

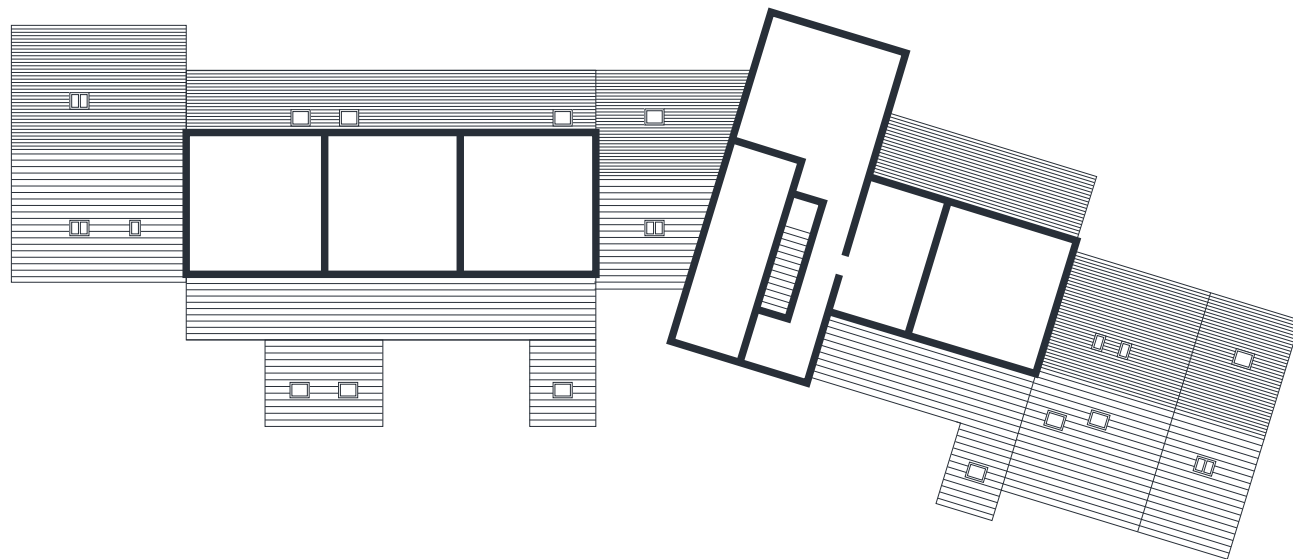
Ironworks Plans



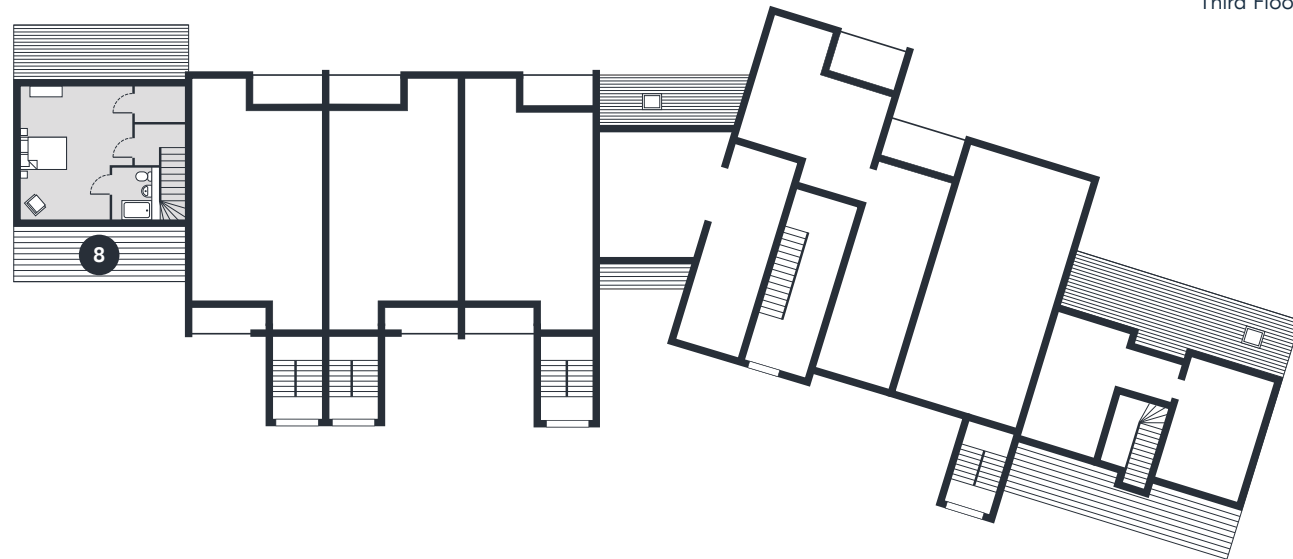
**Make the
historic village
of Backbarrow
your home,**

**with one of our
stunning new
apartments at
Ironworks.**

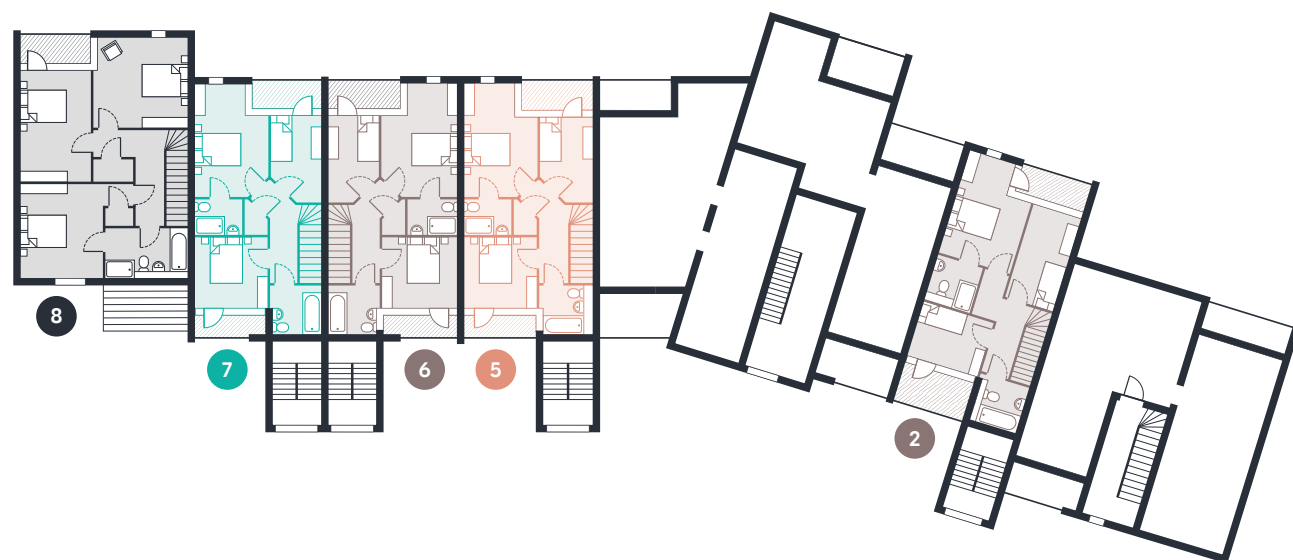




Third Floor



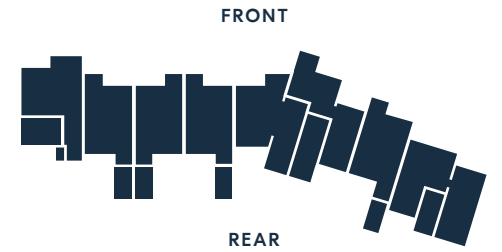
Second Floor



First Floor



Ground Floor



- 1** 2 Bedroom Property

Living – 4.44 x 3.67 m (14.57 x 12.04 ft)
 Kitchen – 4.16 x 3.67 m (13.65 x 12.04 ft)
 Bedroom 1 – 3.52 x 2.89 m (11.53 x 9.47 ft)
 Bedroom 2 – 3.2 x 3 m (10.48 x 9.84 ft)

