

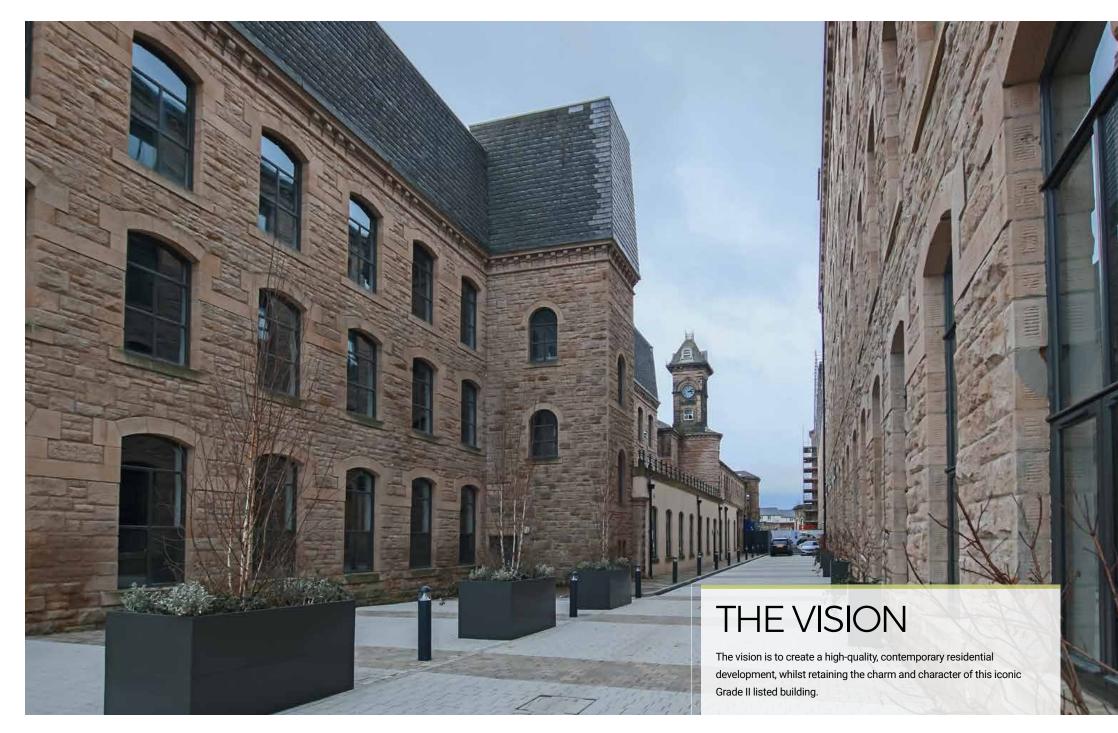


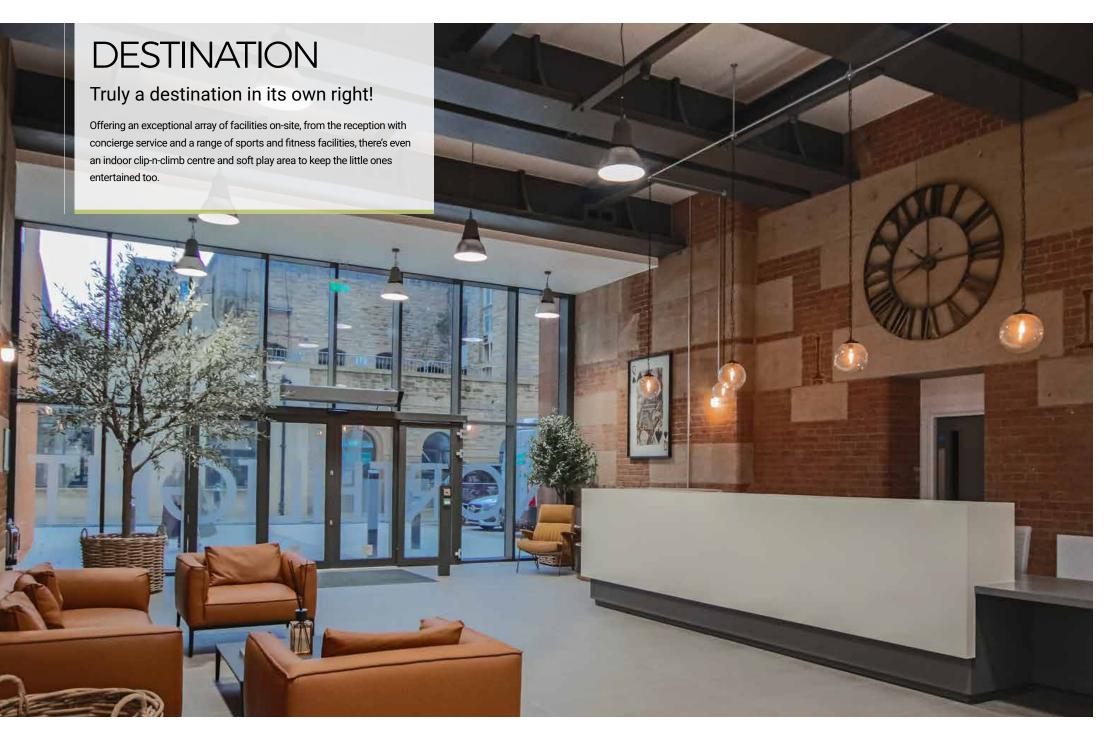
