

OLD TOWN MILL

EST.

1851

HEBDEN BRIDGE

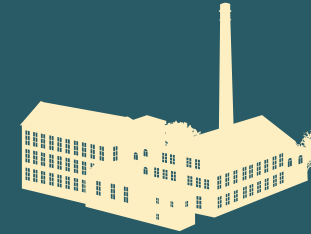
Charnock Bates

The Country, Period & Fine Home Specialist



CLAY
DEVELOPMENTS

Phase two:
 2 (plot 8), 10 (plot 10),
 9 (plot 11), 8 (plot 12) and
 7 (plot 13) of five triplex
 properties, luxury mill
 conversion.



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The History	4
The Development: Phase Two	8
New Build Townhouses	10
The Plans	12
The Development Team	14

Old Town Mill Lane
 Old Town
 Hebden Bridge
 West Yorkshire
 HX7 8SW



The History

Old Town Mill was originally constructed around 1851 for Henry Mitchell as a textile mill. Much of the Calder Valley had been the centre of textile production since the sixteenth century and in 1855 the site was leased by Joshua Hoyle a cotton manufacturer from Lancashire.

Between 1881 – 1886 work was undertaken to enlarge the existing mill with the creation of a new larger mill block with stair tower. Further development of the mill took place in 1893 to create a much needed canteen block as production at the mill increased. Around 1895 saw another phase of development begin with plans to create a new reservoir above the mill.

In October 1905, the Mitchell Brothers took out an advert in the local Todmorden & District News advertising for new staff. This would seem to have indicated a change in production at the mill, specialising in hosiery yarns and products. Later trading as Mitchell Brothers (Old Town) Limited, the company specialised in wool combing and was sold as a going concern following the end of the second world war, ending the association with the Mitchell and Gibson families in 1946.