Total gross internal floor area: 66.69 m² (717.84 ft²)
- 2** 3 Bedroom Duplex Property

Living – 5.32 x 5.53 m (17.46 x 18.14 ft)
 Kitchen – 3.04 x 3.72 m (9.96 x 12.19 ft)
 Bedroom 1 – 3.11 x 3.17 m (10.21 x 10.4 ft)
 Bedroom 2 – 2.12 x 4.16 m (6.95 x 13.65 ft)
 Bedroom 3 – 2.99 x 2.34 m (9.81 x 7.66 ft)

Total gross internal floor area: 90.66 m² (975.85 ft²)
- 3** 1 Bedroom Property

Living – 3.49 x 3.22 m (11.45 x 10.56 ft)
 Kitchen – 5.33 x 2.4 m (17.48 x 7.87 ft)
 Bedroom – 3.14 x 3.91 m (10.31 x 12.81 ft)

Total gross internal floor area: 49.48 m² (532.59 ft²)
- 4** 2 Bedroom Property

Living – 5.73 x 4.51 m (18.8 x 14.78 ft)
 Kitchen – 2.87 x 2.35 m (9.40 x 7.71 ft)
 Bedroom 1 – 4.49 x 2.8 m (14.73 x 9.18 ft)
 Bedroom 2 – 3.72 x 2.68 m (12.19 x 8.78 ft)

Total gross internal floor area: 58.25 m² (626.99 ft²)
- 5** 3 Bedroom Duplex Property

Living – 4.92 x 5.03 m (16.14 x 16.52 ft)
 Kitchen – 4.33 x 3.12 m (14.21 x 10.24 ft)
 Bedroom 1 – 4.7 x 3.16 m (15.42 x 10.37 ft)
 Bedroom 2 – 3.05 x 2.82 m (10.01 x 9.25 ft)
 Bedroom 3 – 2 x 3.55 m (6.56 x 11.65 ft)

Total gross internal floor area: 89.48 m² (963.15 ft²)
- 6** 3 Bedroom Duplex Property

Living – 4.92 x 5.03 m (16.14 x 16.52 ft)
 Kitchen – 4.33 x 3.12 m (14.21 x 10.24 ft)
 Bedroom 1 – 4.7 x 3.16 m (15.42 x 10.37 ft)
 Bedroom 2 – 3.01 x 2.82 m (9.88 x 9.25 ft)
 Bedroom 3 – 1.99 x 3.55 m (6.53 x 11.65 ft)

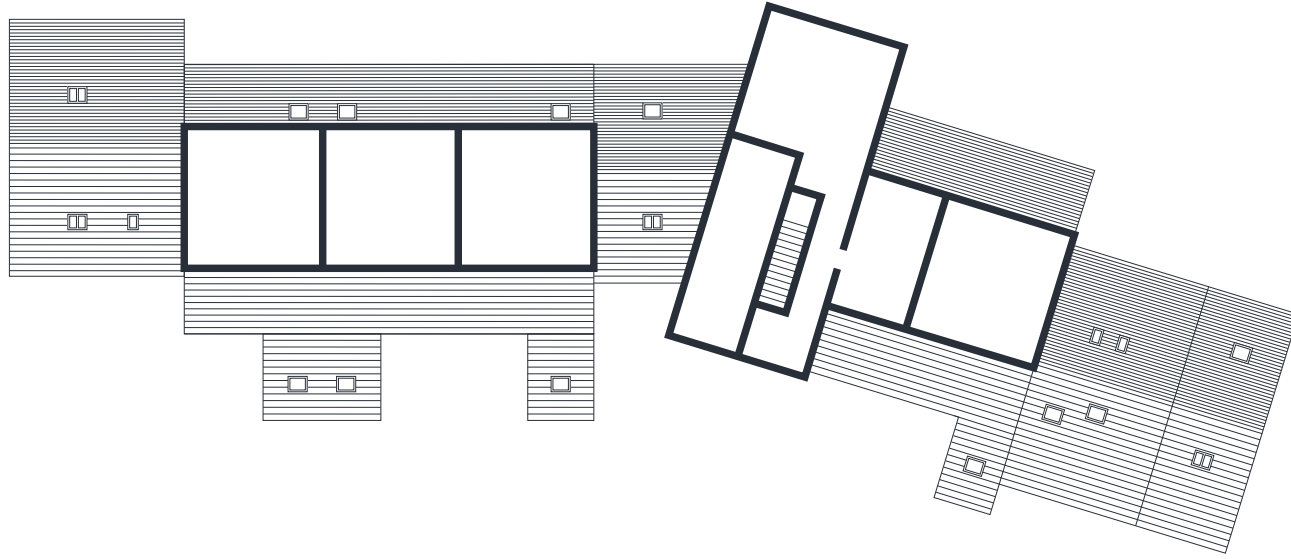
Total gross internal floor area: 89.59 m² (964.33 ft²)
- 7** 3 Bedroom Duplex Property

Living – 4.92 x 5.03 m (16.14 x 16.52 ft)
 Kitchen – 4.33 x 3.12 m (14.21 x 10.24 ft)
 Bedroom 1 – 4.7 x 3.28 m (15.42 x 10.76 ft)
 Bedroom 2 – 3.22 x 2.82 m (10.56 x 9.25 ft)
 Bedroom 3 – 1.99 x 3.55 m (6.53 x 11.65 ft)

