



Stunning new homes in a unique mill village
location, surrounded by green space





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.

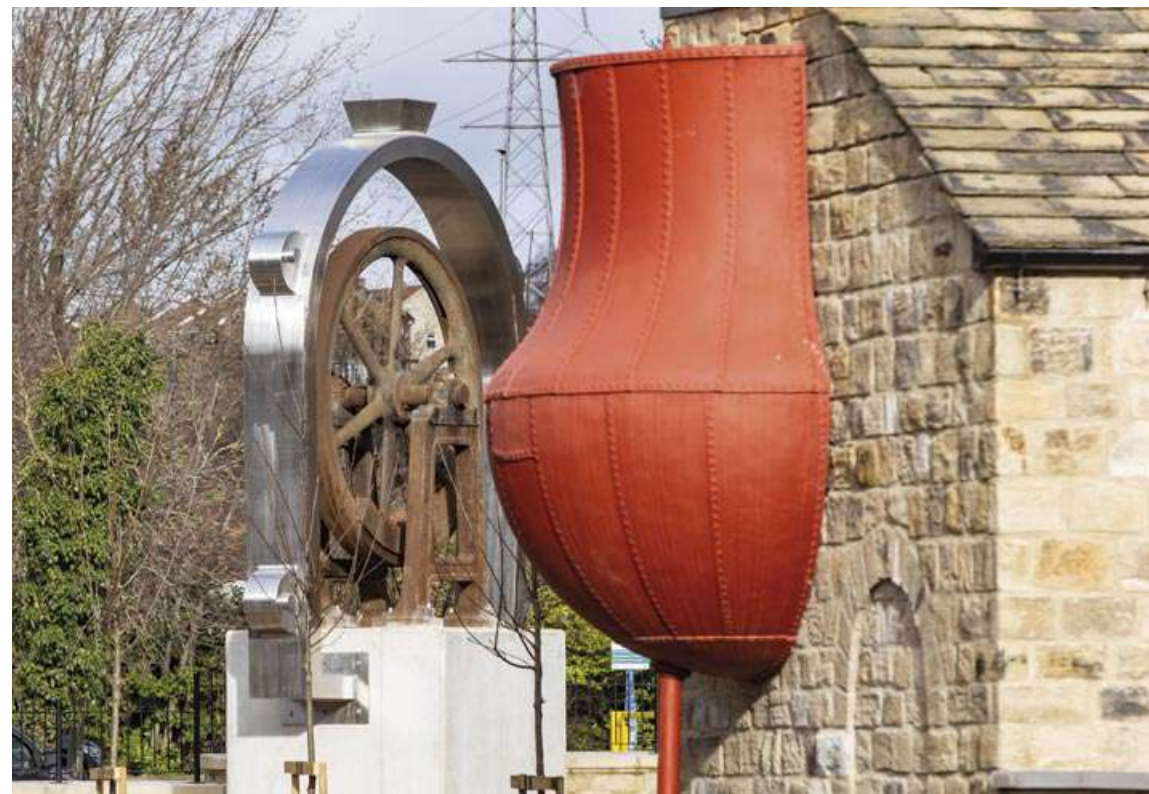
Surrounded by Nature

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.

Embracing **the Past**

The developers have commissioned an impressive piece of public art entitled 'Embrace', celebrating the industrial heritage of Stonebridge Beck which was once a key part of the textile manufacturing industry in the city and marks the next chapter in the life of the buildings with a new residential community.

Standing almost 6m high and designed by Chris Knight the sculpture enriches the development featuring a reclaimed historic pump wheel and is a perfect emblem of the renewal.





Site Plan



Available Homes

Name.	Beds.
Cottages	3-4
Townhouses	2-4
The Hazel	4



Introducing The **Hazel** a stunning contemporary new home

The Hazel is a spacious four bedroom property arranged over three floors and characterised by free-flowing and versatile living space, designed with contemporary living in mind.

To the ground floor there is an impressive spacious kitchen with a range of integrated appliances, plus dining area with high-quality wood effect cushion flooring. Meanwhile, the separate lounge has patio doors leading to a fully enclosed turfed garden. The downstairs space is completed by a cloakroom/WC.

The first floor offers three bedrooms, one with en-suite, and a house bathroom containing white sanitary ware and a high-quality bath with shower over. The large master bedroom on the upper floor has its own en-suite.

The outside space includes a generous driveway with dedicated parking, an electric vehicle charging point, garden water tap and lights to the front and rear of the property.



