



A PRESTIGIOUS DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES





WELCOME TO BAILDON MILLS

A unique opportunity to live in a landmark of local heritage.

Baildon Mills is a truly exceptional development that transforms a beautiful, historic textile mill into a vibrant community of executive homes in the heart of Baildon village.

Thoughtfully designed to preserve the charm and character of the original architecture, these stunning homes combine heritage features with the comfort and convenience of modern living.

Comprising just fifty-two spacious 2, 3 and 4-bedroom properties, the development includes a mix of stylish apartments and generously proportioned family homes, all built to a superior specification. Whether you prefer the clean lines of open-plan living or a more traditional layout, our home designs cater to a wide range of lifestyles and tastes.

Each property has been carefully planned to reflect the requirements of modern living - prioritising space, light, and flexibility. From expansive dining kitchens to tranquil bedrooms and allocated parking, every detail has been considered to make your home both practical and beautiful.

Baildon Mills: where heritage meets modern living. Discover your perfect home today.



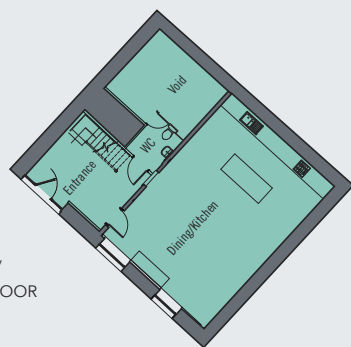




GROUND FLOOR
FLOOR PLAN

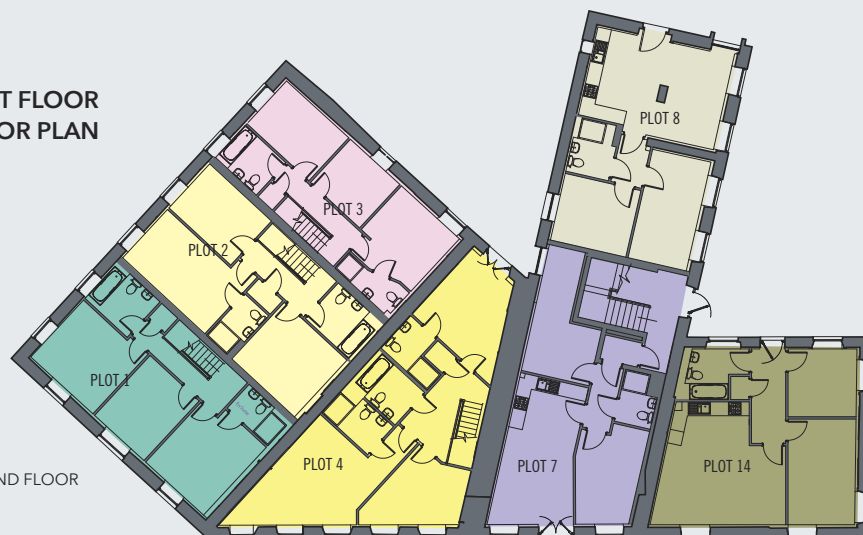


PLOT 1
FIRST FLOOR



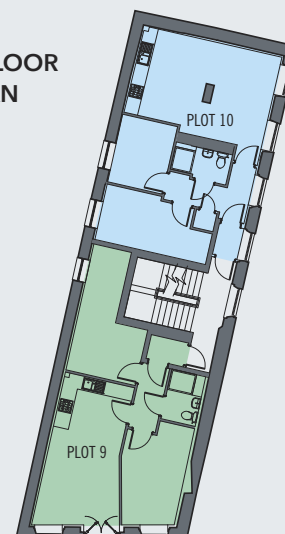
PLOT 1
BASEMENT /
GROUND FLOOR

FIRST FLOOR
FLOOR PLAN

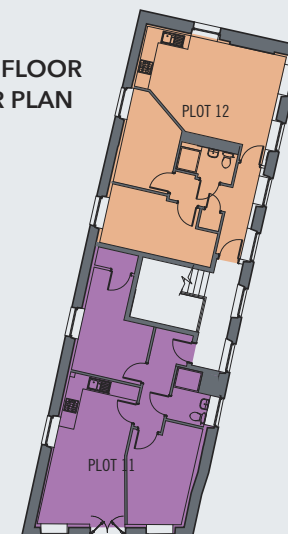


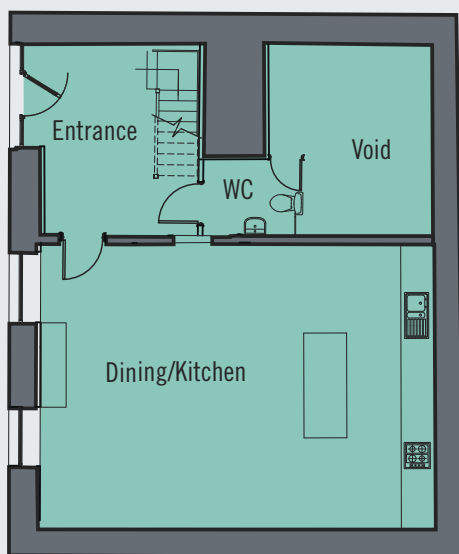
PLOT 1
SECOND FLOOR

SECOND FLOOR
FLOOR PLAN



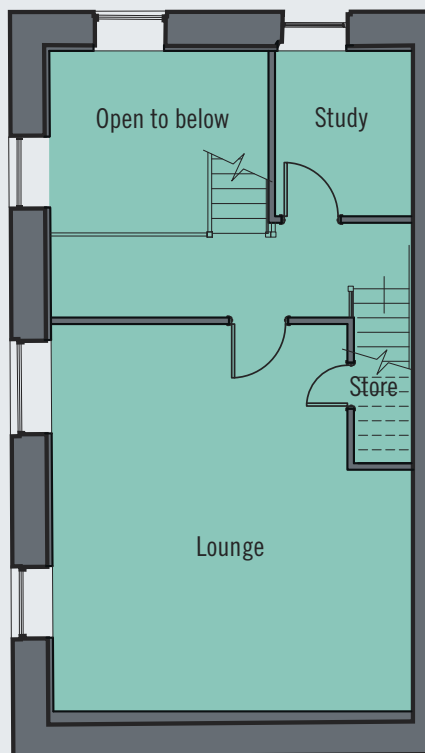
THIRD FLOOR
FLOOR PLAN





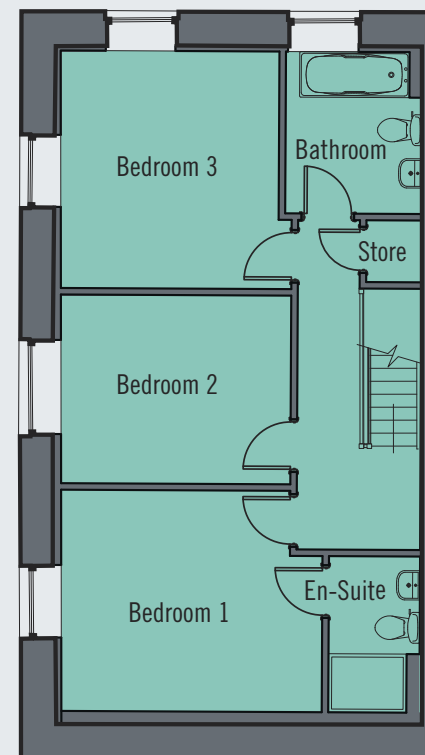
BASEMENT / GROUND FLOOR

Entrance	3550 x 3150mm	11' 6" x 10' 3" max
Dining/Kitchen	6000 x 5400mm	19' 7" x 17' 7"



FIRST FLOOR

Lounge	5250 x 5690mm	17' 2" x 18' 7" max
Study	1963 x 2417mm	6' 4" x 7' 9"



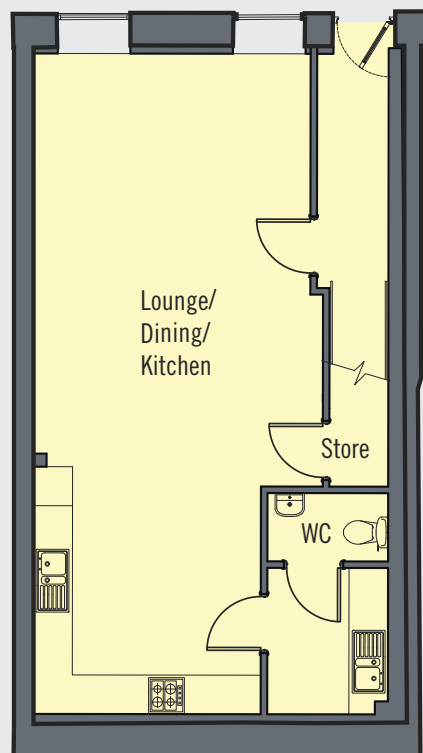
SECOND FLOOR

Bedroom 1	3607 x 3240mm	11' 3" x 10' 6" max
En-Suite	1344 x 2451mm	4' 4" x 8' 0"
Bedroom 2	3343 x 2741mm	10' 10" x 8' 10"
Bedroom 3	3181 x 3455mm	10' 4" x 11' 3" max

