

OLD TOWN MILL

EST.

1851

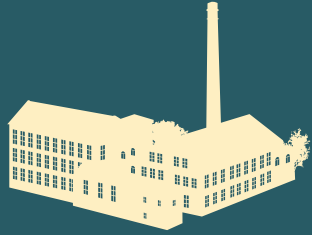
HEBDEN BRIDGE

Charnock Bates

The Country, Period & Fine Home Specialist



CLAY
DEVELOPMENTS



OLD TOWN MILL

EST. 1851

HEBDEN BRIDGE



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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.

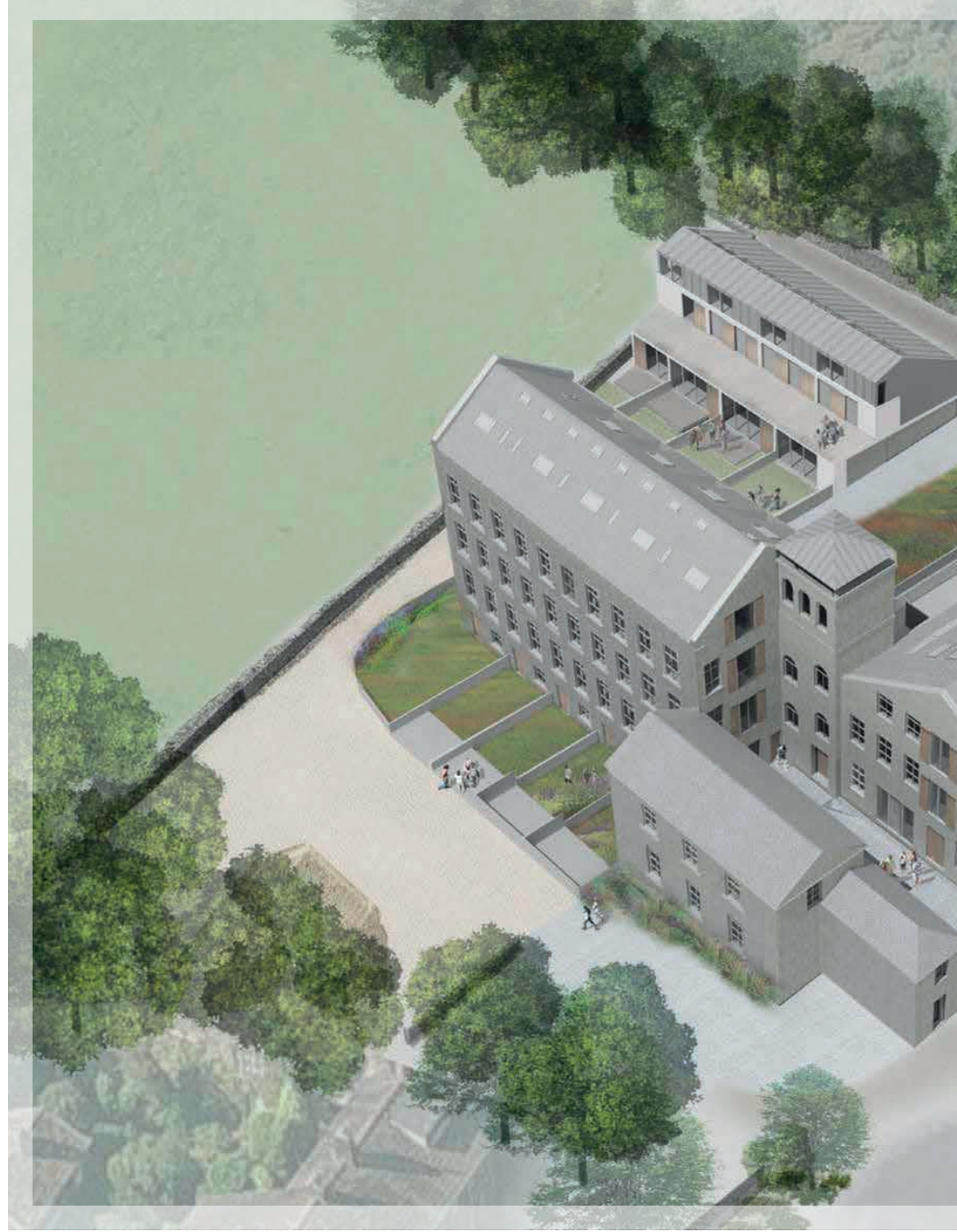




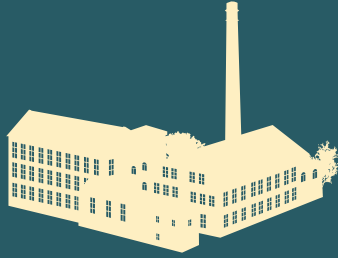
In the early 1960s, the mill was sold with the new owners turning the buildings over to poultry keeping and sheepskin rug manufacture.

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 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 five floors of the original Old Town Mill. Each providing either two-or three-bedroom accommodation, which enjoy spectacular panoramic views over the surrounding Pennine landscape.

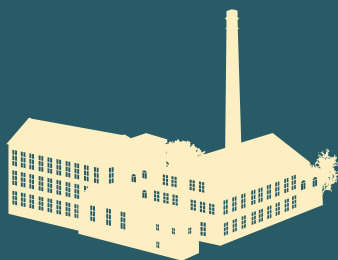




Finished to a high specification throughout, purchasers who make earlier reservation will have the opportunity to personalise their kitchen, with choice of door finishes, worktops, and appliances. High quality bathroom and ensuites will offer prospective purchasers a choice of floor and wall tiles to key areas of the bathrooms and shower areas. A choice of timber plank flooring to the living and dining areas is included. Internal doors will be of an oak vertical grooved 'Holdenby' style, with a choice of ironmongery.

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





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The Development Phase Two

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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No 7 (plot 13) & No 8 (plot 12)

Two-bedroom townhouse over three-floors

Accommodation

Access is gained through a gated courtyard to a secure contemporary glass door leading into the stair tower with disabled lift. A shared composite tiled walkway then leads to the high-spec aluminium entrance door.

The entrance hallway has a cloakroom comprising a w/c and wash-hand basin, a utility space, and a staircase rising to the first floor. Leading off the hallway is the kitchen. A choice of kitchen is supplied to the room within a certain budget.

