



 **THE
IRONWORKS
LEEDS**



On sale: Now
Ready to move into:
Late 2021

2019 Housing Design
Awards Winner



Carefully Crafted City Living

Holbeck Urban Village, the long-established heart of Leeds' independent creative scene, is a key element of the city's South Bank, one of Europe's most significant regeneration areas. 68 new homes made up of townhouses, apartments and penthouses are being created at The Ironworks by the UK's leading responsible real estate business, PfP igloo, and the development represents a long-awaited step forward in further cementing the reputation of Holbeck Urban Village as a great place to live, work and play.

Designed with a nod to the heritage architecture that surrounds The Ironworks – a legacy of Leeds' Industrial Revolution - these modern, energy efficient homes are close enough to enjoy all that the city centre has to offer and just far enough away to feel more 'village' than 'city'.







Townhouses, apartments and penthouses

The Ironworks includes 51 one and two bedroom apartments, 2 three bed penthouses and, unusually in Leeds city centre, 15 two and three-bedroom townhouses..

Each home has its own private outdoor space, with fixtures and fittings that are high quality, good-looking and sustainable, right down to the door handles. Interior layouts have been interrogated time and again, to create homes that are as functional and comfortable as they can be.

Inspired by the forge that once stood here, The Ironworks homes have been designed to make the most of natural light throughout the day.



Specifications:

Flooring

- Engineered oak floor in corridors, kitchen, living and dining areas
- Carpets in bedrooms
- Porcelain tiled flooring in the bathrooms

Bathrooms

- Stainless steel fixtures and fittings
- Porcelain tiled walls
- White, wall hung bathroom suite
- Steel (apartment); Aluminium (town/penthouse) towel radiator

Kitchens

- Fully fitted kitchen units with soft close doors and drawers
- Silestone worktop and splashback (apartments/townhouses) or Deckton worktop and splashback (penthouses)
- Stainless steel mixer tap

Appliances

- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Bosch stainless steel integrated electric oven with Blanco black glass induction hob

General

- American white oak veneer doors
- Brushed stainless steel door handles, sockets and switches.
- Electric WiFi managed radiators (apartments/penthouses); Classic wet system radiators (townhouse)
- LED spotlights and pendant lighting





Neighbourhood

Winner of the 2015 Urbanism Awards 'Great Neighbourhood Award', the area has the distinctive feel of a friendly village within one of the best cities in the UK. Some of Leeds' most loved, long-established independent pubs, cafes and restaurants are all within a few minutes' walk of The Ironworks, as well as two gyms, Leeds Liverpool Canal and its own public space, the art park 'Wonderwood'.

- 7 minute walk from the southern entrance to Leeds Station (the proposed location for High Speed Rail)
- 10 minute walk to the city's bars, restaurants, shops and cultural life
- 12 minute walk to The Holbeck – the oldest social club in Britain – now a traditional members' bar and an open development space for artists
- 15 minute walk from the public park, Holbeck Moor

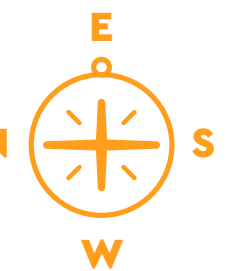
Floorplans

The Midnight Bell, walkway through to Water Lane

Round Foundry Media Centre



David Street



First Floor



Second Floor



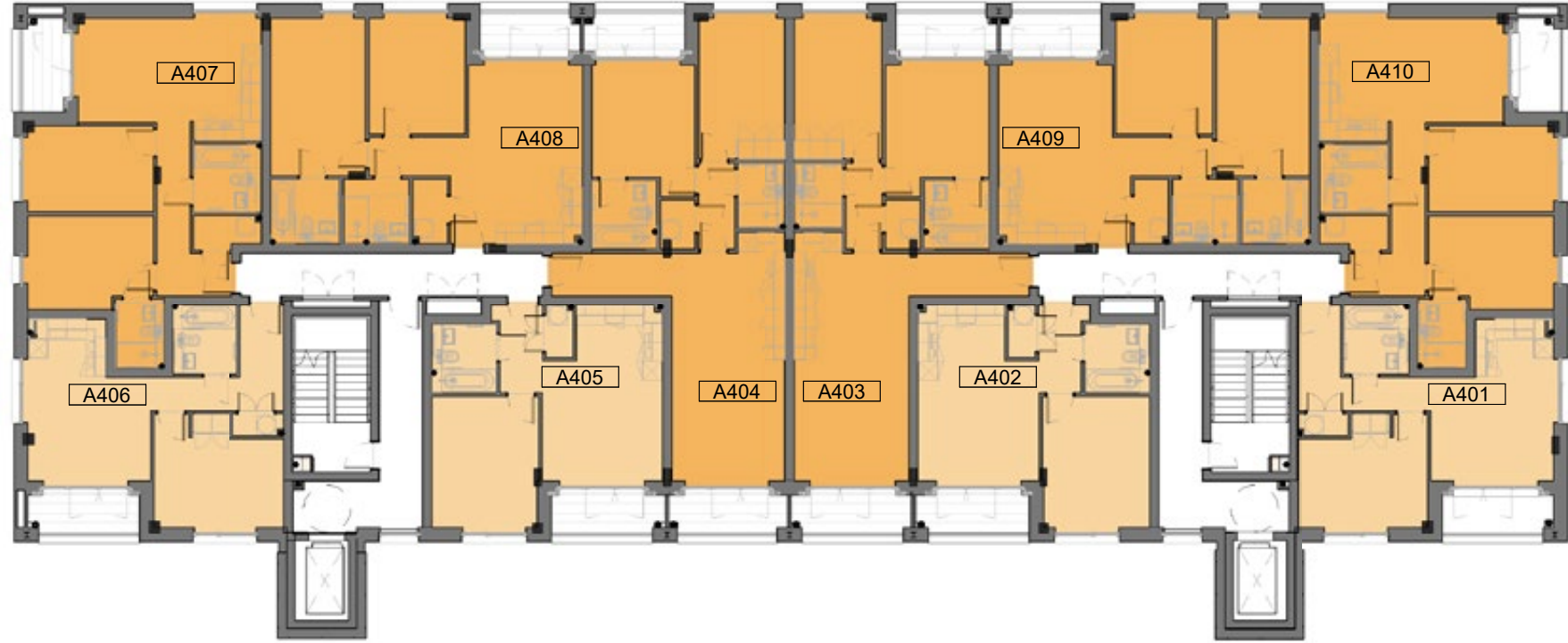
Third Floor



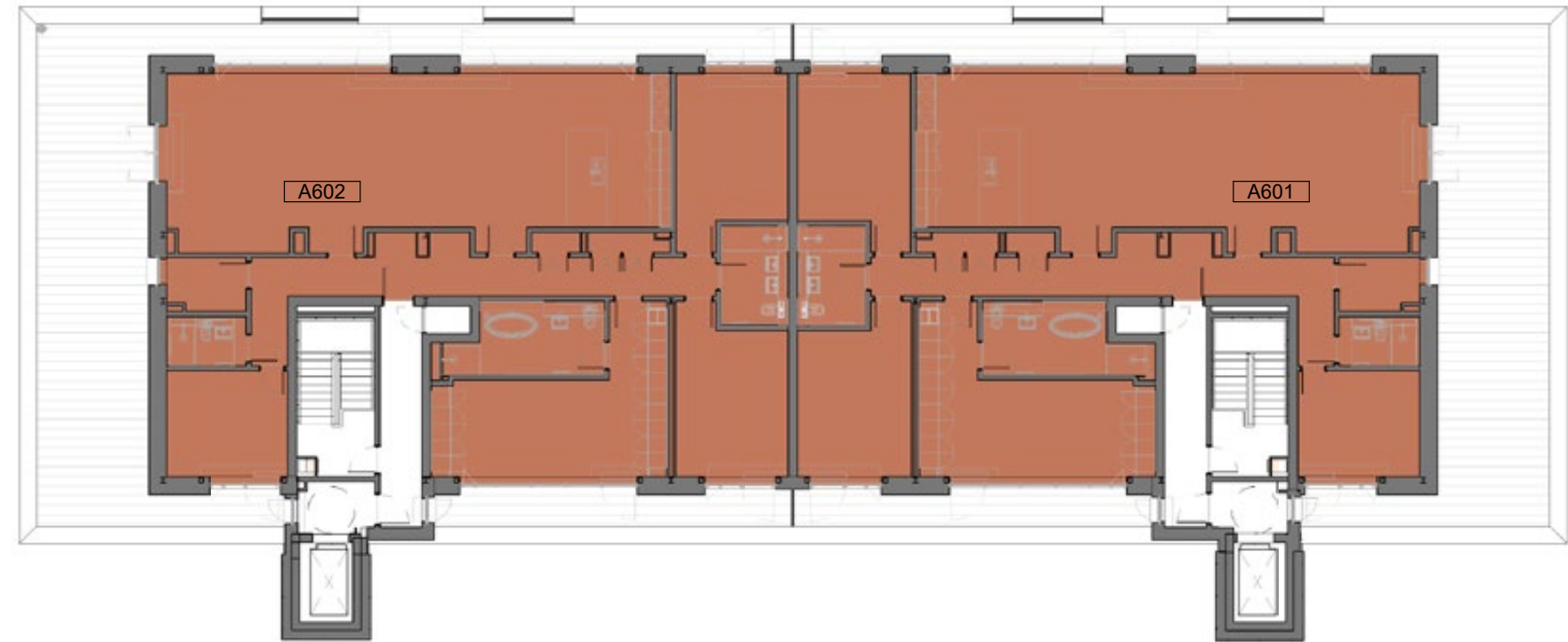
Fifth Floor



Fourth Floor



Sixth Floor



Property Type Plans



- 12. Apartments
- 16. Town Houses
- 22. Typical Penthouse

1 Bedroom Apartments

Type 1, 468sqf

- 1st Floor: A102 A105
- 2nd Floor: A202 A205
- 3rd Floor: A302 A305
- 4th Floor: A402 A405
- 5th Floor: A502 A505

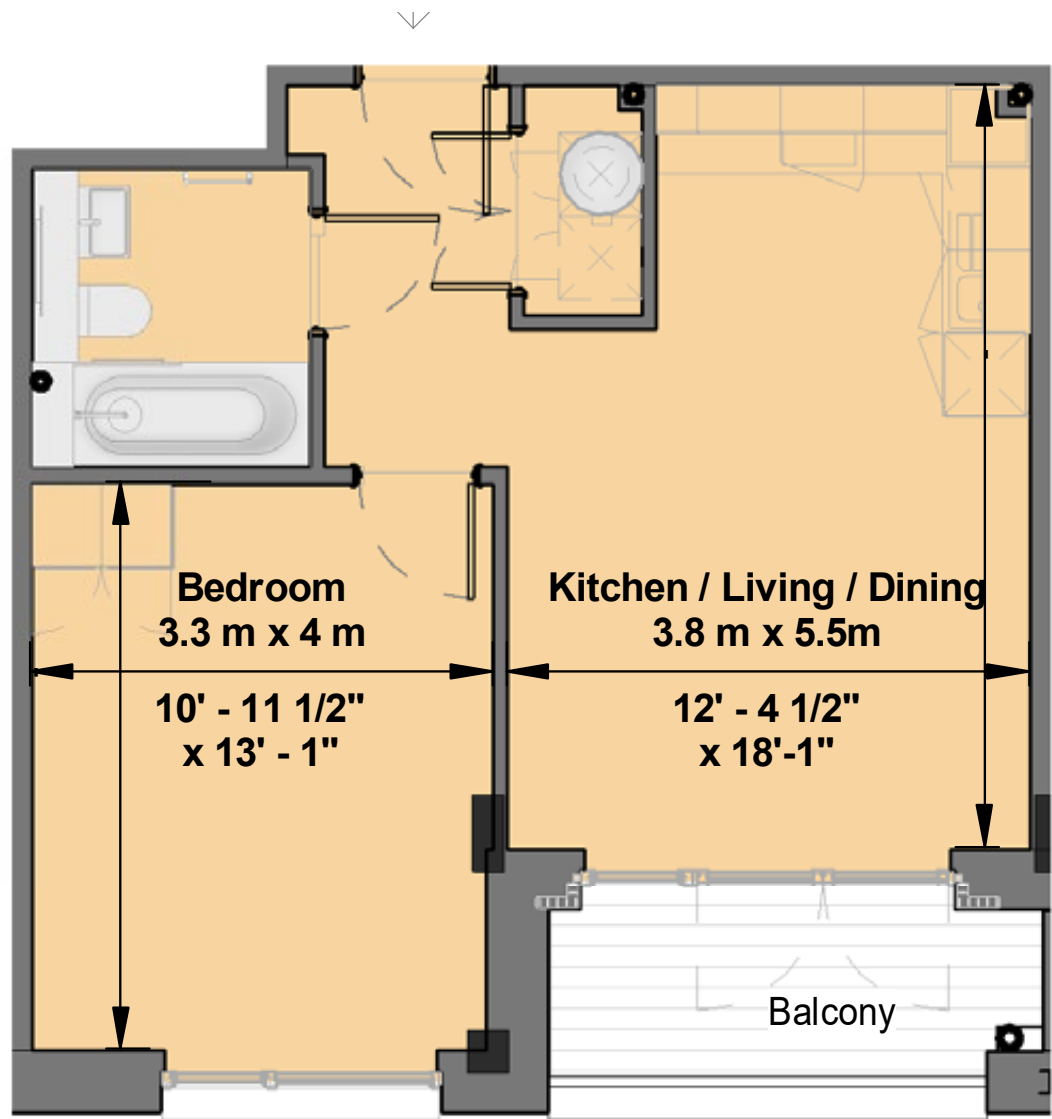
Type 2, 484sqf

- 1st Floor: A101 A106
- 2nd Floor: A201 A206
- 3rd Floor: A301 A306
- 4th Floor: A401 A406
- 5th Floor: A501 A506

