

MURRAYS' MILLS

CUT FROM A DIFFERENT CLOTH

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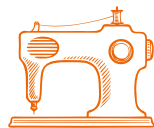
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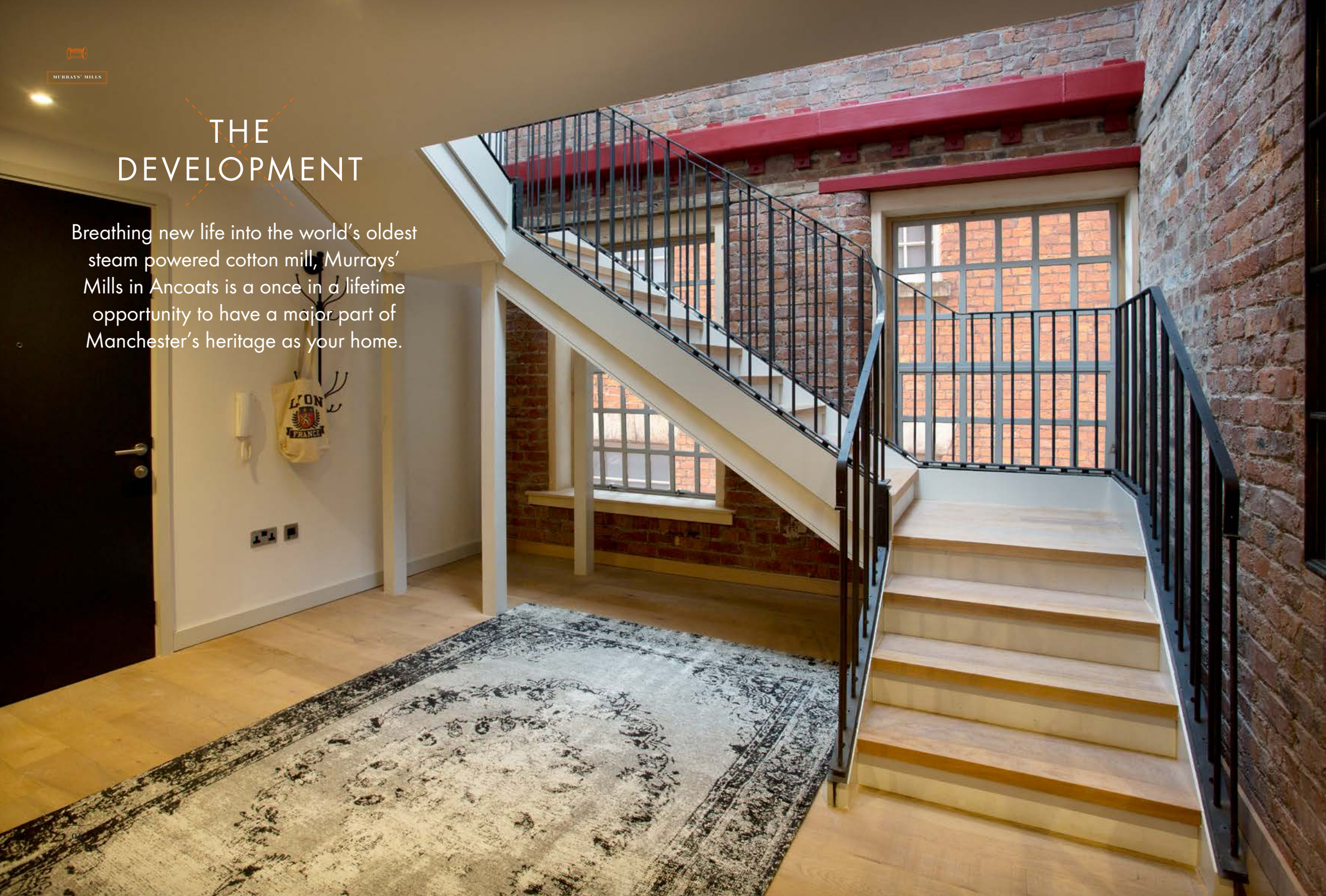




MURRAY'S MILLS

THE DEVELOPMENT

Breathing new life into the world's oldest steam powered cotton mill, Murray's Mills in Ancoats is a once in a lifetime opportunity to have a major part of Manchester's heritage as your home.



