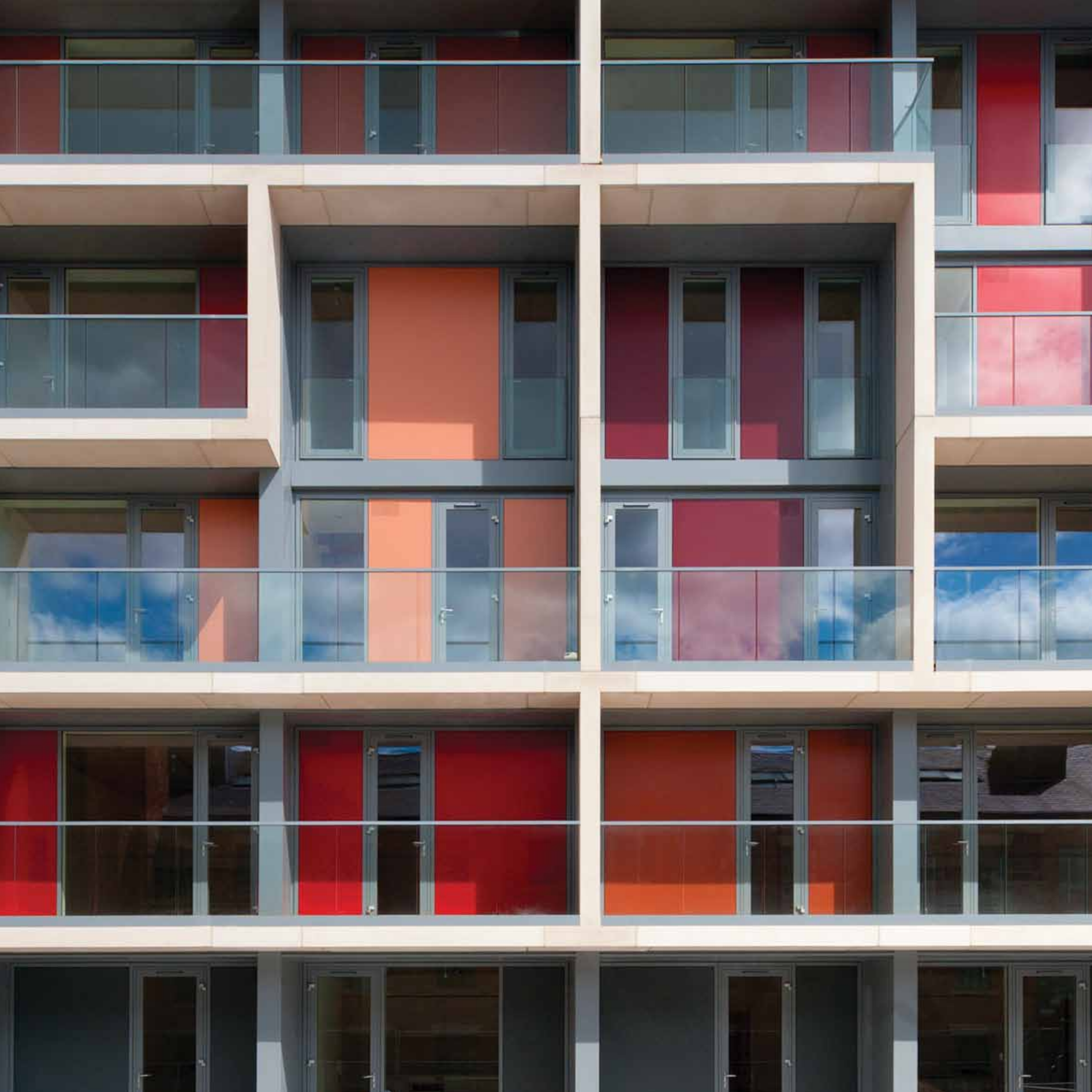


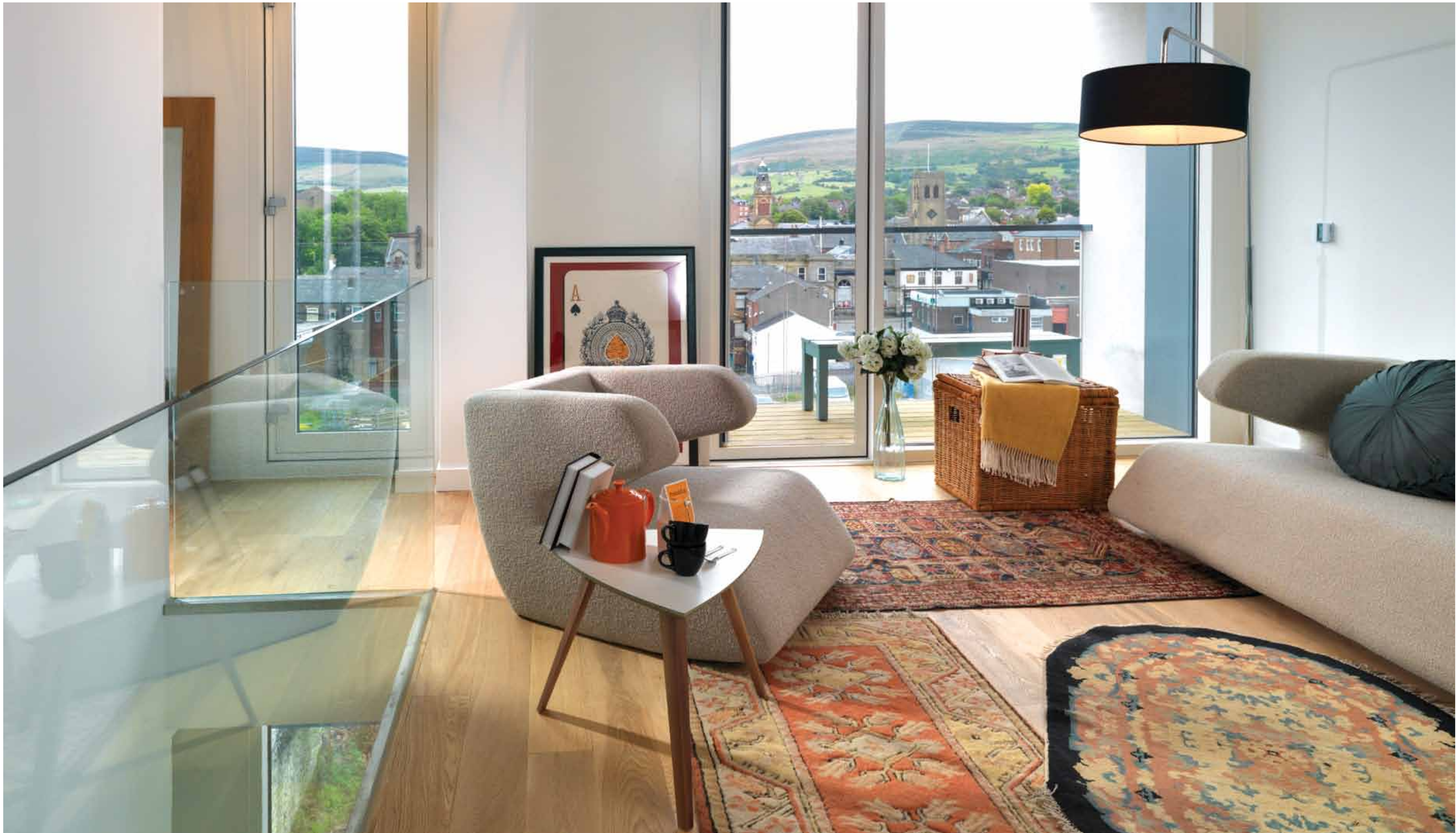
Longlands

Stalybridge

urbansplash

Things aren't always black or white. You don't always have to do one thing and not do another. Sometimes, you can do both.





What it is...

