](https://gleesonhomes.co.uk/housestyles/dublin)

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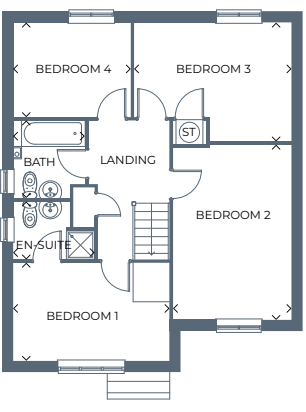
# Broadale

## 4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.



Ground floor



First floor

Gross internal area 1372.6ft<sup>2</sup> / 127.52m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/broadale](https://gleesonhomes.co.uk/housestyles/broadale)

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# Our standard specification

We work with well-known brands to deliver a high level of specification, all at an affordable price.

- ✓

Standard features
- ★

Upgrades available, subject to build stage

## Kitchens

|                                                                                  |                                     |
|----------------------------------------------------------------------------------|-------------------------------------|
| Kitchen units, doors and handles from <b>Symphony Kitchens</b>                   | <div><div>✓</div><div>★</div></div> |
| Choice of worktops with matching upstands supplied from <b>Symphony Kitchens</b> | <div><div>✓</div><div>★</div></div> |
| Stainless steel splashback supplied from <b>Symphony Kitchens</b>                | <div><div>✓</div><div>★</div></div> |
| Oven, hob and integrated cooker hood by <b>Beko</b>                              | <div><div>✓</div><div>★</div></div> |

## Bathroom

|                                                                         |                                     |
|-------------------------------------------------------------------------|-------------------------------------|
| Taps from <b>Methven</b>                                                | <div><div>✓</div></div>             |
| Standard splashback tiling from <b>Porcelanosa</b>                      | <div><div>✓</div><div>★</div></div> |
| Standard height tiles to bathroom and en-suites from <b>Porcelanosa</b> | <div><div>✓</div><div>★</div></div> |
| White sanitaryware by <b>Twyford</b>                                    | <div><div>✓</div></div>             |

## Finishing touches

|                                                                        |                         |
|------------------------------------------------------------------------|-------------------------|
| Matt white paint finish to walls and ceilings <b>by Crown or Dulux</b> | <div><div>✓</div></div> |
|------------------------------------------------------------------------|-------------------------|

## Peace of mind

|                                                                        |                         |
|------------------------------------------------------------------------|-------------------------|
| Two year <b>Gleeson warranty</b> from legal completion date            | <div><div>✓</div></div> |
| A further eight years of cover via your <b>NHBC Buildmark Warranty</b> | <div><div>✓</div></div> |

All of the specification listed is included in our houses as standard. Correct at time of production, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Upgrades and extras are subject to build stage and availability

Read more



# Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more on our website >



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



## First-time Buyer Assist

At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.



# What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



## Let us help you

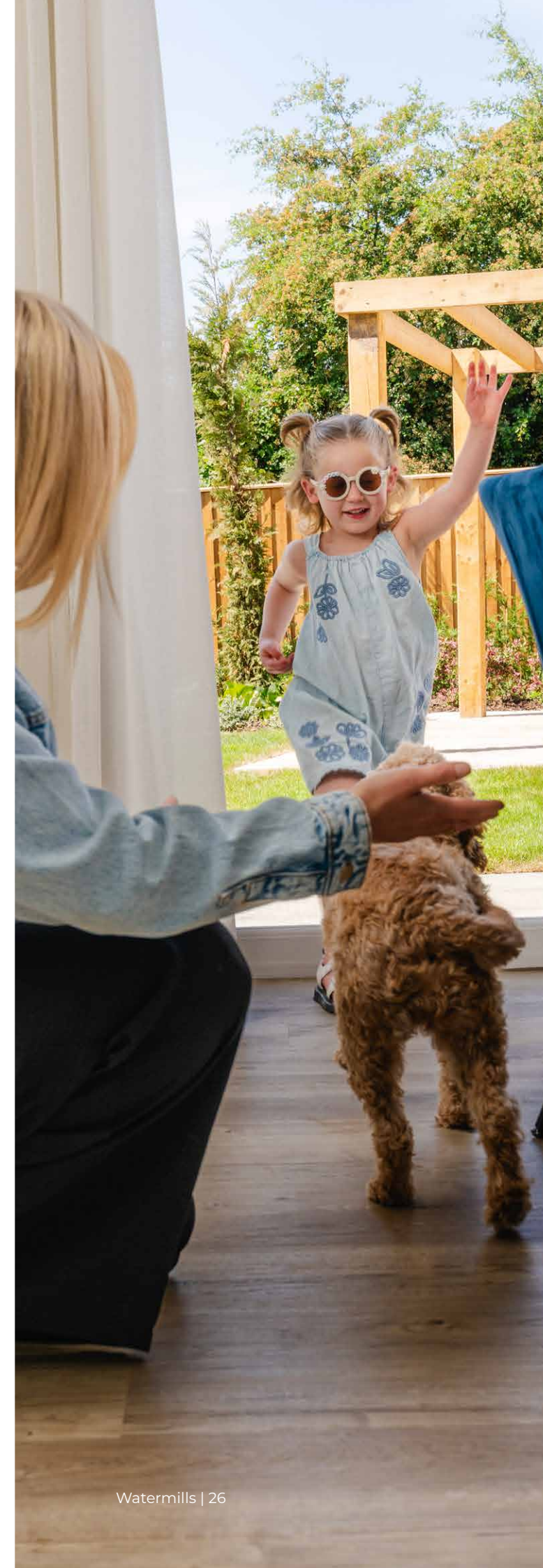
When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.





## Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customers' home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories

### How to find us

**Visit us** Watermills, Apedale Road, Apedale, Newcastle-under-Lyme, ST5 6BH

**Contact us** 01782 432 358

[gleesonhomes.co.uk/developments/watermills](https://gleesonhomes.co.uk/developments/watermills)

### How to find us

#### **From Newcastle-under-Lyme (approx. 10 minutes):**

Take the A34 northbound, then follow signs towards Chesterton/Apedale. Turn onto Apedale Road, where Watermills is situated.

#### **From Stoke-on-Trent (approx. 15–20 minutes):**

Join the A500, then take the turn-off for the A34 towards Newcastle-under-Lyme/Chesterton. Continue towards Apedale and follow signs to Apedale Road.

#### **From the M6:**

Exit at Junction 16 and take the A500 towards Stoke-on-Trent. Leave the A500 for the A34 (Newcastle-under-Lyme/Chesterton), then follow local signage to Apedale Road.





All information correct at time of production, 16 June 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-38-V1