



# MONTAGUE COURT

Sale | M33

A stunning collection of six beautifully crafted homes.  
2, 3 & 4 bedroom options available.







A rare opportunity to own a piece of history in Sale.  
Where heritage meets modern living.

# The Story Of Montague Court

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Montague Court is more than just a collection of homes — it is a landmark development that respects the past while embracing the future.

Centred around the carefully restored Old Church, the scheme blends historic architecture with elegant new builds, creating six unique homes in the heart of Sale.



## Designed For Every Lifestyle

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Whether you are a family seeking space, a professional looking for convenience, a luxury buyer seeking distinction, or a downsizer wanting low-maintenance comfort with character, Montague Court offers a home for you.





## A Name You Can Trust

Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail. Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with an effortless marriage of design and functionality.





# A Landmark Location

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Sale is one of Manchester's most desirable suburbs, offering a balance of vibrant town life and green open spaces. Montague Court is perfectly placed, just two minutes' walk from Sale Town Centre, with its shops, cafés, restaurants, and cultural highlights such as Sale Waterside.

The Metrolink provides direct access into Manchester city centre, while the motorway network and Manchester Airport are also easily accessible. Nearby Altrincham and Hale add further choice with artisan markets, boutique shops, and fine dining.

For leisure and recreation, residents enjoy riverside walks along the Mersey, the open spaces of Sale Water Park, and historic Dunham Massey. A wealth of gyms, golf courses, and sports clubs cater to every lifestyle.





MANCHESTER

RIVER MERSEY

SALE  
WATER  
PARK

M60



DANE RD  
TRAM STATION

SALE TOWN  
CENTRE



SALE TRAM  
STATION

WORTHINGTON  
PARK

SALE GOLF  
CLUB

STOCKPORT

CARRINGTON

  
MONTAGUE  
COURT

MARSLAND ROAD A6144

CROSS STREET A56

BRIDGEWATER CANAL

MARLBOROUGH RD

NORTHENDEN ROAD B5166

MARSLAND ROAD A6144



BROOKLANDS  
TRAM STATION

SALE HIGH  
SCHOOL

BROOKLANDS ROAD

ALTRINCHAM

















# The Collection Of Homes

**2 x FOUR-BEDROOM NEW BUILD DETACHED HOMES**

**3 x TWO-BEDROOM TOWNHOUSES WITHIN THE CONVERTED OLD CHURCH**

**1 x FULLY RENOVATED DETACHED HOME**



Site Plan





# The New Builds (Plots 1 & 2)

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Two large detached homes offering contemporary family living. With open-plan kitchen and dining areas leading to landscaped gardens, spacious lounges, and four double bedrooms, these homes combine practicality with modern design. Master suites feature dressing rooms and en-suites, and each home benefits from private driveways, with two off road parking spaces as well as EV Charging.





# The Old Church Townhouses (Plots 3-5)

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The converted Old Church provides three elegant two-bedroom townhouses, each filled with light and character. High ceilings, tall windows, and original architectural details are balanced with modern kitchens and bathrooms. Open-plan layouts maximise flexibility, while historic charm adds a unique sense of place.





# The Restored Detached Home (Plot 6)

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A fully renovated detached property that blends period character with contemporary style. This unique home offers generous living spaces, sympathetic landscapes and thoughtfully updated interiors, providing a perfect balance of history and modern convenience.



# Specifications



## General

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- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- Solid 44mm large timber doors throughout internally
- Brushed metal door furniture
- Open plan contemporary solid timber stairs with glass balustrade
- Attractive skirting boards and deep moulded architraves
- Flush plate, brushed metal light switches & sockets throughout
- Mains powered smoke detectors
- Pre-wired for Sky & HD
- Air Source Heat Pump or Gas central heating
- Master bedroom with en-suite
- Master bedroom with large separate dressing area
- High quality anodised aluminium or Hard Wood windows
- Large anodised aluminium sliding doors to the rear

