



THE OLD DAIRY

— *Knutsford • Cheshire* —

— *Pastures new* —

NEXT

FOR MORE INFORMATION
VISIT: www.modernuniquedevelopments.com
CALL US ON: **01565 621 275**

Welcome to
THE OLD DAIRY
Pastures new

Originally known as Parkgate Farm, the 1.1 hectares that house our latest development were once home to herds of Hereford cross-bred heifers. Today, that bustling agricultural history serves as the inspiration for five luxury properties complete with all the culture and charm of their chic Cheshire setting.

Nestled in the picturesque rural pocket of Cheshire, The Old Dairy is accessed via a peaceful rural road, a short drive from the history and haute cuisine of Knutsford - offering country living with an urbane slant.

And as a Modern Unique Development, the original countryside character of The Old Dairy's five-bedroom farmhouse and working barns is being preserved and enhanced through a marriage of sustainable methods and materials with the finest fixtures, fittings and finishes.



Heritage meets
THE HIGH END

Although Knutsford now ranks highly in the **Sunday Times’ “Top 50 Best Towns and Suburbs”**, the area is still infused with an appreciation for local produce and community that stems from the agricultural legacy of farms like The Old Dairy.

Comprising local architects, partners and construction specialists who share that passion for Cheshire character, our development team is working to breathe new life into a local landmark.

Employing Cheshire brick, natural slate and the most advanced lighting and heating technologies, we apply bespoke techniques to create beautiful, functional homes.

From original beams to truly unique stonework, every aspect of these two, three and four-bedroom barn homes is being afforded the care and attention it deserves - together providing the structural and artistic backdrop for the last word in modern luxury living.

And with a choice of homes all finished to the same uncompromising standard, bespoke kitchens, bathrooms and lavish living spaces are available to a range of new families and professionals.

Experience as a dairy-hand is optional!





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Location and CONNECTIONS

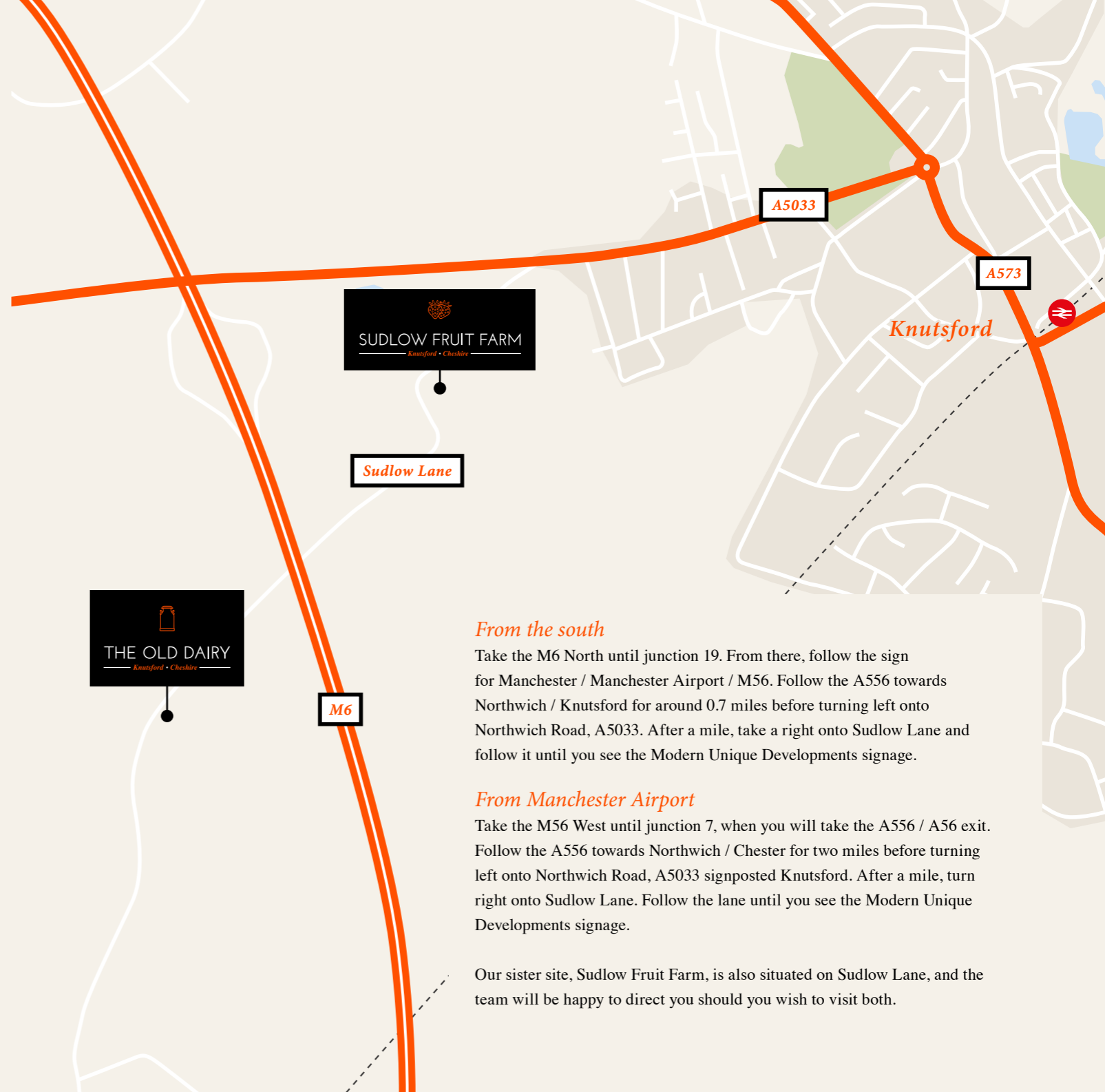
Like all our homeowners, residents of The Old Dairy will enjoy sweeping country vistas and National Trust heritage without sacrificing the shopping, nightlife, transport links and café culture that have made Knutsford one of the most sought-after residential towns in England.

