

OUR REPUTATION  
IS BUILDING



Mandale  
Group

Mandale Homes   
TOGETHER WE BUILD A HOME



[mandale.com](http://mandale.com)

# OUR EXPERIENCE MAKES THE DIFFERENCE

ESTABLISHED OVER 40 YEARS AGO, MANDALE GROUP IS ONE OF THE BIGGEST PRIVATELY-OWNED DEVELOPERS IN THE NORTH EAST OF ENGLAND. WITH EXPERIENCE IN ALL AREAS OF CONSTRUCTION.

Examples of our work can be seen throughout the UK, including a £24m+ redevelopment of a grade II listed mill in Preston, Lancashire into the striking apartment complex it is today. Hanover Mill in Newcastle also underwent an extensive restoration into a development of 181 apartments & 50,000sq.ft. of commercial space – it is now a prominent feature of Newcastle’s Quayside.

Mandale are also responsible for the complete regeneration of Hartlepool Marina; a £50m+ investment transforming the area from disused, wasted docklands to the thriving social hub it is today. Being the first company to construct office accommodation and apartments which incorporated leisure facilities at Teesdale Business Park, Mandale furthered our reputation in the area. Teesdale now covers 12 acres of land of which 18 buildings constructed by us.

At Mandale we pride ourselves in our product. Understanding our clients to who our product is aimed at is one of the key elements to ‘getting things right’.

This is why we meticulously deliberate every aspect of our developments so thoroughly at planning stage; ensuring that our product ticks the right boxes for the intended audience is paramount to our success.

One of our biggest selling points is our fabric-first approach – whereby we use the highest quality materials throughout our developments, which often exceed requirements of current regulations (as opposed to just meeting them) and give a lasting premium finish to our properties.

All of our residential dwellings & offices come with a 10 year structural warranty and a fixtures and fittings warranty to cover for any defects within the first 2 years of ownership.

We can provide clients with recommendations for independent, dedicated professionals offering a wealth of knowledge and expertise to help make the process as simple as possible.

We are a company with a reputation for providing exceptional facilities, with an excellent service.



## OUR AWARD WINNING DEVELOPMENTS

MANDALE HOMES WERE ONCE AGAIN RECOGNISED FOR THEIR OUTSTANDING QUALITY BY WINNING THE BEST RESIDENTIAL DEVELOPMENT AND BEST RESIDENTIAL/RENOVATION AT THE 2020-21 UK PROPERTY AWARDS.

Aubretia View in West Yorkshire and The Mailbox in Greater Manchester were given the accolades at a glittering ceremony at the Royal Lancaster Hotel in London. The team from Mandale Homes went along and were delighted to be given such high profile recognition for their work.

The UK Property Awards are voted for by an expert panel of independent judges and winners are awarded for their excellence in design, quality, service, innovation, originality and commitment to sustainability.

Mandale Homes have now won 8 of the awards, having previously picked up a series of prizes for Cavendish Vale in Slingsby, Swanside in Shipley and Ryton Springs in North Anston.



# AUBRETIA VIEW

LEEDS



CLARENCE ROAD, HORSFORTH,  
LEEDS, LS18 4LB

Aubretia View was a unique development which included a mix of building refurbishments and new build homes.

It offered a range of spacious apartments, semi-detached and detached properties in one of the most desirable locations in Leeds.



UNITED KINGDOM  
PROPERTY AWARDS  
DEVELOPMENT

AWARD WINNER

RESIDENTIAL DEVELOPMENT  
WEST YORKSHIRE  
Aubretia View  
by Horsfield Homes

2020-2021

PRICE RANGE: £130,000 - £650,000



# EDEN RISE

KIRKBY STEPHEN



CHRISTIAN HEAD, KIRKBY STEPHEN, CA17 4HA

Eden Rise was a beautiful collection of forty 2, 3 & 4 bedroom homes. A mix of both semi-detached and detached houses, only a five minute stroll from the town centre all local amenities were easily accessible whilst providing an excellent location for exploring the Lake District National Park and Yorkshire Dales. These homes were built in keeping with local surroundings and to a high specification.

PRICE RANGE: £210,000 - £350,000





## ASTRAL PARK

THORPE THEWLES



OFF DURHAM RD, THORPE THEWLES,  
STOCKTON-ON-TEES, TS21 3JN

Ideally located in the quaint village of Thorpe Thewles in Stockton-on-Tees, Astral Park is a wonderful development of 42 high specification 3 & 4 bedroom homes.

PRICE RANGE: £250,000 - £375,000





# POTTERS MEADOW

WORKINGTON



ASHFIELD ROAD SOUTH,  
WORKINGTON, CA14 3SN

The development was a superb collection of thirty five 2,3 & 4 bedroom homes in the ancient market town of Workington. It put the town within easy reach and also the stunning Lake District National Park.

PRICE RANGE: £135,000 - £260,000



# CAVENDISH VALE

SLINGSBY

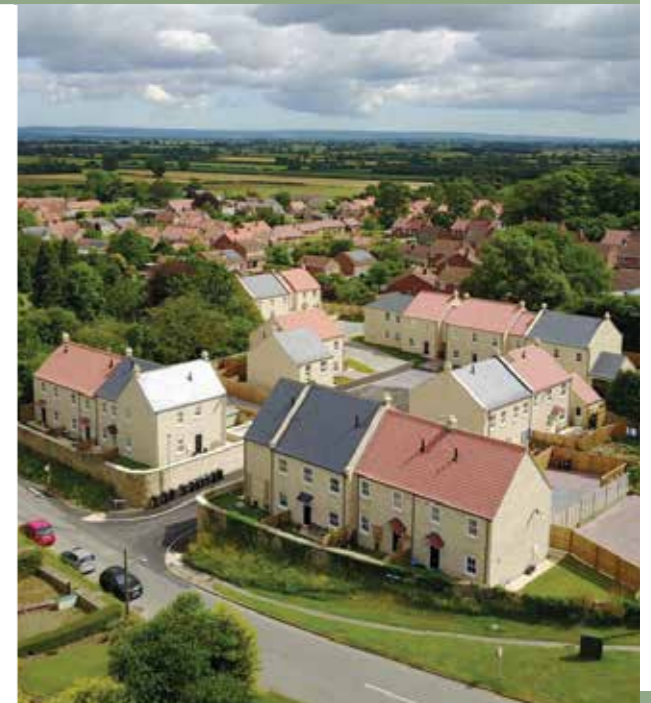


CAVENDISH VALE, MALTON ROAD,  
SLINGSBY, YO62 4AF

A development of 14 beautiful 2, 3 & 4 bedroom homes on the edge of the Howardian Hills Area of Outstanding Natural Beauty. The unique nature of this development resulted in us being awarded a UK Property Award for Best Residential Development in Yorkshire & Humberside and placing us as runner up nationally and subsequently shortlisted for the international award.



PRICE RANGE: £160,000 - £350,000





## THE LEAS

PONTELAND



THE LEAS, THE AVENUE, MEDBURN,  
PONTELAND, NE20 0JD

6 high specification executive homes located on a private gated development with incredible views across Northumberland.  
The development was featured on BBC2 for it's product design.

PRICE RANGE: £540,000 - £660,000





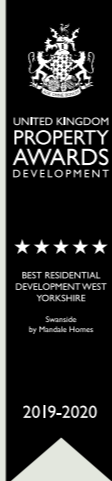
# SWANSIDE

SHIPLEY



DOCK LANE, SHIPLEY, BD17 7AR

Swanside brought 76 two, three and four bedroom homes to the heart of Shipley. The contemporary range of property designs and the high specification led to this being our fastest-selling development to date.



PRICE RANGE: £140,000 - £220,000



# ROKESBY PLACE

NORTH YORKSHIRE



PICKHILL, NORTH YORKSHIRE, YO7 4JG

Rokesby Place was a bespoke development of just eight 3 & 4 bedroom detached homes found in a quiet rural village that dates back to the Domesday Book. The homes enjoyed beautiful views of the surrounding countryside as well as excellent commuter links.

PRICE RANGE: £290,000 - £500,000





## AVIATION GARDENS

DARLINGTON

PRICE RANGE: £145,000 - £350,000



YARM ROAD, MIDDLETON ST GEORGE,  
DARLINGTON, DL2 1HN

Featuring just twelve 2 & 4 bedroom homes,  
Aviation Gardens proved hugely popular with young  
families looking to enjoy the peaceful rural surroundings.  
Darlington was close at hand along with Yarm, Stockton  
and Durham Tees Valley Airport.







# FREE HOUSE FARM

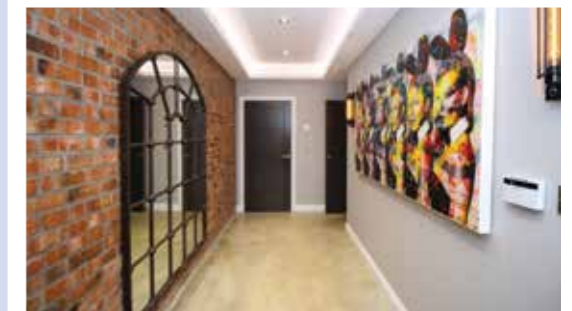
CRATHORNE

PRICE RANGE: £335,000 – £850,000



CRATHORNE, NORTH YORKSHIRE, TS15 0BA

This was a development which showed the very best of the work done by Mandale Homes. Just five new homes were built, with each having a unique layout to appeal to a range of buyers. Found in one of the areas most exclusive addresses, Free House Farm proved to be a hugely popular development.





# MANOR FARM BARNS

YORK



MANOR FARM BARNS, TOWTHORPE ROAD,  
TOWTHORPE, YORK, YO32 9SP

An exclusive development of only 3 stunning barn conversions in the highly sought after location of Towthorpe, north of York. Ranging from 2,200sq.ft. – 3,000sq.ft. these 4 bedroom homes were built of high specification and each came with a paddock of around 1 acre.

PRICE RANGE: £695,000 – £945,000 | GDV: £5.26m



# HOLME HOUSE FARM

DARLINGTON



MEADOW VIEW, PIERCEBRIDGE  
DARLINGTON, DL2 3SY

A development of 6 barn conversions ranging from 1,100sq.ft. up to 3,000sq.ft. Offering a mix of 3 & 4 bedroom homes, these barn conversions captured the essence of British country living whilst still being a stone's throw from one of the North East's largest towns.

PRICE RANGE: £295,000 - £745,000 | GDV: £15.36m





## EXCHANGE STREET

STOCKPORT



EXCHANGE STREET, STOCKPORT, SK1 1AA

The complete redevelopment of an old Royal Mail sorting office in the city centre of Stockport. This 100,000sq.ft. building was converted into 118 apartments, a 1,700sq.ft. retail unit and 20,000sq.ft. of office space. This building is also home to the largest living wall in the North of England.

AVERAGE SELLING PRICE: £112,000 | GDV: £21.1m

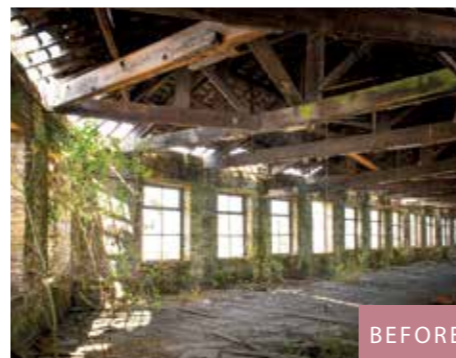




BEFORE



DURING



BEFORE



DURING



  
 UNITED KINGDOM  
 PROPERTY  
 AWARDS  
 DEVELOPMENT  
 ★★★★★  
 BEST RESIDENTIAL  
 RENOVATION/  
 REDEVELOPMENT  
 WEST YORKSHIRE  
 Martins Mill  
 by Mandale Homes  
 2019-2020

# MARTINS MILL

HALIFAX



OFF PELLON LANE, HALIFAX, HX1 5QJ

A £7m restoration of a derelict mill into 60 modern 1 & 2 apartments. A six story mill built in the 1800's that had several uses over the years but was vacant for over two decades and became derelict. Having been earmarked for demolition by Halifax Council, Mandale stepped in and converted the dilapidated mill into 60 homes (45 one bedroomed and 15 two bedroomed) and a basement which has 29 car parking spaces. This development has gone on to win an award with the Halifax Civic Trust as well as picking up the Best Residential / Redevelopment in the UK Property Awards.

AVERAGE SELLING PRICE: £77,500 | GDV: £4.75m



BEFORE



DURING



BEFORE



DURING





## PARK RISE

### MANCHESTER



PARK RISE, 73 SEYMOUR GROVE,  
TRAFFORD, MANCHESTER, M16 0UB

A complete refurbishment of a vacant 50,000sq.ft. office building into 90 apartments. By using redundant plant rooms and roof space we added another storey on the building to accommodate a further 6 apartments. The development was predominantly a mix of 1 & 2 bedroom apartments, but a disused stairwell now accommodates two exclusive 3 bedroom triplex apartments and a large duplex apartment.

AVERAGE SELLING PRICE: £160,000 | GDV: £15.36m



## MERCHANTS PLACE

### BOLTON



MERCHANTS PLACE, RIVER STREET,  
BOLTON, BL2 1BX

A disused five-storey building which was converted in to 59 one and two bedroom apartments with communal areas and a bike store.

The development featured a mural wall featuring extracts of the history of Bolton which added character and life.

We worked closely with the local council who were delighted with the development carried out - "Mandale were one of the only developers that delivered a project from inception to completion".

AVERAGE SELLING PRICE: £120,000 | GDV: £5.85m





## CUSTOM HOUSE

ABERDEEN

28 GUILD STREET, ABERDEEN, AB11 6GY

Completed in late 2019 this development was Aberdeen's old tax office which had been stood vacant for number of years. Measuring 33,000sq.ft. we redeveloped the building into forty seven 1 & 2 bedroom apartments with two retail units on the ground floor and underground parking.

AVERAGE SELLING PRICE: £115,000 | GDV: £6.5m



## SPINNERS MILL

MANCHESTER

SPINNERS MILL, 12 HATTER STREET,  
MANCHESTER, M4 5FZ

An exclusive conversion of an old derelict mill in the heart of Manchester's 'Northern Quarter'. We converted this building into 12 high specification 1 & 2 bedroom apartments whilst retaining original features and protecting the building's heritage.

AVERAGE SELLING PRICE: £301,100 | GDV: £3.61m





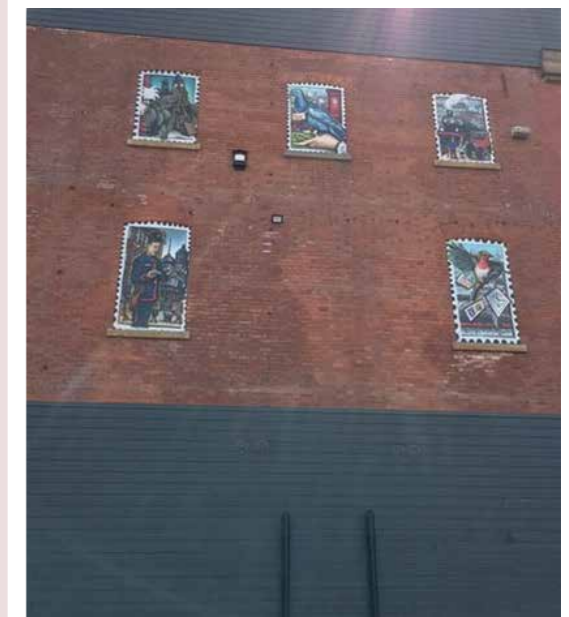
# DEANSGATE

BOLTON



BOLTON, BL1 1AD

A foundry and brewery in late 19th century until all buildings on site were demolished by 1910. By 1929 site was redeveloped as a post office which Mandale are currently converting into 48 flats for residential use.



AVERAGE SELLING PRICE: £150,000





# CENTENARY MILL

PRESTON



CENTENARY MILL COURT,  
NEW HALL LANE, PRESTON, PR1 5JQ

The conversion of a 50,000sq. ft. cotton mill which was originally built in the 1890's. We created 204 units consisting of 1 & 2 bedroom apartments on each floor of the building.

AVERAGE SELLING PRICE: £118,000 | GDV: £24.07m



# CHAD HOUSE

GATESHEAD



CHAD HOUSE, SUNDERLAND ROAD,  
GATESHEAD, NE8 3HY

Working closely with the Council on this project, Chad House underwent a complete regeneration into 89 apartments.

AVERAGE SELLING PRICE: £80,000 | GDV: £7.12m



BEFORE



DURING



AFTER





# FORTH BANKS TOWER / HANOVER MILL

NEWCASTLE UPON TYNE



FORTH BANKS, NEWCASTLE UPON TYNE, NE1 3PN

Now a prominent feature on Newcastle's Quayside, this was two developments within one project. Hanover Mill was a redevelopment and conversion of a derelict mill into 144 apartments & 6,000sq.ft. of commercial space. Forth Banks was a new build construction of a 13 storey building comprising of 37 apartments & 44,000sq.ft. of office space.

AVERAGE SELLING PRICE: £231,500 | GDV: £41.9m





# MANDALE BUSINESS PARK

DURHAM



MANDALE BUSINESS PARK,  
BELMONT INDUSTRIAL ESTATE, DURHAM, DH1 1TW

In 2005 Mandale Business Park was trading as the LG Phillips Television Factory covering nearly 30 acres. After its sad demise Mandale purchased the abandoned site and created 15 office blocks and over 300,000sq. ft. of industrial space let to over 30 tenants.

Today we are still building units there with a further 100,000 sq.ft. in build. The estate is now established as one of the most prestigious business parks in the Durham region.





# REGENCY MEWS

NORTHALLERTON



REGENCY MEWS,  
NORTHALLERTON, DL7 8PE

Regency Mews is made up of 14 retail shops, 3 retail kiosks and 13 first floor apartments.  
This shopping mall has been restored and altered to create one of Northallerton's busiest malls leading from the High Street to a busy Tesco and large car park.

# JUNIPER COURT

RIPON



JUNIPER COURT, ASH GROVE,  
RIPON, HG4 2DZ

Juniper Grove comprises of eight industrial units at 600sq.ft. and four at 800sq.ft. The units were let at £15 per sq.ft. and snapped up within 2 months.  
The rental level achieved for the area was ground breaking and set a precedence for the town.



BEFORE



AFTER





# ARKGROVE INDUSTRIAL ESTATE

STOCKTON ON TEES



ARKGROVE INDUSTRIAL ESTATE, ROSS ROAD, PORTRACK, STOCKTON ON TEES, TS18 2NH

We have owned Arkgrove Industrial Estate for over 35 years and the development underwent a full refurbishment in 2019. It's a total gross internal area of 53,013sq. ft. (4,924.91sq. m.), split into fifteen units ranging in size from 1,180 to 10,000sq. ft.

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's prime industrial and retail warehouse area.

The success of the location and excellent transport connectivity has attracted a range of food and beverage occupiers including Starbucks, Greggs and McDonalds.

BEFORE THE REFURBISHMENT



THE COMPLETED PROJECT



DURING THE WORK



# PORTRACK TRADE PARK

STOCKTON ON TEES



PORTRACK TRADE PARK, CHELTENHAM ROAD, STOCKTON ON TEES, TS18 2AD

Home to several large household names such as Screwfix, Halfords, Tool Station & Greggs, this trade park consists of 12 units, and a large warehouse and office that was the old Mandale head office. The warehouse has since been transformed into a large indoor play area for children and we have moved to a new headquarters.





# HARTLEPOOL MARINA

HARTLEPOOL



HARTLEPOOL MARINA, TS24 0RU

Over £50m of investment transformed the disused wasteland that was Hartlepool's Old Docks into the thriving social hub it is today. Over several years we developed a new marina providing up to 600 berths, a new lock office, over 400 apartments, an esplanade of over 20 shops, bars and restaurants, 100,000sq.ft. of office space and two retail parks accommodating 300,000sq.ft. of floor space.





# MANDALE WHARF

STOCKTON ON TEES



MANDALE WHARF, BOATHOUSE LANE,  
STOCKTON ON TEES, TS18 3AW

Mandale Wharf was a former JT Doves builders merchants. We have refurbished the whole estate to create:

- 1 x 14,000.00sq.ft. warehouse
- 4 x 2400sq.ft. industrial units
- 4 x 1500sq.ft. hybrid units



# FOREST HALL

NEWCASTLE



FOREST HALL, STATION ROAD,  
NEWCASTLE, NE12 9AD

A conversion of disused office space above a parade of shops into 20 apartments. The redevelopment encompassed work throughout the development including re-facing and re-cladding the building.



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**MANDALE GROUP**

Mandale House, 5 Neville Road,  
Stockton on Tees, TS18 2RD