## Kitchen

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- Siematic/German kitchen
- Quartz worktops
- Siemens/Neff integrated dishwasher
- Siemens/Neff integrated microwave
- Siemens/Neff integrated multifunction oven with grill
- Fully integrated larder fridge
- Fully integrated no frost freezer
- Siemens/Neff 4 zone induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Brushed steel mixer tap and inset sink
- Built-in ceiling extractor
- Kitchen bar suitable for bar seating
- Stunning contemporary sliding rear doors leading into private rear garden
- Designer large format porcelain tiles
- Underfloor heating throughout

## Utility Room

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- Worktop surface area
- Laminate doors
- Large cupboards for storage
- High length cupboards for storage of hoovers, mop or like
- Plumbing for washer and dryer

## Bathrooms & Ensuites

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- Duravit sanitary ware to ensuites and bathrooms
- Duravit soft closing toilet seat
- Dual flush plate
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk-in shower with framed glass to master en-suite

### Disclaimer

Images within this brochure are for illustrative purposes and give an indication of layout. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Pavilion Landmark Ltd. reserves the right to alter layouts and specifications at any time.



## External Specification

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- Two off road parking spaces per house
- EV charging point per house
- Landscaped gardens to front & rear, designed •  
by an award-winning practice
- Natural grey slate contemporary roof tiles
- Up & down lighting to front & rear
- Programmable full security system including PIRs  
& shock sensors
- Fully paved front drive & entrance paving master  
en-suite

## Security & Home Protection

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- Intruder alarm system
- PIR detection
- Alarm keypads adjacent to front door
- Ultra secure 5-point locking system to front door
- Alarm capable of connecting to 3rd party  
monitoring
- Mains-fed smoke detectors
- 10 Year New Home Warranty

## Can I Customise My New Home?

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If you purchase your new home off plan, then you will be given the opportunity to personalise your property and choose from a wide variety of options to create a perfect luxury home.

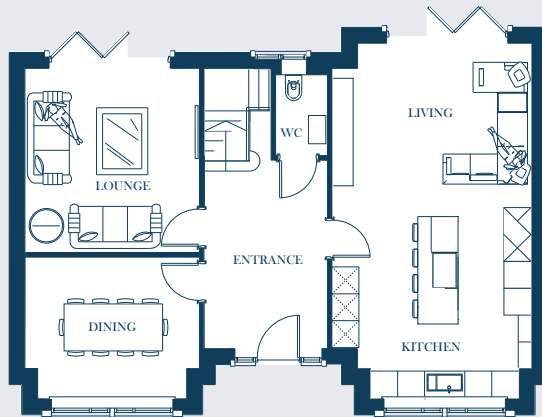
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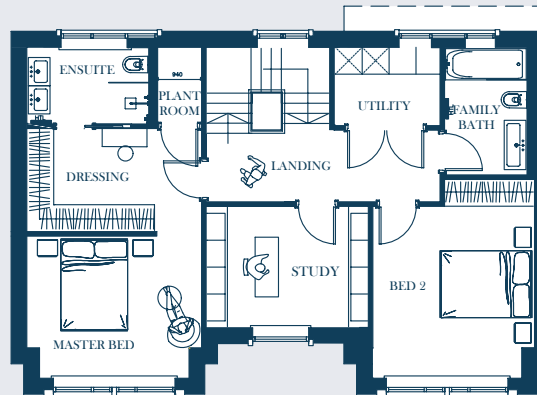
# Floor Plans

# Plot 1



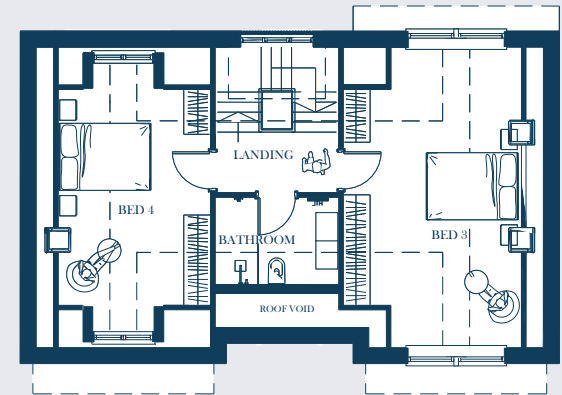
## Ground Floor:

Kitchen/Living room	4.4 x 7.9 meters
Entrance hall	2.7 x 4.2 meters
WC	1.1 x 1.8 meters
Stairwell	2.7 x 2.1 meters
Lounge	4 x 3.8 meters
Dining room	3.1 x 3.8 meters



## First Floor:

Master bedroom	3.85 x 3.1 meters
Master dressing	3.85 x 2.25 meters
Master ensuite	2.7 x 1.7 meters
Plant room	0.95 x 1.67 meters
Landing	5.2 x 1.6 meters
Stairwell	2.1 x 1.8 meters
Utility	2.3 x 1.7 meters
Family bathroom	1.8 x 2.85 meters
Bedroom 2	4.4 x 3.6 meters
Study	3.6 x 2.7 meters

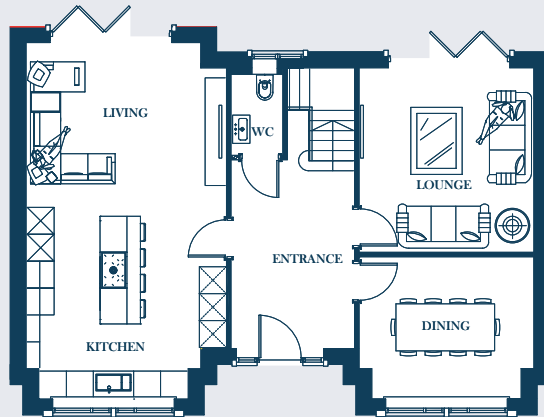


## Second Floor:

Landing	2.7 x 1.3 meters
Bed 3	6.65 x 3.9 meters
Bed 4	5.9 x 3.35 meters
Bathroom	1.9 x 2.7 meters

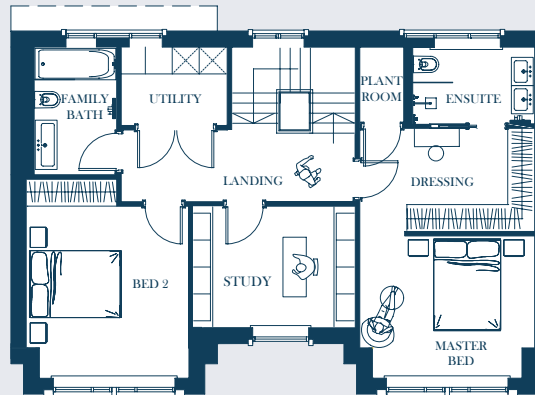


## Plot 2



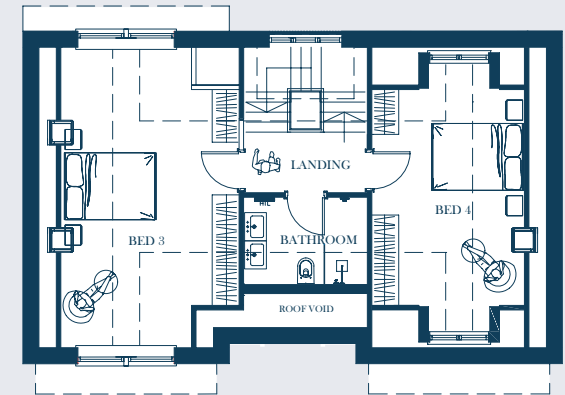
### Ground Floor:

Kitchen/Living room	4.4 x 7.9 meters
Entrance hall	2.7 x 4.2 meters
WC	1.1 x 1.8 meters
Stairwell	2.7 x 2.1 meters
Lounge	4 x 3.8 meters
Dining room	3.1 x 3.8 meters



### First Floor:

Master bedroom	3.85 x 3.1 meters
Master dressing	3.85 x 2.25 meters
Master ensuite	2.7 x 1.7 meters
Plant room	0.95 x 1.67 meters
Landing	5.2 x 1.6 meters
Stairwell	2.1 x 1.8 meters
Utility	2.3 x 1.7 meters
Family bathroom	1.8 x 2.85 meters
Bedroom 2	4.4 x 3.6 meters
Study	3.6 x 2.7 meters



