Homes at **Heart**

Beautiful 2, 3 and 4 bed mill townhouses,
heritage and contemporary new homes

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Between
Beck & Bridge

Stonebridge Beck stretches between Farnley Beck and the centuries-old Stonebridge Mills which once brought trade and prosperity to the area.

Now, alongside the stunning architect-designed new homes you'll discover sympathetically converted two, three and four bedroom townhouses oozing with character, where modern generations can find space to live and relax amongst the mill's historic structures.

The comprehensive redevelopment project has restored these buildings externally, while offering the highest quality living accommodation including open-plan kitchen and dining areas.

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All homes at Stonebridge Beck are thoughtfully designed **to meet the requirements of modern living**

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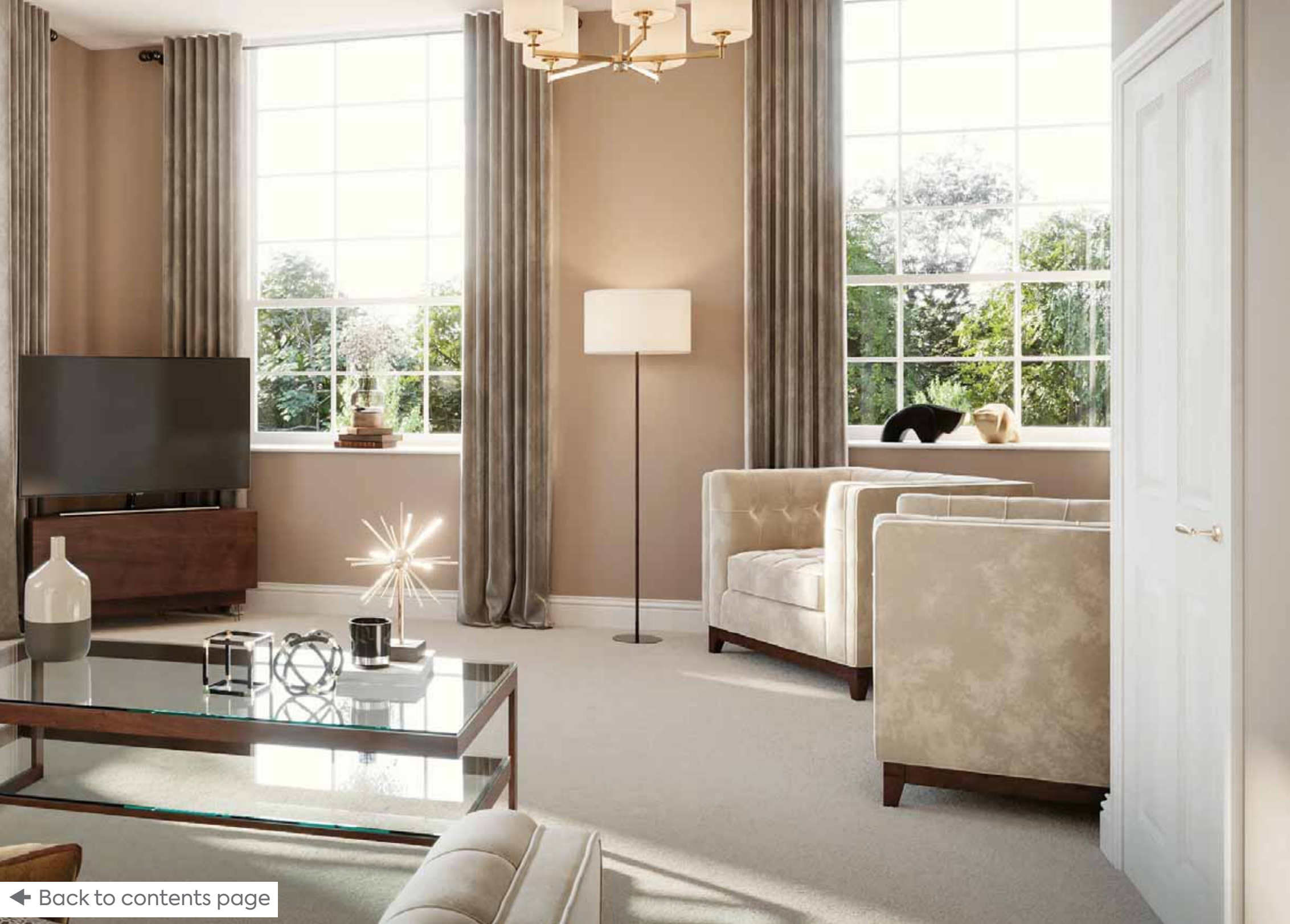

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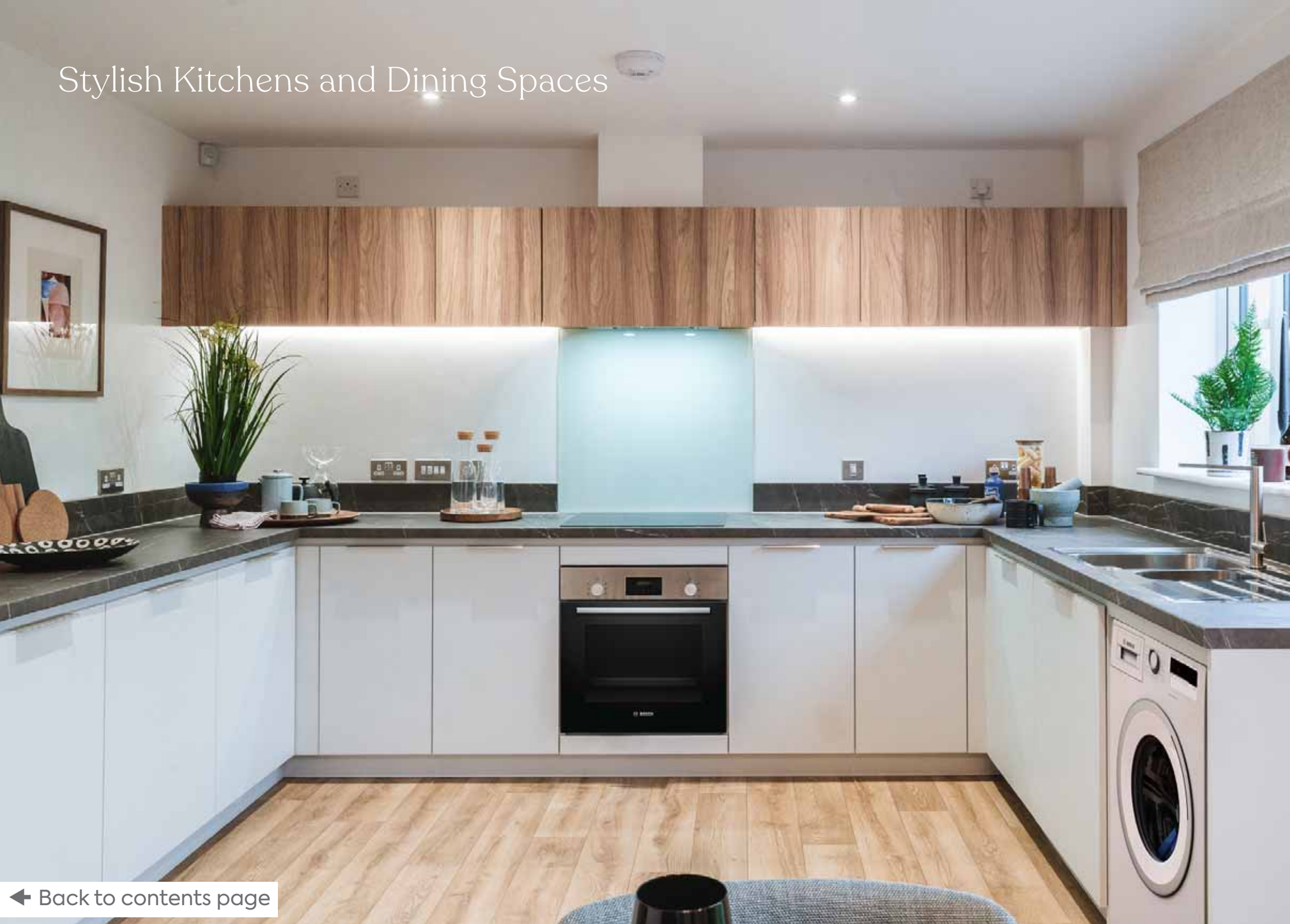
Stylish Kitchens and Dining Spaces



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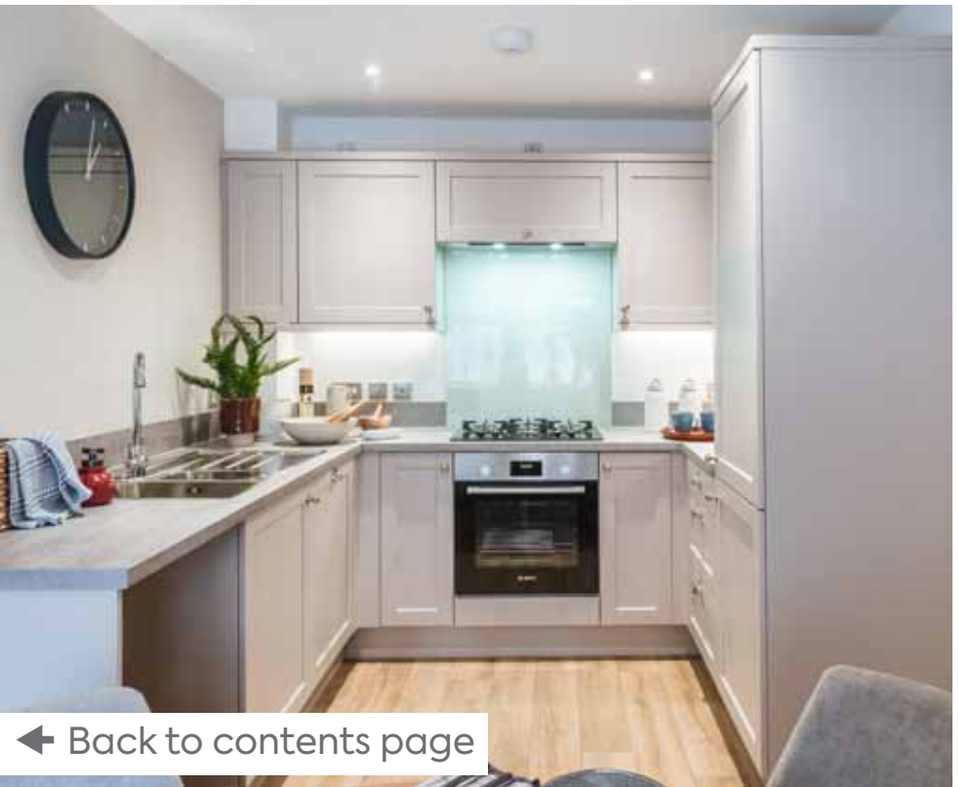

