



LANGTON LODGE

WAKEFIELD

ONE & TWO BEDROOM LUXURY APARTMENTS

5 South Parade, Wakefield, WF11LR

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Information is subject to change. Images are representations only.



MOVE IN SUMMER 2022

INTRODUCTION



Property developer Proper Unions is excited to bring to the market this unique and historic building in the heart of Wakefield.

Langton Lodge comprises of fourteen luxury one & two bed apartments finished to a high standard while retaining the building's historic beauty throughout the design.

Apartment types are a mix of one bedroom and two bedroom and range in size from 40m² (435ft²) to 75m² (810ft²). There are two styles of apartments to choose from: The Heritage Apartments, located in the original manor house and the Contemporary Apartments located in the newer part of the building at the north of the site.

There are six private off-street parking spaces available for purchase separately.

RESTORATION & REBURBISHMENT

The restoration and refurbishment of this Grade II listed building is being carried out by developer Proper Unions which is a partnership between experienced local construction firm Hx5, Property Consultancy Union Homes and London based property developers Global Propertunities Group.


LANGTON LODGE

LOCATION & NEARBY

WAKEFIELD

Langton Lodge is just five minutes walk from the centre of the historic cathedral city of Wakefield. There is a wide selection of shops and other local amenities right on your doorstep.

If you prefer the great outdoors, there is plenty of countryside nearby too. Pugneys Country Park is just 5 minutes drive, offering woodland, lakes, a nature reserve, watersports and children's activities.