### Second Floor:

Landing	2.7 x 1.3 meters
Bed 3	6.65 x 3.9 meters
Bed 4	5.9 x 3.35 meters
Bathroom	1.9 x 2.7 meters



# Plots 3, 4 & 5 Ground Floor

## Plot 3 Ground Floor:

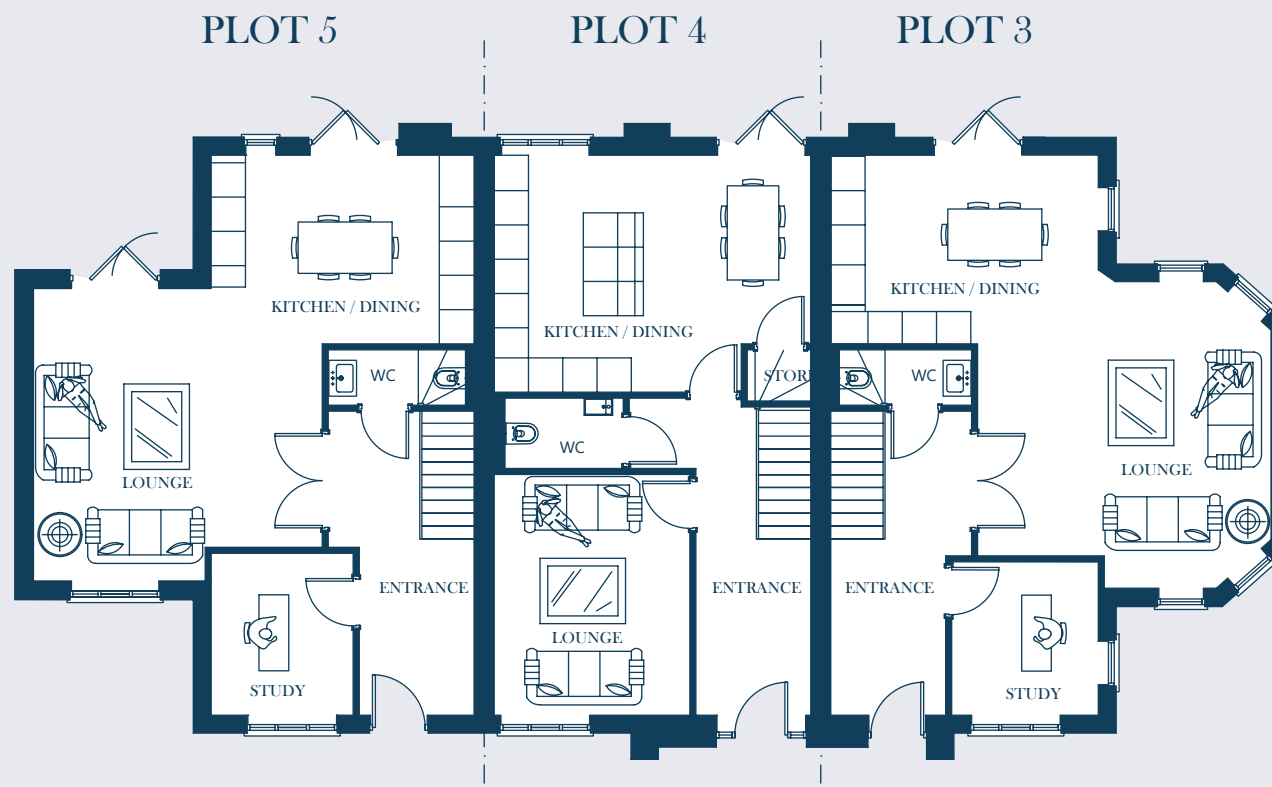
Entrance hallway	2 x 5.2 meters
WC	0.98 x 2.4 meters
Study	2.8 x 2.5 meters
Lounge	5.1 x 5.05 meters
Kitchen/dining	4.6 x 3.3 meters