Pattern House is fifty nine stunning modern apartments next to Longlands Mill in the heart of Stalybridge, Manchester. Stalybridge lies in the fold of the Pennines close to Lancashire's border with Yorkshire. The story of this Mill is a story of transformation from a rich and deep industrial past into a bright modern future. Forty four 'loft' apartments have already been completed in 'The Mill' - the existing part of the site - fifty nine new apartments are now available to rent and buy in Pattern House alongside a mix of commercial uses that will include shops, offices, studios as well as lofts and apartments. What it is, is something very special.

“Pattern House is a striking apartment block to complement the company's refurbishment of the historic Longlands Mill”

Manchester Evening News

Located just minutes from Manchester at the heart of Stalybridge, nestled between a river and a canal, with views across to the Peaks.



The best of both worlds

Designed by Space Craft Architects, delivered by Urban Splash, you could see Longlands as the best of both worlds.

Pattern House sits on an island, next to a Mill in the heart of Stalybridge – how cool is that? With a river on one side and a canal on the other the Urban Splash development is surrounded by water.

Its architecture is bold, strong and colourful. The shape of the interlocking concrete walls seen from the outside tells you what's going on in the inside – if it looks two storey from the outside, it is two stories on the inside.

The entrance is grand, grand like a country house, it celebrates arrival underneath sculpted criss-cross columns that hold the building up.

We've paid as much attention to the detail of the outside as the inside spaces at Pattern House.

A first floor courtyard separates Pattern House from The Mill, and gives way to the landscaped gardens that lead to the River Tame and the Ashton Canal, which flank the northern and the southern ends of the building.

Inside the apartments there are a host of subtle design details that make Urban Splash projects special, including the apartment layouts, the modern kitchens, full height picture windows and the detailing on the stairs in the duplex apartments.

“The Urban Splash ethos of taking disused buildings and breathing new life into them is in evidence at the Stalybridge site”

Manchester Evening News

Every apartment in Pattern House has a balcony or terrace connecting you to the outside. Full height glazing and glass balustrades add to the feeling of space.

Because design matters

It's not just attention to detail on the outside that matters to Architects Space Craft, the apartment layouts and interiors are just as important.

Pattern House is orientated North-South which means both faces of the building get the benefit of sunlight at different times of the day. All apartments have balconies or terraces so you get to feel connected with the outside.

The floor-to-ceiling glazing means that natural light penetrates deep into each apartment making them light and airy and some of the duplex apartments have a carefully detailed staircase with storage incorporated.

Design matters to US as much as it will to you. We believe these apartments are some of the best we've ever built as a company, light, airy and special. Special in a way that really distinguishes them from any other apartments on the market today.

Why Staly?

Birthplace of the world's first brass band, home to the pub with the longest name in England, nicknamed Little Venice on account of the amount of water in the town and Stalyvegas on the account of its legendary nightlife.

'Staly' if you're local is also a proper town, or is it a village – perhaps it's a 'tillage' on account of the fact that it's probably in-between both. Local shops, bars, pubs and clubs are right on your doorstep.

If you're after a change, Staly's well connected. Trains run from Staly to Manchester, Leeds, Liverpool, Huddersfield, Hull from the station three minutes from your front door, great for commuting or getting home after a late night out.

The River Tame, once an artery of the industrial revolution, has been cleansed and re-born. Gone is the grime from the graft of past – now it's home to herons, butterflies and a thriving population of fish.

Just over the hills and not far away is the start of the Peak District, Britains first national park and home to 1600 miles of footpaths and bridleways and 58 miles of dedicated off road cycle routes.

So when the sun comes up you can slip into your lycra or strap on your walking boots and freshen up. If you don't want to do the whole distance, Stalybridge Country Park is one mile north of the town centre in the Brushes Valley, home to the legendary Lower Brushes Valley Trail.

Or you can pack your hip flask and head up to Dovestones for a reservoir walk, thought to be one of the most beautiful parts of the world, well, this part of the world – all high peaks, craggy edges, sweeping valleys, watery reservoirs and grassy fields.



Station Buffet pub – a pub in the railway station. An institution.



Best chip barm in town.



Friendly neighbours.



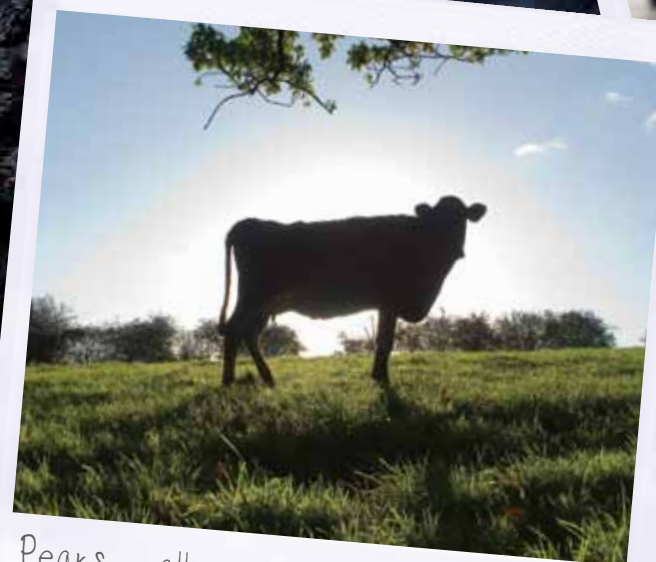
Landscaped gardens.



Located next to the River Tame home to herons, birds and butterflies.



Greengrocers, pubs, supermarkets, cafes and markets all minutes away.



Peaks, valleys, reservoirs and fields all there for weekend walks.



Stalybridge comes alive at night, bars and clubs transform into Stalyvegas!



Only 13 minutes from Manchester by train.

An aerial photograph of a town and surrounding landscape at sunset. The sun is low on the left horizon, casting a warm golden glow over the scene. The sky is filled with large, dark, dramatic clouds. The town below is nestled in a valley, with green fields in the foreground and a dense cluster of buildings in the middle ground. The overall mood is serene and picturesque.

Space Jim, and lots of it

Staly's on the cusp of the beautiful Chew valley and the brooding Pennine beyond, the great thing about being wrapped into the fold of the Pennines is that the weather is always going to be interesting, guaranteed never to be boring, middle or mediocre.

Snow, hail, rain, sun, wind are all there but in Staly they're all bigger and they're all better.