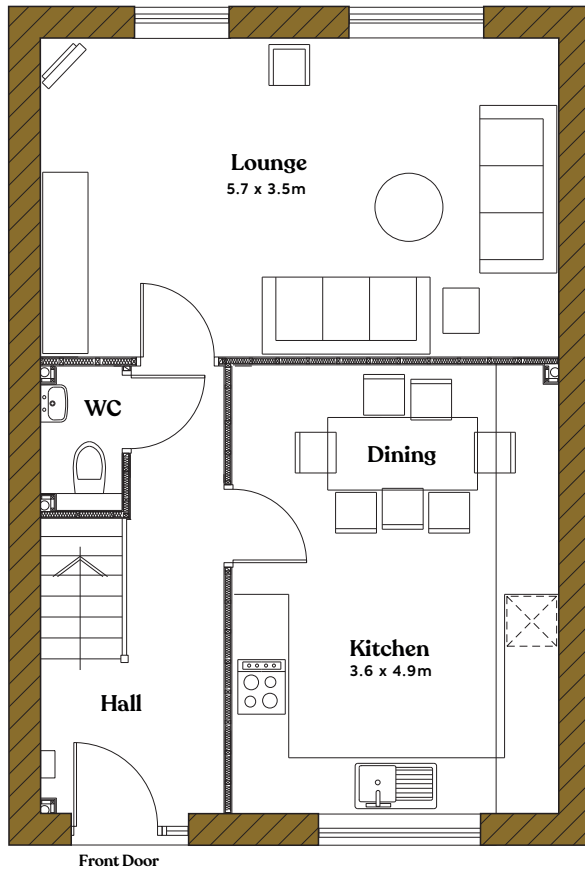
The Hazel

4 Bed

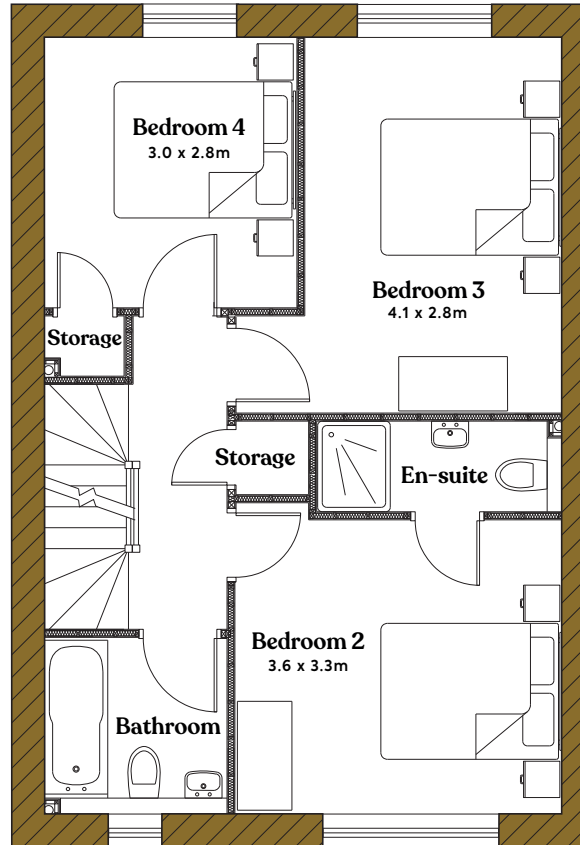
PARK MEADOW LANE



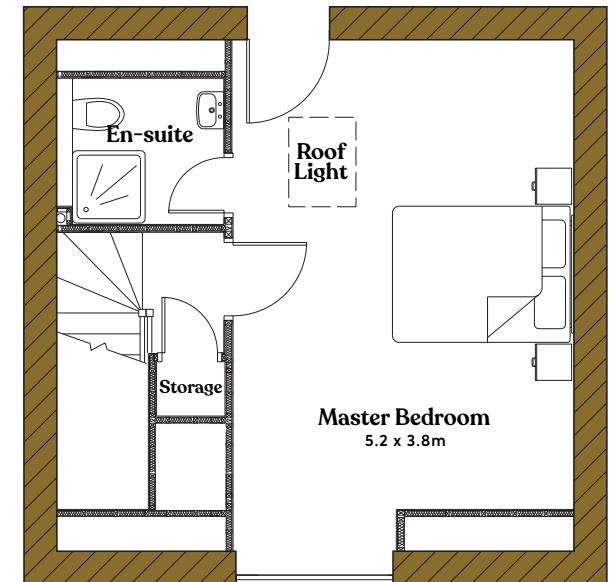
PARK
MEADOW
LANE



Ground Floor



First Floor



Second Floor



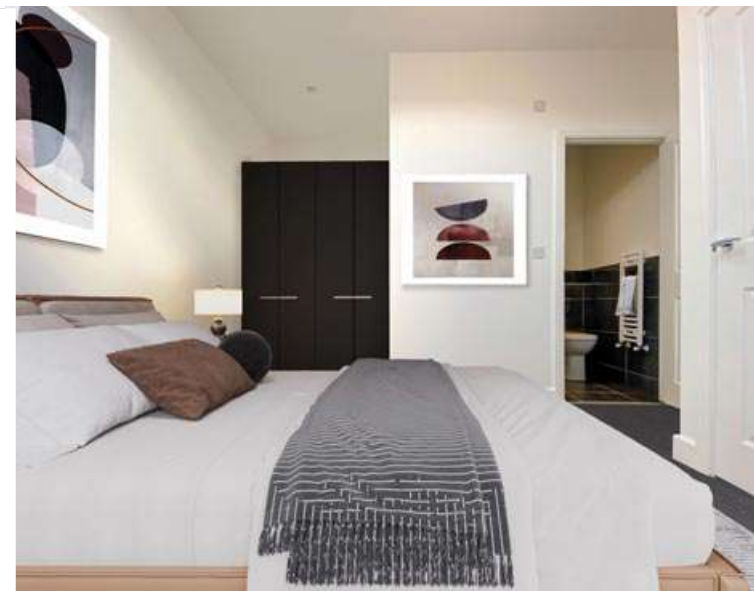


Introducing our magnificent **Mill Townhouses and Cottages**



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. They are complemented by fabulous former mill workers' cottages and workshops which simply ooze with character.

