

OLD TOWN EST. MILL 1851

HEBDEN BRIDGE

Charnock Bates

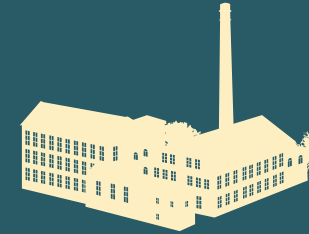
The Country, Period and Fine Home Specialist



CLAY
DEVELOPMENTS

Phase one – comprising four luxury, new build, townhouses

Old Town Mill Lane
Old Town
Hebden Bridge
West Yorkshire
HX7 8SW



OLD TOWN
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The History

Old Town Mill was originally constructed around 1851 for Henry Mitchell as a textile mill. Much of the Calder Valley had been the centre of textile production since the sixteenth century and in 1855 the site was leased by Joshua Hoyle a cotton manufacturer from Lancashire.

Between 1881 – 1886 work was undertaken to enlarge the existing mill with the creation of a new larger mill block with stair tower. Further development of the mill took place in 1893 to create a much needed canteen block as production at the mill increased. Around 1895 saw another phase of development begin with plans to create a new reservoir above the mill.

In October 1905, the Mitchell Brothers took out an advert in the local Todmorden & District News advertising for new staff. This would seem to have indicated a change in production at the mill, specialising in hosiery yarns and products. Later trading as Mitchell Brothers (Old Town) Limited, the company specialised in wool combing and was sold as a going concern following the end of the second world war, ending the association with the Mitchell and Gibson families in 1946.

