

CLIFF OAKS





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Welcome to the newest community in Leeds...

Perched on a secluded hillside, and in extensive landscaped grounds, this exclusive gated community will afford residents the dual benefit of proximity to both the city centre and rolling countryside in less than 10 minutes.

Cliff Oaks is the latest residential scheme by multi-award winning* local developer Priestley Homes, who have carefully cultivated an exceptional reputation for delivering new-build and conversion properties throughout Yorkshire and beyond.

Located on the estate of the Grade II listed Cliff House, which was built in the early 19th Century by a wealthy local industrialist; the first phase sees the launch of seven luxurious new-build townhouses due Q1 2021 before the stamp duty increase.

Available with 3 or 4 bedrooms, these contemporary dwellings combine striking architecture with an unbeatable internal specification, allocated parking and generous outdoor space.

** See P18 to view awards won by Priestley Homes*

All photos for illustration purposes only, final finish may differ



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SPECIFICATION



KITCHEN

Units

High quality wall and island units in matt grey with soft close, handle-less doors/drawers.

Integrated appliances

Electric oven, ceramic hob, extractor, fridge-freezer, dishwasher and microwave.

Worktops

Acrylic white*.

Sink/Taps

Copper effect.

**Or similar*

DOORS

Front

Aluminium front door with full glazed panel.

Rear

Aluminium sliding doors.

Internal

Oak veneer w. chrome hardware.

FLOORING

GF
Ceramic floor tiles throughout in wood effect with exception being bedroom/study which is carpeted.

1F/2F
High quality grey carpets with underlay.

All bathrooms tiled floor.

HEATING/LIGHTING

Ceramic panel heaters throughout (electric).
Recessed LED spotlights throughout.

MISC

Digital and fibre-optic broadband connection.

Integrated Sonos music system with Bowers and Wilkins speakers to lounge/kitchen and master bedroom. Wireless control of music and ability to play different music in different rooms.