PLOT 1

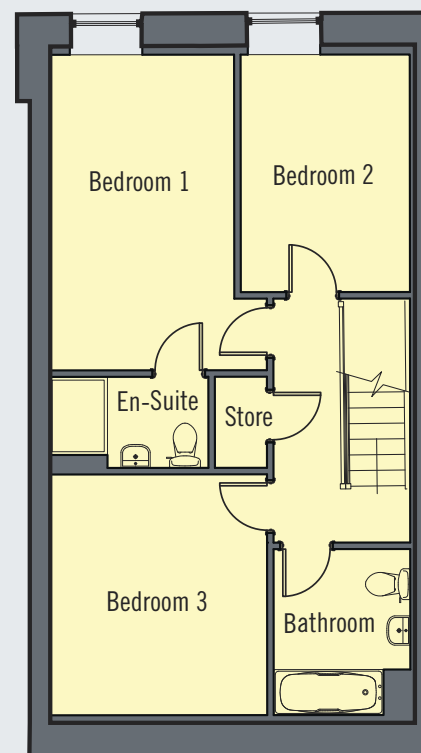


PINFOLD



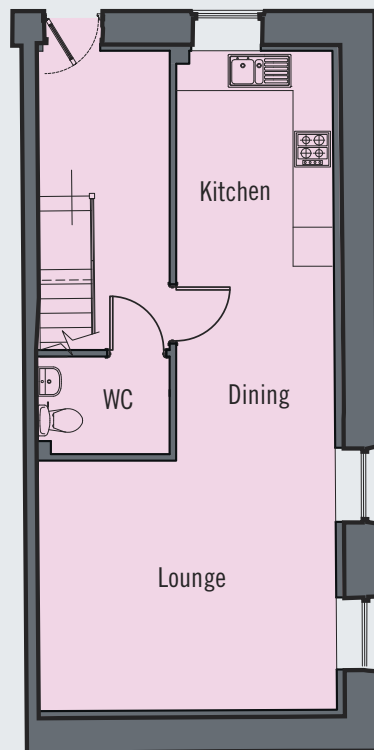
GROUND FLOOR

Lounge/Dining/
Kitchen 4200 x 9700mm 13' 8" x 31' 8" max



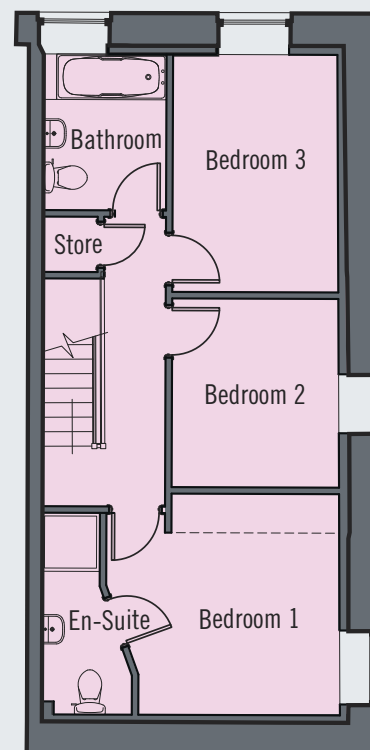
FIRST FLOOR

Bedroom 1	3177 x 4630mm	10' 4" x 15' 2" max
En-Suite	2280 x 1310mm	7' 5" x 4' 3"
Bedroom 2	2055 x 3487mm	6' 7" x 11' 4"
Bedroom 3	3196 x 3529mm	10' 5" x 11' 6"
Bathroom	2000 x 2460mm	6' 6" x 8' 1"