Discover Knutsford's bustling streets where timber-clad architectural curiosities vie for position with artisan markets. Nearby, The Old Dairy's peaceful pastoral perspective belies its proximity to the M6 motorway, which connects the jewel in Cheshire's crown to the best the rest of the United Kingdom has to offer.

With award-winning private schools, modern boutiques and stately Tatton Park (site of the RHS Flower Show) a stroll away, young and old alike are never far from a little education or entertainment.

And for those with bigger appetites, the larger towns of Altrincham, Hale and Stockport are easily accessible.

Knutsford boasts a direct rail link with the city of Manchester, which is forty-five minutes by train, with half-hourly services beginning in 2017. Liverpool can be reached by car in under an hour, and Manchester Airport is just fifteen minutes by taxi, placing a world-class town firmly on the international stage.



From the south

Take the M6 North until junction 19. From there, follow the sign for Manchester / Manchester Airport / M56. Follow the A556 towards Northwich / Knutsford for around 0.7 miles before turning left onto Northwich Road, A5033. After a mile, take a right onto Sudlow Lane and follow it until you see the Modern Unique Developments signage.

From Manchester Airport

Take the M56 West until junction 7, when you will take the A556 / A56 exit. Follow the A556 towards Northwich / Chester for two miles before turning left onto Northwich Road, A5033 signposted Knutsford. After a mile, turn right onto Sudlow Lane. Follow the lane until you see the Modern Unique Developments signage.

Our sister site, Sudlow Fruit Farm, is also situated on Sudlow Lane, and the team will be happy to direct you should you wish to visit both.

The LUXURY LIST

Built from characterful Cheshire brick, natural slate and sturdy sandstone, there's no mistaking a Modern Unique Development for anything else - inside or out. From the electric security gates to the cast iron rainwater system and hardwood windows and doors, every external aspect of The Old Dairy blends timeless practicality with our signature sense of prestige.

This marriage of the classic and the contemporary extends inside each home, with waxed oak floors, exposed beams and wood-burning stoves complementing Wi-Fi climate control and the cutting edge of sustainable air-source heating.

Whatever the size, every home at The Old Dairy is finished to the same luxurious standard: underfloor heating, solid timber kitchens and staircases, granite worktops, Hansgrohe taps, fully integrated appliances, porcelain tiling,

solid oak internal doors, LED spot-lighting, French limestone floors and the finest fittings our partners can produce.

Full room-by-room specifications are set out to the side, and a member of the MUD team will be happy to explain our choices and methods during a site visit – as well as discussing ways to make your home truly unique.

