

Sky-House.Co

Oughtibridge Mill.

Riverside living.

This is Sky-House.Co Oughtibridge Mill



Old Mill Lane, Sheffield, S35 0DN

TM

Forty riverside homes with residents garden & converted Old Mill



Oughtibridge Mill.



Riverside living.



Based on the 'Back-to-Back' housing concept and sell-out development at Waverley, Sky-House Co aims to create sensitively dense communities centred around communal gardens and open spaces for residents to enjoy. 'Sky-House' is derived from the houses unique roof gardens and bright, airy interiors.

Oughtibridge Mill is a unique new development site in Sheffield. Now a multi award-winning scheme after receiving the Insider award for Residential Development of the Year (fewer than 50 homes) 2021 and Sustainable Development of the Year 2022. Sky-House Co also won 'The Planet Saver - Green Business of the Year' award at the Sheffield Business Awards 2022.

The expansive site sits along the banks of the River Don within the forested valley complete with riverside walk, parks and a converted Old Tissue Mill.

Oughtibridge Valley: Urban living in a rural location



Popular due to its stunning location in the valley of the River Don, just 5 miles from Sheffield City Centre, Oughtibridge Village is located within the bounds of Bradfield civil parish.

Oughtibridge Mill is a superbly located development composed of the best of urban living but in a rural location. On the edge of the Peak District, there are fantastic pubs, a village shop and independent food retailers within walking distance, as well as acres of woodland on your doorstep for exploring. Oughtibridge Primary School, just a 6-minute drive away, has been rated 'Outstanding' by Ofsted.

Sky-House Oughtibridge sits as part of a new development of 240 homes by David Wilson Homes creating one of the most sought after and desirable addresses in the Don Valley and North Sheffield.

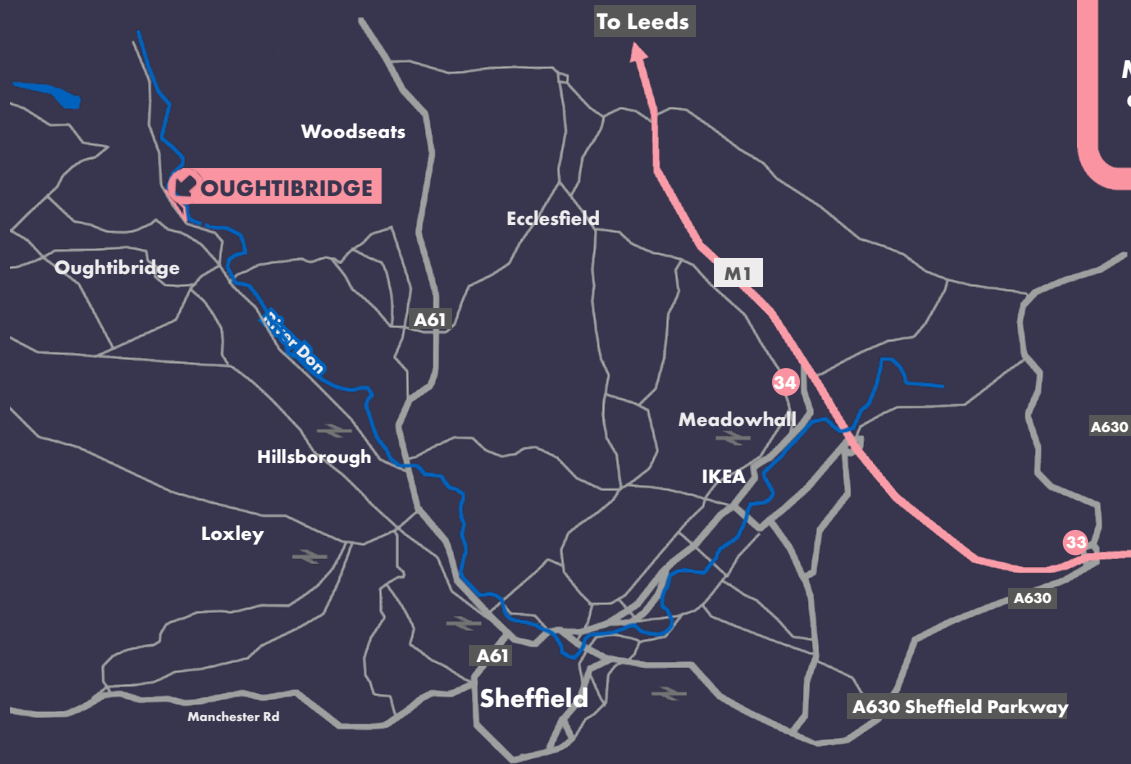
Oughtibridge Mill.

Four blocks of houses line the river, separated by landscaped areas and pedestrian walkways. The development includes twenty-four next generation 3 bed Sky-Houses, six 3 bed end terraces and five 3 bed town houses. A new cottage and four apartments occupy the Old Mill Cottages, restoring them to their original use.

