



THE  
**HERITAGE**  
DEVELOPMENT

Clarence Mill



# CONTEMPORARY LIVING WITH HERITAGE

*The HERITAGE Development; an exciting conversion project within the iconic Clarence Mill in Bollington. Nineteen luxuriously spacious, 2 bedroom apartments offer superb modern living spaces, whilst respecting the heritage of the timeless architecture in which they are set.*



Clarence Mill was first developed for residential purposes several years ago. The latest project, the Heritage Development, has been conceived and constructed by local developer, Broadsand Homes to exacting standards and comes with a 10 year build warranty.



The aim for each apartment has been to offer spacious, well-proportioned living accommodation, which is not only beautiful to behold but also practical to live in. Features such as the large utility room, in addition to the separate store room and additional storage areas, are all too rarely found in this type of accommodation. Respect for the past combined with a drive to reshape the future make this development truly unique.



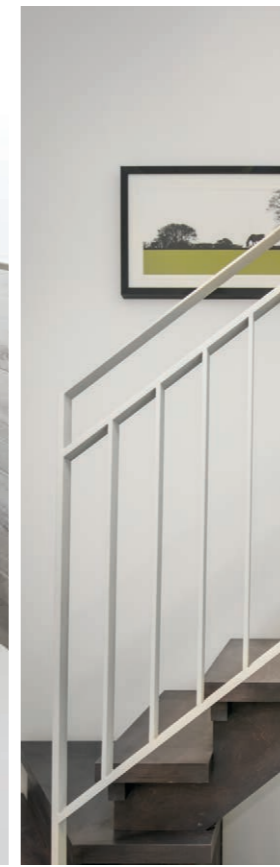
“STYLE IS A WAY TO SAY WHO YOU ARE WITHOUT HAVING TO SPEAK.”

— RACHEL ZOE



Kitchens come with an exceptionally high specification, with built in oven, microwave, hob, large fridge, separate large freezer and dishwasher, all built into the German-made, high gloss Schuller units with slim-line stone worktops.





**THE APARTMENTS**

Most of the apartments have a separate bathroom plus an ensuite shower room in the master bedroom, where generous shower cubicles, spacious vanity units and contemporary countertop basins continue the theme.

Dark stained birch-ply staircases, with open treads and co-ordinated metal handrail, lend a modern, high quality finish to the hall and landing. Wire suspended lighting in the living area plus recessed LED feature lighting within the hallway complete the luxurious ambience.

Exemplary architectural design takes advantage of the extended ceiling height and capitalises on the double width, double window living areas to form stunning, light, airy spaces. The bedroom on the mezzanine floor has been designed so as not to compromise the living accommodation beneath, and its 'floor to ceiling' glass wall provides privacy as well as natural light to an internal space. The key heritage elements of vaulted arched ceilings, cast iron columns and original exposed brick, have been carefully retained and combined with the best in contemporary design.



# A LUXURIANT SETTING

*Bollington's rich milling heritage is in evidence throughout the town, where pretty winding streets are home to traditional stone cottages, a collection of village shops and plenty of local pubs and restaurants.*



Nestling in the foothills of the Pennines above the Cheshire Plain and adjacent to the Peak District National Park, the area offers stunning walks in the surrounding hills or along the converted railway track, the Middlewood Way, as well as along the canal path which is readily accessible via the footbridge right next to the Mill itself. Cycling, walking and boating are all on offer here and with notable Golf clubs in Prestbury and Macclesfield, as well as health and leisure facilities at the nearby Tytherington Club and Shrigley Hall Hotel, there's plenty to fill your leisure time.