Rising to the first-floor landing with a staircase then rising to the second floor. The open plan living dining is a fantastic space with large windows to the front elevation taking advantage of the wonderful countryside views alongside exposed beams to the ceiling.

The staircase then rises to the second-floor landing accessing two double bedrooms with en-suites. A double bedroom has a Velux skylight allowing for natural light and benefits from an en-suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

The principal bedroom also has a Velux skylight allowing for natural light and benefits from an en-suite comprising a w/c, wash-hand basin and panelled bath/walk-in shower while a glass door leads out to a private composite decked seating area.

Externals

Externally, the property comes with gravelled bay parking for two cars, benefitting from external power sockets, the composite tiled walkway to the front of the property and the private seating area accessed from the principal bedroom.

No 9 (plot 11)

Three-bedroom townhouse over three-floors

Accommodation

Access is gained through a gated courtyard to a secure contemporary glass door leading into the stair tower with disabled lift. A shared composite tiled walkway then leads to the high-spec aluminium entrance door.

The entrance hallway has a cloakroom comprising a w/c and wash-hand basin, a utility space, and a staircase rising to the first floor. Leading off the hallway is the study/third bedroom.

Rising to the first-floor landing with a staircase then rising to the second floor. The open plan living kitchen is a fantastic space with large windows to the front elevation taking advantage of the wonderful countryside views alongside exposed beams to the ceiling. A choice of kitchen is supplied to the room within a certain budget.

The staircase then rises to the second-floor landing accessing two double bedrooms with en-suites. A double bedroom has a Velux skylight allowing for natural light and benefits from an en-suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

The principal bedroom also has a Velux skylight allowing for natural light and benefits from an en-suite comprising a w/c, wash-hand basin and panelled bath/walk-in shower while a glass door leads out to a private composite decked seating area.

