

CLIFF OAKS

— MANSION APARTMENTS & THE STABLES —





CONTENTS

- 03 Aerial View
- 05 Introduction
- 07 Contents
- 10 Specifications
- 14 Floor Plans
- 18 Map
- 20 Portfolio
- 22 Priestley Homes Biography



ABOUT CLIFF OAKS

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 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 second phase sees the launch of eight luxurious new-build apartments within the converted Mansion House due for completion March 2022.

*Best Residential Development Yorkshire
2018/19 - International Property Awards*





THE MANSION APARTMENTS

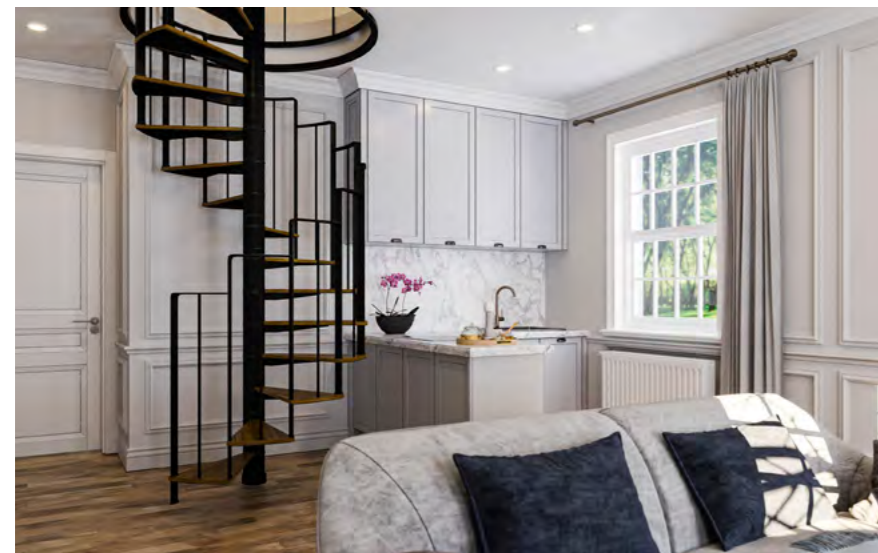
Available with 2 and 3 bedroom and a stunning 4-bedroom penthouse with roof garden, these contemporary apartments combine striking architecture with an unbeatable internal specification, allocated parking and views across the valley.

THE STABLES

The third phase known as the Stables will be converted to four ultra-modern 3-bedroom semi-detached duplex houses with private gardens and a central courtyard, expected to complete later this year.



SPECIFICATIONS



DOORS

Internal

White 'Windsor' doors with chrome hardware and finishes.

KITCHEN

Units

High quality wall and island units in matt finish with soft close, modern shaker style cabinets throughout.

Integrated appliances

Electric oven, 600mm ceramic hob, extractor, fridge-freezer, dishwasher and microwave.

Worktops

Light wood effect*.

Sink/Taps

Copper effect.

* Space permitting

WOODWORK

Flooring: Oak effect laminate and carpet to bedrooms.

Skirting / Architrave: Primed MDF heritage style. Finished in satin white.

Doors: Softwood in white. **Ironmongery:** Chrome door furniture

TECHNOLOGY

TV: Digital and SkyQ wired.

HEATING/LIGHTING

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

MISC

Digital and fibre-optic broadband connection.





BATHROOM

Main*

Modern 1700mm x 750mm white bath with tiled bath panel and shower over. Matt white ceramic tiles to be fitted. Kyoto rectangle wall mounted wash basin fitted with matt black bottle trap and contemporary WC with soft close seat.

