



85 loft style
apartments

THE DEVELOPMENT

Spinning Mill is a striking Grade II former textile mill located on the banks of the Rochdale Canal, to the north east of Manchester city centre.

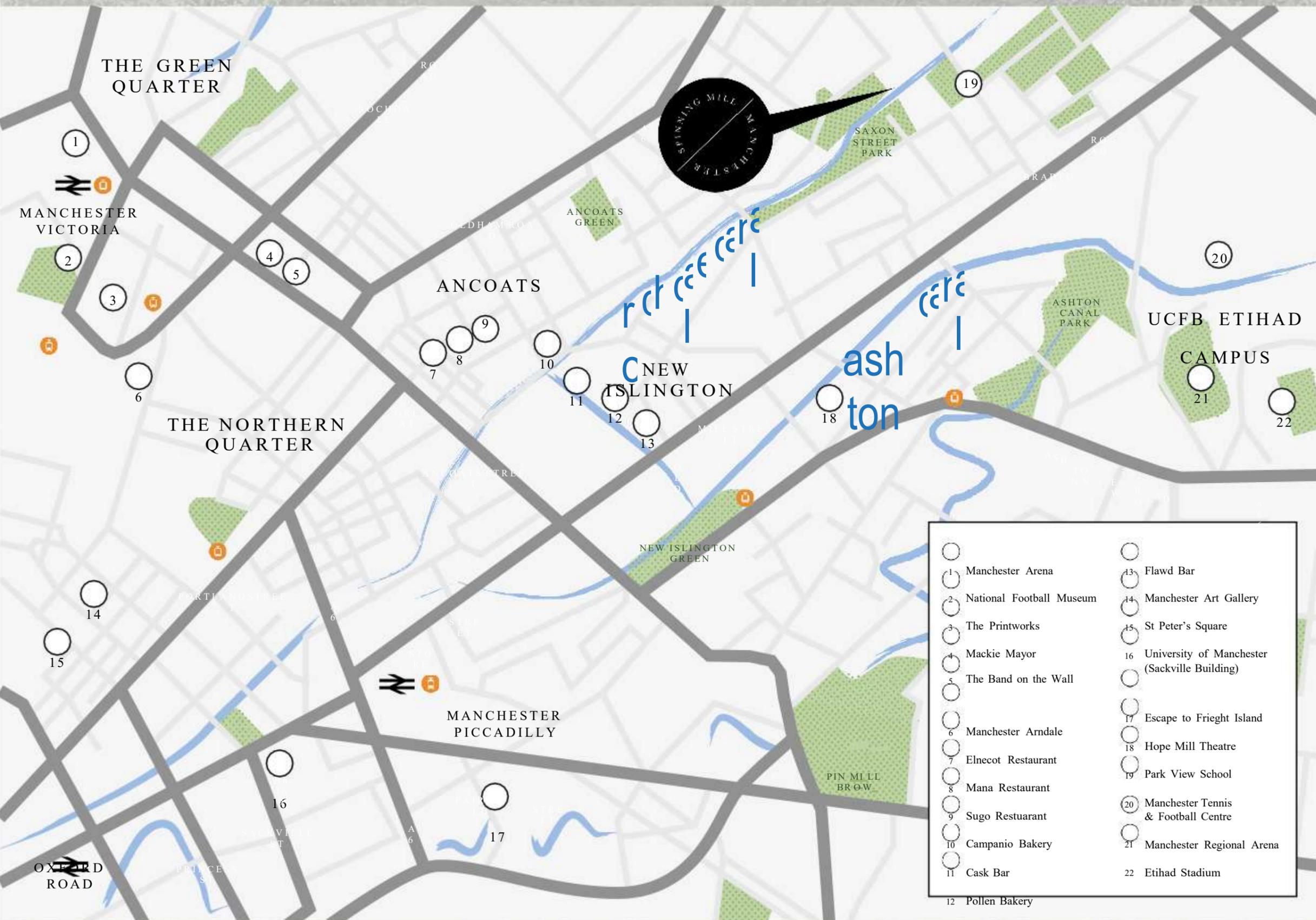
Designed by prominent Bolton architect George Woodhouse, its bold six-storey red-brick façade and towering chimney has dominated the local skyline for over one and a half centuries.