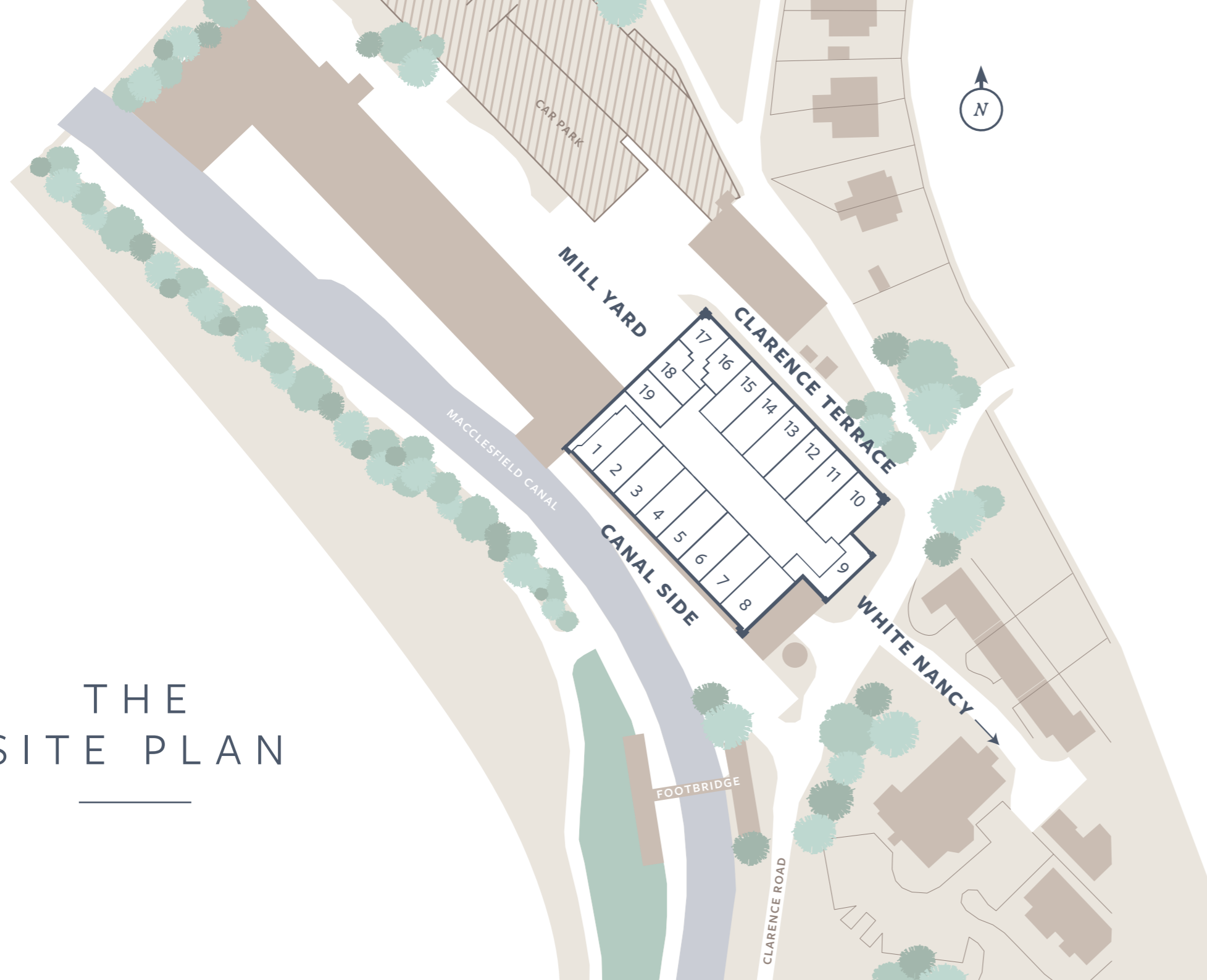
“THE SECRET OF LIFE IS ENJOYING THE PASSAGE OF TIME.”

— JAMES TAYLOR

And there's no shortage of fabulous shopping, as well as fashionable wine bars and eateries in nearby Wilmslow and Alderley Edge. The vibrant community in Bollington, known locally as 'Happy Valley', provides an abundance of music, dramatics and arts groups to get involved in, right on your door step.