 **Langton Lodge**
5 South Parade
Wakefield
WF1 1LR



4 mins **The Ridings Shopping Centre**
including M&S and Morrisons

5 mins **Sainsbury's Superstore**

7 mins **Wakefield Cathedral**

8 mins **PureGym**

9 mins **Wakefield Kirkgate Train Station**

11 mins **Wakefield Westgate Train Station**

12 mins **Westgate Retail & Leisure Park**
including Cinema

13 mins **Wakefield College**



5 mins **Pugney's Country Park**

12 mins **Low Laithes Golf Club**

20 mins **Barnsley**

25 mins **Leeds**

35 mins **Huddersfield**

40 mins **Leeds Bradford Airport**

1hr 20mins **Manchester Airport**

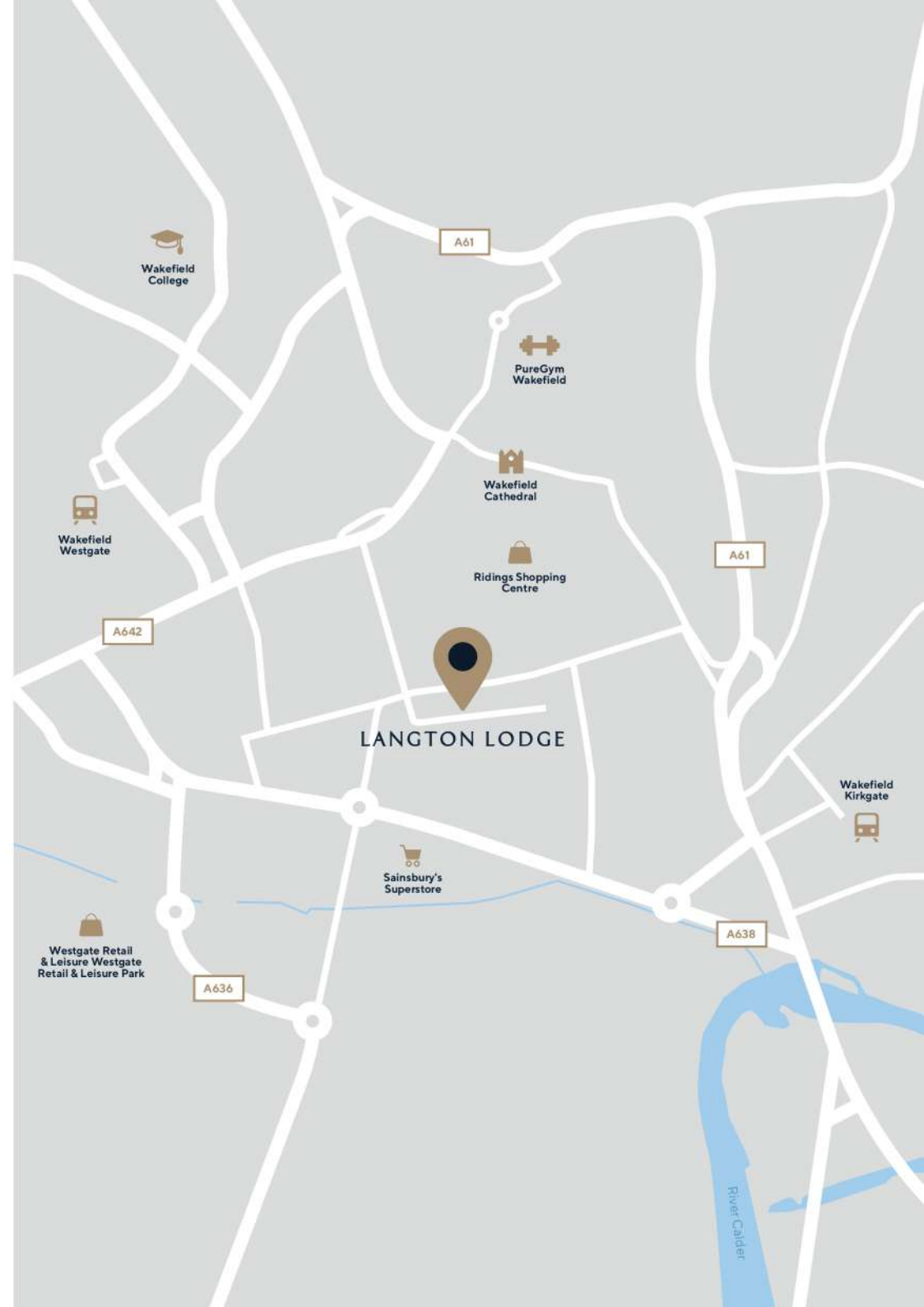


19 mins **Wakefield Kirkgate → Leeds**

26 mins **Wakefield Kirkgate → Huddersfield**



1hr 19 mins **Wakefield Westgate → Manchester Victoria**

2hrs **Wakefield Westgate → London Kings Cross**



THE APARTMENTS

DEVELOPMENT PLAN

NO.			SIZE	FLOOR	ASKING PRICE
1	2	2	75m ² (806 ft ²)	Ground Floor	TBC
2	1	1	48m ² (521 ft ²)	Ground Floor	TBC
3	1	1	50m ² (537 ft ²)	Ground Floor	TBC
4	2	2	75m ² (810 ft ²)	1st Floor	TBC
5	2	1	58m ² (625 ft ²)	1st Floor	TBC
6	2	2	63m ² (680 ft ²)	1st Floor	TBC
7	1	1	45m ² (486 ft ²)	1st Floor	TBC
8	2	2	74m ² (802 ft ²)	2nd Floor	TBC
9	1	1	40m ² (433 ft ²)	2nd Floor	TBC
10	2	2	65m ² (695 ft ²)	2nd Floor	TBC
11	1	1	46m ² (496 ft ²)	2nd Floor	TBC
12	2	2	69m ² (738 ft ²)	Lower Ground Floor	TBC
14	2	2	68m ² (732 ft ²)	Upper Ground Floor	TBC
15	2	2	67 m ² (721 ft ²)	1st Floor	TBC