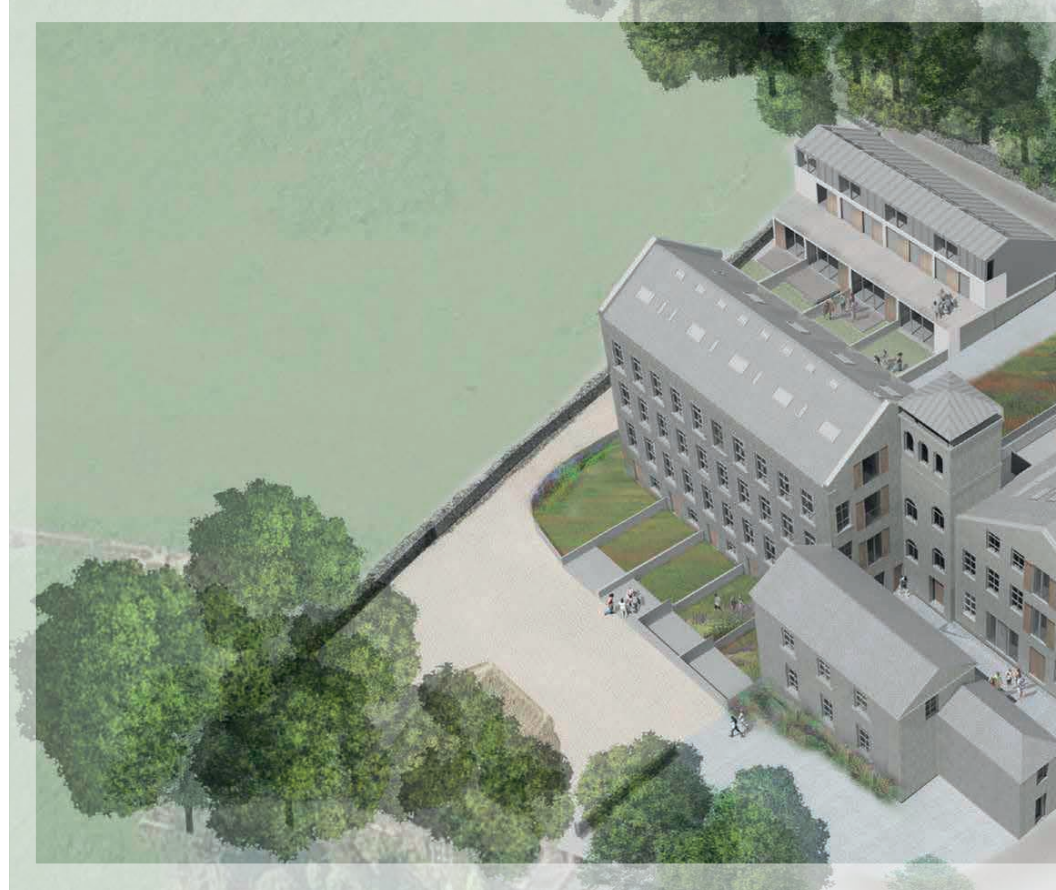




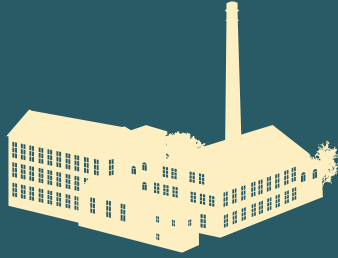
In the early 1960s, the mill was sold with the new owners turning the buildings over to poultry keeping and sheepskin rug manufacture.

Most of the buildings currently occupying the site probably relate to the late 19th century rebuilding, mainly during the 1880s and consist almost exclusively of coursed square gritstone and imported Welsh blue slate.









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The Development Phase One

Plot 1: Offers over £449,950

Plot 2: £399,950

Plot 3: £399,950

Plot 4: £399,950

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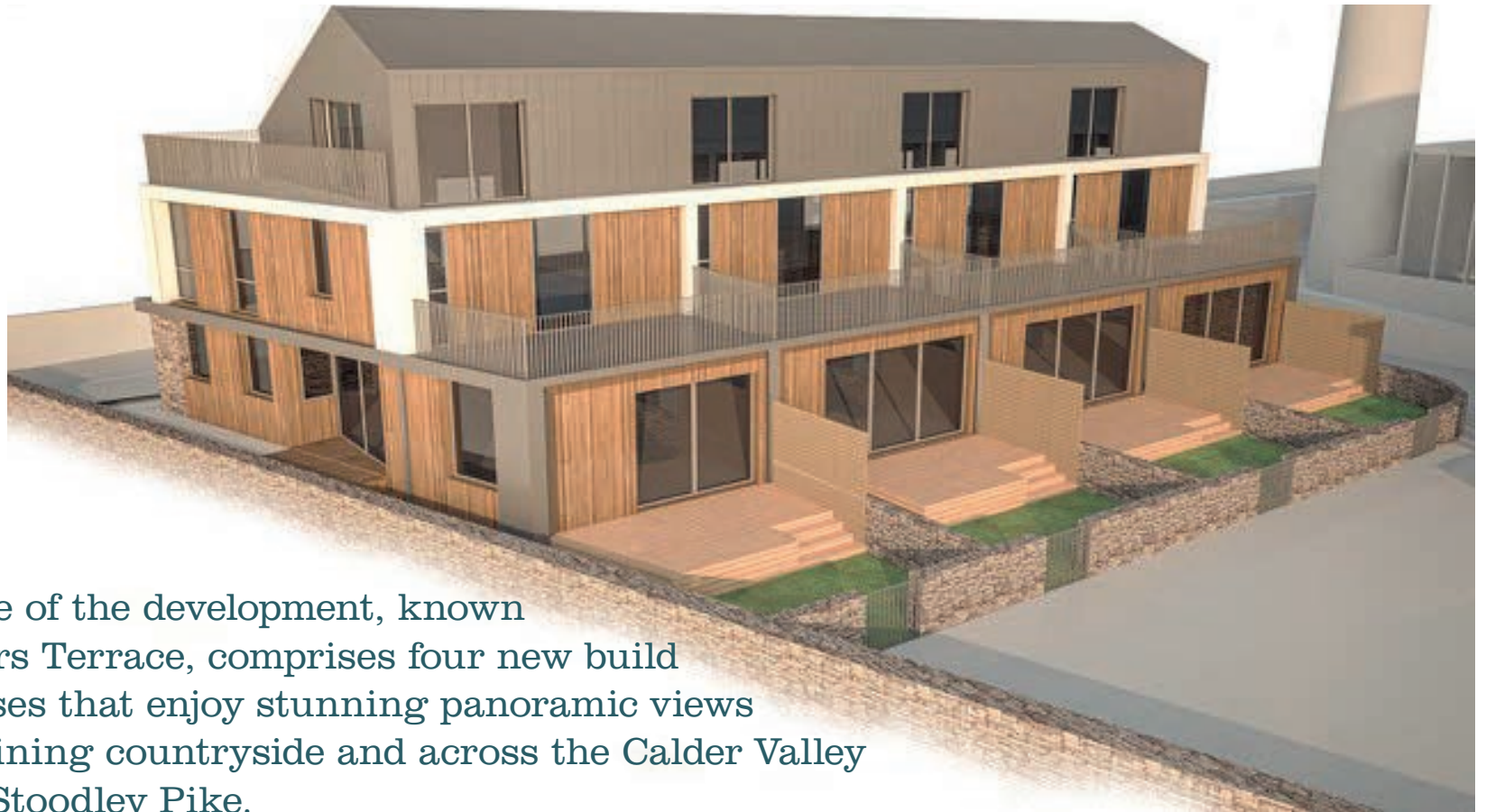