# THE SITE PLAN



## LOCALITY

# CONNECTIONS

*For the commuter, Bollington is well placed for Manchester City Centre, as well as being within easy reach of a number of key destinations:*

### BY CAR

- MANCHESTER CITY CENTRE**  
19 miles / 42min
- MACCLESFIELD**  
4 miles / 11min
- STOCKPORT**  
10 miles / 27min
- WILMSLOW**  
8 miles / 20min
- ALDERLEY EDGE**  
7 miles / 20min
- PRESTBURY**  
3 miles / 9min
- MANCHESTER AIRPORT**  
11 miles / 28min

### BY TRAIN

FROM MACCLESFIELD STATION

- MANCHESTER CITY CENTRE**  
19 miles / 23min
- STOCKPORT**  
10 miles / 11min
- LONDON**  
192 miles / 1 hour 44min

Less than 5 miles away, Macclesfield Station provides fast and frequent mainline rail links to Manchester, surrounding business centres and London.

# SPECIFICATION

## KITCHEN

- Schuller high gloss lacquered units
- Contemporary slim-line quartz work surfaces\*
- One and a half bowl undermounted sink with single lever monoblock mixer tap\*
- Neff built in canopy extractor hood with lighting
- Neff Circotherm integrated multi function oven
- Neff integrated multi programme microwave
- Neff multi touch control 4 zone induction hob
- Neff integrated dishwasher
- Caple auto defrost integrated larder fridge\*
- Caple integrated larder freezer\*

## UTILITY ROOM

- Schuller high gloss lacquered units
- Single bowl sink with single lever monoblock mixer tap
- Plumbed in connections ready for purchaser's own washer/dryer

## BATHROOM & ENSUITE

- Duravit Sanitary Ware
- Contemporary large vanity unit with countertop washbasin
- Built in bath with thermostatic bath and shower mixer and glass screen (Bathrooms)
- Walk-in Shower Cubicle with Hansgrohe thermostatic shower (Ensuites/Shower rooms)

## FLOORING

- Contemporary wood effect tiling to Kitchen and Dining area, Utility Room, Bathroom, Ensuite and Store Room

## SECURITY, WARRANTY & COMMUNAL AREAS

- External lighting
- Concierge at main reception
- Elegant Heritage Development lobby
- Audio entry system
- 10 year Home Buyers' Build Warranty

## ELECTRICAL & HEATING

- Cat 5 connected
- Sky TV satellite connection ready
- TV aerial connections in living area and bedrooms
- Low energy lighting
- Dimplex Quantum heating system combined with high efficiency electric hot water cylinders – see box

## DIMPLEX QUANTUM HEATING SYSTEM

Apartments in the Heritage Development are installed with the ultra efficient Quantum heating system which should generate **savings of approximately £1,000 a year\***.

Reproduced below are details from Dimplex UK about this award winning, state of the art system:

The Dimplex Quantum heater is the world's most advanced electric space heater. It uses low-cost, off-peak energy, making it the most economical electric heating system on the market today.

- Uses off-peak tariffs for low running costs
- Ultra quiet fan-assisted output with rapid heat-up time
- Up to 47% cheaper to run than an electric convector or radiator system
- Heat is always available, even with unexpected demand
- Easy-to-use, LCD display
- Compact, contemporary design

\* Apartments 16, 17 and 19 have:

Contemporary slim line laminate work surfaces.

One or one and a half bowl worktop mounted sink with single level monoblock mixer tap.

Caple auto defrost under worktop integrated fridge.

Caple auto defrost under worktop integrated freezer.

\* Against standard electrical central heating. Calculated from data from the Office of National Statistics and Ofgem. For an average home of approximately 110 sqm. (Apartments in the Heritage Development range from 76 sqm to 131 sqm, with most being 116 sqm).



# IMPORTANT INFORMATION

## IS THERE A SHOW APARTMENT?

We've created a Show Apartment, featured in this brochure, to convey what it could be like to live in one of the beautiful apartments within the Heritage Development.