## Plot 4 Ground Floor:

Entrance hallway	2 x 5.5 meters
WC	1.23 x 2 meters
Lounge	4.1 x 3.4 meters
Kitchen/dining	4.15 x 5.5 meters
Storage	1.1 x 0.9 meters

## Plot 5 Ground Floor:

Entrance hallway	2 x 5.2 meters
WC	0.97 x 2.4 meters
Study	2.8 x 2.5 meters
Lounge	5.1 x 5.3 meters
Kitchen/dining	4.68 x 3.76 meters



# Plots 3, 4 & 5 First Floor

## Plot 3 First Floor:

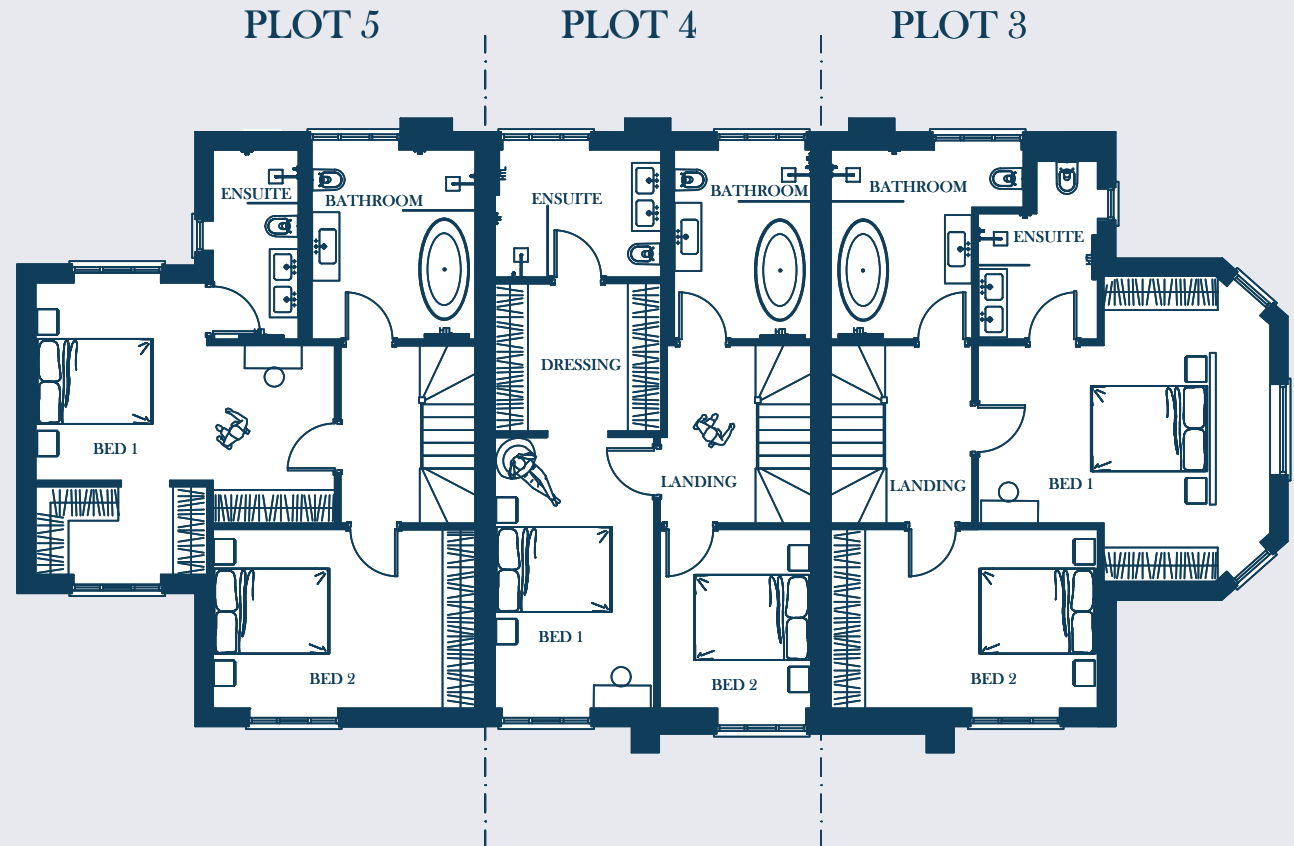
Master bedroom	3.5 x 5.2 meters
Master ensuite	1.5 x 3.3 meters
Master dressing	1.55 x 3 meters
Landing	1.4 x 3.1 meters
Bathroom	3.3 x 2.85 meters
Bedroom 2	4.6 x 3 meters
Stairwell	1 x 3.1 meters