Although textile production ceased in the 1960's, the mill now offers luxurious one and two bedroom apartments, which have been created for professionals keen to benefit from easy access to the city centre for work and pleasure.

From each apartment window, the Mill's panoramic views across the city and surrounding suburbs can be fully appreciated.

It's an exciting landscape and one that continues to evolve as significant public and private investment funds the formation of new communities, amenities, attractions and opportunity.





THE LOCATION

Spinning Mill sits in the heart of the thriving East Manchester area of regeneration. Since the early 2000's, the area has been the recipient of several billion pounds of public and private investment that has created new places to live, work, shop, dine

out and be entertained.

Spearheading this metamorphosis was the construction of SportCity for the 2002 Commonwealth Games. Located just over a mile from the Mill, it's home to the largest concentration of major sporting venues in Europe, including the National Cycling Centre, Manchester Regional Arena and Manchester City FC's Etihad Stadium and Campus.

Residents of Spinning Mill have the benefit of world-class facilities, attractions, shops and employment opportunities within walking distance of their

front door as well as the wealth of excitement and opportunity in the city centre, just a short tram commute from nearby Holt Town Metrolink.

- | | |
|----------------------------|--|
| 1 Manchester Arena | 13 Flawd Bar |
| 2 National Football Museum | 14 Manchester Art Gallery |
| 3 The Printworks | 15 St Peter's Square |
| 4 Mackie Mayor | 16 University of Manchester (Sackville Building) |
| 5 The Band on the Wall | 17 Escape to Frieght Island |
| 6 Manchester Arndale | 18 Hope Mill Theatre |
| 7 Elnecot Restaurant | 19 Park View School |
| 8 Mana Restaurant | 20 Manchester Tennis & Football Centre |
| 9 Sugo Restuarant | 21 Manchester Regional Arena |
| 10 Campanio Bakery | 22 Etihad Stadium |
| 11 Cask Bar | |
| 12 Pollen Bakery | |



2.75M
THE POPULATION
OF THE CITY

THE WORKING
AGE POPULATION
IS JUST UNDER
1.8 MILLION



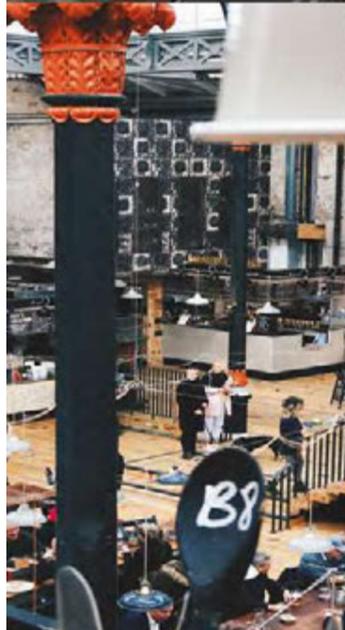
**3RD BEST
CITY
IN THE
WORLD**

ACCORDING
TO TIME OUT
MAGAZINE
(SEPTEMBER 2021)
ranked behind San Francisco
and Amsterdam. 26,000
people voted, judging a city
for its nightlife, restaurants,
cultural highlights, sense of
community, environmental
initiatives and general
friendliness.

4.4%
RENT INCREASE
in the North West over the
last year, with a further
13.1% projected increase
by 2025 (JLL Residential
Forecast 2021)

**BEST
UK
CITY TO
LIVE**
Consistently
for 8 years
between
2011 - 2019
according to
the Global
Liveability
Survey

**£62.8
BILLION
(GVA)**
Manchester
represents the
largest UK city
regional economy
outside London



25%
A QUARTER OF
THE POPULATION
IS BETWEEN 20-29
YEARS OLD

100,000+
BIGGEST STUDENT
POPULATION
OUTSIDE LONDON

100,000+ students are at the city's
five main universities. 51% of its
Graduates remain in the city.

