

Saxton

Leeds

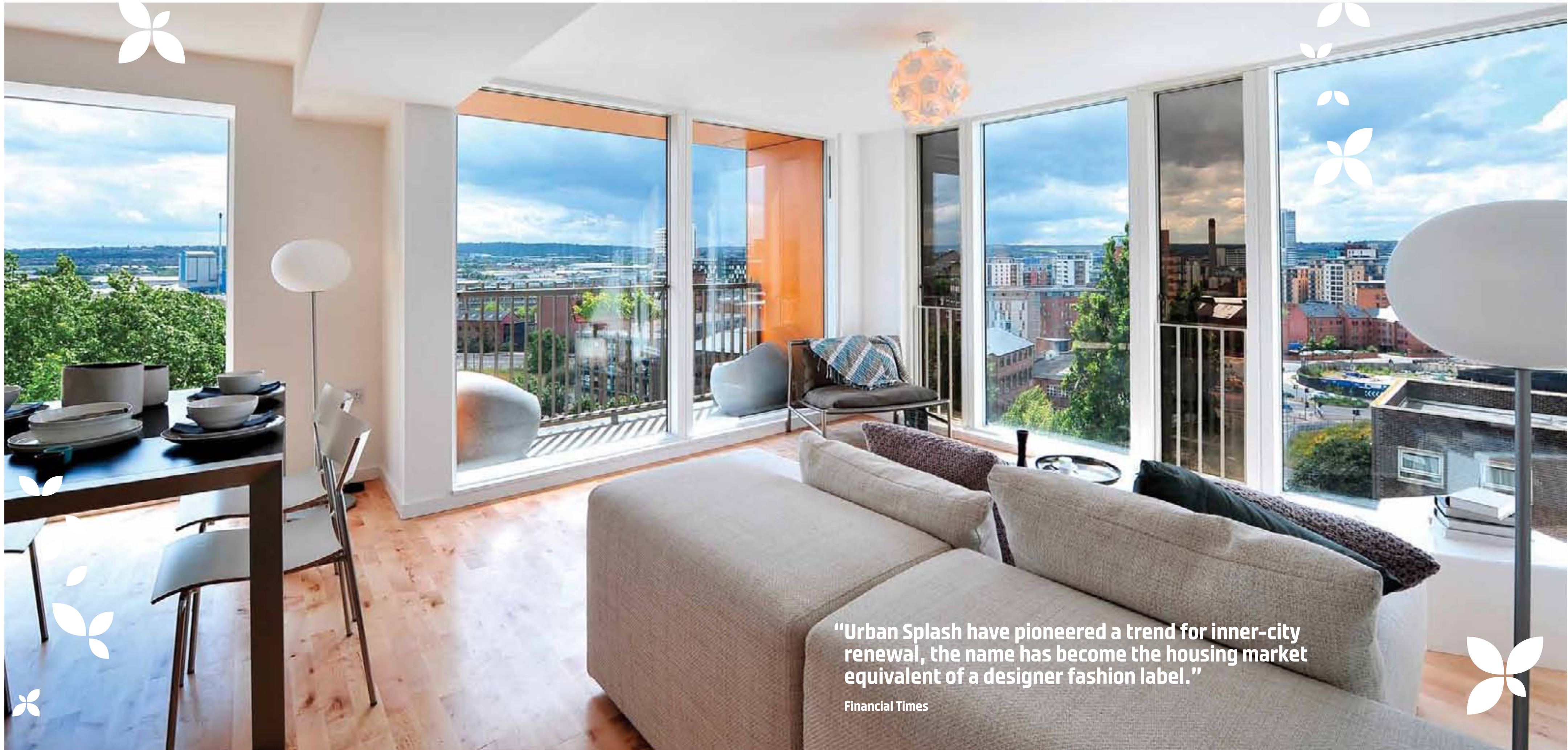


urbansplash



**Saxton is brave
Saxton is bold
Saxton is special**

**410 homes, made
for a Good Life**



“Urban Splash have pioneered a trend for inner-city renewal, the name has become the housing market equivalent of a designer fashion label.”

Financial Times

Saxton is extra special, with an orchard and allotments set in six and a half acres of meadow



City Living meets the Good Life

Saxton is special because it sits on a hill top, just on the edge of Leeds city centre - fifteen minutes walk from Harvey Nic's, ten minutes walk from The Calls, fifteen minutes walk from the Victoria Quarter.

Saxton is special because it's re-made. We've made use of a building that people had fallen out of love with and made it better, made it something to love, somewhere to call home.

Saxton is special because its architecture is special, and it's been made to look good again, good for a new generation to fill it with life.

And Saxton is extra special because Saxton is somewhere you can grow your own. Apartments close enough to the action to be metropolitan when you want to be out and about and far enough away when you want to lead the good life, like Tom and Barbara.

You see Saxton has a big secret - you can rent one of the 97 allotments set in six and a half acres of orchard and meadow, so within half an hour you can have been into town, bought a little black dress and then be back at home pulling up your home-grown rhubarb, or your beets, or your carrots - how special is that?

Space to grow

Putting down roots has never been easier, both physically and figuratively. The allotments mean you can plant your roots if you've got green fingers - plant your own and grow your own.

You might even want to get together with your neighbours and become fashionable guerilla gardeners making your own mark on the allotments that are going to be enjoyed by all.

An orchard growing apples, meadows growing flowers, grassy areas to lie in the sun, we think that the space around the buildings will be just as important as the spaces in the buildings.

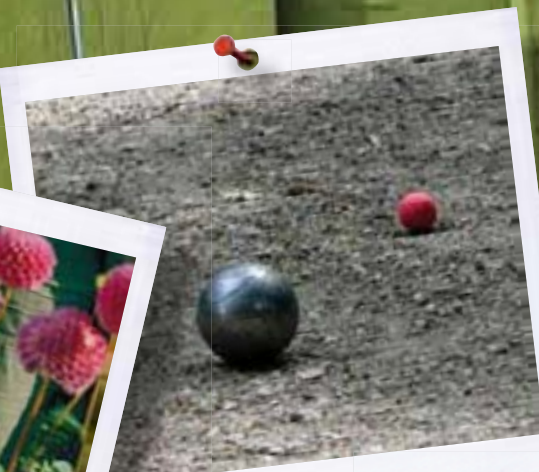
And just in case you want to tone your tummy or pump your guns, there's a fully equipped technogym with weights area, where you can book sessions with a personal trainer if you need your own Mr Motivator.