## Plot 4 First Floor:

Master bedroom	2.78 x 4.76 meters
Master ensuite	2.9 x 2.3 meters
Master dressing	2.9 x 2.6 meters
Landing	1.5 x 3.1 meters
Bathroom	3.2 x 2.5 meters
Bedroom 2	2.67 x 3 meters
Stairwell	1 x 3.1 meters

## Plot 5 First Floor:

Master bedroom & dressing	5.3 x 5.1 meters
Master ensuite	2 x 3 meters
Landing	1.5 x 3.1 meters
Bathroom	3 x 2.5 meters
Bedroom 2	4.7 x 3.1 meters
Stairwell	1 x 3.1 meters



# Plots 3, 4 & 5 Second Floor

## Plot 3 Second Floor:

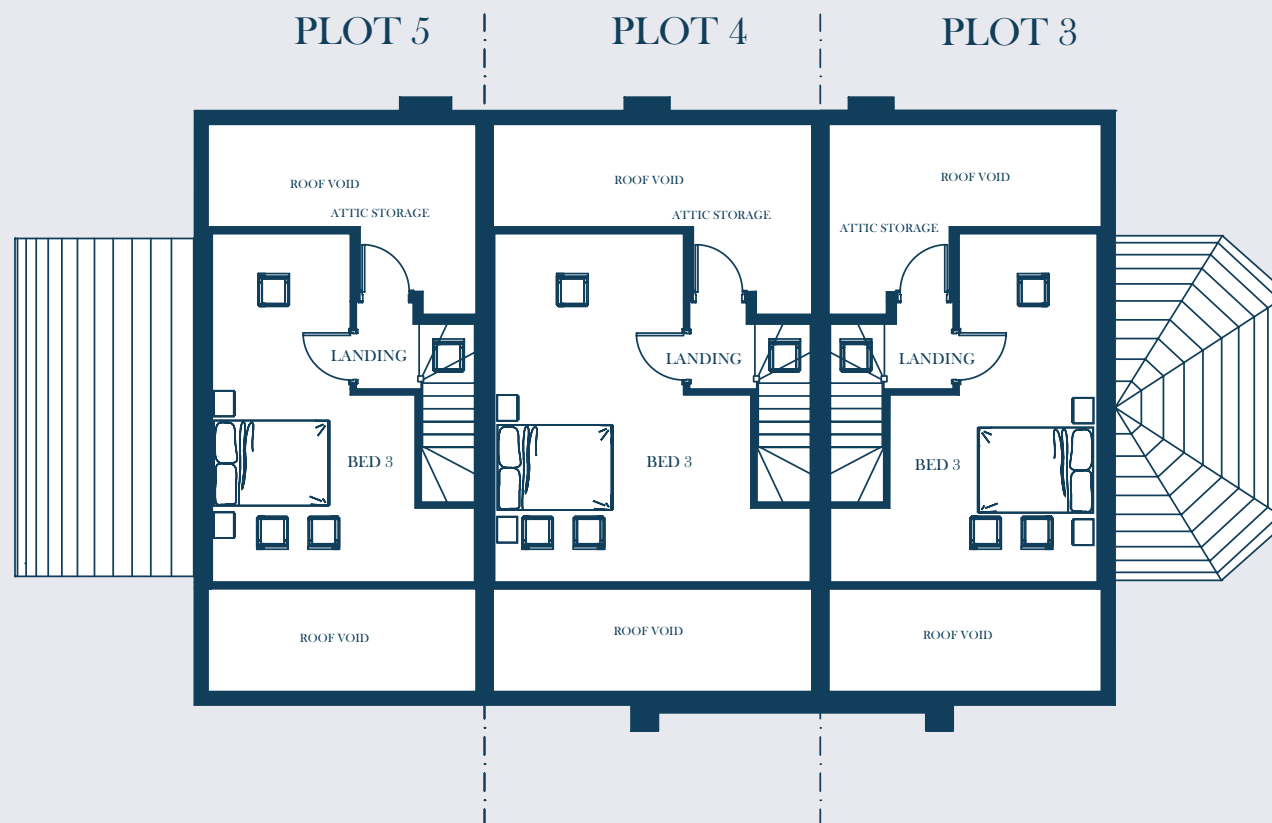
Landing	1.1 x 1.15 meters
Bed 3	3.55 x 6.1 meters
Attic storage	2 x 1.6 meters
Stairwell	1 x 3.1 meters

