

STANSFIELD MILL



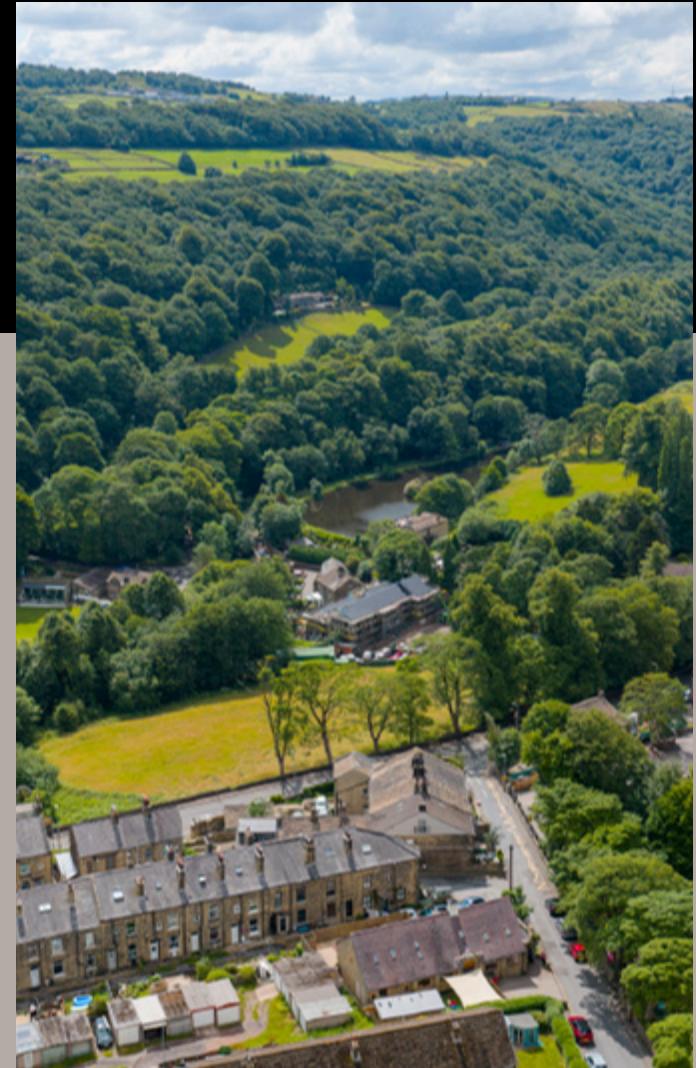
17 NEW-BUILD LUXURY APARTMENTS



STANSFIELD MILL

Stansfield Mill is set to become one of Calder Valley's most desirable addresses, offering an exclusive collection of two- and three-bedroom apartments.

Perfectly located in Triangle, between Sowerby Bridge & Ripponden, the development combines contemporary living with the charm of a historic setting.



COUNTRY LIVING



Modern living with countryside character

Stansfield Mill is perfectly positioned in the peaceful hamlet of Triangle, nestled between Sowerby Bridge and Ripponden in the heart of Calder Valley.

Sowerby Bridge offers a vibrant hub with canalside dining, independent shops and great transport links – including direct trains to Leeds and Manchester. Just minutes away, Ripponden brings village charm, highly regarded schools, and a welcoming community feel.

And Triangle itself? It's the best of both worlds – rural and quiet, with open countryside, panoramic valley views and a strong sense of local heritage. From scenic walks and conservation areas to cycle routes and dramatic landscapes, this is a location that doesn't compromise on lifestyle.