34
THE AVERAGE AGE
OF A FIRST-TIME
BUYER OUTSIDE
LONDON

So there is a continued, high
demand for rental property

112% INCREASE

The average price of a home in Manchester
increased by 112% between 2010 – 2020.

6.8 % INCREASE

Property values in Manchester are increasing by
6.8% y-on-y, over three times more than London

57% GROWTH

Manchester's property prices are expected to grow
by 57% by 2028, more than any other UK city.

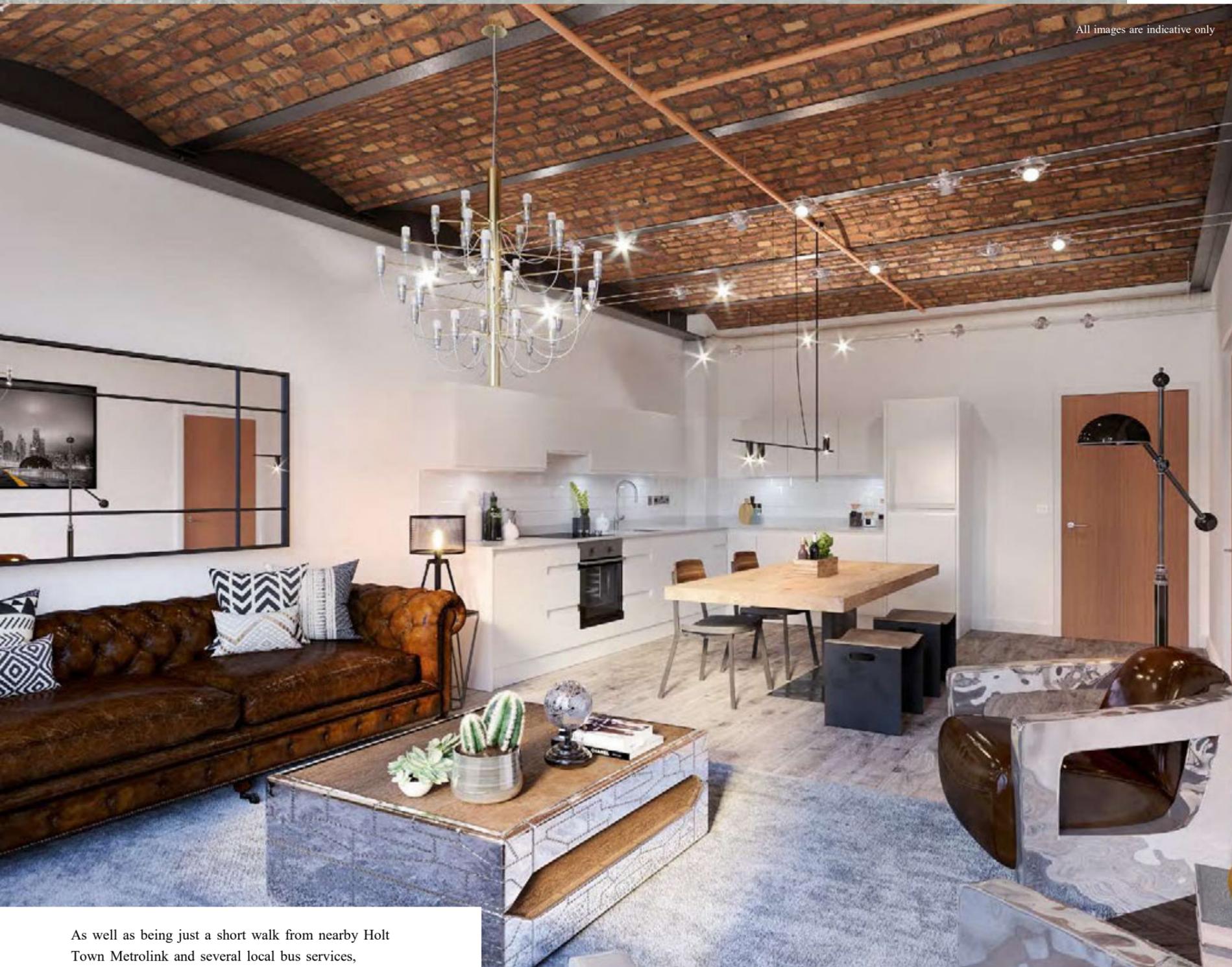


**UK'S TOP DIGITAL
TECH CITY 2020**

Manchester has over 10,000
digital and tech businesses,
from start-ups and SMEs to
global brands including Google,
Microsoft, IBM and Cisco - as well
as numerous homegrown unicorns
that IPO above \$1 billion.

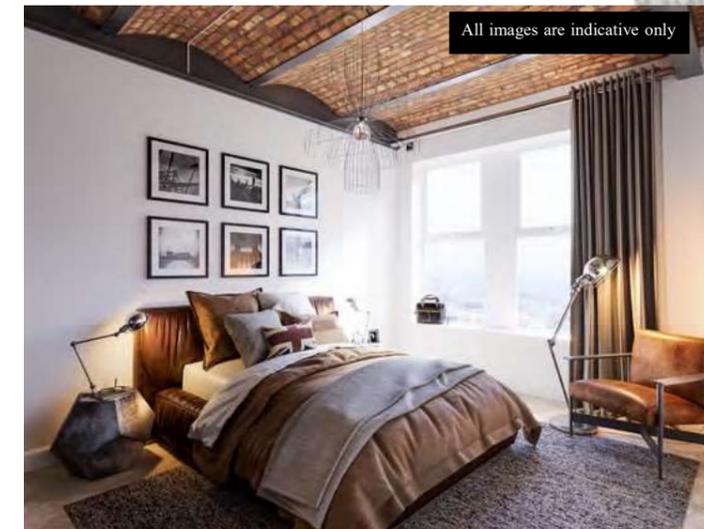


Source: www.investinmanchester.com/sectors/digital-and-technology, www.investinmanchester.com/why-manchester, www.worldpopulationreview.com/world-cities/manchester-population, www.affinityliving.com/manchester/best-city-to-live-in-the-uk-manchester, www.investinmanchester.com/why-manchester/talent, www.manchestereveningnews.co.uk/news/greater-manchester-news/manchester-one-youngest-places-britain-8115425, www.centreforcities.org/press/manchester-is-the-second-most-popular-city-for-new-graduates, www.investinmanchester.com/why-manchester/talent/universities, www.finder.com/uk/first-time-buyer-statistics, www.shareto-buy.com/news/property-value-increase-hotspots-uk, www.statista.com/statistics/422618/house-price-year-on-year-change-regional-cities-united-kingdom-uk, www.propertywire.com/news/uk/housing-market-growth-is-top-in-manchester-for-five-out-of-last-six-years-2, www.residential.jll.co.uk/insights/news/spring-2021-forecasts-our-property-predictions



All images are indicative only

As well as being just a short walk from nearby Holt Town Metrolink and several local bus services, Spinning Mill provides an external car park and access to the M60 ring road via the A62.



All images are indicative only



All images are indicative only



The industrial heritage of the mill is celebrated through the careful retention of its most interesting and unique architectural features. This includes the remains of a fascinating crane, which is suspended between the two Mill blocks and was used to hoist cargo from barges arriving on the canal.