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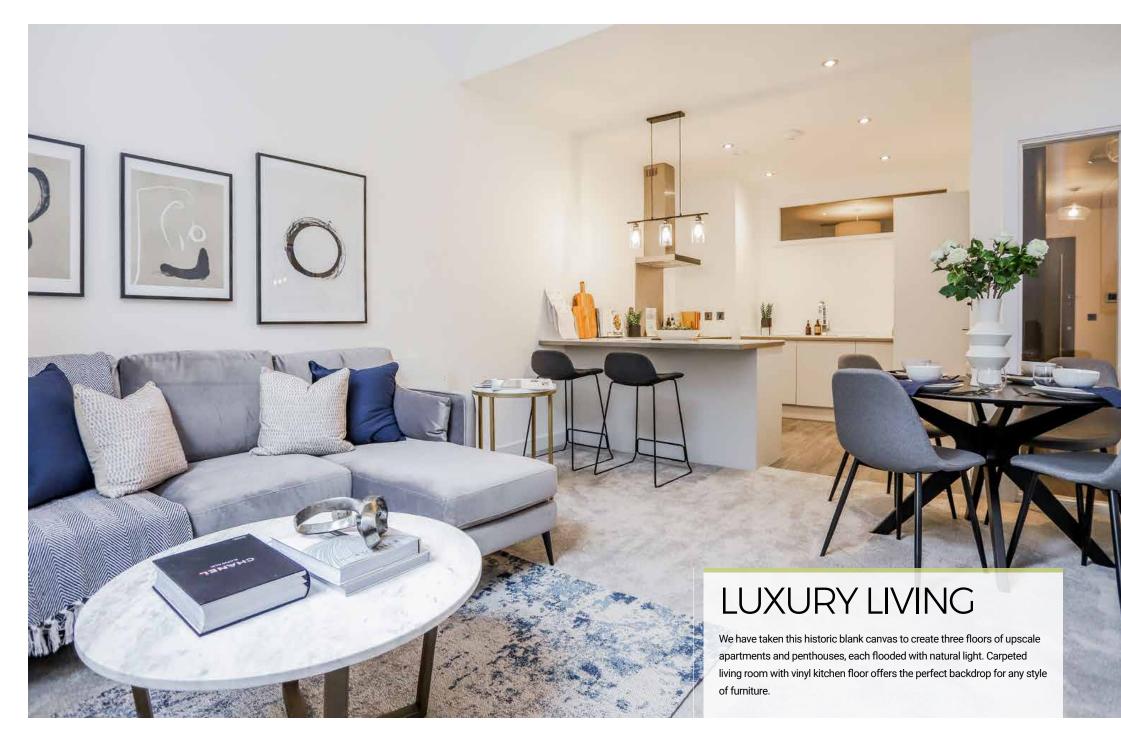