2ND FLOOR



1ST FLOOR

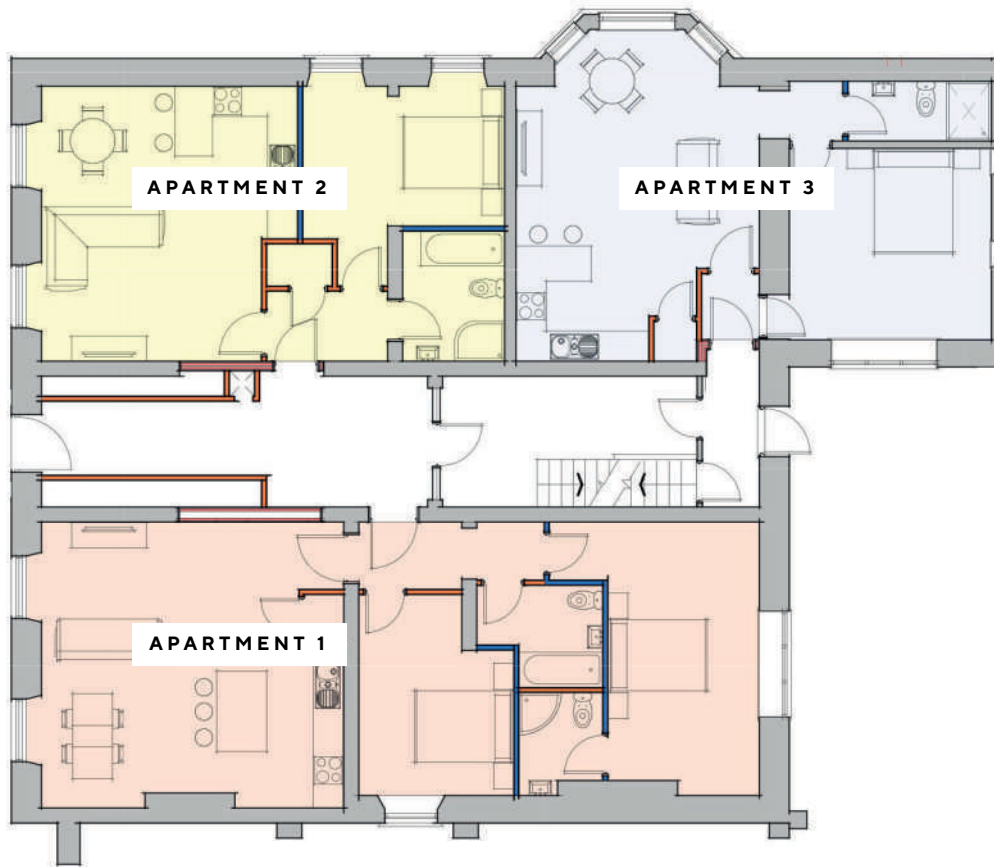


GROUND FLOOR



GROUND FLOOR

SOUTH PARADE BUILDING



APARTMENT 1

This quiet, spacious, ground floor apartment has kept many of the Georgian features, with a modern twist. The large original windows, beautifully frames the garden views. Both double bedrooms are generous in size with the master bedroom benefiting from its own en-suite bathroom.

2 2 75m² (806 ft²)

APARTMENT 2

This generous one bedroom apartment, has a lovely open plan kitchen living area which retains some of the beautiful Georgian features, in a more modern design. With garden facing views on the quiet South Parade, it would make a perfect, peaceful home.

1 1 48m² (521 ft²)

APARTMENT 3

This west facing, one bedroom apartment has the benefit from the afternoon sun streaming into the large Georgian bay windows, the only apartment with this feature. The generous sized master bedroom also benefits from multiple windows.

1 1 50m² (537 ft²)

FIRST FLOOR

SOUTH PARADE BUILDING



APARTMENT 4

This unique split level apartment is the largest in this new development. The split levels gives a greater sense of space between the master bedroom and the living area. This wonderfully designed apartment is suited for those seeking more space.

2 2 75m² (810 ft²)

APARTMENT 5

Unlike any other, this garden facing, two bedroom apartment features a beautiful arched Georgian window which allows the sunlight to stream through. Also unique to this apartment is the tranquil garden view that both the bedroom and living room have.

2 1 58m² (625 ft²)

APARTMENT 6

This generous size apartment has a spacious open living, dining and kitchen area with two large Georgian windows facing the gardens with a lovely combination of Georgian and modern designs. It also benefits from being a corner apartment with windows on both sides allowing more light in.

