

*Ingleside
&
Woodleigh*

Luxury Passive houses

*Zetland Road
Chorlton*





The Vision

To create an exemplar home that combines the beauty & character of a period property with the worlds highest standards of energy efficiency.

&

To give great consideration to sustainability at every turn, specifying only durable solutions & incorporating high quality, natural, breathable materials in place of petrochemicals.

&

To create a luxurious living space that compliments the traditionally generous rooms & high ceilings of the Victorian era, with stunning open plan interior layouts conducive to modern living.





*The first
Passive House
retrofit in the
Northwest*

*Save over
£50,000 in 10
years!*

A piece of architectural history

Passive House hails from Germany & is the world's leading fabric first approach for low energy buildings, demanding a level of performance that far exceeds all others.

*Beautifully renovated throughout to the highest of standards, Ingleside & Woodleigh promise to produce **incredibly low bills and minimal maintenance** that outperforms over 99% of new builds & certainly any property of its era.*

*Further due to the fabric first approach, they remain **comfortable and warm** year round without the need for renewable technologies (or even a central heating system!) & are **effortless to run**.*

*The discreet central ventilation system utilises pollen filters & controls humidity to ensure **unbeatable air quality**. A huge relief for hayfever, rhinitis & asthma sufferers.*

*Whereas a similar property may cost £4000 in bills and £2000 on maintenance, Ingleside & Woodleigh are projected to have **combined bills of less than £100 per year** with negligible maintenance costs to boot.*