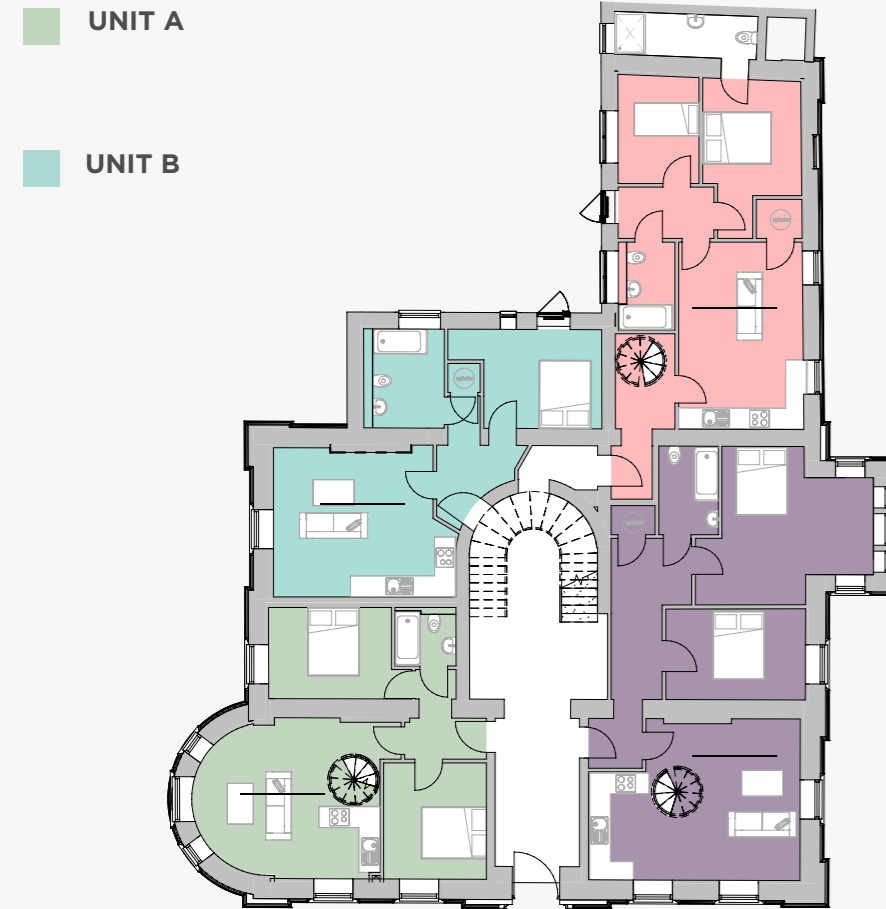
En-suite *

1200mm x 800mm shower tray with glass enclosure and black trim, concealed cistern and plumbing. Finished in matt black. 'Rainfall' shower head, 3 valve control and handheld attachment. Rectangular wash basin, contemporary WC with concealed cistern. Modern matt black finished taps and towel radiators to all areas.