All images are indicative only

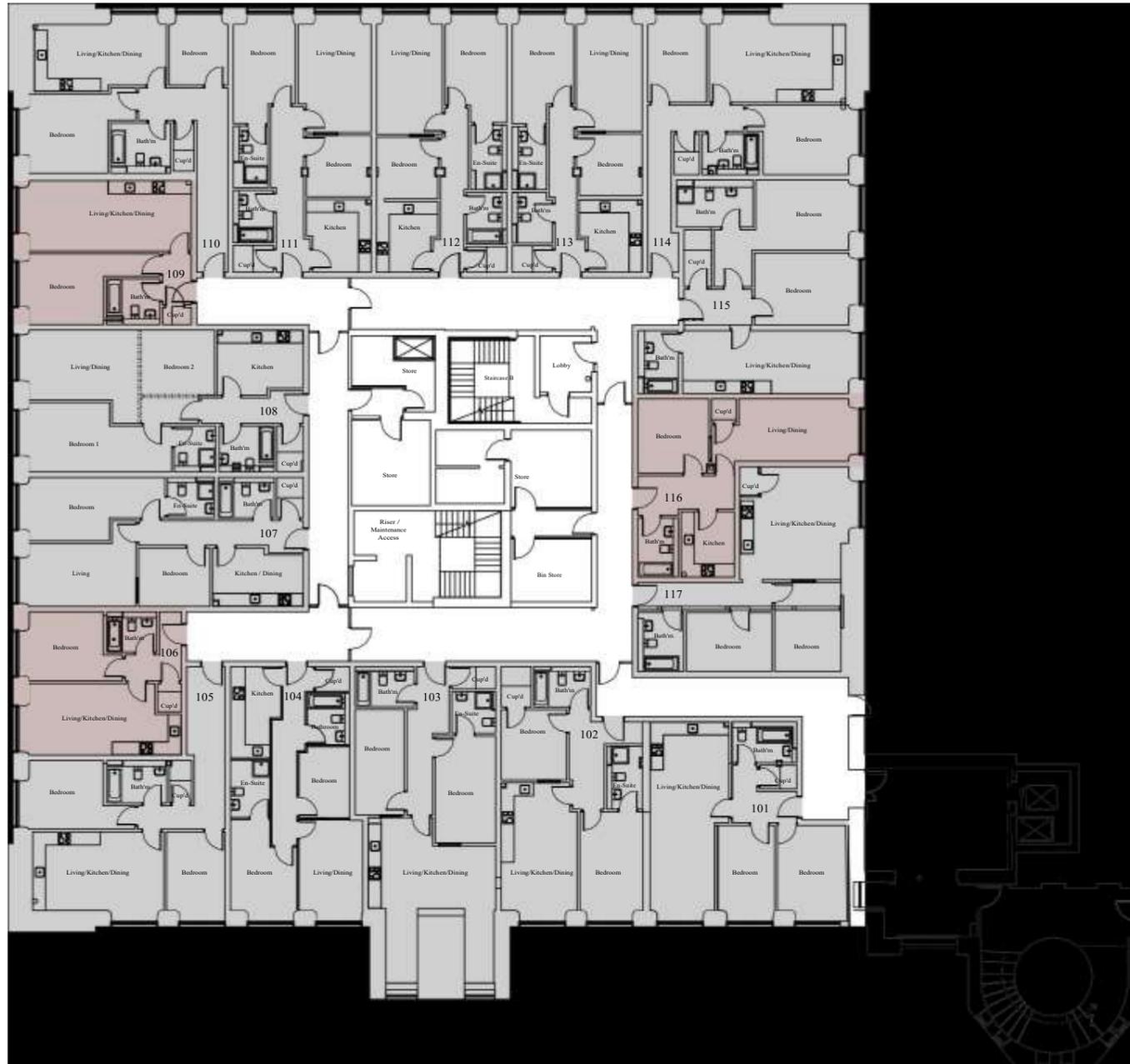
One of the Mill's most unique features is its towering chimney. Wrapping around this iconic centrepiece is the building's brick and stone circular stairwell, which has also been retained and restored for resident's use.



All images are indicative only

Wherever possible, authentic architectural features have been preserved within the apartments with new additions styled to complement the industrial theme, such as exposed electrical features.

THE FLOORPLANS

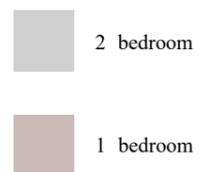


ONE BEDROOM APARTMENTS

There are 15 one bedroom apartments at Spinning Mill. Luxuriously finished, they provide stylish living accommodation tailored to modern lifestyles with a choice of either an open plan kitchen, living and dining area or separate kitchen and living space. There is also a spacious double bedroom and a modern bathroom.