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Flexible Living Spaces

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Blissful Bedrooms

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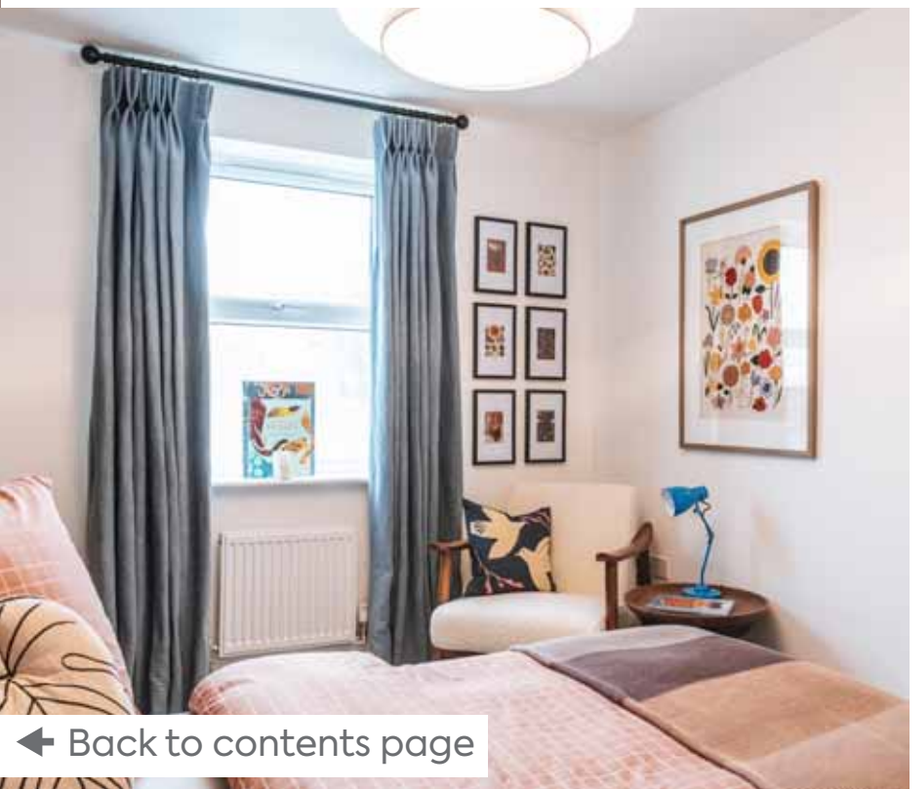

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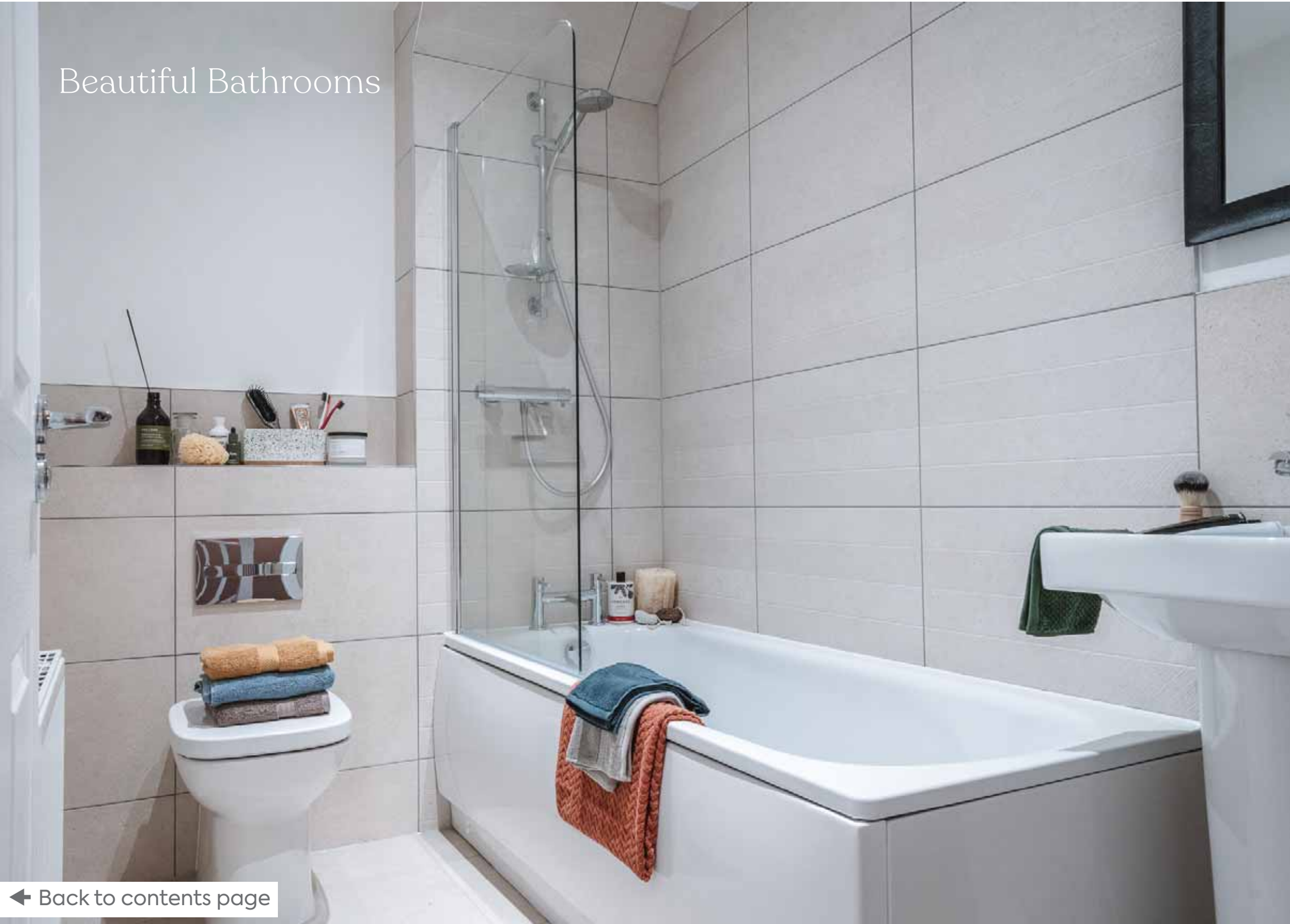
Beautiful Bathrooms



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Attention to Detail

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Surrounded by **Nature**

It's hard to believe that a tranquil environment, surrounded by nature, is just three miles from Leeds city centre and in easy reach of the historic market town of Pudsey and the vibrant village of Farsley, both with a fine choice of restaurants, bars and general amenities.

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Site Plan

House Types

Name.	Beds.
Old Mill Mews - Cottages	2-4
Old Mill Yard - Townhouses	2-4
The Wren (Heritage new)	2
The Owl (Heritage new)	4
The Bluebell	2
The Clover	3
The Hazel	4
The Maple (Int. Garage)	4