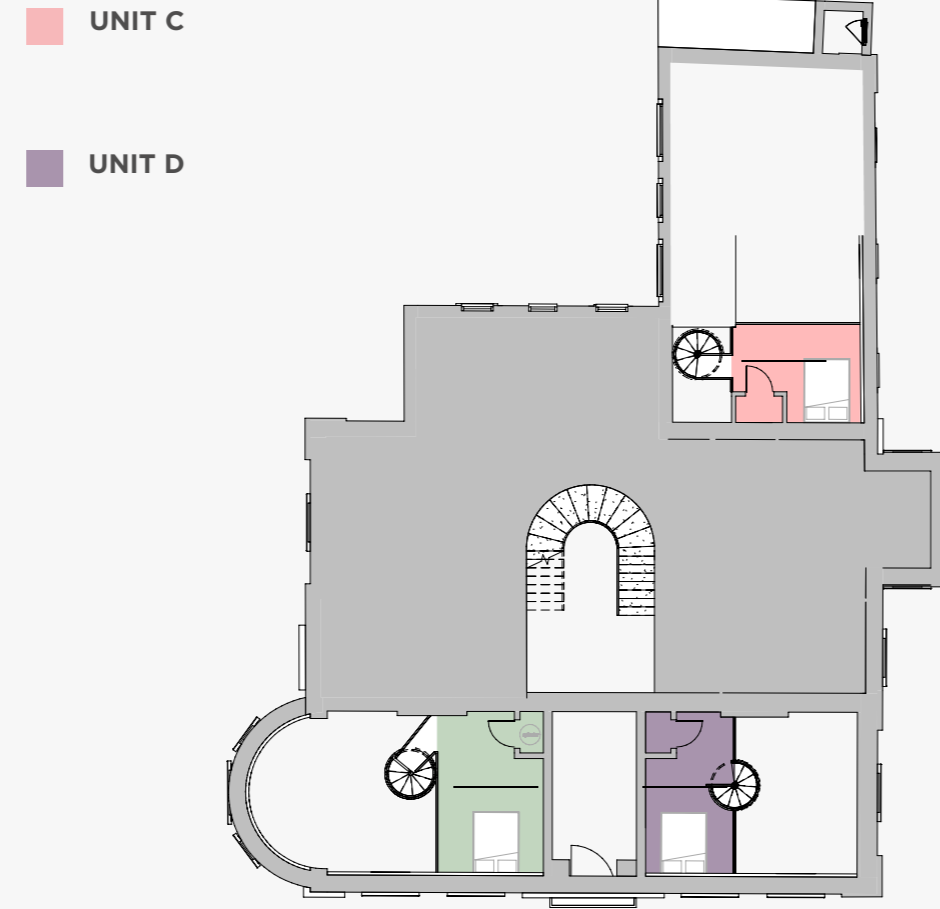
* Space permitting

THE MANSION APARTMENTS

Ground Floor

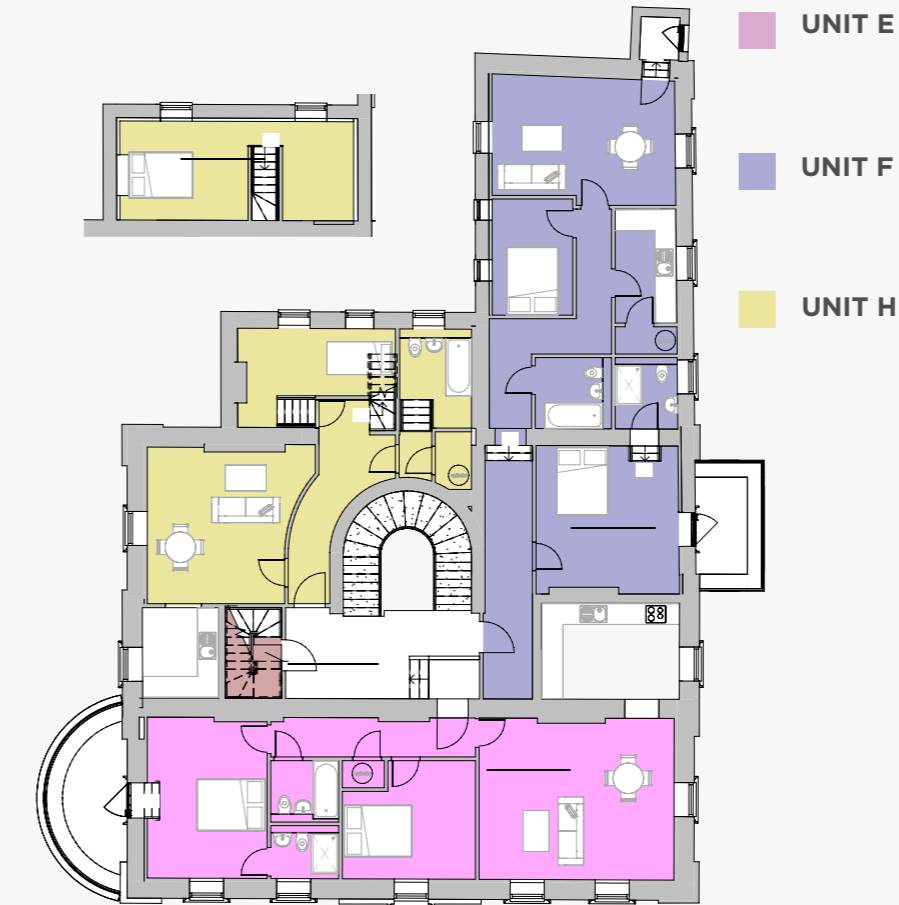


Lower Floor

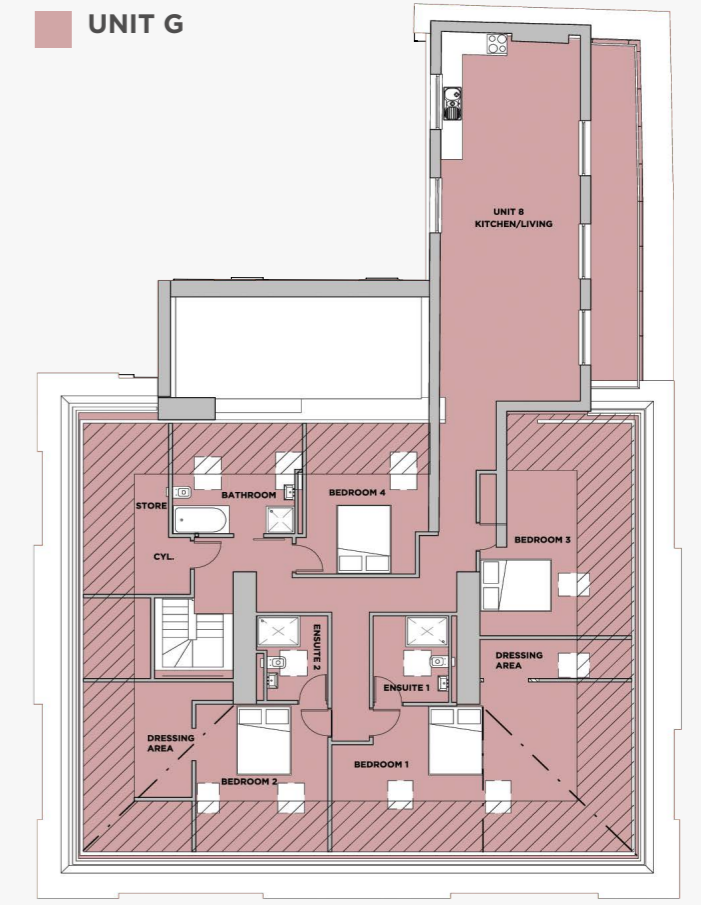


FLOOR PLANS