ON YOUR DOORSTEP



PUBLIC AMENITIES

- 1 Triangle Post Office
- 2 Beechwood Post Office
- 3 St. Peter's Church
- 4 Beechwood Park

RECREATION

- 1 Triangle Cricket Club
- 2 Oaken Royd Farm
- 3 Halifax Sports Karate
- 4 Sowerby St. Peter's Cricket Club
- 5 Sowerby Tennis and Bowling Club

SHOPPING / EATING

- 1 Outhouse Norland
- 2 Town Gate Stores
- 3 The Church Stile Inn
- 4 The New Rushcart Inn
- 5 Hugo's Bar
- 6 Nisa Local
- 7 The Potting Shed Cafe
- 8 The Royal Oak

LOCAL SCHOOLS

- 1 Triangle C of E Primary
- 2 3 Corners Preschool
- 3 Triangle House Nursery
- 4 Ryburn Valley H.S.
- 5 Trinity Academy St. P.
- 6 St. Mary C of E Primary
- 7 Sacred Heart Catholic Primary School

INTERIORS



Every apartment at Stansfield Mill is finished to a high standard, with carefully chosen materials and modern features designed for comfort and style. Bespoke choices are available, subject to build stage.

- LVT flooring throughout all living areas
- Carpets fitted to all bedrooms
- Kitchens with integrated appliances
- Floor-to-ceiling tiling in bathrooms
- Underfloor heating available in selected apartments
- All apartments come with a 10-year NHBC warranty
- EPC ratings: B or C
- Service charge & ground rent: TBC

ENERGY PERFORMANCE

Stansfield Mill has been designed with energy efficiency in mind. All apartments are EPC rated either B or C, ensuring long-term comfort and lower energy bills.

- Apartments rated EPC B: 4, 5, 8, 10, 11, 12, 13, 14, 16, 17
- Apartments rated EPC C: 1, 2, 3, 6, 7, 15

Full EPC details available on request.











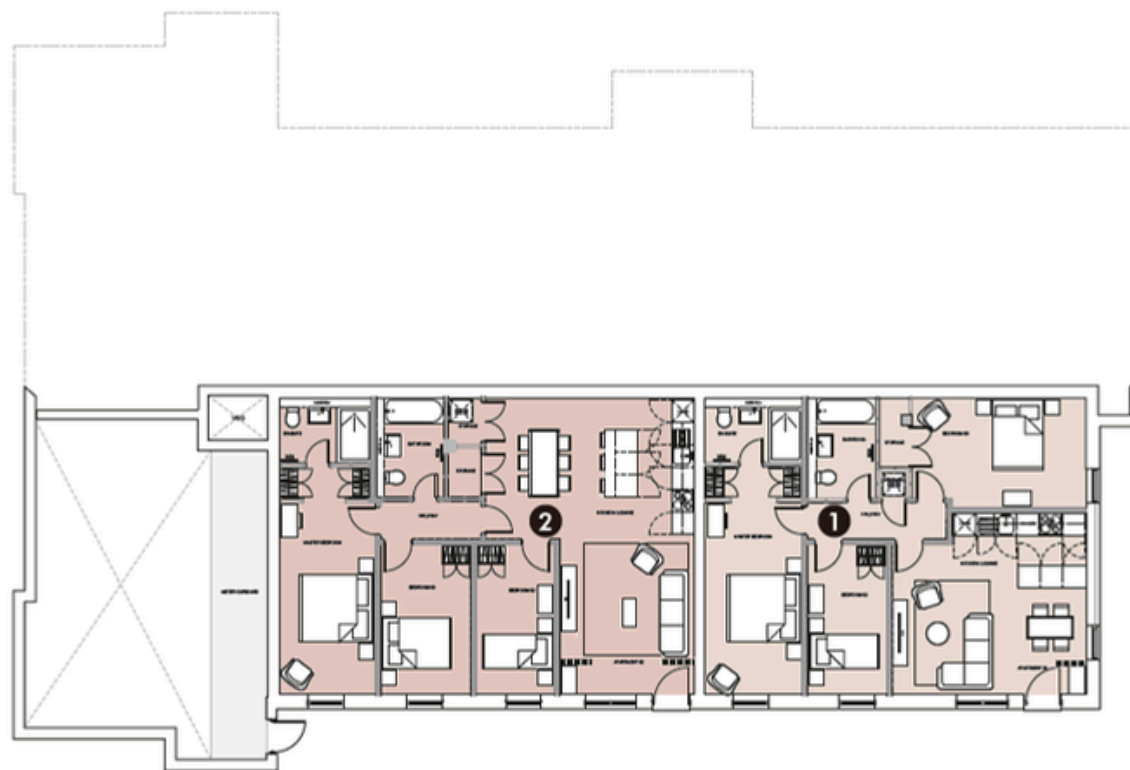




LOWER GROUND FLOOR



- 2-Bedroom Apartment
- 3-Bedroom Apartment



LOWER GROUND

Apartment 01

80.7 sqm.

