

SOUTH BANK

POINTS CROSS

LEEDS

POINTS CROSS
IT'S NOT JUST A HOME.
IT'S A LIFESTYLE



TO THE POINT

A spectacular piazza sets the stage for one of Leeds' most breathtaking new developments.

Welcome to the most exciting new neighbourhood at the heart of Leeds Dock.

This buzzing South Bank waterfront, houses a fantastic network of vibrant cafés, shops, independent businesses, working spaces and the world famous Leeds Armouries..

The striking, contemporary architecture showcases a mix of stunning 1, 2, 3-bedroom apartments and townhouses with private balconies, communal garden terraces and an on-site gym. Podium-level gardens bring further green space to the lush, landscaped public spaces. The dynamic new place where you can live, work and play - Points Cross style.



A spacious central square provides a sense of tranquillity and grandeur for all to share.

Landscaped public gardens in the courtyard create a place to relax and unwind.



Computer illustrated imagery is used to represent an artist's impression of Points Cross. Speak to a sales advisor for more information.

DISCOVER MORE AT SOUTH BANK



Points Cross represents the pinnacle of city living. Located at the heart of South Bank, Leeds Dock was originally the industrial northern powerhouse built for river traffic using the Leeds and Liverpool Canal to carry commodities such as coal to supply the heavy industries in Hunslet.

Now home to an altogether different kind of bustling scene, South Bank has grown into a buzzing waterside community with miles of waterside paths for cyclists, joggers and walkers. All just a fifteen minute stroll to the action of Leeds city centre, Points Cross represents the best of both worlds - Leeds South Style.



ALL POINTS CROSS

Explore everything the neighbourhood has to offer from cafés, restaurants and bars to museums and schools. Take a five minute stroll over the bridge and you're in the heart of the city.

Need a bus? There are various buses that conveniently stop next to Points Cross on Hunslet Road, connecting the city centre and the surrounding areas.

Education

- 01. The Ruth Gorse Academy
- 02. Leeds College of Building
- 03. Printworks Salon and Spa
- 04. Leeds City College - Printworks Campus
- 05. University Technical College Leeds
- 33. Leeds Uni (Parkinson Building)

Culture & Leisure

- 06. Sunken Studio
- 07. The Works Skate Park
- 08. Leeds Discovery Centre
- 09. Leeds Dock
- 11. Royal Armouries Museum
- 15. The Tetley
- 23. Leeds Grand Theatre
- 24. The Light
- 25. Leeds Town Hall
- 26. Headrow House
- 27. The Adelphi
- 29. Leeds Museum
- 30. Assembly Rooms
- 31. Leeds Grand Theatre
- 32. West Yorkshire Playhouse

Retail

- 17. Crown Point Shopping Park
- 19. Victoria Gate
- 20. Kirkgate Market
- 21. Victoria Quarter
- 22. Trinity Leeds

Employers

- 12. The Firm
- 13. Duke Studios
- 16. Asda house
- 28. Channel4 HQ (Majestic landmark)