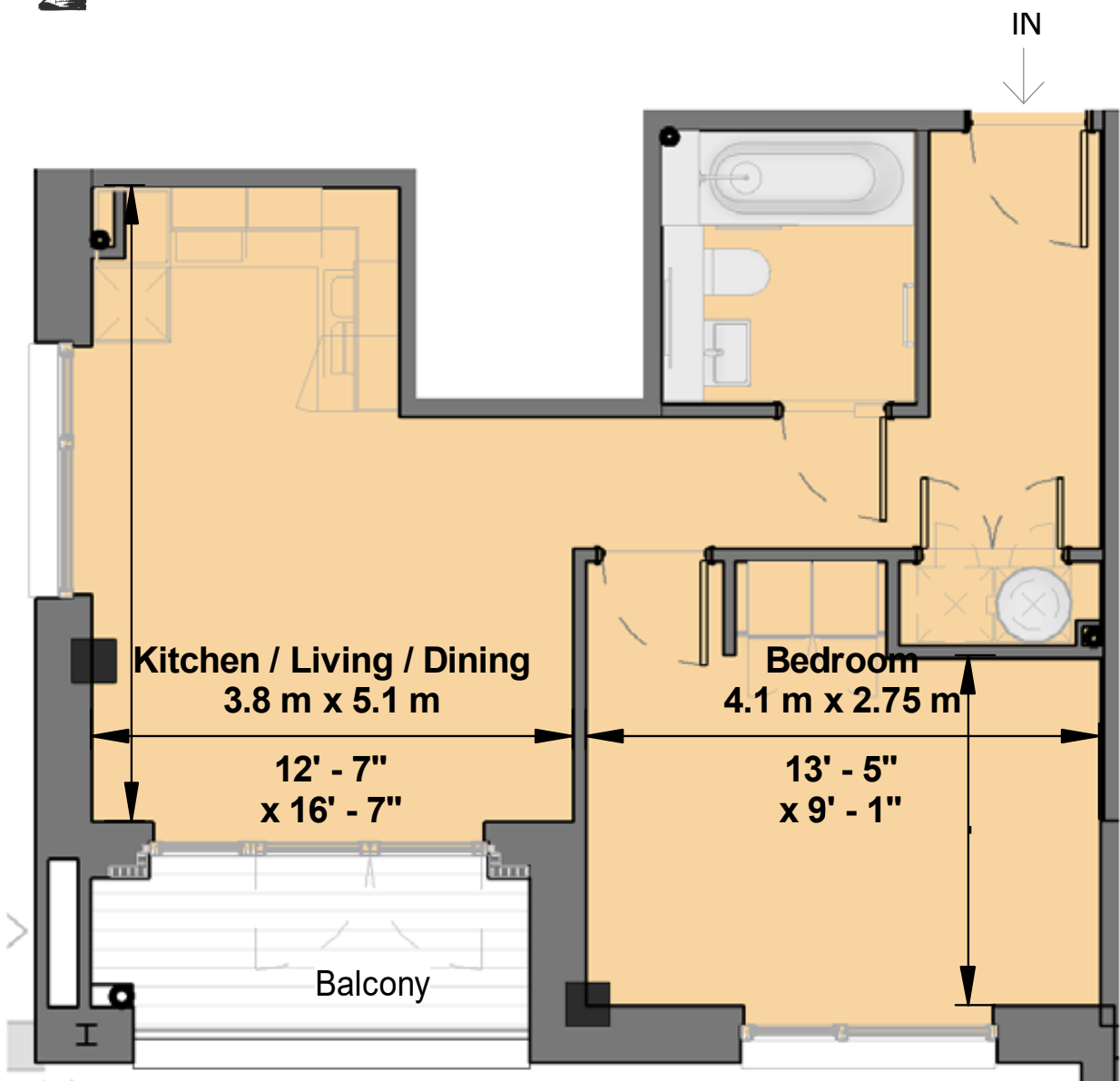
Type 6, 571sqf

- Ground Floor: A001

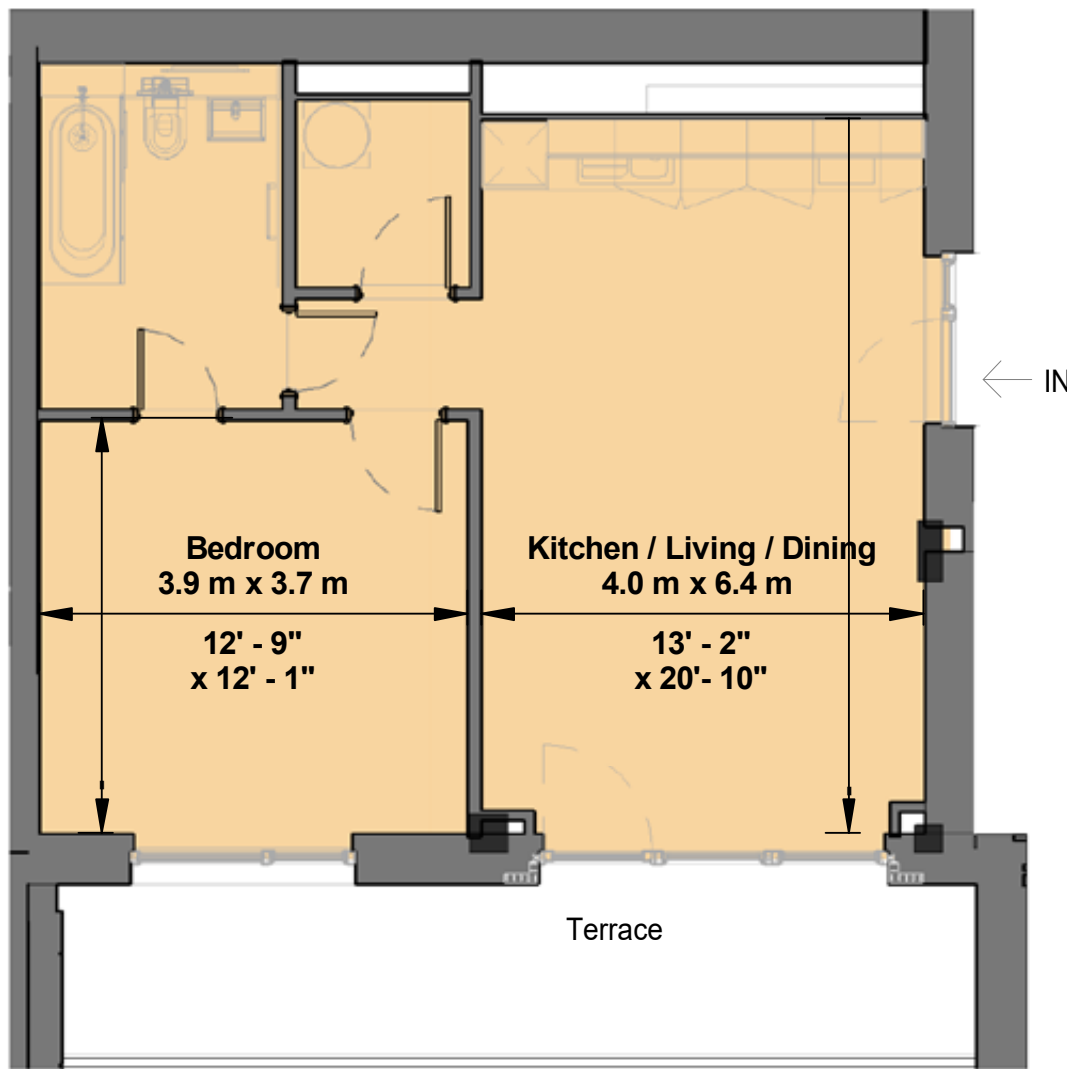
1



2



6



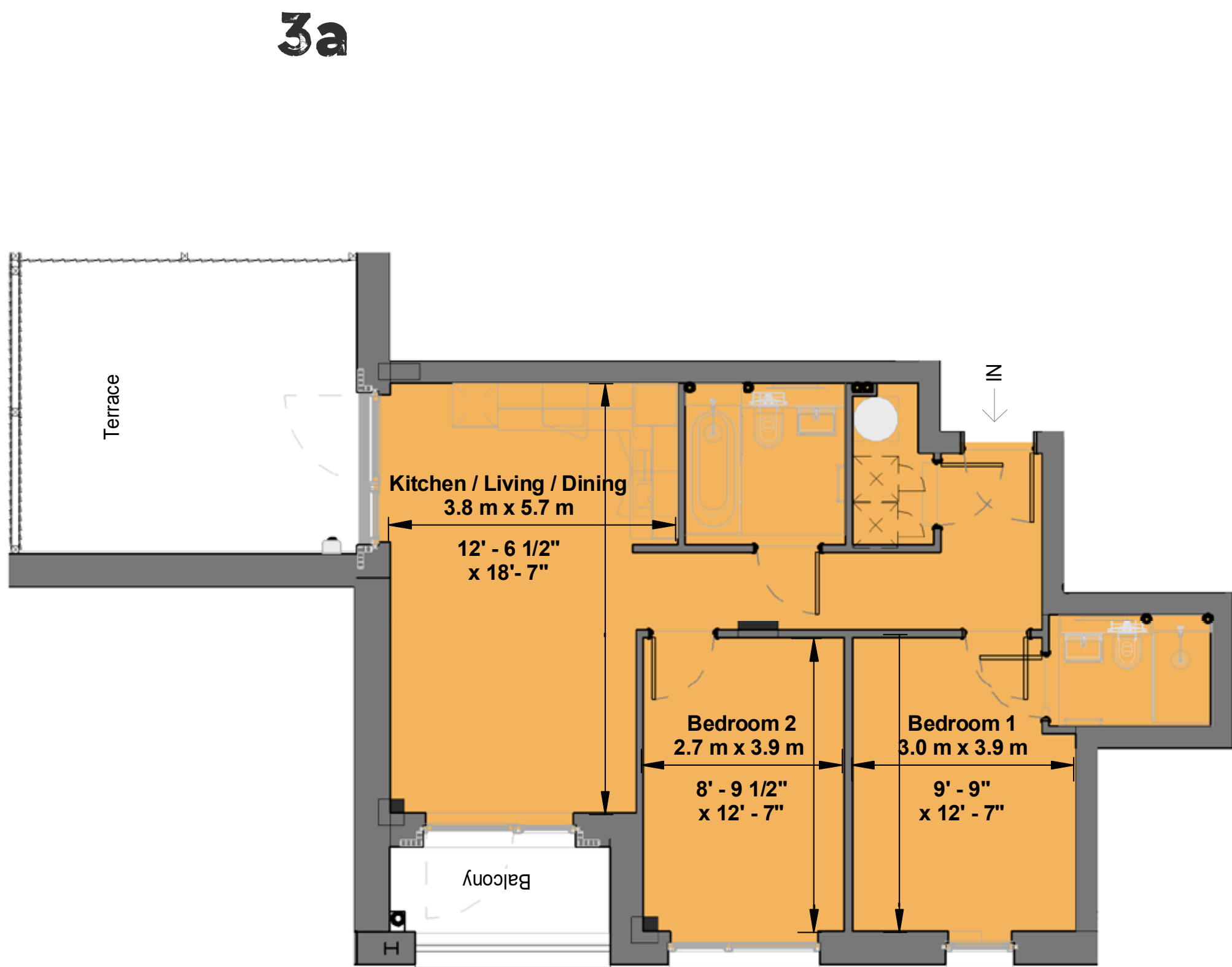
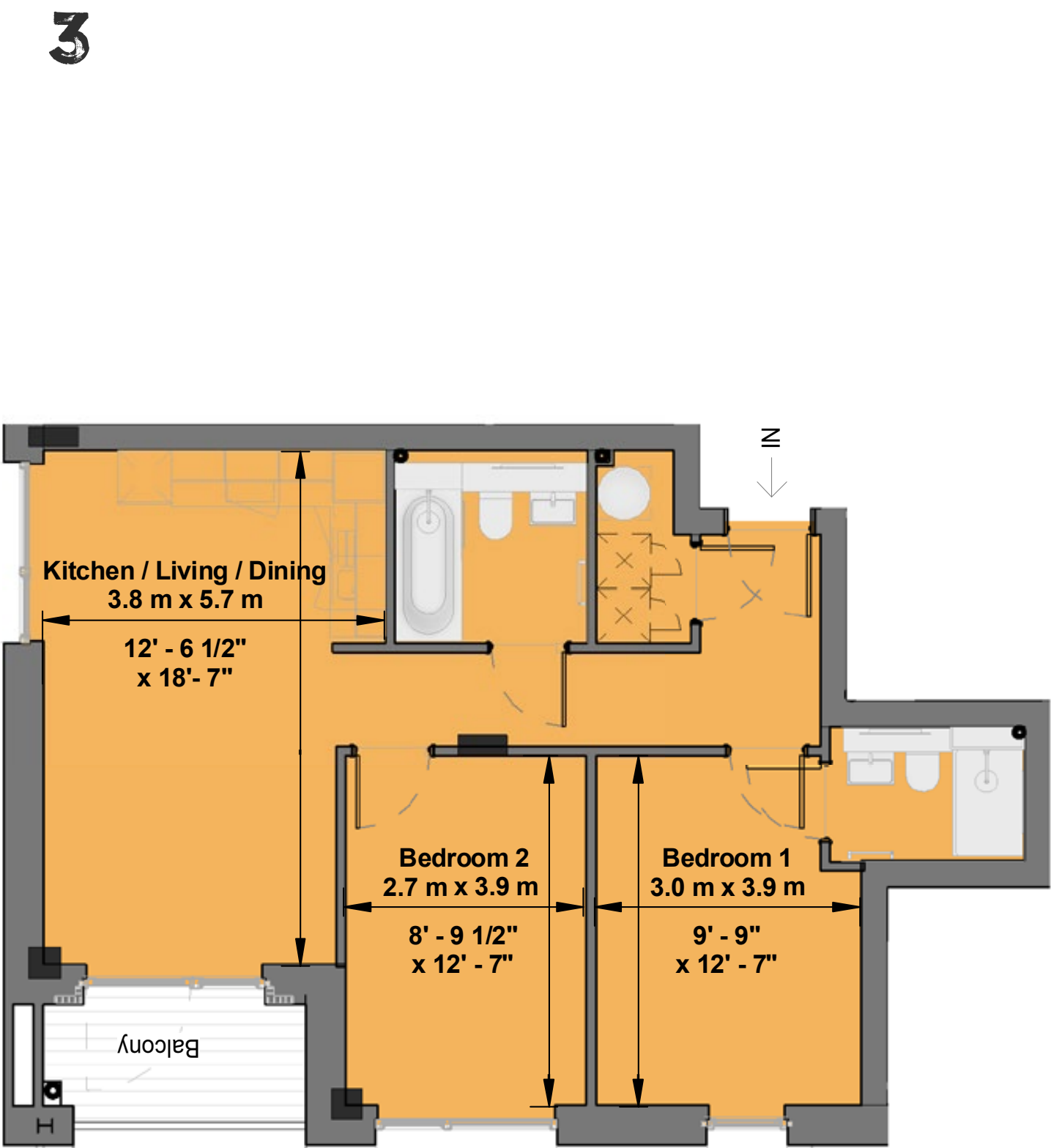
2 Bedroom Apartments

