

THE LEAF HOUSE

4-10 Church Street,
Ashton-under-lyne,
Greater Manchester OL6 6XE



**LEAF
DEVELOPMENT**

Pioneering Harmonious Living Spaces



WELCOME TO THE LEAF HOUSE

WHERE LIFE AND NATURE COEXIST:
REDEFINING MODERN LIVING WITH LEAF DEVELOPMENT

Leaf Development leads the way in innovative property development, expertly blending modern living with the serenity of nature. Our newest project, residences, situated in the vibrant center of Ashton-under-Lyne, embodies our vision of creating more than just homes; we aim to craft living spaces where life and nature coexist in perfect harmony.

Each of our thoughtfully designed one and two-bedroom apartments showcases our dedication to enhancing lifestyle and well-being, demonstrating a profound understanding of the needs of contemporary homeowners. With a focus on sustainability, community, and exceptional quality, Leaf Development is not merely building structures; We are nurturing thriving ecosystems for life to flourish.

*UNLOCK YOUR DREAM HOME:
WHERE EVERY DOOR OPENS TO POSSIBILITY*





ASHTON-UNDER-LYNE: A TAPESTRY OF HISTORY AND MODERNITY

Ashton-under-Lyne, a market town in Greater Manchester, offers a vibrant mix of rich history and modern development. With origins dating back to the Stone Age, Bronze Age, and Viking era, Ashton-under-Lyne has transformed from a medieval market town into an industrial revolution hub, largely due to its strategic role in the cotton trade and its extensive transport network. Today, it remains a thriving center of commerce and education, featuring one of the UK's largest outdoor markets, contemporary shopping destinations like Ashton Arcades and Ladysmith Shopping Centre, and a prominent IKEA store.

Historical Significance

Ashton-under-Lyne is a town with a rich historical heritage, dating back to the Stone Age, Bronze Age, and Viking era. It has evolved from a medieval market town into an industrial revolution hub, driven by its crucial role in the cotton trade.

Recent Developments

The town has experienced considerable development, including the creation of a new campus for Tameside College, the construction of modern council offices, a library, and improvements to the open-air market, marking a period of significant growth.

Center of Commerce and Education

Today, Ashton-under-Lyne flourishes as a dynamic hub of commerce and education, boasting one of the UK's largest outdoor markets, modern shopping centers such as Ashton Arcades and Ladysmith Shopping Centre, and a prominent IKEA store.

Accessibility and Convenience

The opening of a new transport interchange in 2020 underscores Ashton-under-Lyne's commitment to improving accessibility and convenience, making it an even more appealing destination for residents and businesses alike.



Leaf Residences assures a contemporary lifestyle that seamlessly integrates with the environment, presenting residents with an extraordinary combination of luxury and ecological responsibility.

DISCOVER THE ALLURE OF ASHTON-UNDER-LYNE

Nestled in the heart of Greater Manchester, Ashton-under-Lyne boasts a prime location brimming with historical charm and modern amenities. Surrounded by a rich tapestry of centuries-old architecture and vibrant community spirit, this market town offers residents a unique blend of tradition and progress. From easy access to bustling shopping destinations and educational institutions to a thriving local market and excellent transport links, Ashton-under-Lyne presents an ideal setting for those seeking a dynamic and enriching lifestyle. Experience the best of both worlds in this picturesque town, where history meets contemporary living seamlessly.

A Nexus of Connectivity and Convenience



The Town's
Market

25 min



Metrolink
Services

19 min



Tameside
College

4 min
15 min



Ashton Arcades
shopping Center

3 min
7 min



Outdoor Ladysmith
Shopping Centre

2 min
5 min



IKEA
Store

6 min
15 min



Manchester
City Center

19 min



Hospitals

25 min



Manchester
Airport

20 min



INVESTMENT PROSPECT

Leaf Residences, a prestigious project by Leaf Development, presents an exceptional investment opportunity in the thriving center of Ashton-under-Lyne. Featuring a diverse portfolio of studio, one-bedroom, and two-bedroom apartments, Leaf Residences is crafted to attract a wide range of renters. This development is ideally situated to draw a varied tenant base, including young professionals, students, and small families, making it a prime investment for those seeking to engage with Ashton-under-Lyne's vibrant rental market.