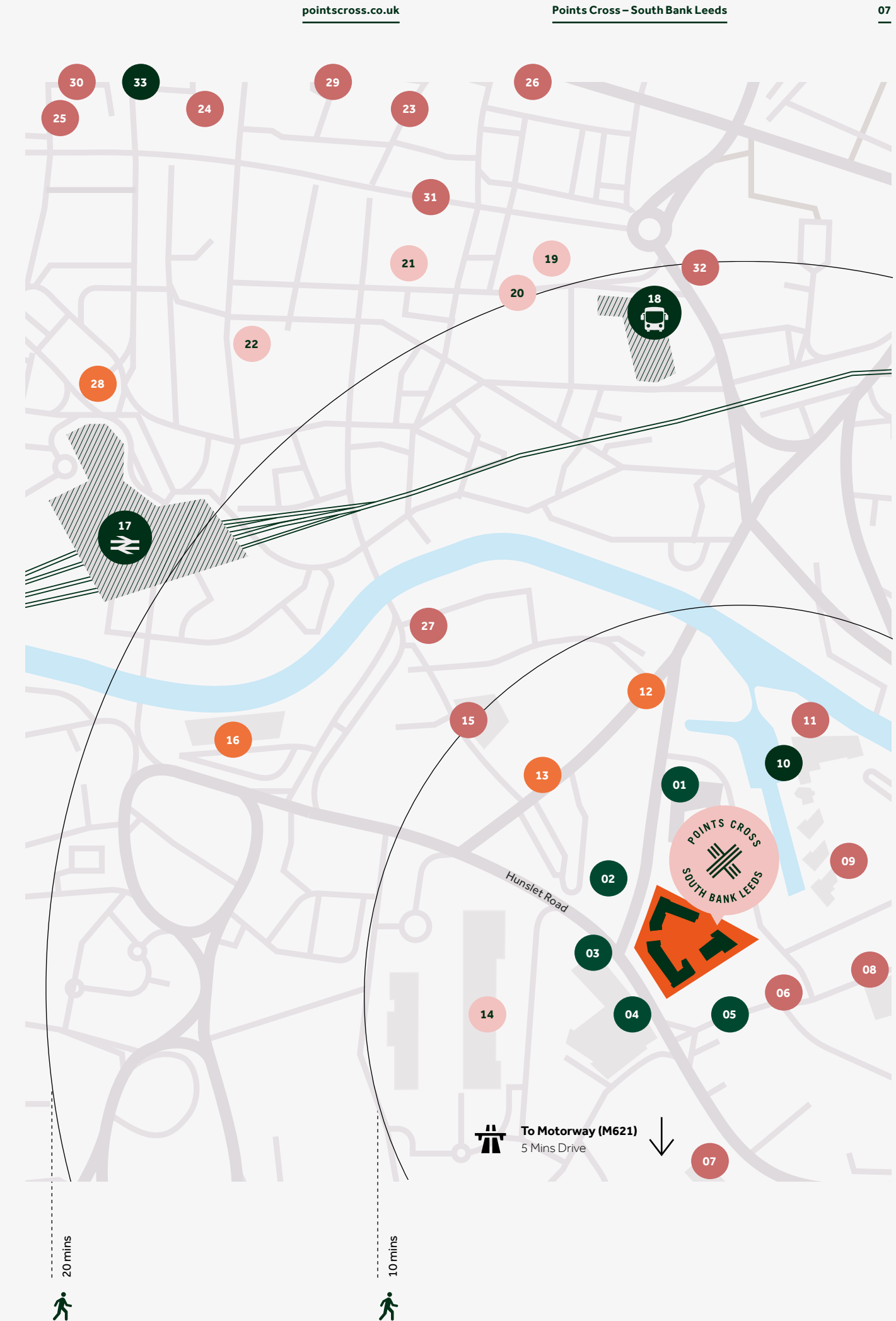
Transport

- 10. The Water Taxi
- 17. Leeds Railway Station
- 18. Leeds City Bus Station

Travel times from Leeds city centre

		
BRADFORD	10m	18m
YORK	23m	33m
SHEFFIELD	43m	43m
MANCHESTER	53m	50m
NEWCASTLE	1hr 21m	1hr 40m
BIRMINGHAM	1hr 43m	1hr 50m
LIVERPOOL	1h 47m	1hr 10m
NOTTINGHAM	1hr 49m	1hr 30m
LONDON	2hr 16m	3hr 30m
EDINBURGH	2h 56m	3hr 50m

Train journey times are correct as of July 2022 and are dependent on route and train service taken. Car travel times are based on average travel time and is dependent on route taken. Source: Google.





A PLACE OF ARTISAN BAKERS, MUSIC MAKERS, YOGIS & CURATORS

Duke Studios

An open collaborative space in the city centre of Leeds. With a company motto of people first, business second, Duke is not your usual work space provider. Based around a co-working model, Duke Studios provides a range of workspaces, creative services and facilities.

duke-studios.com

The neighbourhood is so special. There's a sense of history, we're near to all sorts of entertainment and theatres.

Kirsten Middleton, Printworks



Sunken Studios

Sunken Studio is the largest independent ceramics centre in Yorkshire, producing a variety of pottery and a co-working ceramics studio at the heart of The South Bank. They not only make pots, but host pottery making courses and support the community.