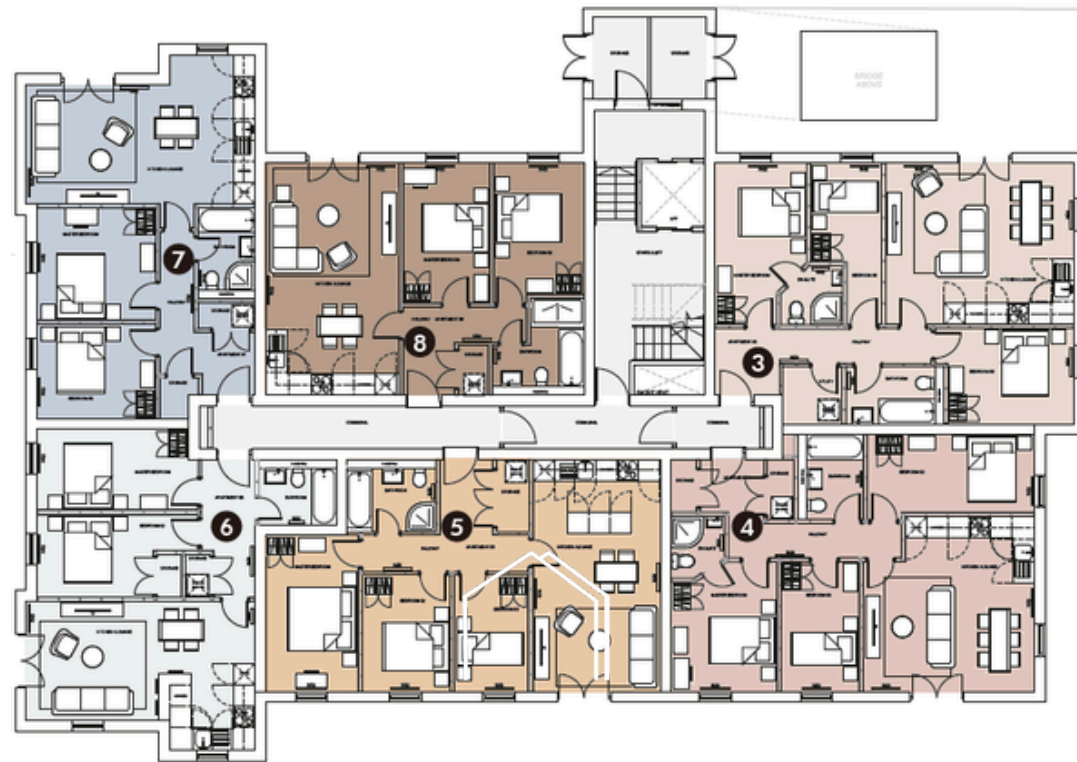
Apartment 02

87.8 sqm.

