

Sky-House.Co

Oughtibridge Mill.

Riverside living.

# This is Sky-House.Co Oughtibridge Mill



Old Mill Lane, Sheffield, S35 0DN

TM

Phase 02.



# Forty riverside homes with communal garden & food hall



Based on the 'Back-to-Back' housing concept and sell-out development at Waverley, Sky-House Co aims to create sensitively dense communities centred around communal gardens and open spaces for residents to enjoy. 'Sky-House' is derived from the houses unique roof gardens and bright, airy interiors.

Oughtibridge Mill is one of the most unique new development sites in the city of Sheffield and now an award-winning scheme after winning the Insider award for Residential Development of the Year (fewer than 50 homes) 2021 and Sustainable Development of the Year 2022. Sky-House Co also won 'The Planet Saver - Green Business of the Year' award at the Sheffield Business Awards 2022.

The expansive site sits along the banks of the River Don within the forested valley complete with riverside walk, parks and a new Food Hall within the Old Tissue Mill.

# Oughtibridge Valley: Urban living in a rural location



Popular due to its stunning location in the valley of the River Don, just 5 miles from Sheffield City Centre, Oughtibridge Village is located within the bounds of Bradfield civil parish.

Oughtibridge Mill is a superbly located development composed of the best of urban living but in a rural location. On the edge of the Peak District, you'll have fantastic pubs, a village shop and independent food retailers within walking distance, as well as acres of woodland on your doorstep for exploring. Oughtibridge Primary School, just a 6-minute drive away, has been rated 'Outstanding' by Ofsted.

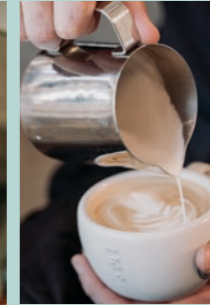
Sky-House Oughtibridge sits as part of a new development of 240 homes by David Wilson Homes creating one of the most sought after and desirable addresses in the Don Valley and North Sheffield.

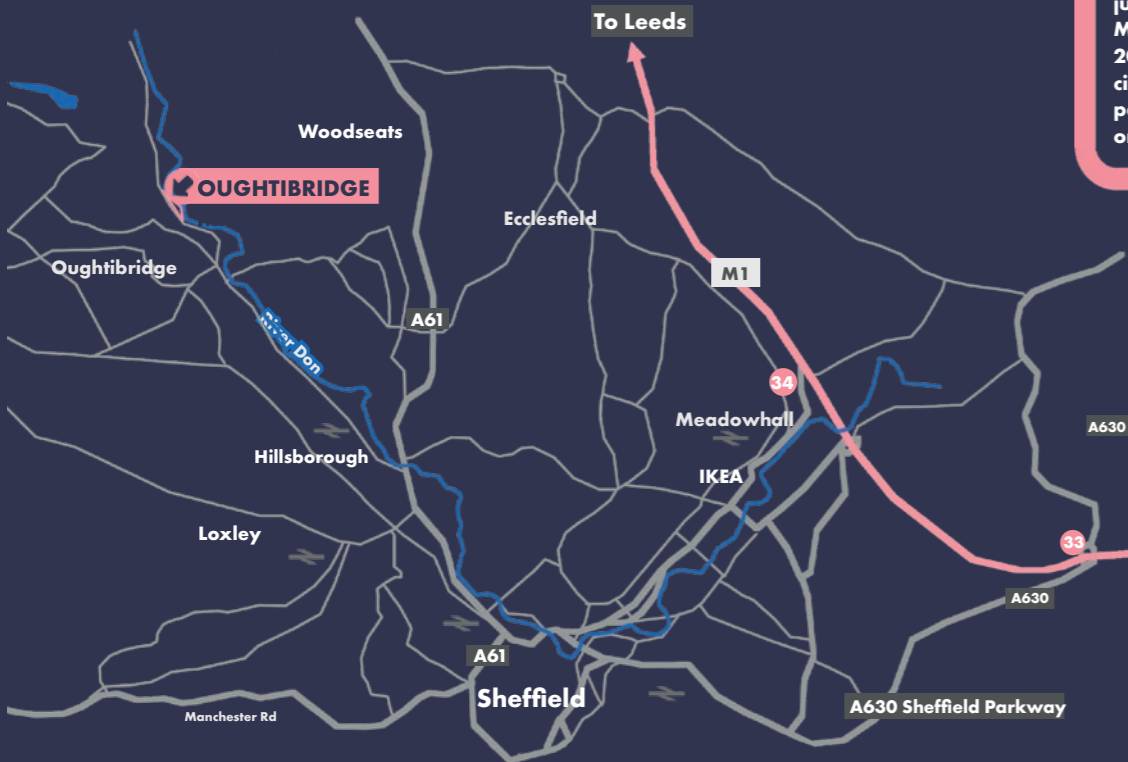
## Oughtibridge Mill.