2 2 63m² (680 ft²)

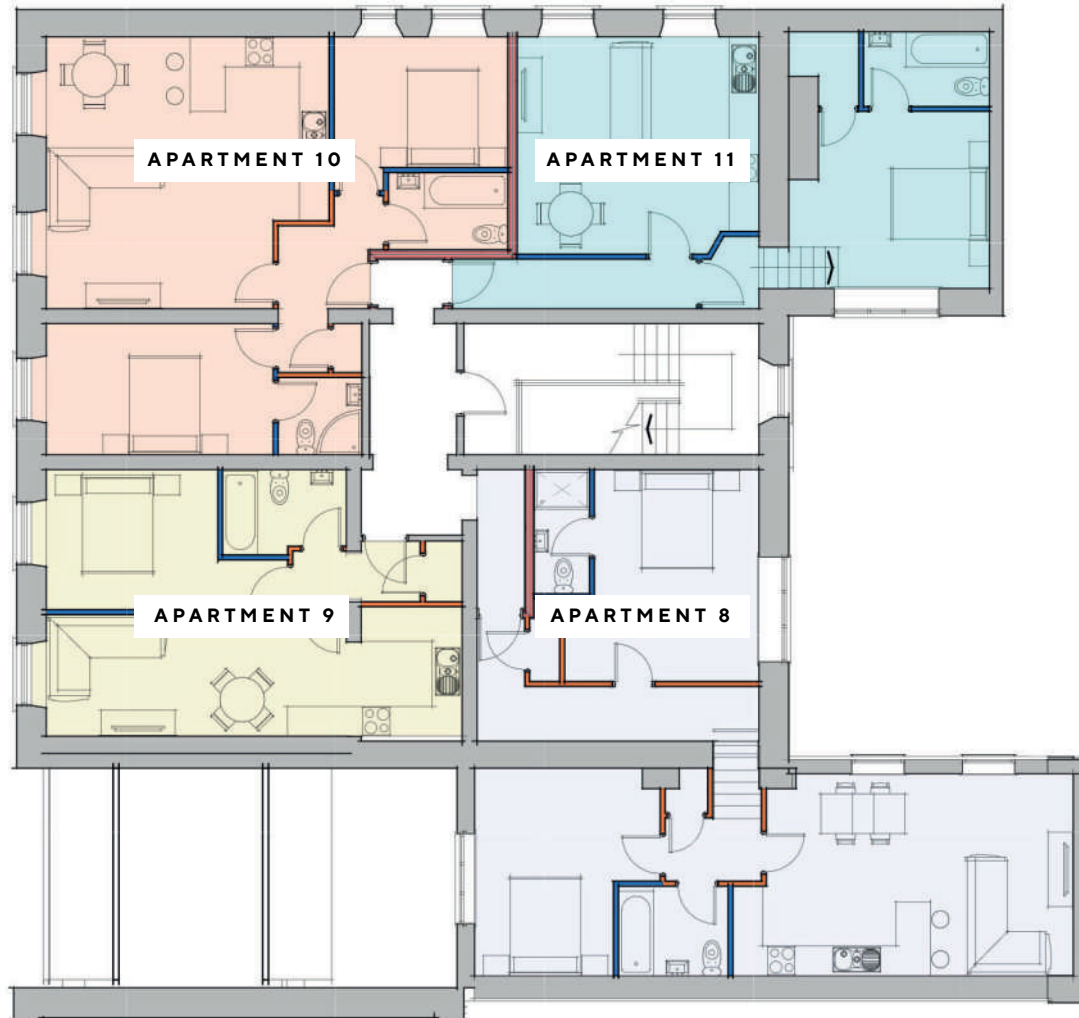
APARTMENT 7

This west facing, one bedroom apartment has the benefit of the afternoon sun streaming into the lovely Georgian window. With a few steps down into the large master bedroom, it provides a perception of more space and separation from the living area.

1 1 45m² (486 ft²)

SECOND FLOOR

SOUTH PARADE BUILDING



APARTMENT 8

This premium top level apartment has multiple key features. The split levels gives a greater sense of space between the master bedroom and the living area. The open plan kitchen/living area is the only one that features high, sloped ceilings with skylights bathing the apartment in natural light.