GROUND FLOOR



- 2-Bedroom Apartment
- 3-Bedroom Apartment



GROUND FLOOR

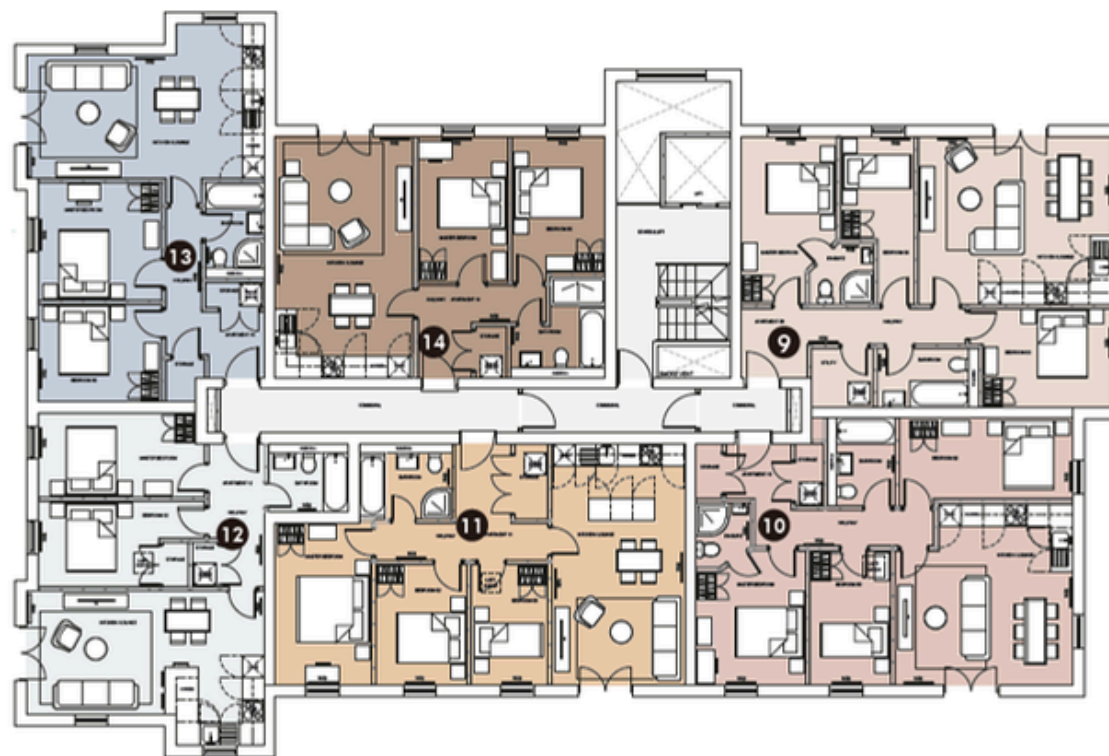
Apartment 03 72.8 sqm.
Apartment 04 72.1 sqm.
Apartment 05 68.1 sqm.

Apartment 06 56.2 sqm.
Apartment 07 59.7 sqm.
Apartment 08 58.9 sqm.