All this on your doorstep

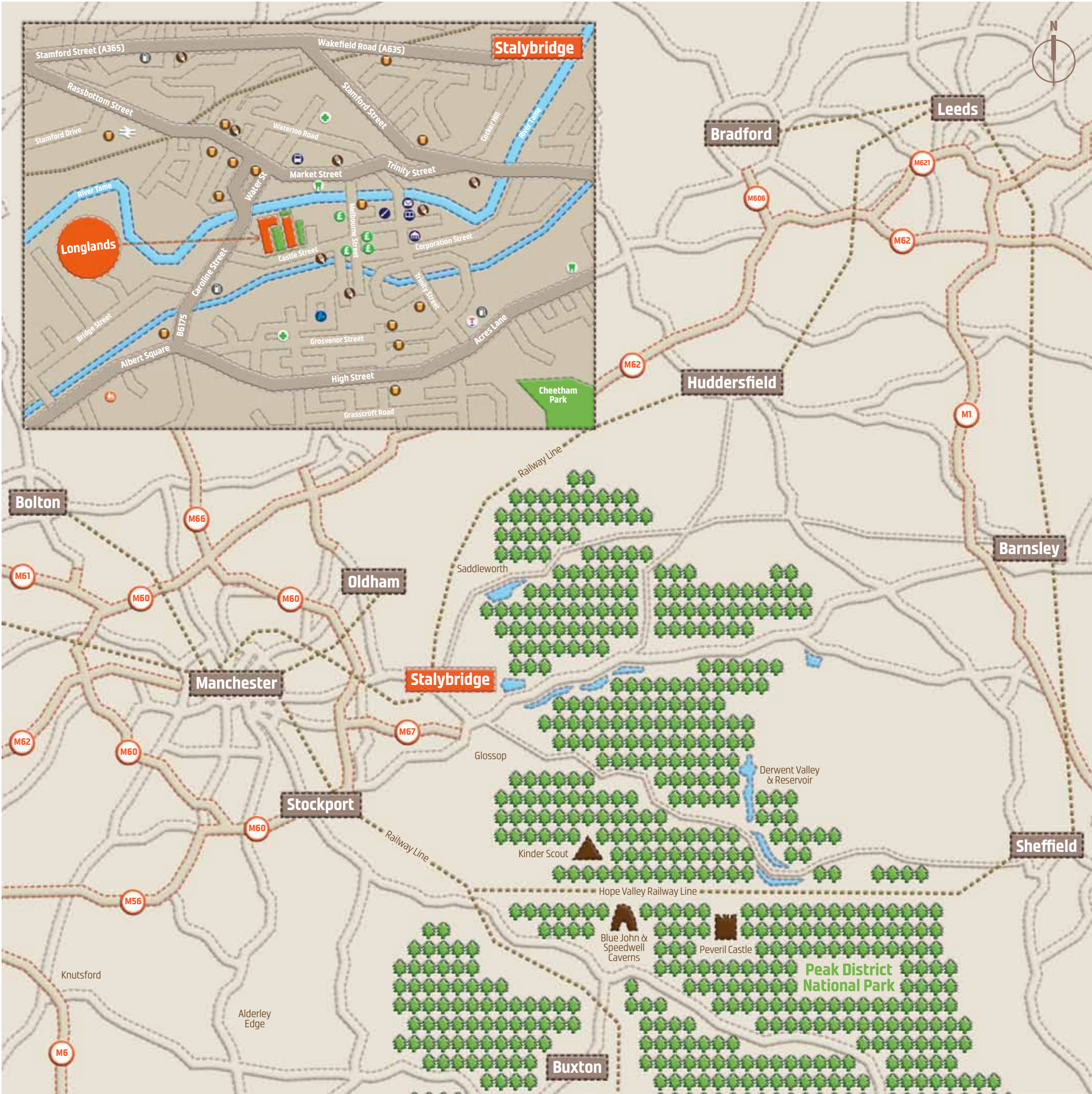
Everything that's great about Staly – rivers, canals, country parks and your own ‘tillage’ is comprehensively counterbalanced by Manchester's wide streets, city squares, maverick urban architecture and 24 hour entertainment.

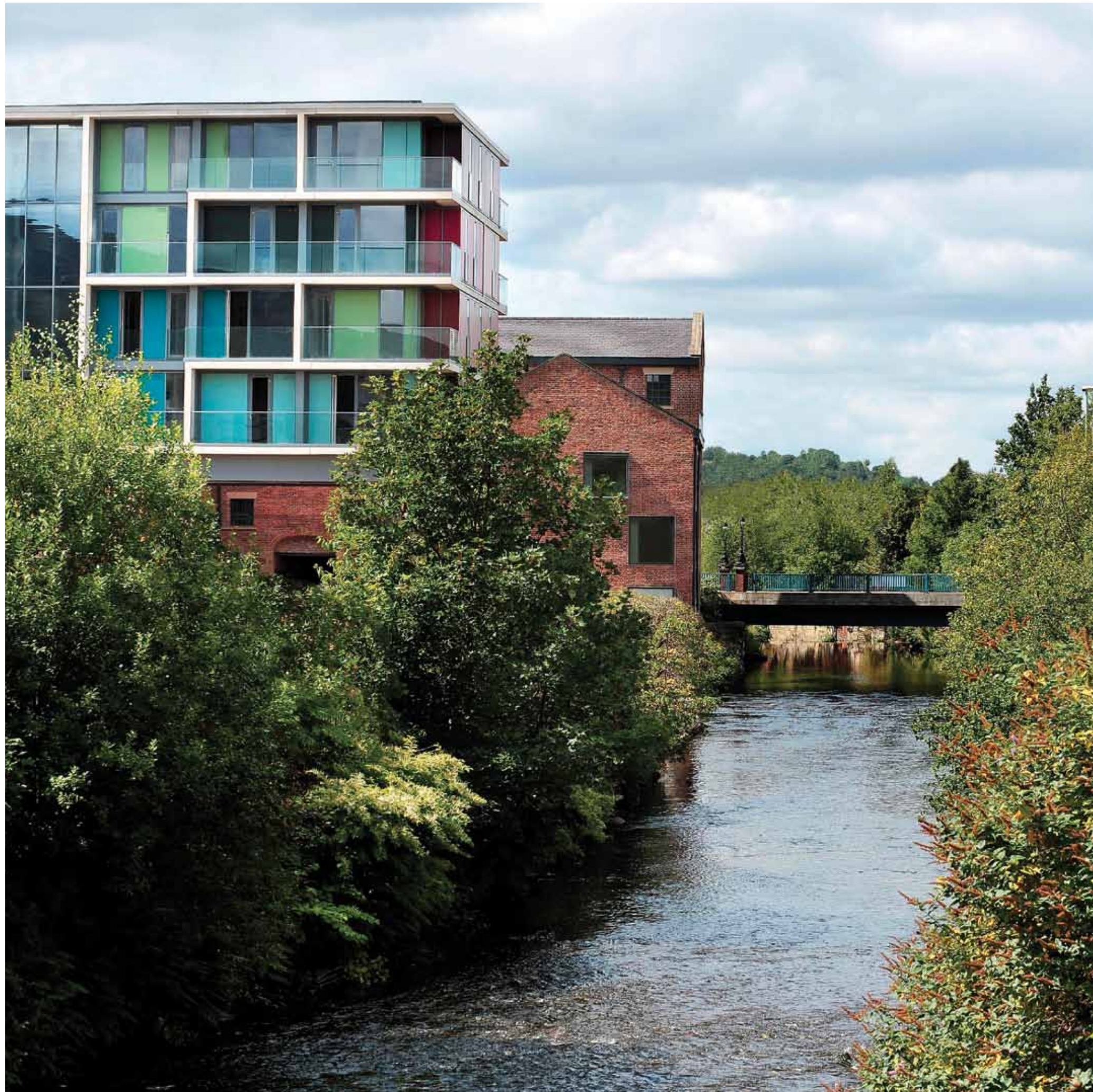
Just eight miles away – only 13 minutes by train. Manchester indulges every taste. It's a million miles away and right on your doorstep at the same time.

Or you could head in the other direction, from red rose county to white rose county and take the train to Leeds, 43 minutes away.



			
Stamford Golf Club	7mins	Stalybridge station	3mins
Peak District	15mins	Astley Cheetham Art Gallery	2mins
Smithfields Market, Openshaw	16mins	Cheetham Park	8mins
Dovestone Sailing Club	17mins		
Manchester city centre	25mins		
Manchester Airport	26mins		
Derwent Reservoir	34mins	Manchester Victoria station	13mins
Edale, Pennine Way	45mins	Manchester Piccadilly station	19mins
Buxton	42mins	Leeds station	43mins
Leeds city centre	58mins	London Euston station	157mins





Ways to live at Longlands...

If you're smitten by what you've seen there are different ways to buy into Longlands, as a result of our affordable options through our government backed schemes.

- You can buy outright.
- Buy a 25-75% share (shared ownership).
- Rent-to-save for a deposit, or at 80% of market rent.
- You can just rent at open market rent if you're after maximum flexibility and don't want to buy right now.

Shared ownership

Is owning your own home your goal?

Getting your foot on the property ladder isn't quite as easy as it used to be but it still is possible, thanks to a government backed initiative through the Homes and Communities Agency to assist with shared ownership.

To qualify you need to:

- Have a combined household income of less than £60,000
- Not already own your own home
- Be in full time employment.