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Old Mill Yard
Townhouses

13 STONEBRIDGE VALE

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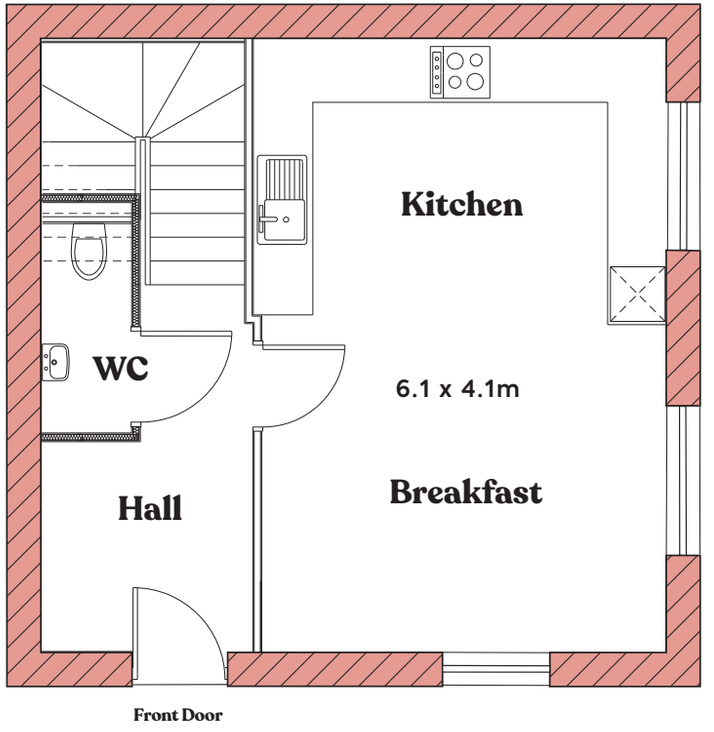
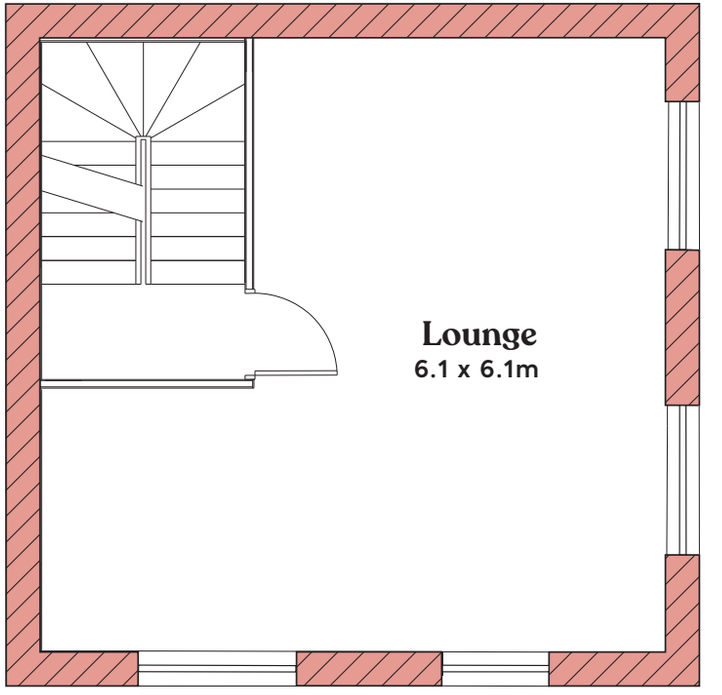
13 STONEBRIDGE VALE

Set within the grand former mill building's Old Mill Yard, just 19 townhouses offer two, three and four bedroom accommodation, with the highest quality en-suites and bathrooms, open-plan kitchen and dining areas ready to host life and laughter once again. Generously proportioned, these homes have large windows giving superb natural light.

As each conversion home is totally unique we have featured just one by way of example. Floor plans for each individual home are available on request.



Ground Floor



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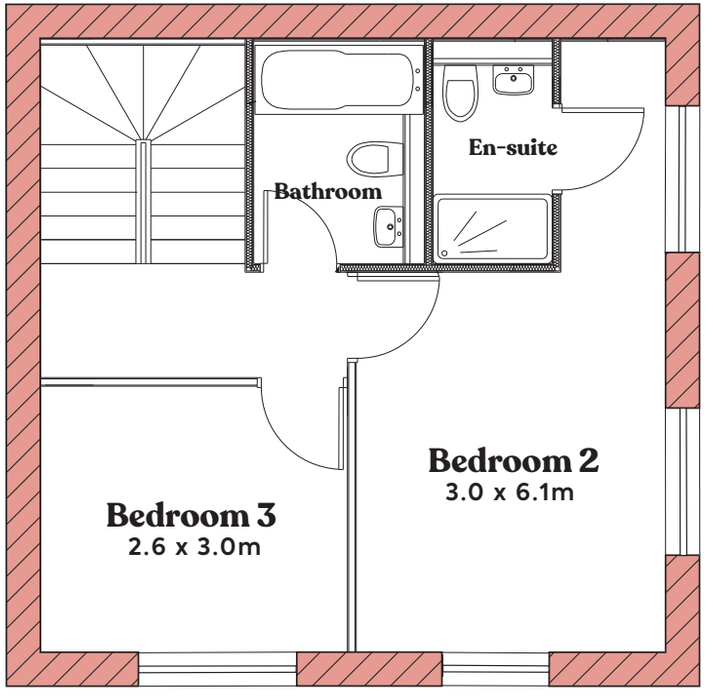

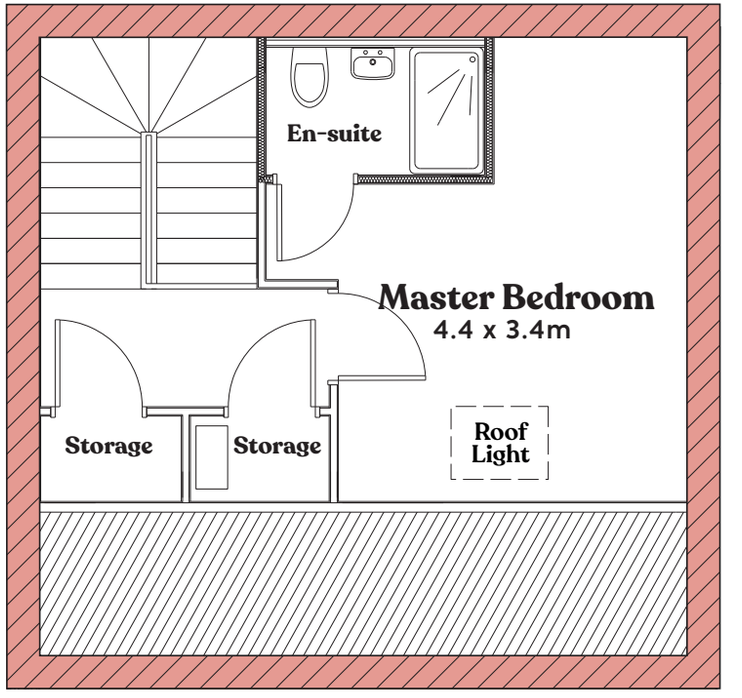

Second Floor

Third Floor

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Old Mill Mews
Cottages

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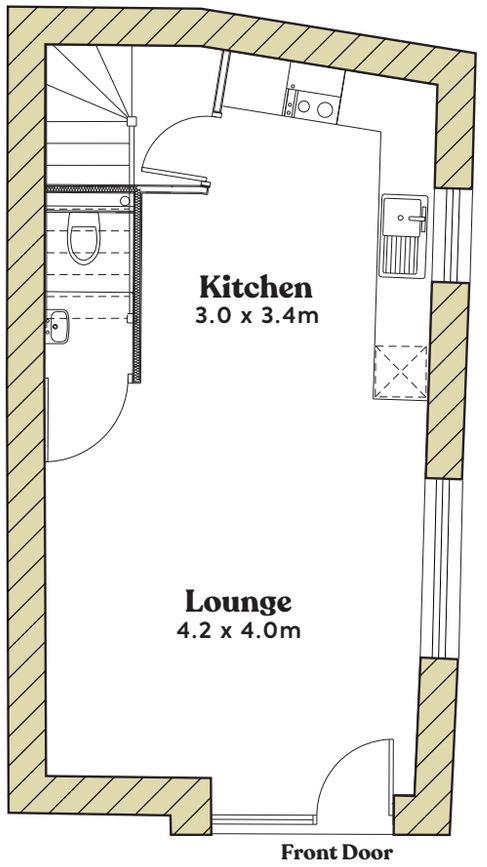
29 BOBBIN ROW

With views over the charming mill pond, these 11 conversion mews cottages are a striking reminder of the community which called this area home.

As each conversion home is totally unique we have featured just one by way of example. Floor plans for each individual home are available on request.



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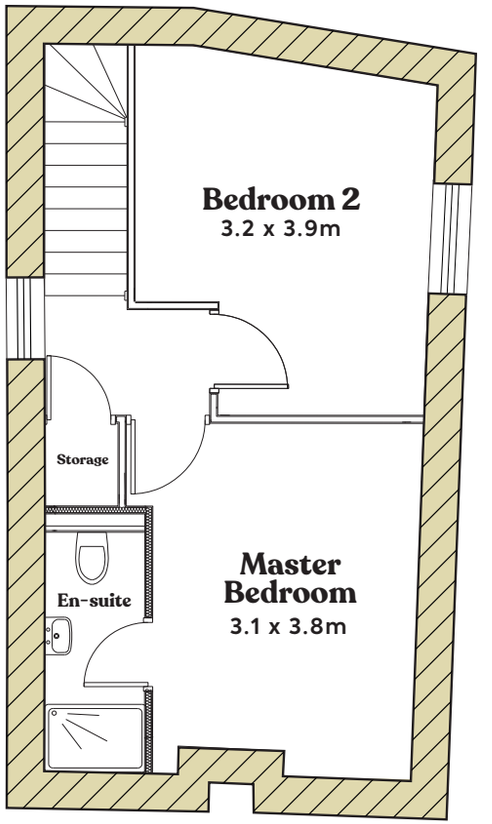

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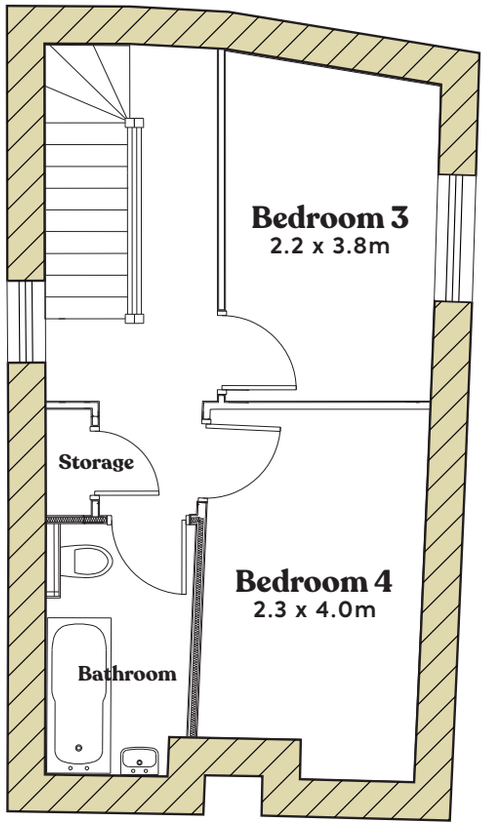

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Introducing our new-build **Heritage homes**

Located on Bobbin Row, adjacent to Old Mill Mews and Old Mill Yard, sit the traditionally styled and exceptionally striking Wren (2 bed) and Owl (4 bed) house designs.