MURRAY'S MILLS

The layout

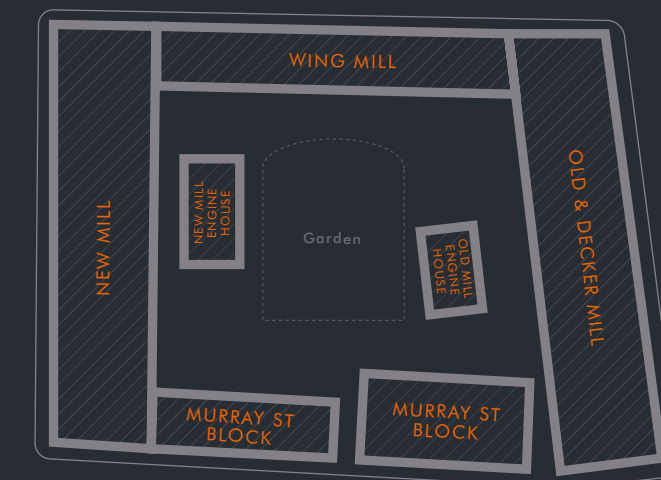
Murray's Mills is a beautiful collection of Grade II and II* listed buildings forming a horseshoe around the landscaped courtyard garden.

Set around a private courtyard garden, this innovative design-led development introduces the best of new build technology into the historic fabric of the building to create 124 distinctive homes.

Once inside, Murray's Mills mixes the original stone circular stairs, exposed brickwork and beams, with

concierge services, lifts and highly specified apartments to deliver a bespoke blend of old and new.

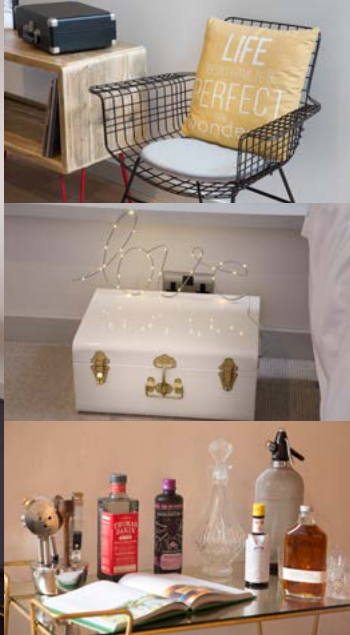
This is an exceptional collection of 1, 2 and 3 bed apartments and one townhouse in an enviable setting, providing an opportunity to own a piece of Manchester's Industrial Revolution.



LEASE INFORMATION

250 year leasehold.

Car parking available at One Cutting Room Square by separate negotiation.



THE HISTORY

MURRAY'S MILLS

The Murray brothers began construction in 1797, starting with Old then Decker Mills. New Mill followed quickly, and the mills were then connected by linking wings. All but one wing remains, as do the engine houses and the chimney.

Manchester Life's focus has always been on sympathetically revitalising this irreplaceable heritage site and setting it up for a brand new purpose. From the soaring 7-storey Old Mill, to

the head-turning façade of the Murray Street Block, the entire site is being painstakingly restored and engineered to return the mill complex to its former glory while delivering cutting edge standards of new build development.

This makes it one of the most exciting residential developments to hit modern Manchester.

ANCOATS

Once the beating heart of industrial Manchester, this revitalised neighbourhood is being transformed into one of the most exciting residential areas in the city today, with Murrays' Mills its most prestigious development.

Ancoats made history in its former life, leading the world's industrial revolution and striding into the future with world-changing technological innovations. The dream is to reconnect this integral part of the city to its economic heart, and right now the next chapter of Ancoats history is being written.

A unique mix of some of the grandest buildings in the city, a central location, and careful regeneration is making Ancoats the focus of Manchester once again, with Manchester Life Development Company performing a major role.

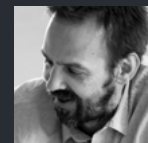
Manchester Life's six phase one sites across Ancoats and New Islington are on course to deliver over 1000 new homes that will blend pioneering residential design with innovative development and exceptional property management.