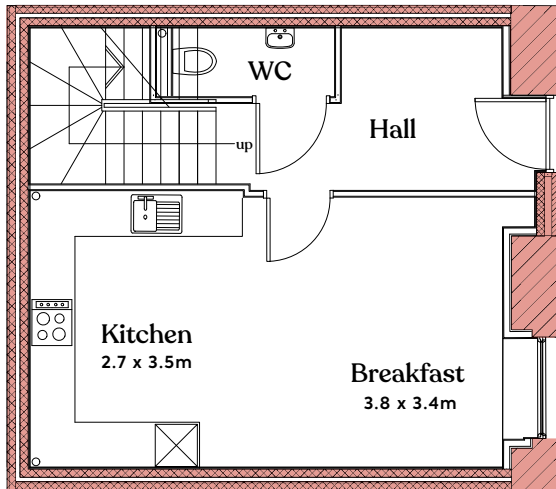


Mill Townhouses

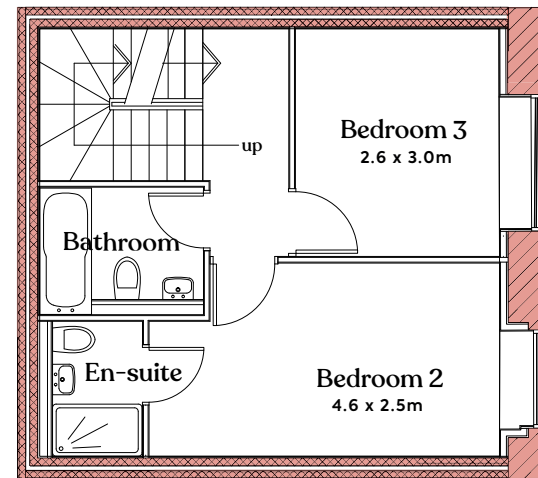
3 BOBBIN ROW



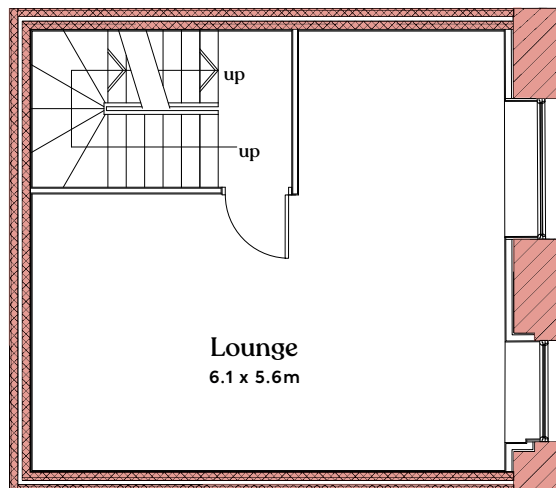
3
BOBBIN
ROW



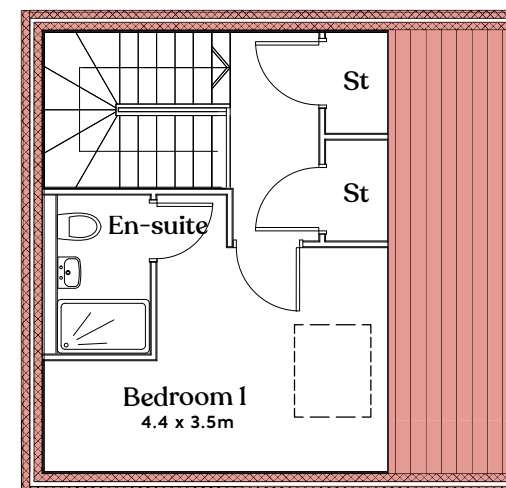
Ground
Floor



Second
Floor



First
Floor



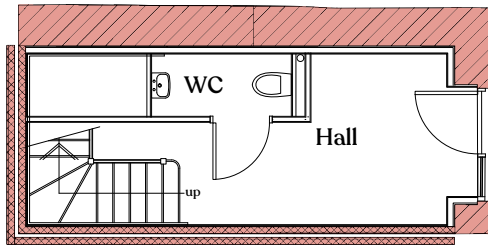
Third
Floor

Mill Townhouses

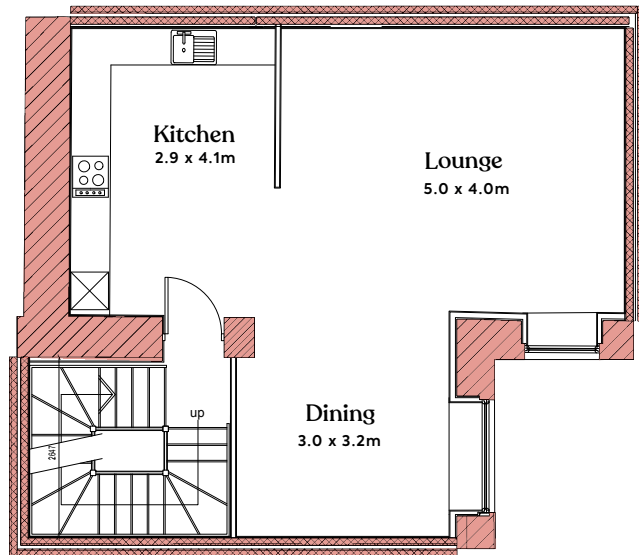
9 BOBBIN ROW



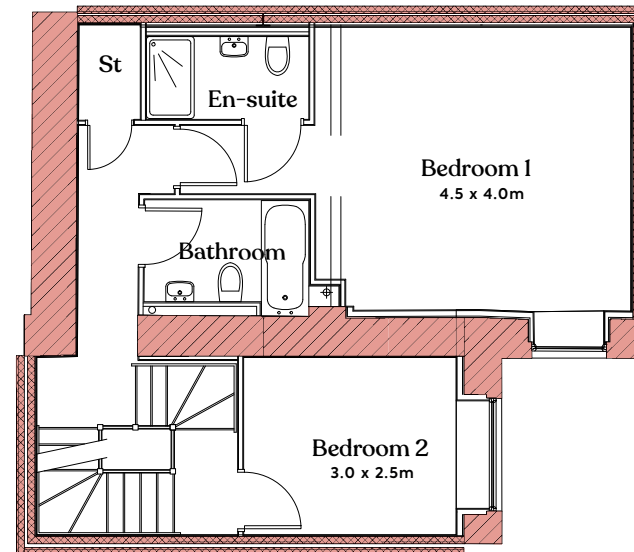
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BOBBIN
ROW