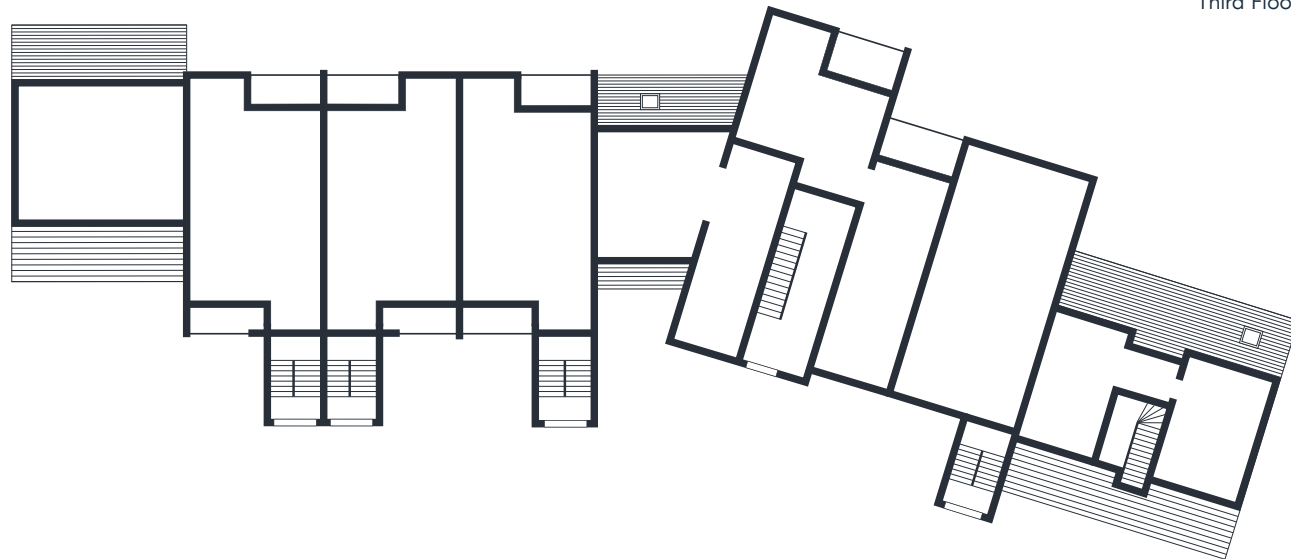
Total gross internal floor area: 91.42 m² (984.03 ft²)
- 8** 4 Bedroom Triplex Property

Living – 4.8 x 5.68 m (15.75 x 18.64 ft)
 Kitchen – 3.52 x 3.71 m (11.54 x 12.19 ft)
 Bedroom 1 – 4.16 x 3.34 m (13.63 x 10.94 ft)
 Bedroom 2 – 4.62 x 3.03 m (15.14 x 9.92 ft)
 Bedroom 3 – 3.83 x 3.75 m (12.55 x 12.3 ft)
 Bedroom 4 – 5.84 x 4.76 m (19.16 x 15.62 ft)

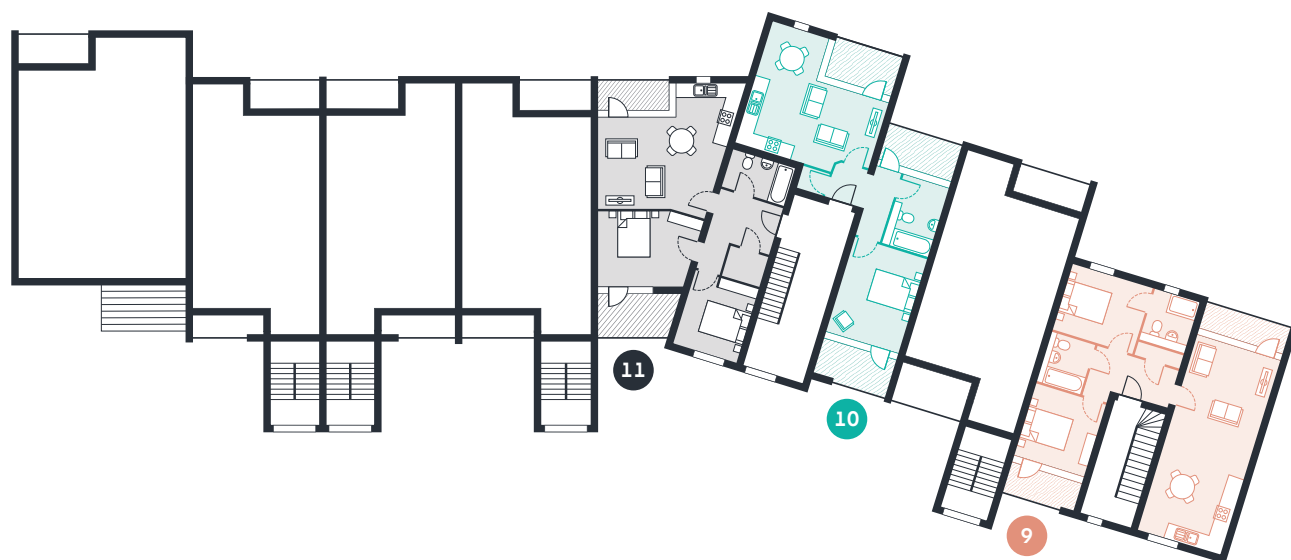
Total gross internal floor area: 152.32 m² (1639.55 ft²)



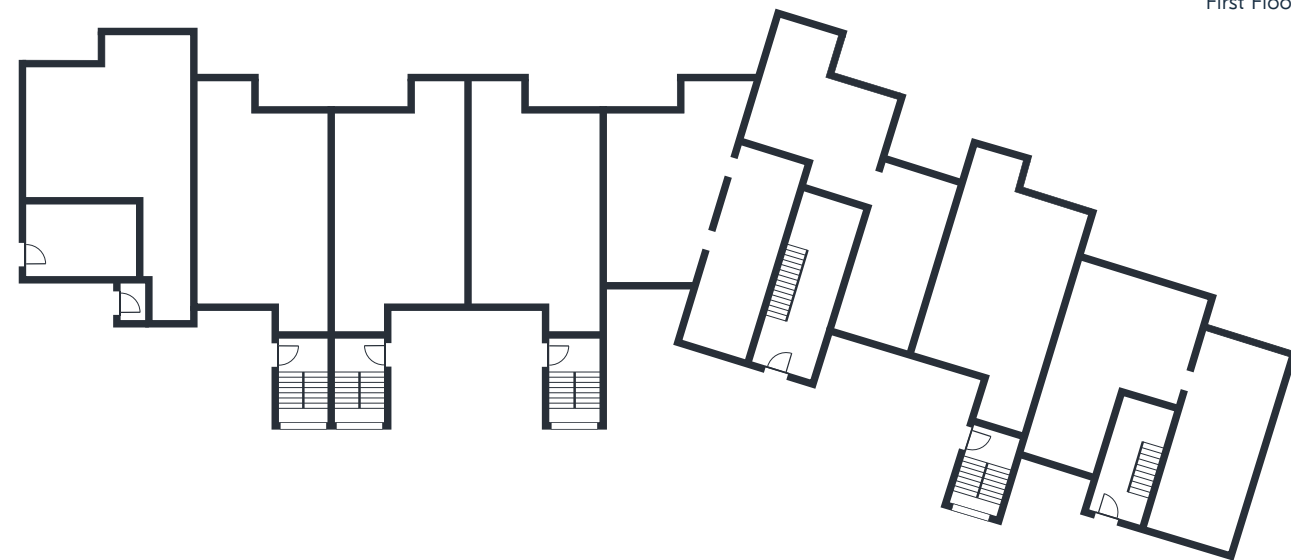
Third Floor



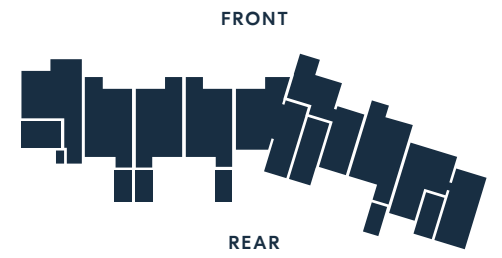
Second Floor



First Floor



Ground Floor



- 9** 2 Bedroom Property

Living – 3.67 x 4.46 m (12.04 x 14.63 ft)
 Kitchen – 3.65 x 4.16 m (11.98 x 13.66 ft)
 Bedroom 1 – 2.89 x 3.52 m (9.47 x 11.53 ft)
 Bedroom 2 – 3.07 x 3.12 m (10.06 x 10.24 ft)