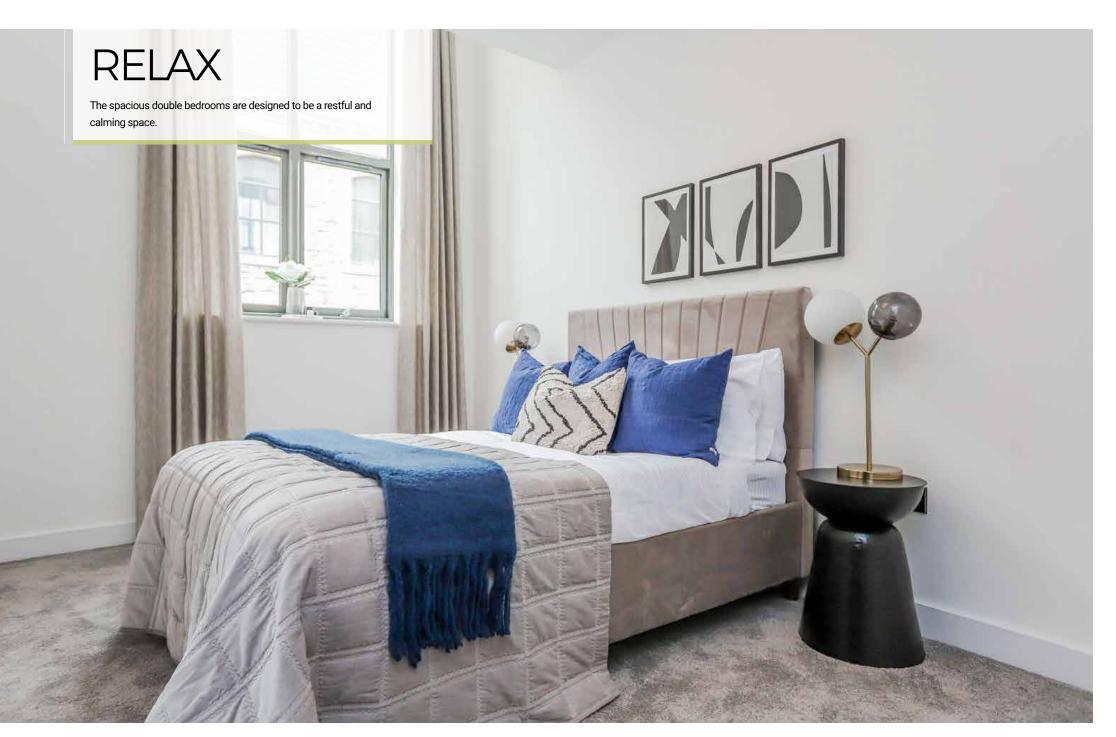












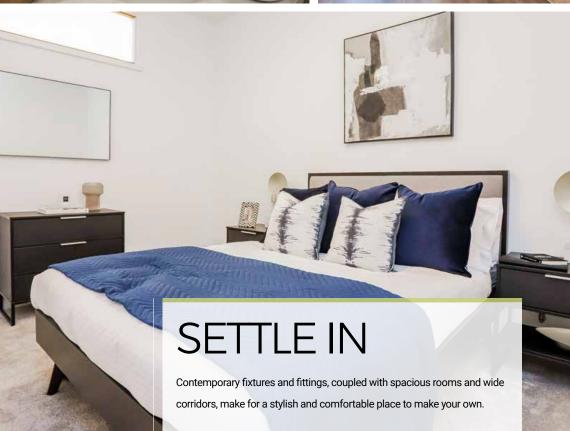






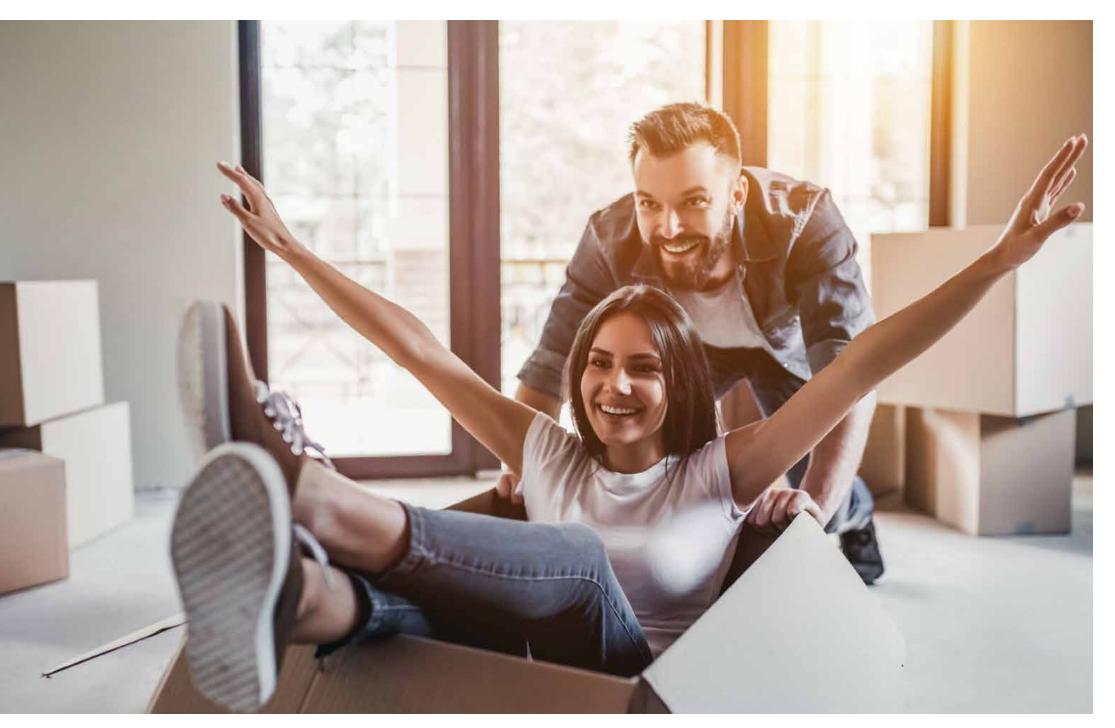












APARTMENT SPECIFICATION

Inspired by the past, designed for today.