If you qualify you can buy a share of 25-75% of the value of your home.

Urban Splash retain the remaining share allowing you to buy additional shares in your home over a period of time - a term called 'staircasing' - helping you towards owning 100% of your home.

The share you purchase is made up of your deposit and a mortgage based on what you can afford.

Save for a deposit

If you qualify for the shared ownership scheme and you don't have enough deposit just yet, you can rent first at 80% of the 'market' rent, allowing you to save some cash for a deposit and buy at a later date.

Outright ownership

If you are in a position to buy outright and are looking to buy your first home; your commuter pad; an investment to rent out or for the kids in the future; or just want a place at the foot of the Pennines; then we have a variety of apartments available at Longlands.

Speak to our sales team who will be able to discuss the options available to you. We can also recommend IFAs (Independent Financial Advisers) to help you sort your finance and solicitors to look after the legal stuff, making the process as easy as possible for you.

Rent

If you want maximum flexibility, perhaps you're only thinking short term or are not quite ready, then you can rent in Longlands on a six or twelve month tenancy, furnished or unfurnished, with and without parking.

Whatever way you choose, we look forward to moving you into your new home in Longlands.



The design and the designers

It may be called Pattern House but at Urban Splash, we don't have a pattern book approach to design.

All our projects are different, all have won awards for their architecture and their design, the only common thread is that we work with good people, we choose good designers and we let them get on with what they're good at which is creating beautiful space in which to live, work and play.

Pattern House is no exception. Designed by Space Craft Architects based in London the building is a series of interlocking blocks, rather like that old school computer game favourite – Tetris.

"Pattern House may appear to be a stark contrast to The Mill, but this is only partially true. Much of its design is derived directly from the mill building which previously stood on the site and its setting. On our first visit to the site, we were struck by a sequence of spaces that led from the arch within Longlands Mill and through the adjacent mill into the river. We have replicated that route and those spaces, cantilevering the building to retain this sense of discovery, whilst maintaining a strong building presence along the river."

The future vision for the whole of the Longlands site includes planning permission to develop further residential, commercial, hotel, retail and bar/restaurant space.

The vision:



Left The Architects from Space Craft
Above Future ideas for the immediate area



Longlands



“There are good things being done, things like Urban Splash, where it’s not like Barratt Homes... They’ve got an eye for design, most people don’t give a toss.”

Andy Williams of Doves to Steve Hands, The Independent



The devil is in the detail

Pattern House: Kitchen

- Range of fitted base and wall mounted units
- Ceramic hob with slimline extractor
- Integrated fan assisted oven
- Integrated fridge with freezer compartment
- Stainless steel monobloc taps with stainless steel sink

Bathrooms

- White ceramic sanitary ware
- Chrome finish taps and fittings
- Partially tiled walls
- Fitted towel rail
- Walk in shower with shower screen (where applicable)

Finishes, fixtures & fittings

- Engineered timber flooring to living, dining room and kitchen areas
- Carpet to bedroom areas (timber where specified)
- Tiled flooring to bathrooms
- Internal painted plasterboard partition walls
- Exposed precast concrete ceilings, painted plasterboard in entrance and kitchen areas
- Powder coat finish on double glazed full height aluminium frame windows
- Balconies have hardwood decking with glazed balustrades

Heating

- Zoned electric underfloor heating to main areas

Services

- Telephone and TV points
- Broadband connection facilities and satellite points (usual customer subscriptions apply)
- Electric water heating
- Dedicated space for washing machine with plumbing
- Door answer entry phone, supported with visual through TV system

Common areas

- Lift to all levels (no lift access to riverside apartments)
- Secure cycle storage
- Recycling/refuse area
- Communal gardens
- CCTV coverage of the main points of access

Parking

- Secure allocated parking available (additional cost option)

The Mill: Kitchen

- Range of fitted base and wall mounted units
- Ceramic hob
- Integrated fan assisted oven
- Integrated fridge with freezer compartment
- Stainless steel monobloc taps with stainless steel sink

Bathrooms

- White ceramic sanitary ware
- Chrome finish taps and fittings
- Partially tiled walls
- Fitted towel rail
- Walk in shower with shower screen (where applicable)

Finishes, fixtures & fittings

- Engineered timber flooring to living, dining room and kitchen areas
- Carpet to bedroom areas (timber where specified)
- Tiled flooring to bathrooms
- Exposed brickwork to all external walls
- Internal painted plastered stud partition walls
- Ceilings exposed brick jack arches in living areas, other areas to have suspended plasterboard, including bathroom and entrance areas
- Plasterboard soffits to mezzanine areas
- Hit and miss timber stairs with white side panels in mezzanine apartments
- Powder coat finish on double glazed steel frame windows

Heating

- Zoned electric underfloor heating to main areas
- Slimline radiant electric panels to mezzanine areas

Services

- Telephone and TV points
- Broadband connection facilities and satellite points (usual customer subscriptions apply)
- Electric water heating
- Dedicated space for washing machine with plumbing
- Door answer entry phone, supported with visual through TV system

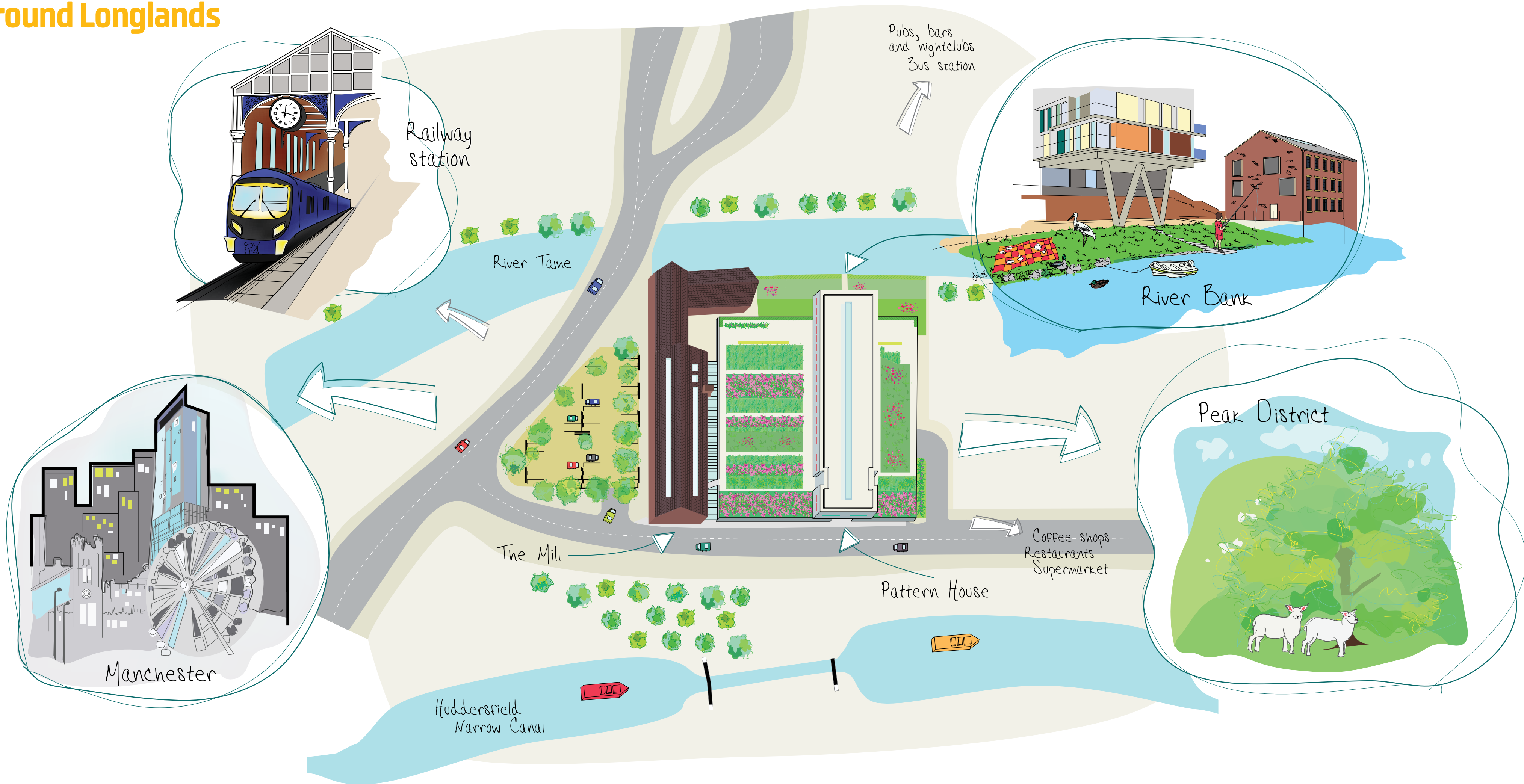
Common areas

- Lift to all levels (no lift in block A)
- Secure cycle storage
- Recycling/refuse area
- Communal gardens
- CCTV coverage of the main points of access