97 Allotments



Gardens



Boules court



Orchard



BBQ areas



Grow your own veggies



On-site free gym



Personal trainers available



Secure parking

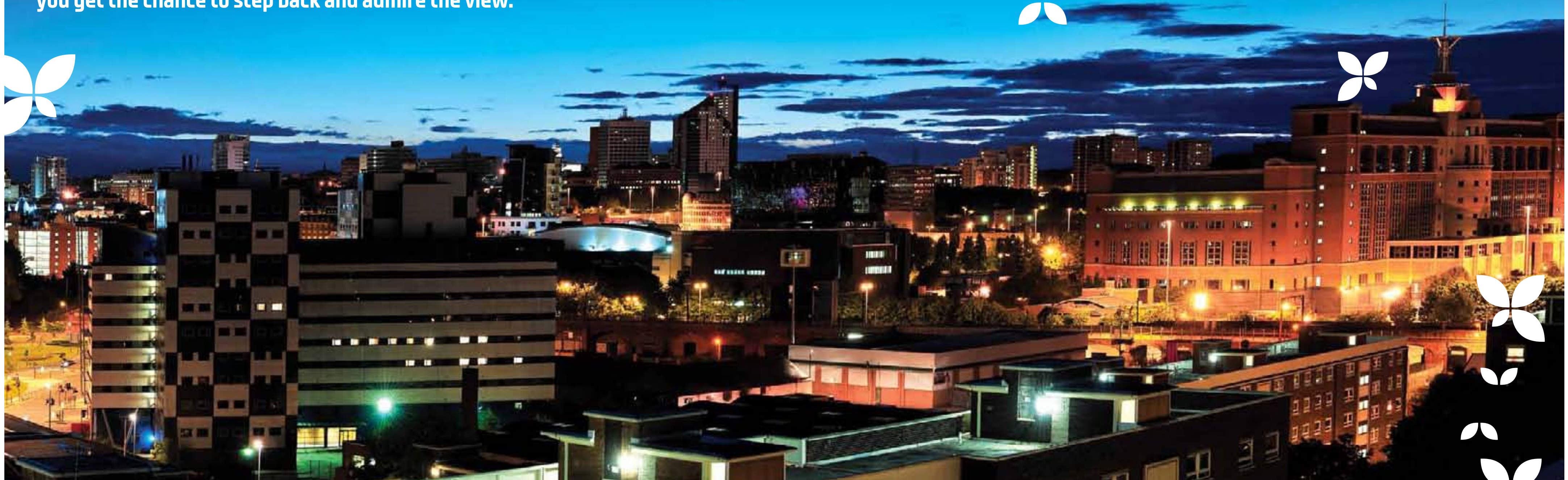


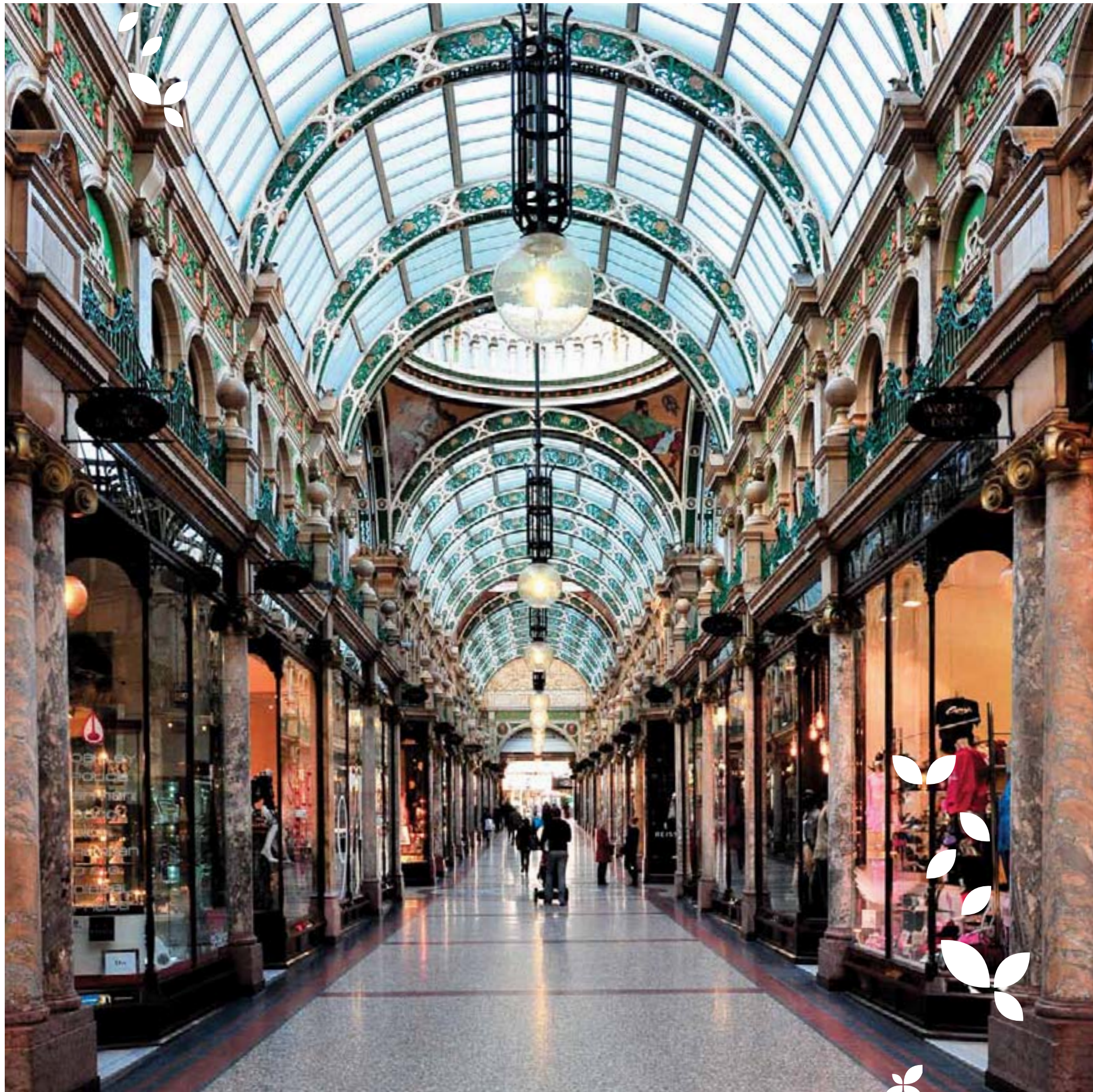
Sun terraces

Room with a view

Not only can Saxton be seen from the city, you can see the city from it. The apartments that face west get a view of the throbbing metropolis at the heart of Yorkshire, the capital of God's own county... as the slogan said in that grandest fromage of cheesy ads... "say Leeds and you're smiling".

There's nothing quite like living in a city, but the best thing about living on the edge of the city rather than right in the middle is that you get the chance to step back and admire the view.





Leeds life

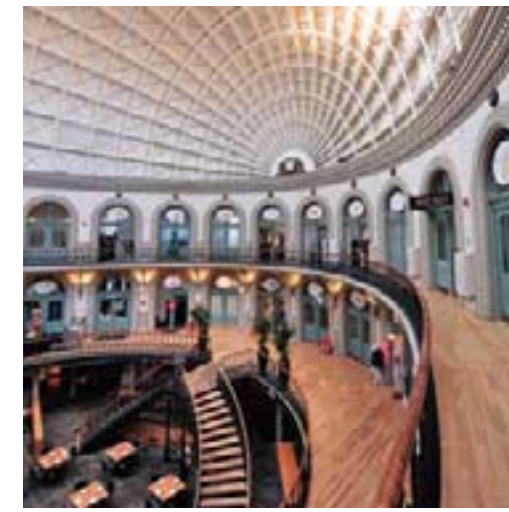
Leeds led the way with café culture and liberal licensing over 15 years ago. When everyone else was talking about a 24 hour city, Leeds was actually doing it.

Vibrant, cosmopolitan, friendly and Northern. It's got ballet, it's got award winning shops, a Harvey Nic's, a string of great independents, The Calls, the River, the Corn Exchange, the Victoria Quarter, the West Yorkshire Playhouse and if you don't fancy any of that 25 minutes by train and you're in Emily Bronte country.

Add to that the ever expanding Leeds Bradford Airport for your weekend getaways and it all adds up to something pretty impressive.

"Award winning property developers Urban Splash have made it their mission to create beautiful places for people to live..."

Concept for Living

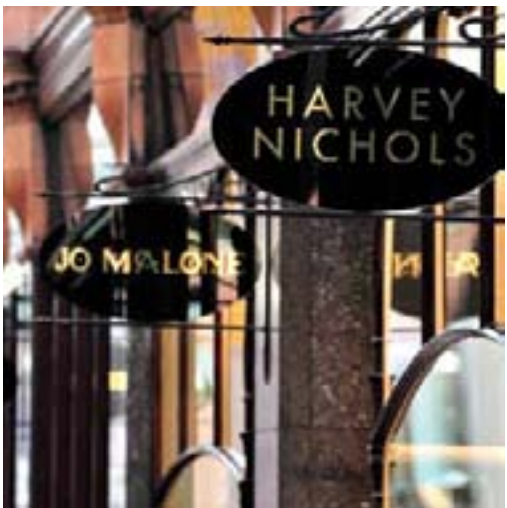




The doorstep challenge

There aren't many places, in many cities that have all this choice on the doorstep. So park your car, say goodbye to taxis and take a stroll around your manor.

And if urban strolling is not the mood of the day, take a walk around your meadow, go apple scrumping or even work off some energy in Saxton's residents' gym.



			
Leeds Station	15mins	Leeds General Infirmary	7mins
Malmaison Hotel	13mins	Leeds Bradford Airport	27mins
Harvey Nichols	12mins	Victoria Quarter	8mins
The Light	15mins	Bronte Country	45mins
Corn Exchange	10mins		
Leeds University	20mins		
Clarence Dock	5mins	London Gatwick	107mins
O2 Academy	20mins	Chambery, France	152mins
Kirkgate Market	10mins	Ibiza, Spain (May - Sept)	192mins
City Bus Station	8mins	Venice, Italy	177mins

Design, design, design

We don't have a pattern book
and we like to work with a
whole range of designers and
architects to craft spaces that
will stand the test of time.