Four blocks of houses line the river, separated by landscaped areas and pedestrian walkways. The development will include twenty-four next generation 3 bed Sky-Houses, six 3 bed end terraces and five 3 bed town houses each with a large ground floor balcony and river views. A new cottage and four apartments will occupy the Old Mill Cottages.

The Old Mill itself will become the centre piece of the development, restoring the Old Tissue Works into a vast industrial hall run by an independent food and drinks trader. The mill building will have a series of outdoor spaces overlooking the valley creating the perfect place to eat, drink and relax in one of Sheffield's most beautiful natural settings. Planned for opening in late 2023.

## Urban living.

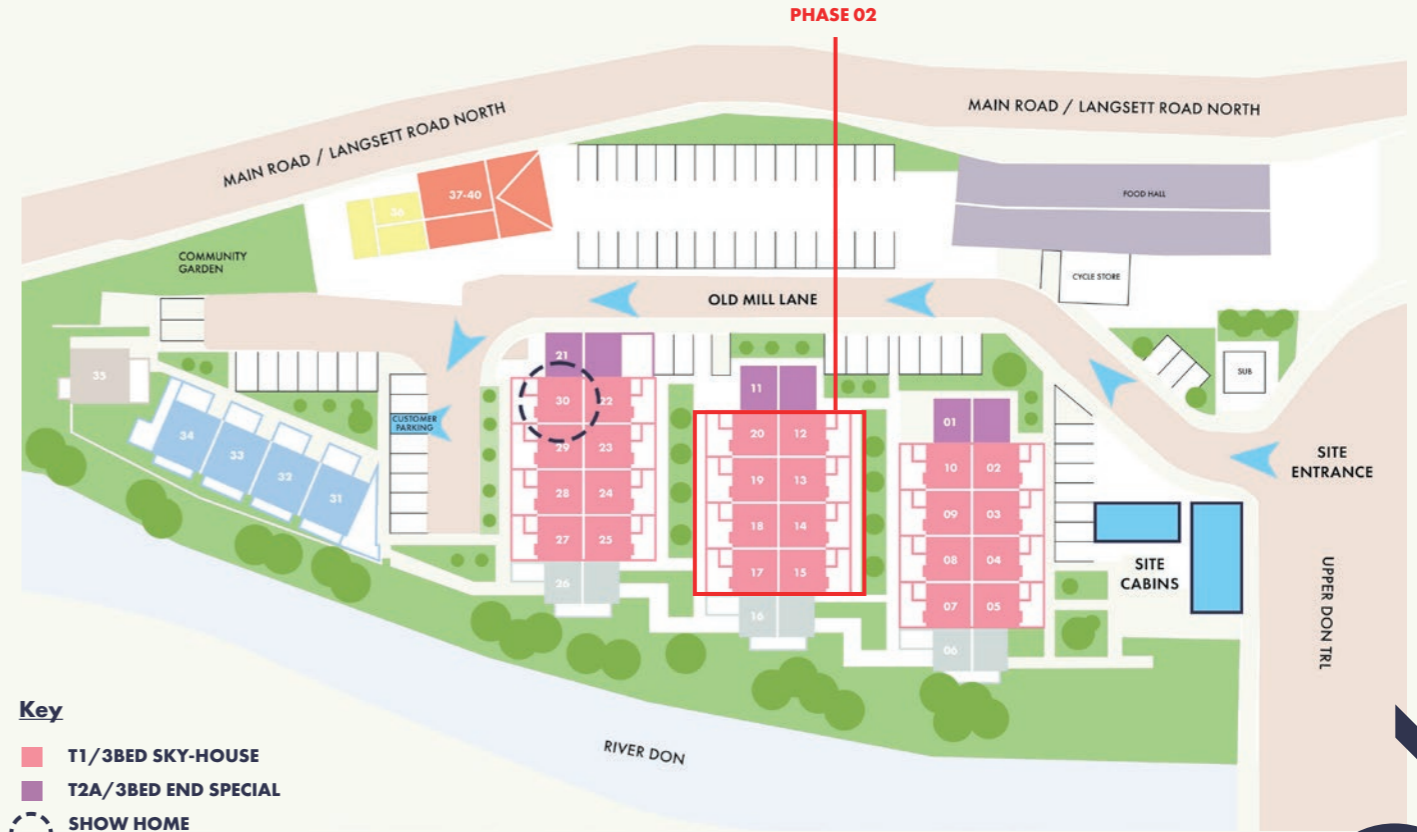




**A commuter's dream!**  
Oughtibridge is situated just a 13-minute drive from M1 J36 and is less than a 20-minute drive into Sheffield city centre. The Supertram park and ride scheme is also only a 6-minute drive away.

**Show Home Directions**

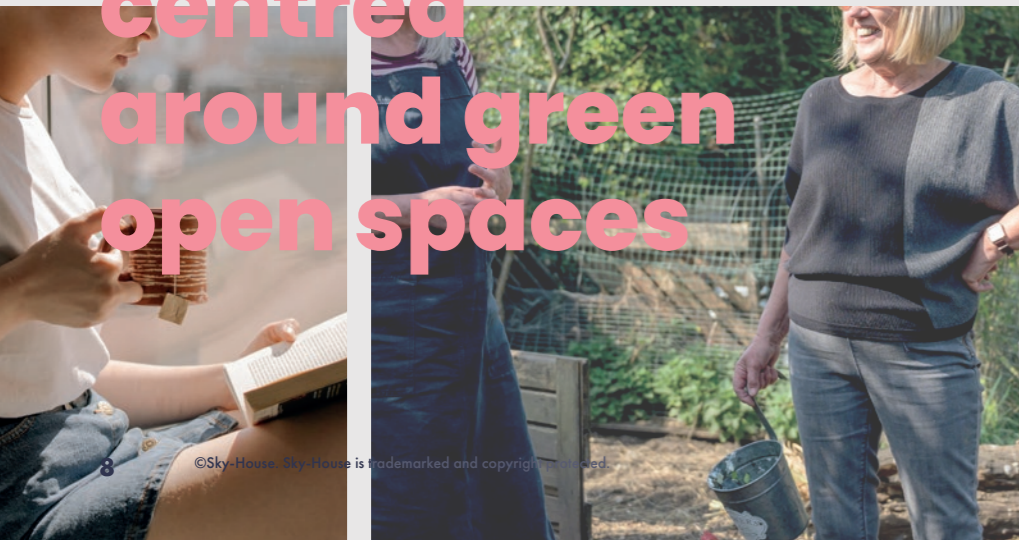