Type 3, 667sqft:

- 2nd Floor: A207 A210
- 3rd Floor: A307 A310
- 4th Floor: A407 A410
- 5th Floor: A507 A510

Type 3(a), 667sqft:

- 1st Floor: A107 A110



2 Bedroom Apartments

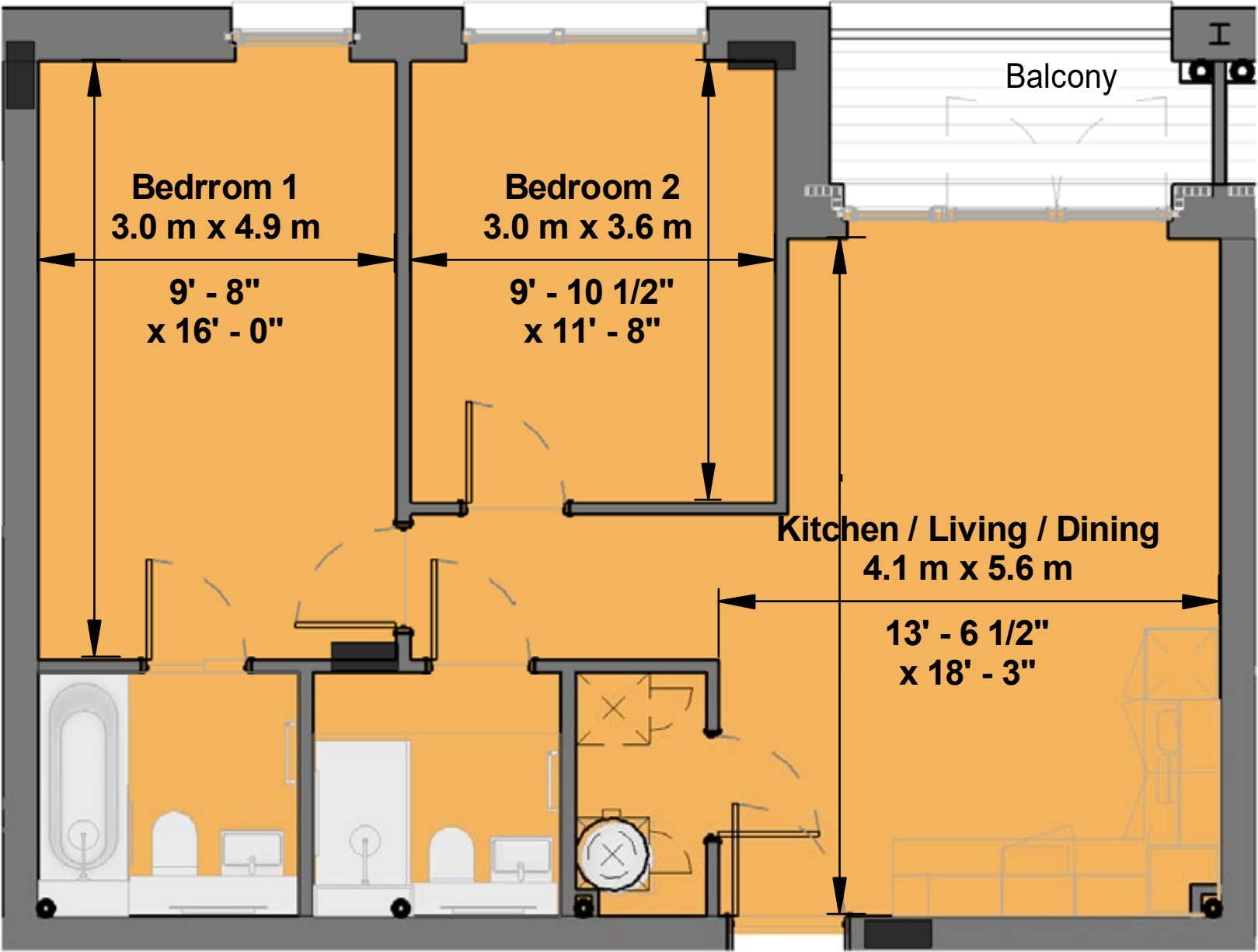
Type 4, 689sqft

2nd Floor: A208 A209
3rd Floor: A308 A309
4th Floor: A408 A409
5th Floor: A508 A509