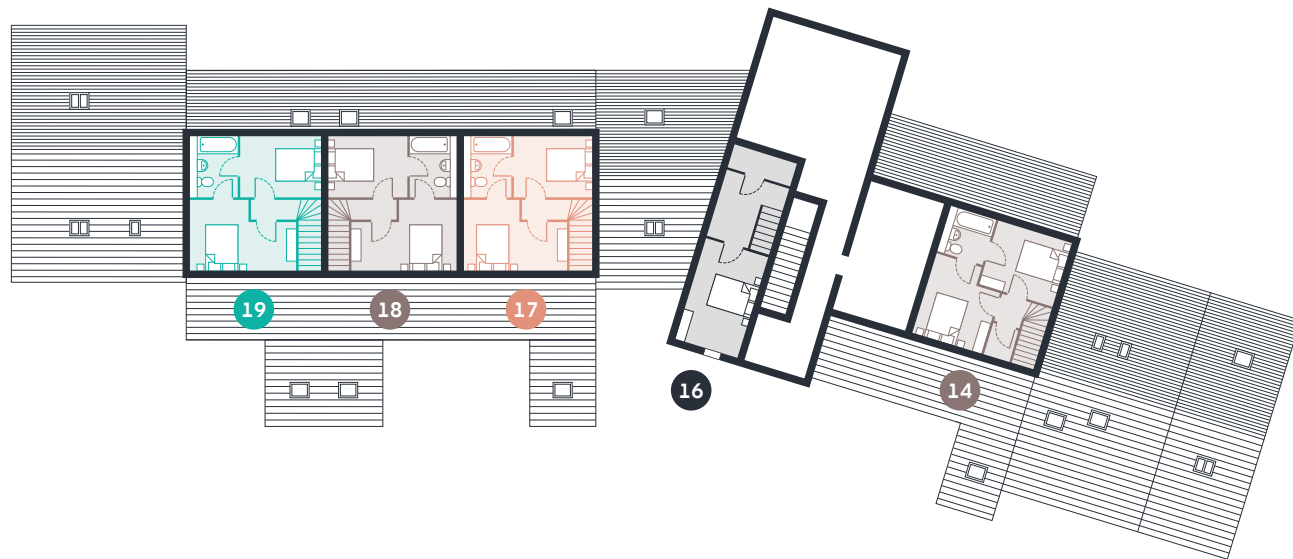
Total gross internal floor area: 66.61 m² (716.98 ft²)
- 10** 1 Bedroom Property

Living – 3.22 x 3.38 m (10.56 x 11.08 ft)
 Kitchen – 5.33 x 2.4 m (17.48 x 7.87 ft)
 Bedroom – 3.26 x 3.98 m (10.7 x 13.04 ft)

Total gross internal floor area: 49.42 m² (531.95 ft²)
- 11** 2 Bedroom Property

Living – 5.68 x 4.18 m (18.64 x 13.7 ft)
 Kitchen – 2.83 x 2.18 m (9.27 x 7.14 ft)
 Bedroom 1 – 2.74 x 3.72 m (9.27 x 12.14 ft)
 Bedroom 2 – 2.7 x 3.6 m (8.86 x 11.8 ft)

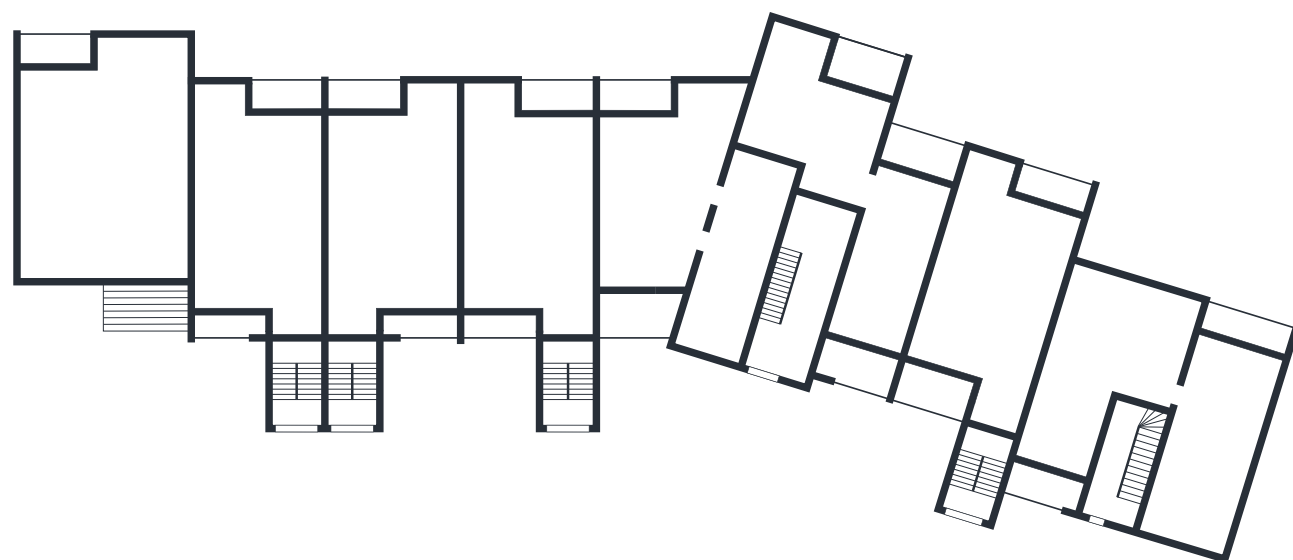
Total gross internal floor area: 58.08 m² (625.16 ft²)