TWO BEDROOM APARTMENTS

The 70 two-bedroom apartments available at Spinning Mill provide plenty of space for modern living. The Mill's large multi-paned windows channel natural light into the main open plan kitchen, dining and living area. There are two bedrooms, one of which is en suite, and a contemporary style main bathroom.

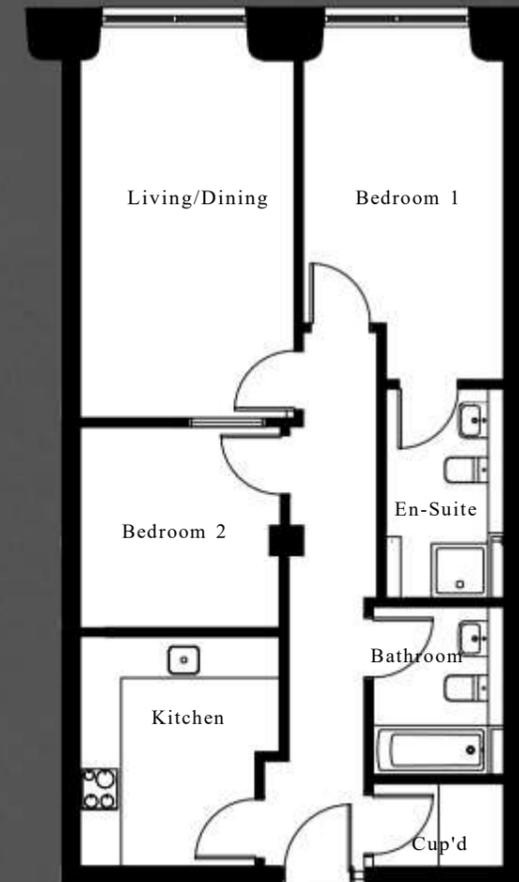


TYPICAL 1 BEDROOM APARTMENT



Apartment 109 - 528 sqft	
	sqft
Bathroom	52
Bedroom 1	161
Hallway	33
Kitchen & Living space	271
Store	11

TYPICAL 2 BEDROOM APARTMENT



Apartment 112 - 708sqft	
	sqft
Bathroom	46
Bedroom 1	139
Bedroom 2	86
Ensuite	48
Hallway	96
Kitchen	93
Lounge/ Dining	177
Store	23

THE SPECIFICATION

KITCHENS

Contemporary style white gloss handleless kitchens finished with 20mm 'White Flare' Quartz work surfaces into which is fitted a stainless steel undermount kitchen sink.

A range of integrated appliances are provided including a four-zone ceramic hob, extraction hood, single fan oven with grill, fridge-freezer and full-size dishwasher and washer/dryer.

BATHROOMS & EN SUITES

Each of the bathrooms and en suites incorporate the clean lines and sophistication of modern white sanitaryware. Bathroom suites comprise a bath with shower over, handbasin and wc whilst en suites benefit from a luxurious shower enclosure, wc and handbasin

Each of the bathrooms and en suites have been finished with stainless steel brassware and ceramic 'Metro' white gloss tiles to add a 'modern industrial' edge to the interiors.

FLOORING

Bathrooms and en suites incorporate durable vinyl flooring in an 'Ash Grey' colourway to complement the contemporary style suite.

The kitchen and living rooms have been finished with Amtico Spacia flooring in 'Credenza Oak', a high quality and versatile grey/brown grained effect flooring.

Bedrooms are fitted with luxurious cream/beige carpets providing a neutral backdrop to individual interior design choices.

DECORATION

All walls have been professionally decorated with emulsion in 'Brilliant White'.

INTERNALS DOORS

Internal doors are finished in a neutral oak veneer to complement the majority of individual interior design styles.

HEATING & LIGHTING

The apartments are fitted with contemporary style electric panel heaters.

Throughout each space has been provided a plentiful supply of recessed low voltage downlighters, equipped with long lasting energy-efficient LED lamps.

Plug sockets and switches are chrome finished.

