



Date: 16th February 2007

DUCKWORTH MILLS TO BE RESTORED TO VICTORIAN GLORY

One of Old Trafford's most striking Victorian mills is set for extensive refurbishment after Liverpool based Maghull Developments exchanged contracts with its current owners Cargill Plc.

Duckworth Mills on Chester Old Road is a Grade II listed building and is set to be refurbished into a mixed-use scheme comprising approximately 40 residential apartments and 20,000 sq ft of B1 office accommodation (on ground and lower ground levels) with on-site car parking for up to 60 cars.

The scheme's anticipated Gross Development Value is £10M and sees Maghull Developments significantly strengthen its Manchester portfolio. The Liverpool developer is already on-site delivering 201 luxury apartments in its Dale Street Mills scheme, branded The Met Apartments, and is proposing a mixed use regeneration scheme for its City Buildings site in the Cathedral Quarter adjacent to Victoria Station and Urbis.

Mike Hanlon, managing director of Maghull Developments comments: "Duckworth Mills is a truly magnificent building and our plans for refurbishment will see it given a new lease of life. We are proposing a sensitive restoration that responds to a strong local appetite for both luxury apartments and good quality office accommodation, whilst also seeking to maintain and enhance the architectural merits of the property."

more

.2/

The 52,000 sq ft red brick mill, designed by Alfred Waterhouse who also designed Manchester's Town Hall, was built in 1896 and is currently occupied by Cargill Flavour Systems. Completion has been deferred until April 2007 to give the current occupier time to relocate into new premises within Trafford Park.

Maghull Developments Ltd is recognised as one of the North West's most entrepreneurial and innovative property development companies with Group assets in excess of £150m, and a current development programme with an investment value in excess of £400m.

ENDS

For further press information:

Helen Strother

Paver Smith PR

Tel: 0151 227 1801

Mob: 07714 234 300

strother@paversmith.co.uk