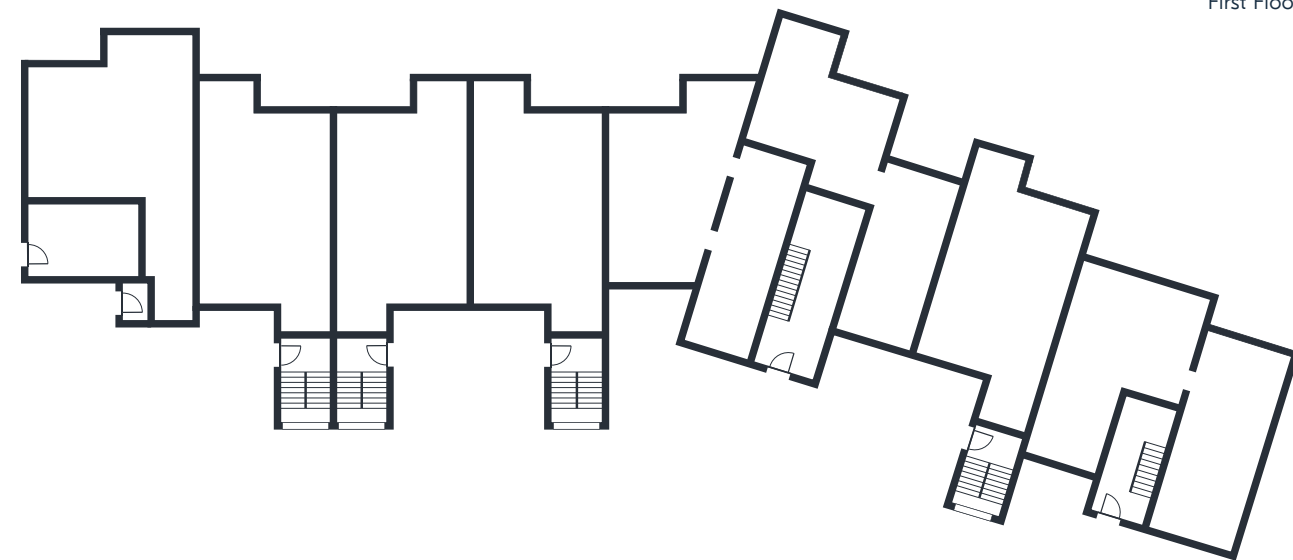
Third Floor



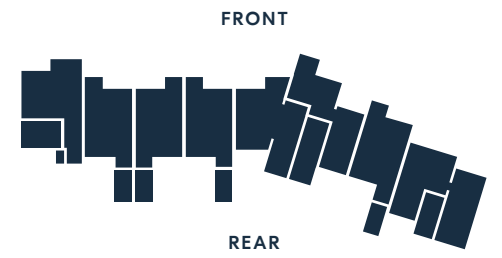
Second Floor



First Floor



Ground Floor



- 12** 1 Bedroom Property

Living – 3.67 x 3.04 m (12.04 x 9.98 ft)
 Kitchen – 2.37 x 3.67 m (7.78 x 12.04 ft)
 Bedroom – 3.18 x 3.11 m (10.43 x 10.2 ft)

Total gross internal floor area: 41.28 m² (444.33 ft²)
- 14** 3 Bedroom Duplex Property

Living – 4.61 x 3.18 m (15.11 x 10.42 ft)
 Kitchen – 5.16 x 2.18 m (16.93 x 7.16 ft)
 Bedroom 1 – 3.08 x 3.51 m (10.1 x 11.52 ft)
 Bedroom 2 – 3.44 x 3.04 m (11.29 x 9.97 ft)
 Bedroom 3 – 3.23 x 3 m (10.6 x 9.84 ft)

Total gross internal floor area: 84.66 m² (911.27 ft²)
- 15** 2 Bedroom Property

Living – 3.22 x 3.43 m (10.56 x 11.26 ft)
 Kitchen – 5.31 x 2 m (17.43 x 6.56 ft)
 Bedroom 1 – 3.26 x 3.51 m (10.7 x 11.53 ft)
 Bedroom 2 – 1.93 x 3.34 m (6.33 x 10.94 ft)

Total gross internal floor area: 54.63 m² (588.03 ft²)
- 16** 1 Bedroom Duplex Property

Living/Kitchen – 4.83 x 5.46 m (15.85 x 17.9 ft)
 Bedroom – 4.3 x 2.7 m (14.11 x 8.86 ft)

Total gross internal floor area: 69.03 m² (743.03 ft²)
- 17** 3 Bedroom Duplex Property

Living – 3.53 x 2.97 m (11.58 x 9.73 ft)
 Kitchen – 4.45 x 2.16 m (14.59 x 7.08 ft)
 Bedroom 1 – 2.64 x 3.12 m (8.66 x 10.24 ft)
 Bedroom 2 – 3.09 x 2.66 m (10.15 x 8.73 ft)
 Bedroom 3 – 4.37 x 3.06 m (14.33 x 10.04 ft)

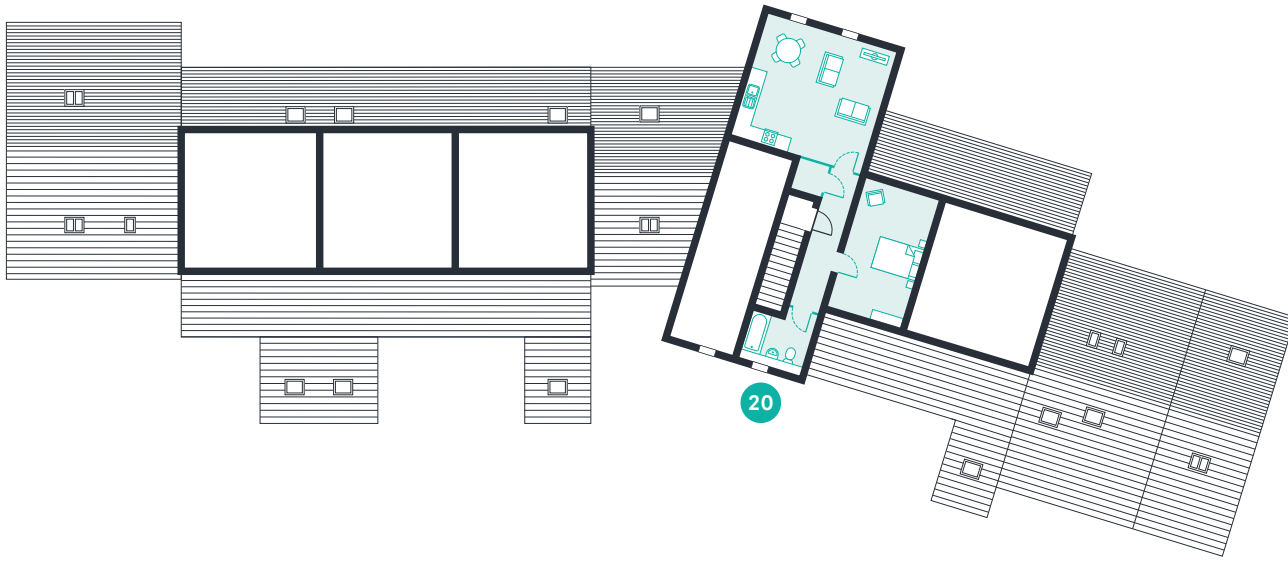
Total gross internal floor area: 74.74 m² (804.49 ft²)
- 18** 3 Bedroom Duplex Property