Externals

Externally, the property comes with gravelled bay parking for two cars, benefitting from external power sockets, the composite tiled walkway to the front of the property and the private seating area accessed from the principal bedroom.

No 10 (plot 10)

Two-bedroom townhouse over three-floors

Accommodation

Access is gained through a gated courtyard to a secure contemporary glass door leading into the stair tower with disabled lift. A shared composite tiled walkway then leads to the high-spec aluminium entrance door.

The entrance hallway has a cloakroom comprising a w/c and wash-hand basin, a utility space, and a staircase rising to the first floor. Leading off the hallway is the kitchen. A choice of kitchen is supplied to the room within a certain budget.

Rising to the first-floor landing with a staircase then rising to the second floor. The open plan living dining is a fantastic space with large windows to the front and side elevation taking advantage of the wonderful countryside views alongside exposed beams to the ceiling.

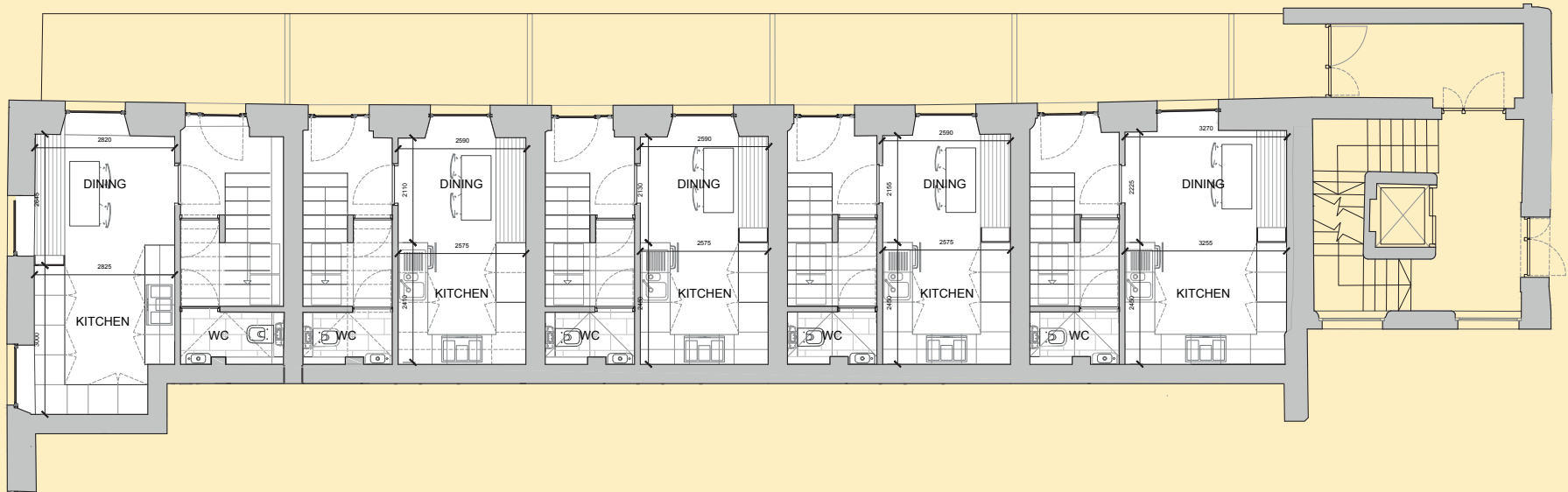
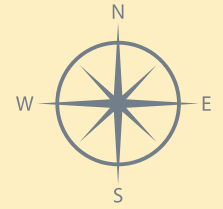
The staircase then rises to the second-floor landing accessing two double bedrooms with en-suites. A double bedroom has large windows to the side elevation allowing for natural light and enjoying the open rural views. Benefitting from an en-suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

The principal bedroom also has large windows to the side elevation allowing for natural light, boasting the same far-reaching views. Benefitting from an en-suite comprising a w/c, wash-hand basin and panelled bath/walk-in shower.

Externals

Externally, the property comes with gravelled bay parking for two cars, benefitting from external power sockets, and the composite tiled walkway to the front of the property with balustrade surround.