Northlight has been designed to deliver superior quality and high specification finishes. This iconic, light filled building has been coupled with contemporary interior design to bring something unique to the area.

BUILDING

- 85 apartments in a refurbished Grade II listed mill building
- Sympathetically restored to retain the character of the mill whilst meeting energy efficiency requirements
- Views across rural Lancashire towards
 Pendle Hill

COMMON AREAS

- Spacious communal entrance lobby and concierge service
- Landscaped features and courtyard areas
- · Lift to all floors with secure access

KITCHEN

- Fully fitted high quality contemporary Magnet kitchen with Luna matt grey base units and Sparta sink
- · AEG ceramic hob and single oven
- · Elica Joy T Shape 60cm hood
- · Caple stainless steel splashback
- Beko integrated fridge/freezer
- Beko integrated dishwasher

BATHROOM

- Roca Debba wall hung 500mm basin with semi pedestal
- · Roca chrome fittings
- Half height ceramic tiling with full height ceramic tiling around the bath
- · Heated chrome towel rail
- Mirror
- Shower over bath

FNSUITE

- · Roca Debba sanitary ware
- April 900 quadrant shower tray
- April Destini 900 shower screen
- · Heated chrome towel rail

MECHANICAL & ELECTRICAL

- Energy efficient mechanical ventilation and heat recovery system
- Atlantic Agilia electric radiators with smartphone remote piloting
- · Pressurised hot water tank
- TV, satellite and WiFi access points in the living room and master bedroom

FINISHES

- Wide panel wood effect flooring to lobby and diner, tiling to bathrooms, carpet to the bedrooms and lounge
- Windows have been carefully selected to complement the historic building and will allow the apartments to be flooded with natural light
- · LED downlights
- · Feature pendant lighting over breakfast bar
- Black nickel sockets and switches

SECURITY

- · Secure access
- · Reception with concierge
- Each apartment fitted with Hikvision touch screen video intercom
- · Secure car parking with allocated space

www.northlightestates.com



FLOOR PLANS



THE BOWLAND

106m² CANAL SIDE

Approximate room sizes:

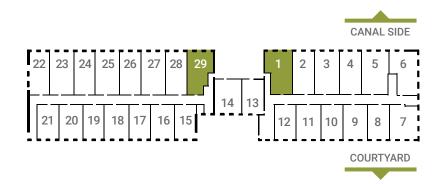
 $\begin{array}{lll} \mbox{Living/kitchen} & 6.68 \mbox{m x 5.6m} \\ \mbox{Master bedroom} & 3 \mbox{m x 5.82m} \\ \mbox{Double bedroom} & 5.53 \mbox{m x 2.9m} \\ \mbox{Bathroom} & 2.45 \mbox{m x 2m} \\ \mbox{Ensuite} & 1.98 \mbox{m x 2m} \\ \end{array}$

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

101, 129, 201, 229 PENTHOUSE 301 & 329





THE PENDLE

97m² CANAL SIDE

Approximate room sizes:

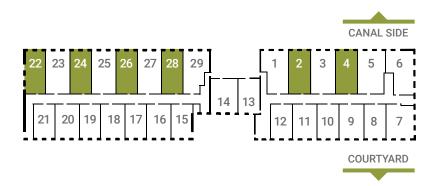
Living/kitchen3.75m x 9.6mMaster bedroom3m x 6.7mDouble bedroom4.13m x 3mBathroom2.42m x 2mEnsuite2.34m x 2m

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

102, 104, 122, 124, 126, 128, 202, 204, 222, 224, 226, 228, PENTHOUSE 302, 304, 322, 324, 326 & 328





THE BARLEY

93m² COURTYARD

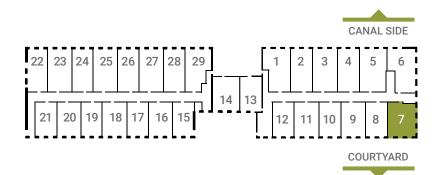
Approximate room sizes:

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

107, 207, PENTHOUSE 307





THE RIBBLE

76m² COURTYARD

Approximate room sizes:

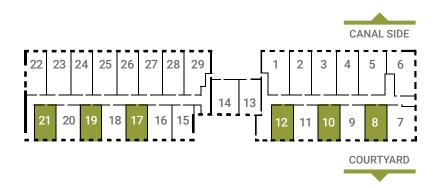
Living/kitchen7.39m x 3.68mMaster bedroom3m x 4.36mDouble bedroom2.9m x 3.55mBathroom2.5m x 2mEnsuite1.85m x 2m

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

108, 110, 112, 117, 119, 121, 208, 210, 212, 217, 219, 221, PENTHOUSE 308, 310, 312, 317, 319 & 321





THE SABDEN

106m² CANAL SIDE

Approximate room sizes:

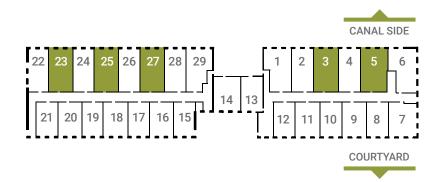
Living/kitchen9.15m x 4.7mMaster bedroom6.59m x 2.9mDouble bedroom4.57m x 3.8mBathroom2.45m x 2mEnsuite2.34m x 2m

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

103, 105, 123, 125, 127, 203, 205, 223, 225, 227, PENTHOUSE 303, 305, 323, 325 & 327





THE KELBROOK

106m² CANAL SIDE CORNER PLOT

Approximate room sizes:

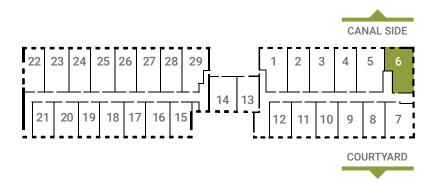
Living/kitchen4.5m x 8.8mMaster bedroom3.64m x 4.3mDouble bedroom3.92m x 4.3mBathroom2.56m x 2mEnsuite2.56m x 2m

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

106, 206, PENTHOUSE 306





THE TUNSTILL

85m² COURTYARD

Approximate room sizes:

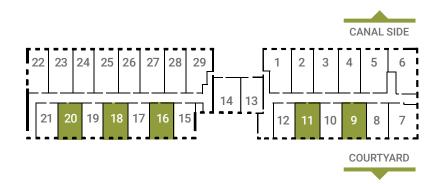
 $\begin{array}{lll} \mbox{Living/kitchen} & 7.39\mbox{m x 4.75m} \\ \mbox{Master bedroom} & 3\mbox{m x 4.9m} \\ \mbox{Double bedroom} & 3.55\mbox{m x 3.27m} \\ \mbox{Bathroom} & 2\mbox{m x 2.5m} \\ \mbox{Ensuite} & 1.85\mbox{ x 2.5m} \\ \end{array}$

Hallway, store and boiler cupboard.

All layouts and sizes are approximate and may vary.

APARTMENTS:

109, 111, 116, 118, 120, 209, 211, 216, 218, 220, PENTHOUSE 309, 311, 316, 318 & 320

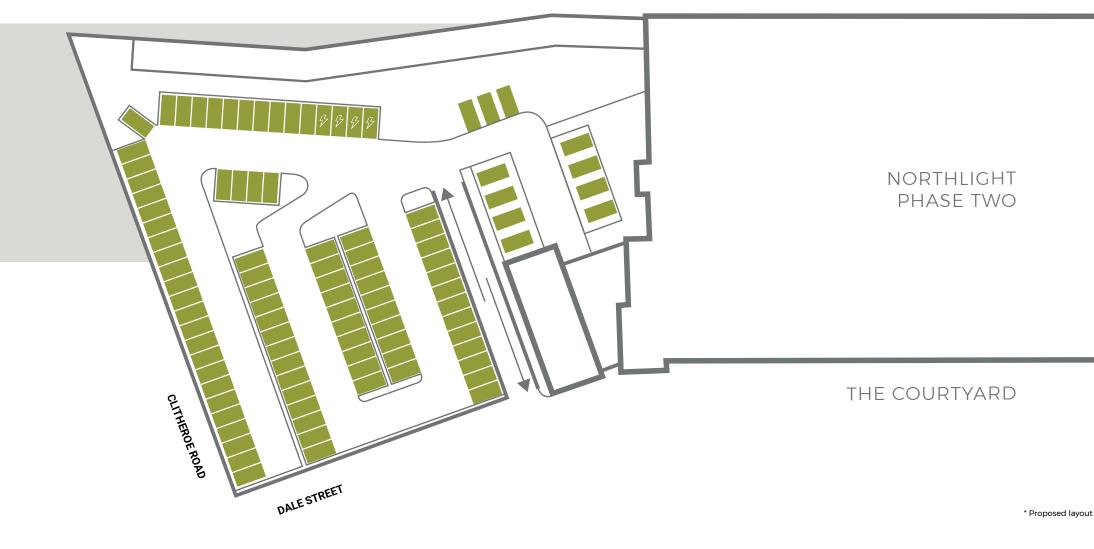




BASEMENT PARKING

PROPOSED PARKING FOR EACH APARTMENT IN PHASE TWO

THE CANAL









LOCATION

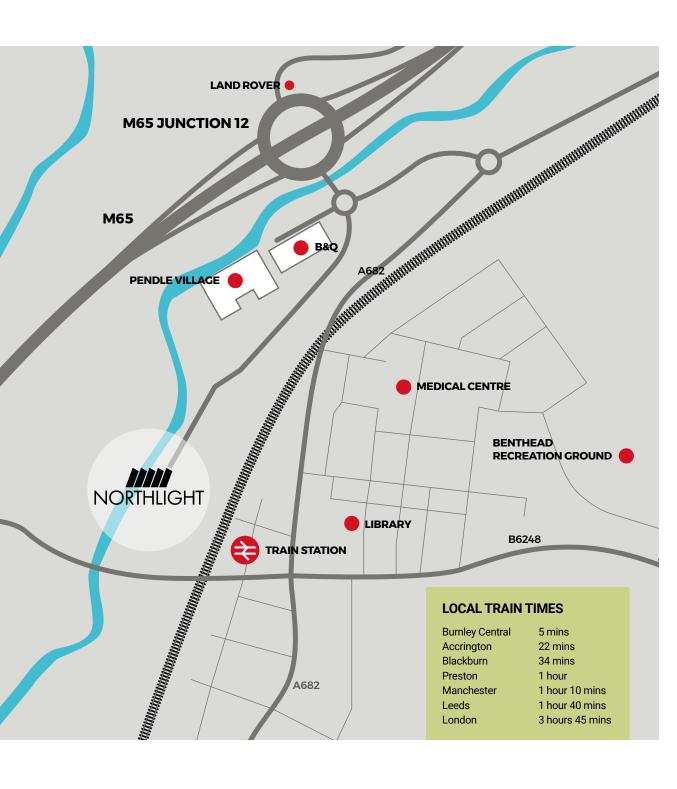
Northlight offers luxury canal side apartments and penthouses situated along the Leeds Liverpool Canal with scenic views of rural Lancashire, yet only two minutes from the M65 motorway.

The cities of Manchester, Leeds and Liverpool are within an hour's drive. The complex has the added convenience of a train station situated immediately adjacent.

Manchester International Airport is also just 1 hour 10 minutes away.

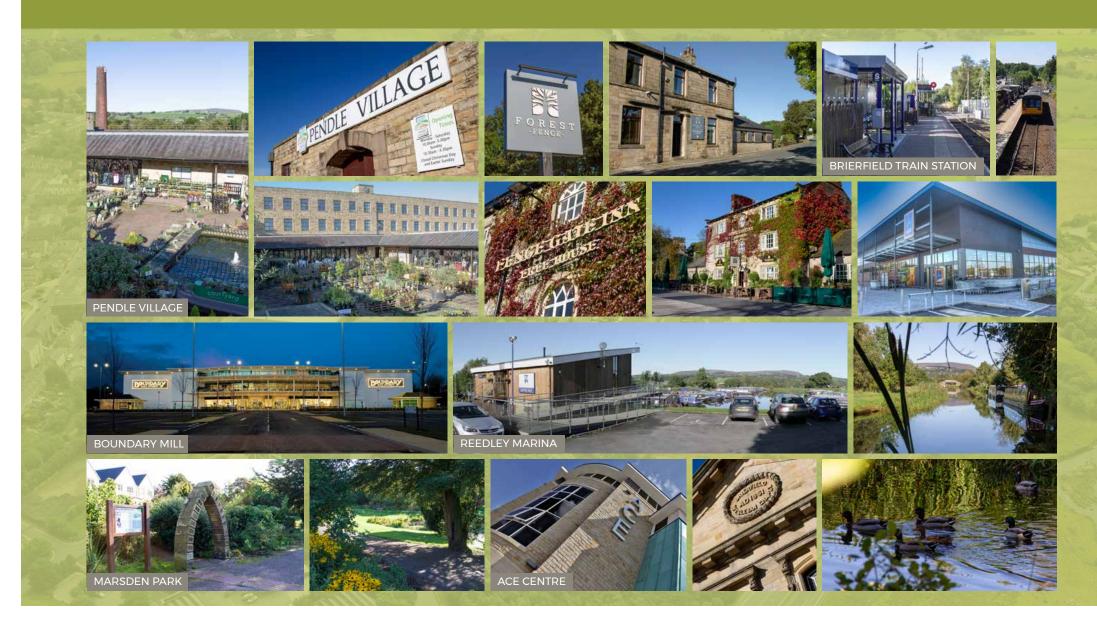
The train station immediately adjacent operates direct trains to Preston Mainline Station for onwards connections to London Euston and Scotland.





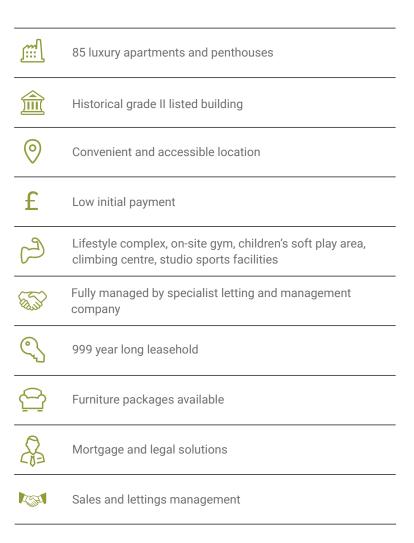
LOCAL AMENITIES

Northlight is surrounded by fantastic local amenities. Shopping, eating, exploring and relaxing has never been easier, with a train station directly opposite and easy access straight onto the M65.