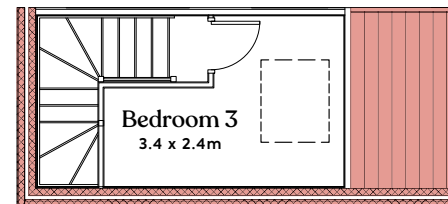
Ground
Floor



First
Floor



Second
Floor



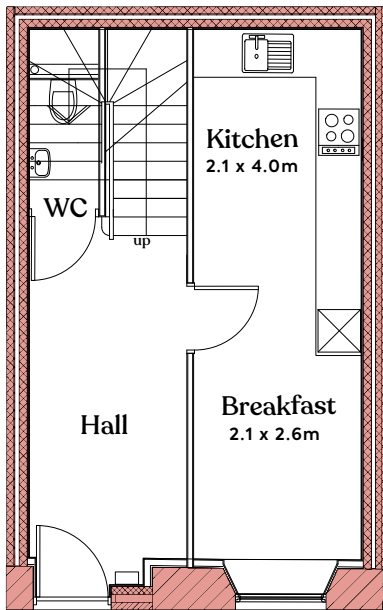
Third
Floor

Mill Townhouses

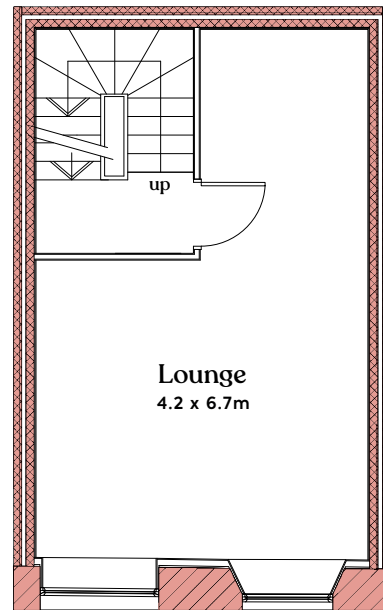
11 BOBBIN ROW



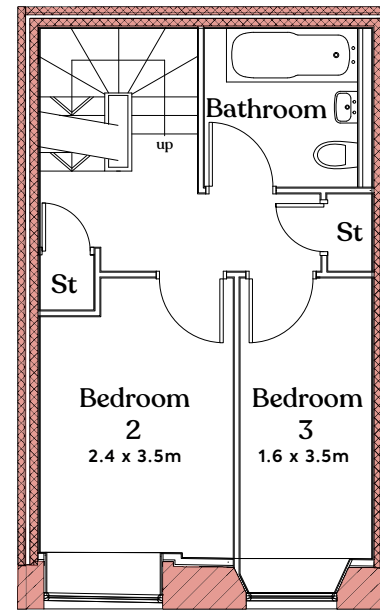
11
BOBBIN
ROW



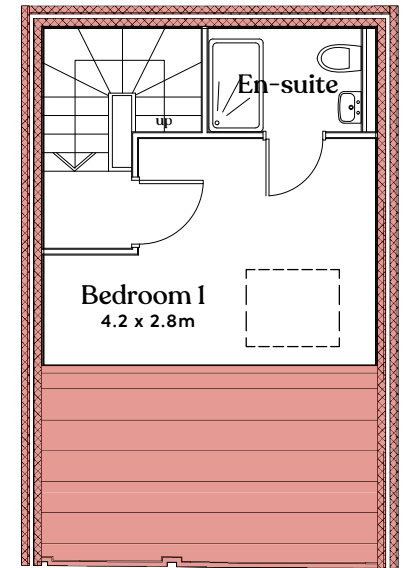
Ground Floor



First Floor



Second Floor



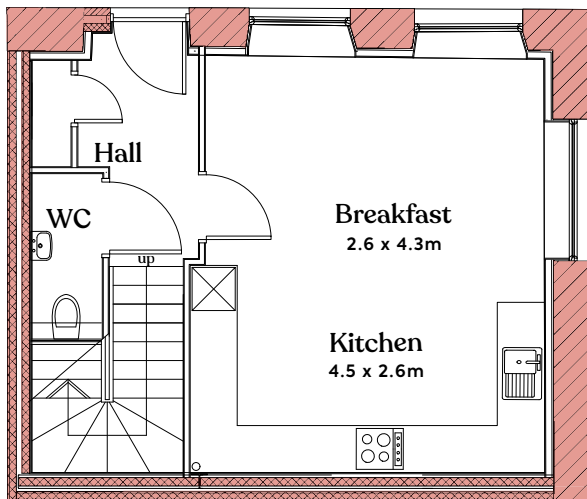
Third Floor

Mill Townhouses