EXTERNAL

- Cheshire brick and sandstone construction, with sandstone window sills and natural slate roofs
- Sandstone paving and gravel driveways
- Timber bin and log store

INTERNAL

- All properties fully alarmed
- Exposed oak beams throughout
- Solid timber staircase with glass or oak balustrades
- 100% wool carpets throughout
- Lime-waxed oak floor (lounge)
- Wood burning stove with Cheshire brick surround (lounge)
- 44mm-thick doors with stainless steel fixtures and fittings
- 7-inch ogee skirting boards and 3-inch architraves

HEATING

- IVT Air Source heat pump
- Full heat recovery ventilation system
- Wi-Fi controlled Neostat heating
- Dual fuel bathroom towel rails
- Column radiators on upper floors
- Full underfloor heating on ground floors

KITCHEN AND UTILITY ROOM

- Handmade solid timber units by Sheerin Bespoke
- Granite and oak worktops (kitchen and utility respectively)
- French limestone floors
- AEG integrated appliances: oven, dishwasher, microwave, fridge, freezer and induction hob

BATHROOMS

- Duravit suites and furniture
- Chrome wet-room style showers, taps and towel rails
- Underfloor heating
- Floor-to-ceiling porcelain tiling

Knutsford was voted one of the
“TOP 50 BEST TOWNS AND SUBURBS”
by Sunday Times



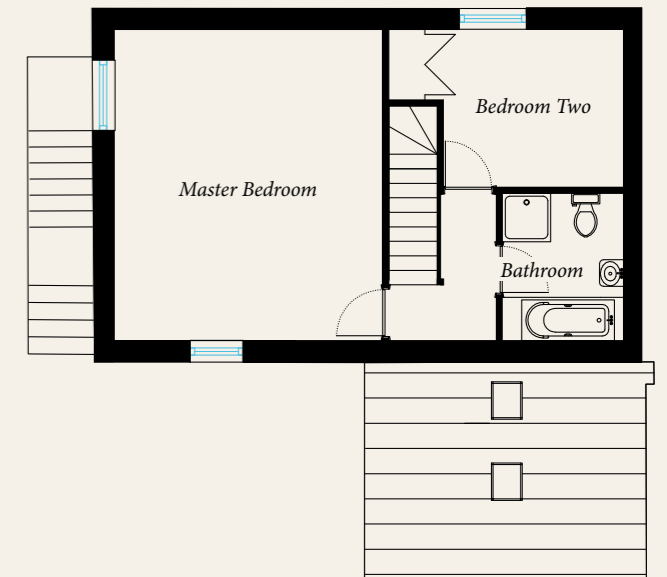
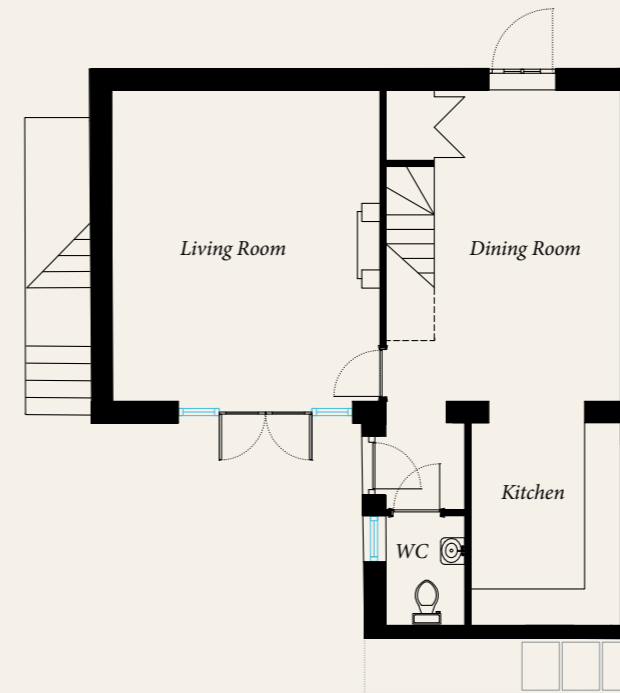
King Street, Knutsford