From Oughtibridge, head along Langsett Road North/Main Road (A6102) and you will pass the old mill building on your right. Take the first right turn by David Wilson signage onto Upper Don Trl. Follow the road round and before the bridge you will find the Sky House Co development on your right-hand side. Turn right here onto Old Mill Lane with our site cabins on your left. At the end of the road, a left turn will bring you to the designated parking bay on your right, highlighted on the map above. From Deepcar or Wharnciffe Side, follow the A6102 until you pass The Wharnciffe Arms on your left-hand side. Take the first left after the pub onto Upper Don Trl, before following the rest of the directions listed above. The show home is located at **Plot 30 / 59 Old Mill Lane, Sheffield, S35 0LB.**



**Key**

- T1/3BED SKY-HOUSE
- T2A/3BED END SPECIAL
- SHOW HOME

# Sensitively compact communities centred around green open spaces

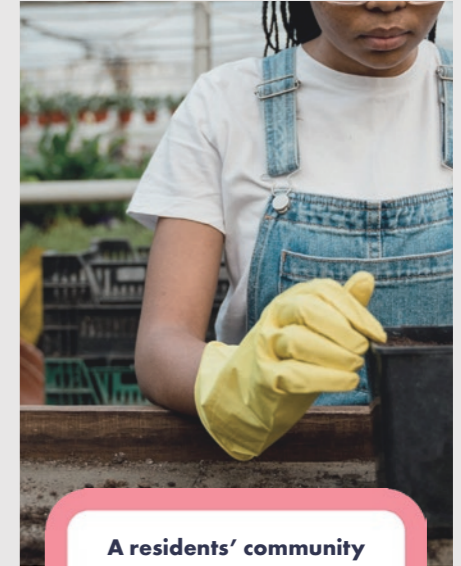


Sky House is an urban house for those who don't want to toil and labour with a garden. Our superbly located Oughtibridge Mill development is composed of the best of urban living in a stunning rural location.