The Old Mill will become the centre piece of the development, restoring the Old Tissue Works into an industrial eatery run by a single tenant. The mill building will have a series of outdoor spaces overlooking the valley creating the perfect place to eat, drink and relax in one of Sheffield's most beautiful natural settings. Planned for opening in 2024.



Urban living.



A commuter's dream!
Oughtibridge is
situated just a
**13-minute drive from
M1 J36** and is less than
a **20-minute drive into
Sheffield city centre.**

Show Home Directions

From Oughtibridge, head along Langsett Road North/Main Road (A6102) and you will pass the old mill building on your right. Take the first right turn by David Wilson signage onto Upper Don Trl. Follow the road round and before the bridge you will find the Sky House Co development on your right-hand side. Turn right here onto Old Mill Lane with our site cabins on your left. At the end of the road, a left turn will bring you to the designated parking bay on your right, highlighted on the map above. From Deepcar or Wharnciffe Side, follow the A6102 until you pass The Wharnciffe Arms on your left-hand side. Take the first left after the pub onto Upper Don Trl, before following the rest of the directions listed above. The show home is located at **7 Old Mill Lane (Plot 2), Sheffield, S35 0LB.**

Oughtibridge Mill.

Urban living.



Key

- T1/3BED SKY-HOUSE**
- T2/3BED END SPECIAL**
- T2A/3BED END SPECIAL**
- SHOW HOME**

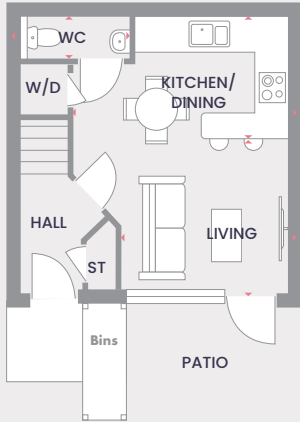
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

House Type 01

3BED SKY-HOUSE

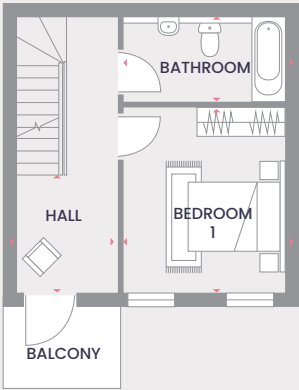
93SQ.M/
1,001SQ.FT

Three bedroom back-to-back terrace featuring first floor balcony, large master bedroom and private roof garden.



Ground Floor

Living	3200 x 3000 mm
Kitchen/Dining	4200 x 2400 mm
WC	1900 x 900 mm



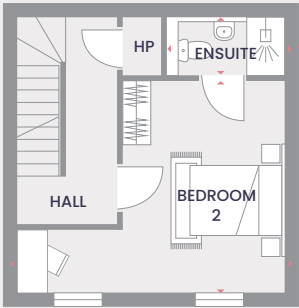
First Floor

Hall	2000 x 2100 mm
Bathroom	3100 x 1700 mm
Bedroom 1	3100 x 3400 mm
Balcony	2100 x 1500 mm

Key

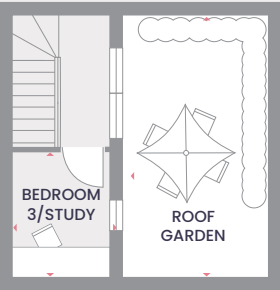
- ST Store
- HP MEV Heat Pump
- W/D Washer/dryer space
- ◀▶ Dimension location

Oughtibridge Mill.



Second Floor

Ensuite	2100 x 700 mm
Bedroom 2	5200 x 3900 mm



Third Floor

Bedroom 3	2000 x 2100 mm
Roof Garden	2900 x 5200 mm

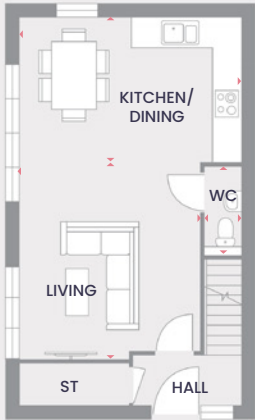


House Type 02A

3BED END-TERRACE

110SQ.M/
1,184SQ.FT

Three bedroom end terrace benefiting from two ensuite bedrooms, dual aspect living and two dedicated parking bays.



Ground Floor

Living	3900 x 3200 mm
Kitchen/ Dining	4850 x 4300 mm
WC	950 x 1750 mm



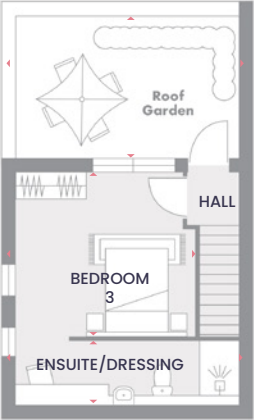
First Floor

Bathroom	2200 x 2700 mm
Bedroom 1	2700 x 3700 mm
Ensuite	900 x 3300 mm
Bedroom 2	3900 x 2400 mm

Key

- ST Store
- HP MEV Heat Pump
- W/D Washer/ dryer space
- ◁▷ Dimension location

Oughtibridge Mill.