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Weavers Terrace

New Build Townhouses



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Phase one of the development, known as Weavers Terrace, comprises four new build townhouses that enjoy stunning panoramic views over adjoining countryside and across the Calder Valley towards Stoodley Pike.

Finished to a high specification throughout, to include quality German built kitchen cabinets incorporating 20mm Silestone worktops and upstand, along with integrated Neff appliances including double oven with microwave function, 70/30 fridge freezer, dishwasher, induction hob and extractor fan.



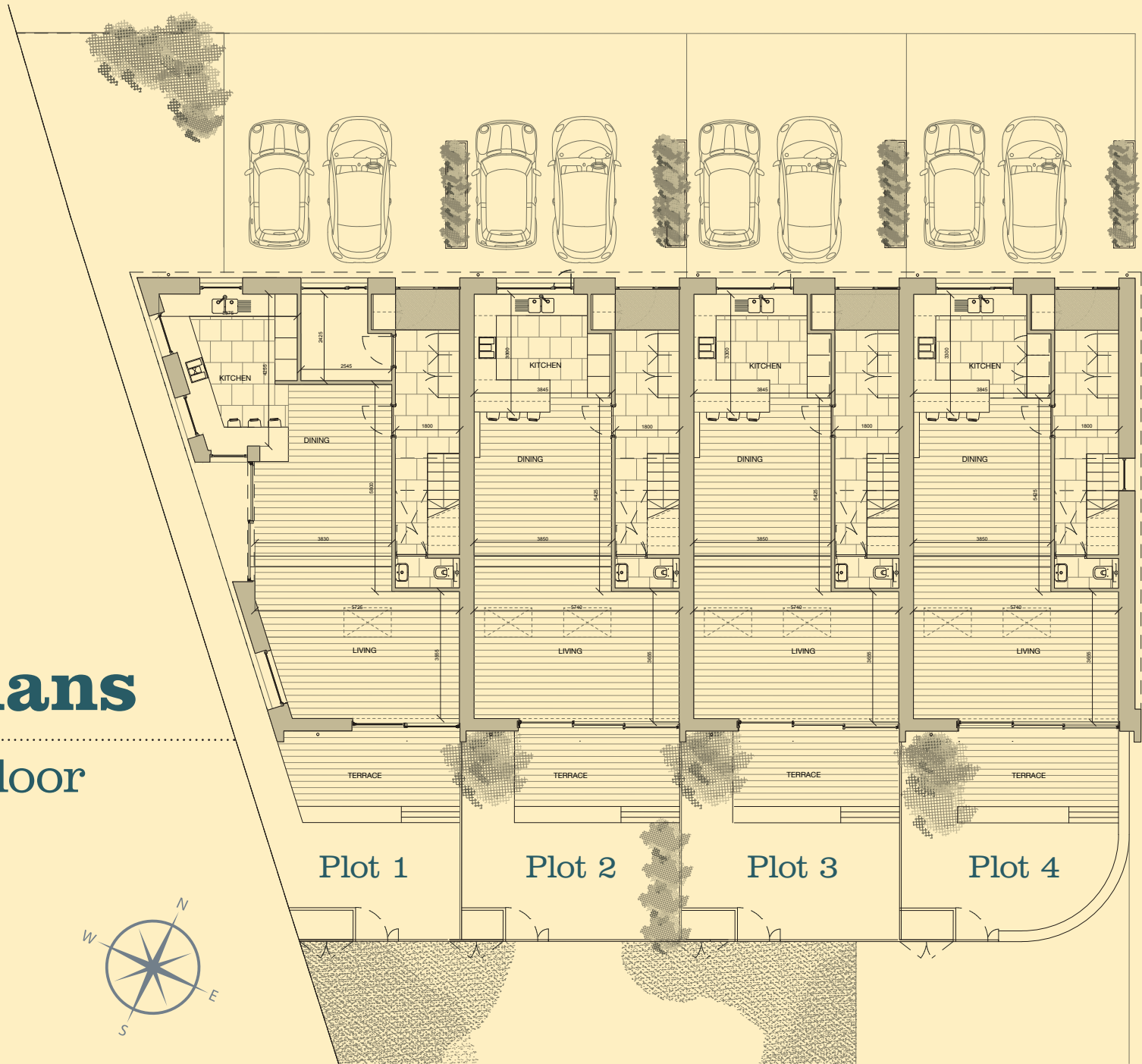
Externally, Weavers Terrace perfectly blends modern materials, including Zinc cladding and construction methods with traditional elements including reclaimed Yorkshire stone direct from the site used for external walling and paving.