The Plans



No 10
(Plot 10)

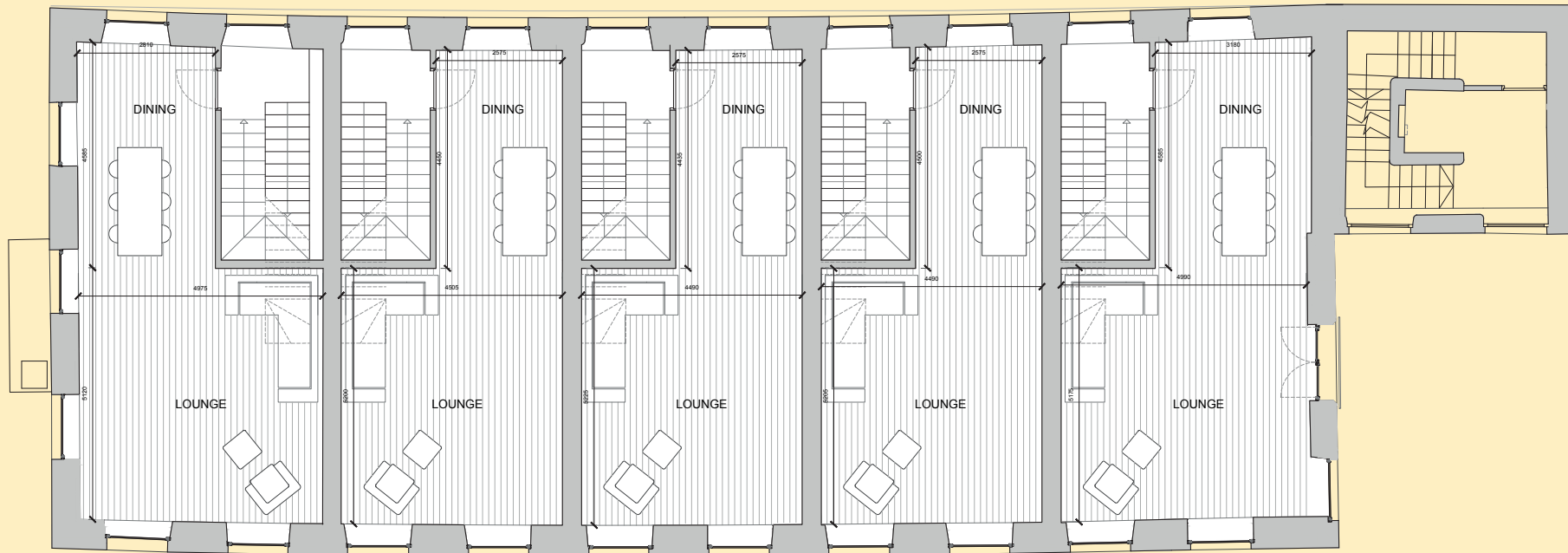
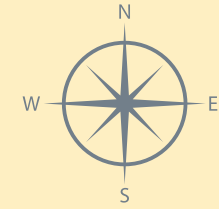
No 9
(Plot 11)

No 8
(Plot 12)

No 7
(Plot 13)

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The Plans



No 10
(Plot 10)

No 9
(Plot 11)

No 8
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The Plans



No 10
(Plot 10)

No 9
(Plot 11)

No 8
(Plot 12)

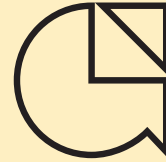
No 7
(Plot 13)

OLD TOWN MILL • HEBDEN BRIDGE

The Development Team

CLAY
DEVELOPMENTS

CLAY
CONSTRUCTION



GAGARIN

Clay Developments (Huddersfield) Ltd

The Barn Wilberlee
Slaithwaite
Huddersfield
HD7 5UX

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



Property House, Lister Lane,
Halifax, HX1 5AS
01422 380100

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777

Oak House, New North Road,
Huddersfield, HD1 5LG
01484 903000

charnockbates.co.uk

email: homes@charnockbates.co.uk

rightmove.co.uk