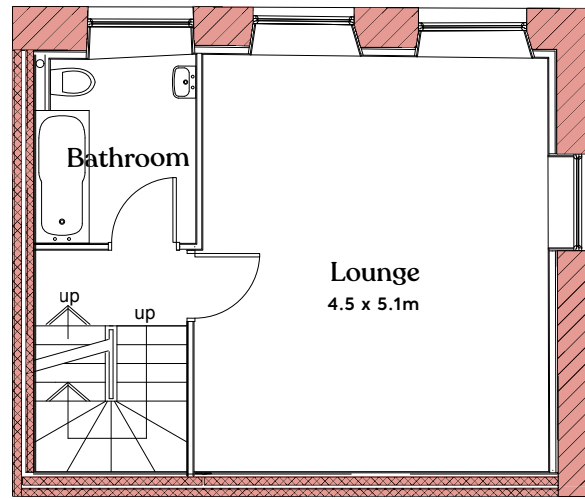
17 BOBBIN ROW



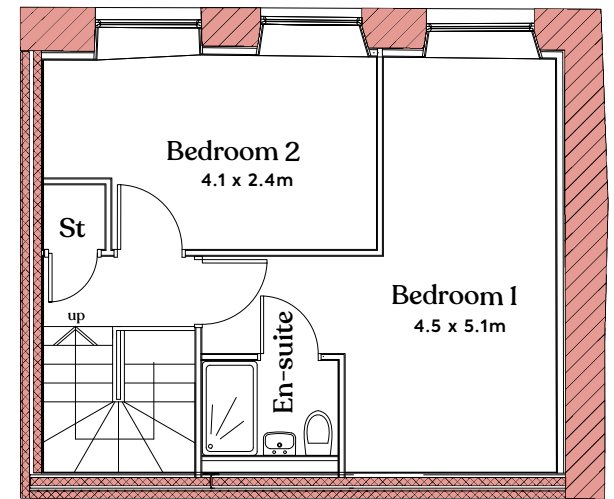
17
BOBBIN
ROW



Ground Floor



First Floor



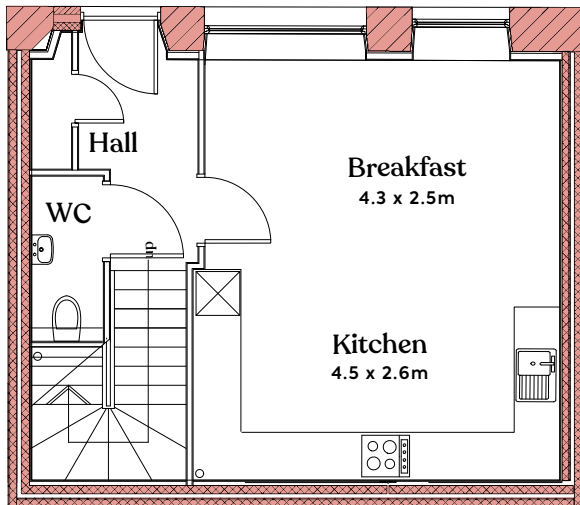
Second Floor

Mill Townhouses

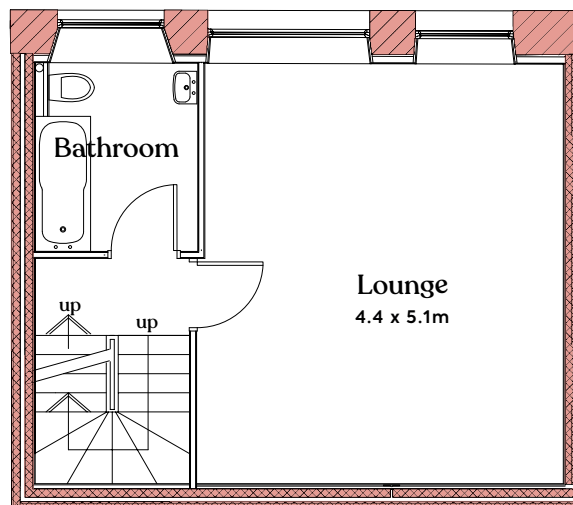
19 BOBBIN ROW



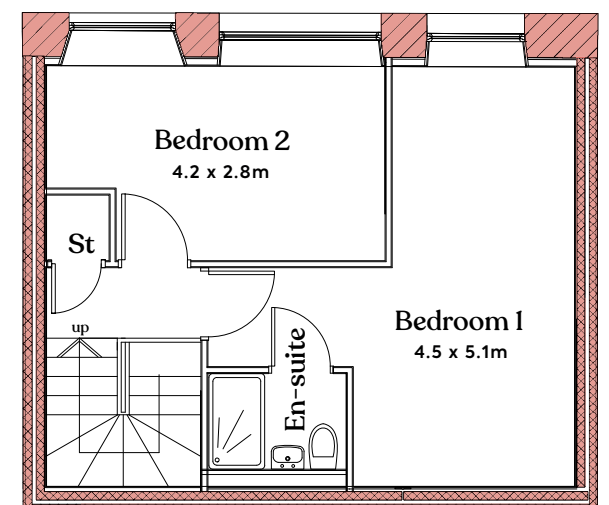
19
BOBBIN
ROW



Ground Floor



First Floor



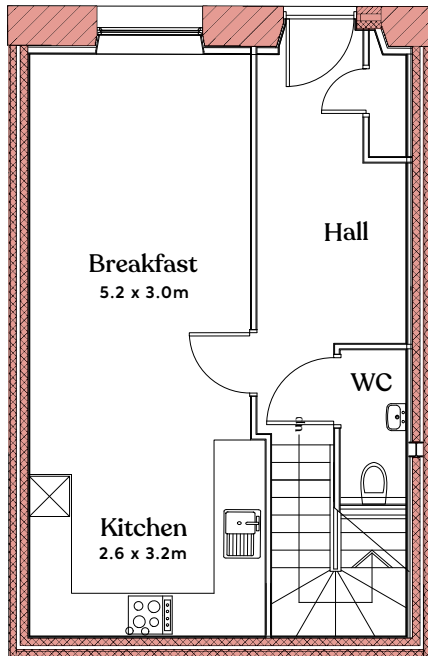
Second Floor

Mill Townhouses

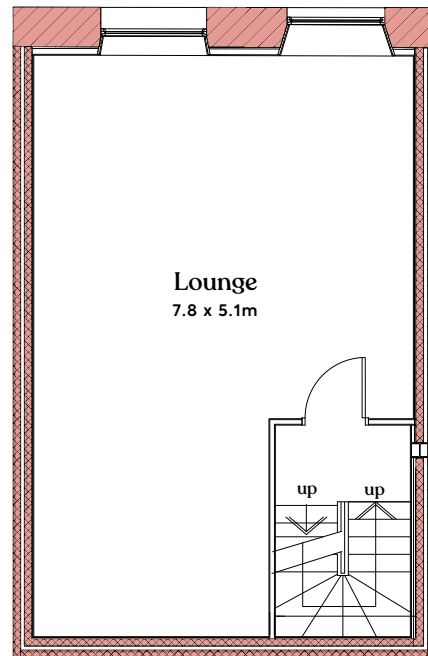
21 BOBBIN ROW



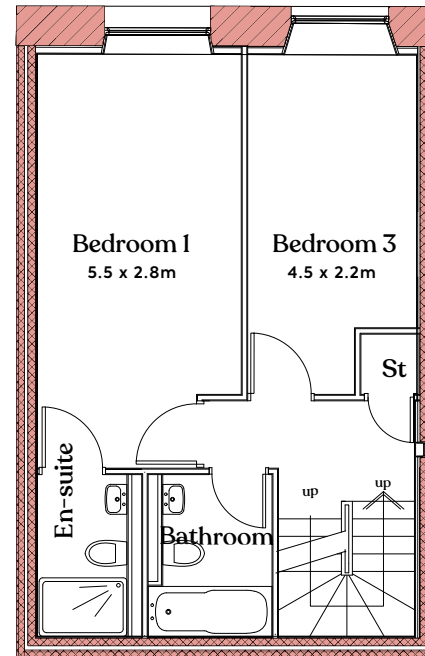
21
BOBBIN
ROW



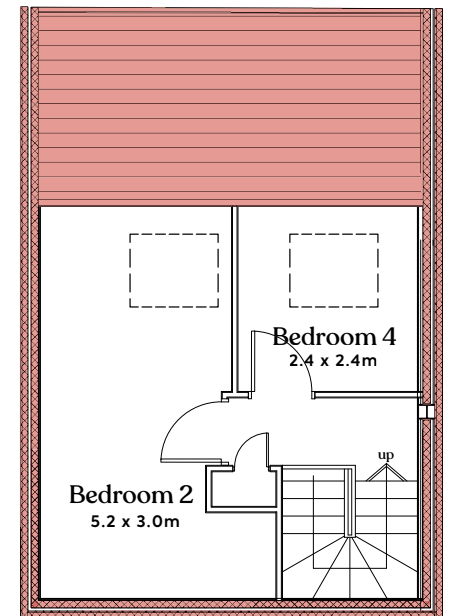
Ground Floor



First Floor



Second Floor



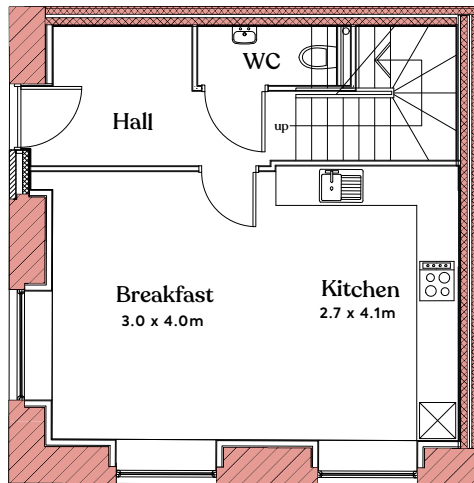
Third Floor

Mill Townhouses

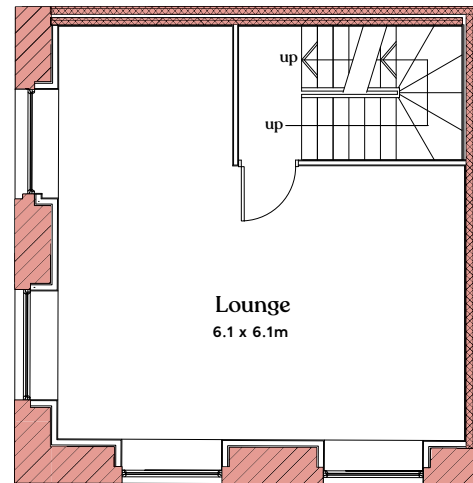
13 STONEBRIDGE VALE



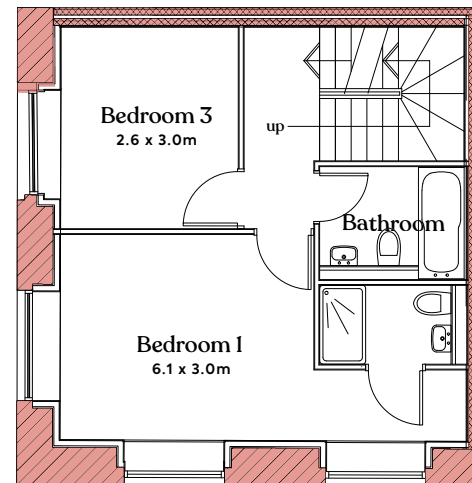
13
STONEBRIDGE
VALE