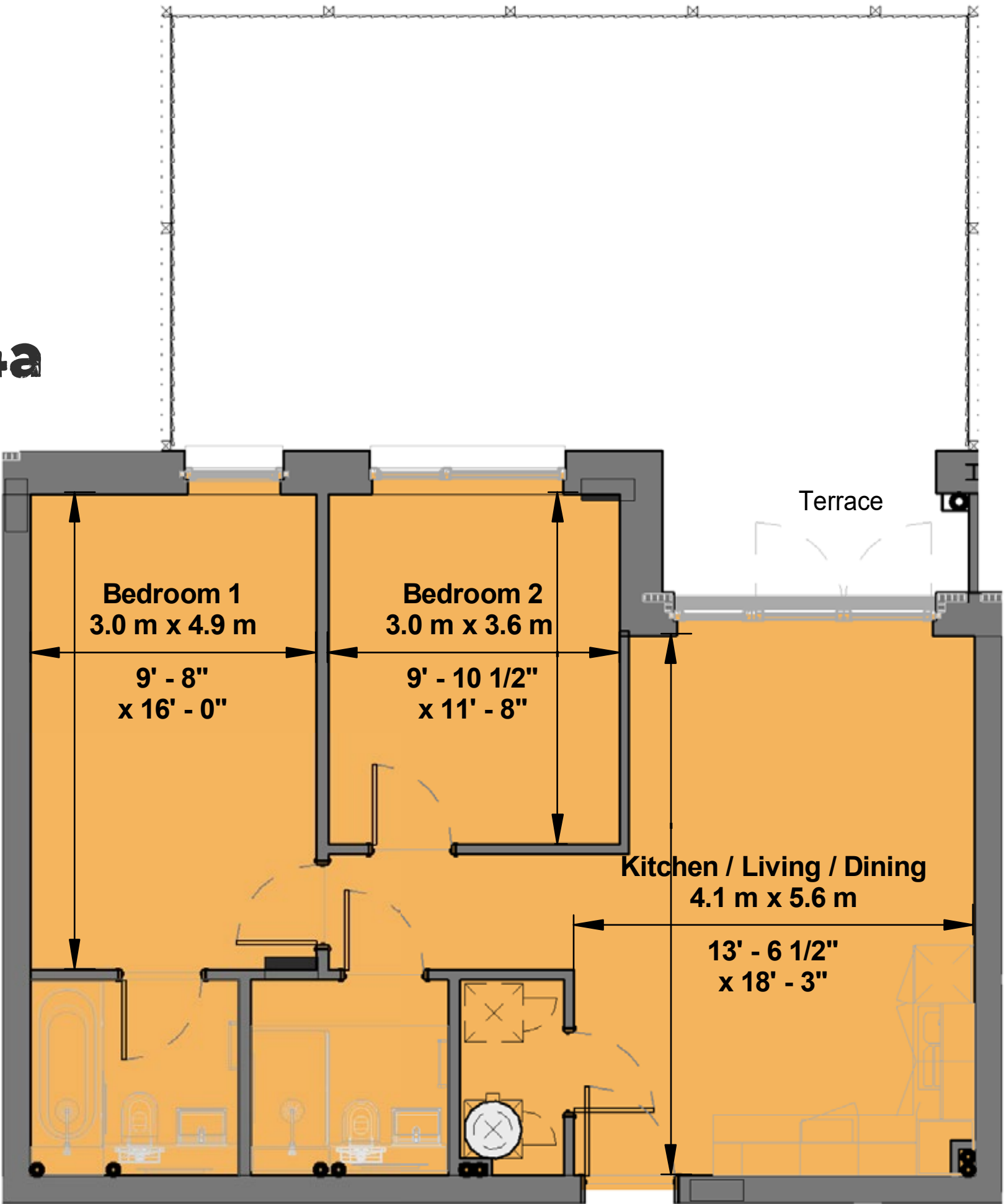
Type 4(a), 689sqft

1st Floor: A108 A109

4



4a



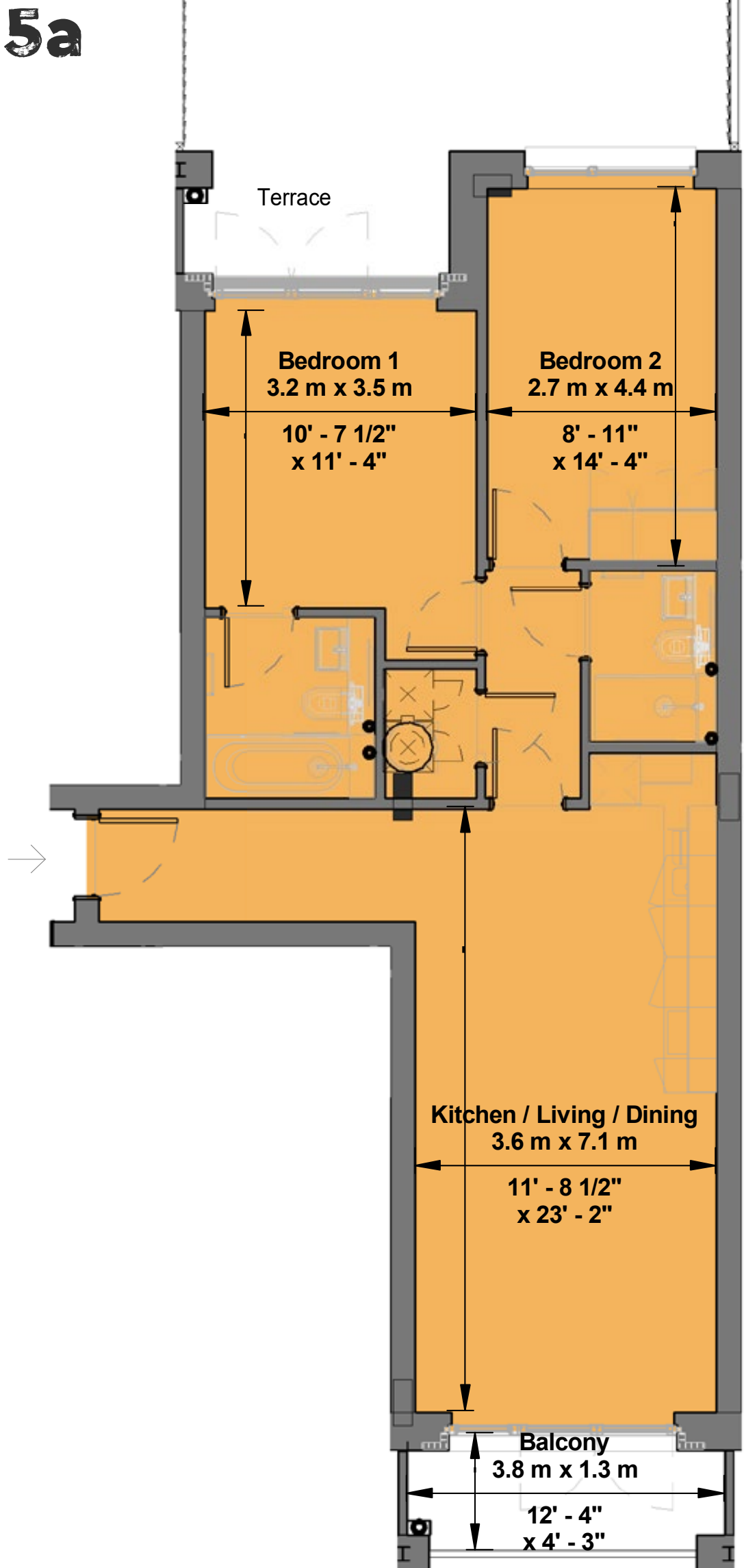
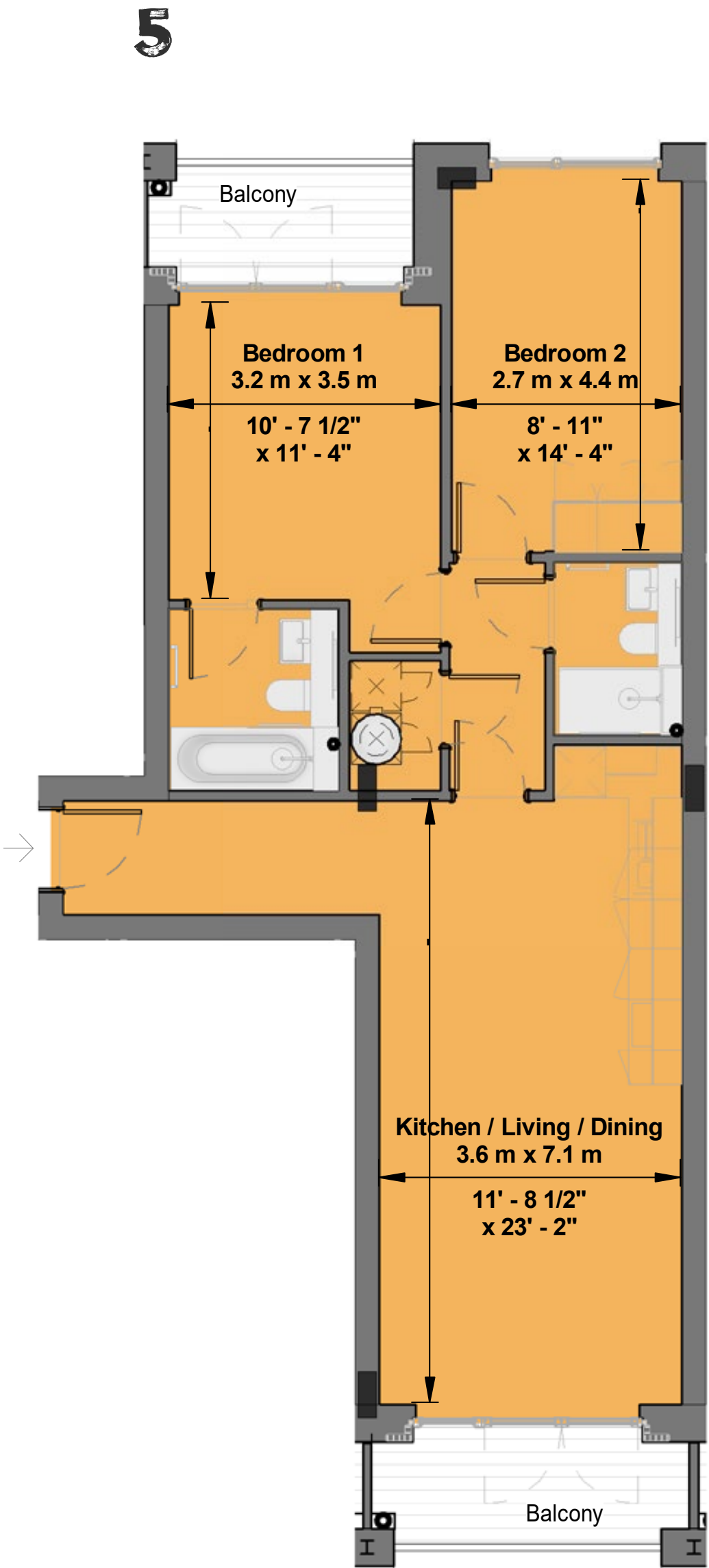
2 Bedroom Apartments

Type 5, 753sqft

- 2nd Floor: A204 A203
- 3rd Floor: A304 A303
- 4th Floor: A404 A403
- 5th Floor: A504 A503