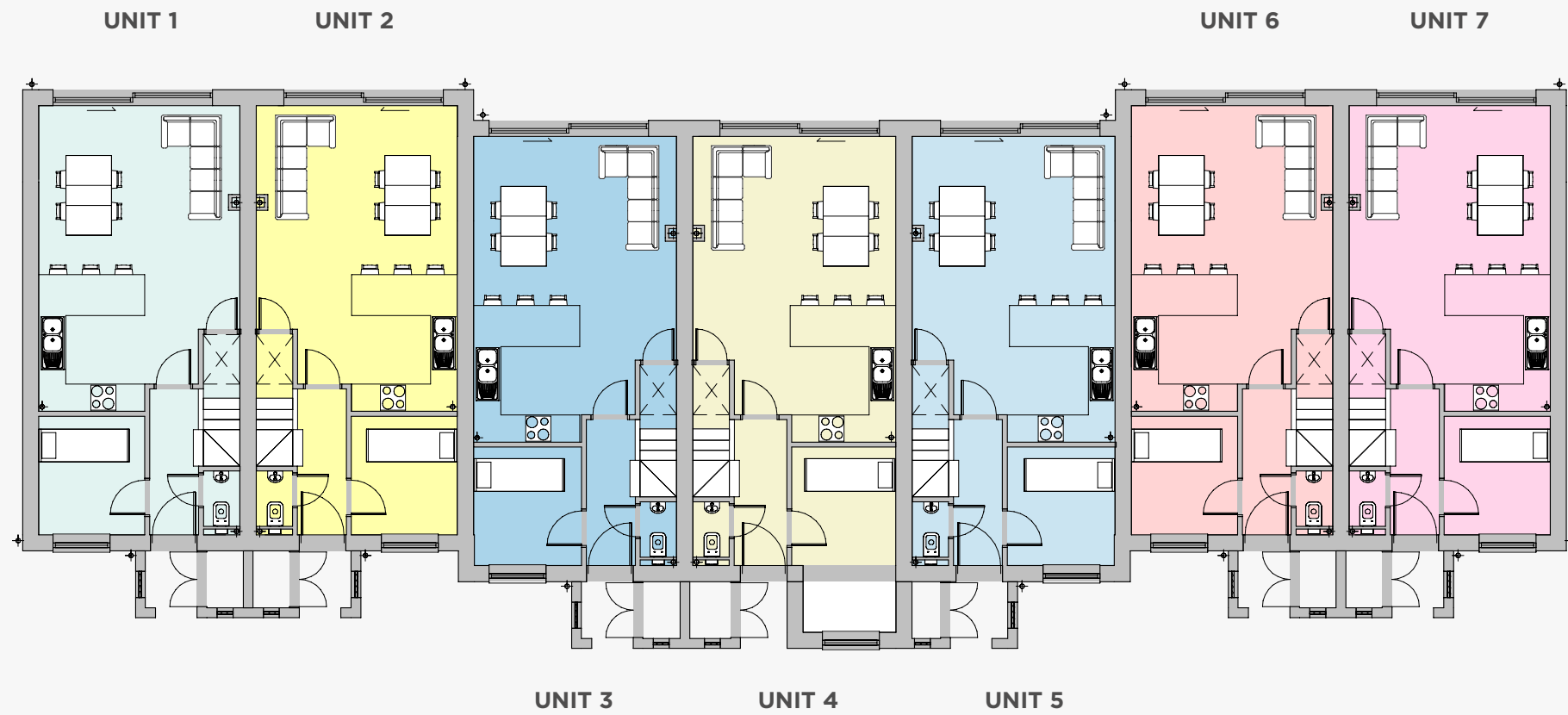
BATHROOM

Master
Fully tiled walls and floor. Modern white bath with tiled bath panel, rectangular wash basin, contemporary WC with concealed cistern. Chrome fittings.

En-suite
Fully tiled walls and floor. Large shower tray with glass enclosure, concealed plumbing and chrome fittings. 'Rainfall' shower head, 3 valve control and handheld attachment. Rectangular wash basin, contemporary WC with concealed cistern.