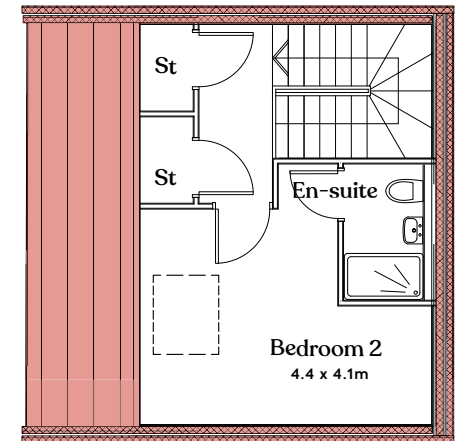
Ground Floor



First Floor



Second Floor



Third Floor





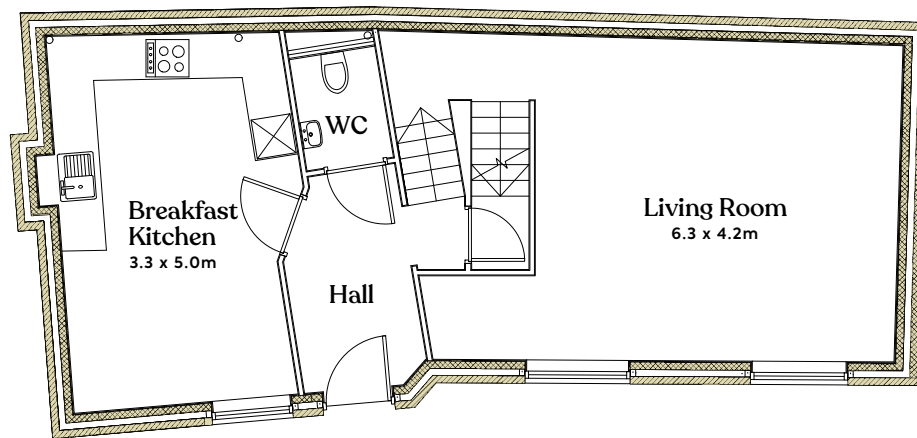
Mill Cottages

25 BOBBIN ROW

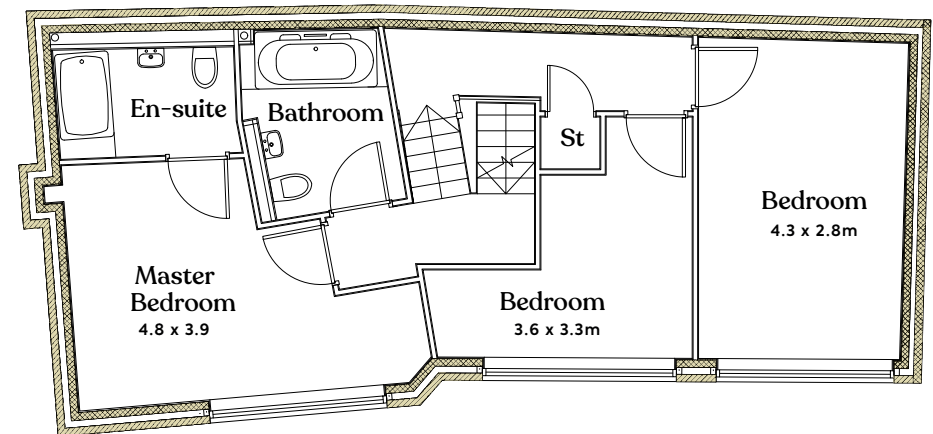


25
BOBBIN
ROW

A former workshop, this three bedroom property sits adjacent to the mill pond and provides spacious and versatile accommodation, whilst offering a striking reminder of the site's industrial past.