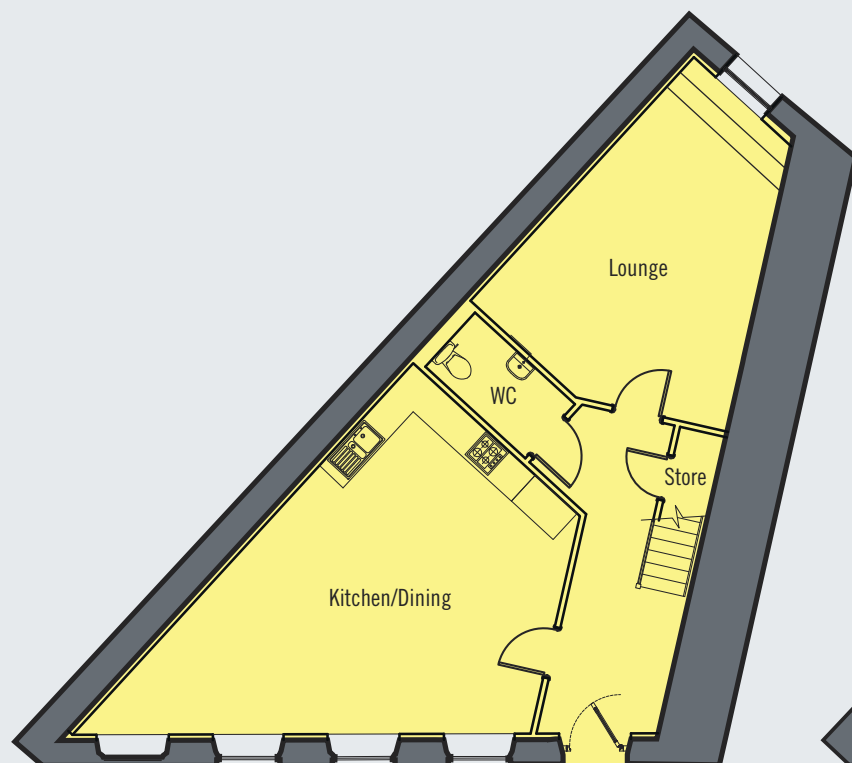
GROUND FLOOR

Kitchen/Dining/
Lounge 4323 x 9662mm 14' 1" x 31' 7" max



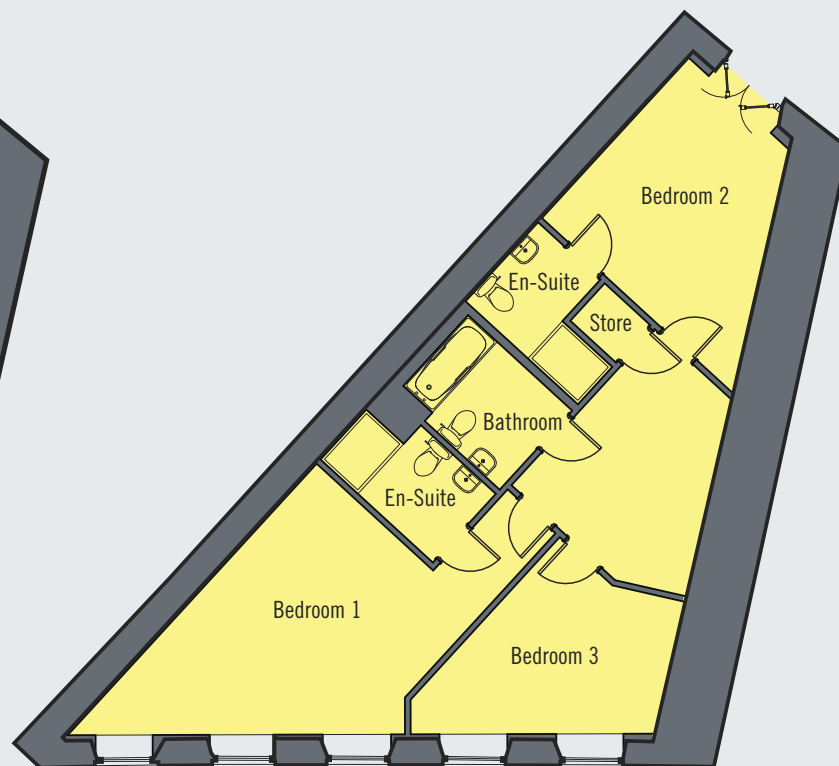
FIRST FLOOR

Bedroom 1	3399 x 3219mm	11' 2" x 10' 6" max
En-Suite	1320 x 2966mm	4' 3" x 9' 7" max
Bedroom 2	2435 x 2764mm	7' 10" x 9' 1"
Bedroom 3	2435 x 3488mm	7' 10" x 11' 4" max
Bathroom	1830 x 2200mm	6' 0" x 7' 2" max



GROUND FLOOR

Kitchen/Dining	5747 x 8520mm	18' 6" x 27' 10" max
Lounge	4700 x 5644mm	15' 4" x 18' 5" max



FIRST FLOOR

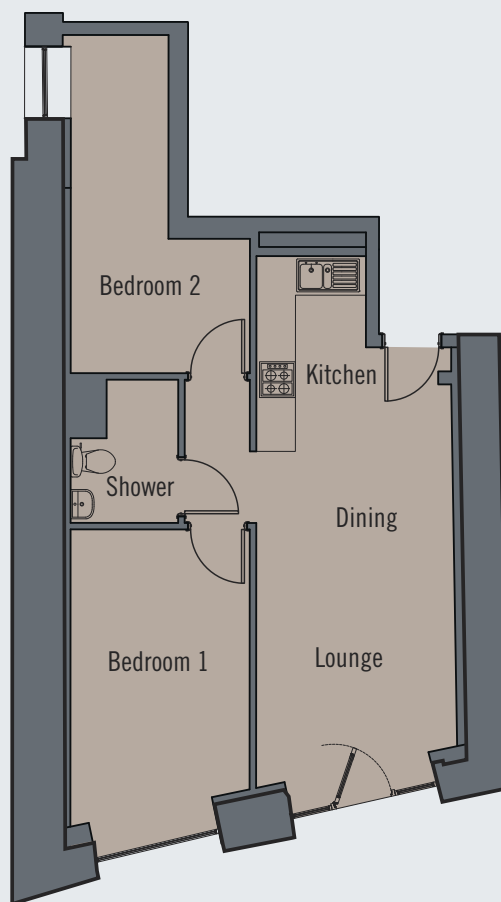
Bedroom 1	4200 x 8138mm	13' 8" x 26' 7" max
En-Suite	2582 x 1575mm	8' 5" x 5' 2" max
Bedroom 2	4370 x 3700mm	14' 3" x 12' 1" max
En-Suite	1429 x 1817mm	4' 7" x 5' 10" max
Bedroom 3	4634 x 3330mm	15' 2" x 10' 9" max
Bathroom	2612 x 1825mm	8' 6" x 5' 10" max