FIRST FLOOR



- 2-Bedroom Apartment
- 3-Bedroom Apartment



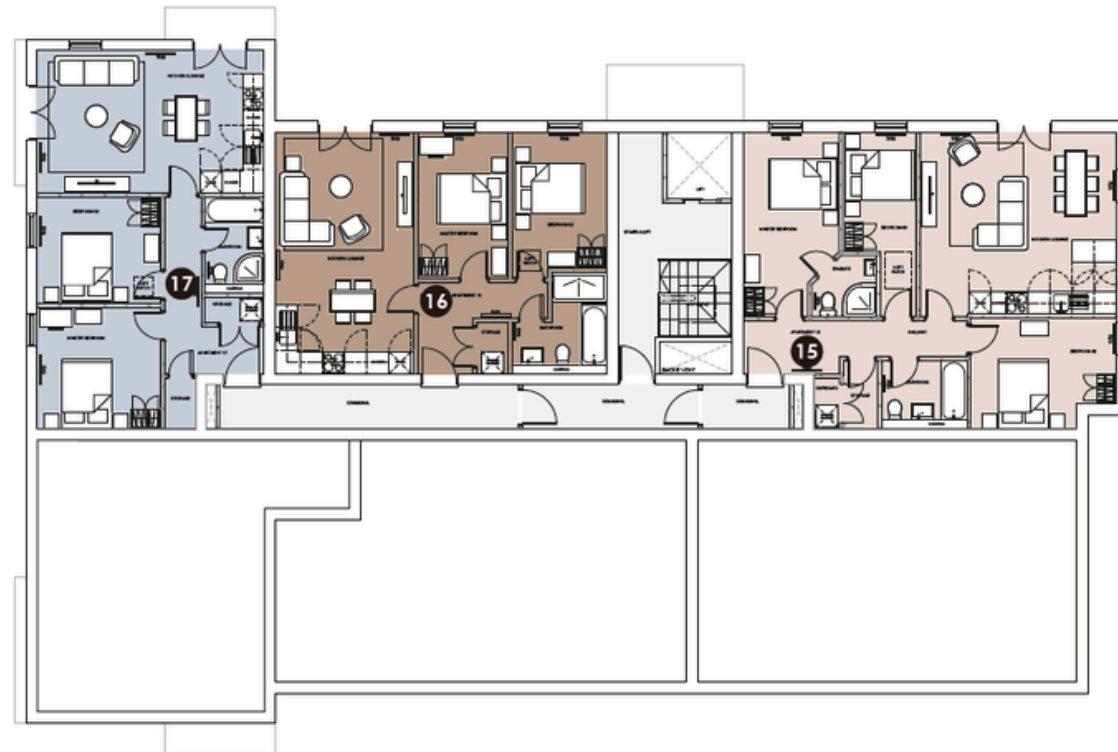
FIRST FLOOR

| | | | |
|--------------|-----------|--------------|-----------|
| Apartment 09 | 72.8 sqm. | Apartment 12 | 56.2 sqm. |
| Apartment 10 | 72.1 sqm. | Apartment 13 | 59.7 sqm. |
| Apartment 11 | 68.1 sqm. | Apartment 14 | 58.9 sqm. |

SECOND FLOOR



- 2-Bedroom Apartment
- 3-Bedroom Apartment



SECOND FLOOR

Apartment 15 77.8 sqm.
Apartment 16 58.9 sqm.

Apartment 17 60.3 sqm.

APARTMENT 01



Lower Ground Floor
80.7 sqm

KEY

- | | |
|--------------------|--------------|
| ➊ Kitchen / Lounge | ➋ Bedroom 03 |
| ➌ Bathroom | ➍ En-Suite |
| ➎ Master Bedroom | ➏ Courtyard |
| ➐ Bedroom 02 | ➑ Storage |

APARTMENT 02



Lower Ground Floor
87.8 sqm

KEY

- | | |
|--------------------|--------------|
| ① Kitchen / Lounge | ⑤ Bedroom 03 |
| ② Bathroom | ⑥ En-Suite |
| ③ Master Bedroom | ⑦ Courtyard |
| ④ Bedroom 02 | ⑧ Storage |

APARTMENT 03



Ground Floor
72.8 sqm

KEY

- | | |
|--------------------|--------------|
| ➊ Kitchen / Lounge | ➕ Bedroom 03 |
| ➋ Bathroom | ➖ En-Suite |
| ➌ Master Bedroom | ➗ Courtyard |
| ➍ Bedroom 02 | ➘ Storage |

APARTMENT 04



Ground Floor
58.9 sqm

KEY

- | | |
|--------------------|--------------|
| ❶ Kitchen / Lounge | ❺ Bedroom 03 |
| ❷ Bathroom | ❻ En-Suite |
| ❸ Master Bedroom | ❼ Storage |
| ❹ Bedroom 02 | |

APARTMENT 05



Ground Floor
68.1 sqm

KEY

- | | |
|--------------------|--------------|
| ➊ Kitchen / Lounge | ➕ Bedroom 03 |
| ➋ Bathroom | ➖ Storage |
| ➌ Master Bedroom | |
| ➍ Bedroom 02 | |

APARTMENT 06



Ground Floor
56.2 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

APARTMENT 07



Ground Floor
59.7 sqm

KEY

- | | |
|--------------------|-------------|
| 1 Kitchen / Lounge | 5 Courtyard |
| 2 Bathroom | 6 Storage |
| 3 Master Bedroom | |
| 4 Bedroom 02 | |