Facilities include a potter's wheels, kilns, spacious group workspaces, and well-equipped material and fabrication labs.

sunkenstudio.co.uk



Leeds Dock Water Taxis (left)

Twee & Drie (their boats) have sailed from Amsterdam to ferry passengers between Granary Wharf & Leeds Dock.

Catch a ride on a cheeky yellow boat, exit the rail station via the New South Entrance or walk under the arches to Granary Wharf. The taxis are on the lower water level, hidden out of view – just cross the lock bridge in front of Bar Brasil. Hop on!

leedsdock.com/whos-here/watertaxis

Yoga Hero

Yoga on your doorstep. With classes for yoga, pilates, meditation, they have classes for beginners or experts, improvement workshops, yoga in the workplace and one-to-one sessions.

yogahero.co.uk



Livin'taly (left)

PASSION, TRADITION, INTEGRITY, SIMPLICITY SINCE 2012.

The friendliest retreat Bar, Italian Restaurant & Deli in Leeds. Housed in the heart of Leeds city centre, under the atmospheric railway arches overlooking the waters of Leeds-Liverpool Canal, you can escape to a warm corner of Leeds, to live the Italian way... from breakfast in the morning, to mesmerising cocktails, honest Italian food & wines in the evening.

livinitaly.com



Nova Bakehouse

Your neighbourhood bakery. With a commitment to fresh flour and guided by nature, they apply intuitive techniques to everything they bake. Providing sourdough bread and flavourful pastries for the community.

novabakehouse.com

FOCAL POINTS



The space where lazy brunches, theatre, art and yoga studios converge.

With so many creative industries, independent shops, yoga studios, artisan bakeries, restaurants and a residential gym gravitating to one place, it's no wonder Points Cross is rapidly becoming the most exciting space to live in Leeds.

Points Cross is a space where cultures cross and diverge; a space where old meets new and work meets play. A space where community spirit thrives among diverse neighbourhoods and everybody is welcome.

Find your perfect balance between the buzz of the city and the tranquility of the waterside, at Points Cross.



Wind down at a local independent coffee shop or pick up speed on a bike ride. Points Cross has everything for your choice of lifestyle.

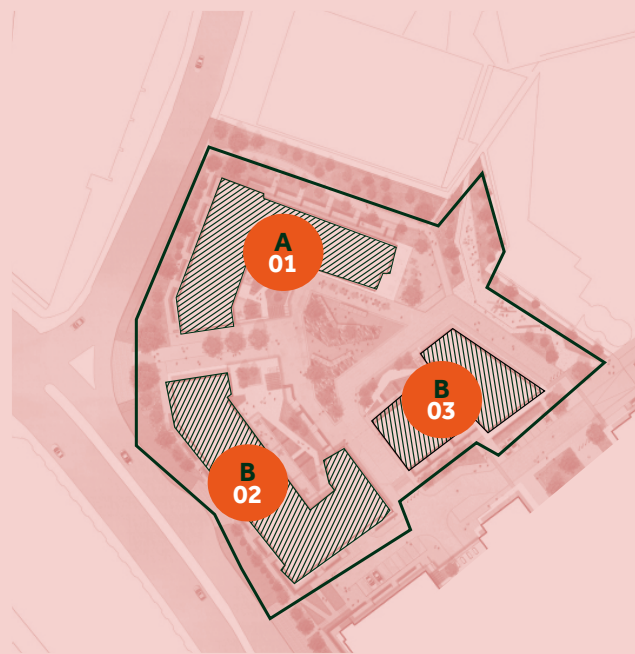


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ALL POINTS CROSS

The outstanding contemporary architecture of Points Cross marks a new, compelling landmark south of the river. Three unique apartment blocks rise from a beautifully landscaped courtyard, providing unrivalled views of the city.



Block A/
01 Bridge Point

Block B/
02 Compass Point West
03 Compass Point East

A 01 Bridge Point



- 15 Homes**
- 3 One Bed apartments
- 2 Two Bed apartments
- 33 Three Bed apartments
- 10 Three Bed townhouses

At 12 storeys high, and with large expanses of glass to each and every apartment, the building offers a light, bright and airy lifestyle with views out across the wider city and beyond.