Investing in Leaf Residences provides immediate rental income and the potential for long-term capital growth, supported by the development's prime location and Ashton-under-Lyne's dynamic growth.



REIMAGINING HERITAGE: CONTEMPORARY LIVING AT LEAF RESIDENCES

Leaf Residences exemplifies the exceptional combination of historical significance and contemporary luxury through a meticulous conversion of an old mill into a refined residential complex. Nestled in the heart of Ashton-under-Lyne, this project stands as a testament to Leaf Development's innovative vision, demonstrating their dedication to preserving the architectural integrity and historical value of the original structure while incorporating modern living standards.

The metamorphosis of this former industrial edifice into upscale residential units pays homage to the town's prosperous industrial past, providing residents with a living space that narrates a compelling story. Each apartment within Leaf Residences is intricately designed, ensuring the mill's historical essence is preserved and celebrated through exposed brickwork, original beams, and expansive, factory-style windows that bathe the interiors in natural light.

By revitalizing this piece of Ashton-under-Lyne's industrial heritage, Leaf Residences offers a distinctive living experience where historical allure harmoniously blends with contemporary luxury, creating an exceptional residential environment infused with character.



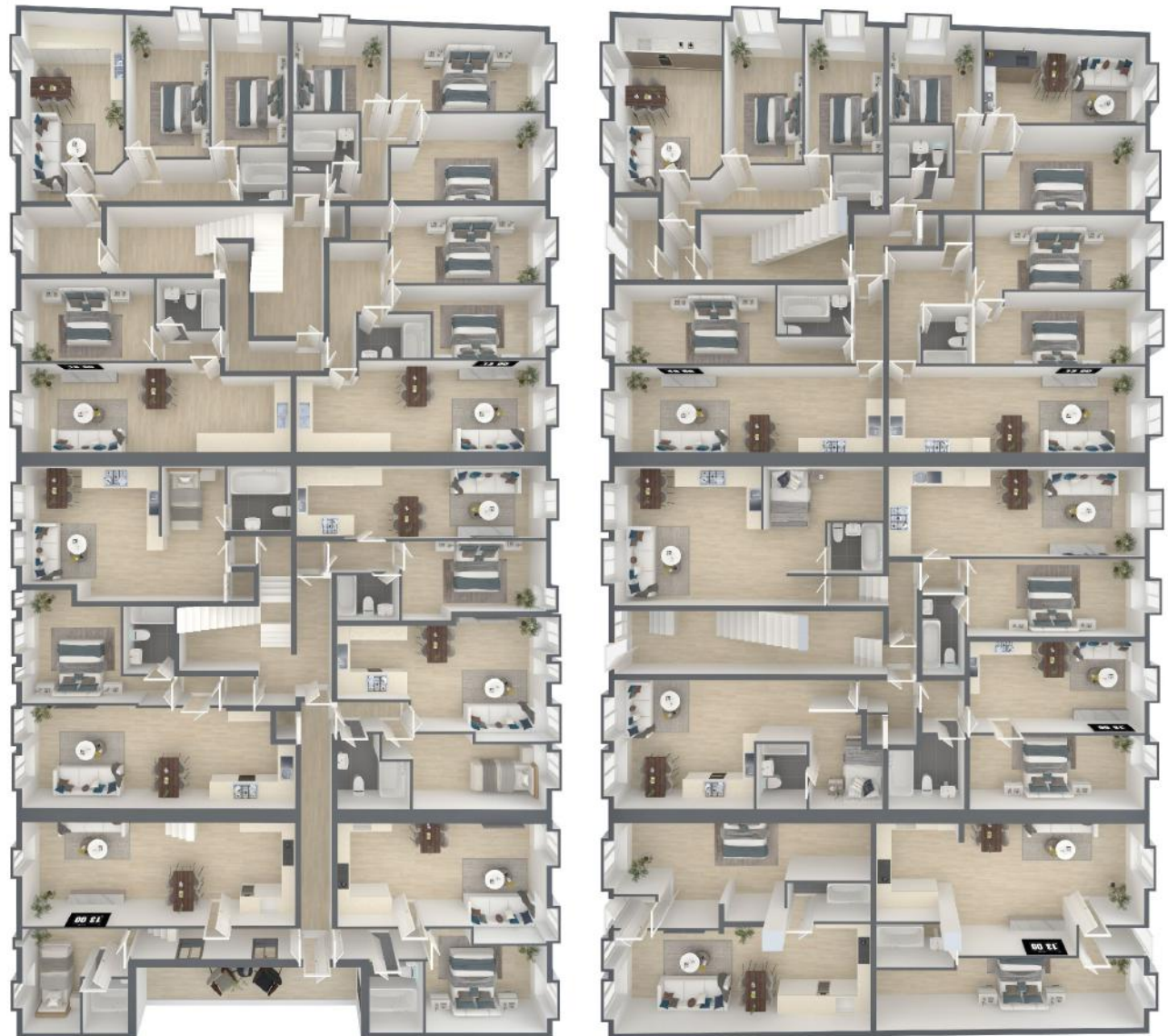
THE FLOOR PLANS OF

THE LEAF HOUSE

Studio units at Leaf Residences offer modern and efficient living spaces designed for singles, complete with high-end finishes and smart design.

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ALTERNATIVE 1

STUDIO

Studio units at Leaf Residences: modern, efficient, ideal for singles, with high-end finishes and smart design.