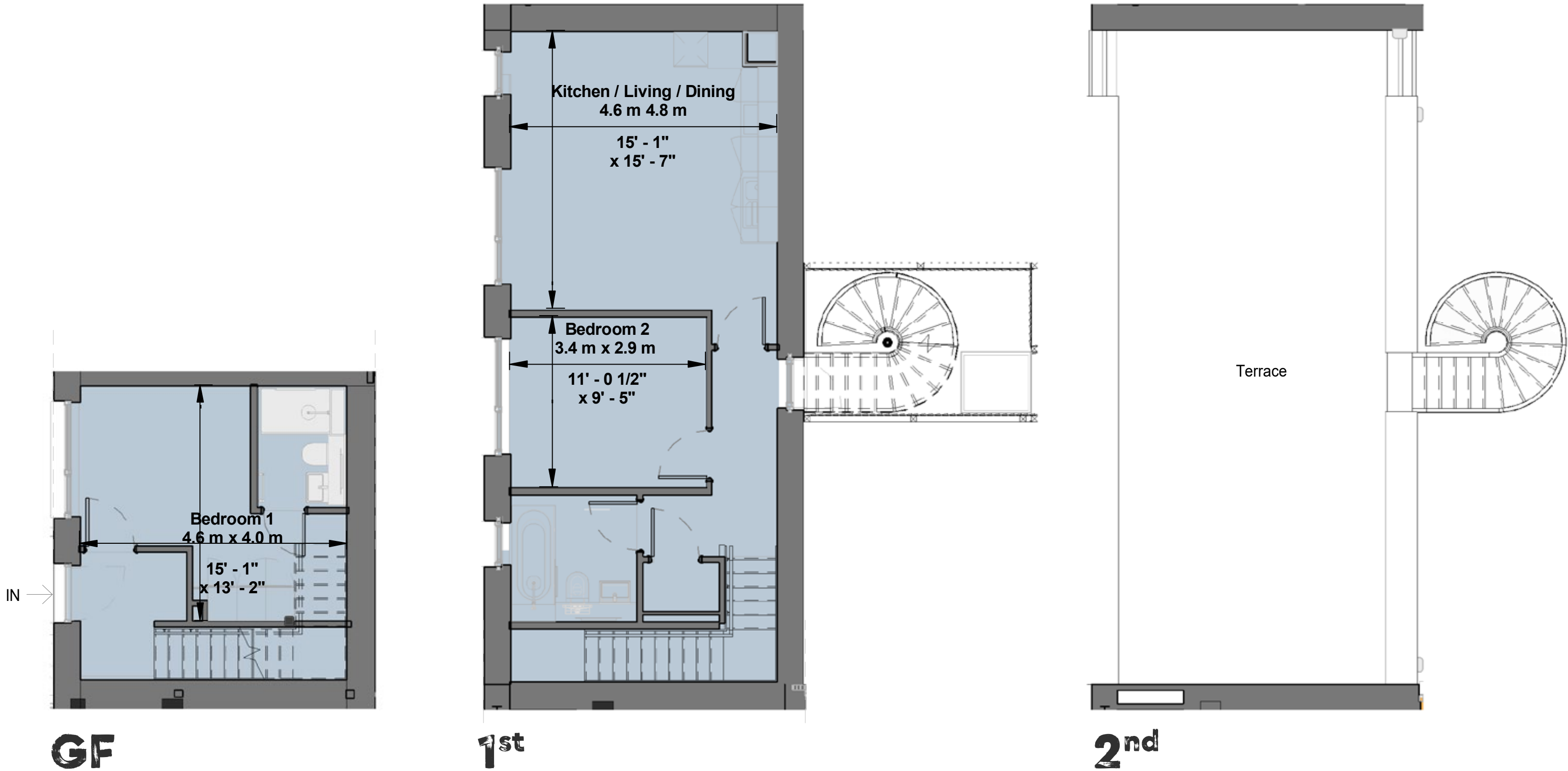
Type 5(a), 753sqft

- 1st Floor: A104 A103



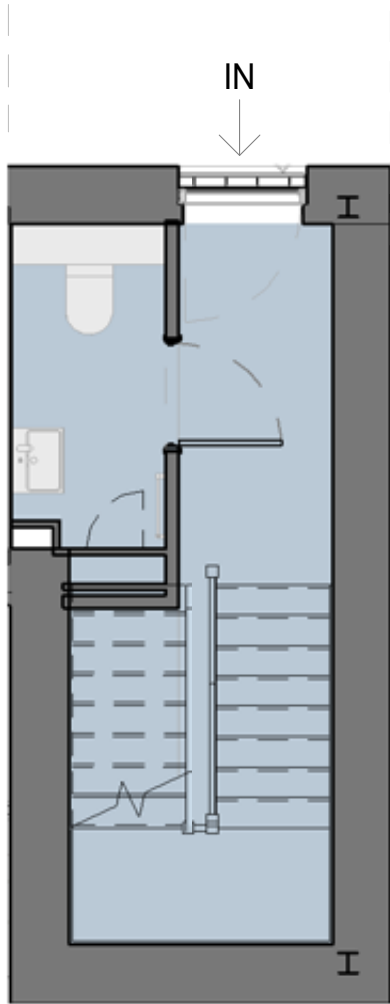
2 Bedroom Townhouses

Type 1, 786 sqft:
TH1 TH14

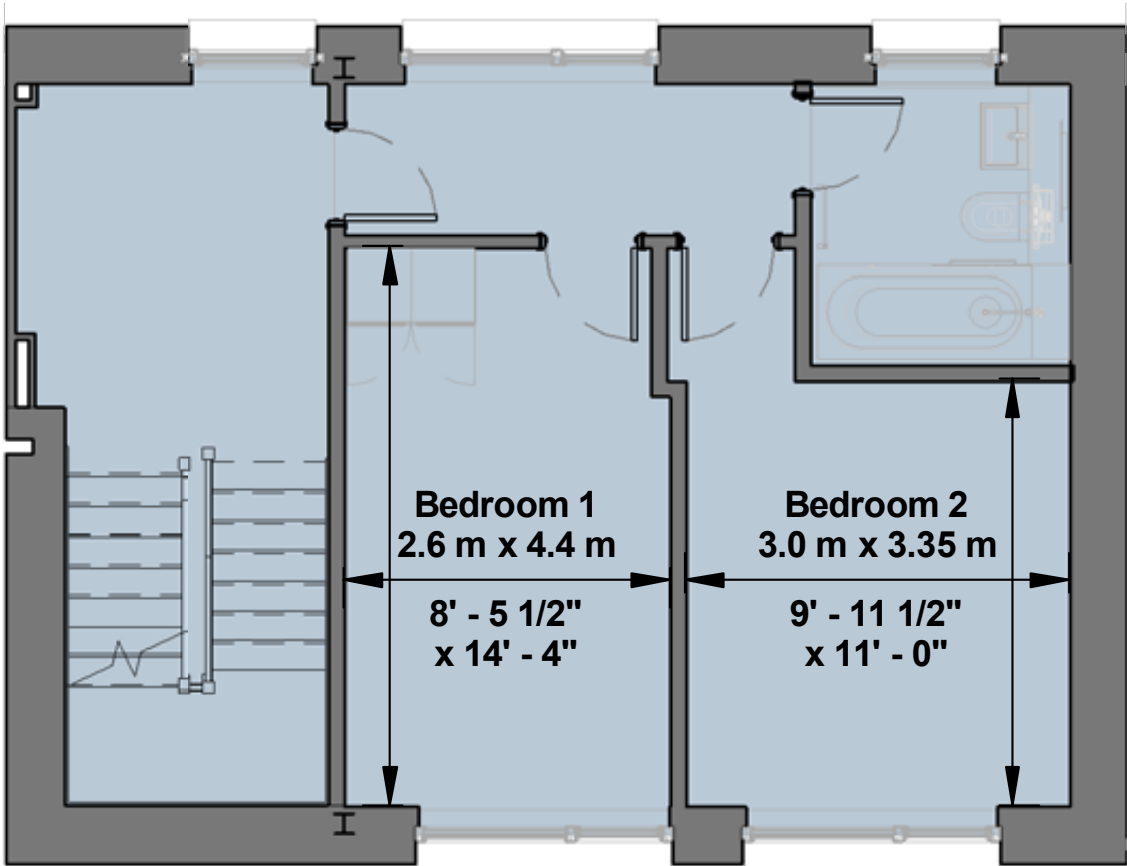


2 Bedroom Townhouses

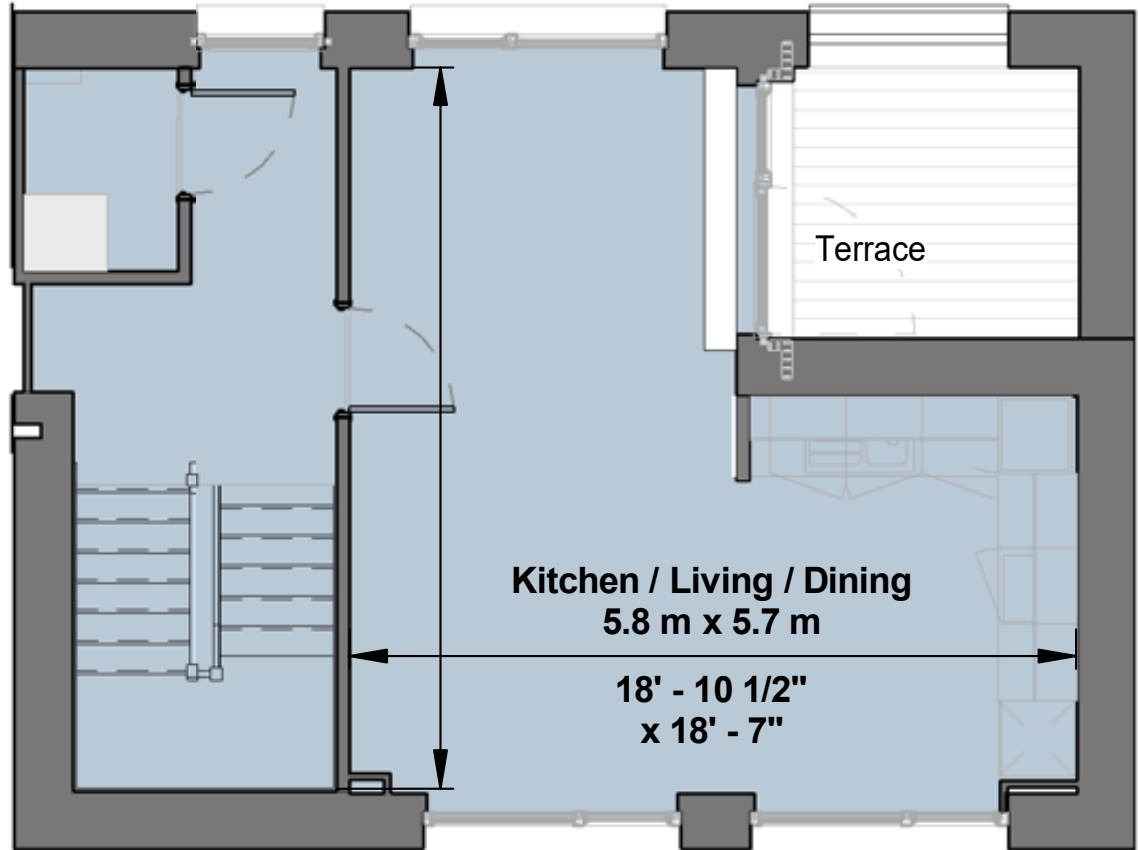
Type 6, 1044sqft:
TH15



GF



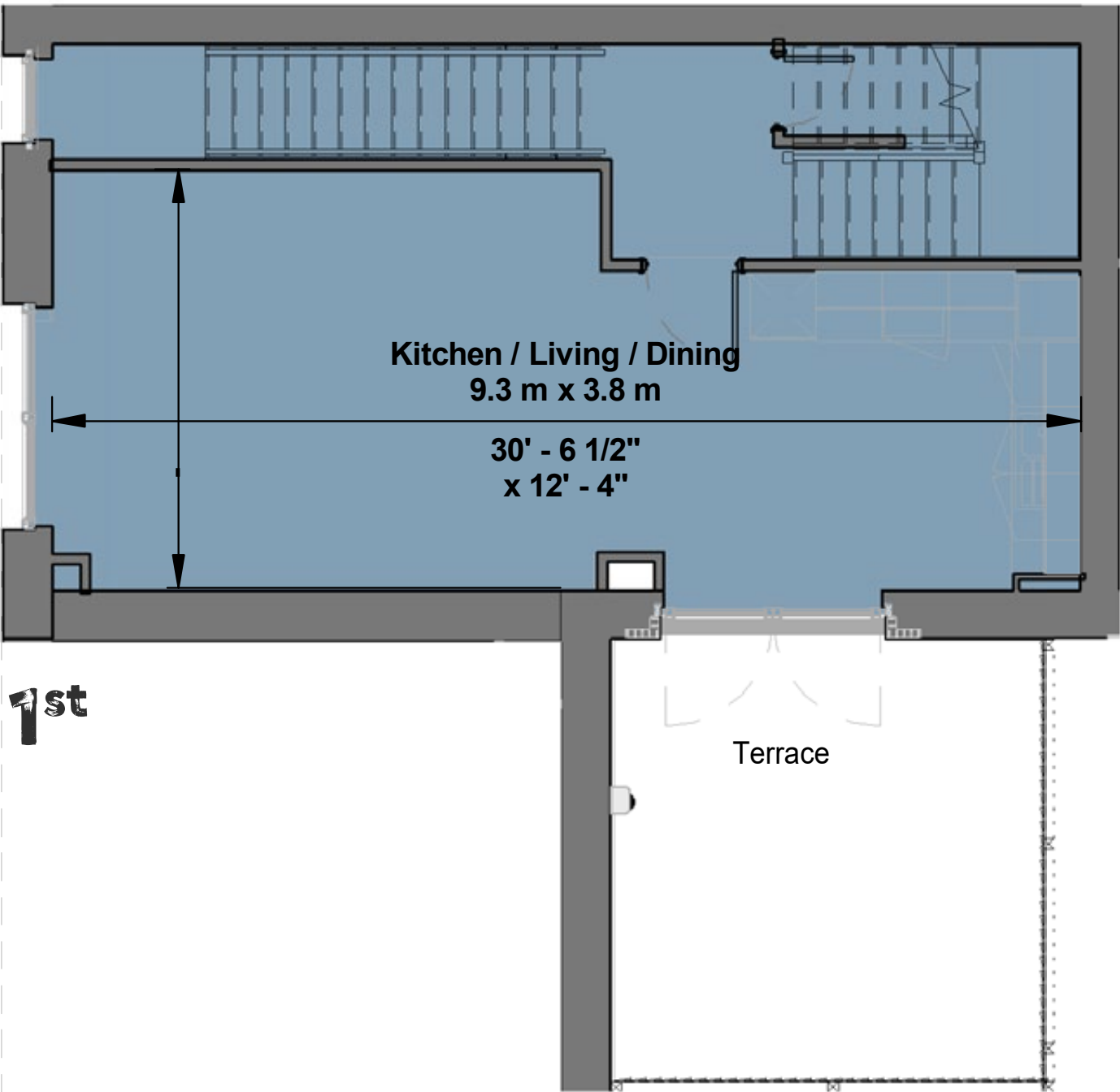
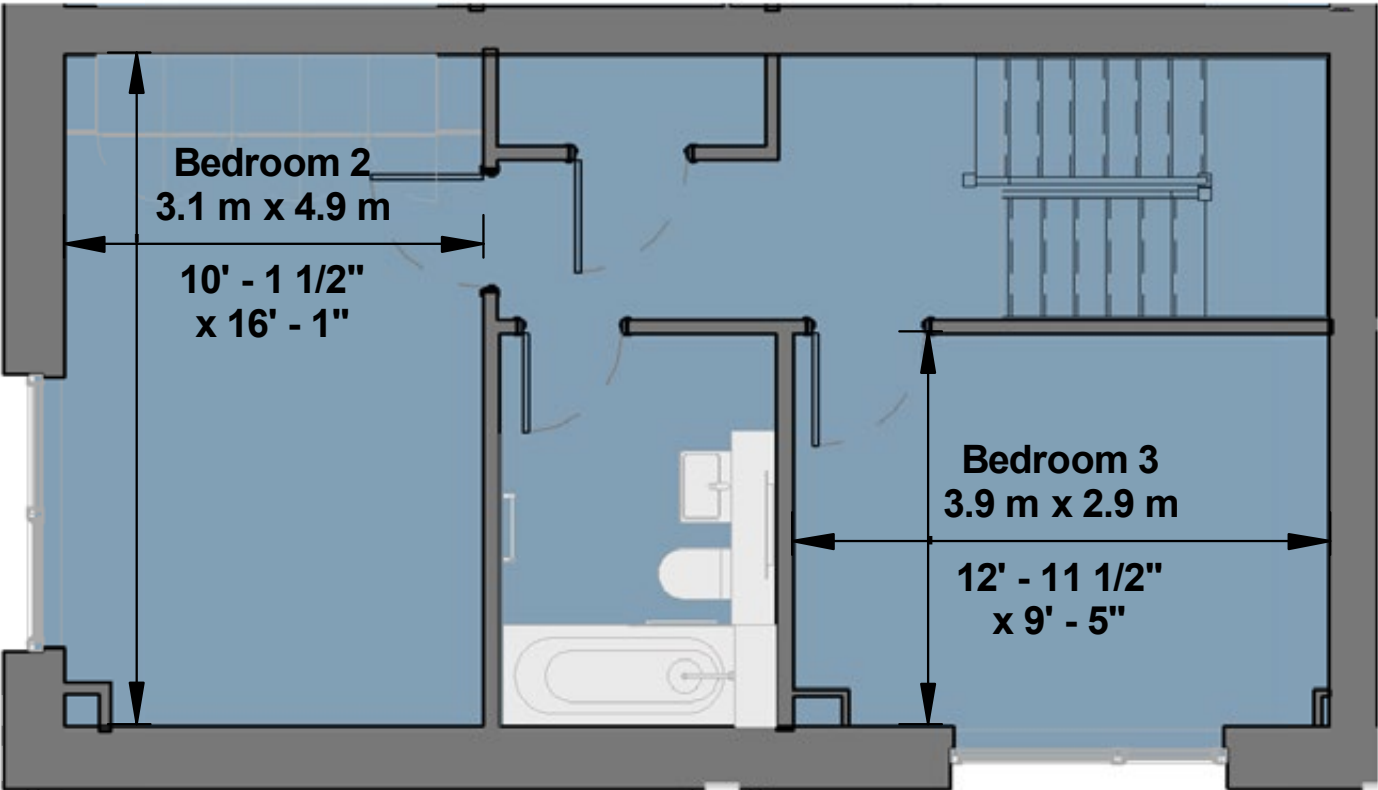
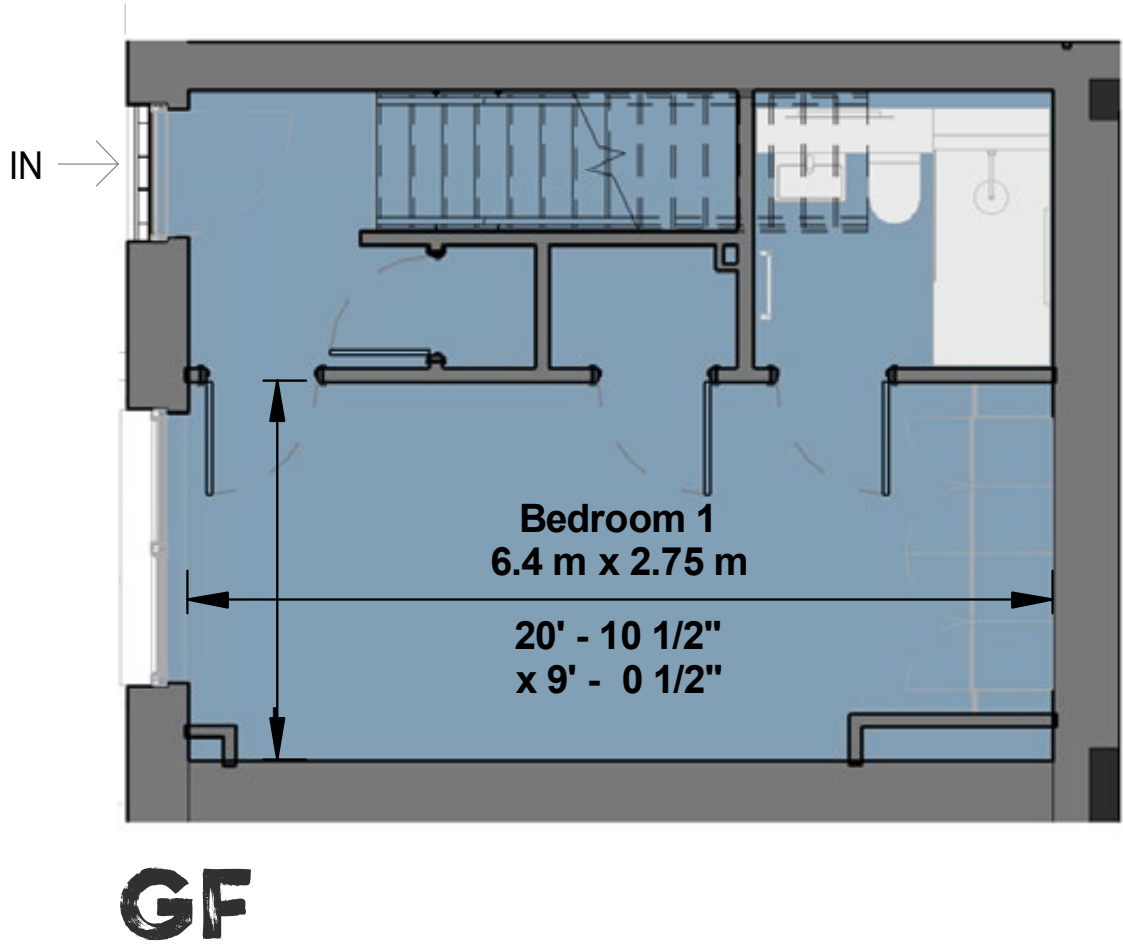
1st