Internally you'll find LED lighting, designer kitchens and high-quality bathrooms as part of a stunning specification.

Everything a contemporary home requires, with historic character.

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BOBBIN ROW

The **Wren**
2 Bed

BOBBIN ROW

The **Owl**
4 Bed

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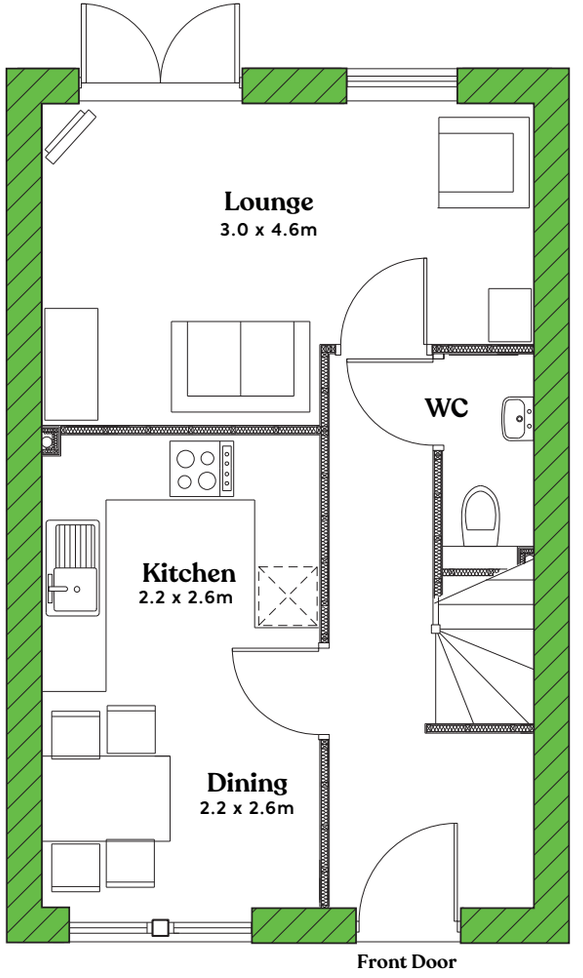
THE WREN

Spread over two floors with beautiful heritage details, the Wren boasts a relaxing living space opening onto the generous private garden, so you can live life indoors and out. Just seven of these two bedroom properties are available, each with a bathroom and cloakroom, allowing plenty of space for a couple or small family.



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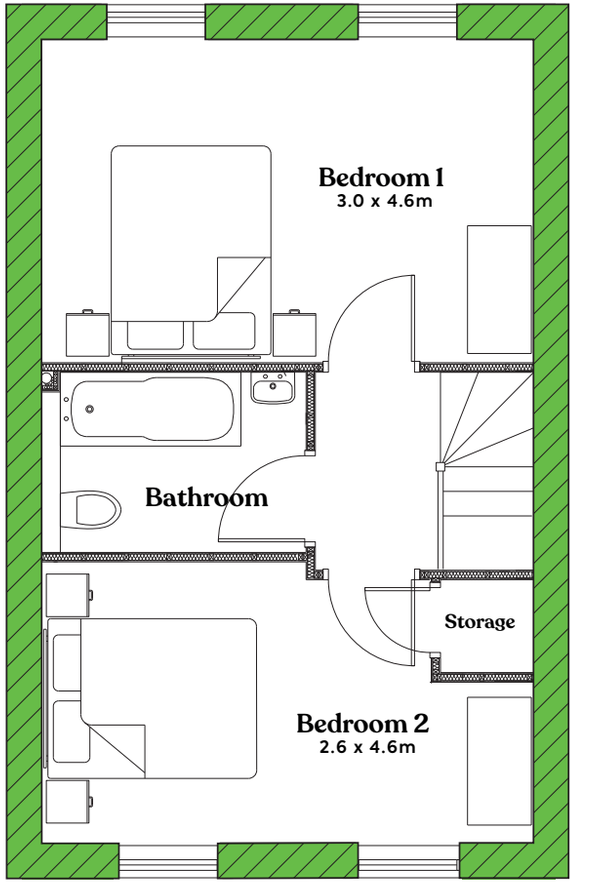

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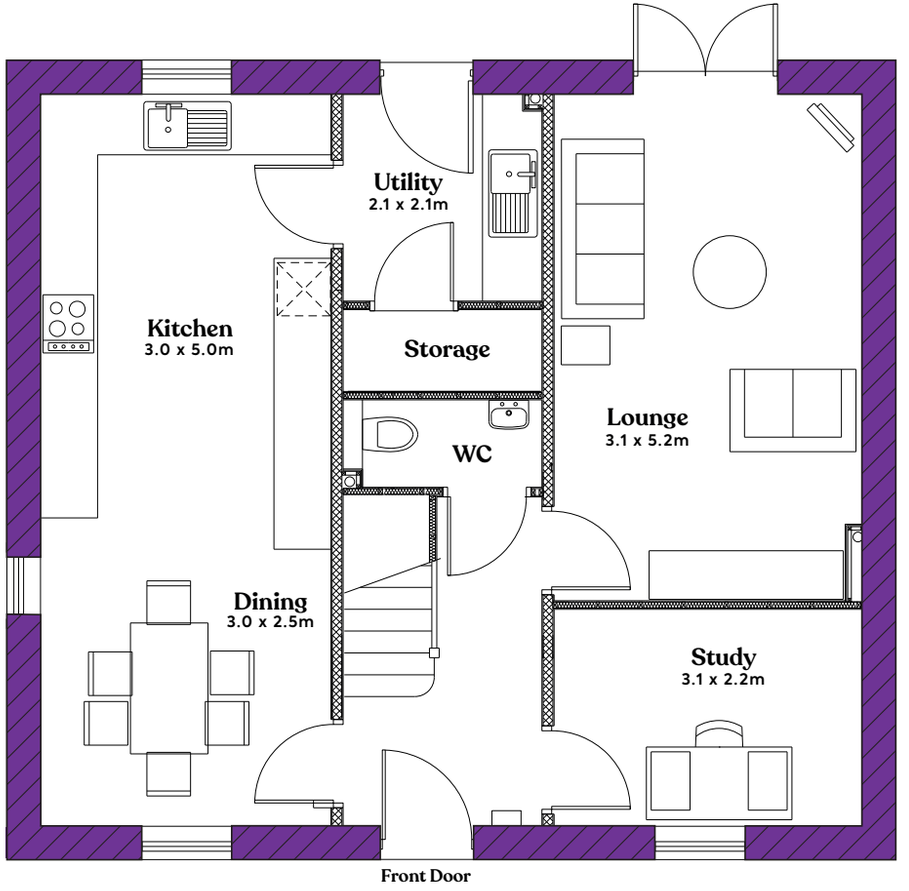
THE OWL

If you're looking for room to live, work and relax the Owl is the perfect choice. With four bedrooms, two bathrooms including one en-suite and cloakroom, there's space for a growing family in this stunning heritage property of which only four are available. Living space is complemented by an open-plan kitchen diner, dedicated utility room and study. There is also a south-easterly facing garden to the rear of the property.



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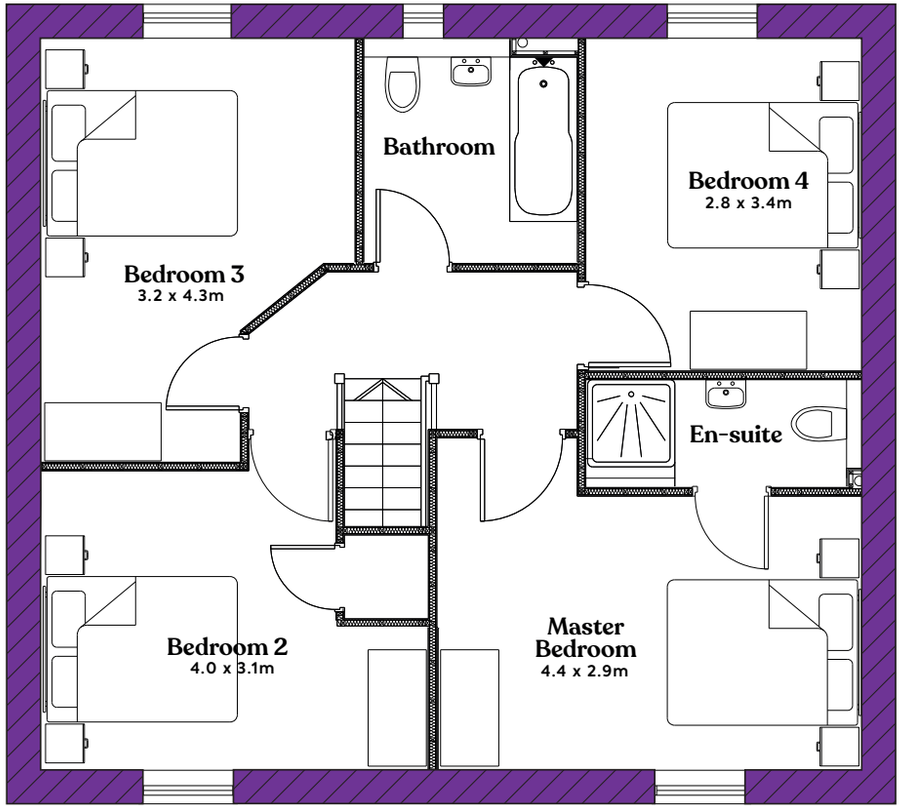

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BOBBIN ROW

The **Owl**

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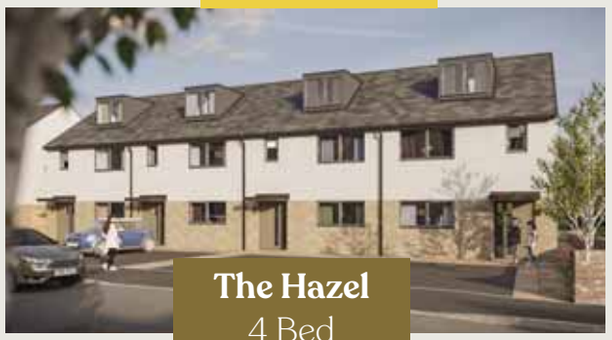
Introducing our **Contemporary new homes**

The stunning collection of nature inspired contemporary parkside properties is sure to appeal to a range of discerning buyers.