The DEVELOPMENT



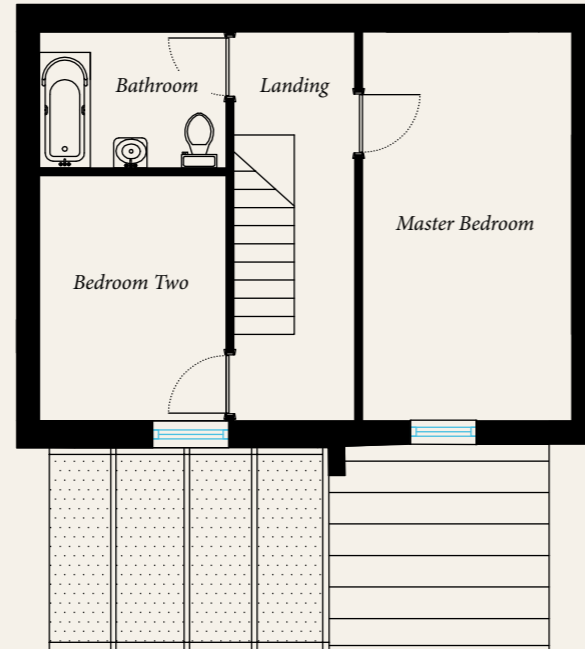
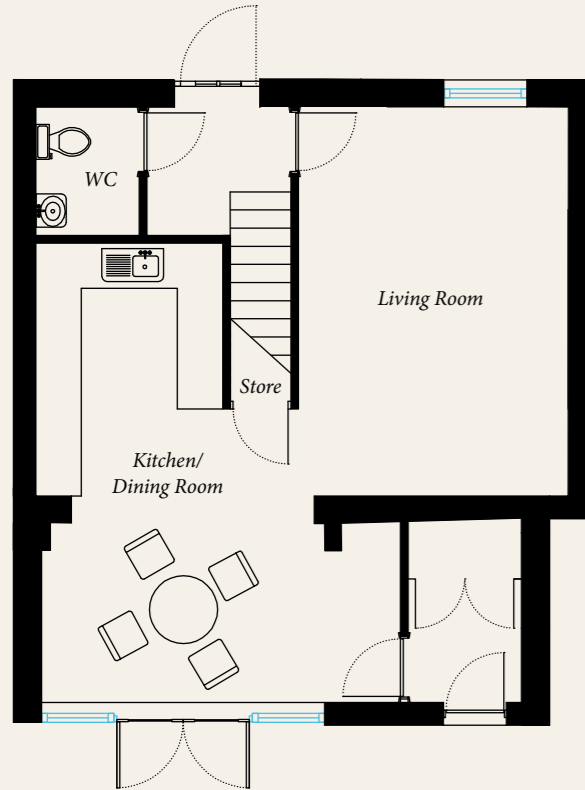
No. 1 2 Bedrooms

Living Room	5.3m x 4.0m	Master Bedroom	5.3m x 4.2m
Dining Room	5.3m x 4.2m	Bedroom 2	4.0m x 2.8m
Kitchen	3.8m x 2.7m	Bathroom	2.5m x 2.1m