The public square provides a superb setting for the building and the main entrance - a rare piece of space in a city centre.

At ground floor, a café with external seating onto the square, adds life and vitality to the public space.

A double height glazed entrance and glass front looks out on to the square, and above, a residents' podium garden provides exclusive and private external space for residents of the building.

B 02 Compass Point West



- 98 Homes**
- 21 One Bed apartments
- 51 Two Bed apartments
- 16 Three Bed apartments
- 10 Three Bed townhouses

Compass Point West spans across 9 storeys, running along Hunslet Road on its west side before coming into Chadwick Street on its South and East side.

The famous 'L' shaped block made up of entirely Shared Ownership homes offers superb views of the public square on its East side - a hub for all things Points Cross. It also boasts access to the on-site gym or yoga studio that's currently in for planning.

You'll see our stunning 3-bedroom townhouses with private gardens take pride of place along the bottom of Compass Points East along Hunslet Road.

B 03 Compass Point East



- 80 Homes**
- 34 One Bed apartments
- 42 Two Bed apartments
- 4 Three Bed townhouses

Compass Point East commands a prime central location within the overall masterplan.

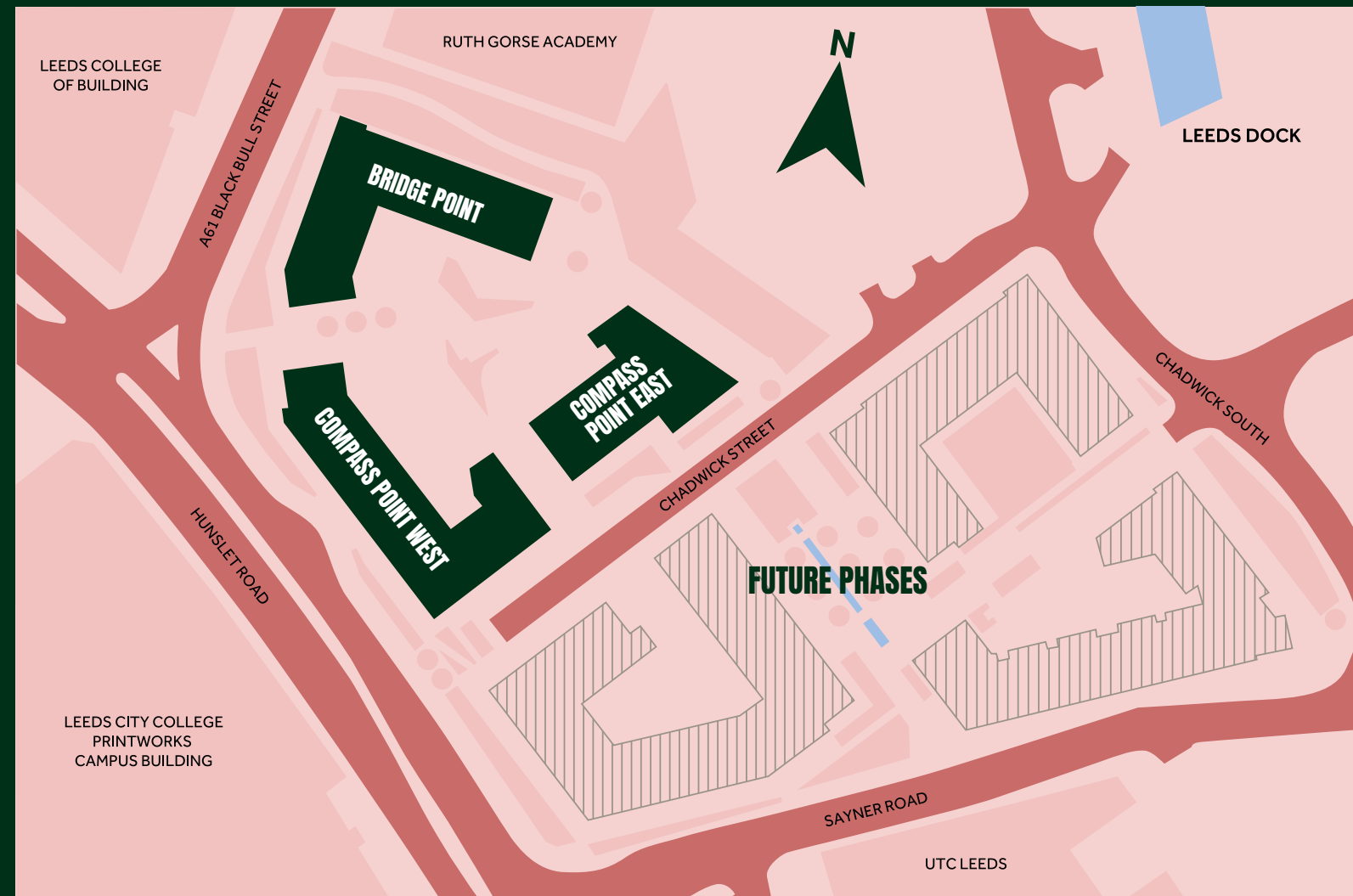
Rising to 10 storeys high, and surrounded on all sides by landscaped public space, the building offers 166 fantastic apartments and townhouses.