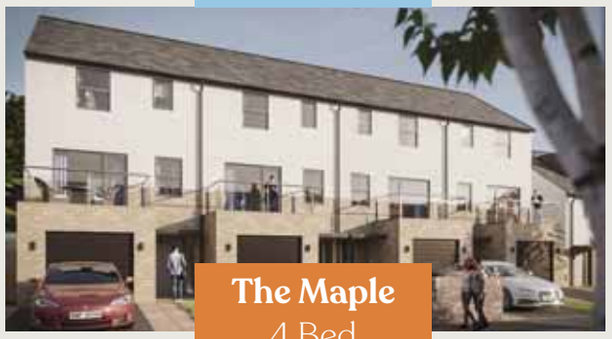
The four new-build house types offer two, three and four bedroom accommodation within an environment taking advantage of the tranquil waterside setting, to provide an exceptional living experience.

The Clover
3 Bed



The Hazel
4 Bed

The Bluebell
2 Bed



The Maple
4 Bed

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The **Clover**
3 Bed

PARK MEADOW LANE

STONEBRIDGE VALE

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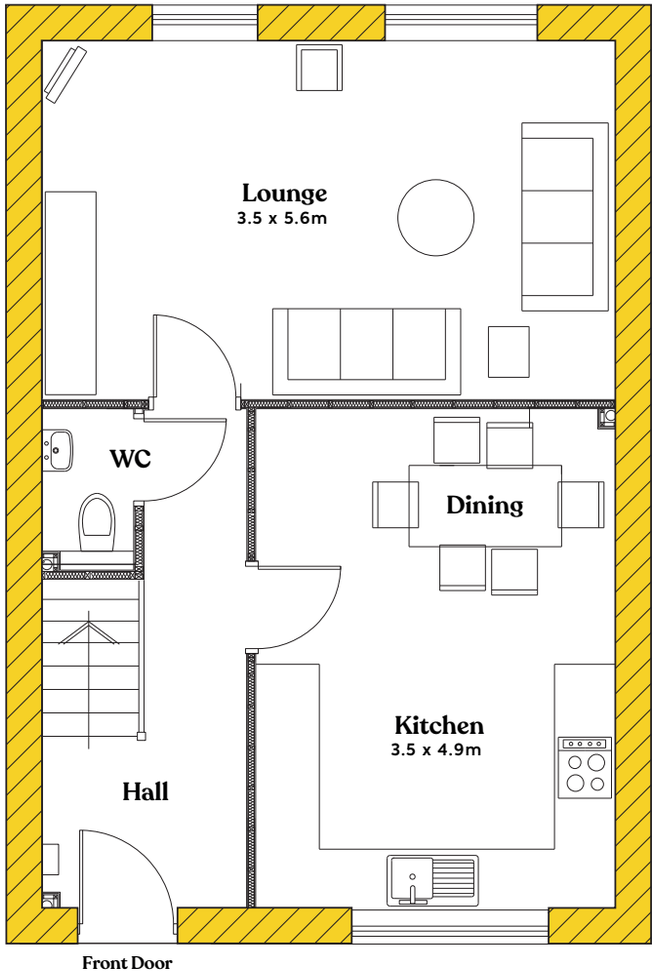
THE CLOVER

Set over two spacious floors, life in the Clover will undoubtedly centre around the open-plan kitchen dining space. With three bedrooms and two bathrooms, including an en-suite to the master bedroom, plus cloakroom, families will find themselves right at home.



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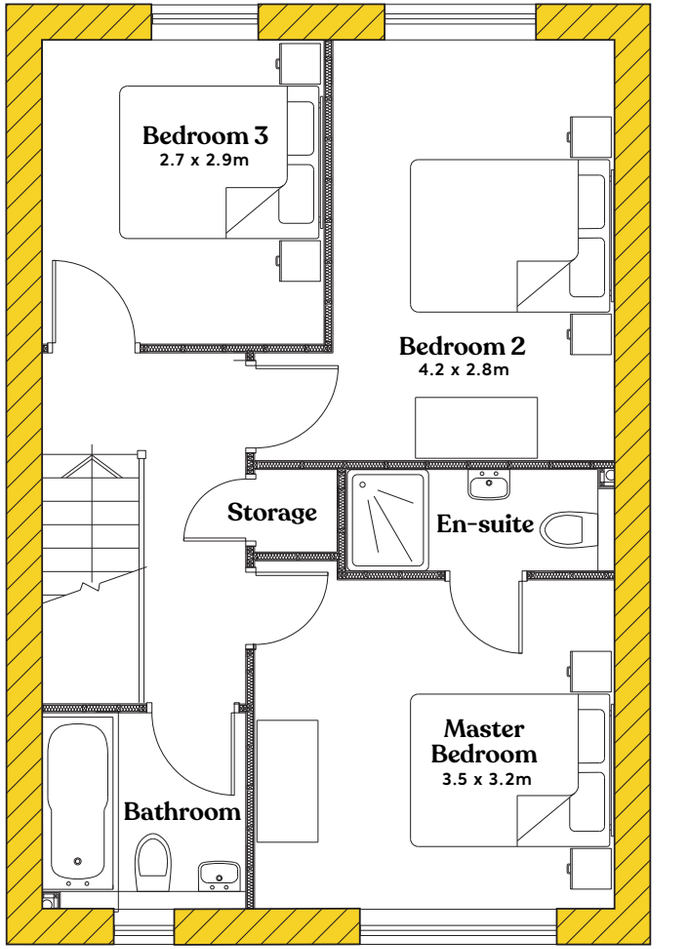

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The **Hazel**
4 Bed

PARK MEADOW LANE

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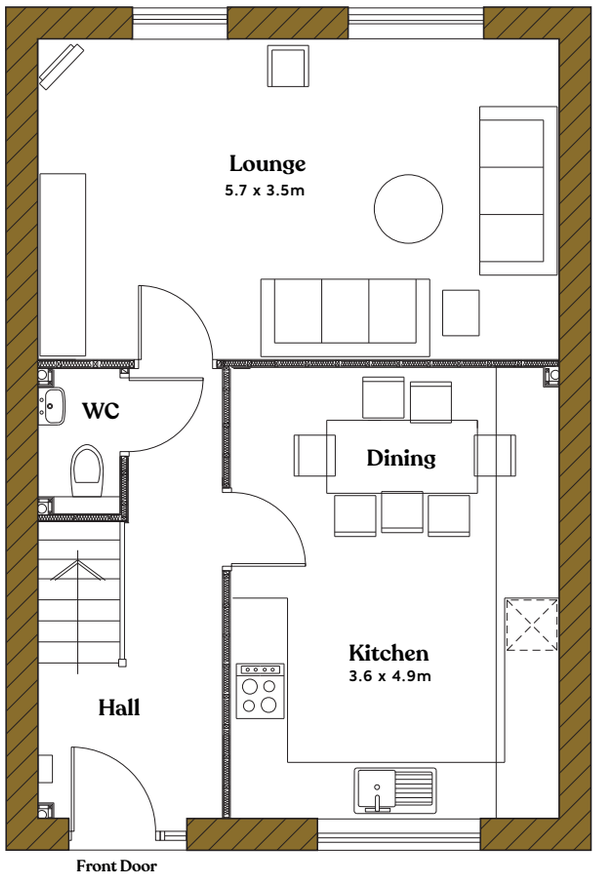
THE HAZEL

Bright and airy living space characterises the Hazel, with the three-storey home playing host to four bedrooms and three bathrooms, two of which are en-suite, plus a cloakroom. Whether cooking, eating, relaxing or entertaining, this property is perfect for a growing family and those who like to host.