2  2   74m² (802 ft²)

APARTMENT 9

The smallest of the one bedroom apartments, but you wouldn't know it standing in this lovely, Georgian inspired space. Both the living area and bedroom feature Georgian windows that face the garden. Being on the top floor gives the benefit of the best views of the garden.

1  1   40m² (433 ft²)

APARTMENT 10

This generous size apartment has a spacious and open living, dining and kitchen area with two large Georgian windows facing the gardens with a lovely combination of Georgian and modern designs. You will love the gorgeous views of the gardens at this height with the added benefit of catching the sunset colours above the trees.

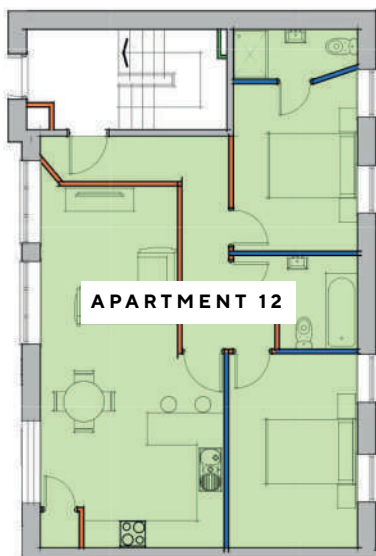
2  2   65m² (695 ft²)

APARTMENT 11

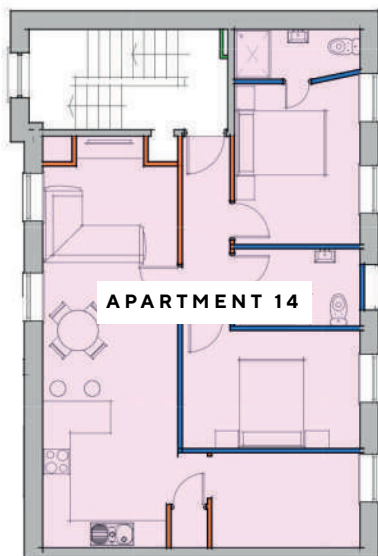
If you love sunsets, this is perfect for you. This one bedroom, top floor apartment has lovely Georgian windows facing west. This is a split level apartment stepping down into the large master bedroom. It provides a perception of more space and separation from the living area.

1  1   46m² (496 ft²)

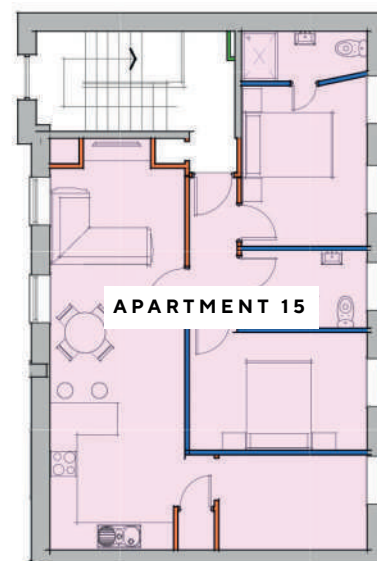
LOWER GROUND FLOOR GEORGE STREET BUILDING



UPPER GROUND FLOOR GEORGE STREET BUILDING



FIRST FLOOR GEORGE STREET BUILDING



APARTMENT 12

This unique apartment, entered via the courtyard, is a lower ground floor apartment. Once entered, you will be surprised by the generosity of space with open living, dining and kitchen area as well as the two large bedrooms. You also have the benefit of windows facing the courtyard as well as George Street.

2 2 69m² (738 ft²)

APARTMENT 14

This two bedroom apartment is entered via the courtyard. This open plan living/kitchen area is incredibly generous in size. This is only one of two apartments that you will find with two bedrooms as well as a study. Perfect for those who work from home.

2 2 68m² (732 ft²)

APARTMENT 15

This two bedroom apartment is entered via the courtyard. This bright, open plan living/kitchen area is incredibly generous in size. This is only one of two apartments that you will find with two bedrooms as well as a study. Perfect for those who work from home.

