

The Maxim

at Vaux

Homes made for what matters

by **igloo**

An architectural rendering of a modern residential development. The scene features several multi-story apartment buildings with colorful facades in shades of green, yellow, and red. The buildings are arranged around a central courtyard filled with lush greenery, including trees and flowering plants. People are depicted in various outdoor spaces, such as sitting on a bench, walking on a path, and standing on a balcony. The sky is blue with scattered white clouds. The text "A new neighbourhood at the heart of Riverside Sunderland" is overlaid in the center in a white serif font.

A new neighbourhood
at the heart of
Riverside Sunderland

Be part of it from the *start*

Sunderland has always been driven by resilience, pride and people who want to make something special.

Now, at the heart of Riverside Sunderland, a new neighbourhood is emerging on the site of the former Vaux Brewery – one that's designed to be different from the very beginning.

The Maxim brings 34 two and three-bedroom homes to Vaux, combining thoughtful design, care for the environment and a strong sense of joy in where you could live.

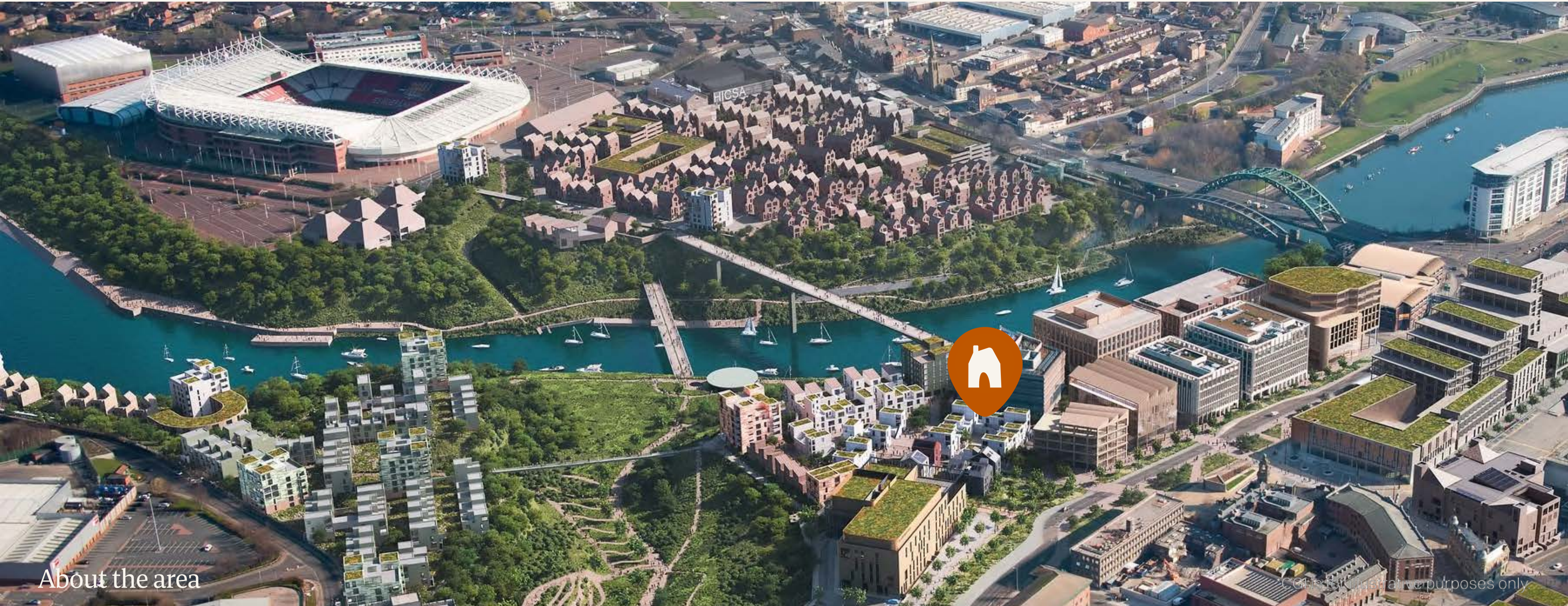
The Maxim is an ode to one of Vaux Brewery's best-loved ales. This new place is rooted in Sunderland history, shaped by the character of the city and designed around the way people live today.

Here you will find homes designed to be comfortable, adaptable and efficient to run; with streets and shared spaces fashioned to feel welcoming, walkable and part of the city around them.

Created by igloo, the UK's leading impact developer, The Maxim reflects a belief that better homes can help shape better cities when they are built carefully, honestly and with long-term thinking at heart.