Ancoats is already home to some of Manchester's most acclaimed new restaurants and bars, and across Manchester Life's developments are homes for 15 new shops, restaurants and cafés. Exciting and independent bars and restaurants are already committed to these sites, all helping to create a relaxed and vibrant neighbourhood feel.

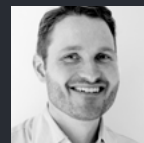
All this is minutes from Manchester City Centre's must-see sights, shopping avenues, nightlife and finest cultural haunts, making Ancoats hum once again with the city's energy, verve, and ambition.

THE DEVELOPMENT TEAM

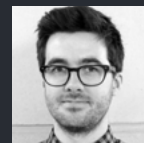
Feilden Clegg Bradley Studios



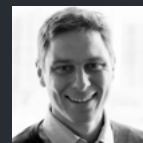
Hugo Marrack



James Sibson

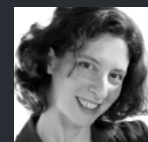


Peter Mitchell

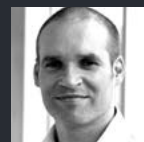


Simon Branson

Arup



Florence Collier



Martin McGovern



Matthew Holden



Matthew Lomas



Warren Porter

Graham Construction



Graeme Moffat



Jack Wilkes



Lee Mottram

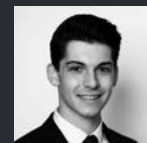
Mace



Velma Grier



Ian Knight



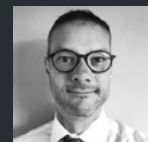
Ben Susca

Reside



Anthony Stankard

KM Heritage



Nick Collins



THE SPECIFICATION

Project design and interior finishes by signature architect Feilden Clegg Bradley Studios

Building:

- 107 apartments in refurbished Grade II & II* listed buildings
- 16 new build apartments
- One Townhouse
- Sensitively restored mill buildings
- Retained historic features: stone circular stairs, timber beams, iron columns and beams, iron fittings, brass plaques, archway, weighbridge,
- Exposed brickwork walls
- Historic 130ft high brick built chimney
- Secure communal courtyard area
 - designed by award winning landscape architects, Planit IE
- Duplex units available - some on upper floors include roof terrace area.

Security:

- Secure gated access
- CCTV around complex
- Secure post boxes
- Secure bike storage

- Secure car parking available around the corner
- 24 / 7 concierge

Common Areas:

- Communal entrance with lobby and concierge service
- Landscaped courtyard providing access to apartments.
- Industrial design: concrete flooring, metal stairs and balustrades, historic features (spiral stairs, exposed brick)
- Double height communal entrances
- Lifts (excl Engine Houses and Murray St block)

Kitchens:

- Fully fitted Mackintosh designer kitchen
- Tiled splashbacks
- Stainless steel sink and drainer with Hansgrohe tap
- Integrated appliances;

- Neff cooker and hob, CDA dishwasher, fridge, freezer
- Washer Dryer, generally fitted in a utility cupboard

Bathrooms & En-suites:

- Duravit sanitaryware
- Hansgrohe chrome fittings
- Ceramic part tiled walls and floors
- Mirror and vanity unit
- Heated chrome towel rail

Finishes:

- Hardwood timber flooring generally, tiling to bathrooms, carpet to bedrooms
- Fitted wardrobes in most master bedrooms
- Windows have been carefully considered to complement the historic building. Street facing walls generally have metal framed multi pane heritage windows. Courtyard elevations generally have large format

- windows allowing views over the courtyard and mill complex. Some apartments benefit from unique, restored, heritage windows, for example sash or bay windows.
- Wall finishes include areas of exposed brick, historic walls lined with lime plaster, and painted plaster partitions
- Painted ironwork, exposed beams
- Metal sockets and switches
- Satin anodised ironmongery
- LED downlights

Mechanical & Electrical:

- Energy efficient mechanical ventilation and heat recovery system
- Dimplex Saletto electric radiators
- Pressurised hot water tank in utility cupboard
- TV, satellite and telephone points in living room
- TV point in master bedroom
- Fire detection system

HELP TO BUY



With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your own home.