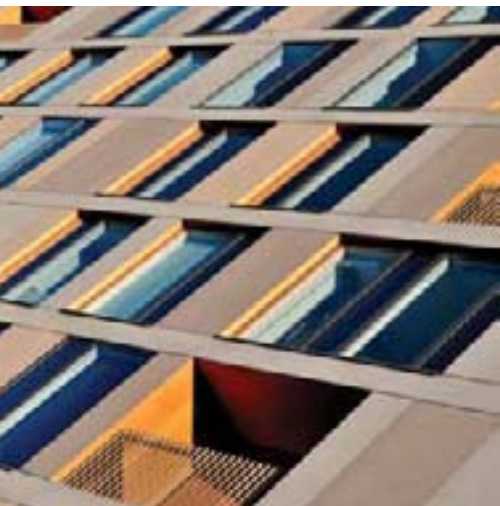
The old property adage used to be location, location, location but we've given that a thoroughly modern twist. At Urban Splash we're committed to good design. We've been at it for over 20 years now and we've won over 300 awards for our projects.

At Saxton we worked with architects called Union North, based in Liverpool. Miles and Lance led the team that came up with the ideas.

"The satisfaction with this project was taking two pretty utilitarian buildings and imagining what they might look like re-worked. Colour and texture have always been important to us and here it's all about subtle changes in colour - the interplay of the copper, concrete burnt orange on one façade and dark browns, blacks and splashes of red and orange on the other is a subtle but effective way of livening up the elevations."



Far left Lance Routh, Architect, Union North
Middle Miles Falkingham, Architect, Union North
Above Sketches from architects Union North



We have used floor to ceiling windows that let light flood in and great views out

Long Tall Saxton

There's no mistaking it, Saxton's big. 410 apartments in buildings that are longer than they are tall.

The original buildings were extended slightly to make the existing apartments bigger and allowed the use of floor to ceiling windows that let light flood in and great views out.

New top quality sliding windows open on to balconies and all new bespoke kitchens designed by Union North were made specifically for the project and include a flower motif that's set into the glass splashback.



Meet the neighbours

Places are about people. The good thing about Saxton is that it sits in a place that's surrounded by good people. Its neighbouring buildings are full of people that already call Saxton home.

That sense of community will be extended as new people move into their new homes. This makes for a mix that works... and a mix that lasts.

As a first time buyer looking to get onto the property ladder Saxton ticked all the boxes. I have bought into a high quality build in a great location within easy walking distance to Leeds's main attractions and excellent transport links. The people that live in Saxton add variety creating a culture that you would expect from a close knit village, not a vibrant city location.



Rob - First time buyer

We love the location, it feels very central to Leeds city centre with everything we need on our doorstep. This is our first home together and Urban Splash have been really helpful in getting us moved in.



Jamie and Gemma - First time buyers

The day the council told me that Urban Splash were doing Saxton, I was over the moon. I run the residents' association of our little community and we're really looking forward to welcoming the new people.



John - Existing resident

Saxton has been a great move for me; walking distance from all the action, then being able to retire to our quiet oasis of the Saxton complex; also really looking forward to my allotment!



Lucy - Home owner

Saxton is a great place to live, the flats are finished to a high standard and are much bigger than other city centre apartments. The Urban Splash sales team were really helpful throughout the buying process, which was great for me as a first time buyer.



Nicola - First time buyer

I've put my name down for one of the allotments. I'd love to grow stuff to use in my cooking - things like zucchinis and peppers. On Sundays everyone comes over and we all have a big Italian family dinner sitting on my balcony. When it goes dark and you're looking over the city, it's like New York. It's just beautiful.



Victoria - Existing resident



“Urban Splash – a developer with a social conscience regenerating industrial buildings and derelict sites into chic homes”

The Independent

Ways to live at Saxton...

If you're smitten by what you've seen there are different ways to buy into Saxton, as a result of some government backed schemes.

Ask our sales staff for information on the schemes that are available - you can buy outright, buy a 25-75% share (shared ownership), rent-to-save for a deposit or you can just 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's still possible, thanks to a government backed initiative promoted by the Homes and Communities Agency to assist with shared ownership.

To qualify you need to:

- Have a combined 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 city commuter pad; an investment to rent out or for the kids in the future; or just want a place in the city; then we have a variety of apartments available at Saxton.

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 to buy, then you can rent in Saxton on a six or twelve month tenancy, furnished or unfurnished, with or without parking.

We look forward to moving you into your new home in Saxton.



“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

Kitchens

- Range of fitted base and wall-mounted units
- Worktop with waterproof splashback
- Stainless steel taps and sinks
- Electric oven, electric hob and extractor
- Fridge with freezer compartment (1 beds)
- Fridge with separate freezer (2 beds)

Bathrooms

- White ceramic sanitary ware
- Chrome finish taps and fittings
- Large mirror
- Partially tiled walls
- Bath with shower (where applicable)
- En-suites have showers

Finishes, fixtures & fittings

- Engineered timber flooring to living room and kitchen areas
- Carpet flooring to bedroom areas
- Tiled flooring to bathrooms
- Painted plastered stud walls
- Painted plasterboard ceilings throughout
- Doors with stainless steel ironmongery

Services

- Telephone, TV and satellite points in living area
- Broadband connection facilities (usual customer subscriptions apply)
- Secure door entry system with direct video link to CCTV
- Apartment-wide electric heating
- Electric water heating
- Space for washing machine with plumbing

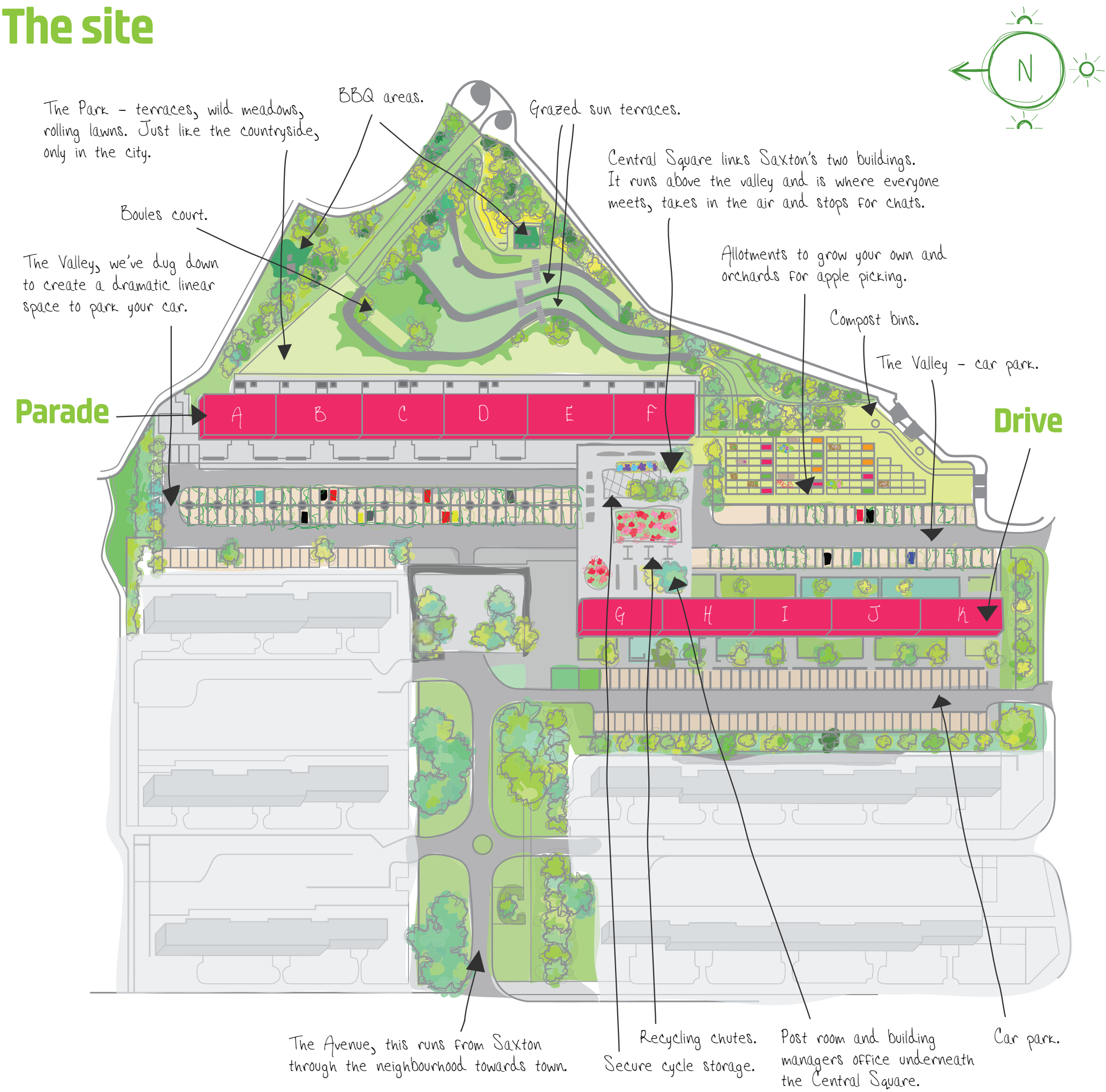
Common areas

- Lift to all levels
- Secure cycle storage
- Recycling/refuse area
- Communal post room and building managers office
- On-site residents gym
- Allotments and communal gardens