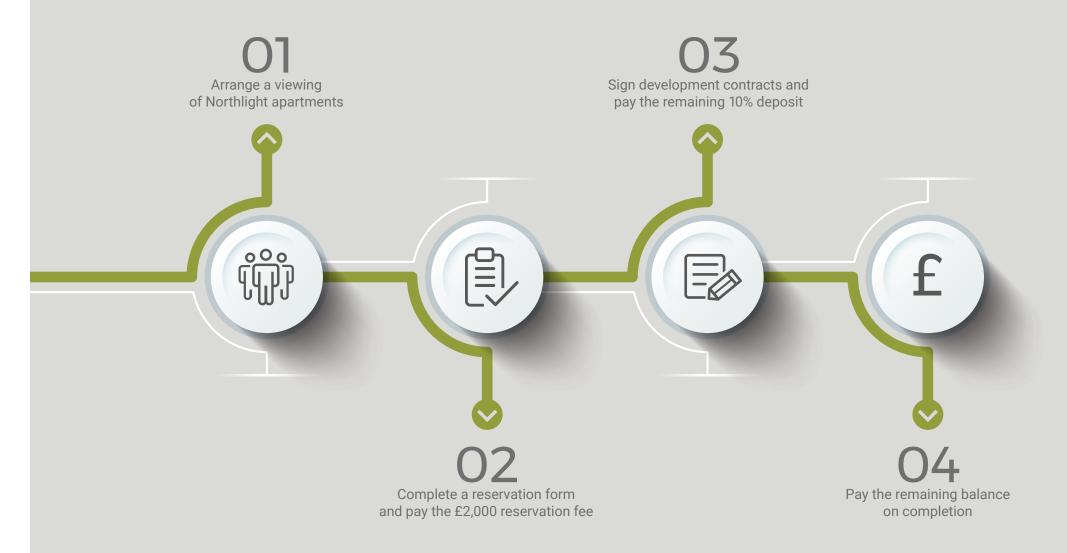


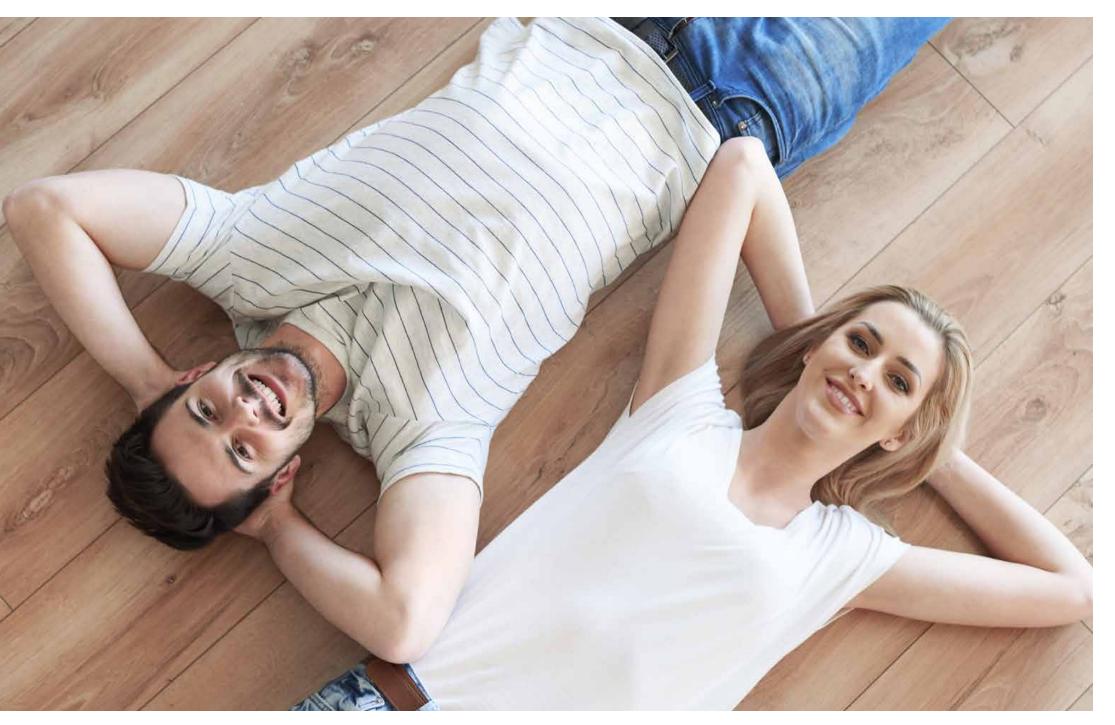
PURCHASE EXAMPLE

Purchase price - typical apartment	£139,950.00
Reservation fee	£2,000.00
Remaining 10% payment on exchange	£11,995.00
90% payment on completion	£125,955.00



SIMPLE PURCHASE PROCESS





FAQs

What year was the mill originally built?