EXAMPLE: £200,000 property

Cost name	Percentage of total	£ value
Your deposit	5%	£10,000
Equity loan	20%	£40,000
Mortgage	75%	£150,000
TOTAL		£200,000

For more information including advice on fees and paying back your loan, visit www.help2obuy.gov.uk





MURRAY'S MILLS

MEET THE NEIGHBOURS

New bars, cafes and restaurants within Manchester Life developments are helping to create a relaxed and vibrant neighbourhood feel.



HIP HOP CHIP SHOP

Grafting hard to build the business from scratch for the past three years, it's been non-stop but their own restaurant was the dangling carrot to keep Hip Hop Chip Shop going. The customer support and industry recognition for their food so far has given them so much faith along the way.

They can't wait to get going on such an exciting project to flex their creative muscles in their own restaurant with people who are equally passionate as they are. Focus will be on fresh dishes along with meat, vegetarian and vegan options. It's all about simple food, done well.

Hip Hop Chip Shop just want to show the world what they are made of. They are going to create a relaxed dining experience with proper comfort food, tasty booze selection, live music, great artwork and top notch service.

www.thehiphopchipshop.com



SUGO PASTA KITCHEN

SUGO PASTA KITCHEN

It's official; Sugo Pasta Kitchen will be opening their second restaurant in Ancoats in early 2018.

Since opening their first restaurant in Altrincham in the summer of 2015 not a day has gone by without someone asking Sugo about expansion.

After thinking long and hard about the area, the history and the people they'll be serving, the idea of a stripped back 60 seat southern Italian Pasta Kitchen in the heart of Ancoats filled them with joy! So... it's on, it's happening and they've got their work cut out over the next few months.

www.sugopastakitchen.co.uk



THE JANE EYRE

The Jane Eyre opens its doors in April 2018. Owned and operated by two brothers, this neighbourhood bar will have an open, community focused feel.

They'll be serving simple food and drinks made using high quality ingredients. The cocktail menu will lead the way, featuring a short list of classic punchy numbers created to let the spirit, liqueur or vermouth speak for itself. A range of keg and bottled beers will showcase local Manchester breweries. And the boys have always enjoyed continental ways of eating, so from the small kitchen they'll be serving up a short interesting bar snack menu along with charcuterie and cheese plates, and some weekly specials.

Tunes will be provided by local DJs playing one deck vinyl sessions. And watch out for the extra special bloody mary menu every Sunday. Jonny, Joe and the Jane Eyre team are looking forward to joining the growing Ancoats community next year.



MANCHESTER LIFE DEVELOPMENT COMPANY

Born out of a true passion for our vibrant, charismatic and progressive city.

Manchester Life Development Company is a home-grown developer that blends a deep connection to Manchester with global real estate development and management expertise to deliver high-quality urban regeneration that establishes exciting and desirable communities.

For us, it's all about staying true to Manchester's irreverent, characterful roots, maximising the city's growth potential, and developing the right residential spaces for Manchester's people.

We are founded on shared values of place making, high quality design, exceptional management and customer service, and since 2014 we have been carefully planning, place making and developing across Ancoats and New Islington, to create everything people need to relish the experience of living in a historic, cosmopolitan place.

Six Phase One sites are already underway, and the planning process has started for three Phase Two sites.

www.mcrlife.co.uk



MURRAY'S MILLS



THE JANE EYRE

NEIGHBOURHOOD BAR



As a nod to Ancoats' rich Italian heritage during the early 20th century, The Jane Eyre have decided to create a **Sicilian Old Fashioned**.

Using Averna, a well loved Sicilian Amaro along with muddled cherries, this drink is a rustic take on a classic...enjoy!

- 50ml Kings County rye whiskey
- 25ml Averna amaro
- 10ml Sugar syrup
- 2 dashes of Angostura bitters
- 1 Slice of orange
- 1 Amarena cherry

Add the cherry to your glass and muddle it, add all the other ingredients and ice, stir.



COMING TO ANCOATS APRIL 2018
One Cutting Room Square



MURRAY'S MILLS





MURRAYS' MILLS

WEBSITE:

www.mcrlife.co.uk

CONTACT RESIDE MANCHESTER ON:

0161 837 2840

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