First Floor

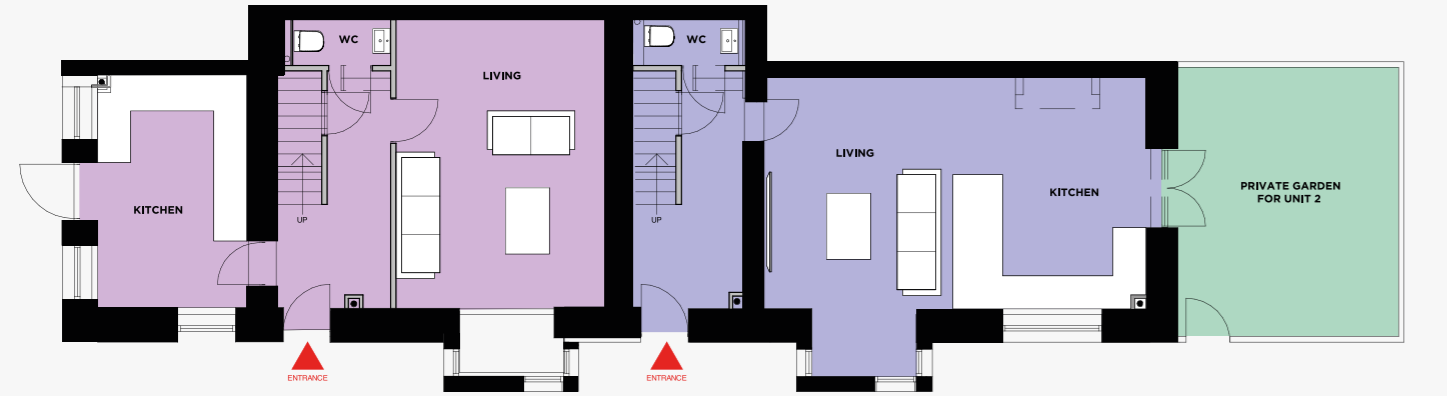


Second Floor



THE STABLES

Ground Floor



UNIT 11

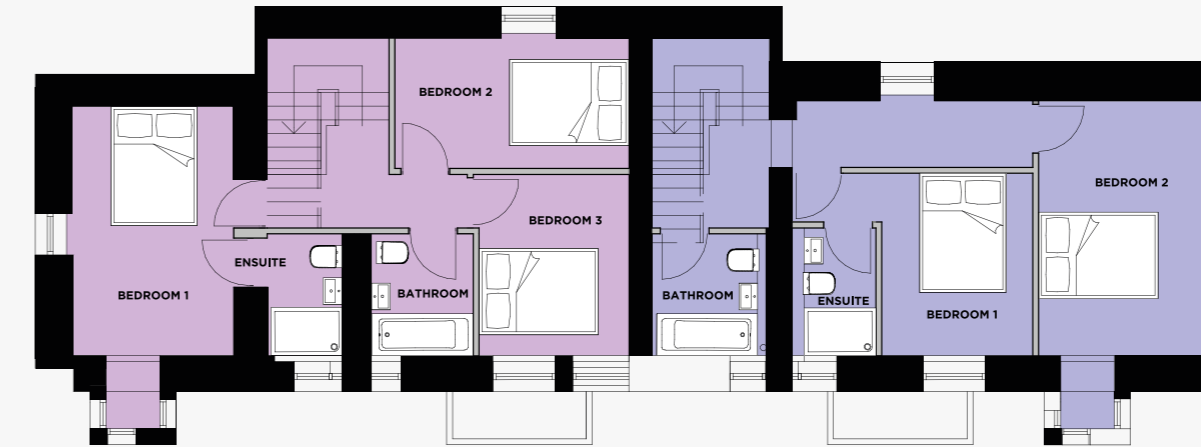
UNIT 12

UNIT 10

UNIT 9

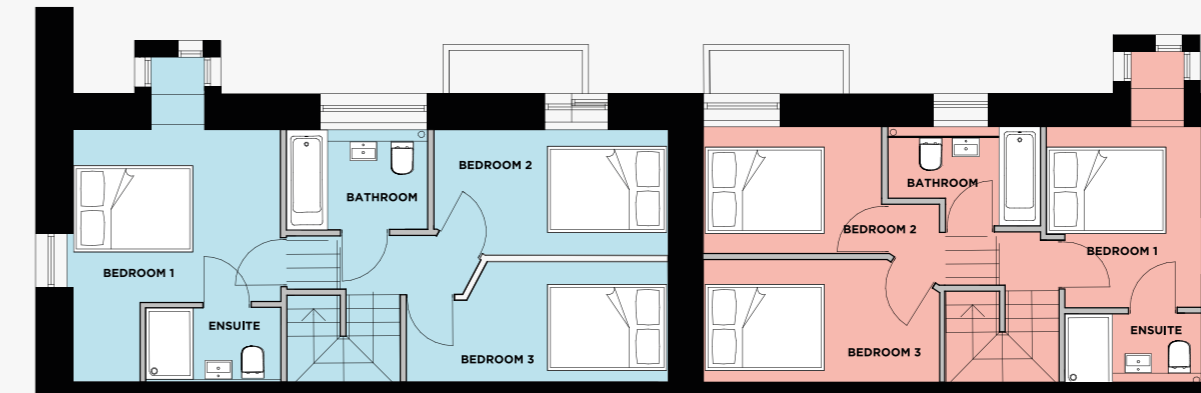