Living – 3.53 x 2.97 m (11.58 x 9.73 ft)
 Kitchen – 4.47 x 2.16 m (14.65 x 7.08 ft)
 Bedroom 1 – 2.64 x 3.12 m (8.66 x 10.24 ft)
 Bedroom 2 – 3.09 x 2.66 m (10.15 x 8.73 ft)
 Bedroom 3 – 4.37 x 3.06 m (14.34 x 10.04 ft)

Total gross internal floor area: 74.63 m² (803.31 ft²)
- 19** 3 Bedroom Duplex Property

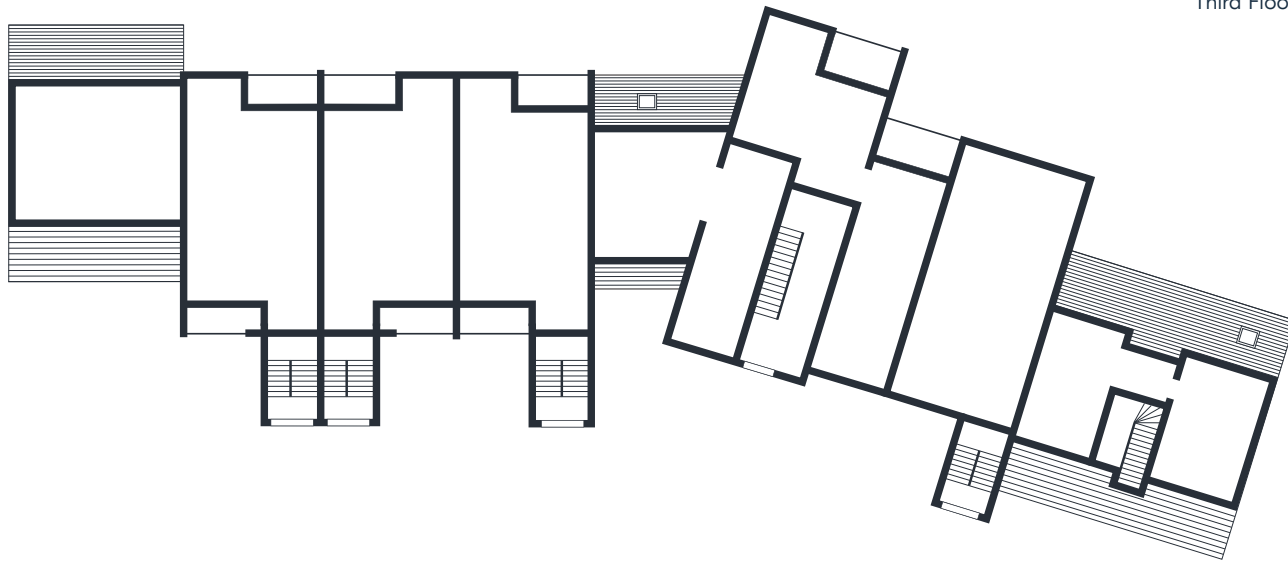
Living – 2.94 x 3.53 m (9.64 x 11.58 ft)
 Kitchen – 4.47 x 2.25 m (14.65 x 7.39 ft)
 Bedroom 1 – 3.22 x 2.64 m (10.56 x 8.66 ft)
 Bedroom 2 – 3.19 x 2.66 m (10.47 x 8.73 ft)
 Bedroom 3 – 4.47 x 3.06 m (14.66 x 10.04 ft)

Total gross internal floor area: 76.05 m² (818.59 ft²)