PLOT 4





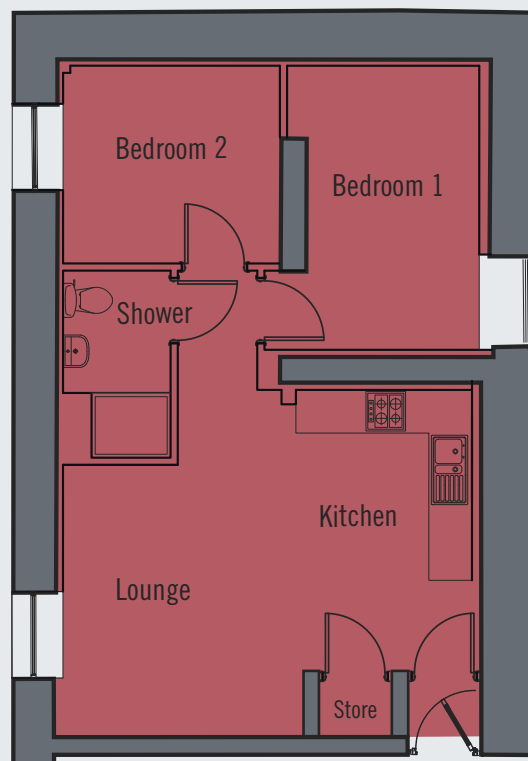
PLOT 4



Kitchen/Lounge/

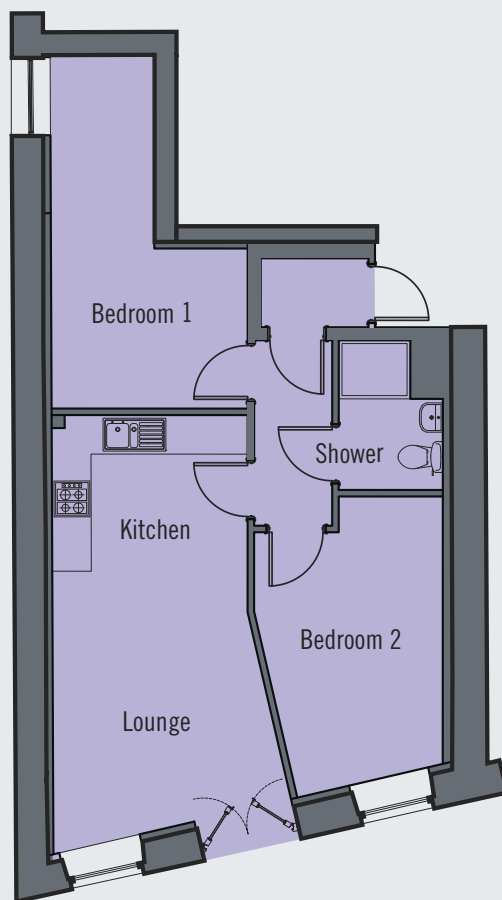
Dining	2956 x 8180mm	9' 7" x 26' x 8" max
Bedroom 1	2614 x 4900mm	8' 5" x 16' x 1" max
Bedroom 2	2623 x 4960mm	8' 6" x 16' x 3" max
Shower	1554 x 2110mm	5' 1" x 6' x 9" max

PLOT 5
FLOOR PLAN



Lounge/ Kitchen	5564 x 4590mm	18' 3" x 15' 1" max
Bedroom 1	2847 x 3747mm	9' 3" x 12' 3" max
Bedroom 2	2847 x 2600mm	9' 3" x 8' 5" max
Shower	1428 x 2495mm	4' 7" x 8' 2" max