Private external terraces provide a space to a natter with a friend or neighbour over a hot brew. Our signature Sky-Terrace's on the roof are perfect for al fresco entertaining with the odd BBQ.

The development will also boast a community garden with views across the development and River Don. The shared space provides a place to connect with your community whilst supporting natural habitats and ecosystems.

## Oughtibridge Mill.



A residents' community garden with views across the river, providing a space to connect with your neighbours whilst supporting local ecosystems



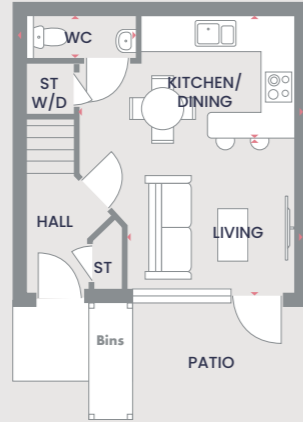
*\*All plans shown are for illustrative purposes only. Exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on the specification. Sky-House.Co reserves the right to alter specifications without notice.*

# House Type 01

## 3BED SKY-HOUSE

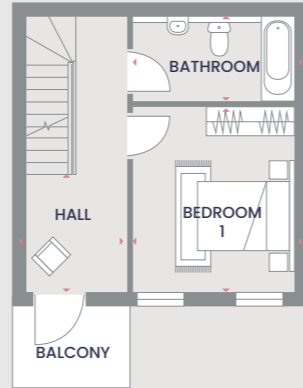
93SQ.M/  
1,001SQ.FT

Three bedroom back-to-back terrace featuring first floor balcony, large master bedroom and private roof garden.



### Ground Floor

Living	3200 x 3000 mm
Kitchen/Dining	4200 x 2400 mm
WC	1900 x 900 mm



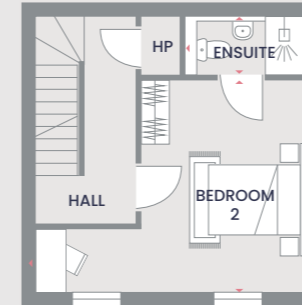
### First Floor

Hall	2000 x 2100 mm
Bathroom	3100 x 1700 mm
Bedroom 1	3100 x 3400 mm
Balcony	2100 x 1500 mm

### Key

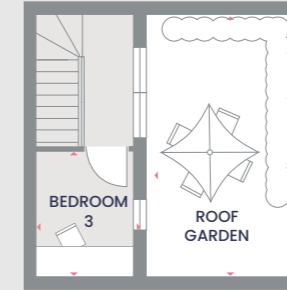
- ST Store
- HP MEV Heat Pump
- W/D Washer/dryer space
- ◀▶ Dimension location

## Oughtibridge Mill.



### Second Floor

Ensuite	2100 x 700 mm
Bedroom 2	5200 x 3900 mm



### Third Floor

Bedroom 3	2000 x 2100 mm
Roof Garden	2900 x 5200 mm



# House Type 02A

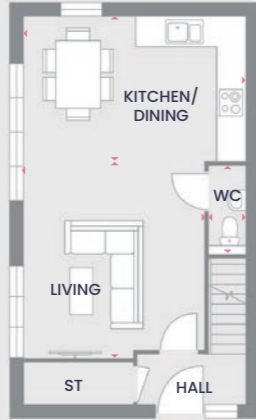
## 3BED END-TERRACE

110SQ.M/  
1,184SQ.FT

Three bedroom end terrace benefiting from two ensuite bedrooms, dual aspect living and two dedicated parking bays.

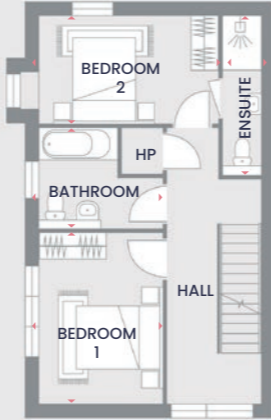
### Key

- ST Store
- HP MEV Heat Pump
- W/D Washer/dryer space
- ◀▶ Dimension location



### Ground Floor

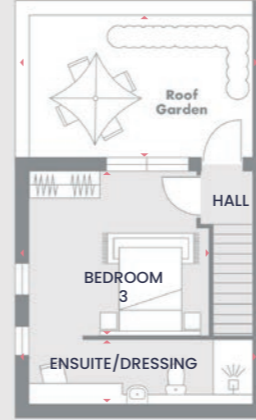
Living	3900 x 3200 mm
Kitchen/Dining	4850 x 4300 mm
WC	950 x 1750 mm