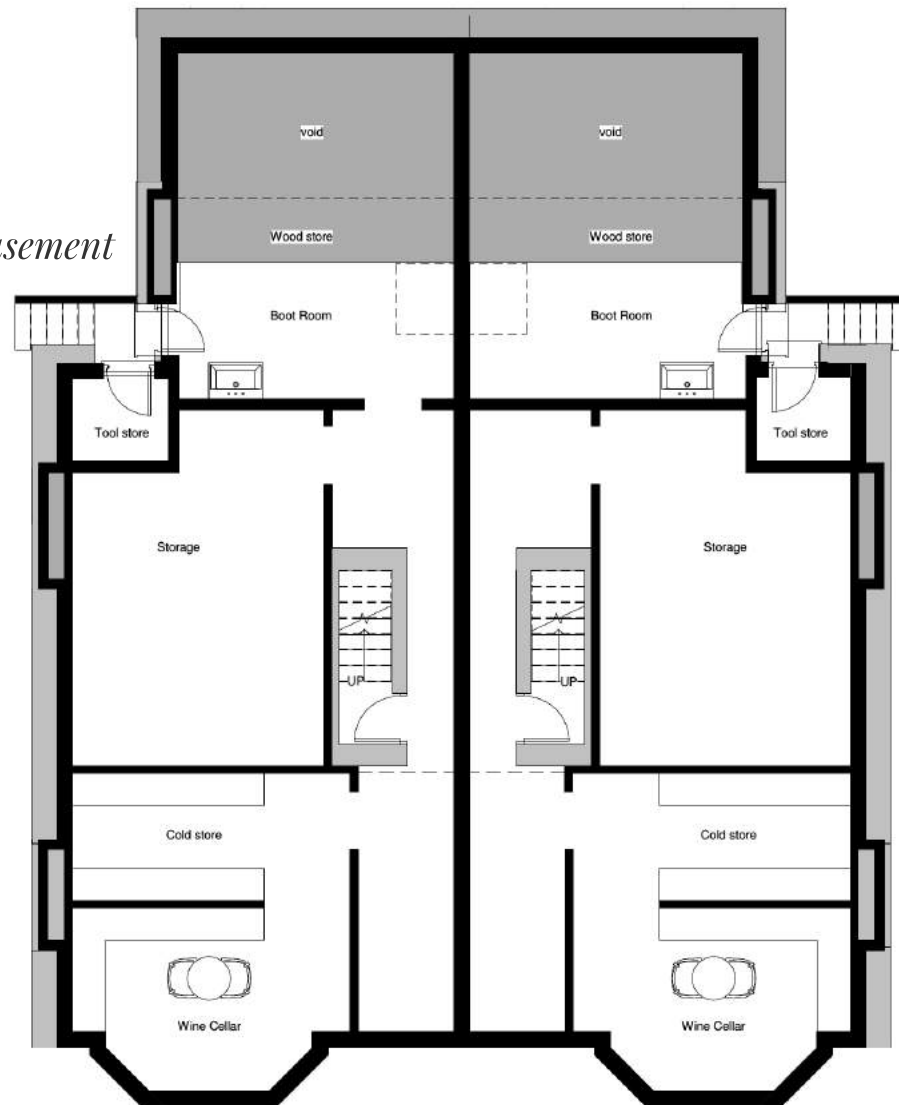


Floor plans

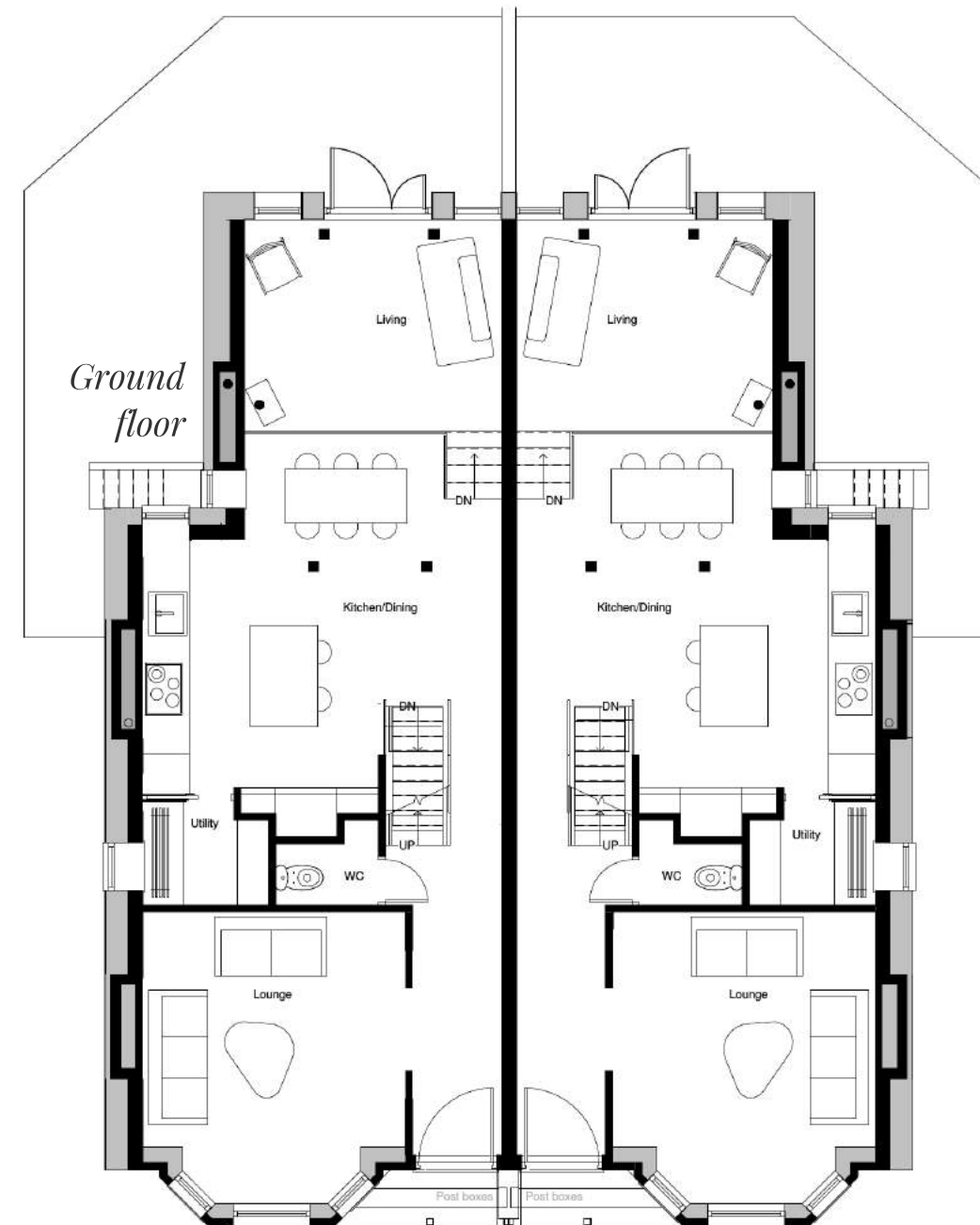
Ingleside & Woodleigh

Luxurious 5 bed family homes

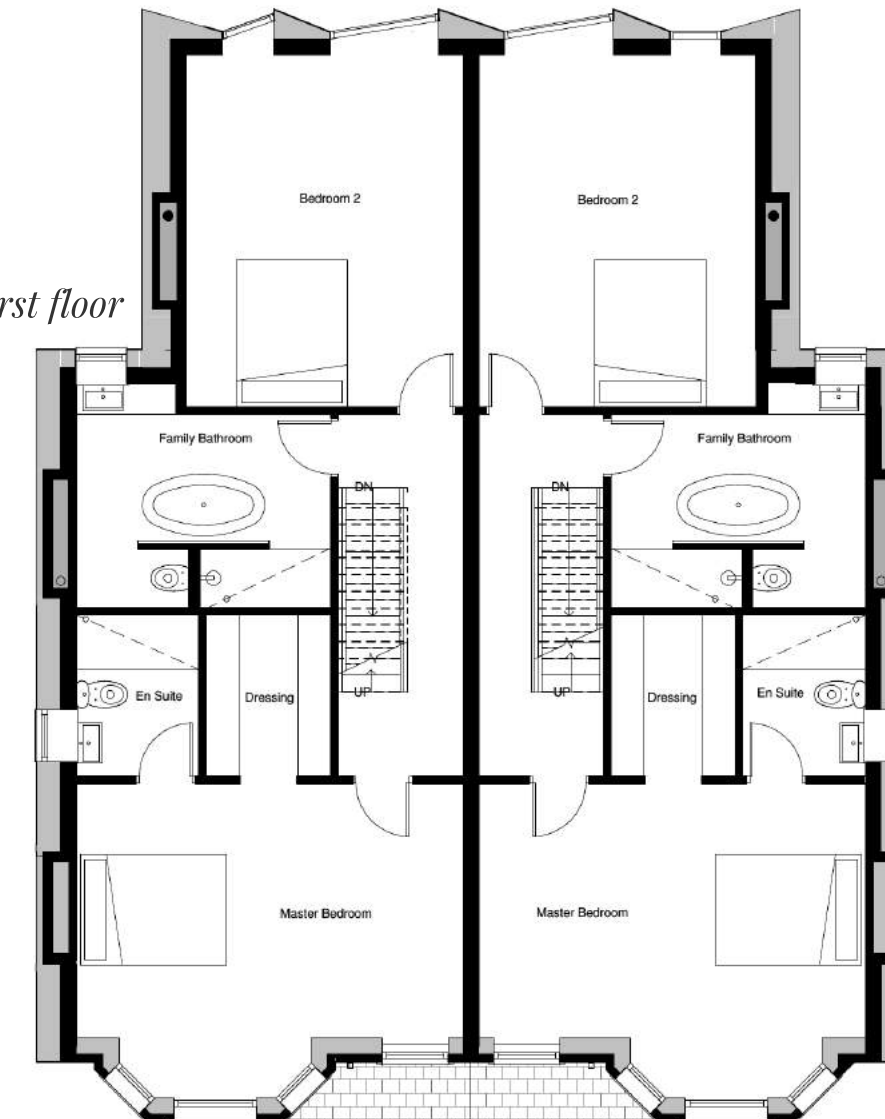
Basement



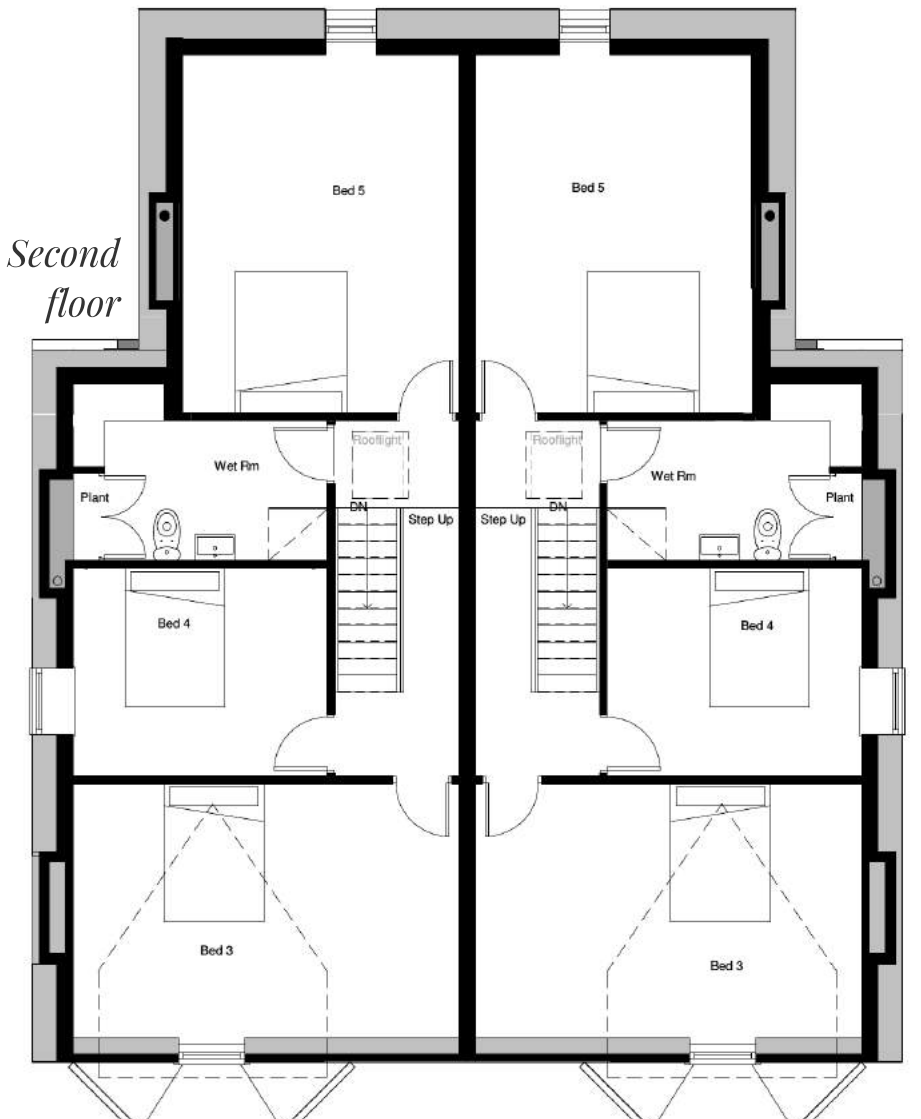
Ground floor



First floor



Second floor





Alno Kitchen

by award winning Diane Berry

Top quality German cabinetry & appliances including; Steam oven, Fan oven, American fridge freezer, Dishwasher, Induction hob, Manchester specific 4 part recycling bin, Water saving devices & plenty of storage.





Stunning period features

- *Elaborate Victorian cornicing*
- *Ceiling roses*
- *Tall skirting & dado rails*
- *Pitch pine chevron flooring*
- *Traditional stained glass*
- *Roll Top Bath*
- *Clay paints (no VOC)*
- *Victorian hanging rail*
- *Copper gutters & drain pipes*
- *Wood burning stove*
- *Copper light switches*





Location

Chorlton is arguably Manchester's most desirable suburb with its welcoming bohemian community, open green spaces & great transportation links.

Situated on one of Chorlton's most prestigious roads close to the tram station and cosmopolitan Beech Road, the properties are set in a truly fantastic location, feeding into excellent local schools.



The team

Developers

Kit & Ellie Knowles, Ecospheric Developments

Sustainability consultant

Kit Knowles, Ecospheric Ltd

Architecture

Chris Rodgers & Umayr Azam, Guy Taylor Associates

Contractor

Bogdan Tomaszewicz & Marek Puscian, 108 Builders

Kitchen designer

Diane Berry, Diane Berry Kitchens

~All enquiries ~

Jordan Fishwick Chorlton: 0161 860 4444

*A photo book that
captures the story of the
project will be provided
to all purchasers
alongside a copy of all
media generated.*





Ecospheric Developments