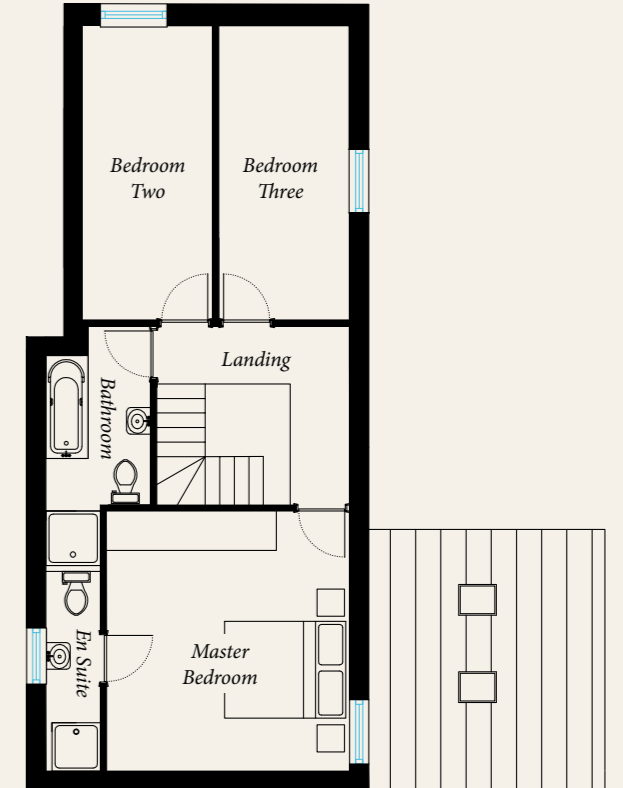
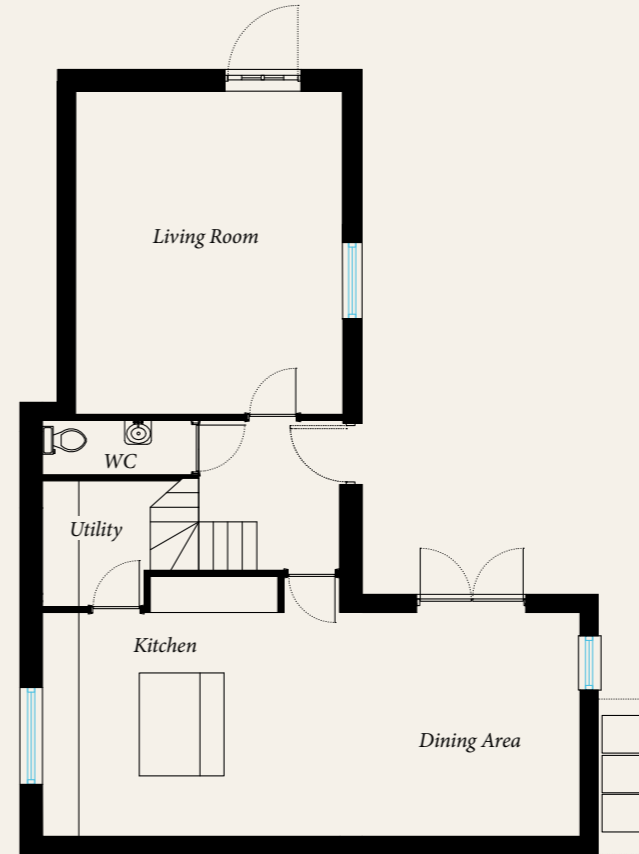
No. 2
2 Bedrooms

Living Room	5.3m x 4.5m	Master Bedroom	5.3m x 3.5m
Kitchen/Dining Room	6.2m x 7.2m	Bedroom 2	2.5m x 3.1m
		Bathroom	2.5m x 2.2m