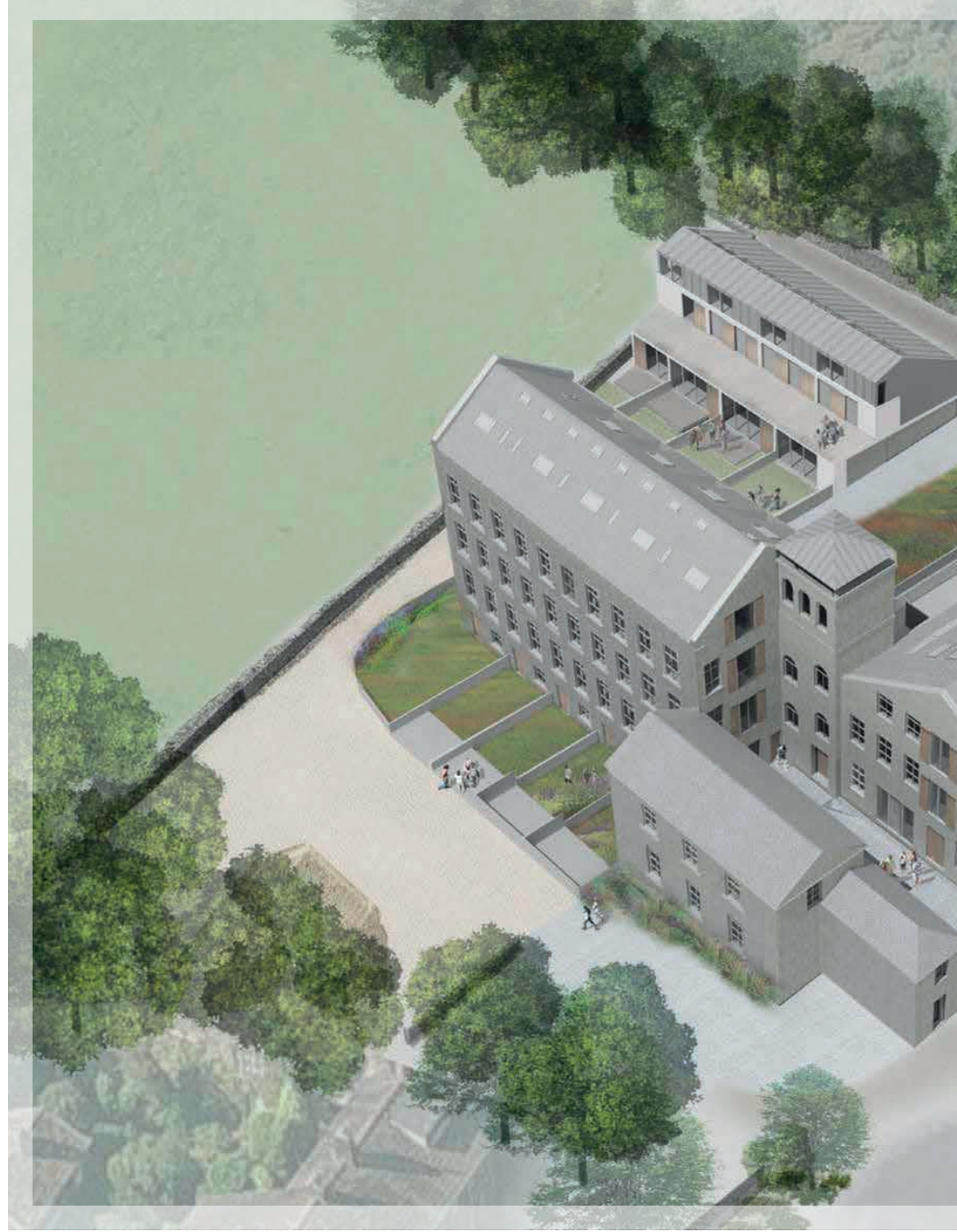




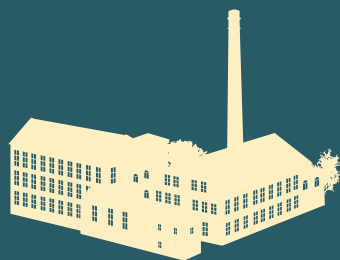
In the early 1960s, the mill was sold with the new owners turning the buildings over to poultry keeping and sheepskin rug manufacture.

Most of the buildings currently occupying the site probably relate to the late 19th century rebuilding, mainly during the 1880s and consist almost exclusively of coursed square gritstone and imported Welsh blue slate.









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The Development Phase Two

No 2 (plot 8): £425,000

No 10 (plot 10): o/o £450,000

No 9 (plot 11): £409,950

No 8 (plot 12): £399,950

No 7 (plot 13): £399,950

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Carding Mill

Mill Conversion, Triplex Properties

Phase two of the Old Town Mill development, known as Carding Mill, comprises ten properties set over the original five floors of the original Old Town Mill. Each providing either two- or three-bedroom accommodation, many of which enjoy scenic panoramic views over the surrounding Pennine landscape and over the Calder Valley towards Stoodley Pike.





Finished to a high specification throughout, purchasers who make earlier reservation will have an overall budget towards the cost of units and fitting, with choice of colour of door finishes, worktops, and appliances. High quality bathroom and ensuite will offer prospective purchasers a choice of floor tiles and wall tiles to key areas of the bathrooms and shower areas. A choice of timber plank flooring to the living and dining areas will also be offered. Internal doors will be of an oak vertical grooved 'Holdenby' style, with a choice of ironmongery.