Second Floor

Bedroom 3	3800 x 3600 mm
Ensuite/ Dressing	4900 x 1400 mm
Roof Garden	4900 x 3000 mm



Modern homes with a focus on community and shared spaces



Our in-house designers have created a high quality specification to each house type as standard. Complete with minimal handle-less kitchens and sleek worktops, each kitchen comes with integrated appliances as standard, including electric hob, oven, fridge freezer and dishwasher.

Contemporary bathrooms benefit from large-format porcelain tiles with chrome fittings and heated towel rails. If you'd like to know more about house type specifications, please speak to one of our Sales Team!

Specifications and options may be subject to change depending on house types, suppliers and build stage on reservation. Please contact the sales team for more information.

Oughtibridge Mill.

Sky House is an urban house for those who don't want to toil and labour with a garden. Our superbly located Oughtibridge Mill development is composed of the best of urban living in a stunning rural location.

Private external terraces provide a space to a natter with a friend or neighbour over a hot brew. Our signature Sky-Terrace's on the roof are perfect for al fresco entertaining with the odd BBQ.

The development also boasts a community garden, with views across the development and River Don The shared space provides a place to connect with your community whilst supporting natural habitats and ecosystems.





Spec.

KITCHEN + FINISHES

ELECTRICAL

	Average Housebuilder	Sky-House co.	
	Standard	Standard	Optional Extras
Walls, ceilings + woodwork painted throughout in white.	✓	✓	
Full height windows + internal ladder-style doors.	✗	✓	
Fully fitted kitchen with soft closing cabinets, handles + laminate worktop.	✓	✓	
Integrated appliances including hob, oven, extractor, fridge freezer + dishwasher.	✗	✓	
Luxury Vinyl Tile flooring to kitchen, living + WC in a range of styles.	✗		✓
Luxury carpet to stairwells + bedrooms in a range of shades.	✗		✓
Electrical sockets + switches in white plastic.	✓	✓	
Pendant lighting to living + bedrooms.	✓	✓	
Recessed LED spotlights in kitchen + dining, finished in white.	✗	✓	
Electric towel rails in bathrooms.	✗	✓	
USB sockets in kitchen + master bedroom.	✗	✓	
Plain white Wifi-enabled electric heaters.	✗	✓	
Eco-friendly MEV indoor heat pump + heat exchange for extraction + hot water.	✗	✓	

BATHROOMS

EXTERNALS

	Average Housebuilder	Sky-House co.	
	Standard	Standard	Optional Extras
Plain white contemporary fitted sanitaryware	✓	✓	
Shower screen + shower over bath in bathroom	✗	✓	
Low-profile shower tray, shower screen, bath tub + bath panel	✓	✓	
Full height porcelain wall tiles to bath/shower enclosure	✓	✓	
Floor tiling to bathroom and ensuite	✗	✓	
External light to front of property.	✗	✓	
Timber bin enclosure.	✓	✓	
Feature signage to front of property.	✓	✓	
Block paving to front path + patio.	✗	✓	
Composite decking + fencing to roof terrace.	✗	✓	
Double socket +outdoor tap to roof terrace.	✗	✓	
Parking bay finished in tarmac.	✓	✓	
EV charging capabilities to private parking bay.	✗	✓	
3no. solar panels to roof (HT01 only). Battery not included.	✗	✓	

Carbon neutral in construction with eco technologies in every home



Oughtibridge Mill.

Sustainable living.

Our Sky-House's are naturally efficient by design. The average household emits 2.7 tonnes of CO2 every year through heating. However, our zero gas homes have the ability to be powered with 100% renewable energy.

A KERS indoor heat pump recycles waste energy from within the

home and converts it to renewable hot water for your home. For every 1kW of energy consumed, the KERS system can produce up to 4.5kW of thermal energy.

Our homes also include solar panels to the roof where possible, providing residents with a source of clean, renewable energy

(battery not included).

Landscaped areas and a public open space will provide ideal habitats for pollinating insects and an oasis for residents to relax and interact. The development will be carbon neutral in construction. Up to 80 tonnes of CO2 per home is emitted during the construction of all new build homes. We have offset these carbon emissions on the development by supporting projects across the UK and overseas, including planting 400 trees locally – 10 trees for each home we have built.

The development will also provide electrical vehicle charging capabilities to every home as standard for future proofing.



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Please get in touch with our Sales Team to find out more!



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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements in this brochure. Sky-House Co also reserves the right to alter specifications without notice.

SKYOM/FEB-24