### First Floor

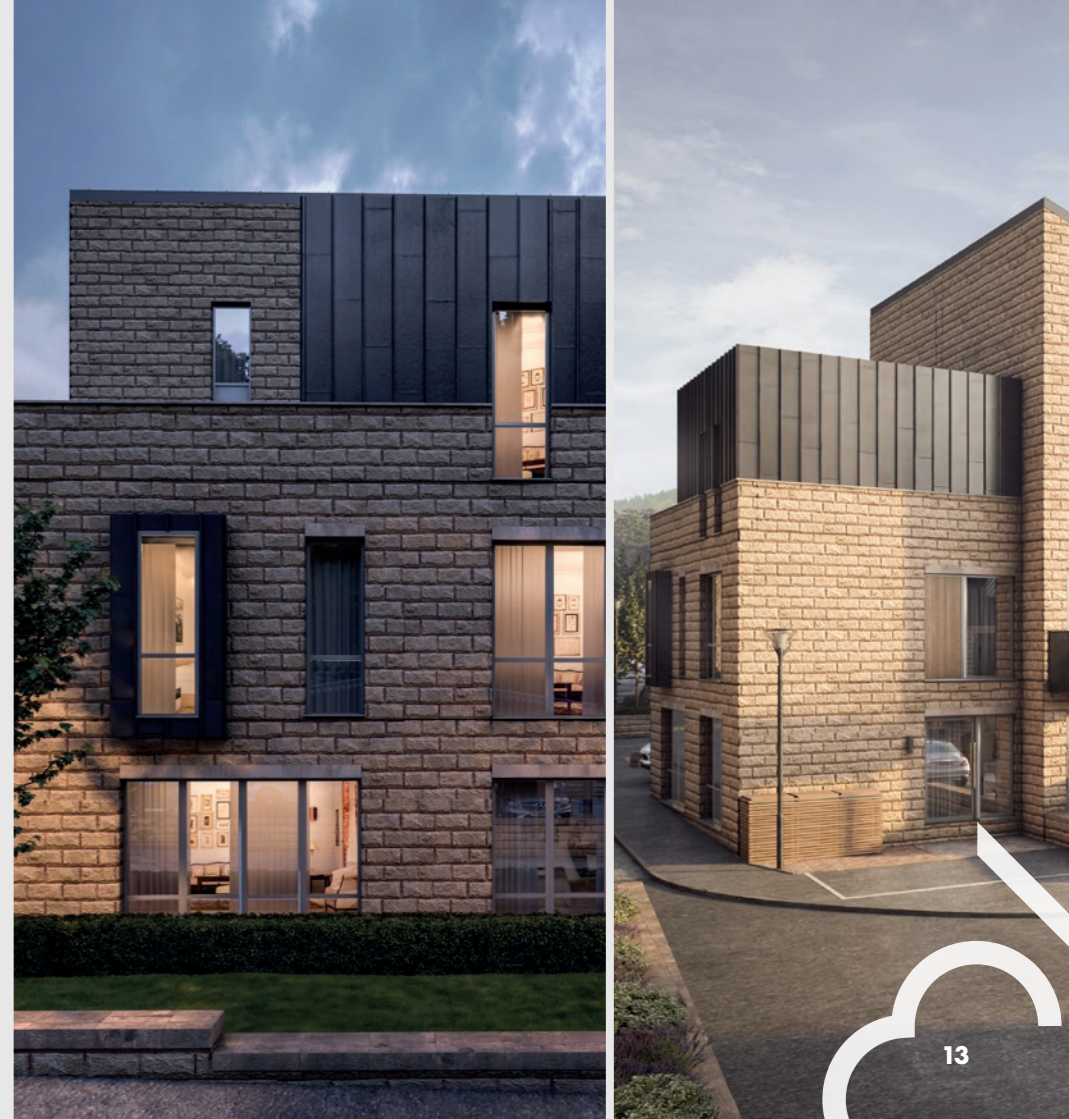
Bathroom	2200 x 2700 mm
Bedroom 1	2700 x 3700 mm
Ensuite	900 x 3300 mm
Bedroom 2	3900 x 2400 mm

## Oughtibridge Mill.



### Second Floor

Bedroom 3	3800 x 3600 mm
Ensuite/Dressing	4900 x 1400 mm
Roof Garden	4900 x 3000 mm