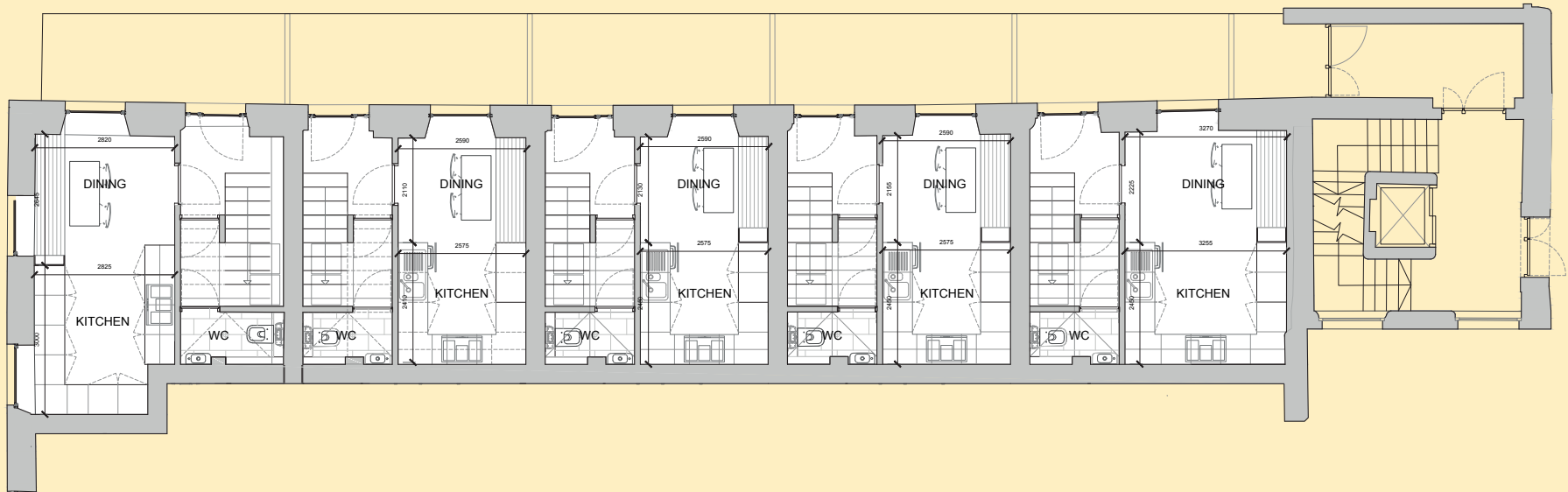
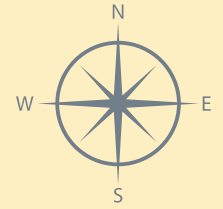
Externally No 2 (plot 8) will benefit from a small, enclosed garden area laid to lawn with border planting and No 7, 8, 9 & 10 (Plot 10, 11, 12 & 13) benefit from a front terrace and a small outside space accessed from the principal bedroom. Each property is allocated two parking spaces with the wider development boasting natural reclaimed stone walling to the front perimeter walls and boundary timber privacy fence between neighbouring properties.



Additionally, the development includes aluminium powder coated windows and doors, external water supply, electric car charging supply allocated to the individual properties, Worcester Greenstar combi boilers with wet underfloor heating to the kitchen, living and dining areas along with radiators to bedrooms, landings and hallways, and electric mat under floor heating to bathrooms and ensuite.

Warranty Provider:	ICW
SAP Rating:	EE 80 / EI 79
Tenure:	Leasehold 999 years
Ground Rent:	£1 per annum
Service Charge:	£145 per month

The Plans



No 10
(Plot 10)