Parking

- Secure allocated parking available (additional cost option)

Around Longlands



Longlands Ground Floor



Longlands Level 1



Key to: Pattern House

- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G
- Type H
- Type I
- Type J

The Mill

- Various
- Mezzanine

Disclaimer Plans are for information and should be used for guidance only. Balcony locations differ in some apartments to standard layouts. The plans do not form part of any contract, please check final particulars with the sales team.

Longlands Level 2



Longlands Level 3



Disclaimer Plans are for information and should be used for guidance only. Balcony locations differ in some apartments to standard layouts. The plans do not form part of any contract, please check final particulars with the sales team.

Key to: Pattern House

Type A

Type B

Type C

Type D

Type E

Type F

Type G

Type H

Type I

Type J

The Mill

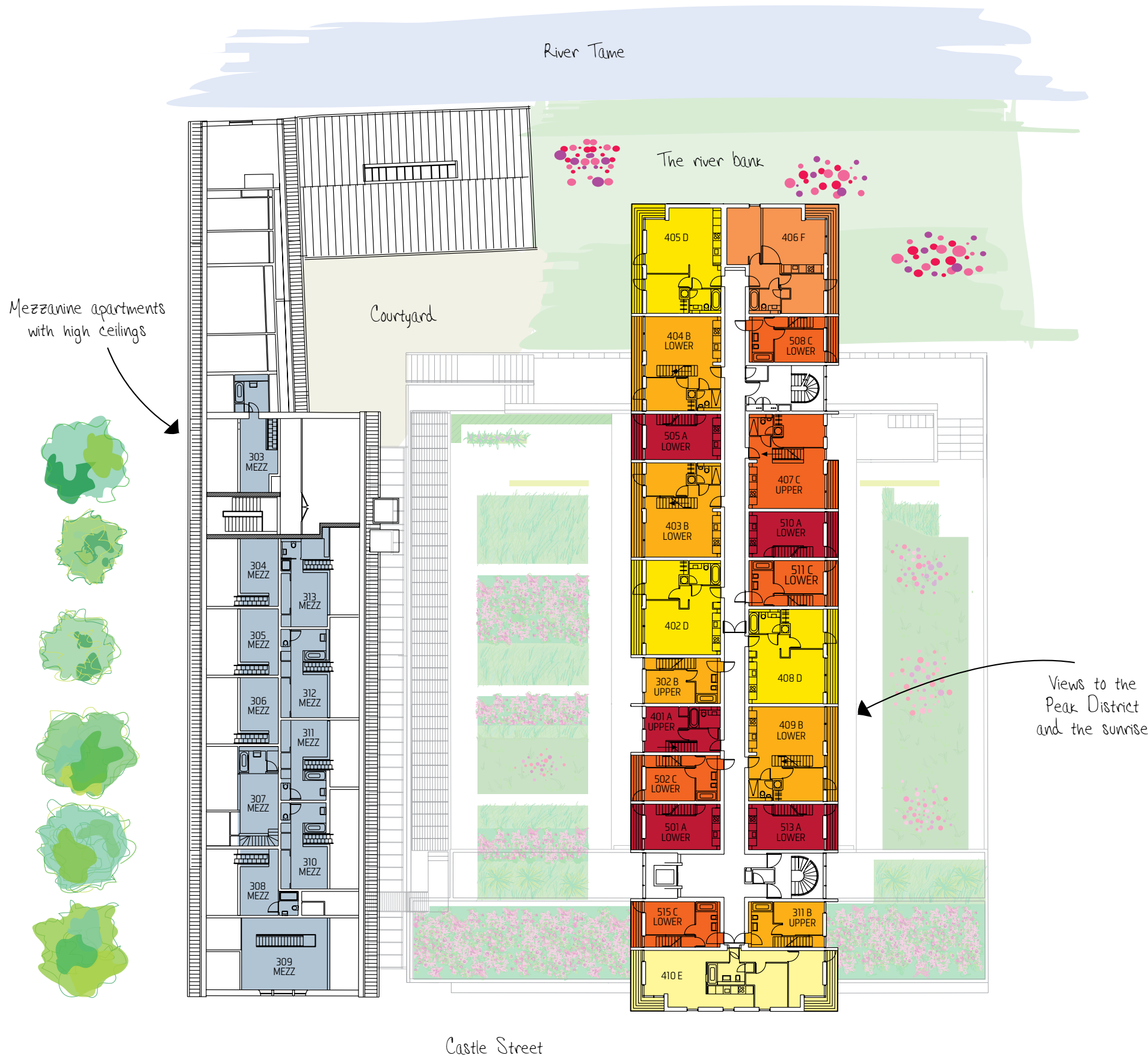
Various

Mezzanine

Longlands Level 4



Longlands Level 5



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Key to: Pattern House

Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type I	Type J