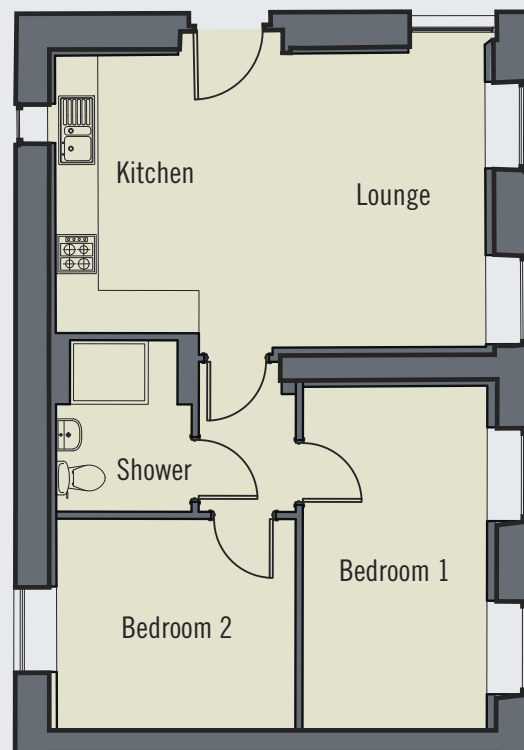
PLOT 6
FLOOR PLAN



Kitchen/Lounge	3510 x 6462mm	11' 5" x 21' 2" max
Bedroom 1	2893 x 5194mm	9' 5" x 17' 0" max
Bedroom 2	2783 x 4424mm	9' 1" x 15' 5" max
Shower	1534 x 1330mm	5' 1" x 4' 4"

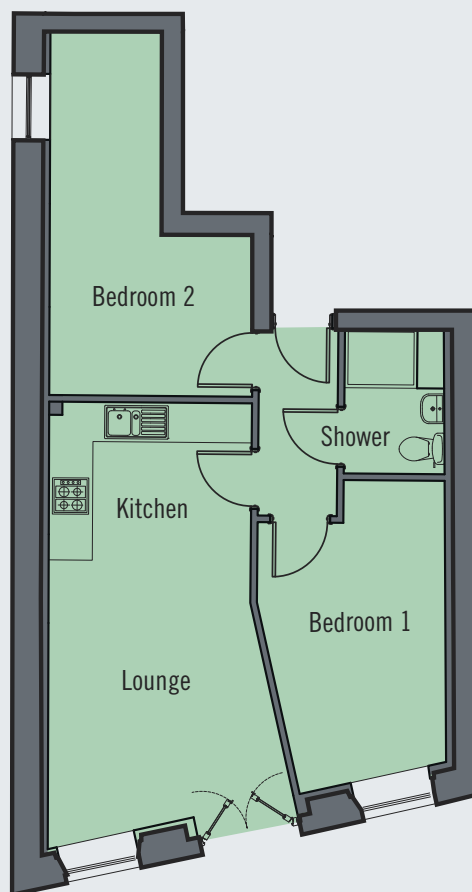
PLOT 7
FLOOR PLAN





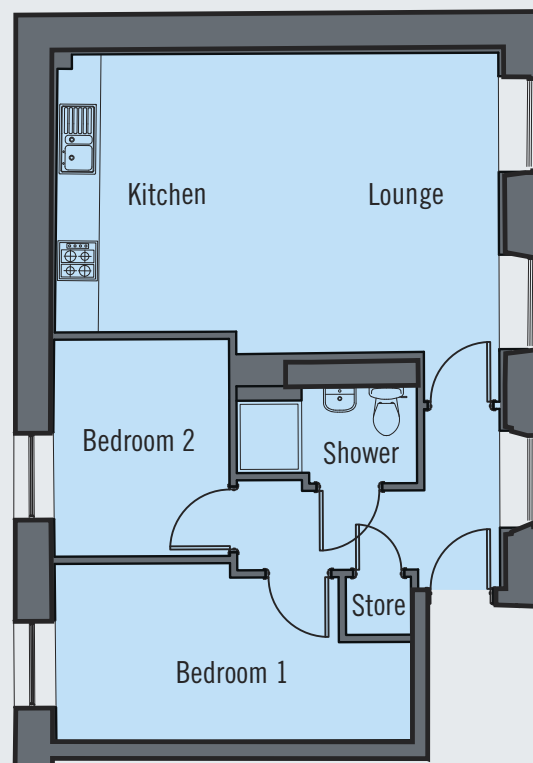
Kitchen/Lounge	5779 x 3943mm	18' 10" x 12' 9" max
Bedroom 1	2480 x 4600mm	8' 1" x 15' 1"
Bedroom 2	3210 x 2828mm	10' 5" x 9' 3"
Shower	3210 x 2298mm	10' 5" x 7' 5"