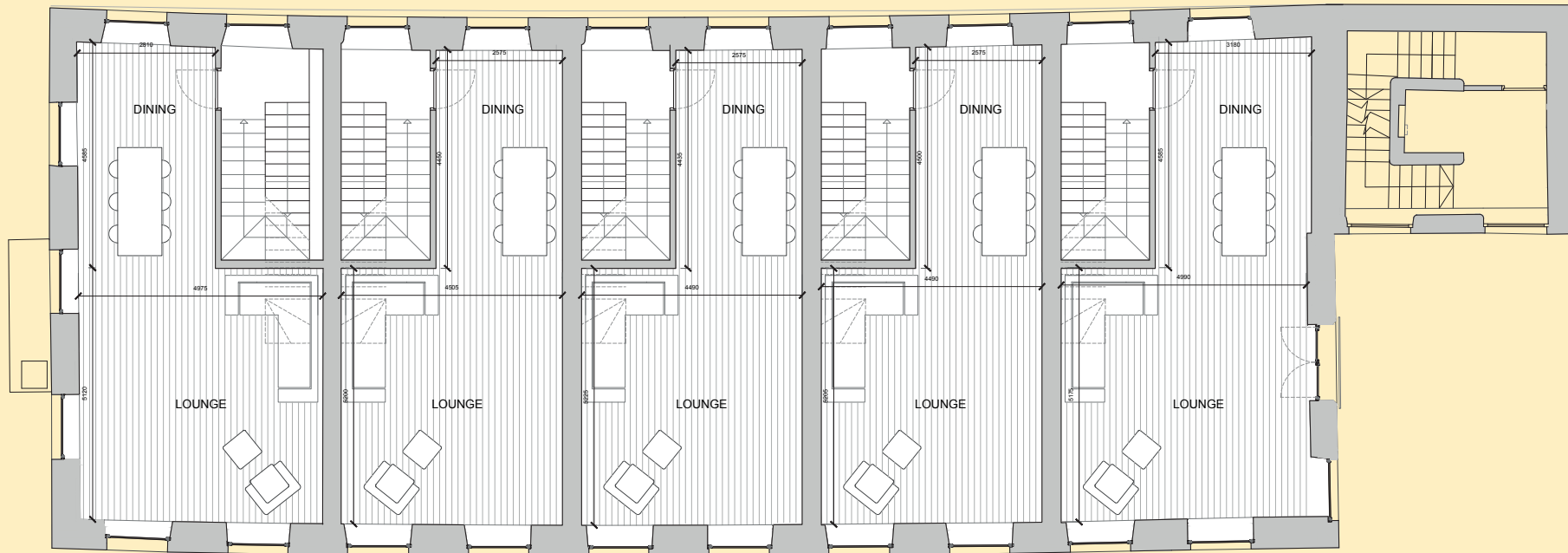
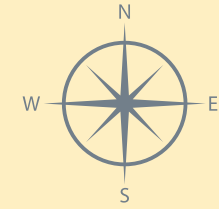
No 9
(Plot 11)

No 8
(Plot 12)

No 7
(Plot 13)

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The Plans



No 10
(Plot 10)

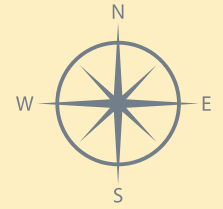
No 9
(Plot 11)

No 8
(Plot 12)

No 7
(Plot 13)

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The Plans



No 10
(Plot 10)

No 9
(Plot 11)

No 8
(Plot 12)

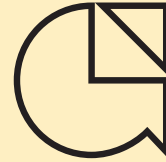
No 7
(Plot 13)

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The Development Team

CLAY
DEVELOPMENTS

CLAY
CONSTRUCTION



GAGARIN

Clay Developments (Huddersfield) Ltd

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Slaithwaite
Huddersfield
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Clay Construction

Sudehill Workshop
Penistone Road
New Mill, Holmfirth
HD9 7DU

Gagarin Studio

Unit 5 Causey Hall
Dispensary Walk
Halifax
HX1 1QR

Clay Developments is delighted to be presenting a unique, quality product in a fantastic location, with all work being carried out by their sister company, Clay Construction, using local designers, suppliers and sub-contractors.

Clay's enthusiasm and interest in historic buildings and structures, led to the purchase of Old Town Mill, and they are keen to achieve a stunning environment with a community feel to the finished development, whilst restoring the character and feel of the Mill complex for all it's residents to work, rest and play.

Gary Clay, and his son Ben thrive on the satisfaction they get from high quality workmanship, and together with a strong team of long serving employee's, guarantee purchasers will appreciate the high standards.

Clay's have a vast experience in one off complex constructions, on large and small scale listed projects, so are well placed to deliver this truly unique development.



@oldtownmill1851

Gagarin Studio is a progressive, award-winning architectural and design practice based in Yorkshire. It works on all scales of buildings with a growing reputation for its residential and housing portfolio across the North of England. Much of Gagarin's work involves projects that interpret conservation, involve adaptive re-use and new building designs in sensitive locations.

Gagarin Studio has a particular interest in the context of place-making, renewal and re-development of Northern towns and rural communities. The scheme at Old Town Mill being an excellent example of its creative flair and ability to re-imagine a complex series of historic buildings and by working closely with Clay Developments the project at Old Town Mill will deliver 25 contemporary new homes, family-centred places and spaces that respond and connect with the stunning landscape setting.

RIBA

Chartered Practice

Charnock Bates

The Country, Period & Fine Home Specialist



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