Parking

- Secure allocated parking available (additional cost option)

The site



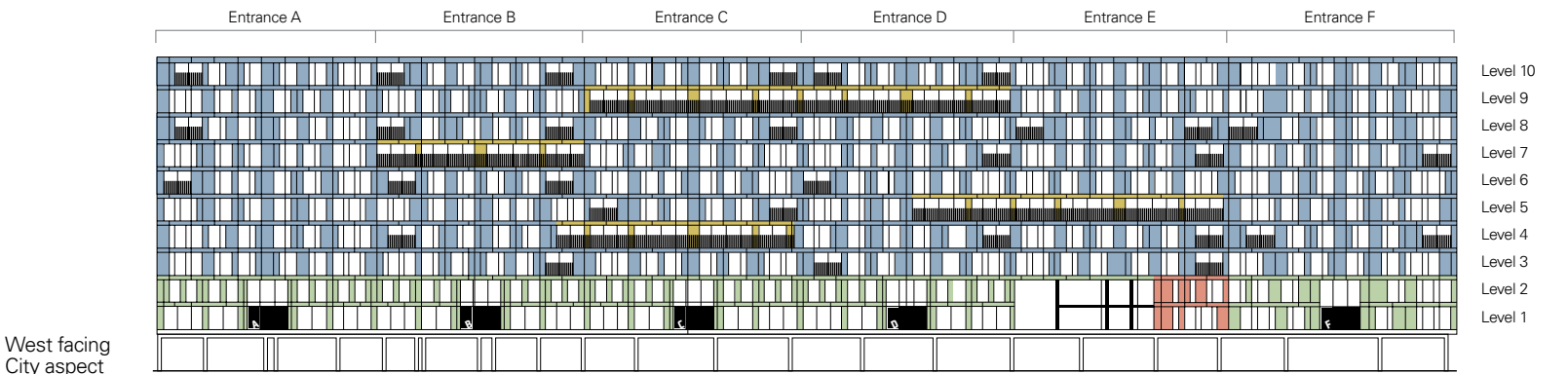
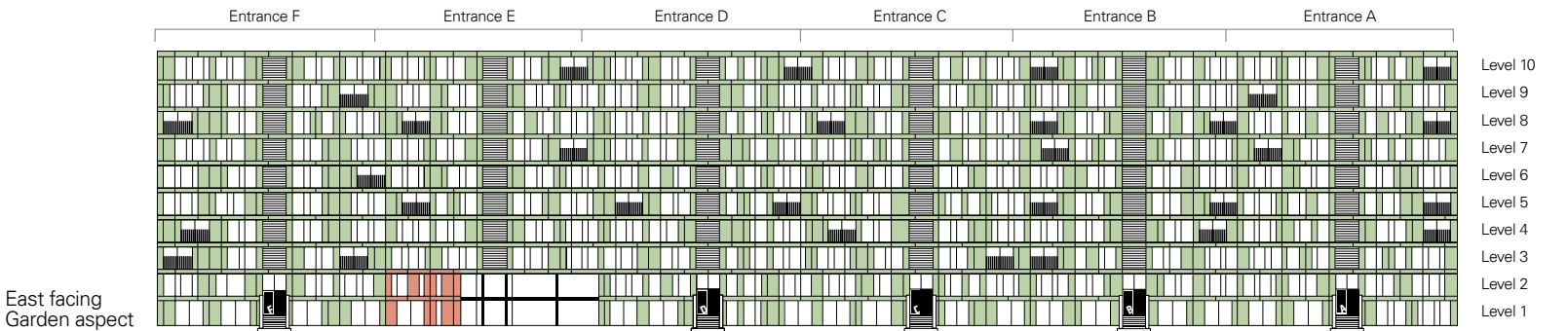
Key:

- Type A Studio
- Type B One bed
- Type C One bed (slot balcony)
- Type D Two bedroom
- Type E Two bedroom duplex
- Gym

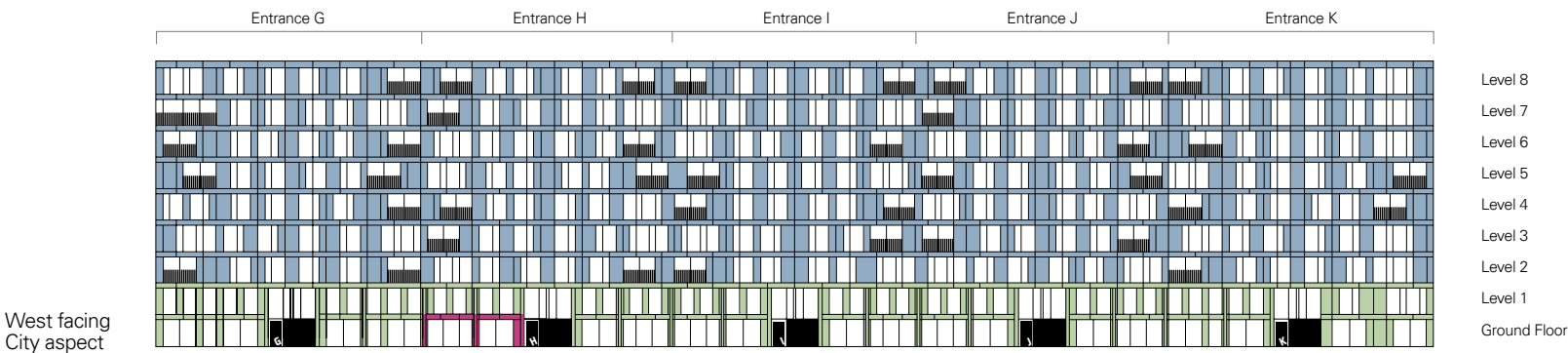
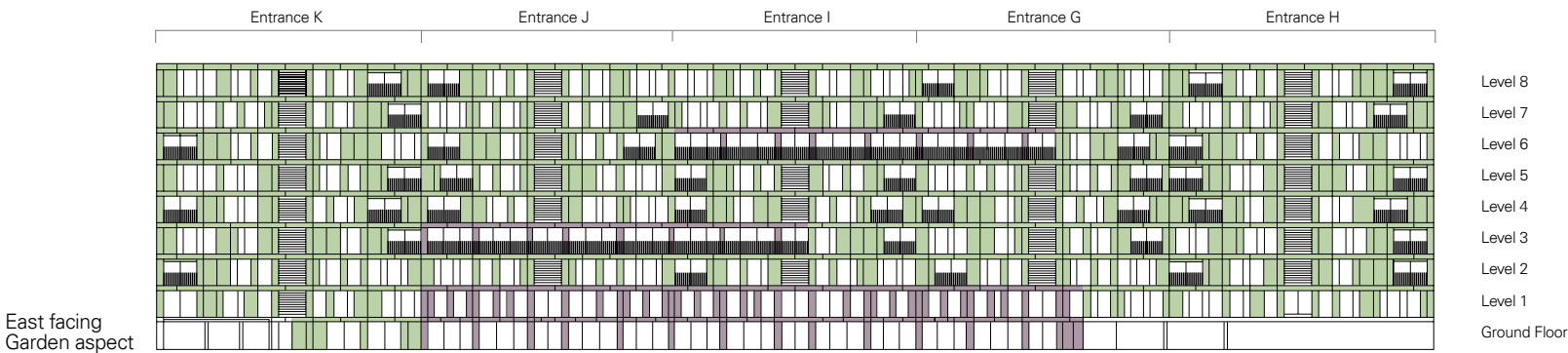
Key to apartment types