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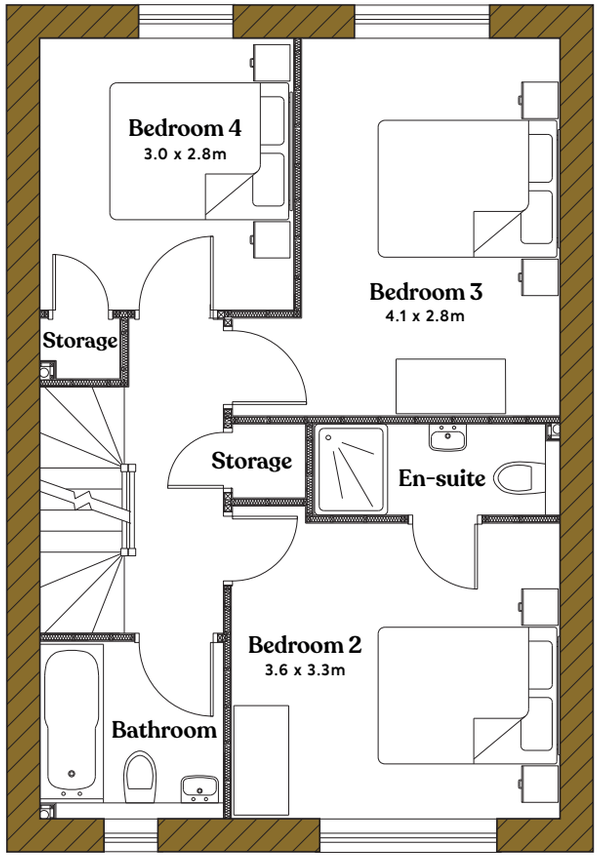

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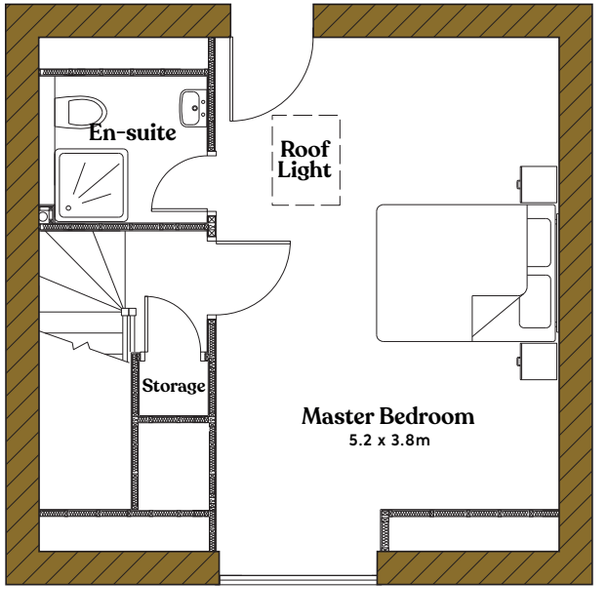

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The **Bluebell**
2 Bed

PARK MEADOW LANE

STONEBRIDGE VALE

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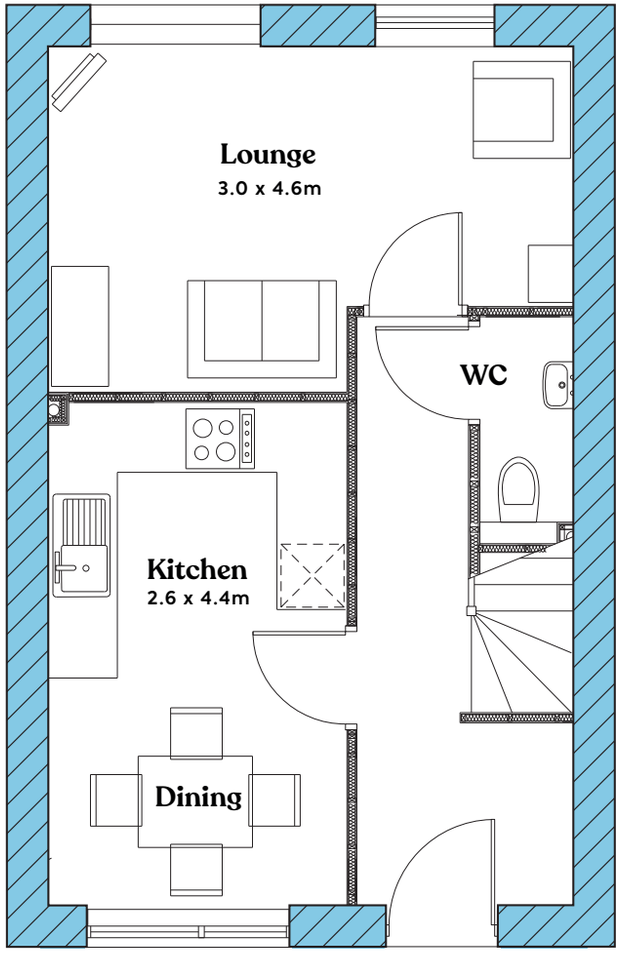
THE BLUEBELL

Life at Stonebridge Beck is all about connecting with nature and the Bluebell's living space opens out onto a private garden so you can make that connection any time you like. The accommodation comprises two bedrooms, one bathroom, open-plan kitchen/dining plus separate lounge. There is also a ground floor cloakroom suitable for guests.



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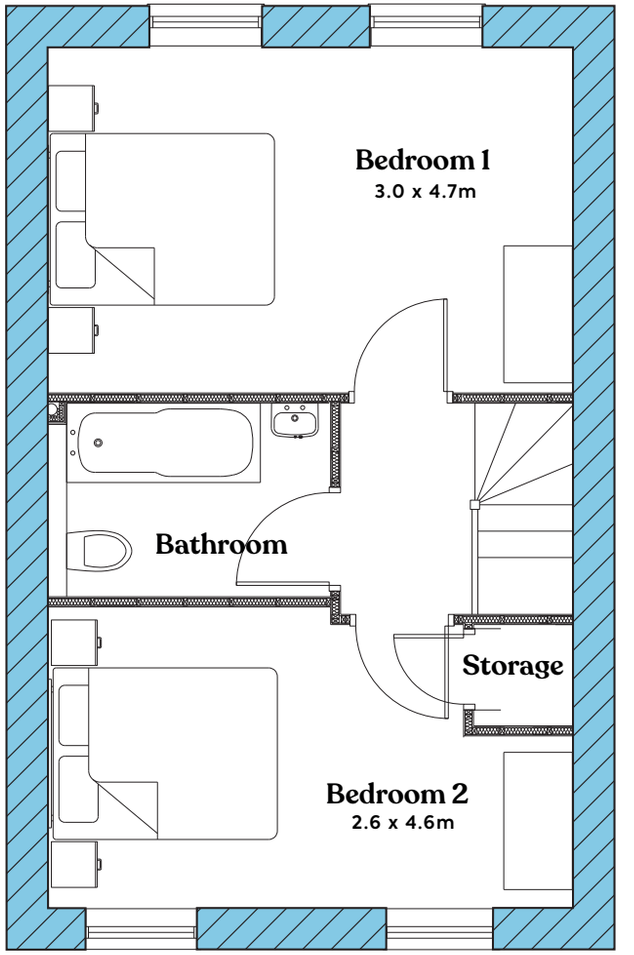

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The **Maple**
4 Bed

PARK MEADOW LANE

STONEBRIDGE VALE

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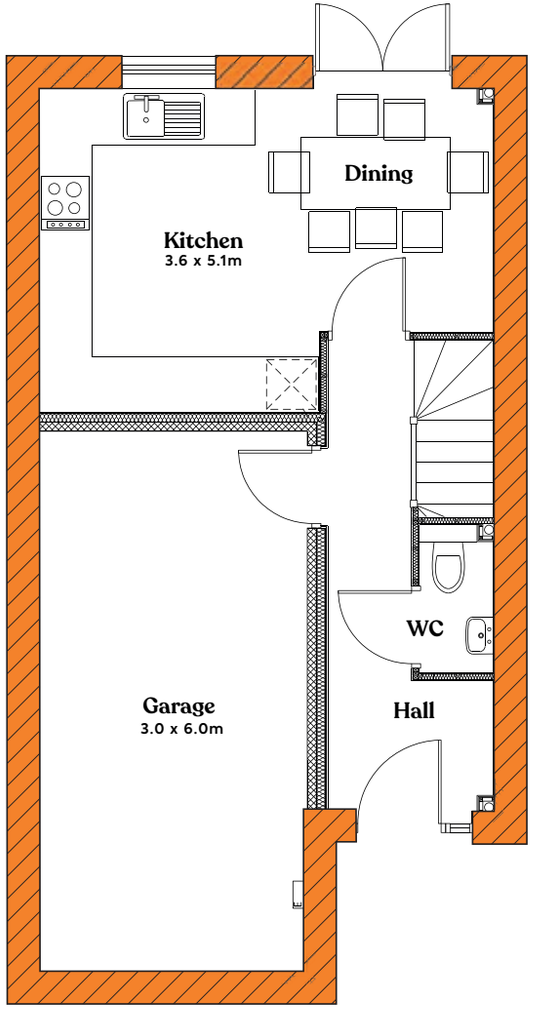
THE MAPLE

With four bedrooms, two bathrooms including one en-suite and cloakroom all spread over three floors, plus an external terrace, as well as garage space, the Maple is a substantial home to be proud of.