No. 3
3 Bedrooms

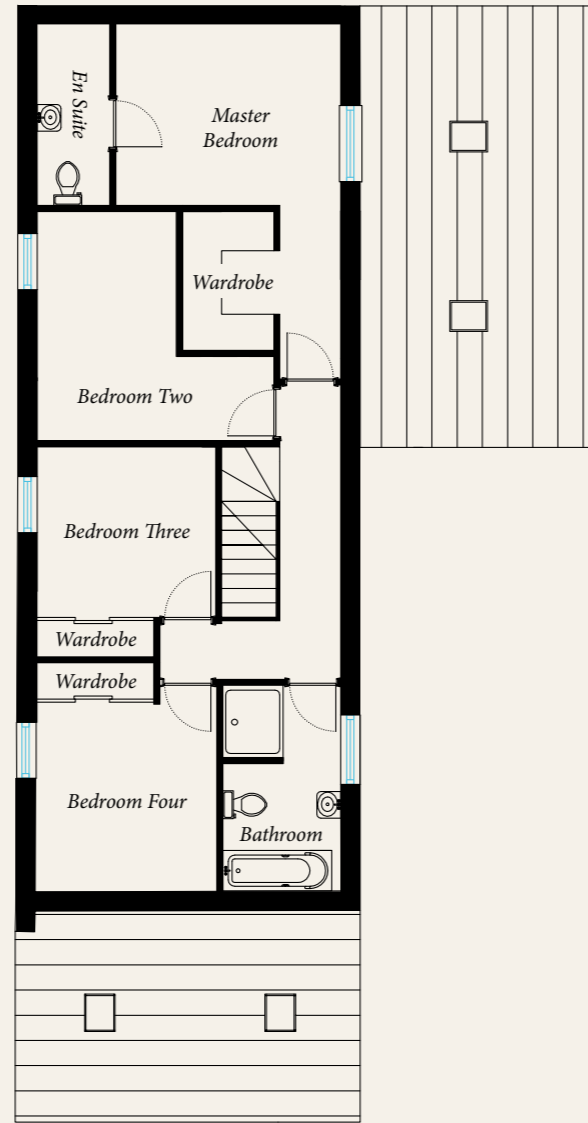
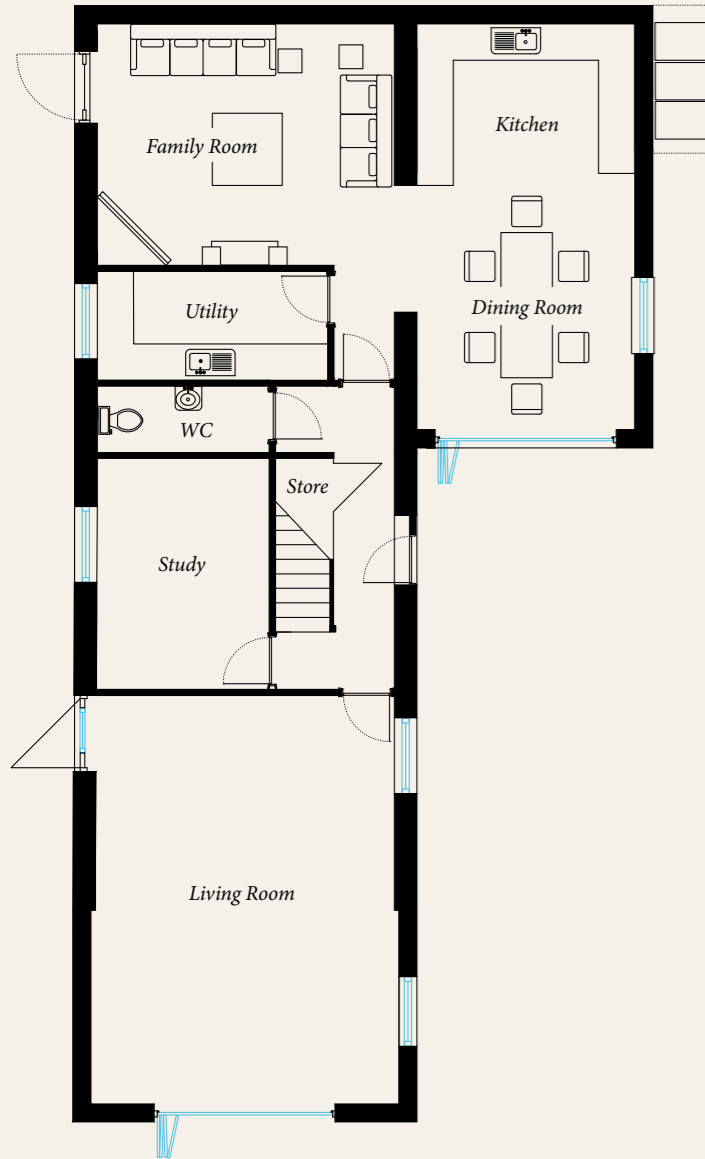
Living Room	4.5m x 5.5m	Master Bedroom	4.3m x 3.7m
Kitchen/Dining Area	9.0m x 4.3m	Bedroom 2	5.5m x 2.2m
Utility	2.0m x 2.0m	Bedroom 3	5.5m x 2.2m
		Bathroom	3.8m x 2.0m