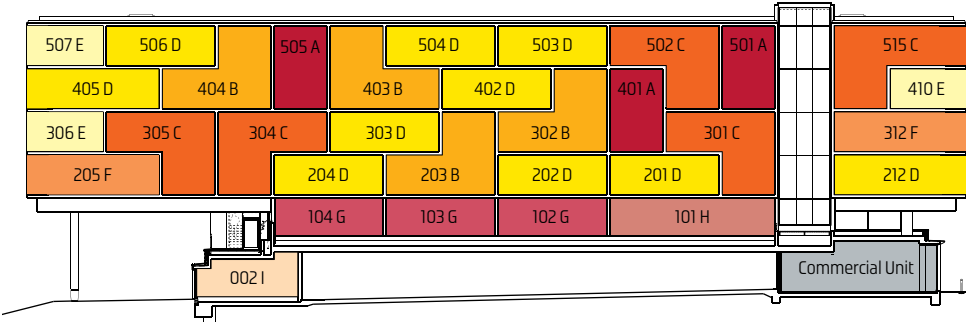
The Mill

Various	Mezzanine

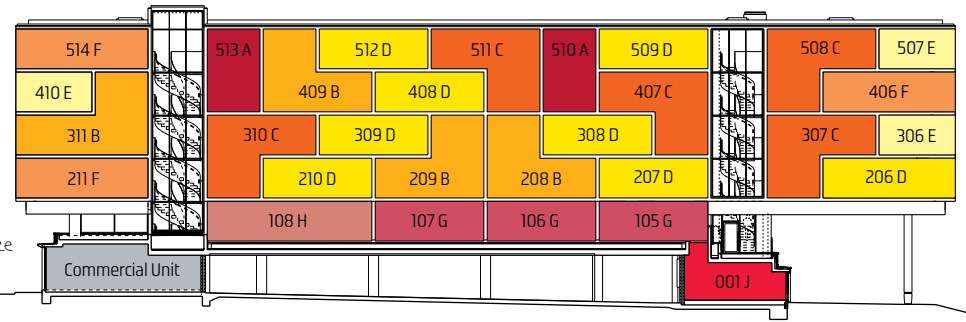
Pattern House, Longlands

Apartment Types

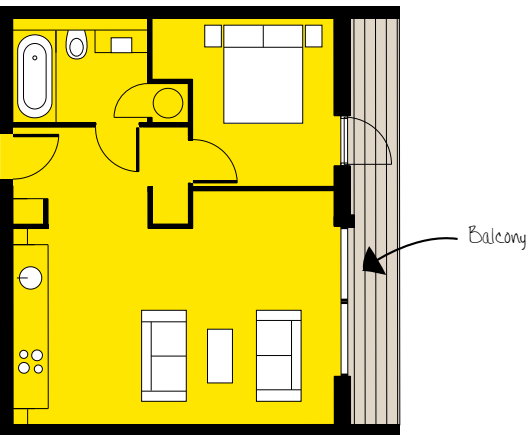
West Elevation



East Elevation

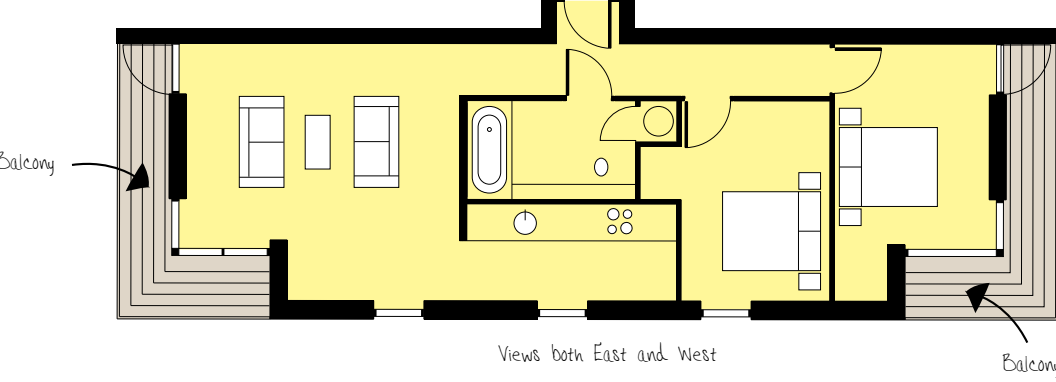


Type D* - 46sqm / 496sqft

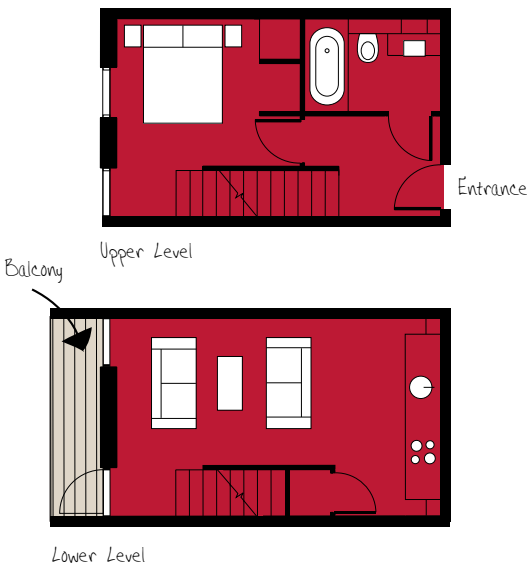


*Type D - Apartments 206, 212, 405 are corner aspect

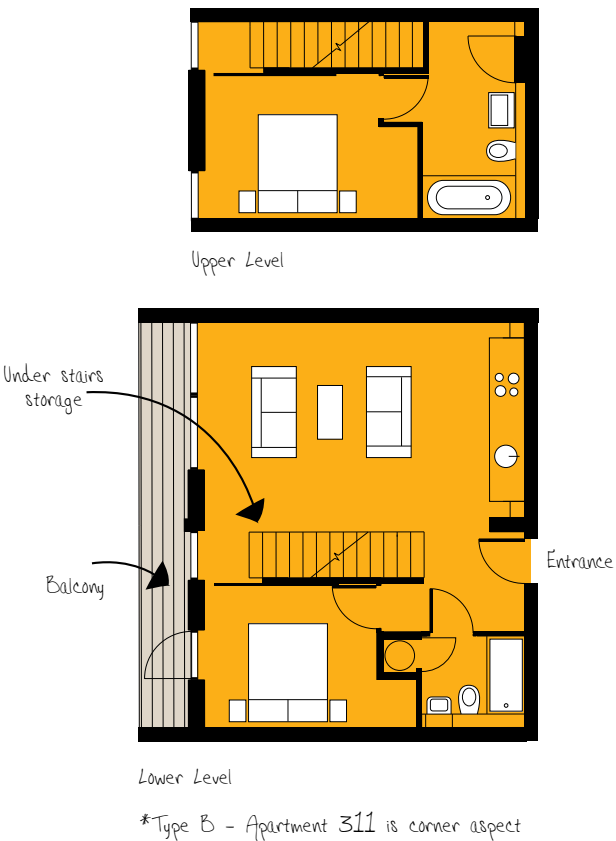
Type E - 70sqm / 755sqft



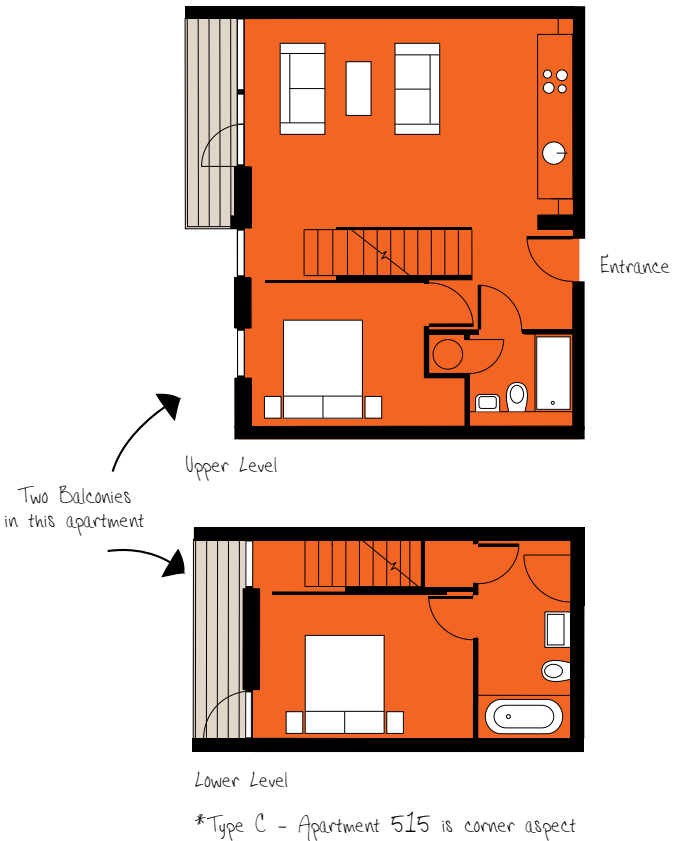
Type A - 42sqm / 455sqft



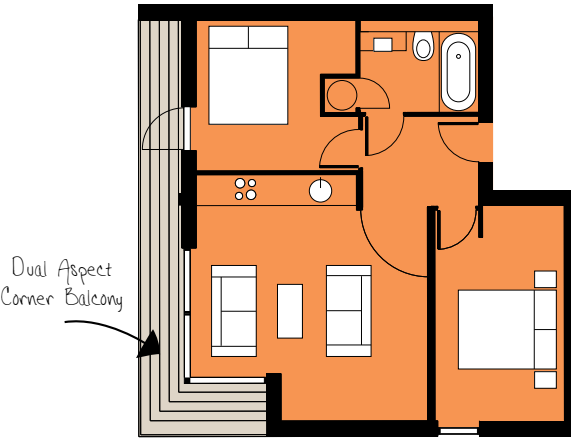
Type B* - 66sqm / 707sqft



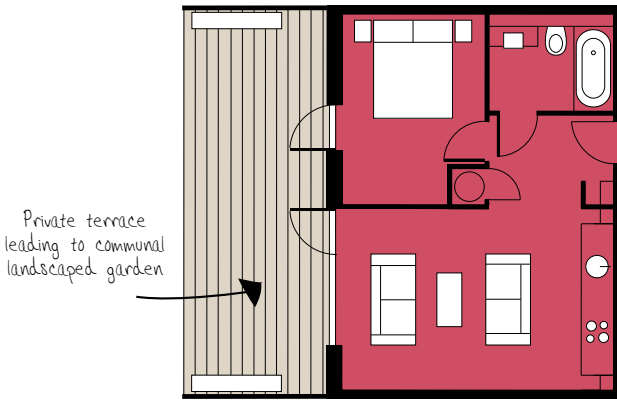
Type C* - 66sqm / 711sqft



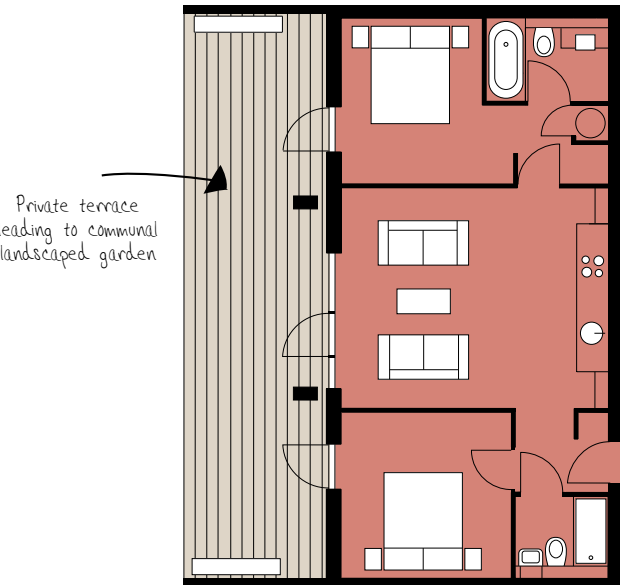
Type F - 61sqm / 658sqft



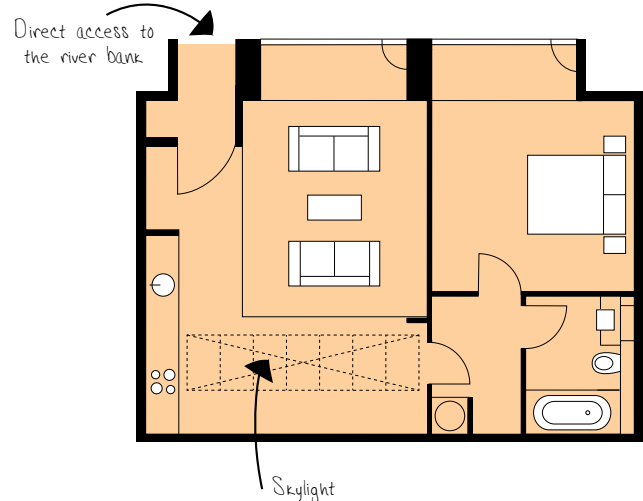
Type G - 42sqm / 452sqft



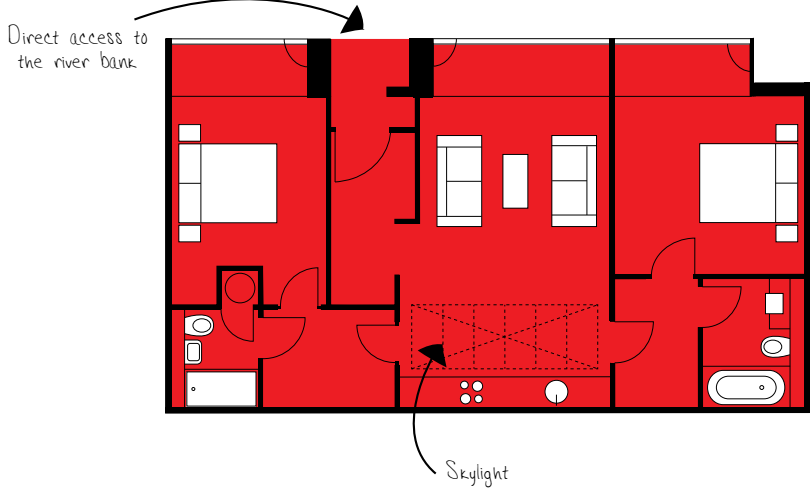
Type H - 64sqm / 684sqft



Type I - 59sqm / 635sqft



Type J - 84sqm / 899sqft



Key to: Pattern House

Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type I	Type J