Other features include solar powered Velux skylights, aluminium windows and sliding doors, timber cladding and decking finished in Thermo Ash with Plot 1 boasting reclaimed drystone walling to the perimeter.

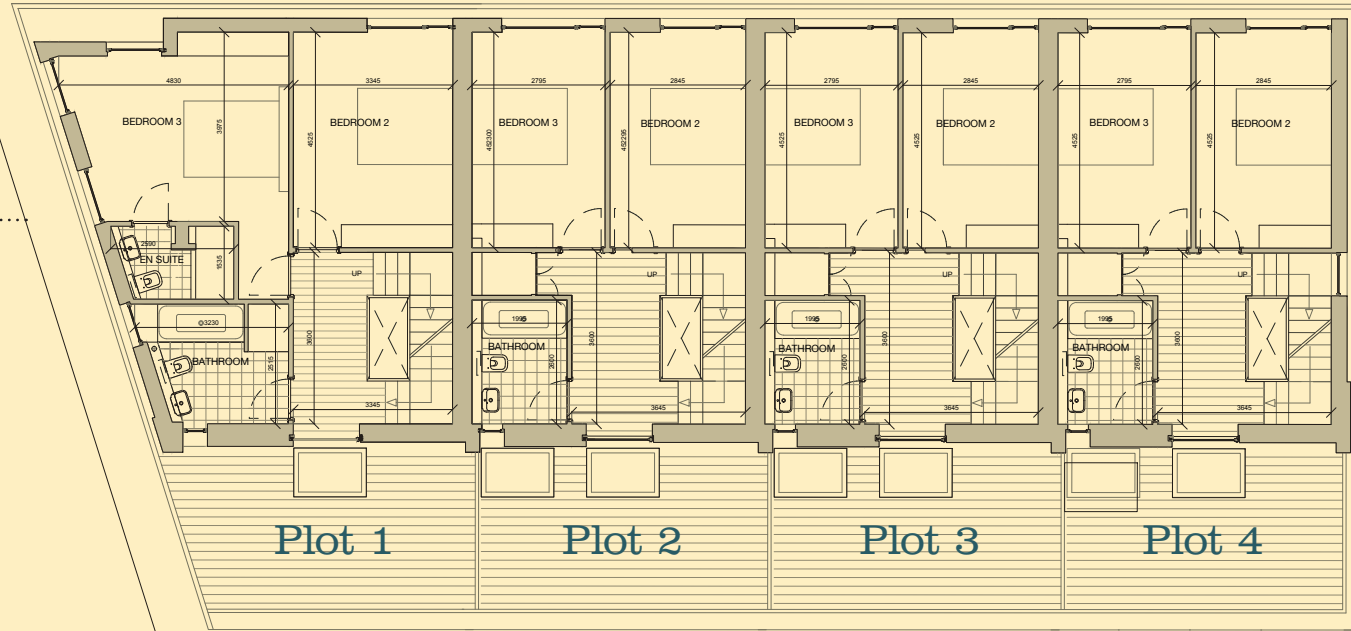
Each of the four new build homes benefit from private parking finished in block paving, enclosed gardens and external balconies having galvanised steel railings and balustrades.