Saxton

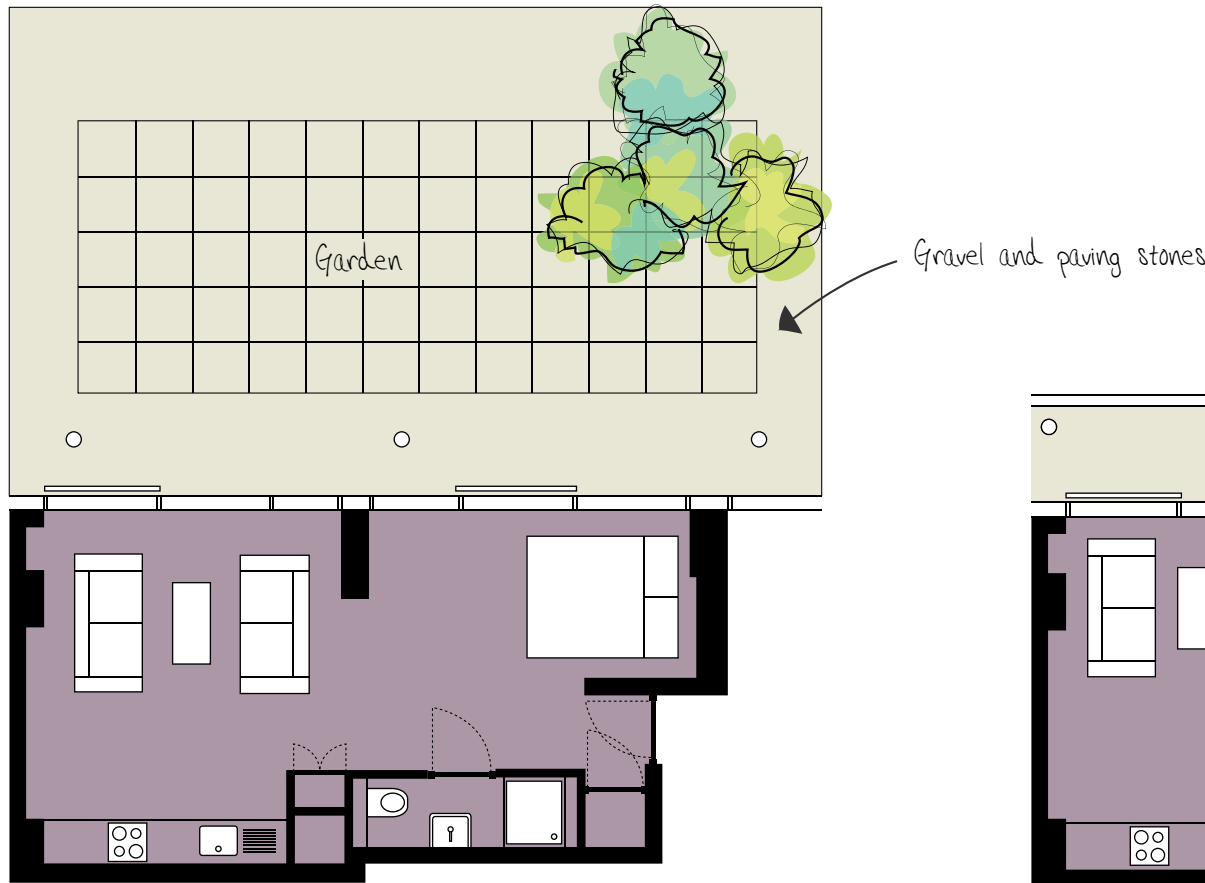
Parade



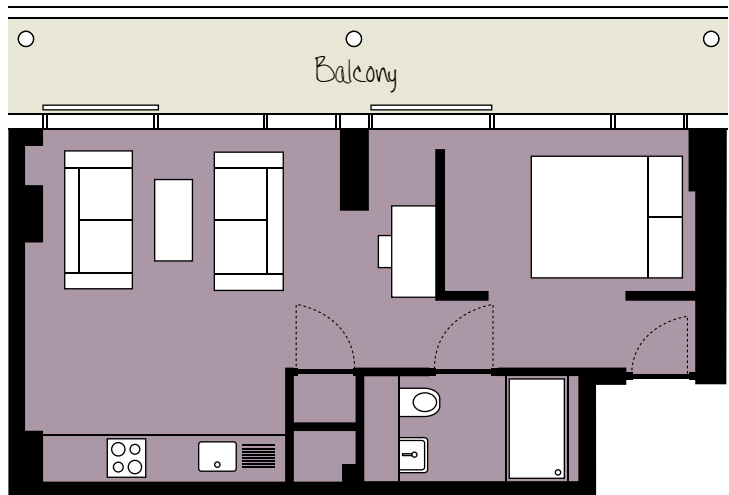
Drive



Studio Apartment Type A



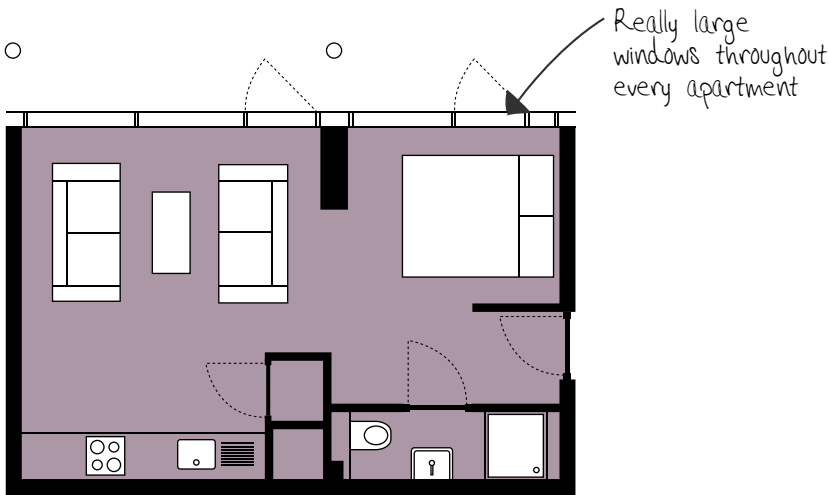
Type A4 East facing with garden
Net internal 40.6sq m - 41.4sq m / 437sq ft - 445sq ft
External area 67sq m / 716sq ft



Type A3 East facing with slot balcony
Net internal 42.2sq m - 43sq m / 454sq ft - 463sq ft
External area 11sq m / 113sq ft