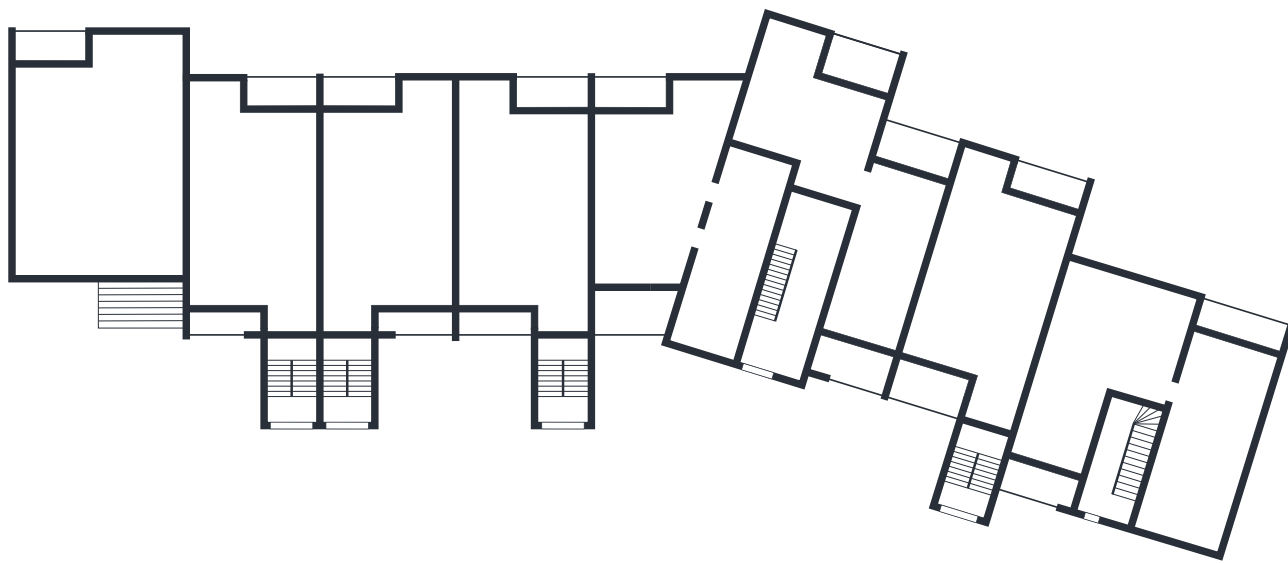


20

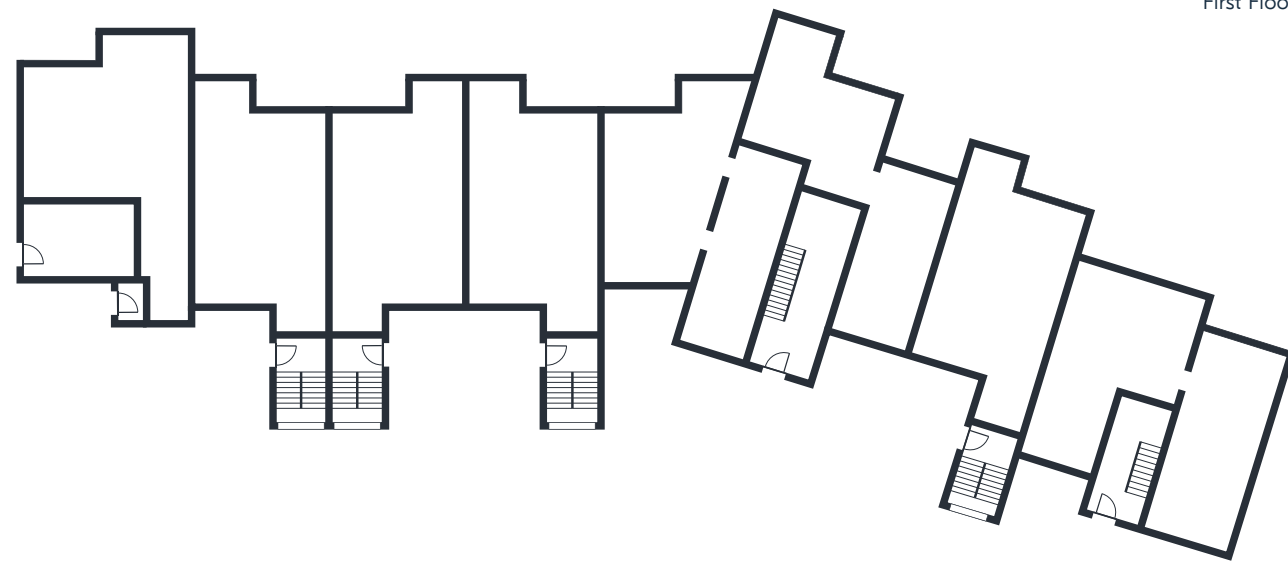
Third Floor



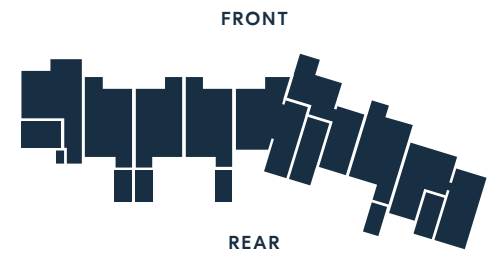
Second Floor



First Floor



Ground Floor

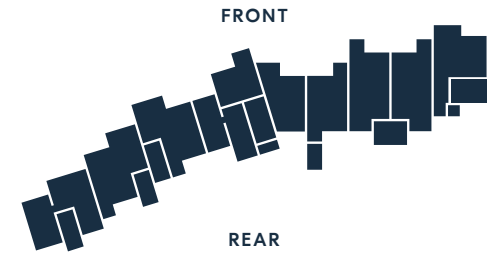


20	1 Bedroom Property
	Living – 5.33 x 3.62 m (17.49 x 11.88 ft)
	Kitchen – 1.98 x 5.31 m (6.5 x 17.43 ft)
	Bedroom – 3.11 x 5.77 m (10.2 x 18.93 ft)
	Total gross internal floor area: 62.48 m² (672.52 ft²)

**A place for
fresh starts,
weekend
adventures,

with the
Lakes on your
doorstep.**





21 4 Bedroom Triplex Property

Living – 5.55 x 4.80 m (18.2 x 15.75 ft)
 Kitchen – 3.72 x 3.68 m (12.22 x 12.08 ft)
 Bedroom 1 – 4.32 x 4.8 m (14.16 x 15.75 ft)
 Bedroom 2 – 4.54 x 3.01 m (14.88 x 9.86 ft)
 Bedroom 3 – 3.7 x 3.78 m (12.14 x 12.4 ft)
 Bedroom 4 – 5.54 x 4.8 m (18.18 x 15.75 ft)

Total gross internal floor area: 156.19 m² (1681.21 ft²)

22 3 Bedroom Duplex Property

Living – 5.41 x 5 m (17.75 x 16.4 ft)
 Kitchen – 6.82 x 2.83 m (22.39 x 9.28 ft)
 Bedroom 1 – 5.01 x 3.03 m (16.44 x 9.94 ft)
 Bedroom 2 – 2.93 x 3.81 m (9.61 x 12.50 ft)
 Bedroom 3 – 3.57 x 2.01 m (11.71 x 6.59 ft)

Total gross internal floor area: 102.47 m² (1102.97 ft²)

23 3 Bedroom Duplex Property

Living – 5.34 x 5.32 m (17.52 x 17.45 ft)
 Kitchen – 6.86 x 2.99 m (22.5 x 9.81 ft)
 Bedroom 1 – 5.01 x 3.15 m (16.44 x 10.32 ft)
 Bedroom 2 – 3.81 x 2.99 m (12.5 x 9.81 ft)
 Bedroom 3 – 3.57 x 2.01 m (11.71 x 6.59 ft)

Total gross internal floor area: 102.27 m² (1100.82 ft²)

24 3 Bedroom Duplex Property

Living – 5.34 x 5.26 m (17.52 x 17.26 ft)
 Kitchen – 2.85 x 3.86 m (9.35 x 12.66 ft)
 Bedroom 1 – 5.01 x 3 m (16.44 x 9.84 ft)
 Bedroom 2 – 2.86 x 3.81 m (9.39 x 12.5 ft)
 Bedroom 3 – 2.01 x 3.54 m (6.59 x 11.6 ft)

Total gross internal floor area: 85.21 m² (917.19 ft²)

25 1 Bedroom Property

Living – 3.42 x 3.09 m (11.23 x 10.13 ft)
 Kitchen – 4.86 x 2.94 m (15.94 x 9.65 ft)
 Bedroom – 3.8 x 2.35 m (12.45 x 7.72 ft)

Total gross internal floor area: 40.31 m² (433.89 ft²)

26 1 Bedroom Property

Living – 2.29 x 3.28 m (7.51 x 10.77 ft)
 Kitchen – 2.28 x 2.28 m (7.48 x 7.48 ft)
 Bedroom – 2.39 x 3.04 m (7.84 x 9.97 ft)

Total gross internal floor area: 30.37 m² (326.89 ft²)

27 1 Bedroom Property

Living – 3.09 x 3.87 m (10.14 x 12.7 ft)
 Kitchen – 3.4 x 3.09 m (11.15 x 10.14 ft)
 Bedroom – 3.41 x 2.82 m (11.2 x 9.25 ft)

Total gross internal floor area: 42.20 m² (454.23 ft²)

28 2 Bedroom Property

Living – 4.71 x 4.28 m (15.46 x 14.04 ft)
 Kitchen – 2.35 x 2.35 m (7.71 x 7.71 ft)
 Bedroom 1 – 3.81 x 4.22 m (12.48 x 13.86 ft)
 Bedroom 2 – 3.81 x 2.92 m (12.48 x 9.56 ft)

Total gross internal floor area: 56.08 m² (603.64 ft²)

29 2 Bedroom Property

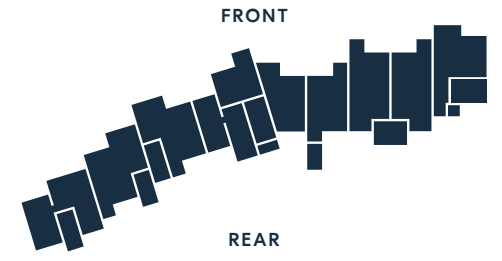
Living – 5.16 x 3.97 m (16.94 x 13.01 ft)
 Kitchen – 3.34 x 1.66 m (10.94 x 5.45 ft)
 Bedroom 1 – 4.14 x 2.95 m (13.58 x 9.68 ft)
 Bedroom 2 – 3.7 x 3.35 m (12.12 x 10.99 ft)