APARTMENT 08



Ground Floor
58.9 sqm

KEY

- | | |
|--------------------|-------------|
| ❶ Kitchen / Lounge | ❺ Courtyard |
| ❷ Bathroom | ❻ Storage |
| ❸ Master Bedroom | |
| ❹ Bedroom 02 | |

APARTMENT 09



First Floor
72.8 sqm

KEY

- | | |
|--------------------|--------------|
| ➊ Kitchen / Lounge | ➕ Bedroom 03 |
| ➋ Bathroom | ➖ En-Suite |
| ➌ Master Bedroom | ➗ Storage |
| ➍ Bedroom 02 | |

APARTMENT 10



First Floor
72.1 sqm

KEY

- | | |
|--------------------|--------------|
| ❶ Kitchen / Lounge | ❺ Bedroom 03 |
| ❷ Bathroom | ❻ En-Suite |
| ❸ Master Bedroom | ❼ Storage |
| ❹ Bedroom 02 | |

APARTMENT 11



First Floor
68.1 sqm

KEY

- | | |
|--------------------|--------------|
| ➊ Kitchen / Lounge | ➋ Bedroom 03 |
| ➌ Bathroom | ➍ Storage |
| ➎ Master Bedroom | |
| ➏ Bedroom 02 | |

APARTMENT 12



First Floor
56.2 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

APARTMENT 13



First Floor
59.7 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

APARTMENT 14



Ground Floor
58.9 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

APARTMENT 15



Second Floor
77.8 sqm

KEY

- | | |
|--------------------|--------------|
| ❶ Kitchen / Lounge | ❺ Bedroom 03 |
| ❷ Bathroom | ❻ En-Suite |
| ❸ Master Bedroom | ❼ Storage |
| ❹ Bedroom 02 | |

APARTMENT 16



Ground Floor
58.9 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

APARTMENT 17



Second Floor
60.3 sqm

KEY

- ❶ Kitchen / Lounge
- ❷ Bathroom
- ❸ Master Bedroom
- ❹ Bedroom 02
- ❺ Storage

CULTURE IN CALDERDALE

Calderdale has a well-established cultural scene that includes historic landmarks, live performance venues, creative workshops and regular events. The area has invested in developing accessible, community-led culture while celebrating its industrial and architectural heritage.

Key cultural destinations include:

- **The Piece Hall, Halifax** – A restored Georgian cloth hall that now houses independent shops, cafes, galleries and a year-round programme of live music and events.
- **Shibden Hall** – A historic house and estate dating back to 1420, best known as the former home of Anne Lister, featured in the BBC series Gentleman Jack.
- **Square Chapel Arts Centre** – A venue offering theatre, cinema, live music and arts events, as well as creative courses and workshops.
- **Bankfield Museum** – A local history museum focused on textiles, military history and decorative arts, set in a Victorian mansion.
- **Calderdale Industrial Museum** – Preserving and showcasing the area's industrial heritage through working machinery and exhibits.

Calderdale also hosts seasonal food festivals, art trails, literature events and live performances, many of which are free and open to the public. The cultural calendar reflects both the area's creative community and its commitment to heritage-led regeneration.



TRANSPORT LINKS

Well-connected for work, weekends and everything in between

Stansfield Mill offers the best of both worlds – a peaceful countryside setting with quick and convenient access to major towns, cities and transport routes. Whether you're commuting into Leeds or Manchester, heading into Halifax for dinner, or escaping into the surrounding hills for a weekend walk, everything is within easy reach.

Sowerby Bridge station is 1.6 miles away and offers regular services to Leeds, Manchester and beyond. The M62 is also easily accessible, making travel across West Yorkshire and Greater Manchester straightforward by car.

Rail & Public Transport

- Nearest railway station: Sowerby Bridge 1.6 miles away.
- Halifax station 5.3 miles away.
- Regular train services from Halifax to Leeds take around 35 minutes.
- Journeys from Manchester Victoria to Halifax take about 53 minutes by train.