2nd

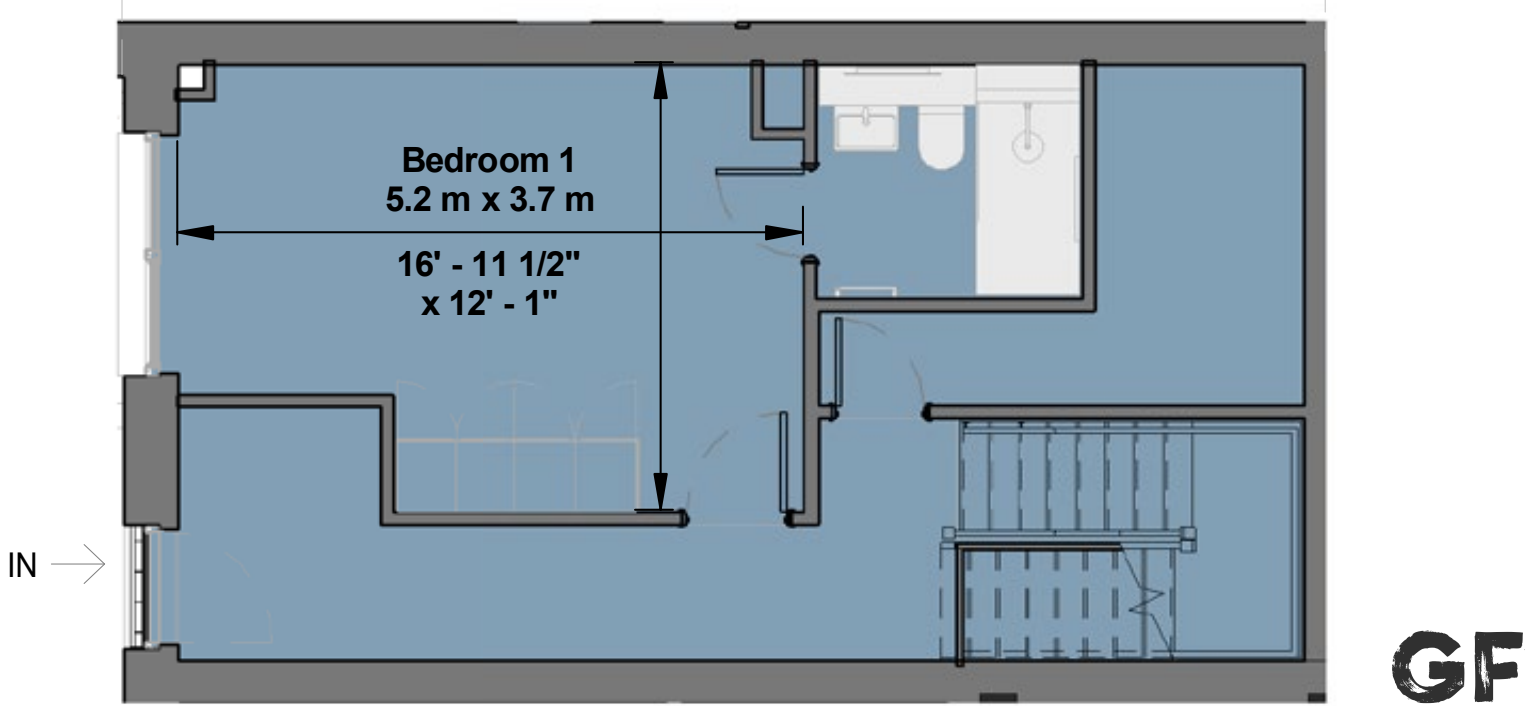
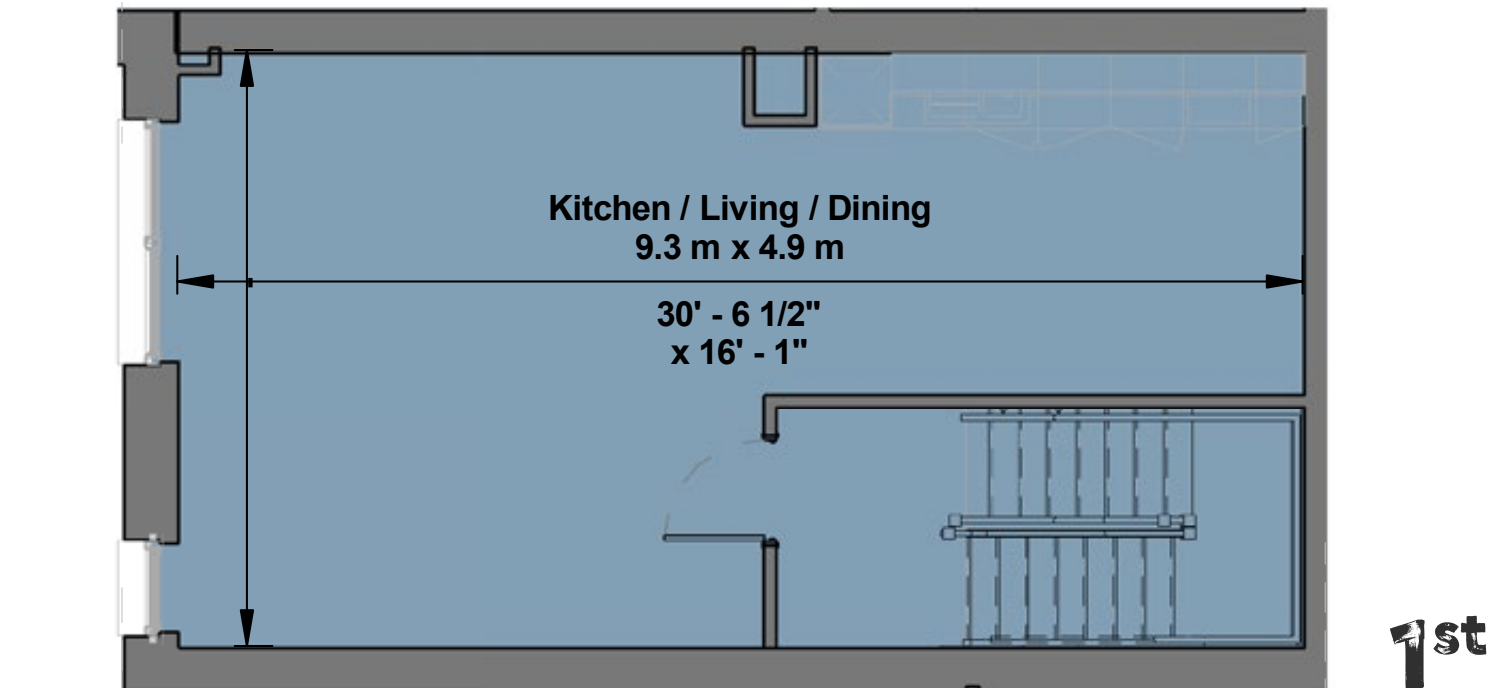
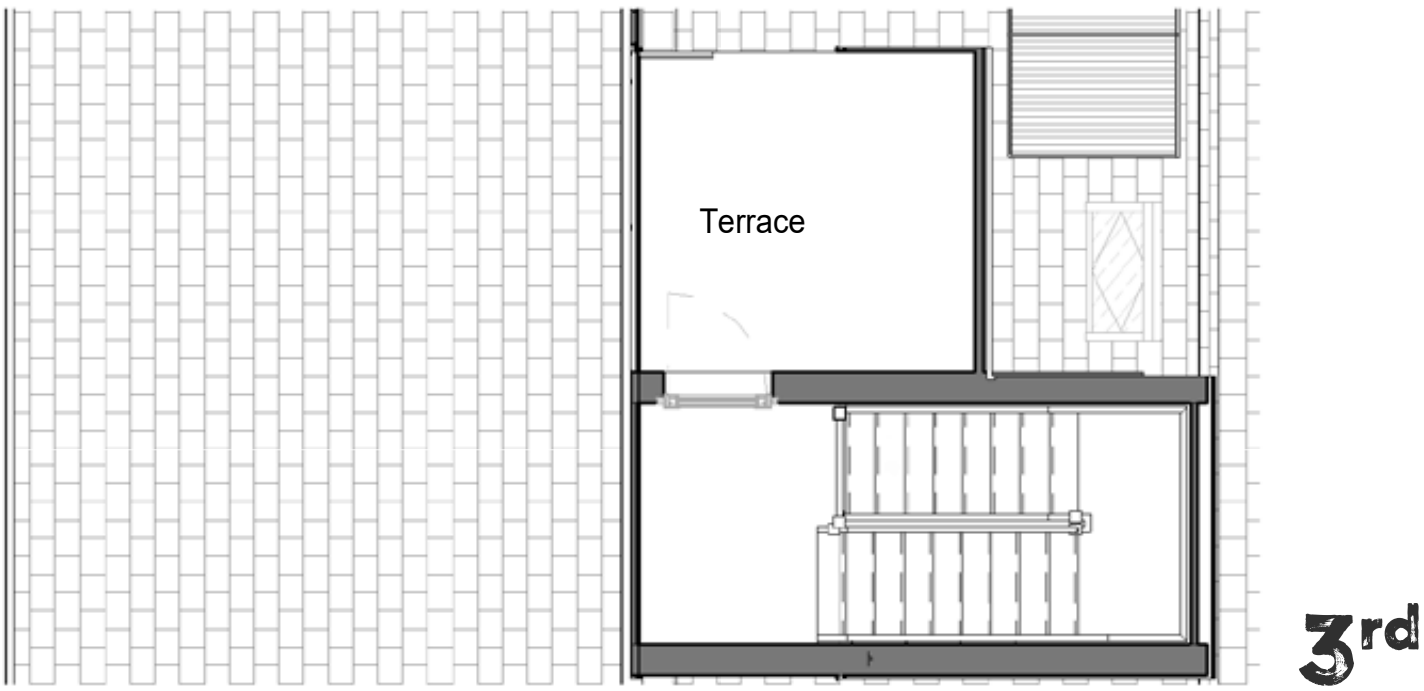
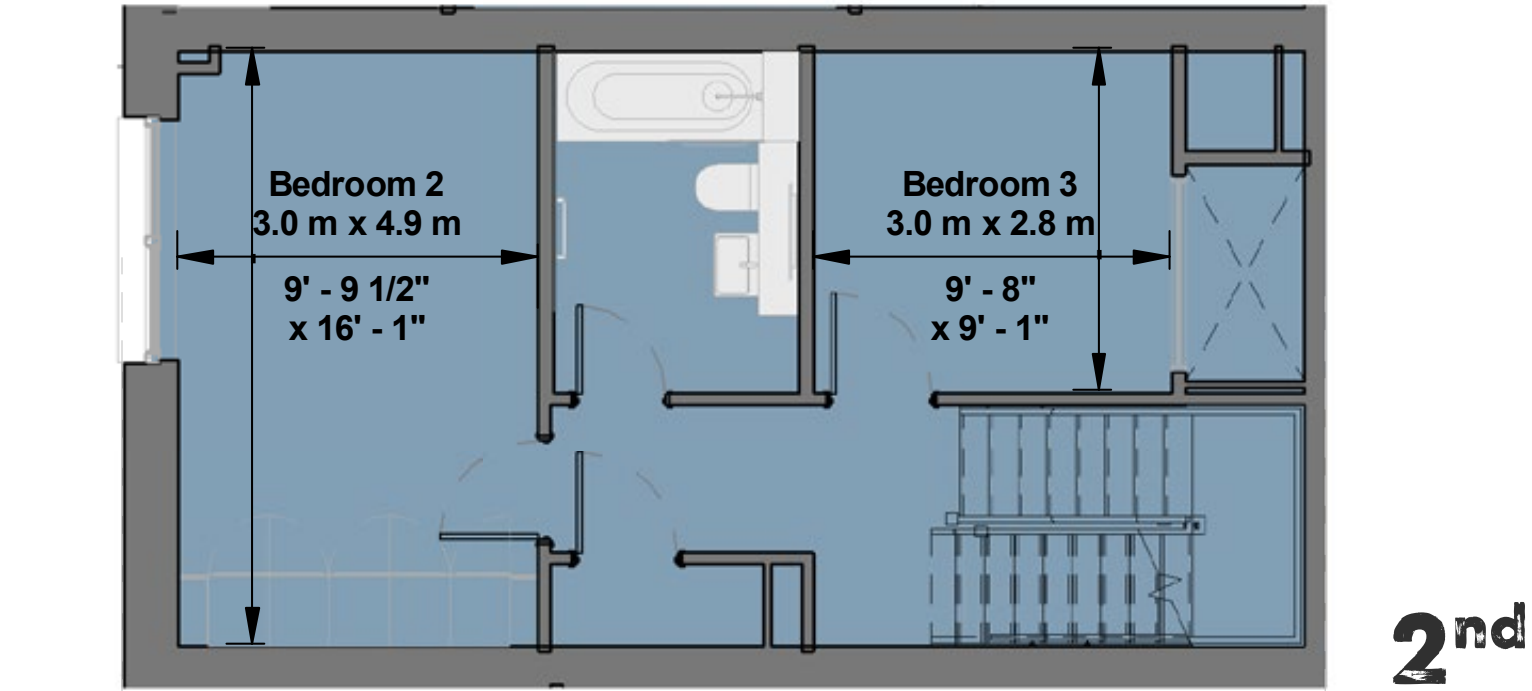
3 Bedroom Townhouses