Scan QR code to explore VR





THE LEAF HOUSE

STUDIO

LEAF
DEVELOPMENT



- 1 Living/ Dining/ Kitchen
- 2 Bathroom
- 3 Sleeping Room

unit
STUDIO 19

floor
Ground

total space
37.37 m²

unit
STUDIO 20

floor
Ground

total space
37.28 m²

unit
STUDIO 25

floor
1st Floor

total space
36.60 m²

unit
STUDIO 29

floor
Basement

total space
40.62 m²

unit
STUDIO 30

floor
Basement

total space
38.56 m²

ALTERNATIVE 2

1 BEDROOM APARTMENTS

offer spacious, modern living with distinct areas for privacy and entertainment. Perfect for couples or singles seeking extra space.



Scan QR code to explore VR





THE LEAF HOUSE

1 BEDROOM APARTMENTS



- 1 Living/ Dining/ Kitchen
- 2 Bathroom
- 3 Sleeping Room

unit
FLAT 04

floor
Ground

total space
51.35 m²

unit
FLAT 08

floor
1st Floor

total space
44.26 m²

unit
FLAT 12

floor
2nd Floor

total space
43.48 m²

unit
FLAT 17

floor
Ground

total space
45.71 m²

unit
FLAT 18

floor
Ground

total space
41.69 m²

unit
FLAT 21

floor
Ground

total space
62.59 m²

unit
FLAT 22

floor
Ground

total space
53.78 m²

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THE LEAF HOUSE

1 BEDROOM
APARTMENTS



- 1 Living/ Dining/ Kitchen
- 2 Bathroom
- 3 Sleeping Room

unit
FLAT 23

floor
1st Floor

total space
38.73 m²

unit
FLAT 24

floor
1st Floor

total space
43.62 m²

unit
FLAT 26

floor
1st Floor

total space
41.47 m²

unit
FLAT 27

floor
1st Floor

total space
46.19 m²

unit
FLAT 28

floor
1st Floor

total space
49.95 m²

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ALTERNATIVE 3

2 BEDROOM APARTMENTS

provide ample space for families or roommates,
featuring modern amenities, comfort, and style in
a vibrant community.



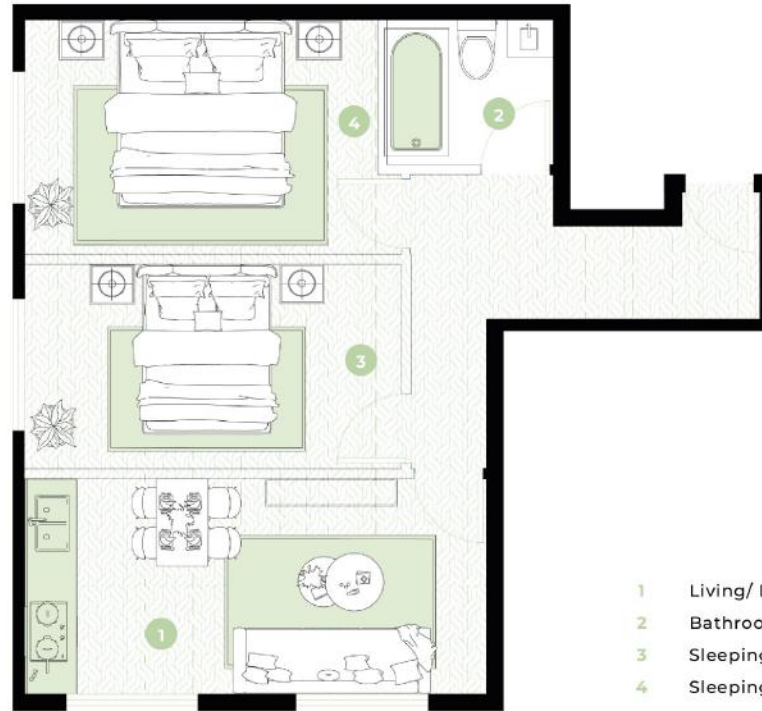
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THE LEAF HOUSE