Road & Motorway Access

- Access to the M62 motorway network is within a few miles of Stansfield Mill, providing fast road routes to Leeds and Manchester.



EXPLORE THE NEIGHBOURHOOD



ABOUT THE DEVELOPER

fourspace.

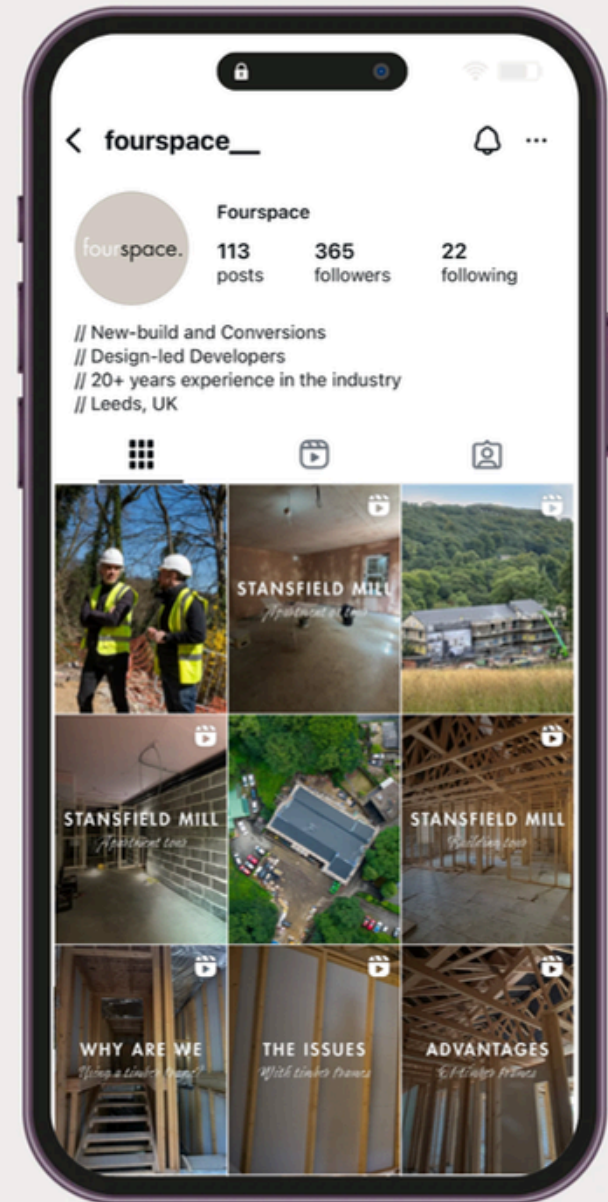
Fourspace – Design-led, Experience-driven

Stansfield Mill is brought to you by Fourspace, a Leeds-based developer with over 20 years of experience in the property industry. Known for their design-led approach, Fourspace creates high-quality new-builds and conversions that combine architectural integrity with modern living standards.

Every Fourspace project is built with attention to detail, long-term durability, and the needs of today's homeowners in mind. Their experience spans residential development, project management, and delivering thoughtful spaces that stand the test of time.

Follow the Build

To see the progress of Stansfield Mill from the first concrete pour to the final lick of paint, follow @fourspace__ on Instagram or visit www.instagram.com/fourspace__



MAKE YOURSELF AT HOME

Register your interest today

To find out more about Stansfield Mill, request floorplans, or book your one-to-one consultation, please get in touch with the Land & New Homes team at Monroe.

Whether you're looking for your next home or a long-term investment, we're here to guide you through the next steps.

Early interest is encouraged, as opportunities to personalise your apartment will be available for a limited time, subject to build stage.



landandnewhomes@monroestateagents.com



0113 870 4443



1-3 The Avenue, Alwoodley, LS17 7BD



www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES



STANSFIELD MILL



MONROE

SELLERS OF THE FINEST HOMES

four.space.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of the vendor. Computer Generated Images (CGI's) and photographs are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site. Floor plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of the property. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular interest to you, please contact our Sales Office and we will be pleased to check the information for you. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.