Total gross internal floor area: 55.29 m² (595.13 ft²)

30 2 Bedroom Property

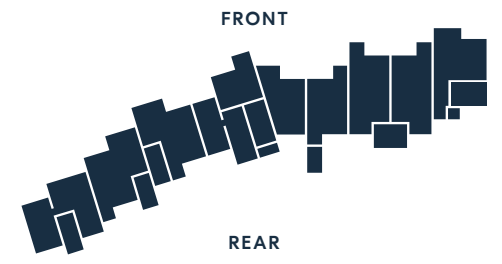
Living – 3.09 x 3.76 m (10.14 x 12.34 ft)
 Kitchen – 3.6 x 3.76 m (11.81 x 12.34 ft)
 Bedroom 1 – 3.07 x 3.42 m (10.07 x 11.2 ft)
 Bedroom 2 – 2.9 x 3.07 m (9.51 x 10.06 ft)

Total gross internal floor area: 58.44 m² (629.04 ft²)



31	1 Bedroom Property
Living – 3.09 x 3.41 m (10.12 x 11.19 ft)	
Kitchen – 4.83 x 2.96 m (15.85 x 9.72 ft)	
Bedroom – 3.8 x 2.35 m (12.45 x 7.72 ft)	
Total gross internal floor area: 39.75 m ² (427.86 ft ²)	
32	1 Bedroom Property
Living – 2.29 x 3.39 m (7.51 x 11.12 ft)	
Kitchen – 2.3 x 2.3 m (7.55 x 7.55 ft)	
Bedroom – 2.39 x 3.04 m (7.84 x 7.84 ft)	
Total gross internal floor area: 30.33 m ² (326.46 ft ²)	
33	3 Bedroom Triplex Property
Living – 5.22 x 3.65 m (17.13 x 11.96 ft)	
Kitchen – 5.22 x 3.59 m (17.13 x 11.77 ft)	
Bedroom 1 – 3.45 x 2.81 m (11.32 x 9.22 ft)	
Bedroom 2 – 5.01 x 3.92 m (16.42 x 12.84 ft)	
Bedroom 3 – 2.82 x 3.45 m (9.25 x 11.32 ft)	
Total gross internal floor area: 136.75 m ² (1471.96 ft ²)	
34	2 Bedroom Property
Living – 4.28 x 4.71 m (14.04 x 15.46 ft)	
Kitchen – 2.32 x 2.31 m (7.62 x 7.59 ft)	
Bedroom 1 – 4.22 x 3.27 m (13.86 x 10.73 ft)	
Bedroom 2 – 3.8 x 2.92 m (12.46 x 9.56 ft)	
Total gross internal floor area: 56.04 m ² (603.2 ft ²)	

35	2 Bedroom Property
Living – 5.16 x 3.71 m (16.91 x 12.16 ft)	
Kitchen – 3.32 x 1.64 m (10.88 x 5.38 ft)	
Bedroom 1 – 4.14 x 3.01 m (13.58 x 9.89 ft)	
Bedroom 2 – 3.35 x 3.78 m (10.99 x 12.39 ft)	
Total gross internal floor area: 55.24 m ² (594.59 ft ²)	
36	2 Bedroom Property
Living – 3.76 x 3.11 m (12.34 x 10.2 ft)	
Kitchen – 3.74 x 3.6 m (12.28 x 11.81 ft)	
Bedroom 1 – 2.96 x 3.43 m (9.71 x 11.24 ft)	
Bedroom 2 – 3.05 x 2.96 m (9.99 x 9.71 ft)	
Total gross internal floor area: 58.93 m ² (634.31 ft ²)	



37 3 Bedroom Duplex Property

Living – 3.55 x 3.32 m (11.65 x 10.89 ft)
 Kitchen – 5.32 x 1.94 m (17.45 x 6.36 ft)
 Bedroom 1 – 2.92 x 3.23 m (9.56 x 10.6 ft)
 Bedroom 2 – 3.49 x 2.92 m (11.43 x 9.57 ft)
 Bedroom 3 – 4.29 x 2.19 m (14.07 x 7.17 ft)

Total gross internal floor area: 78.65 m² (846.58 ft²)

38 3 Bedroom Duplex Property

Living – 3.55 x 3.32 m (11.65 x 10.89 ft)
 Kitchen – 5.3 x 2 m (17.4 x 6.56 ft)
 Bedroom 1 – 3.23 x 2.98 m (10.6 x 9.76 ft)
 Bedroom 2 – 3.49 x 2.98 m (11.43 x 9.78 ft)
 Bedroom 3 – 4.27 x 2.19 m (14.01 x 7.17 ft)

Total gross internal floor area: 79.62 m² (857.02 ft²)

39 3 Bedroom Duplex Property

Living – 3.56 x 3.36 m (11.66 x 11.02 ft)
 Kitchen – 5.31 x 1.9 m (17.4 x 6.23 ft)
 Bedroom 1 – 3.14 x 3 m (10.3 x 9.83 ft)
 Bedroom 2 – 3.49 x 2.9 m (11.45 x 9.51 ft)
 Bedroom 3 – 4.27 x 2.19 m (14.01 x 7.17 ft)

Total gross internal floor area: 72.83 m² (783.93 ft²)

40 1 Bedroom Duplex Property

Living – 6 x 5.18 m (19.7 x 16.98 ft)
 Kitchen – 2.88 x 1.26 m (9.44 x 4.13 ft)
 Bedroom – 3.45 x 2.81 m (11.32 x 9.22 ft)

Total gross internal floor area: 55.74 m² (599.98 ft²)

41 1 Bedroom Property

Living – 2.29 x 3.39 m (7.51 x 11.12 ft)
 Kitchen – 2.3 x 2.29 m (7.55 x 7.5 ft)
 Bedroom – 2.54 x 2.36 m (8.33 x 7.74 ft)

Total gross internal floor area: 30.33 m² (326.46 ft²)

42 1 Bedroom Property

Living – 4.47 x 3.29 m (14.67 x 10.81 ft)
 Kitchen – 1.38 x 3.29 m (4.53 x 10.79 ft)
 Bedroom – 3.86 x 2.77 m (12.65 x 9.07 ft)

Total gross internal floor area: 39.24 m² (422.37 ft²)

43 1 Bedroom Property

Living – 5.84 x 2.92 m (19.16 x 9.58 ft)
 Kitchen – 1.72 x 2.92 m (5.64 x 9.58 ft)
 Bedroom – 3.08 x 3.03 m (10.09 x 9.95 ft)

Total gross internal floor area: 37.74 m² (406.22 ft²)

44 1 Bedroom Property

Living – 3.61 x 2.72 m (11.84 x 8.94 ft)
 Kitchen – 2.1 x 3.61 m (6.9 x 11.85 ft)
 Bedroom – 4.25 x 2.77 m (13.94 x 9.1 ft)

Total gross internal floor area: 40.15 m² (432.17 ft²)