Type 2, 1292sqft:
TH2 TH13



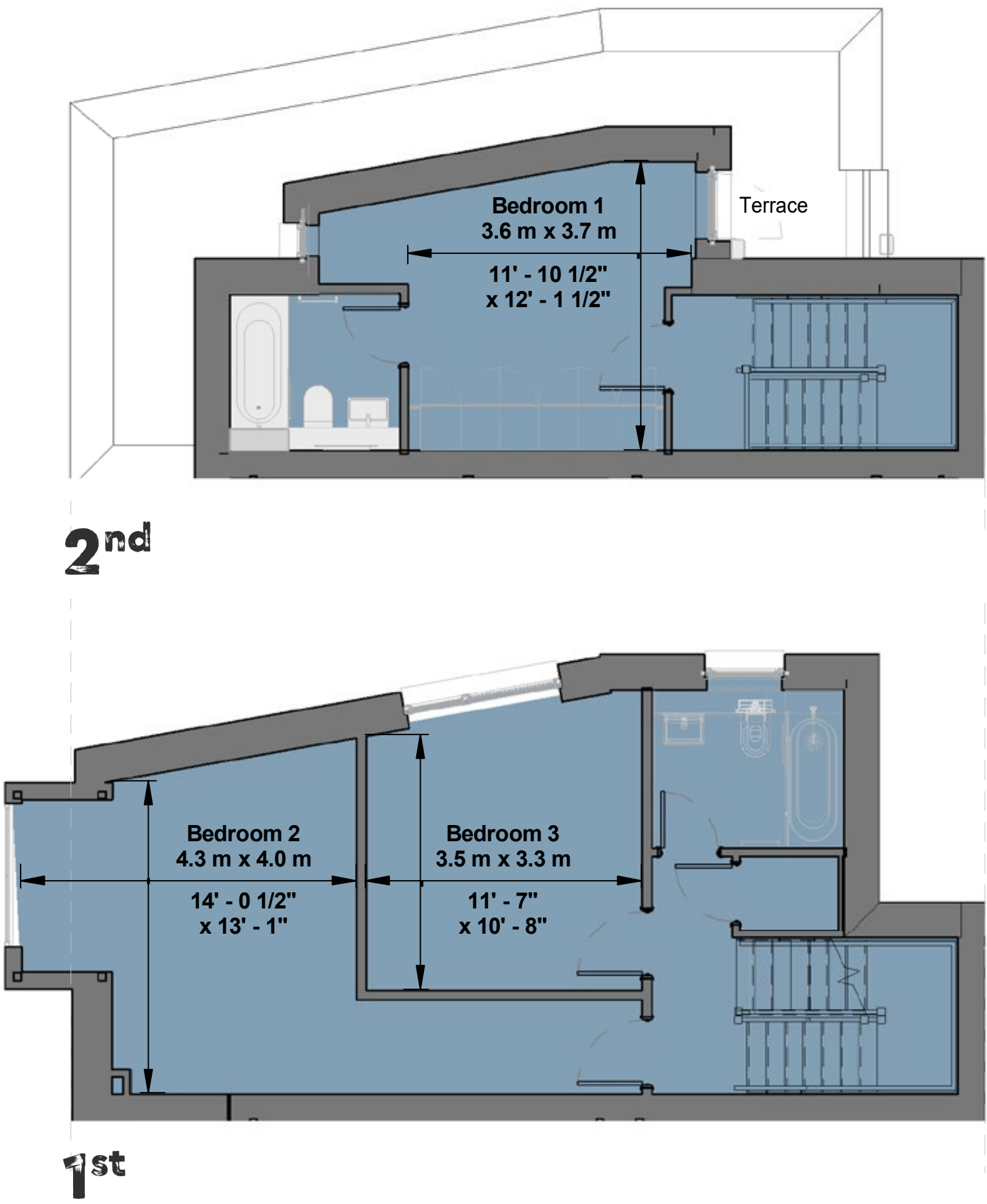
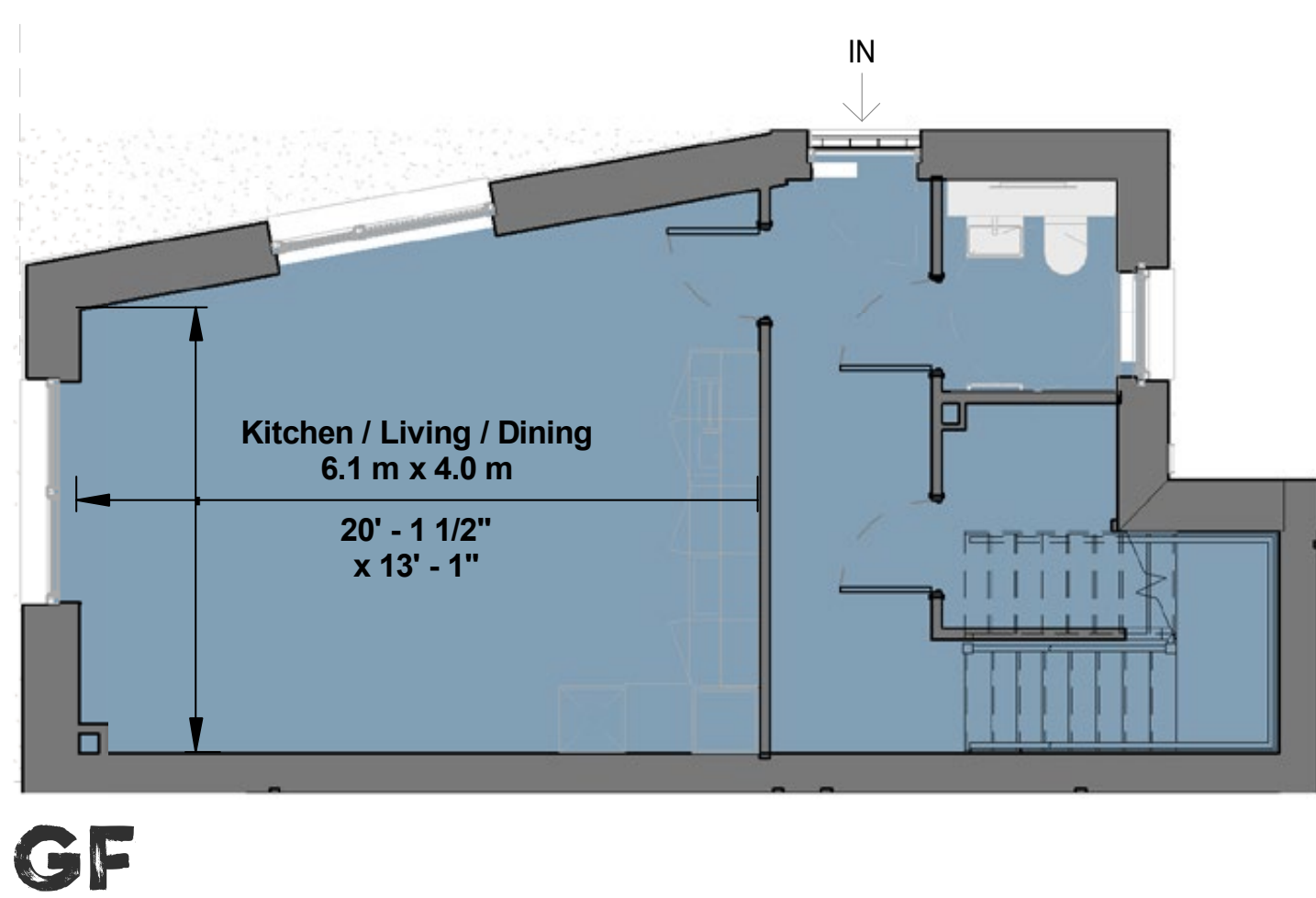
3 Bedroom Townhouses