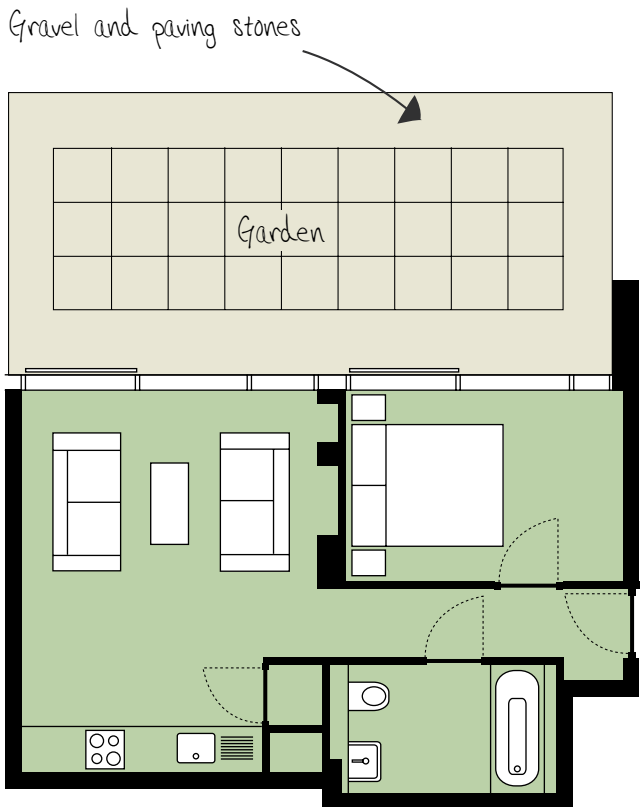


Type A2 East facing with large shower room
External area 42.1sq m / 453sq ft

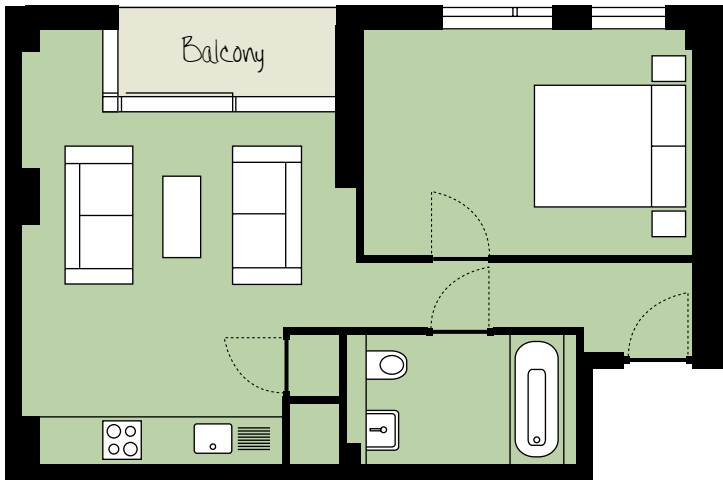


Type A1 East facing
External area 35.5sq m / 382sq ft

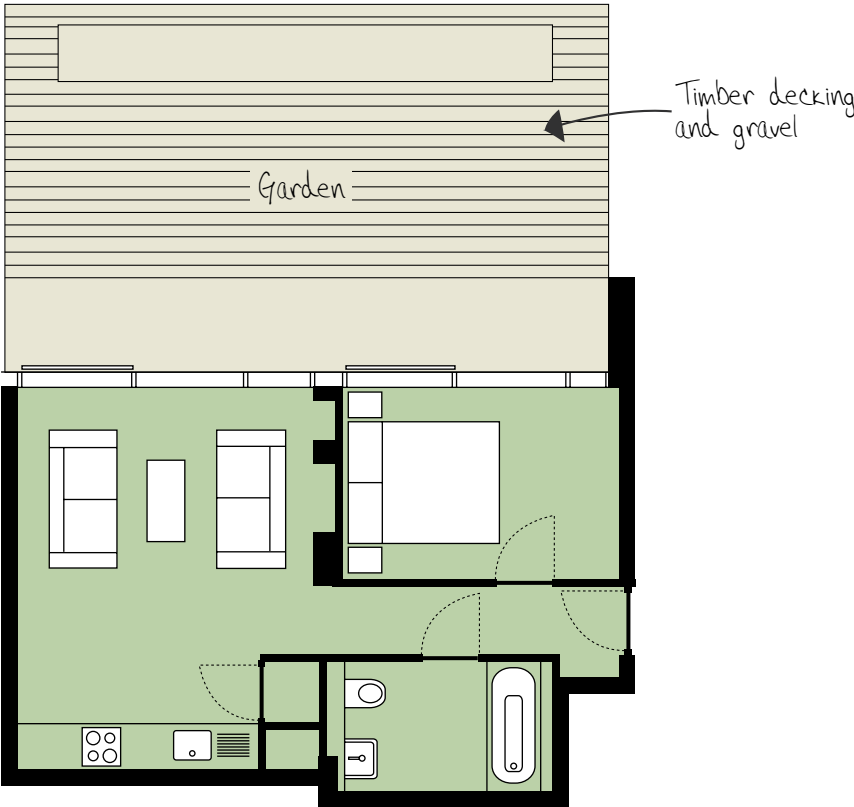
One Bed Apartment Type B



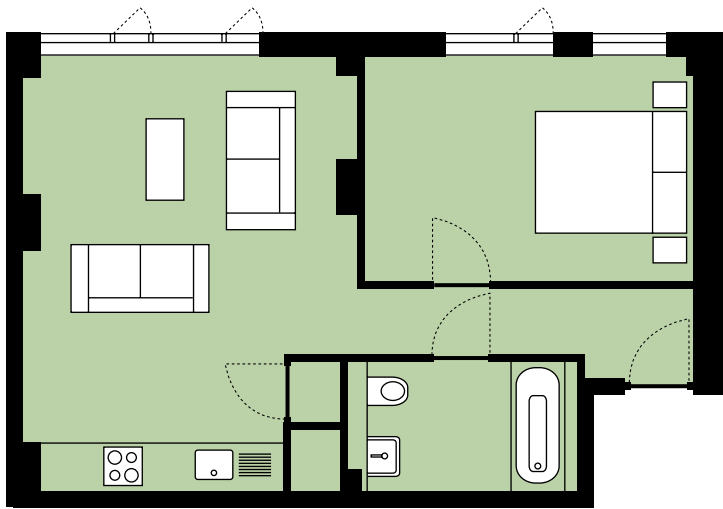
Type B3 East and west facing with garden
Net internal 39.5sq m - 55sq m / 425sq ft - 592sq ft
External area 18sq m - 65sq m / 193sq ft - 699sq ft



Type B2 East facing with balcony
Net internal 44.2sq m - 53.2sq m / 476sq ft - 572sq ft
External area 3sq m / 30sq ft

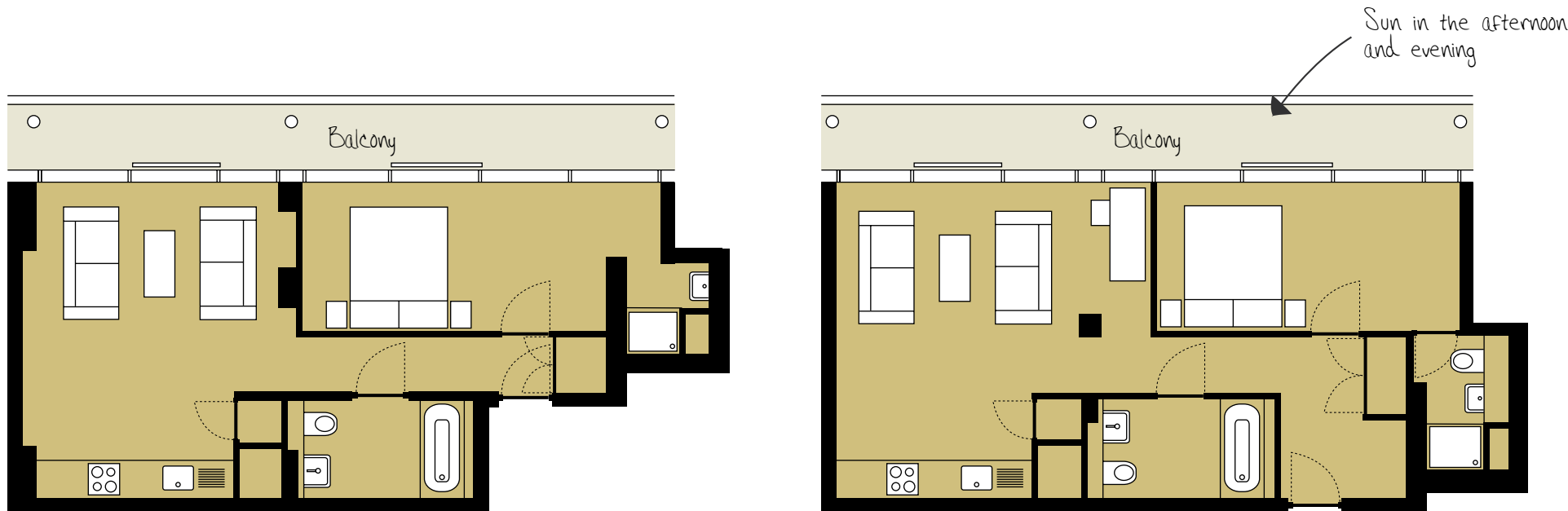


Type B3 (Parade only) East and west facing with garden
Net internal 39.5sq m - 55sq m / 425sq ft - 592sq ft
External area 25sq m - 65sq m / 269sq ft - 699sq ft



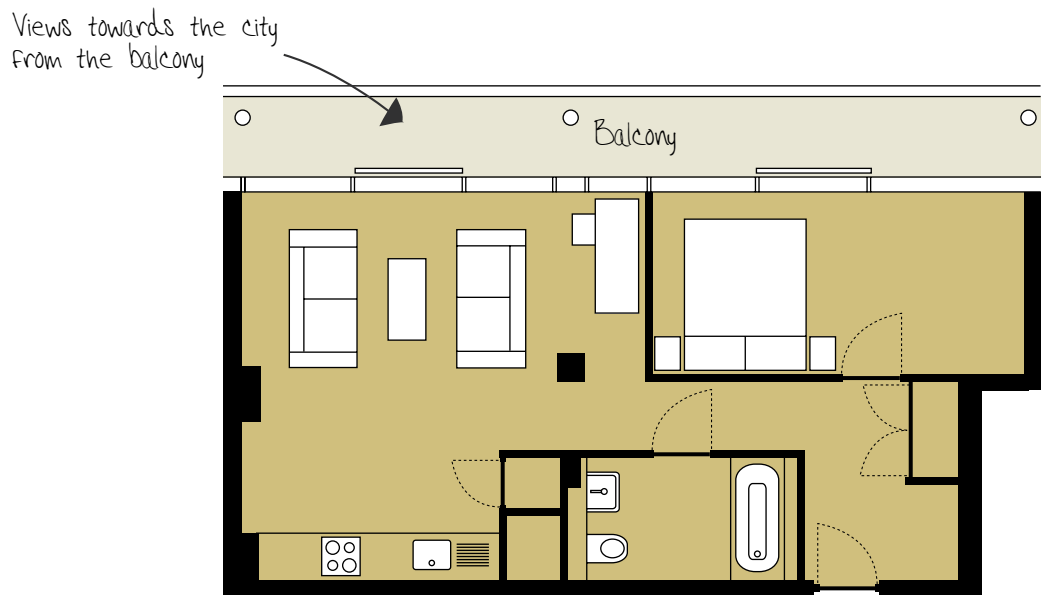
Type B1 East and west facing
Net internal from 42.7sq m - 57.3sq m / 459sq ft - 617sq ft