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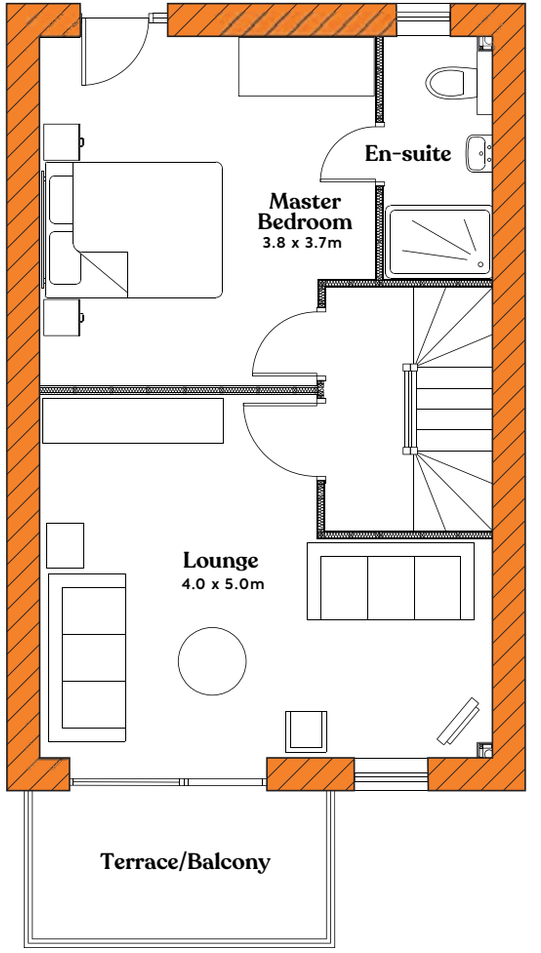

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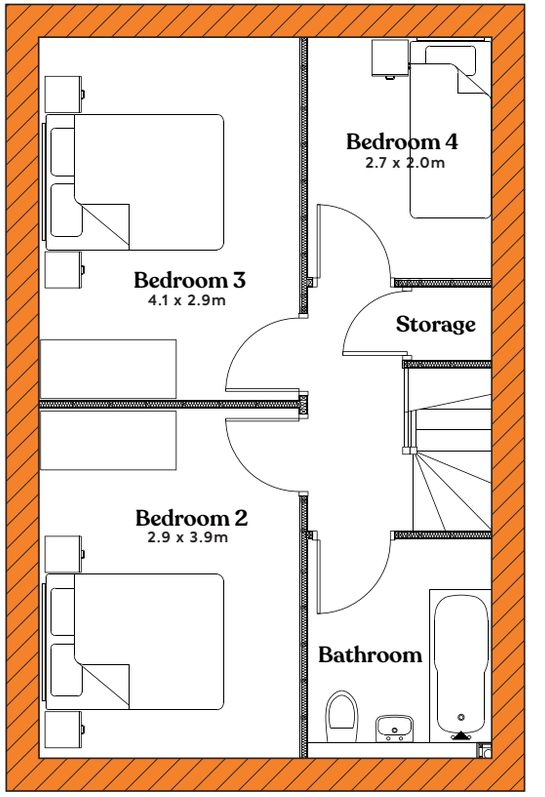

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Specification

Living Spaces

- Spacious, beautifully designed homes.
- High-performance double-glazed windows (uPVC to new homes and timber to mill townhouses and cottages).
- Insulated composite part glazed external doors complete with stylish stainless steel handles.
- Mill townhouses and cottages have bespoke timber entrance doors.
- Contemporary styled interiors.
- Generous bedrooms, en-suite bathrooms to selected plots.
- Energy efficient gas central heating throughout, complete with thermostatic radiator valves.
- 4 panel internal doors complete with stainless steel/chrome ironmongery and chrome high-quality hinges.
- All living space walls decorated in a neutral shade of emulsion and white ceilings. Bathrooms decorated in white emulsion (where not tiled).

Kitchens

- A select choice of high-quality kitchen units with a contemporary or traditional style carefully chosen by our interior designers.
- Complete with integrated appliances including stainless steel fan oven, choice of contemporary styled gas or electric glass hob with integrated extractor fan, integrated dishwasher, integrated larder, 70/30 fridge/freezer.
- High-quality work surfaces / upstand complete with back painted glass splashback to hob.
- High-quality stainless steel 1 ½ bowl sink complete with mono-block chrome taps.
- Inset cutlery tray.
- Under cupboard LED lights.
- High-quality wood effect cushion flooring to kitchen, dining room and utility room (where applicable).
- Utility rooms (where applicable) complete with matching kitchen units and plumbing space for washer and dryer.

Bathrooms

- High-quality contemporary sanitary ware in white.
- Wall hung / back to wall W.C. complete with soft close seat.
- High-quality steel enamel bath complete with mono-block taps and shower over bath.
- Chrome towel rail.
- High-quality chrome mixer taps.
- Extensive stylish contemporary tiling to walls and floor.

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Electrical and lighting

- Recessed downlights to kitchen, bathrooms and en-suite.
- Telephone points are provided to the living area and master bedroom.
- TV aerial provided.
- TV aerial points and internet connections are provided in the living room and all bedrooms.
- Broadband - FTTP - Fibre to property broadband connections – anticipated 500+ meg speeds.
- Chrome sockets to kitchen splashback.
- Fully fitted intruder alarms with key pad controls.
- External lights to front and rear.
- Mains operated fire and smoke detector system as well as CO detector adjacent to boilers.

Garages (Maple homes)

- Integral car garage including:
- Up and over garage doors.
- Complete with lighting and power socket.

Externally

- High-quality external hard landscaping with generous driveways, paths and dedicated parking.
- Bespoke high-quality steel park fencing/railings/beech hedging (plot dependant) with closeboarded timber fencing to rear garden areas.
- Turfed gardens and planted areas.
- Exclusive landscaped environment with reclaimed stone/brick walls and park fencing/railings to development entrance.
- External electrical socket to rear of home.
- External garden water tap.
- Feature external lighting controlled by dusk till dawn sensor with switch override.
- Electric vehicle charging points (new-build homes).
- Postal number installed on each front door.
- Site surrounded by established trees and landscaping as well as new planting and a new extensive park alongside the Stonebridge Beck.
- Public art space at gateway including specially commissioned sculpture.

Building Guarantee

All homes have a 10-year Premier Guarantee New Homes Warranty.

premier guarantee

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Great choice of neighbourhood **Amenities**

Stonebridge Beck is close to a choice of great schools, lush green spaces and excellent local amenities. It is also well catered for by public transport and provides easy access to the motorway network.

The wide expanse of Farnley Hall Park and the Post Hill nature trail are on your doorstep and waiting to be explored and the nearby Manor Golf Club will appeal to golfers of all abilities. A wide range of activities, from swimming to yoga, are available at Armley Leisure Centre and, as dusk falls, there are several pubs and restaurants close by to while away the evening.

With all this and more to enjoy, there is no doubting this is a very special part of the world and all within easy reach of the city centre.

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1. Pudsey Park 2. Fulneck Moravian Settlement 3. Farnley Hall Park 4. Post Hill Nature Trail 5. Armley Leisure Centre 6. The Manor Golf Club
7. New Farnley Cricket Club 8. Pudsey Market Place 9. The Greyhound, Tong 10. The Beulah 11. Owlcotes Shopping Centre 12. The Farnley Academy

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Amenities **near to you**

	AGES	DISTANCE	TIME
Schools			
Ryecroft Academy	(4–11)	0.3 miles	1 min
Lawns Park Primary School	(3–11)	0.6 miles	2 mins
Dixons Unity Academy	(11–16)	0.7 miles	2 mins
Greenhill Primary School	(3–11)	0.8 miles	2 mins
The Farnley Academy	(11–18)	0.8 miles	3 mins
Fulneck School	(3–18)	3.2 miles	10 mins
Sport & Recreation			
Farnley Falcons Rugby League Club		0.6 miles	1 min
Farnley Hall Park		0.7 miles	2 mins
West Leeds Rugby Union Club		0.9 miles	3 mins
Post Hill Nature Trail		0.9 miles	3 mins
Armley Leisure Centre		1.1 miles	3 mins
New Farnley Cricket Club		1.1 miles	3 mins
Pudsey Leisure Centre		2.4 miles	8 mins
Pudsey Park		2.5 miles	8 mins
Elland Road Stadium		2.7 miles	7 mins
Headingley Stadium		3.2 miles	13 mins
The Manor Golf Club		3.9 miles	9 mins
Medical			
Tong Road Pharmacy		0.3 miles	1 min
Leeds General Infirmary		3.9 miles	12 mins

	DISTANCE	TIME
Transport		
Bramley Railway Station	1.6 miles	5 mins
M621	1.8 miles	4 mins
Elland Road Park and Ride	2.6 miles	7 mins
Leeds Railway Station	4.2 miles	10 mins
Retail		
Sainsbury's Local	0.1 miles	1 min
Aldi	0.5 miles	1 min
Spar	0.8 miles	2 mins
Lidl	1.4 miles	5 mins
Morrisons	1.6 miles	5 mins
Pudsey Town Centre	2.5 miles	8 mins
White Rose Shopping Centre	3.4 miles	9 mins
Owlcotes Shopping Centre	4.2 miles	9 mins
Socialising		
The Beulah	1 mile	3 mins
The Greyhound, Tong village	3 miles	6 mins
Prashad Restaurant	4 miles	9 mins

All distances and times are approximate

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A life well connected **is a life well lived**

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Best of **Both**

At Stonebridge Beck there's no compromise between the bright lights of the city and the calm and quiet of the countryside. You can have both.

Leeds city centre is just a ten-minute drive away, with some of the finest shopping, nightlife and arts the North has to offer.

Public transport is on tap too, with regular bus routes stopping by Stonebridge Beck, connecting with one of the UK's busiest transport hubs at Leeds station – you can be on your way to London or Edinburgh within half an hour.