FLOOR PLANS

First Floor



UNIT 11

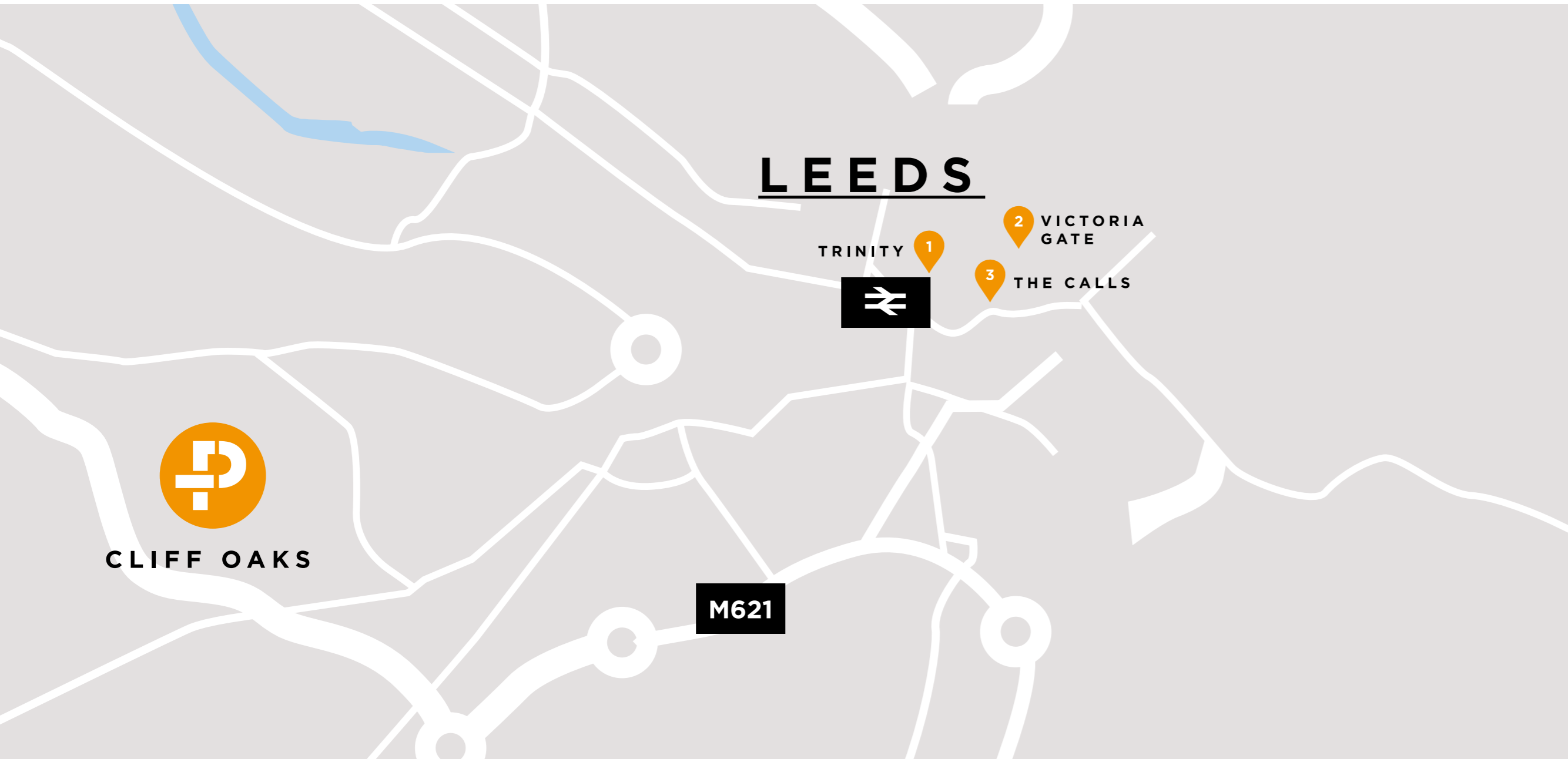
UNIT 12



UNIT 10

UNIT 9

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.

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

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.

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

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.





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