Compass Point East continues the theme set by Phase 01 of bespoke, and unique accommodation that cannot be rivalled in either size or quality elsewhere in Leeds.

Overlooking the main civic square to the south, the green parkland walk to the east and the courtyard square to the north, Compass Point East is a striking combination of glass, ceramic and brick.

THE BIGGER PICTURE

The three buildings surround the superb central public square, with landscaped gardens, ample seating and a ground floor café adds life and vitality.



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LIVING MADE EASY

Our selection of sleek, modern 1, 2, 3-bed apartments and townhouses are designed with beauty and functionality in mind, to fully maximise natural light and space.

All apartments are finished to an exceptional standard with the highest quality fixtures and fittings.



Contemporary designed homes
with modern living in mind.

A place for everyone

Wake up to city living, your way. Large windows flood the space with natural light and airy balconies providing enviable views across the cityscape. Finished to the highest standard with contemporary features, this is easy living, Points Cross style.

The modern interior design maximises the space, making the apartment feel light, spacious and airy.



GET A ROOM

1, 2 & 3-BEDROOM APARTMENTS



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Generous upstairs space provides room to grow. Large windows let light and air flood in to create brightness upstairs. The en-suite and balcony to the master bedroom add a luxury city living feel to a family home.

Private garden terraces provide unique outdoor spaces for city living.

SETTLE IN

3-BEDROOM TOWNHOUSES



The open plan living space is the perfect place to entertain. Show off the views of the city from your private balcony.



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ON-POINT SPECIFICATION

It's the details that makes all the difference.

All of our properties are designed with functionality and beauty in mind, right down to the detail. All Points Cross homes feature contemporary design for sustainable, modern living and are finished to the highest standards.

Kitchen, dining and living areas

- Fully fitted kitchen units in Storm Grey with marble laminate worktops
- Splashback to hob (where applicable)
- Black induction hob, oven and stainless-steel extractor hood
- Lamona sink with Breccia mixer tap
- Integrated dishwasher and fridge freezer
- Recycle bin 3 part pull out
- Down lighters
- VT flooring covering throughout

Bathrooms & en-suites

- White suite with shower over bath
- Glass shower screen to main bathroom
- Shower tray and sliding door to en-suites
- Shaver socket
- Heated towel rail in chrome
- Ceramic floor tiles to floors & walls

General

- Carpets provided to all bedrooms
- White matt finish to living room, bedroom ceilings and walls