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Disclaimer Plans are for information and should be used for guidance only. Balcony locations differ in some apartments to standard layouts. Please note the floor areas are based on net internal areas and do not include the balconies or terraces. The plans do not form part of any contract, please check final particulars with the sales team.

Work-house

Longlands has always been about work, up until now. It's always been about industry and endeavor, making things, selling them and moving on.

Most of the space is now for living but the ground floor of Pattern House and The Mill has space that's suitable for work, or bars, or cafes or shops. Being so close to the town centre, the train station, next to the canal and with loads of parking nearby, these ground floor spaces are available to let or to buy.

Specification

- Full height glazing
- Great on street frontage
- Flexible terms
- Space to let / buy from 1,098 – 6,243 sq ft
- Capped services already installed
- Undercroft parking available

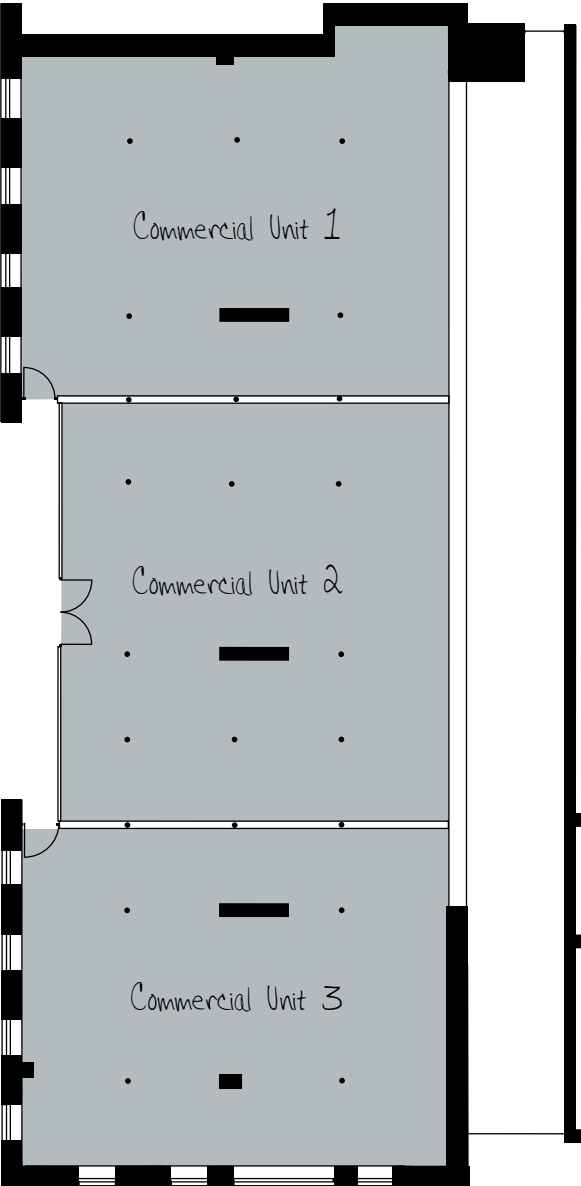
To let or buy to interested parties; offices, studios, restaurants, surgeries, you tell us your idea and let us help you make it happen.