# Modern homes with a focus on Sustainable living



**Our Sky-Houses take reference from the regions industrial past with saw-toothed roofs in a contemporary style, complemented by bright, airy interiors.**

**Our in-house designers have created a high quality specification as standard with a focus on quality and sustainability. Depending on when you reserve, you may have the option to personalise your home with upgrades and extras for added comfort.**

**Complete with minimal handle-less kitchens and sleek worktops, each kitchen comes with integrated appliances as standard, including electric hob, oven, fridge freezer and dishwasher.**

**Contemporary bathrooms benefit from large-format porcelain tiles with chrome fittings and heated towel rails. A range of flooring options are also available in a range of styles.**

**If you'd like to know more about available options and extras, please speak to our Sales Team!**

*Specifications and options may be subject to change depending on house types, suppliers and build stage on reservation. Please contact the sales team for more information.*

## Features.

### Interior

- White painted walls throughout
- White satin finish to woodwork
- Contemporary white ladder-style doors
- Brushed chrome door furniture
- Full-height external doors and windows
- White recessed spotlights
- Electric sockets in white (selected USB ports)

### Eco/Tech

- App-controlled/wifi electric panel heaters
- Indoor heat pump & heat exchange for hot water
- Solar panels on roof (in selected house types)
- EV charging capabilities to private parking space
- TV points in living and bedroom(s)
- Telecoms connection

### Kitchen

- Minimal-style designer kitchen with soft-close cabinets and drawers
- High quality worktop with matching splashback
- Integrated oven, fridge-freezer and dishwasher
- Electric hob and cooker hood
- Washing machine plumbing point
- Stainless steel sink and drainer with mixer tap in chrome

### Bathrooms

- Contemporary white bathroom suite
- Shower fixtures in chrome over bath in main bathroom
- Overhead shower with low-profile shower tray
- Sliding shower screen
- Full height porcelain tiling to bath and shower enclosure
- Electric towel heaters in chrome
- Ground floor WC and wash-hand basin with splashback

### Exterior

- Highly efficient double glazing
- External up/down light(s)
- External tap and double socket
- External planting/turf (varies in house types)
- Balcony/roof top with composite decking
- Timber-clad bin enclosure



# Carbon neutral in construction with eco technologies in every home



Oughtibridge Mill.



**Zero gas.**

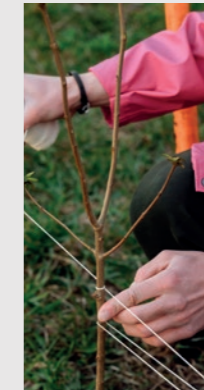
**EV Charging.**

**App-enabled heating.**

**Solar.**

Our Sky-House's are naturally efficient by design, effectively retaining heat and reducing monthly running costs. The average household omits 2.7 tonnes of CO<sub>2</sub> every year through heating. However, our zero gas homes have the ability to be powered with 100% renewable energy.

A KERS indoor heat pump recycles waste energy from within the home and converts it to low-cost renewable hot water for your home. For every 1kW of energy consumed, the KERS system can produce up to 4.5kW of thermal energy.



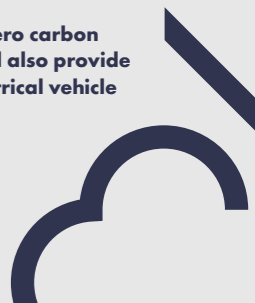
Our Sky-Houses also benefit from passive cooling by drawing cool air in from the ground, allowing hot air to rise and exit through the roof terrace. Our homes also include solar panels to the roof where possible, providing residents with a source of clean, renewable energy (battery not included).

Landscaped areas and a public open space will provide ideal habitats for pollinating insects and an oasis for residents to relax and interact.

The development will be carbon neutral in construction. Up to 80 tonnes of CO<sub>2</sub> per home is omitted during the construction of all new build homes. We have offset these carbon emissions on the development by supporting projects across the UK and overseas, including planting 400 trees locally – 10 trees for each home we have built.

As part of our commitment to zero carbon emissions, the development will also provide each property access to an electrical vehicle charging point, as standard.

Sustainable living.



Sky-House.Co

Oughtibridge Mill.

Urban living.

**Please get in touch with our Sales Team to find out more!**



0114 2991666



sales@sky-house.co



sky-house.co



@skyhouseco



**Sky-House**  
**.Co**

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