One Bed Apartment Type C



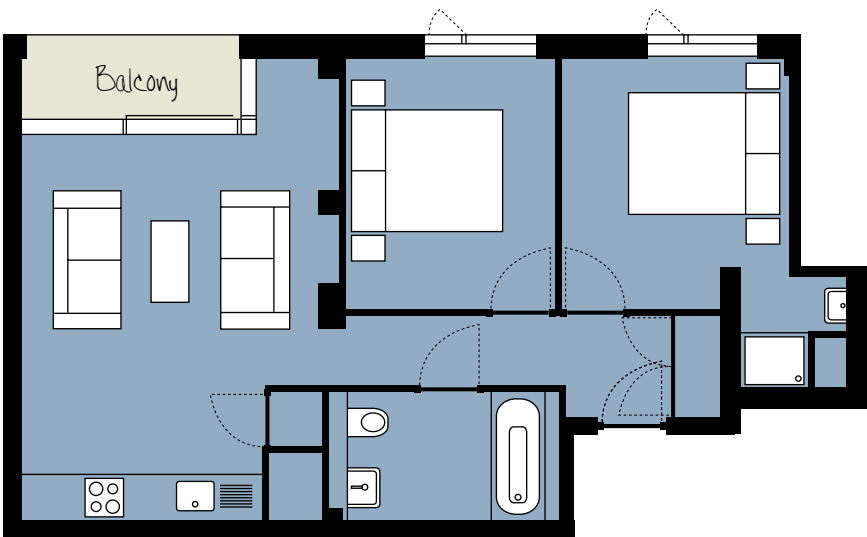
Type C3 West facing with slot balcony and shower room
Net internal 49.3sq m / 530sq ft
External area 10sq m / 105sq ft

Type C2 West facing with slot balcony and en-suite
Net internal 55.4sq m / 596sq ft
External area 10sq m / 105sq ft

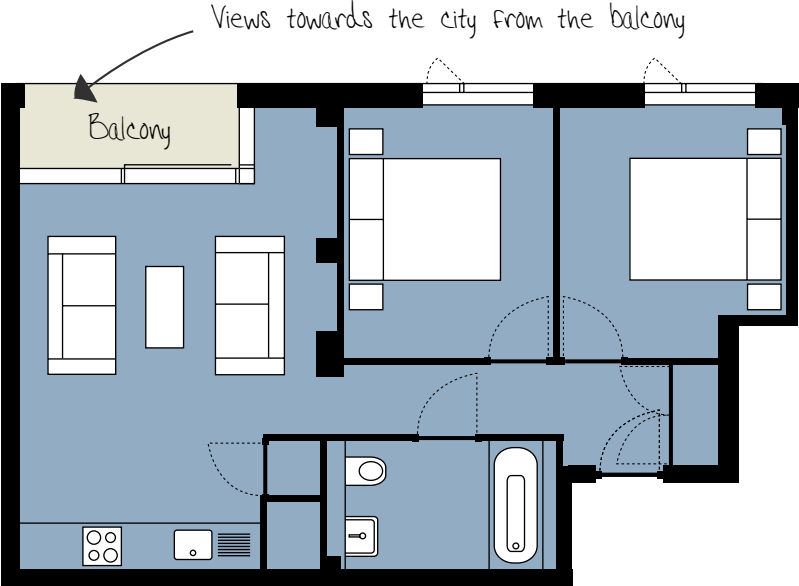


Type C1 West facing with slot balcony
Net internal 50.6sq m - 52.9sq m / 544sq ft - 569sq ft
External area 10sq m / 105sq ft

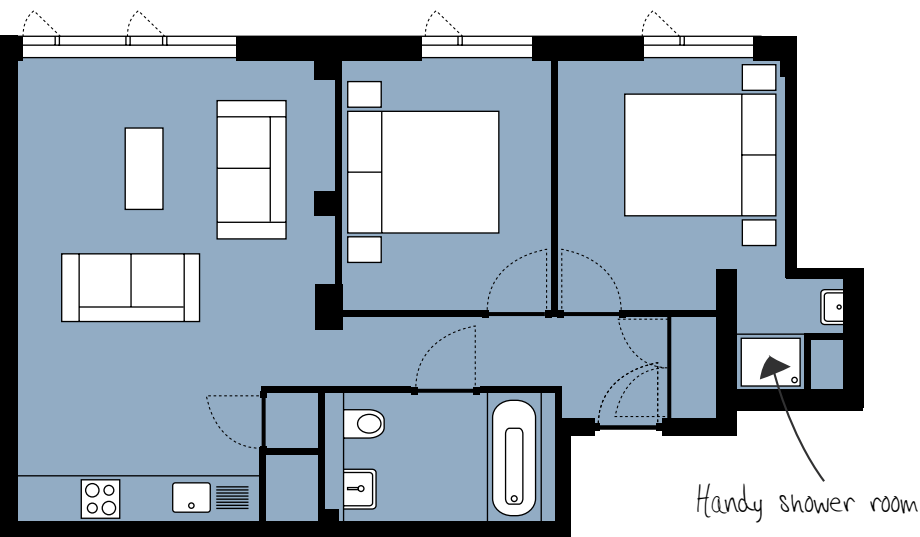
Two Bed Apartment Type D



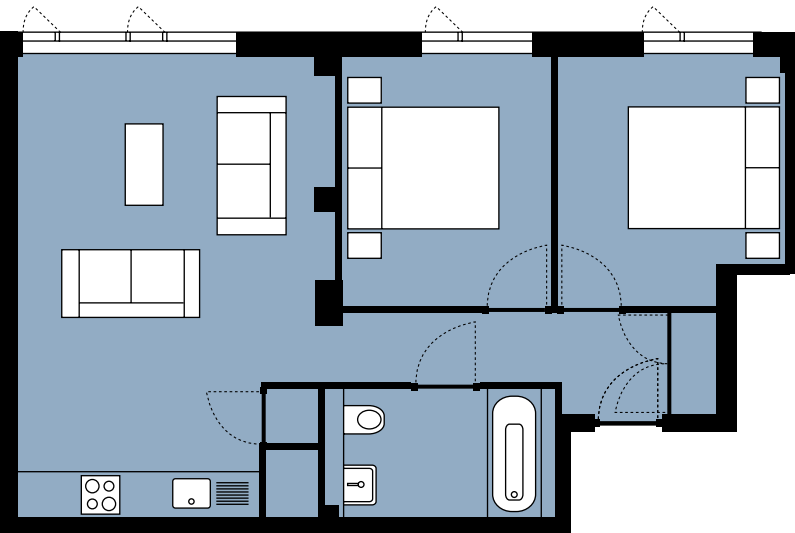
Type D4 West facing with balcony and shower room
Net internal 54.7sq m - 61.9sq m / 589sq ft - 666sq ft
External area 3sq m / 30sq ft



Type D2 West facing with balcony
Net internal 53.9sq m - 65.5sq m / 580sq ft - 705sq ft
External area 3sq m / 30sq ft

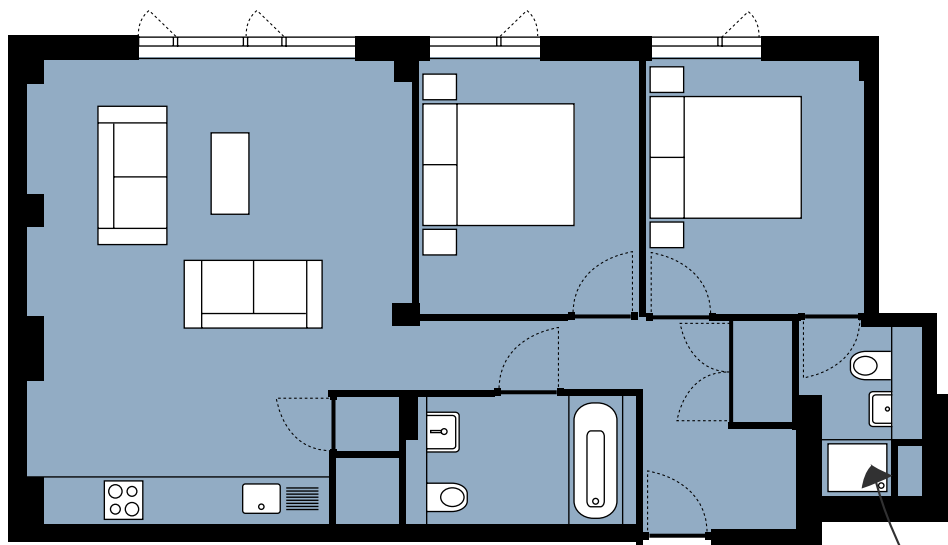


Type D3 West facing with shower room
Net internal 57sq m - 64sq m / 613sq ft - 689sq ft