PLOT 8
FLOOR PLAN

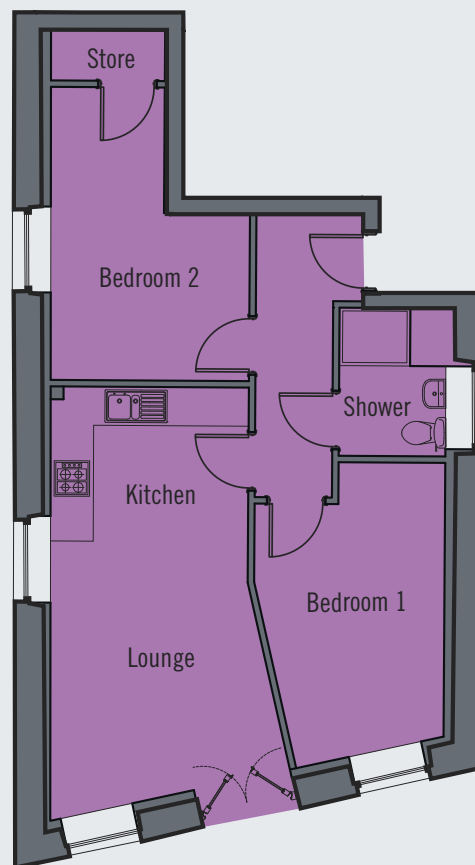


Kitchen/Lounge	3560 x 6500mm	11' 7" x 21' 3" max
Bedroom 1	2742 x 4561mm	8' 9" x 14' 10" max
Bedroom 2	2944 x 5310mm	9' 7" x 17' 4" max
Shower	1468 x 1250mm	4' 8" x 4' 10" max

PLOT 9
FLOOR PLAN

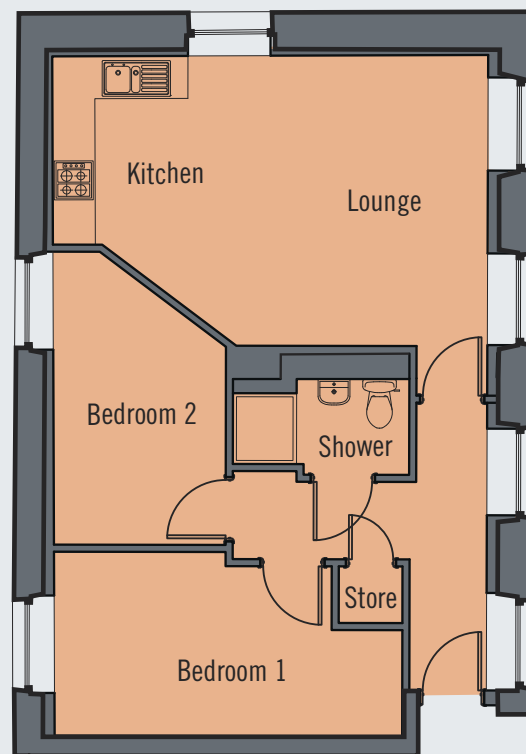


Kitchen/Lounge	5827 x 3960mm	20' 0" x 13' 00" max
Bedroom 1	4734 x 2334mm	15' 5" x 7' 7" max
Bedroom 2	2315 x 2855mm	7' 6" x 9' 4"
Shower	2378 x 1282mm	7' 8" x 4' 2" max

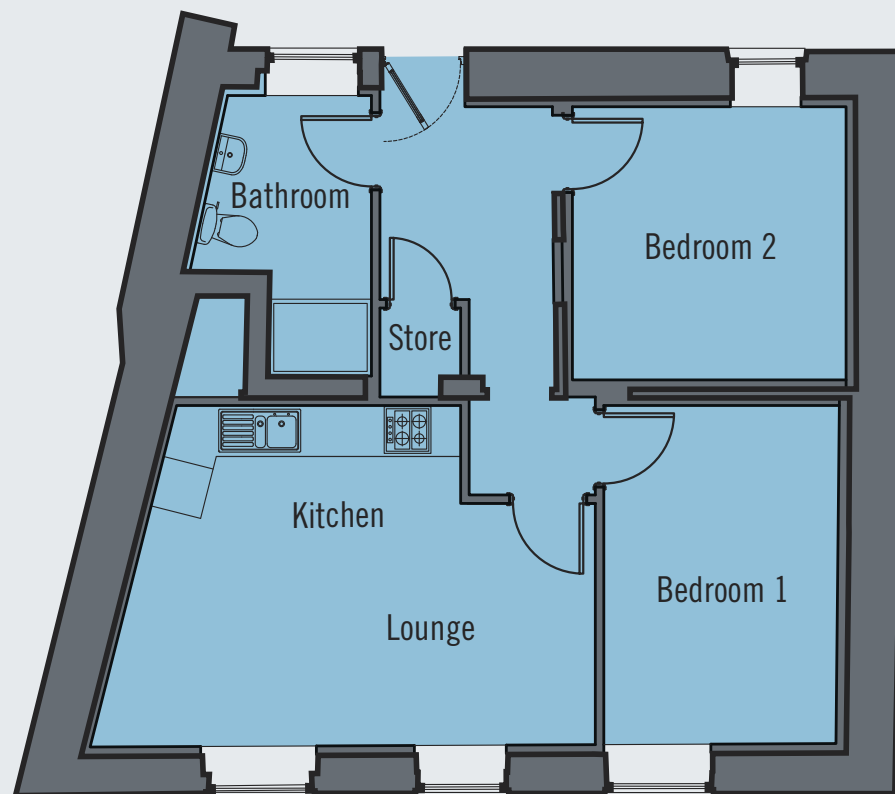


Kitchen/ Lounge	3576 x 6430mm	11' 7" x 21' 1" max
Bedroom 1	2841 x 4502mm	9' 3" x 14' 7" max
Bedroom 2	2964 x 4344mm	9' 7" x 14' 3"
Shower	1678 x 2170mm	5' 5" x 7' 11" max