1832.

What is PEARL?

PEARL is a pioneering joint venture partnership between Barnfield Construction and Pendle Borough Council to regenerate this iconic landmark into a luxury residential and leisure complex.

PEARL has delivered many challenging development and restoration projects and has more in the pipeline. On completion, Northlight will be a huge asset for Lancashire with a unique role to play in the Northern Powerhouse.

How many bedrooms are there in each property?

Each penthouse and apartment has 2 bedrooms, 1 bathroom and 1 ensuite.

Are kitchen appliances included?

Yes (dishwasher, fridge freezer, oven, hob and extractor).

When is the expected completion?

Phase 2 is expected to complete February 2022.

Is there a service charge?

All apartments are subject to a service charge.

Who is the management company?

Northlight Estates Management Ltd.

Is the car parking space included?

Yes, each apartment will be allocated a car parking space.

How much is the ground rent?

0.1% of the purchase price. Reviewed every 10 years linked to RPI.

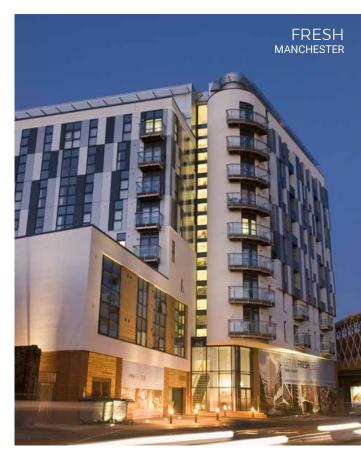
What is the lease term?

999 years.

PREVIOUS DEVELOPMENTS





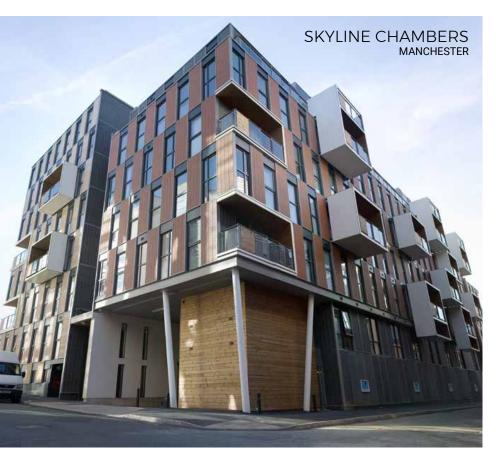






















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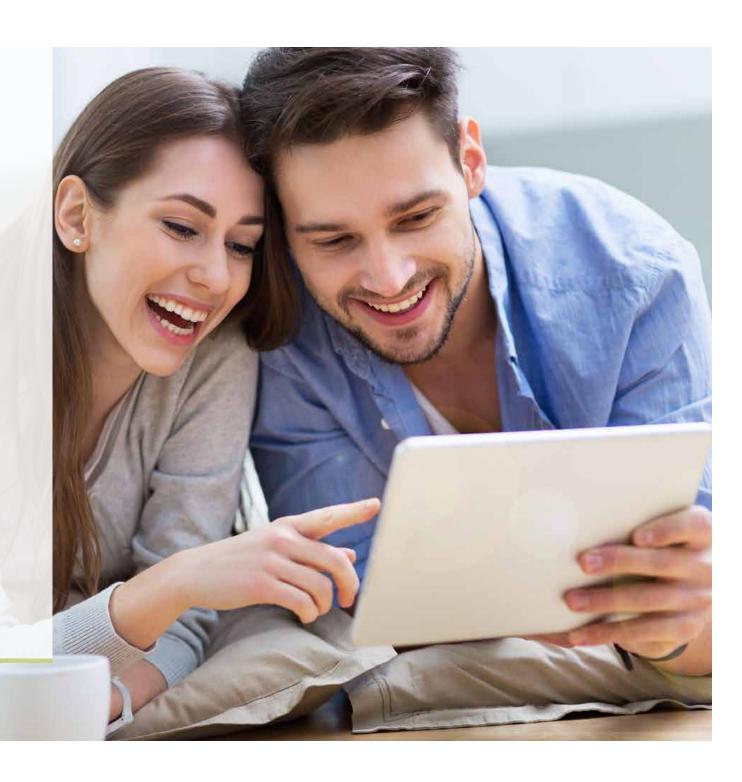
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