No. 4

4 Bedrooms

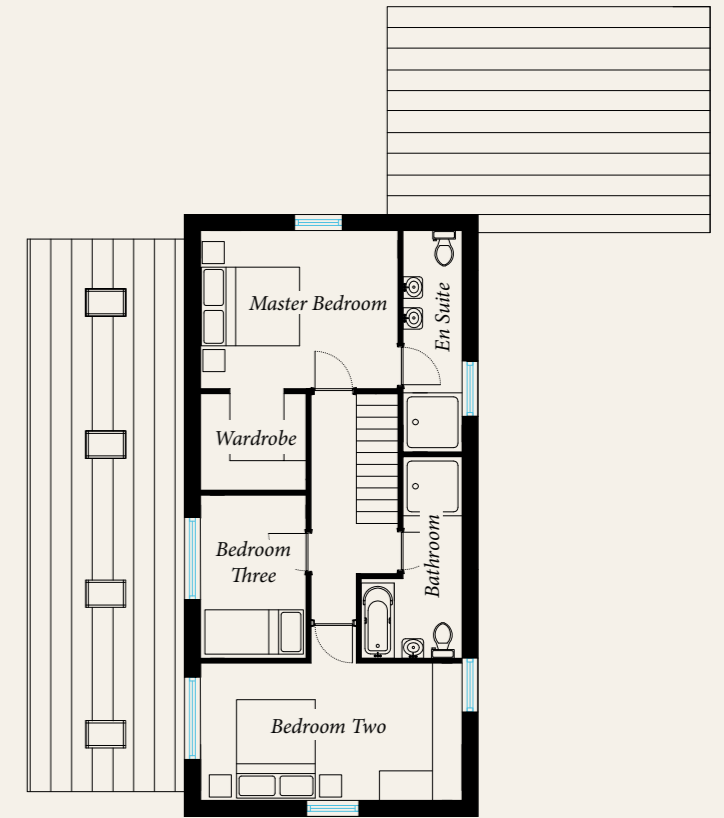
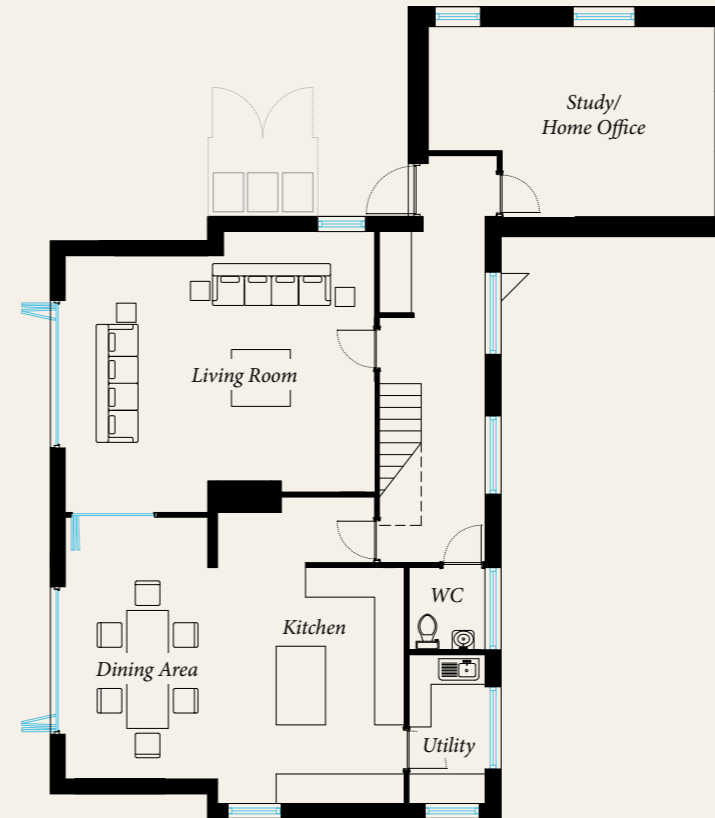
Living Room	6.9m x 5.0m	Master Bedroom	5.8m x 3.6m
Kitchen/Dining Room	6.8m x 5.1m	Bedroom 2	3.8m x 3.8m
Family Room	5.1m x 4.0m	Bedroom 3	3.8m x 2.9m
Study	3.7m x 2.9m	Bedroom 4	3.3m x 2.9m
Utility	1.8m x 3.8m	Bathroom	3.4m x 2.0m



No. 5

3 Bedrooms

Living Room	5.3m x 6.4m	Master Bedroom	3.2m x 4.2m
Kitchen/Dining Area	7.1m x 6.1m	Bedroom 2	5.4m x 2.8m
Study/Home Office	4.1m x 6.1m	Bedroom 3	3.1m x 2.1m
Utility	3.0m x 1.4m	Bathroom	2.0m x 4.0m



These particulars are for illustration only. We operate a policy of continuous product development and individual features may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon. All information correct at time of going to press and can change without notice.