PLOT 11
FLOOR PLAN



Kitchen/Lounge	5870 x 4580mm	19' 2" x 15' 0" max
Bedroom 1	4714 x 2495mm	15' 5" x 8' 2" max
Bedroom 2	2335 x 3955mm	7' 7" x 12' 10"
Shower	2382 x 1292mm	7' 8" x 4' 2" max



Kitchen/Lounge	5670 x 3256mm	18' 6" x 10' 7" max
Bedroom 1	2644 x 3819mm	8' 7" x 12' 5"
Bedroom 2	3079 x 3060mm	10' 1" x 10' 0"
Bathroom	2096 x 3160mm	6' 9" x 10' 4" max

PLOT 13
FLOOR PLAN



Kitchen/Lounge	5614 x 5082mm	18' 4" x 16' 7" max
Bedroom 1	2810 x 4367mm	9' 2" x 14' 3" max
Bedroom 2	2810 x 2810mm	9' 2" x 9' 2"
Bathroom	2996 x 2112mm	9' 8" x 6' 9" max

SPECIFICATION



KITCHENS

- Contemporary high quality shaker style fitted kitchens by Howdens
- Quality laminate worktops with matching upstands
- Glass splash backs
- Integrated stainless steel built-in oven
- Ceramic electric hobs (gas hobs to houses)
- Satin black steel cooker hood
- Integrated fridge/freezer*
- Integrated washing machine**
- Composite sink
- LED feature lighting to underside of wall units

*Fridge/freezer available at additional cost of £499

** Integrated washing machine inc plumbing available at additional cost of £499

BATHROOMS & CLOAKROOMS

- Contemporary toilet and sink
- Nuance matt bathroom panels to wet areas
- Splash back to cloakroom

INTERIOR FINISHES

- Matt painted walls throughout
- Solid hardwood doors with black contemporary handles and hinges
- Eggshell woodwork throughout

- Moulded 120mm skirtings and contemporary architraves
- Smooth plaster finish to all ceilings
- Choice of fitted carpets throughout, excluding kitchen, utility and wet areas***

*** At additional cost of £1500 per flat and £3000 per house

HEATING & HOT WATER

- Electric radiators with Smart/WIFI connectivity to flats
- Gas fired radiator central heating with digital programmer and thermostatic radiator valves to houses and cottages
- Heated towel rail to bathrooms and en-suites

ELECTRICAL & LIGHTING

- Flush fitted consumer units
- Recessed low voltage lighting to living, kitchen and bathroom areas

WINDOWS & DOORS

- Timber heritage double glazed windows and doors
- Black ironmongery

COMMUNAL AREAS

- Smart sensor lighting
- Communal entrance door with mag lock and key fob entry
- Door release and intercom system
- Dusk till dawn lighting in communal external areas





LOCATION

The local area boasts a wide range of amenities, including a choice of schools, independent shops, supermarkets, cosy cafés, traditional pubs and quality restaurants, while a popular Farmers Market takes place once a month.

Baildon is exceptionally well connected, with a railway station offering regular services to Leeds, Bradford and Ilkley, a reliable bus network and excellent access to major roads. Leeds Bradford Airport is also within easy reach.

When it's time to relax, take in the stunning scenery and enjoy leisurely walks across Baildon Moor and Shipley Glen.

For sports enthusiasts, the village is home to an 18-hole golf course, as well as an active cricket and rugby club.









DISTANCES

Towns and Cities

Shipley 1.8 miles

Bradford 4.6 miles

Ilkley 6.8 miles

Leeds 19.4 miles

Transport

Baildon Station 0.9 miles

Leeds Bradford Airport 6.7 miles

Schools

Sandal Primary School 0.7 miles

Hoyle Court Primary School 1.2 miles

Baildon Glen Primary School 1.3 miles

Baildon C of E Primary School 1.4 miles

Titus Salt School 1.7 miles

Health and Fitness

Nuffield Health Shipley Fitness and Wellbeing Gym 1 mile

Hollins Hall Leisure Club 2.1 miles

Places of Interest

Salts Mill 2.5 miles

All distances are approximate and should be treated as a guide only





HOW TO FIND US

Baildon Mills, Northgate, Baildon BD17 6JX

ALL ENQUIRIES



t: 01274 809254 **e:** baildon@holroydsestateagents.co.uk

21-23 Westgate, Baildon BD17 5EH

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.