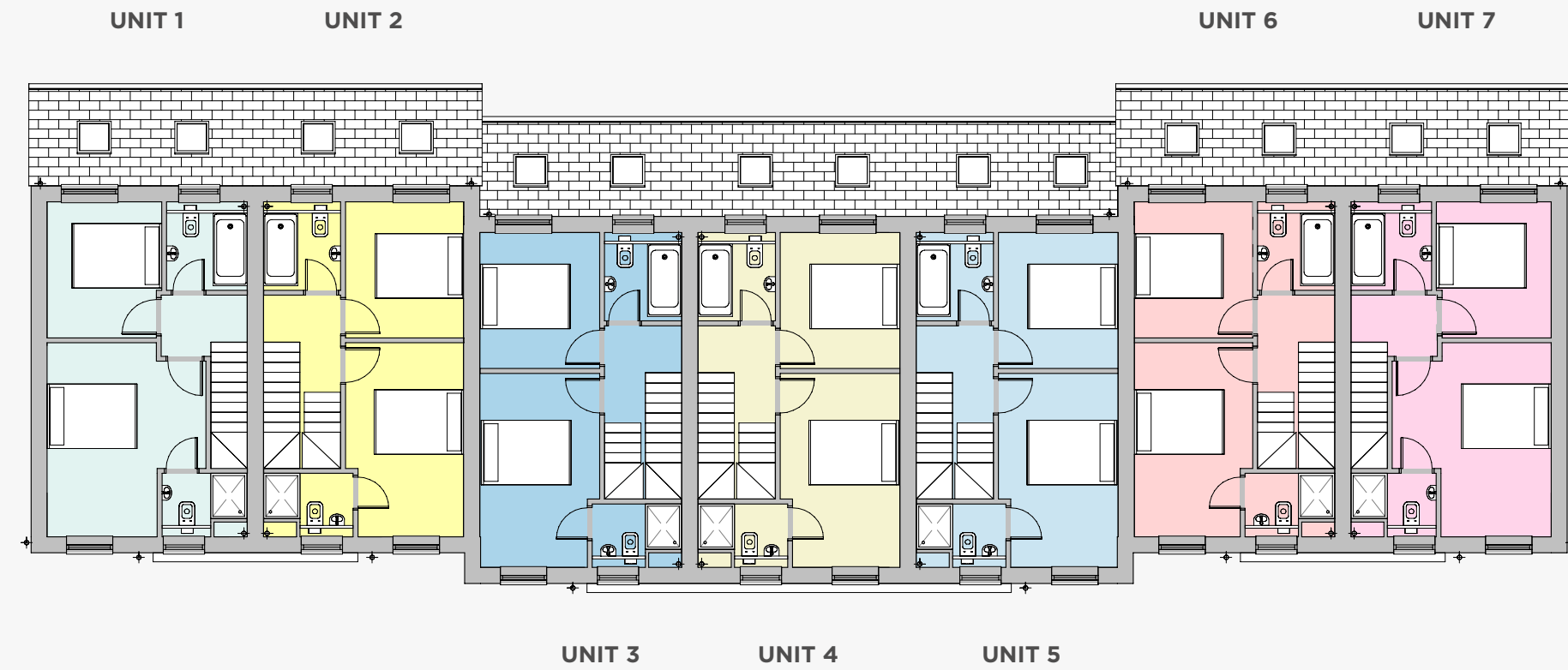
FLOOR PLANS

Ground Floor



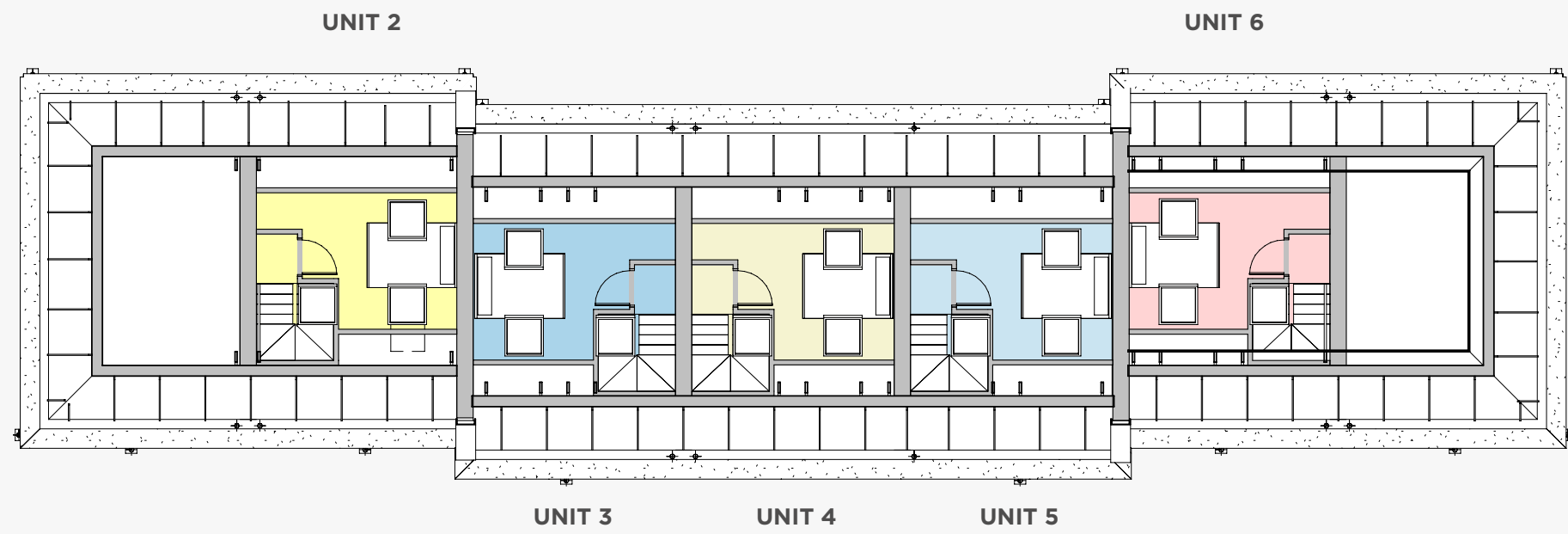
FLOOR PLANS

First Floor



FLOOR PLANS

Second Floor



FLOOR PLANS

Schedule of Accommodation

UNIT	TYPE	M2	SQFT
1	3 - Bed	74.1	797
2	4 - Bed	90.1	969
3	4 - Bed	90.9	978
4	4 - Bed	93.9	1010
5	4 - Bed	91.2	981
6	4 - Bed	89.9	967
7	3 - Bed	74.2	798

LOCATION



LEEDS, CAPITAL OF YORKSHIRE

“With over 100,000 businesses and a GVA of £69 billion, Leeds City Region is the largest contributor to UK GDP in the Northern Powerhouse and the largest regional economy outside London.”¹

The Leeds economy itself is estimated to be worth £21.3 billion per annum and accounts for nearly a third of the Leeds City Region's total economic output.

The city's economy grew by 34% during the last decade, and is forecast to grow by a further 21% over the next 10 years, with financial and business services set to generate more than half of GVA growth over that period.