2 BEDROOM
APARTMENTS



- 1 Living/ Dining/ Kitchen
- 2 Bathroom
- 3 Sleeping Room
- 4 Sleeping Room 2

unit
FLAT 01

floor
Ground

total space
49.38 m²

unit
FLAT 02

floor
Ground

total space
67.17 m²

unit
FLAT 03

floor
Ground

total space
55.68 m²

unit
FLAT 05

floor
1st Floor

total space
48.10 m²

unit
FLAT 06

floor
1st Floor

total space
65.61 m²

unit
FLAT 07

floor
1st Floor

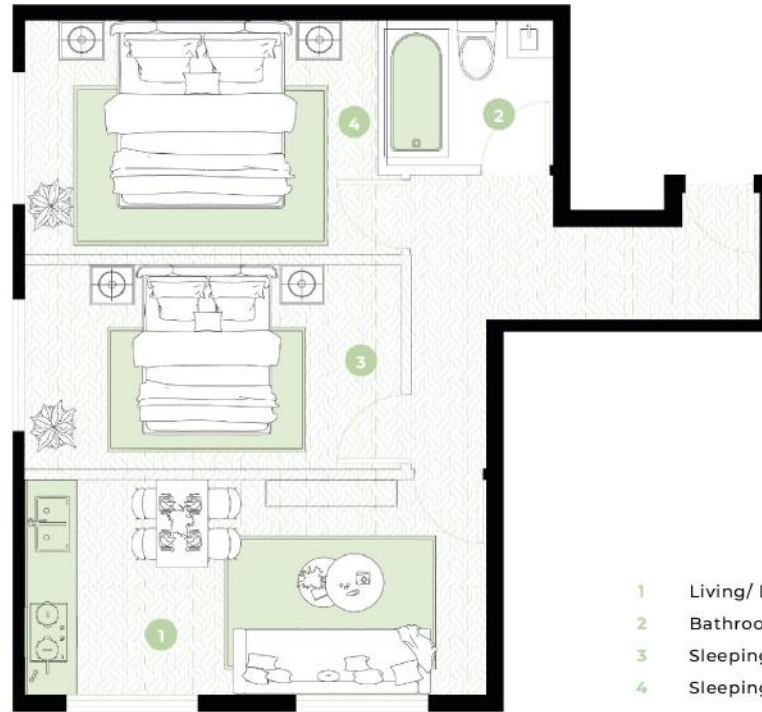
total space
55.58 m²

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THE LEAF HOUSE

2 BEDROOM
APARTMENTS



- 1 Living/ Dining/ Kitchen
- 2 Bathroom
- 3 Sleeping Room
- 4 Sleeping Room 2

unit
STUDIO 09

floor
2nd Floor

total space
48.10 m²

unit
STUDIO 10

floor
2nd Floor

total space
65.61 m²

unit
STUDIO 11

floor
2nd Floor

total space
55.58 m²

unit
STUDIO 13

floor
3rd Floor

total space
45.48 m²

unit
STUDIO 14

floor
3rd Floor

total space
60.27 m²

unit
STUDIO 15

floor
3rd Floor

total space
54.08 m²

unit
STUDIO 16

floor
3rd Floor

total space
54.73 m²

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Secure your place at Leaf Residences by making a
hassle-free deposit. Get in touch with us to discover your
ideal contemporary residence.

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www.theleafhse.com