## Plot 4 Second Floor:

Landing	1.1 x 1.15 meters
Bed 3	4.5 x 6.1 meters
Attic storage	2 x 1.6 meters
Stairwell	1 x 3.1 meters

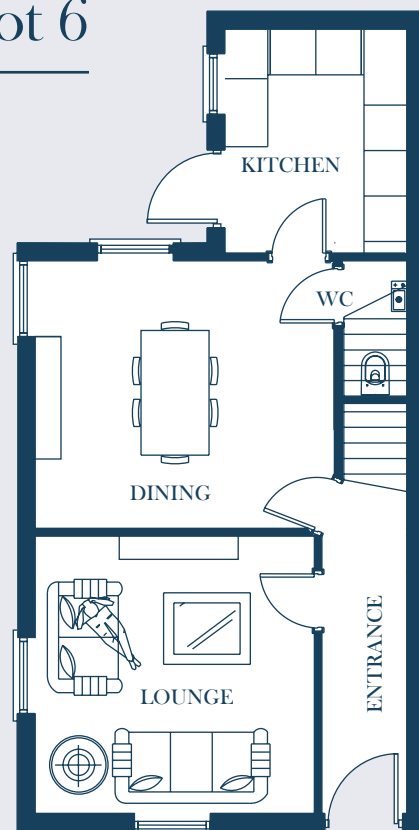
## Plot 5 Second Floor:

Landing	1.1 x 1.15 meters
Bed 3	3.6 x 6.1 meters
Attic storage	2 x 1.6 meters
Stairwell	1 x 3.1 meters



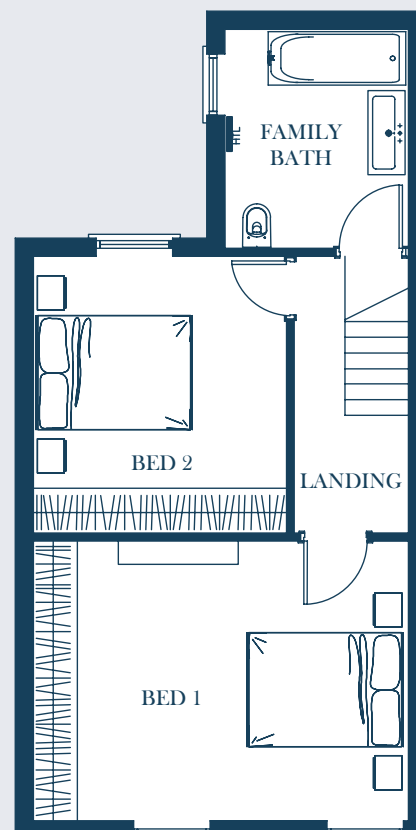


## Plot 6



### Ground Floor:

Entrance hallway	1.1 x 4.2 meters
Lounge	3.75 x 3.5 meters
Dining room:	3.85 x 3.4 meters
Kitchen	2.25 x 2.85 meters
WC	0.8 x 1.7 meters



### First Floor:

Family bathroom	2.25 x 2.85 meters
Landing	1.4 x 3.55 meters
Bedroom 1	3.2 x 3.5 meters
Bedroom 2	4.75 x 3.55 meters











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**LANDMARK**  
LANDMARK PROPERTY GROUP LTD



**PAVILION**  
PROPERTY HOLDINGS

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