Leeds is the largest centre outside London for financial and business services, digital, creative, publishing and broadcasting – Channel 4 recently relocated its headquarters to the city. It has the second highest concentration of knowledge intensive jobs and is the third largest manufacturing centre by local authority area.

Centre for Commerce – With flagship stores of domestic and international brands and shopping institutions such as Victoria Gate – anchored by the second largest John Lewis store in the country, The Corn Exchange, Trinity Centre and Harvey Nichols.

Centre for Education and the Arts – With 2 major universities, Leeds has an estimated student population of over 50,000. Leeds University alone has 33,000 from a community of 145 different countries and is a member of the prestigious Russell Group of universities. The city boasts the Royal Armouries, Grand Theatre and Opera House, Leeds Art Gallery and City Museum amongst its many attractions.

Centre for Infrastructure – Domestic and International flights from Leeds Bradford Airport directly serve major cities in the UK & Ireland as well as most EU countries with further worldwide links via the hubs of Amsterdam and London. Carriers include major airlines British Airways and KLM, plus budget carriers Jet2 and FlyBe. The city is accessible by major motorways, the A1 (M), M62 and M1 and has comprehensive rail connectivity with all major cities via Leeds central station, the busiest outside London with 90,000 passengers per day using the facility. Manchester Piccadilly is 1hr, Birmingham New Street is 1hr55 and London Kings Cross is 2hr15.

According to research from Deloitte, there are currently more new-build residential properties under construction in Leeds than at any point in the last 10 years – a staggering 78% of which are 'build-to-rent' – leaving a huge shortage of quality residential property for sale

¹ the-lep.com

² leeds.gov.uk

OUR PORTFOLIO

BOYDS MILL, Leeds

This conversion of an historic Leeds landmark and Grade II listed former Mill, created 10 individually styled luxury apartments with views of Leeds city centre. Completed 2016.



HANOVER HOUSE, Leeds

An award-winning* conversion of a pair of Grade II listed brick and stone semi-detached villas which created 10 contemporary apartments. Completed 2018.

** Best Apartment Development West Yorkshire
2018/19 – International Property Awards*



CONDITIONING HOUSE, Bradford

Our flagship mixed-use development of 153 'New York Loft' style apartments in central Bradford. Completion forecast Q4 2020.

PACKINGTON STREET, London

Two luxurious duplex apartments in central London with high-specification and outside amenity. Completed 2019.





Award-winning developers, Priestley Homes, specialise in the conversion of historic and often listed buildings and have an excellent track record of delivering high quality projects on time.

With an already extensive portfolio of completed schemes – ranging from small, luxury residential developments to large purpose built student accommodation schemes – we have a future pipeline which will deliver more than 500 new homes over the next two years over multiple projects nationwide.

Completed developments include Sartoria Court and Stableford Hall in Greater Manchester, the Boat House in Liverpool, Boyds Mill in Leeds, Airedale House, the Grand Mill and Quebec Street in Bradford and multiple projects in Sunderland.



It is our sister company, the award-winning Priestley Construction¹, that we entrust to undertake the sensitive restoration of these often-precious buildings – thus ensuring that care and quality remain paramount throughout the development process.

We work hard to ensure our developments are in very specific locations which result in the finished apartments being perfect turn-key investment opportunities. These projects regularly achieve market-leading yields often well above the UK national average plus excellent capital appreciation too.



¹ Best National Contractor 2019 National Builders Awards

WHO WE ARE



Nathan Priestley

Nathan is Founder and CEO of the Priestley group of companies and takes great pride in having grown Priestley Homes to be the most profitable within the group in a very short space of time. Encompassing Priestley Lettings and Priestley Construction, the wider organisation trades in three continents and employs over 100 staff.



Alex Arksey

Alex is Sales Manager for the region, joining Priestley Homes in November 2014. After a successful ten-year spell in hospitality management, encompassing senior roles within the hotel and restaurant industry, he applies his experience in this sector to help deliver practical sales and marketing strategies for our sites.

Steve Arksey

Steve is Head of Sales at Priestley Homes, having been with the business since December 2013. With a career in property sales and marketing stretching back to 1983, he brings a wealth of experience to the business having enjoyed a successful career in the industry including positions with Wain Homes, Sequence and Hunters Property Group.



Rob Pell

Rob joined the group in September 2016 as Head of Construction, having enjoyed a career refining his skills in all aspects of the building trade. Progressing to manage several high-profile projects for Priestley Homes and external clients, Rob has excellent communication skills and contributes a wealth of practical knowledge to help deliver success on every project.



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