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SHARED OWNERSHIP

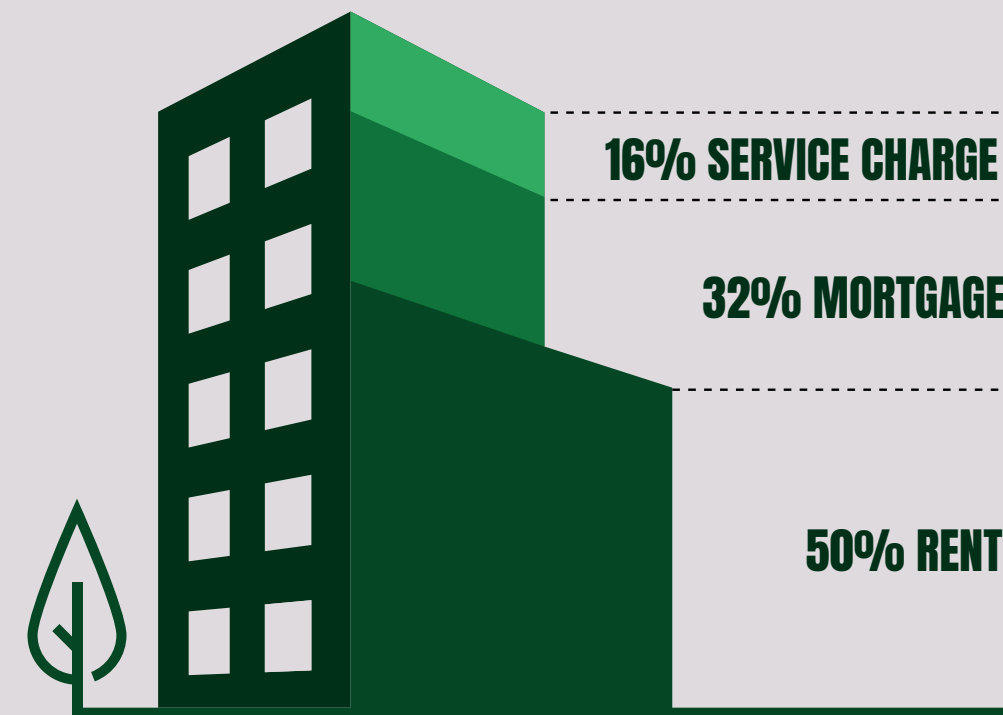
Our scheme makes it easier for you to get on the property ladder

Shared Ownership is a government-backed scheme and another way to buy your home.

You buy a percentage of a home normally (between 25% and 75%), with a mortgage and a deposit, then pay rent on the remaining unpurchased share. Guinness owns part of it - but you're living there, you decorate it and decide when to sell.

Shared Ownership can make the first step on the property ladder more affordable. Buying a percentage of a home means a smaller deposit and a smaller mortgage, and can help you buy a home which is out of reach on the open market.

OWN YOUR OWN HOME



10% deposit required is based on full market value of £300,000, therefore you are able to buy a 25% share for £75,000

What are the costs involved?

When buying a share of the home, you won't need to raise as large a mortgage. Plus the deposit you'll need is based on the share value you buy, not the full market value; this could be as low as 5% of the share.

You'll also need savings to cover initial purchase costs such as mortgage and solicitors fees. To reserve your chosen home, you'll also need to pay a reservation fee to secure the home as yours until a formal offer is made. Remember that you need to pay your mortgage and rent payments each month as well as your usual household outgoings.

Am I eligible?

Most of our homes are available for everyone to apply and eligibility is governed by Homes England. You'll need to be over 18, a resident in the UK and meet the maximum household income criteria. Your household income should be less than £80,000 and you must be unable to afford a home on the open market.

Occasionally, you'll also need to prove a local connection to the area in which the homes are built, or the surrounding areas. To help you, we'll carry out an affordability check to make sure you won't be stretching yourself too much financially.

Example

For example, you're looking to buy a home with a full market value of £300,000. You're able to buy a 25% share for £75,000.

Your 10% deposit is based on the 25% value, so you only need £7,500.

If you're looking to buy, get in and buy now because it's only going to get better.