Ground Floor



First Floor



The rooms have been virtually dressed for illustration purposes



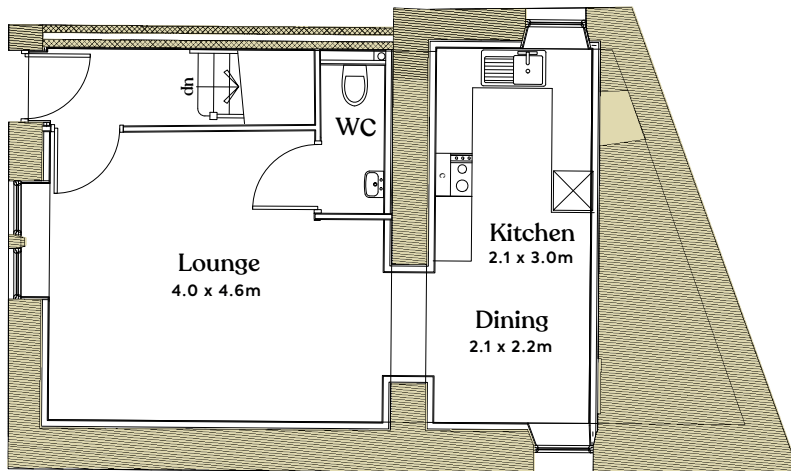
Mill Cottages

33 BOBBIN ROW

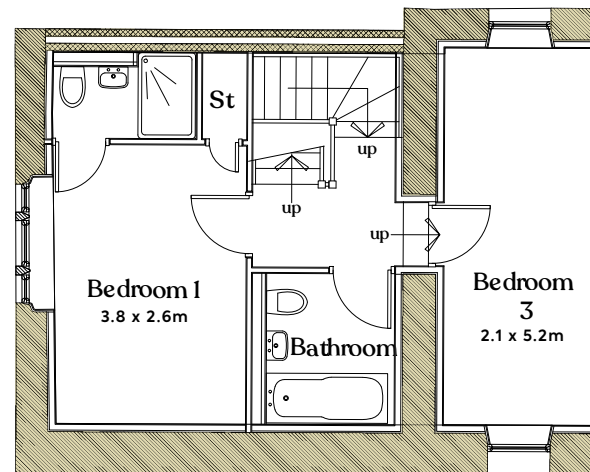


33
BOBBIN
ROW

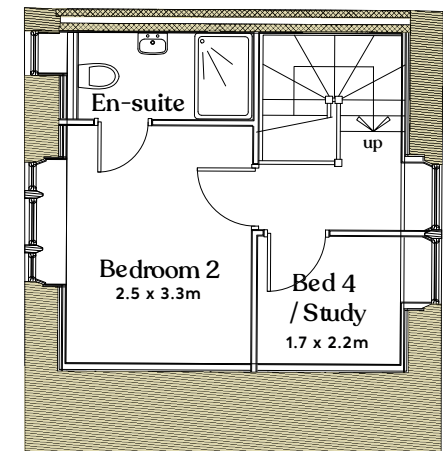
This charming three bedroom mill cottage plus study is arranged over three floors and occupies a privileged position with views over the mill pond.



Ground Floor



First Floor



Second Floor



The rooms have been virtually dressed for illustration purposes



All homes at Stonebridge Beck are thoughtfully designed and have a fabulous 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 room (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.

Stonebridge Beck, **better by design**

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/beechnedging (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



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

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

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.



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 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



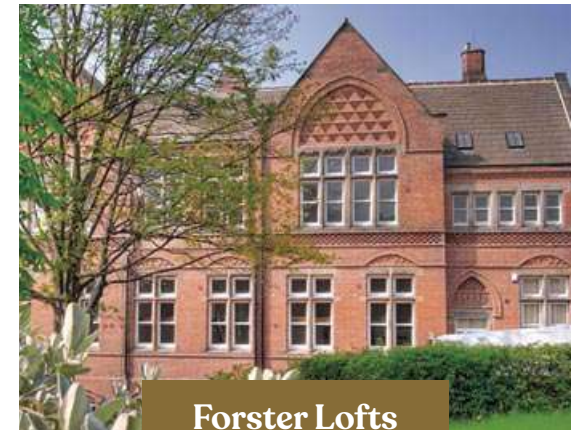
Greenhill Fold



South Side Ridge



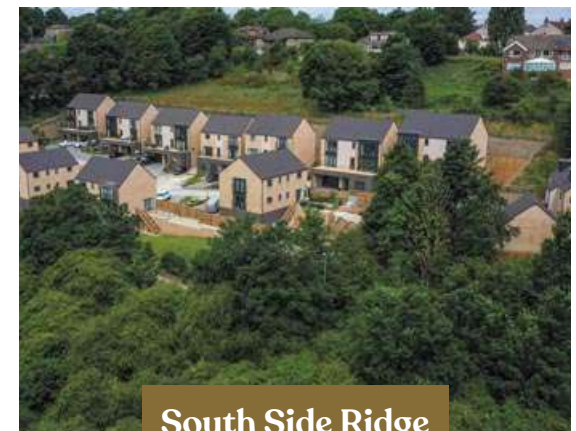
Greenhill Fold



Forster Lofts



Greenhill Fold



South Side Ridge

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



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



Let's Talk

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



07837 116 469



stonebridgebeck@ls1newhomes.co.uk



stonebridgebeck.com

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

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