Type D1 West facing
Net internal 55.5sq m - 65.5sq m / 597sq ft - 705sq ft

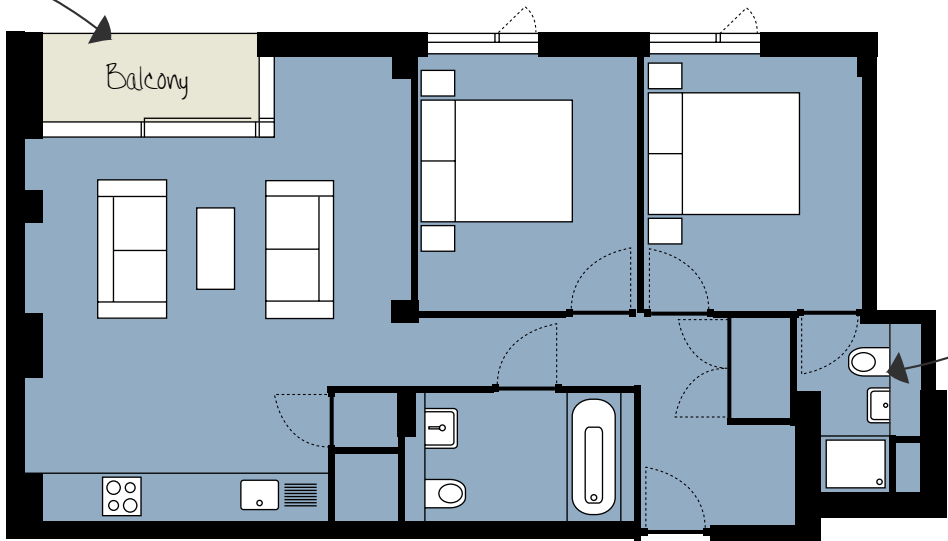
Two Bed Apartment Type D



Type D5 West facing with en-suite
Net internal 63sq m - 68.6sq m / 678sq ft - 738sq ft

En-suite shower room

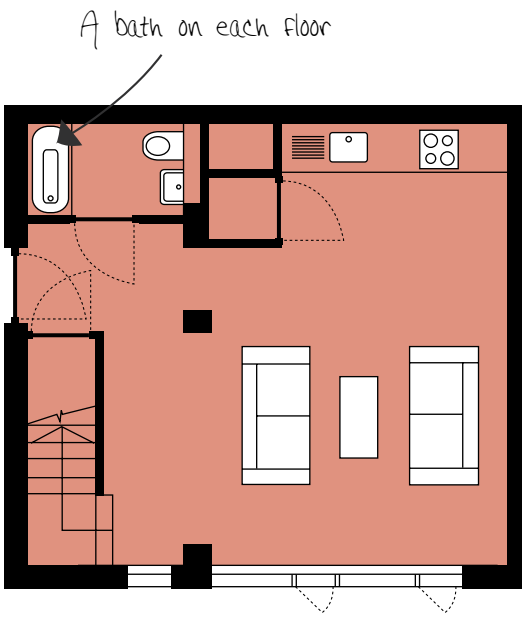
Enjoy sun in the evening from the balcony



Type D6 West facing with balcony and en-suite
Net internal 60.6sq m - 66.1sq m / 655sq ft - 711sq ft
External area 3sq m / 30sq ft

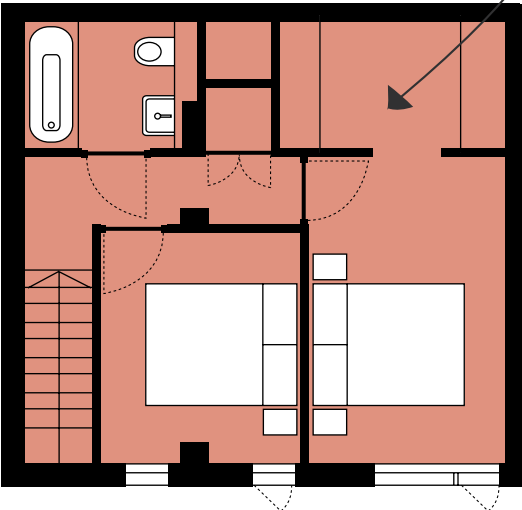
En-suite shower room

Duplex Apartment Type E



Level 1

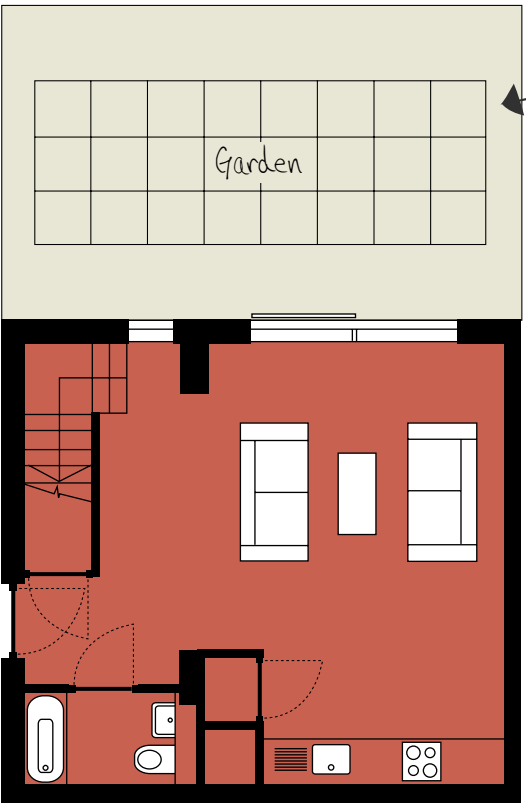
A bath on each floor



Level 2

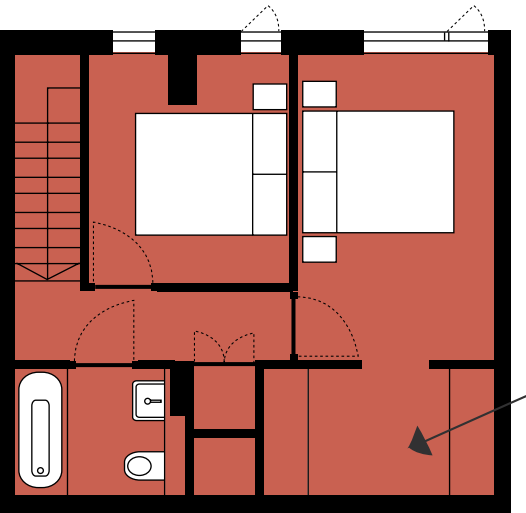
Type E West facing duplex
Net internal 74sq m / 796sq ft

Dressing area



Level 1

Sun in the morning



Level 2

Type E1 East facing duplex with garden
Net internal 74sq m / 796sq ft
External area 25sq m / 267sq ft

Dressing area

About US

Once upon a time we were hip young gunslingers, products of the post punk generation who wanted to change the world.

That was 20 years ago and whilst we've matured a bit we've still got the attitude that makes us stand out from the crowd.

We're interested in people, we're interested in buildings, we're interested in architecture and we're interested in cities - put all that 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

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

Urban Splash
Marketing Suite
G01 Saxton
The Avenue
Richmond Hill
Leeds, LS9 8HL

0333 666 6000
live@urbansplash.co.uk
www.urbansplash.co.uk

urbansplash



my4walls

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

My4walls - A government local HomeBuy agent and a one-stop shop for information and applications for low cost home ownership at Saxton.
www.my4walls.co.uk



Rotunda, Birmingham



Park Hill, Sheffield



Albert Mill, Manchester



Longlands, Stalybridge



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).

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

7. **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 - we pay this administration charge 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-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. For further details contact a member of the residential team. April 2011

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Saxton Leeds

0333 666 6000

www.urbansplash.co.uk