“Urban Splash has never been a classic property company. Renowned for unusual conversions and cutting-edge architecture.

David Quinn, Estates Gazette

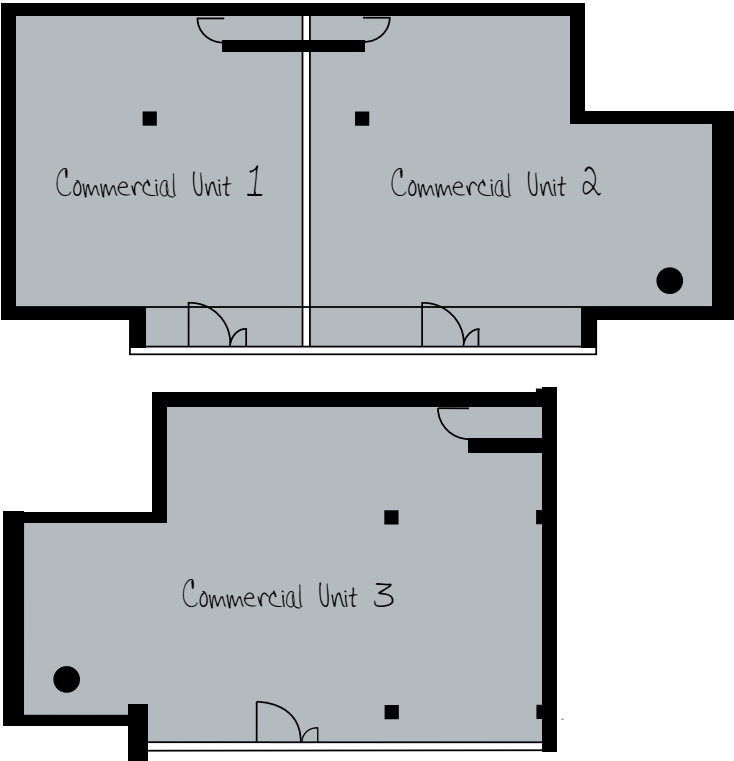
The Mill

Units 1, 2 and 3
Longlands Mills can be joined to create larger units.



Pattern House

Units 1 and 2
Pattern House can be joined to create a larger unit.



Revolution, Tea Factory, Liverpool



Seco Lounge, Mills Bakery
Royal William Yard, Plymouth



Specialized, Fort Dunlop, Birmingham



Matchbox, The Matchworks, Liverpool



North Tea Power, Smithfield Building, Manchester



New Cooperage
Royal William Yard
Plymouth



Fort Dunlop
Birmingham

About US

We are a company that has invested over half a billion pounds over the last decade on projects that have transformed peoples perception about property and places.

We have won over 300 awards for design, business and regeneration.

We're interested in people, we're interested in buildings, we're interested in architecture and we're interested in cities, put that all together and you end up with US.

We're also pretty easy to live with and we're really committed to making great spaces for people to enjoy.

Get in touch

Residential

Contact our residential consultants to make an appointment to view our show apartments and find out more about how you can live at Longlands.

Urban Splash
Timber Wharf, 16-22 Worsley Street,
Castlefield, Manchester
M15 4LD

0333 666 9999
live@urbansplash.co.uk

Commercial

If you are interested in our commercial units, then give our commercial team a call, they will be happy to arrange a viewing and discuss your requirements.

0333 666 0000
commercial@urbansplash.co.uk

www.urbansplash.co.uk

urbansplash


Homes &
Communities
Agency

PLUMLIFE
the affordable homes specialist

www.  Tameside .gov.uk

Urban Splash - that's us! We're the developer of the apartments.
www.urbansplash.co.uk

Homes and Communities Agency (HCA) - the Homes and Communities Agency, otherwise known as HCA, is a government body whose role is to create thriving communities and affordable homes.
www.homesandcommunities.co.uk

Plumlife - A government local HomeBuy agent and a one-stop shop for information and applications for low cost home ownership at Longlands.
www.plumlife.co.uk

Tameside Metropolitan Borough Council
www.tameside.gov.uk



Rotunda, Birmingham



Park Hill, Sheffield



Saxton, Leeds



Albert Mill, Manchester



Lakeshore, Bristol

Reservation procedures

Once you have chosen your new home you will need to follow the steps below:

Buy with US

1. In order to reserve your new home you will need to complete the following:

- i)** a reservation form.
- ii)** ID check list (please note you will need two forms of ID, one with a photo).
- iii)** property check list.
- iv)** pay a reservation fee of £1000 for your apartment and £250 for your car bay (if applicable).

(We recommend you pay by debit card; credit card payments are subject to a 2.5% bank charge, and we don't accept cash).

If you are purchasing through shared ownership you will need to bring your letter of approval from the HomeBuy agent.

2. When you reserve your home you will need to have instructed your solicitor who will act on your behalf during the legal process from reservation to completion. If you need help finding a solicitor Urban Splash can recommend a solicitor for you from our approved panel. Urban Splash's solicitor will issue a detailed information pack in relation to the title documentation to your solicitor.

3. If you need a mortgage to purchase your home, you will need to have a mortgage offer in place at the point of reservation. If you need help finding a mortgage Urban Splash can put you in touch with an Independent Financial Advisor who will be able to assist you with finding the right mortgage product for you.

4. The reservation fee secures your home and takes the property off the market for a period of 28 days at which point you exchange contracts and pay your deposit, details of which are documented on your reservation paper work. When contracts are exchanged this means that you are legally bound to complete on the purchase and your solicitor will advise you accordingly.

5. Completion usually takes place 10 working days from exchange or once the property is ready for occupancy.

6. The lease is for 150 years. Ground rent is set at £150 for a 1 bedroom and £250 for a 2 bedroom.

7. Once you have completed Urban Splash will contact you and arrange to handover your new home.

8. Enjoy your new Urban Splash home!

Rent with US

1. When you've chosen your new home, fill out our simple application form. We'll get this checked by an external referencing agency. You'll need to include details like:

- National Insurance number (or overseas equivalent) and previous address(es), usually for the last six years.

Three forms of original ID which we'll photocopy:

- Photographic with signature e.g. passport or driving licence.
- Utility bill from the last three months, from your current address (sorry, no photocopies or mobile phone bills allowed).
- A recent bank statement from the last three months (sorry, no photocopies, originals only).

- Application fee - this administration charge is paid to an external company for tenant referencing:
 - £150 plus VAT for single application.
 - £200 plus VAT for joint application.
 - £50 plus VAT for additional applications.

Reference fees need to be paid by debit card as we only start to reference once monies received.

2. We'll contact you to arrange a move-in date when the referencing reports are approved, which is usually within five to seven working days.

3. You'll need to pay your deposit and first month's rent next (your deposit is one month rent plus £100). Once these payments have cleared, we can give you your keys! (We recommend you pay by debit card; credit card payments are subject to a 3% bank charge, and we don't accept cash).

4. MOVE IN! You'll need to complete your paperwork on your move in day. This will include the Schedule of Condition on the apartment, plus a direct debit form for your monthly rent. We collect this on the 1st of each month. (Please make sure you have your bank details to hand, including your branch address, and note that if you move in after the 14th of a month then we'll need you to pay the remainder of that month separately by debit card, plus the next month's rent by post-dated cheque as there won't be enough time to set up a direct debit for the 1st of the following month).

5. Enjoy your new Urban Splash home!

DISCLAIMER: These particulars do not form any part of a contract. The information in these particulars was correct at the time of collation and is designed to be illustrative of the development. Certain details are subject to change. Plans are not to scale. Images are representative of the space and may not be the actual unit. Please make sure you have the latest price list and availability. For further details contact a member of the residential team. September 2011

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LifeatLonglands

0333 666 9999

www.urbansplash.co.uk