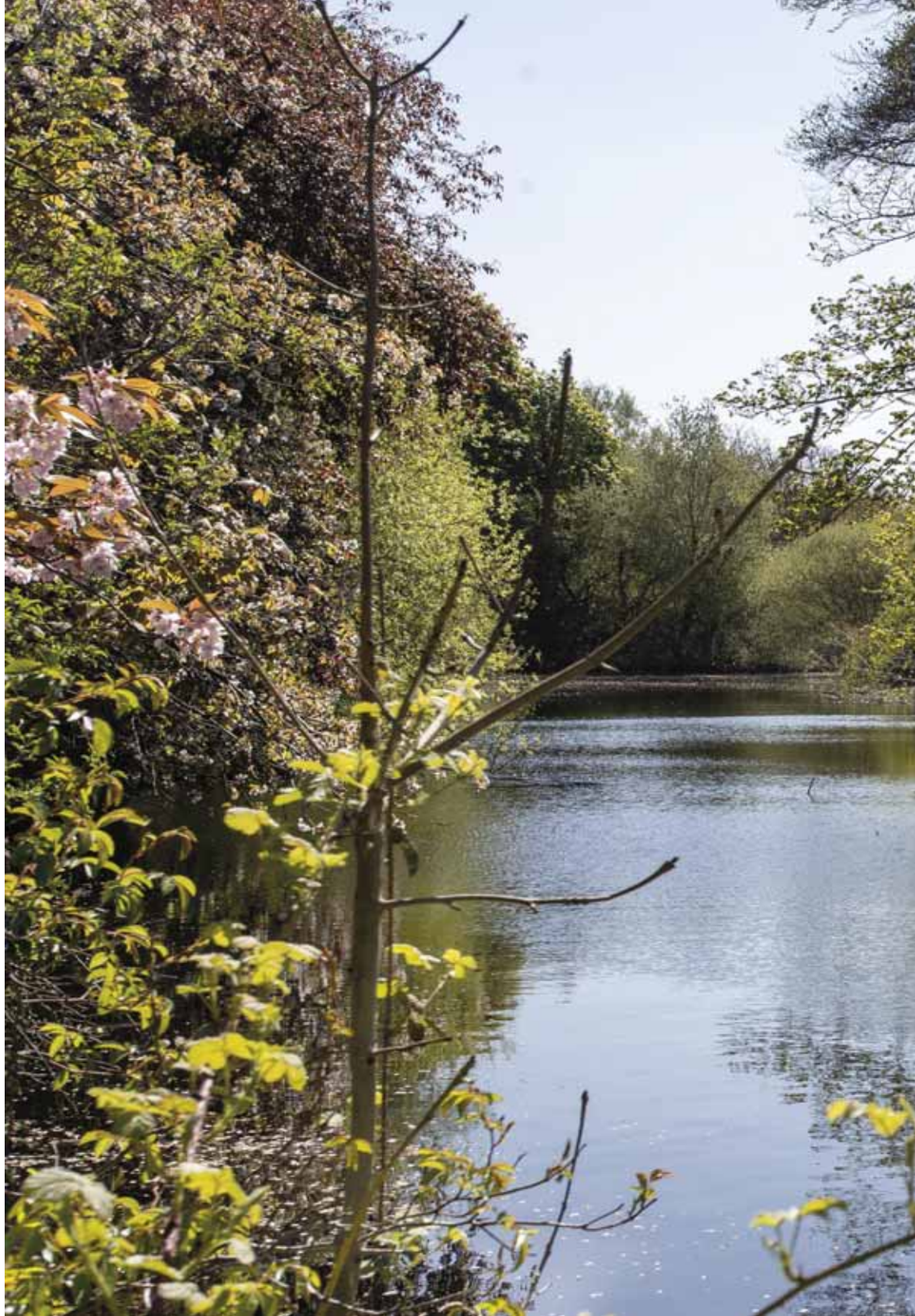
Or if two wheels are more your style, the city centre is easily accessible by bike.

Preserve & **Protect**

We all have a duty to look after the natural world around us and when a site is as stunning as Stonebridge Beck that's a duty to be taken seriously.

Working with ecological experts, we've planted native trees and shrubs, reclaimed the beck from decline, and used sympathetic natural materials.

The rejuvenated mill pond will provide a haven for amphibians, insects and birds. Swifts, swallows and bats will make their homes amongst specially designed boxes in the eaves. And hedgehogs can hide away over the winter in refuges created for their use.



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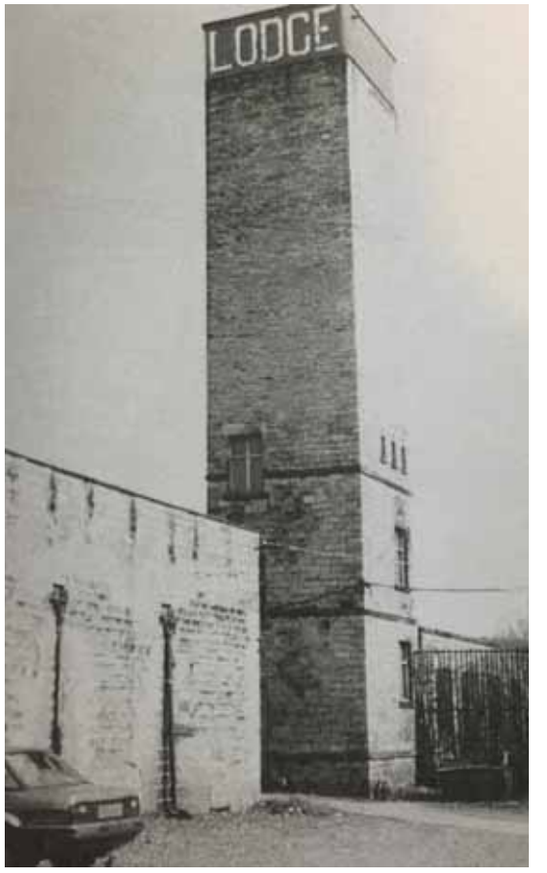
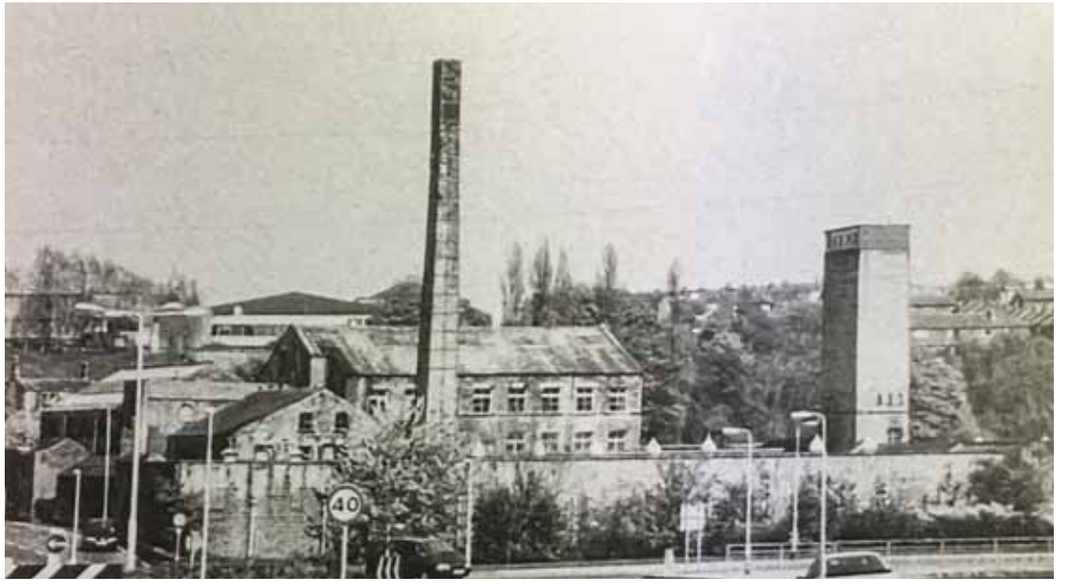
An Icon of **Industry**

Stonebridge Beck has been a site of industry and community for generations, stories of cobbled streets and bustling workshops, warm cottages and proud mill towers. A home and a workplace since 1805, providing prosperity and livelihood.

And now the heart of the mill beats once again, as Stonebridge Beck begins an exciting new chapter.





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About the **Developers**

Stonebridge Beck is an exciting collaboration between Rushbond PLC and Advent Developments, both hugely experienced property developers and winners of multiple industry awards.

RUSHBOND PLC

Established in 1986 we have become part of the fabric of Yorkshire, building a reputation for quality and innovation. We are creative, imaginative and inspired by the communities we work within and understand the role we play in people's lives.

Our vision is to create and invest in distinctive buildings and places, with personality and atmosphere – an approach you will see throughout our portfolio of completed schemes.

www.rushbond.co.uk

ADVENT DEVELOPMENTS.CO.UK

Advent Developments is a proud Yorkshire property developer with a passion for superb design in architecture, creating unique, beautiful homes which always exceed expectations.

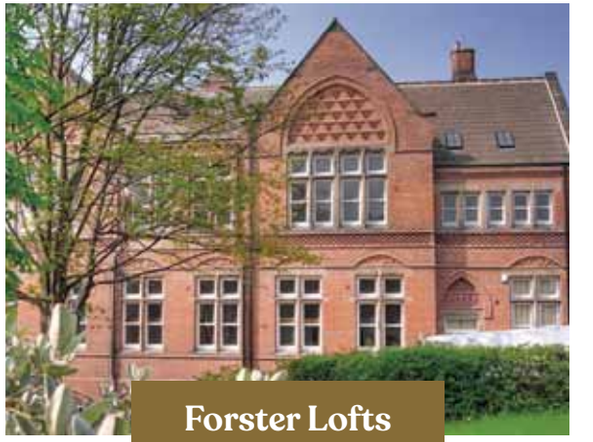
We have extensive experience of new build, while many of our homes are created from historic buildings, regenerating and celebrating these wonderful links to the past and creating amazing living spaces, oozing with character.

www.adventdevelopments.co.uk

Greenhill Fold

South Side Ridge

Greenhill Fold



Forster Lofts

Greenhill Fold

Forster Lofts

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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 architectural 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 house types and street scene are computer generated images and for illustration purposes only. All details correct at the time of going to print.

Let's **Talk**

If life between beck and bridge sounds like your idea of home, get in touch

07837 116 469

stonebridgebeck@lslnewhomes.co.uk

STONEBRIDGE BECK
EST. 1805
LEEDS, YORKSHIRE

STONEBRIDGE BECK, STONEBRIDGE LANE, FARNLEY, LEEDS, LS12 4QN

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