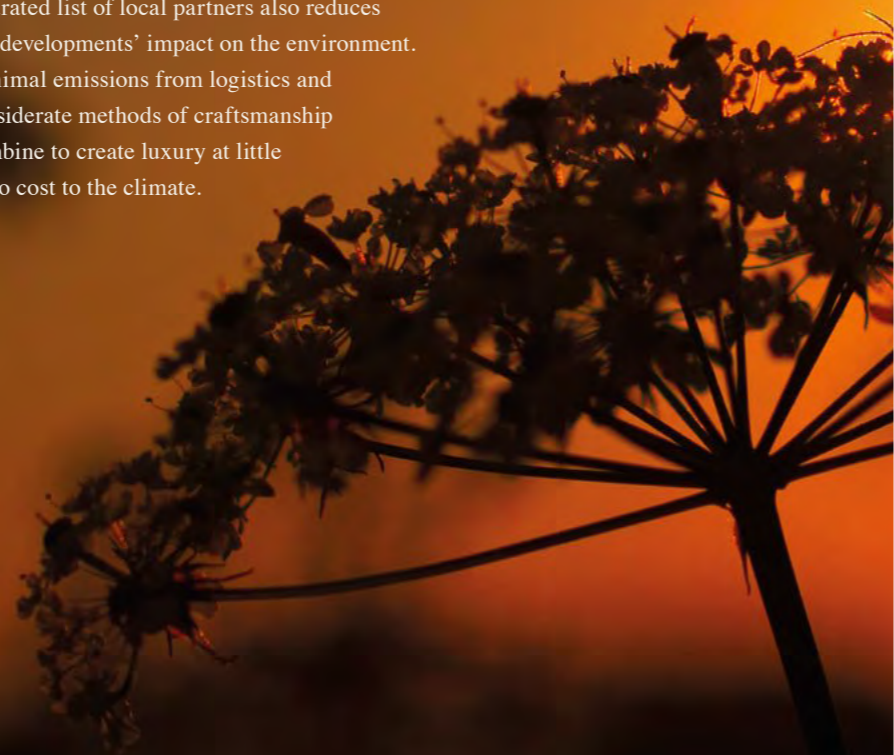
At one with the ELEMENTS

For as long as people have built homes, the best materials have come from the ground on which they stand.

We believe in continuing that tradition, and every Modern Unique Development draws from its surroundings. Our construction professionals carefully employ reclaimed brick, wood and slate to achieve an architectural and aesthetic balance with the local landscape.

But our latest developments also pull more literally from the elements, using industry-leading technologies to transform the outside air into efficient, renewable environmental control, whatever the weather. The IVT AirX – which heats every home at The Old Dairy – is rated as one of the most sustainable heat pumps in the world, achieving 400% efficiency and creating consistent, cosy internal temperatures with absolutely no fossil fuel.

Sourcing new fixtures, fittings and finishes from a curated list of local partners also reduces our developments' impact on the environment. Minimal emissions from logistics and considerate methods of craftsmanship combine to create luxury at little to no cost to the climate.



A modern UNIQUE DEVELOPMENT

Tim Hatton and Matt Taylor – both Cheshire natives – founded Modern Unique Developments in 2014 as a way of sharing their love for their home county with a new generation of families and professionals.

Both Matt and Tim raised their own families in Knutsford, and together they share an enduring passion for the area with a desire to redefine luxury in a region already known as one of the richest outside the capital.

The MUD philosophy is to create properties entrenched in luxurious local character, finished to world class standards that provide residents with the culture and convenience of living in one of the country's most desirable locations.

Our developments are carefully chosen with an eye for safeguarding not only the rich history of our surroundings, but also the architectural and agricultural legacies that shaped the fabric and spirit of the buildings themselves.

Working with family businesses and forging close relationships in the immediate area, our directors have built the right partnerships to integrate the finest from local and global markets with sustainable, luxurious homes that simply couldn't exist anywhere else.

For more information, or to make an appointment to visit The Old Dairy and plan your move to pastures new, contact Meller Braggins, Knutsford, or call **01565 621275** directly.

**Meller
Braggins**

Meller Braggins, Knutsford
01565 632618



FOR MORE INFORMATION

VISIT: www.modernuniquedevelopments.com

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