2 2 67m² (721 ft²)

APARTMENTS

SPECIFICATIONS

GENERAL

- 14 apartments incorporating 9 Heritage and 5 Contemporary units
- Painted timber entrance door with spy viewer and security chain
- 4 panel internal doors with paint finish and black nickel ironmongery
- Timber effect flooring to the living, kitchen and hallway areas
- Carpets to bedrooms with cushioned underlay
- Lower quarter panelling in living room walls in the Heritage Style apartments
- Electric Heating throughout

KITCHENS

- HERITAGE APARTMENTS - Shaker style kitchen units
- CONTEMPORARY APARTMENTS - Handleless design matt kitchen units
- Dishwasher upgrades available
- Full Height splashback
- Electric Fan Oven
- Electric four ring hob
- Extractor Fan above hob
- LED strip lighting fitted to the underside of wall units



APARTMENTS

SPECIFICATIONS

BATHROOMS & ENSUITES

- Full height tiling within shower enclosures (and shower area if over bath) and half height in the remainder of the bathrooms
- Vanity unit or contemporary pedestal sink dependant on apartment layout
- Shower with drench head and wand
- Chrome taps
- Chrome electric heated towel rail



APARTMENTS

SPECIFICATIONS

SECURITY

- Video entry system
- Full smoke detection
- Hardwired smoke alarms
- Kitchen heat detection sensors
- CCTV surveillance to external areas

ELECTRICAL & CONNECTIVITY

- Recessed LED coving lights to living area and bedrooms
- Pendant lights throughout
- All apartments wired for Virgin Media Fiber and OpenReach Copper Broadband
- CAT6 wiring throughout apartments
- TV points to living area and bedrooms

EXTERNAL AREAS

- Off street parking available for purchase separately
- Private communal open atrium area

OPTIONAL EXTRAS

- Radiators



ADDITIONAL INFO

Address:	Langton Lodge, 5 South Parade, Wakefield, WF1 1LR
Local authority:	Wakefield City Council
Estimated service charge:	Estimated Service Charge: £97 pcm per apartment (TBC)
Building Cover:	Professional Consultants Certificate
Length of lease:	999 years
Estimated completion date:	October 2022
Reservation Fee:	£3,000
Terms of payment:	Property is reserved for you upon receipt of payment
Vendor's solicitor:	Milners Solicitors

RECOMMENDED PARTNERS

We are happy to put you in touch with our recommended partners to make your purchasing process easier.

- Mortgage Broker
- Curtain Fitter
- Furniture and Furnishing
- Audiovisual Equipment

Get in touch to find out more

THE BUYING PROCESS

Whether this is your first time buying a property or you've done it before, it can always be useful to remind yourself of the buying process. Make sure to speak to your mortgage advisor (if you're buying with a mortgage) and your solicitor to put you in the best possible position to buy. The simple journey of buying your home is below, but speak to your solicitor to get more information.

1. Choose your new home
2. Speak to a mortgage adviser and agree a mortgage in principle
3. Reserve your property
4. Appoint a conveyancing solicitor
5. Secure your mortgage
6. Pay the deposit
7. Exchange contracts
8. Complete

You are more than welcome to use your own mortgage advisor and solicitor, however if you're unsure where to start, we're happy to point you in the right direction. Get in touch using the information below.

 01924 637 924

 www.langtonlodgewakefield.co.uk



THE DEVELOPER



Proper Unions is a partnership between experienced local construction firm Hx5, property consultancy Union Homes and London based property developers Global Opportunities Group.

Although only formed back in 2016, Proper Unions, collectively, have 110 years of experience in property development and we strive to bring high quality and thoughtfully designed homes to the market.

Wakefield based Hx5 were chosen due to their vast experience in construction. Phil Lodge, the Managing Director of Hx5, has had 34 years of experience throughout the country in both commercial and residential builds. He prides himself on his eye for detail and quality of workmanship.

Union Homes owner and Director Helen Lodge, is Phil's wife and expert in property management and investment. Helen's key strength is in the relationships she builds in Wakefield and surrounding areas and bringing communities together.

"The team at Global Propertunities Group brings a wealth of experience in property development. The mission of Propertunities is to create higher standards in property to nurture tightly-knit communities which Langton Lodge will certainly deliver on."

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