Type 3:
TH3 -1475sqft
TH12 -1442sqft



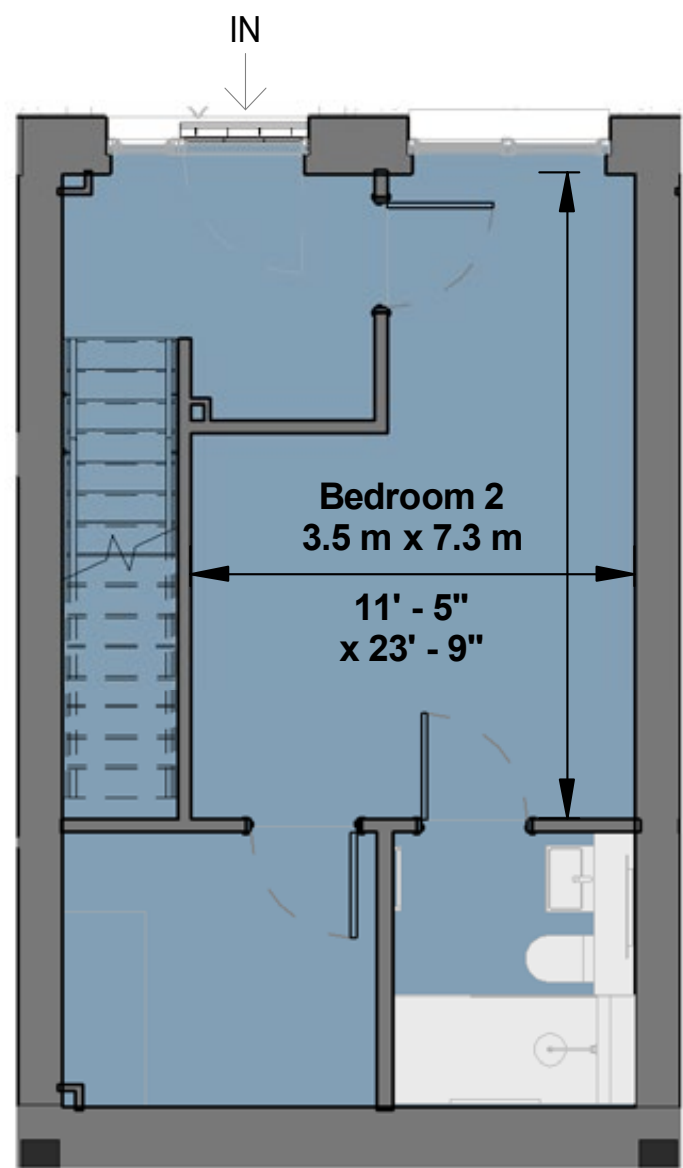
3 Bedroom Townhouses

Type 4:
TH4 -1292sqft
TH11 -1367sqft

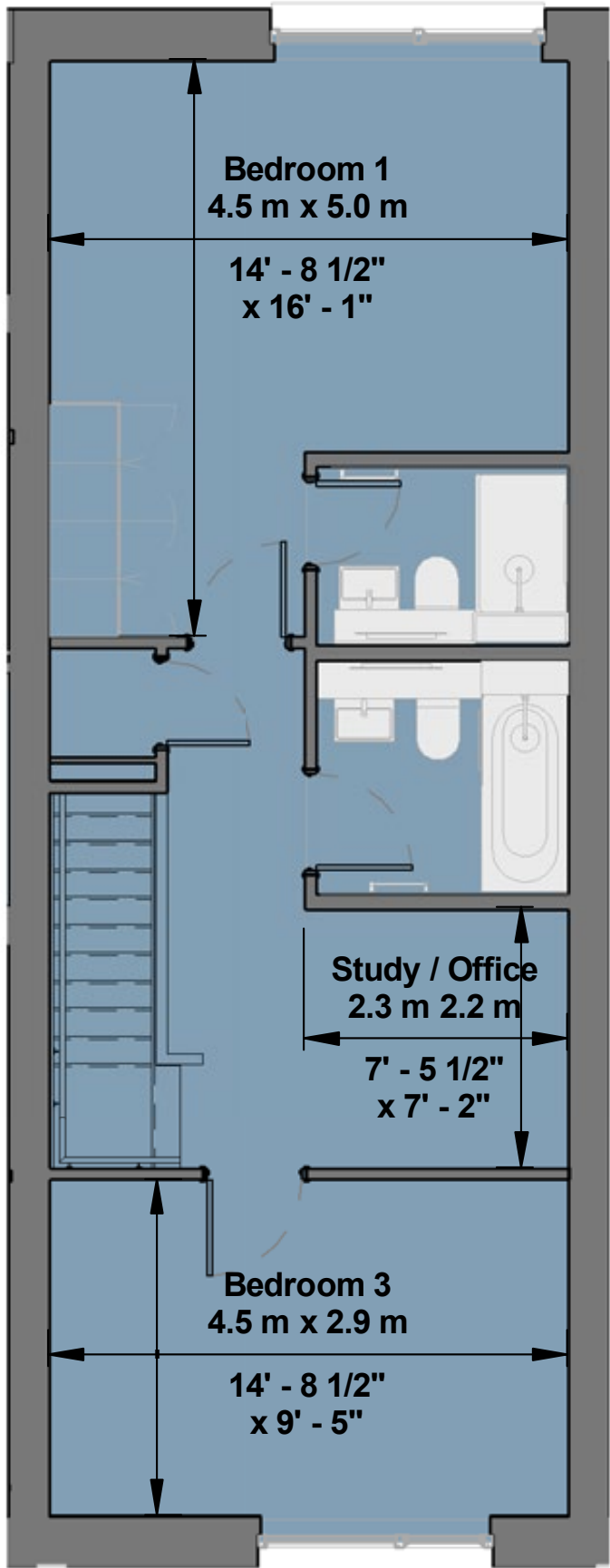
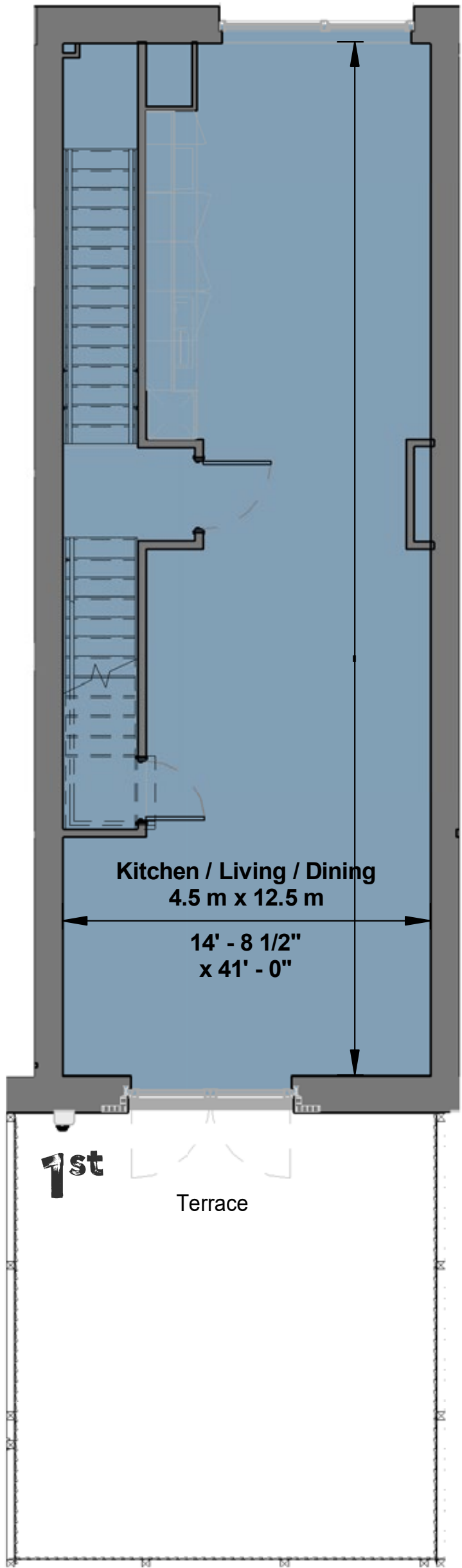


3 Bedroom Townhouses

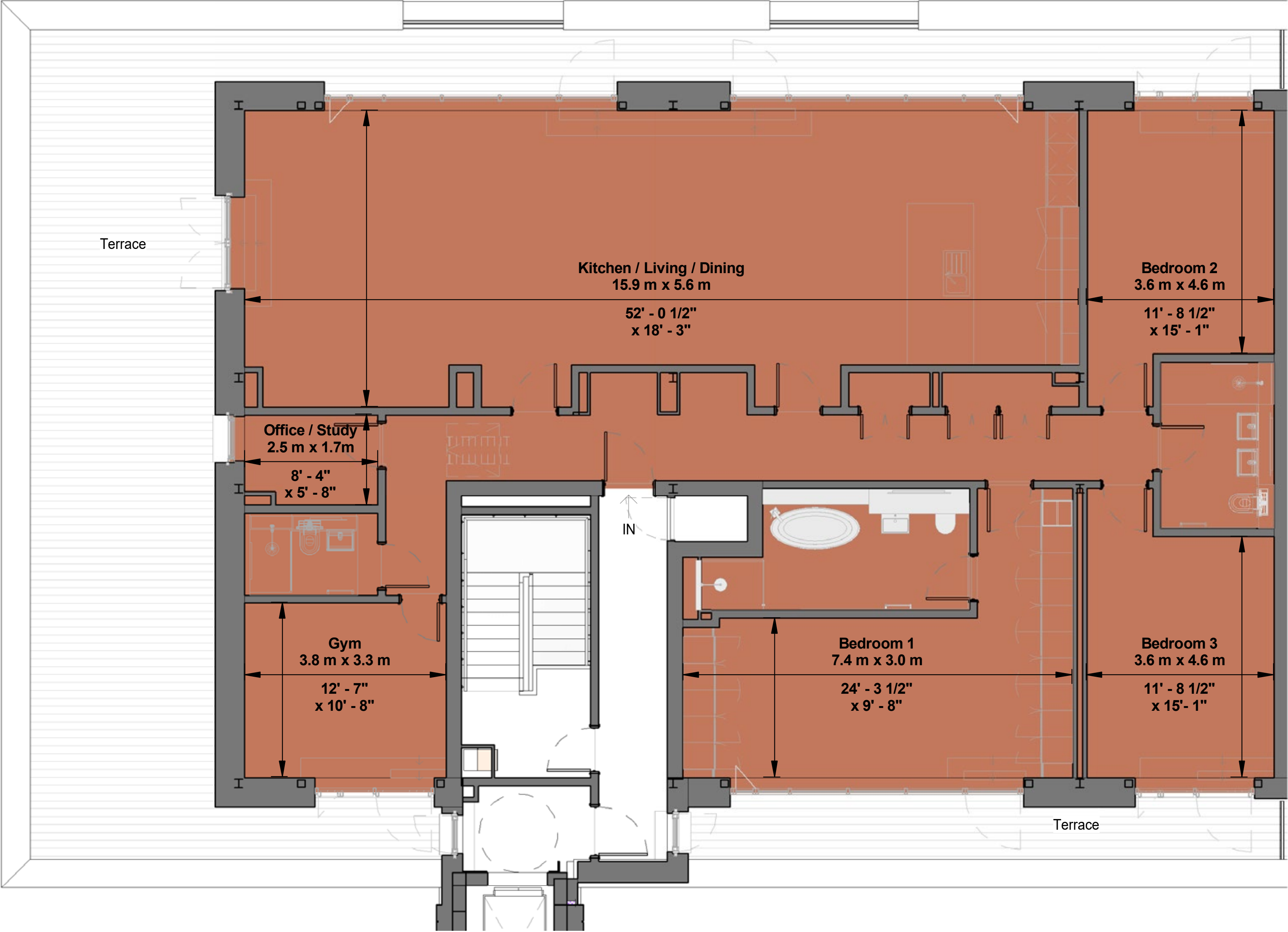
Type 5, 1561sqft:
TH5 TH6 TH7 TH8
TH9 TH10



GF



Typical Penthouse





About the developer

PfP igloo is an exciting partnership that brings together two of the UK's leading placemaking names. PfP Capital is a fund and asset management business that is part of the Places for People group. igloo is a well-established sustainable developer best known for creating multi-award winning schemes that are carefully designed to perform for people, place and planet.

Sustainable living

Driven by PfP igloo's core belief of delivering for people, place and planet, The Ironworks homes come with photo voltaic tiles, electric heating and highly insulated walls and ceilings.

At The Ironworks there will be limited parking spaces (neatly hidden from view) and residents will be offered on-site car club spaces, electric charging points and plenty of space for bike storage.

PfP igloo ensures all projects are driven by igloo footprint®, a rigorous, internationally recognised methodology that ensures each project goes beyond buildings, to create activities and relationships that enhance communities and wellbeing.



The Ironworks
David Street,
Holbeck Urban Village,
LS11 5QP

Sales Agents:
Linley & Simpson with Morgans
0113 398 0098
sales.city@linleyandsimpson.co.uk

[@IronworksLeeds](#)
ironworksleeds.co.uk



Development by PfP igloo
Sales by Linley & Simpson



Note: Photography was shot during
lockdown, when the area was unusually quiet.

igloo Regeneration on behalf of PfP igloo has taken all reasonable care in the preparation of the contents of this information and intends that the information is accurate at the time of its production. However, such information can be subject to change and therefore we do not warrant its accuracy. 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 do not constitute a contract, part of a contract, or a warranty.

You should take appropriate steps to verify any information upon which you wish to rely. igloo Regeneration on behalf of PfP igloo shall not be liable for damages of any kind or nature whatsoever arising out of or related to any form of marketing literature or the information it contains.