SAFETY & SECURITY

The building entrance and exit doors are accessed via a residents' security fob. Each access also includes an intercom connected to each apartment.

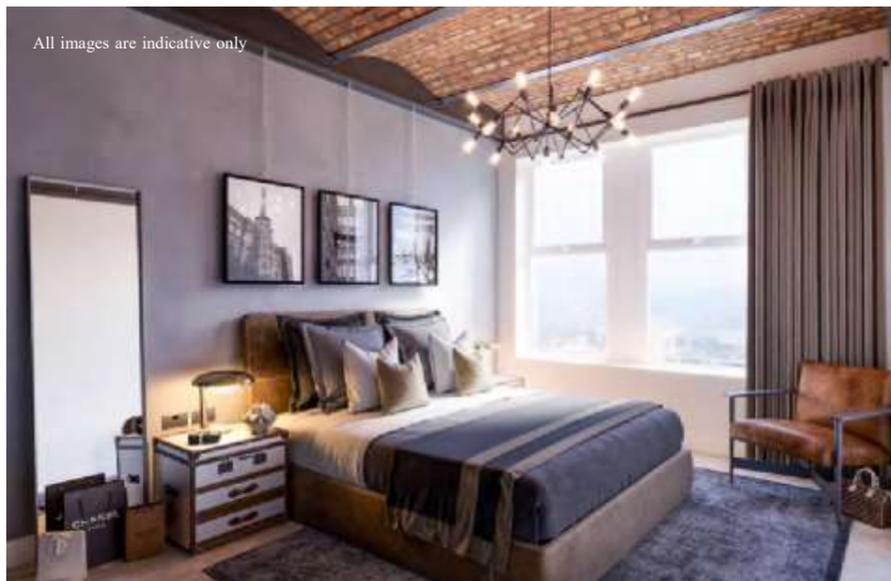
The residential areas are protected by external CCTV system, the feed from which is circulated to all apartments via an RF/TV distribution system and can be viewed on a television.

PARKING

The scheme provides an abundance of parking for both residents and visitors, compared with typical Central Manchester developments

WARRANTY

10 year warranty with AHCI.



All images are indicative only



All images are indicative only

Each of the bathrooms and en suites at Spinning Mill has been designed to provide spaces that are functional whilst also promoting rest and relaxation.



All images are indicative only



All images are indicative only

THE BUILD

Spinning Mill is in the hands of two of the most experienced and respected construction businesses in the UK providing stability, peace of mind and an assurance of quality craftsmanship.



Medlock was established in 2007 as a multi-sector main contractor specialising in projects with values of between £100k and £10m. Their portfolio includes complex refurbishments, fit outs and new build construction.

They have a proven track record of delivering outstanding performance, a reputation for 'best in class' service.

Medlock is an Employee Owned company built on the principles of passion, commitment, friendliness and company-wide team spirit. The company has a highly skilled 100-strong workforce and is Constructionline Gold and CHAS accredited. All projects are delivered in line with best practice standards ISO 9001 Quality Management, ISO 14001 Environmental Management and ISO 45001 Health & Safety.

Bristow

Bristow is an independent cost and management consultancy that brings over 85 years of expertise to the Spinning Mill project.

Harnessing deep cross-sector knowledge and experience, the team acts as trusted advisors providing essential, coherent and detailed project management, programme management and cost management services that are focused on commercial success.

Their core services draw upon the expertise, experience and knowledge they possess in the delivery of projects across key sectors, which ensures a personable and bespoke service.

Previous projects include new build residential housing, exemplary energy-efficient education facilities, high profile theatrical venues and the restoration and refurbishment of historical listed buildings.



All images are indicative only

FOR MORE INFORMATION, VISIT
PROPERTYPILLARSCLUB.COM



Global Sales & Distribution
Contact: Rayna Hunter
Email: Rayna.Hunter@LH1.London



Developer's Consultant
Contact: Ian Scott
Email: iscott@lsh.co.uk

Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the agent. Manchester images ©Marketing Manchester and Unsplash.

Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors.