



# Ford Park House Apartments

Sales Brochure



# Life in Ulverston

A Bustling Market Town

Ulverston is an attractive market town on the eastern side of the Furness peninsula, located a few miles south of the Lake District National Park and north-west of Morecambe Bay.

The town was for many years a hub of canal transportation between the River Leven and Morecambe Bay. The opening of the canal in 1796 made Ulverston a centre for maritime trade, with ships carrying local slate and linen across the globe.

Today the centre of Ulverston maintains its historical character and appeal, with a large number of attractive older buildings spread out along cobbled streets leading to the market place.





# Ford Park Community

A Tranquil yet Vibrant Place

Ford Park is a vibrant charity owned community park, much loved and well used locally.

The charity hosts events and activities throughout the year including Cinema in the Park, historical re-enactment weekends, family fun days and it is the venue for the finale of the Ulverston Lantern Procession.

In addition to the beautiful green open spaces, Ford Park also boasts a popular café and restaurant, along with a flower nursery and garden.

At certain times during the year, Ford Park Community Groups restricts access to the park to vehicles to support community activities such as parkrun which attracts a large amount of local engagement.





Approach to Development through the Lush Greenery of Ford Park



Image of Ford Park House Pre-Development

## Ford Park House

9 no. Luxury Apartments

Situated below the Sir John Barrow Monument on Hoad Hill, Ford Park House offers a unique setting for nine luxury apartments.

On the doorstep of these dwellings, the Park comprises a multitude of opportunities including family events and activities held throughout the year, the sights and smells of the adjacent walled kitchen garden and relaxing orchard, with the plant nursery offering a range of beautiful, quality plants. Beyond this, the lush greenery of the open park and views across the town provide a secluded and serene appeal.



# Reform Developments

Rethink. Renew. Reform

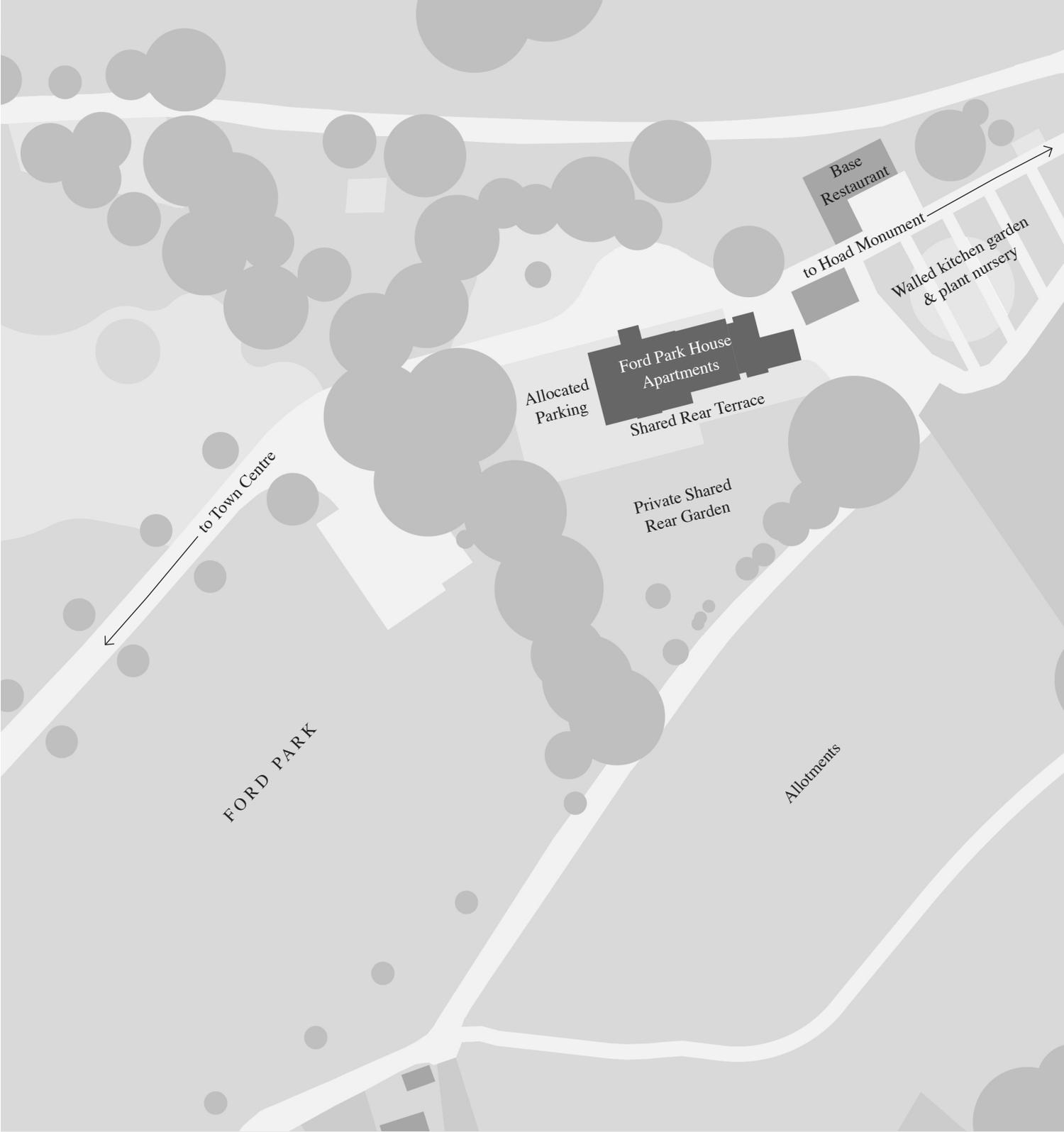
Reform are a team of experienced and dedicated professionals who work together closely throughout the life of a project.

They have extensive experience constructing, developing and completing projects of ranging scales and context, working within existing buildings, challenging city

centre sites, and listed heritage assets such as Ford Park House.

Working consistently alongside architects LIND Studio has led to strong professional relationship ensuring quality in all past and present schemes.





# Ford Park House

## Apartment Setting

The apartments offer a private and secluded setting, while benefitting a host of amenities and attractions in close proximity;

Train Station	15 min walk
Nearest Bus Stop	5 min walk
Supermarket (Booths)	7 min walk
Town Centre	8 min walk
Hoad Monument	13 min walk
Lake Windermere	25 min drive

# Features

A design led conversion and extension of Grade II Listed Heritage Building

Newly created 250 year leaseholds and share of freehold

High ceilings, large openings and open plan living

Premium conversion including fully insulated external walls and new roof

New double glazed timber sash windows to existing building

Double glazed aluminium windows to extension

Shared private external terrace and garden area

Allocated parking spaces per apartment

2no. additional guest parking spaces

Full 3rd party structural defects warranty

Insurance back new roof warranty to units in the new build extension

## Electrical

Wired for broadband with data points in all utility cupboards, living rooms and master bedrooms

Private external electric vehicle charging points at the two guest parking spaces

Smart home ready through the Avande Connect customisation portal

## Security & Maintenance

External intercom linked to all apartments

Gated entry to car park with key fob activation

Lighting to parking and refuse areas

Maintained communal access areas

## Kitchens

Oak veneered cabinet fronts forming part of a custom built contemporary pod

Solid surface worktops

Integrated appliances

## Bathrooms & Heating

Thermostatic showers in all bathrooms

Shaver points to all bathrooms

Electric panel heaters throughout

Mechanical Extract Ventilation throughout

# Specification

# Apartment 1

## Ground Floor, Studio

Located within the main part of the Grade II Listed building, this one of a kind studio apartment offers impressive views towards the greenery of the shared private garden.

An architecturally designed bespoke timber clad unit adds definition to the space, providing privacy and separation between the living and sleeping areas and additional storage space above.

The impressively sized double glazed timber sash windows makes for a bright and comfortable space.



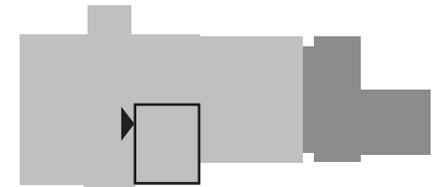
Floor Plan Scale 1:100

1. kitchen / living / dining, 3.6 x 5.3m
2. bedroom area, 3.0 x 2.9m
3. shower room, 2.5 x 1.2m
4. utility cupboard, 0.9 x 0.7m

1no. allocated parking space (A as per layout on p. 16)

Approx. Gross Internal Floor Area:

384 sq. ft / 36 sq. m



(Apartment 1 - Plot 0.2)

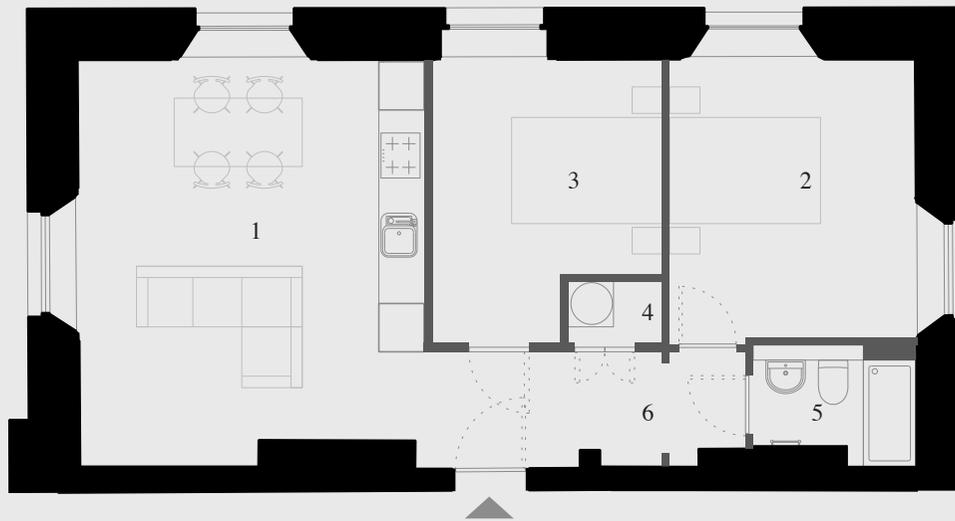
# Apartment 2

Ground Floor, 2 bedrooms

This unique 2 bed apartment is located within the main part of the historic building. The high ceilings and open plan living and dining area makes for an open and airy home.

New double glazed timber sash windows have been installed throughout this triple aspect apartment, offering impressive views over the foliage of the park beyond.

As a centerpiece within the apartment, the kitchen forms part of an architecturally designed bespoke timber clad unit aimed at accentuating the historic fabric against the new.



Floor Plan Scale 1:100

1. kitchen / living / dining, 5.4 x 4.5m
2. bedroom 01, 3.2 x 3.7m
3. bedroom 02, 3.0 x 3.7m
4. utility cupboard, 1.2 x 0.8m
5. shower room, 2.1 x 1.3m
6. hallway, 4.2 x 1.5m

1no. allocated parking space (B as per layout on p. 16)

Approx. Gross Internal Floor Area:

657 sq. ft / 61 sq. m



(Apartment 2 - Plot 0.1)

# Apartment 3

First Floor, 2 bedrooms

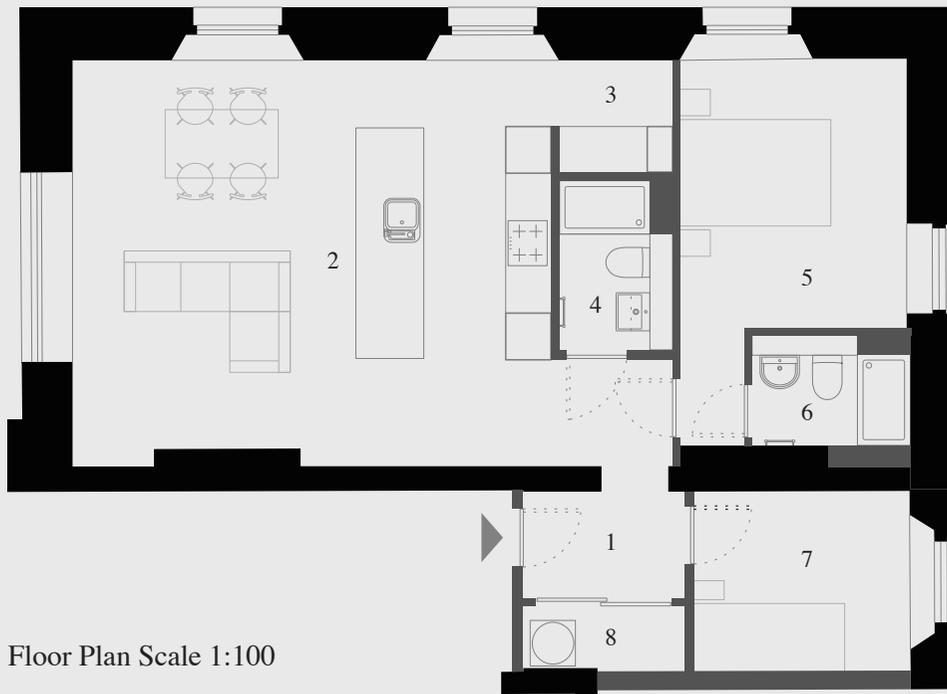
Here is an opportunity to acquire a truly unique triple aspect apartment located on the first floor of the historic Ford Park House.

From the impressive open plan living space, the large double glazed timber sash windows offer magnificent views across Morecambe Bay and the leafy setting of the park.

An architecturally designed timber clad unit forms the kitchen centerpiece, clearly defining the new intervention within the historic building fabric. The large kitchen island located in front made this apartment perfect for entertaining.

Approx. Gross Internal Floor Area:

72 sq. ft / 775 sq. m



Floor Plan Scale 1:100

1. hallway, 2.1 x 1.4m
2. kitchen / living / dining, 8.0 x 5.1m
3. study space, 1.5 x 1.4m
4. shower room, 1.4 x 2.2m
5. bedroom 01, 3.0 x 5.0m
6. bedroom 01 ensuite, 2.1 x 1.4m
7. bedroom 02, 2.8 x 2.3m
8. utility cupboard, 2.1 x 0.9m

2no. allocated parking spaces (C + D as per layout on p. 16)

(Apartment 3 - Plot 1.1)

# Apartment 4

First Floor, 1 bedroom

This generously sized 1 bed apartment is unlike anything else. The high ceilings are accentuated by the new double glazed timber sash windows have been installed throughout, making for an impressively bright and airy living space.

In the main open plan kitchen and living space, the large south facing windows offer uninterrupted views across Morecambe Bay whilst the bedroom views capture the greenery of the foliage beyond.



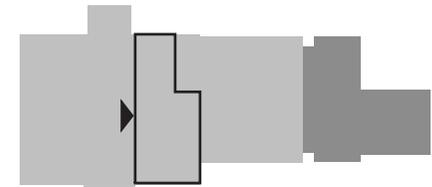
Floor Plan Scale 1:100

1. kitchen / living / dining, 6.6 x 5.3m
2. bathroom, 2.2 x 2.0m
3. utility cupboard, 0.8 x 1.2m
4. cloaks, 0.5 x 1.2m
5. bedroom, 4.1 x 3.6m

1no. allocated parking space (E as per layout on p. 16)

Approx. Gross Internal Floor Area:

552 sq. ft / 51 sq. m



(Apartment 4 - Plot 1.2)



Floor Plan Scale 1:100

- 1. hallway, 1.0 x 6.8m
- 2. living / dining, 4.7 x 4.6m
- 3. kitchen, 2.7 x 3.3m
- 4. bathroom, 3.3 x 1.9m
- 5. utility cupboard, 1.0 x 1.8m
- 6. bedroom 01, 2.7 x 3.4m
- 7. bedroom 02, 2.7 x 4.9m

1no. allocated parking space (F as per layout on p. 16)

# Apartment 5

Ground Floor, 2 bedrooms

This generously sized, double aspect elegant 2 bedroom apartment is located on the ground floor of the main Grade II Listed Manor House.

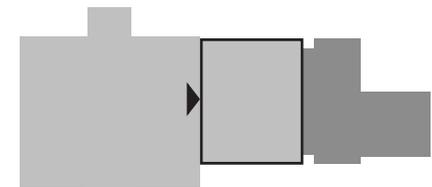
Upon entering the apartment, the rooms are accessed from a grand central hallway, with double doors opening up into the main living and kitchen area.

New double glazed Georgian style timber sash windows offer views towards the greenery of the gardens beyond.

Further features include high ceilings and an impressively sized bathroom with a double sink.

Approx. Gross Internal Floor Area:

755 sq. ft / 70 sq. m



(Apartment 5 - Plot 0.3)



Floor Plan Scale 1:100

- 1. hallway, 1.0 x 6.6m
- 2. living / dining, 4.8 x 4.8m
- 3. kitchen, 2.7 x 3.3m
- 4. bathroom, 3.3 x 1.9m
- 5. utility cupboard, 1.2 x 1.8m
- 6. bedroom 01, 3.0 x 3.4m
- 7. bedroom 02, 2.8 x 4.7m

2no. allocated parking spaces (G + H as per layout on p. 16)

# Apartment 6

First Floor, 2 bedrooms

This generously sized, double aspect elegant 2 bedroom apartment is located on the first floor of the main Grade II Listed Manor House.

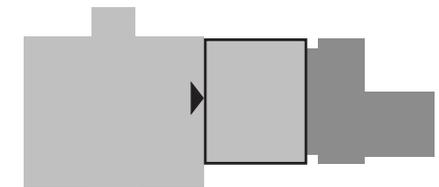
Upon entering the apartment, the rooms are accessed from a grand central hallway, with double doors opening up into the main living and kitchen area.

New double glazed Georgian style timber sash windows offer views out towards Morecambe Bay and towards the greenery of the gardens beyond.

Further features include high ceilings and an impressively sized bathroom with a double sink.

Approx. Gross Internal Floor Area:

780 sq. ft / 72 sq. m



(Apartment 6 - Plot 1.3)



Floor Plan Scale 1:100

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| 1. hallway, 8.0 x 2.9m          | 6. bedroom 01 ensuite, 2.3 x 2.2m |
| 2. living / dining, 5.4 x 6.6m  | 7. bedroom 02, 5.3 x 4.2m         |
| 3. kitchen, 2.4 x 3.2m          | 8. bathroom, 2.4 x 2.2m           |
| 4. utility cupboard, 2.4 x 0.8m | 9. bedroom 03, 3.7 x 2.9m         |
| 5. bedroom 01, 6.6 x 5.5m       |                                   |

2no. allocated parking spaces (I + J as per layout on p. 16)

# Apartment 7

Second Floor, 3 bedrooms

The entire top floor of the main Grade II Listed building offers the most spacious accommodation within the development.

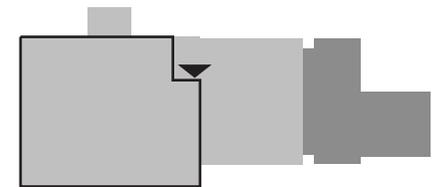
Exposed timber beams add character and charm to this loft-style apartment, whilst newly formed Zinc clad south facing dormer windows offer views across Morecambe from the living, kitchen and main bedroom areas.

Numerous large velux windows bring in light and views throughout the apartment giving it a bright and airy feel.

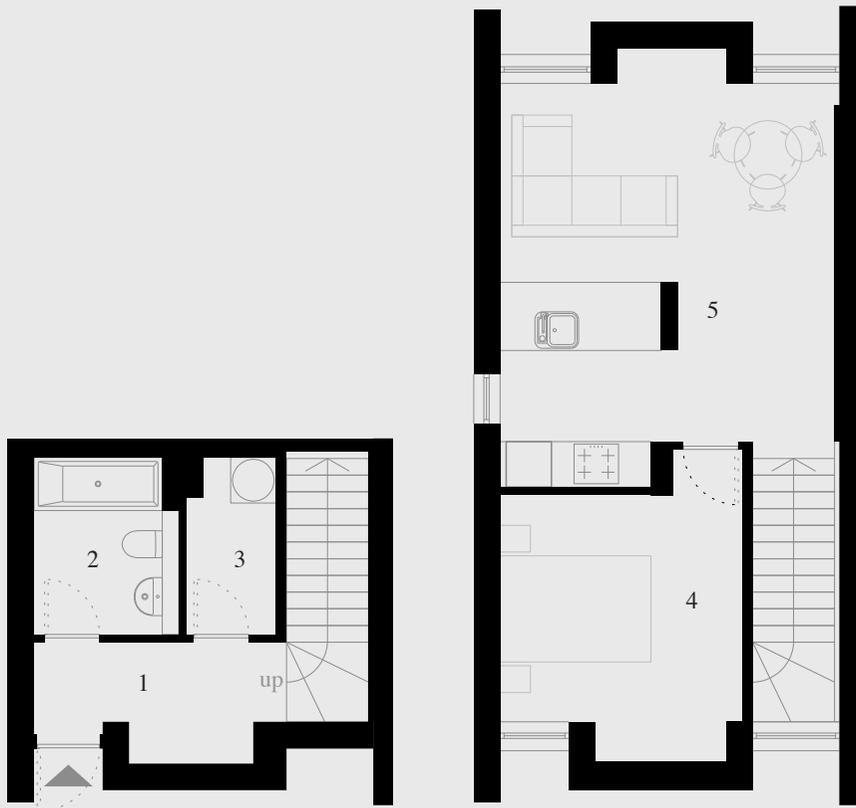
The main bathroom and ensuite boasts a large walk in shower and sunken tiled in bath for a truly luxurious aesthetic.

Approx. Gross Internal Floor Area:

1256 sq. ft / 117 sq. m



(Apartment 7 - Plot 2.1)



Floor Plan Scale 1:100

- 1. hallway, 4.4 x 1.6m
- 2. bathroom, 1.9 x 2.3m
- 3. utility, 1.2 x 2.3m
- 4. bedroom, 3.2 x 4.1m
- 5. kitchen / living / dining, 4.5 x 5.7m

1no. allocated parking space (K as per layout on p. 16)

# Apartment 8

Ground Floor, 1 bedroom duplex

This 1 bedroom duplex apartment is located within the newly constructed architecturally designed side extension to Ford Park House.

The triple aspect apartment offers views across Morecambe Bay, Hoad Hill and the spectacular greenery of Ford Park through the floor to ceiling double glazed aluminium windows.

Spanning over two floors, the generous entrance sequence leads you up from the bathroom and utility area to the open plan living, kitchen and dining area along with bedroom above.

Approx. Gross Internal Floor Area:

537 sq. ft / 50 sq. m



(Apartment 8 - Plot 0.4)

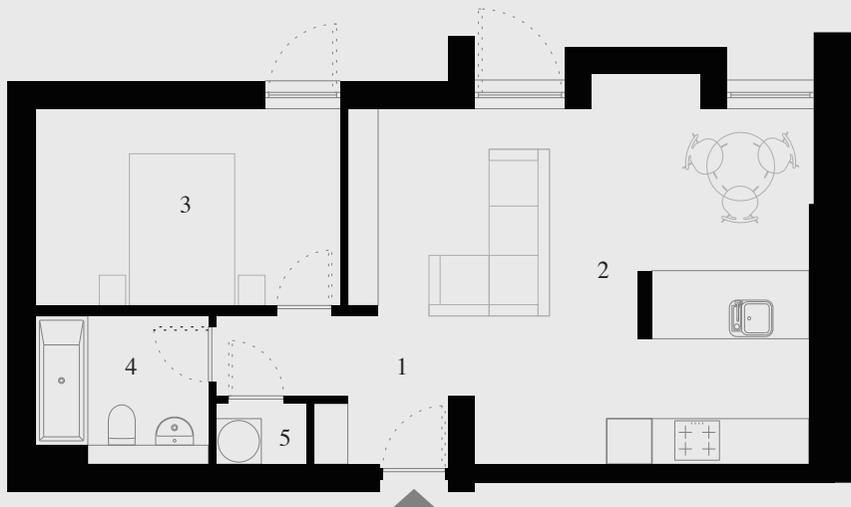
# Apartment 9

Ground Floor, 1 bedroom

This 1 bedroom apartment is located within the newly constructed architecturally designed side extension to Ford Park House.

The ground floor apartment boasts a spacious open plan kitchen, dining and living area which has direct access to the shared private garden through floor to ceiling high patio doors.

The large south facing double glazed windows bring ample amounts of light to the apartment.



Floor Plan Scale 1:100

1. hallway, 3.0 x 1.9m
2. kitchen / living / dining, 6.1 x 5.1m
3. bedroom, 4.0 x 2.6m
4. bathroom, 2.3 x 1.9m
5. utility cupboard, 1.2 x 0.8m

1no. allocated parking space (L as per layout on p. 16)

Approx. Gross Internal Floor Area:

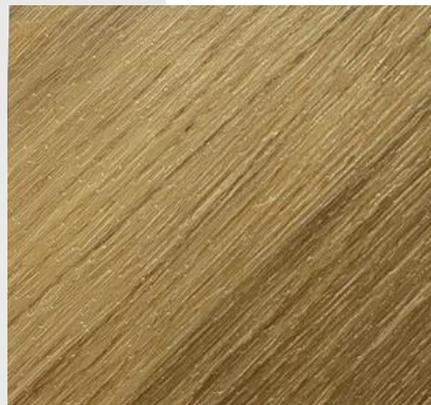
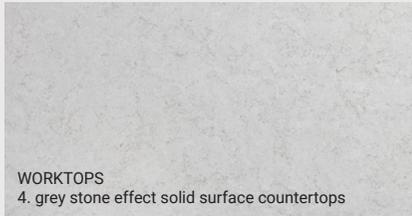
537 sq. ft / 50 sq. m



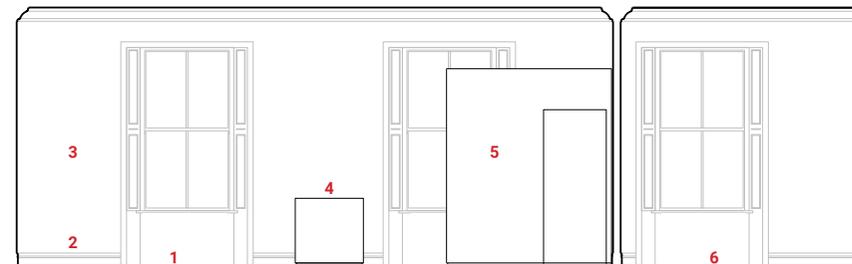
(Apartment 9 - Plot 0.5)

# Finishes

## & Materials



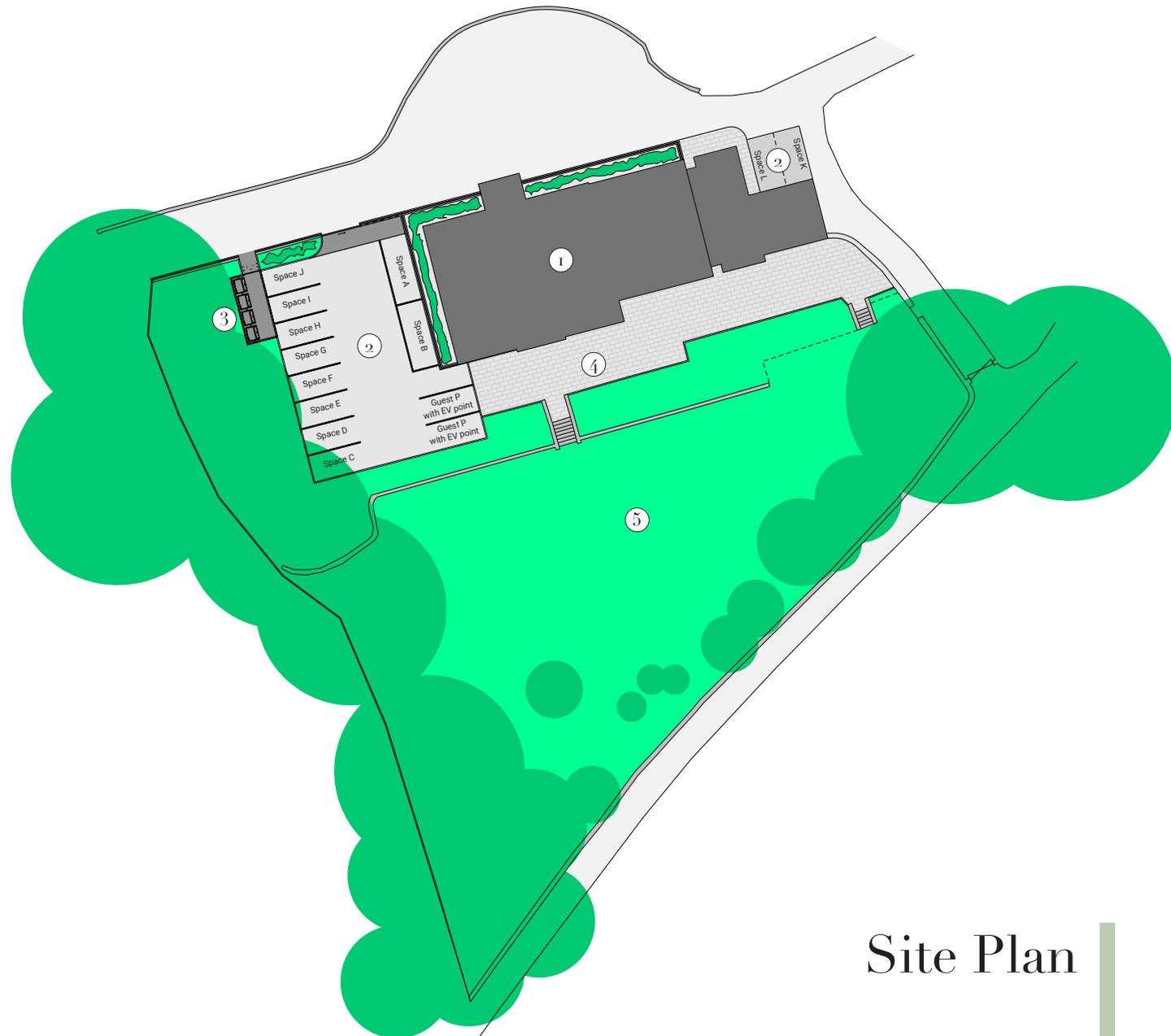
DECORATING  
2. satin white painted timber architraves and skirtings  
3. matt white painted walls



(sketch section is of apartment 4)

## Legend

1. Ford Park House
2. Car parking
3. Refuse Store
4. Shared External Terrace
5. Shared Private Garden



Site Plan



## Contact Info

For any queries or to express interest in reserving an apartment please contact Reform Developments at:

[hello@reformdevelopments.co.uk](mailto:hello@reformdevelopments.co.uk)