As you might expect, the following items within the Show Apartment are not included as standard:

- Furniture, soft furnishings and linens;
- Decorative and other accessories;
- Master Bedroom pendant light fitting;
- Master Bedroom fitted wardrobes;
- Entrance Hall pendant light fitting;
- Carpeting;
- Blinds.

In all other respects the Show Apartment is representative of the standard of finish you can expect from the other apartments for sale in the Heritage Development. We hope you enjoy the experience of visiting it.

## WHAT ABOUT PRIVACY AND LIGHT CONTROL?

For a dwelling with internal windows, we understand that light and privacy are important considerations.

We've fitted Affinity Duette Blinds in the Show Apartment to illustrate one of the window treatment options available. These blinds, as well as many other alternatives, can be obtained from Fabrics of Chester in Prestwich.

Affinity Duette blinds are available in varying degrees of translucence from sheer and semi opaque, to 'black out', should you wish for the highest degree of privacy and light control.

They're also available in a range of colours, textures and pleat depth, to give you an extensive choice of window treatment.

## WHAT ABOUT WINDOW CLEANING?

We can provide details of a number of local window cleaning firms who would be happy to clean the internal windows. They have suggested that cleaning once every three to four months should be more than adequate for internal windows. The cleaning process can be undertaken on a 'dry' basis without the need for water equipment.

The external windows are cleaned as part of the ongoing upkeep and maintenance provided by the management company.

## WHAT TENURE ARE THE APARTMENTS SOLD WITH?

The apartments in the Heritage Development will be sold with a 999 year Leasehold title.

Leaseholds are the usual practice for apartments and, importantly, they facilitate mutual rights between occupants of shared buildings, such as this.

There's been much in the media recently about ensuring that Leasehold terms are fair for householders. The Nationwide Building Society has been the first major lender to stipulate 'fair' Leasehold terms in order to protect its borrowers.

We're pleased to follow the Nationwide's lead in this respect. In fact, the Leasehold terms which we provide for the Heritage Development are more favourable to owners than even the terms required by the Nationwide. We offer:

- a long 999 year lease
- ground rent starting at £150 a year
- ground rent increase linked to RPI, only every 10 years

Here's a simple comparison:

|                            | The Nationwide Building Society's requirements      | The Heritage Development  |
|----------------------------|---|---|
| Period of Lease            | No less than 125 years                              | 999 years   |
| Ground Rent starting value | No more than 0.1 % per year of the property's value | £150 per year (which is less than 0.1%)*                                  |
| Ground Rent increases      | Increases only linked to Retail Price Index         | Increase only linked to Retail Price Index – and then only every 10 years |

## HOW IS THE BUILDING MANAGED?

The residents of Clarence Mill benefit from a well established Residents' Association, which provides its own Residential Site Manager as well as commissioning the services of a professional Property Management Company.

The Service Charge is calculated for existing residents as a fair proportion of the Budget for the year and is based on the size of each apartment. This will be the same for owners of apartments in the Heritage Development.

The Budget process and the annual Service Charge for the next financial year have not yet been finalised. However, the Service Charge for the current year for a typical apartment was approximately £1,600 per annum, which we expect to be reasonably indicative of the charges for the coming year.

## IS THERE A CAR PARK?

Each apartment within the Heritage Development is sold with the right to use one space within the multi storey car park – this space is provided on an exclusive, allocated basis.

In addition to the allocated space, owners will also be permitted, along with other residents, to utilise the multi storey car park on a shared basis in line with the car park rules from time to time.

\*£145 for Apartment 16 (being 0.1%)

**Disclaimer:** Every care has been taken in the production of the information contained in this brochure and the loose leaf attachments ("the Brochure"). The details provided are however indicative only and should not be relied on as an exact description. Nothing in the Brochure constitutes an offer, a representation, a contract term or a warranty. All dimensions are approximate, taken from the widest point and may differ slightly between apartments of the same type. Dimensions and details are provided without any liability to any prospective or actual purchaser. Features described may vary from time to time and differ from those shown.





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A BROADSAND HOMES DEVELOPMENT