Duke Studios





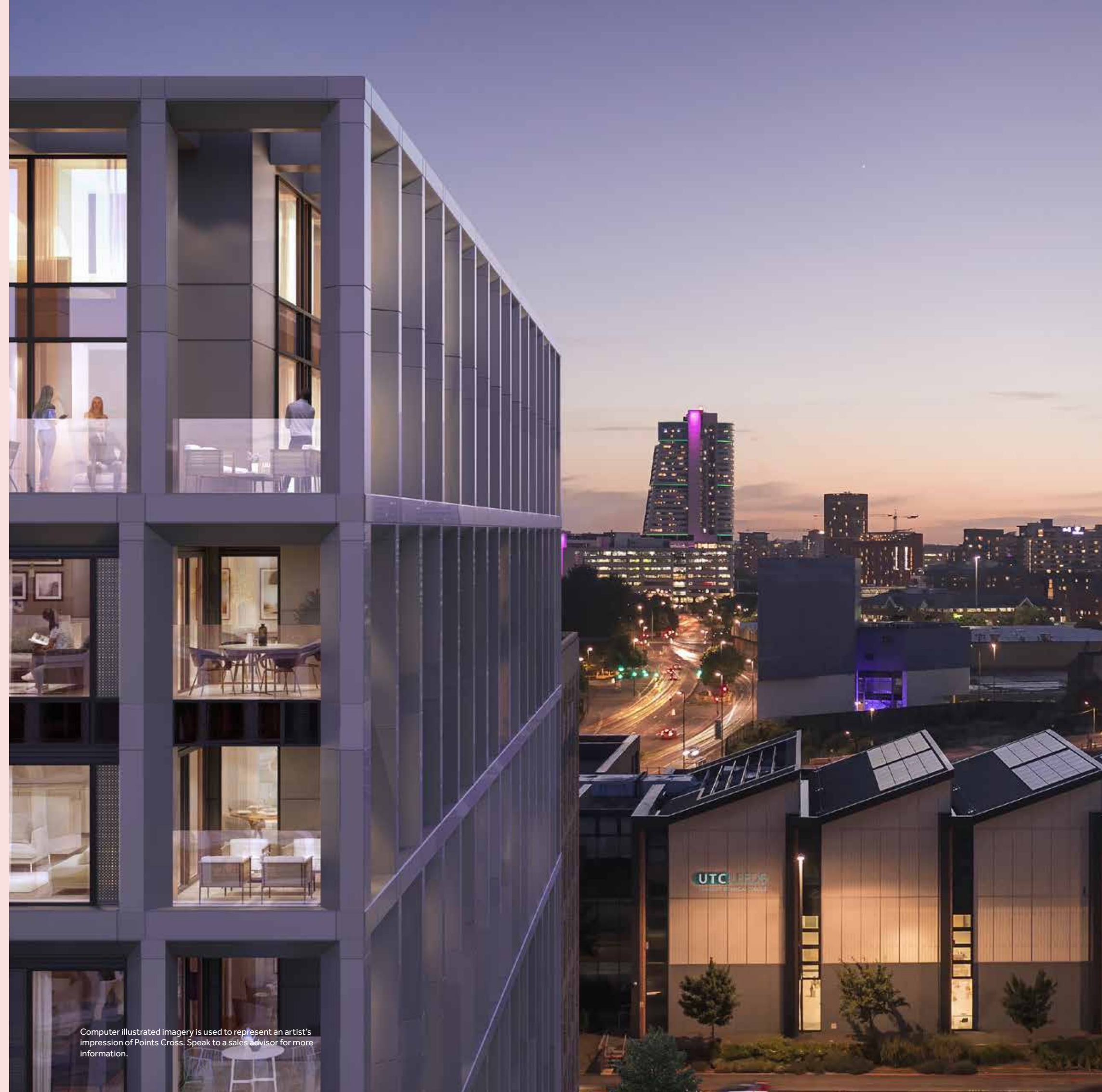
BUILDING HOMES TO BE PROUD OF

We are Guinness Homes, part of The Guinness Partnership who owns and manages over 66,000 homes across England providing services for over 140,000 customers and care services for 10,000 people. We are proud to provide homes in areas you want to live.

Everything we do is about helping us to achieve our vision of improving people's lives by providing as many high-quality homes as possible. We reinvest our entire surplus into building more homes and improving services.

Buying a home from us is safe and secure, we have a strong history of 130 years.

The Guinness Partnership Ltd is proud to be one of the largest housing and care providers in the country.



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To find about all the latest news and offers from Points Cross follow us on Instagram @pointscross



Disclaimer: Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only.

Your home is at risk if you do not keep up the rent and mortgage repayments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print. August 2022.