The Plans

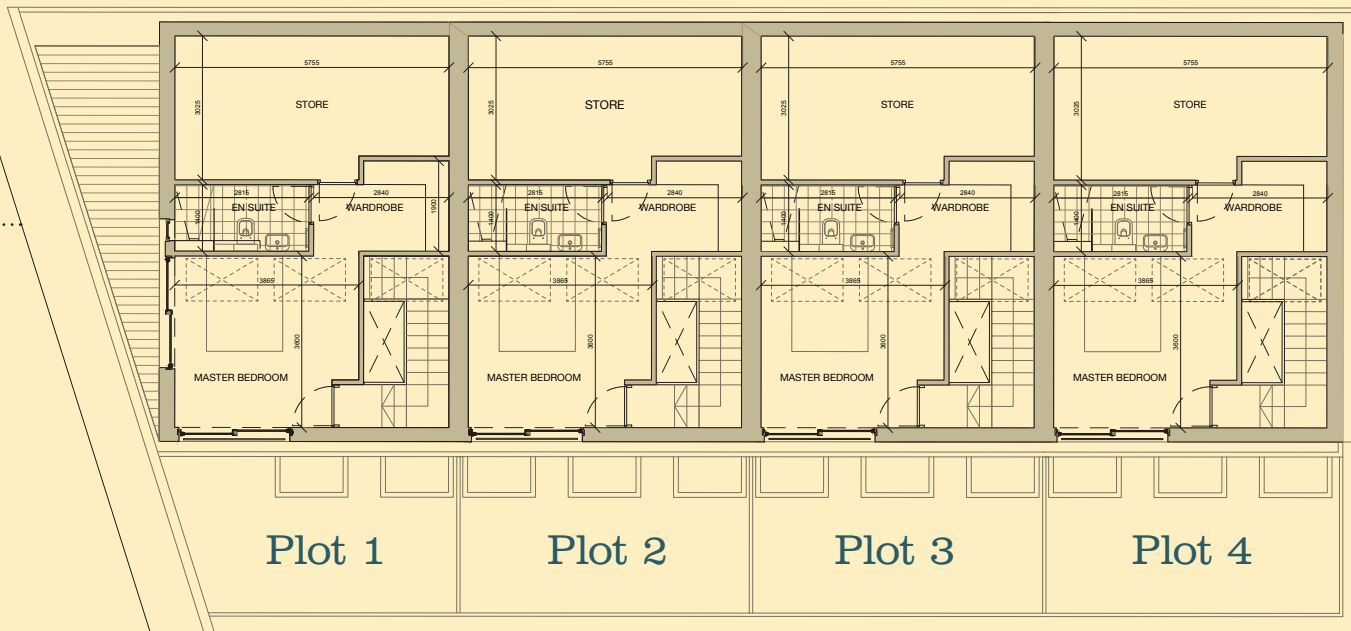
Ground Floor



First Floor



Second Floor



The Development Team

CLAY
DEVELOPMENTS

CLAY
CONSTRUCTION



GAGARIN

Clay Developments (Huddersfield) Ltd

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Clay Construction

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Gagarin Studio

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Halifax
HX1 1QR

Clay Developments is delighted to be presenting a unique, quality product in a fantastic location, with all work being carried out by their sister company, Clay Construction, using local designers, suppliers and sub-contractors.

Clay's enthusiasm and interest in historic buildings and structures, led to the purchase of Old Town Mill, and they are keen to achieve a stunning environment with a community feel to the finished development, whilst restoring the character and feel of the Mill complex for all it's residents to work, rest and play.

Gary Clay, and his son Ben thrive on the satisfaction they get from high quality workmanship, and together with a strong team of long serving employee's, guarantee purchasers will appreciate the high standards.

Clay's have a vast experience in one off complex constructions, on large and small scale listed projects, so are well placed to deliver this truly unique development.

Gagarin Studio is a progressive, award-winning architectural and design practice based in Yorkshire. It works on all scales of buildings with a growing reputation for its residential and housing portfolio across the North of England. Much of Gagarin's work involves projects that interpret conservation, involve adaptive re-use and new building designs in sensitive locations.

Gagarin Studio has a particular interest in the context of place-making, renewal and re-development of Northern towns and rural communities. The scheme at Old Town Mill being an excellent example of its creative flair and ability to re-imagine a complex series of historic buildings and by working closely with Clay Developments the project at Old Town Mill will deliver 25 contemporary new homes, family-centred places and spaces that respond and connect with the stunning landscape setting.

RIBA 

Chartered Practice

Development layouts and plans depict the intended layout and development mix at the time of going to press, however, those intentions may change if required. Landscaping shown is only indicative.

Customers should note that any dimensions in plans displayed within this brochure are approximate and should not be relied upon when ordering furniture or fittings.



Charnock Bates



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