For residents, it's a chance to make your home in a pioneering neighbourhood that's forward-looking and designed for everyday use.





About the area

Between the city and the Wear, *Riverside Sunderland* is taking shape

The Maxim

The Maxim at Vaux is part of Riverside Sunderland, where new homes, workplaces and public spaces are reconnecting the city centre with the river.

Positioned between the Wear and Keel Square and surround by Sunderland's most recognisable landmarks, Vaux is bringing new life to the historic former brewery site.

Once dominated by industry along the water's edge, the area is evolving into a new neighbourhood that remains distinctively Sunderland.

Built for life today but with tomorrow always in mind, the wider Riverside Sunderland project is bringing 1,000 new homes, offices, public spaces and cultural destinations back towards the Wear.

At The Maxim you'll discover homes that offer the best in contemporary living: built to the highest standards, energy efficient, technology-enabled and connected to the city.

at Vaux



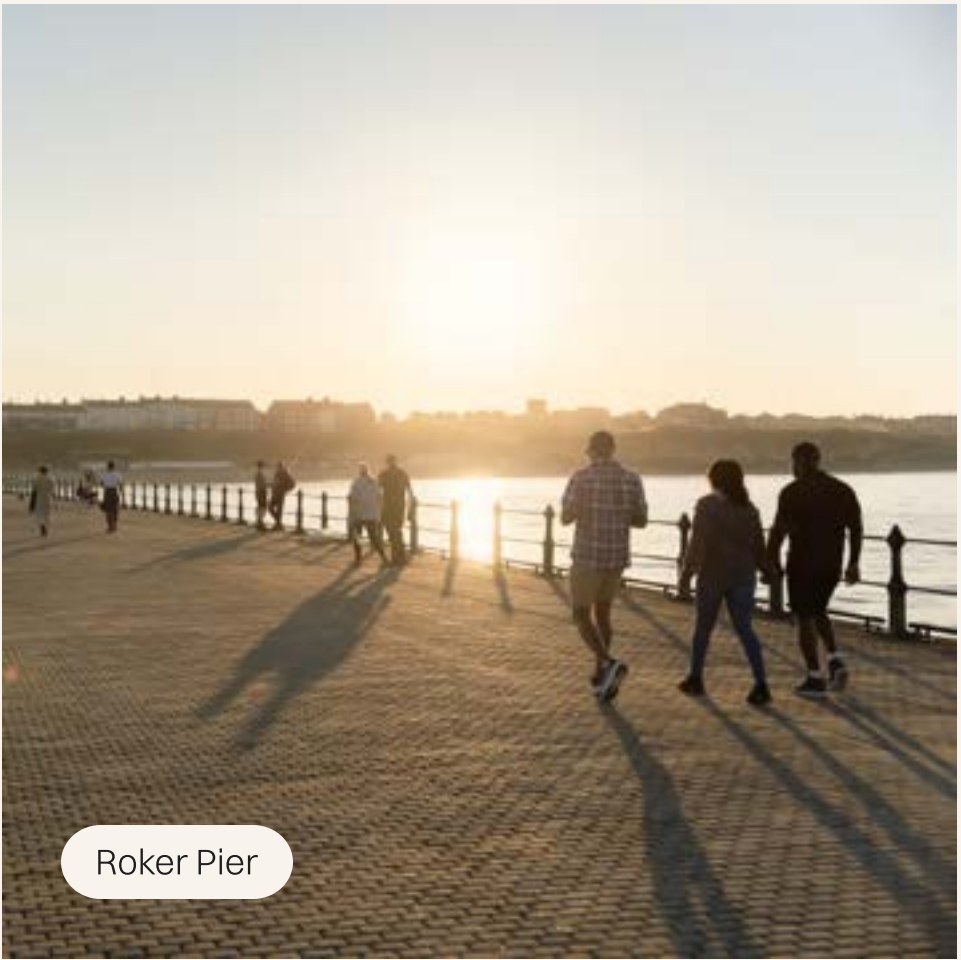
Sheepfolds Stables



Roker Beach



Empire Theatre



Roker Pier



Stadium of Light



River Wear



The Engine Room

About the location

City life with room to breathe

The Maxim sits within the momentum and energy generated by Riverside Sunderland – but life here feels purposefully removed from the pace around it.

This is a place that is connected and yet is an oasis. Sunderland's centre is moments away, and so is the river. Walk into the city. Cross the Wear on foot or by bike. Head to Sheepfolds, the Stadium of Light or the riverside paths without starting the car.

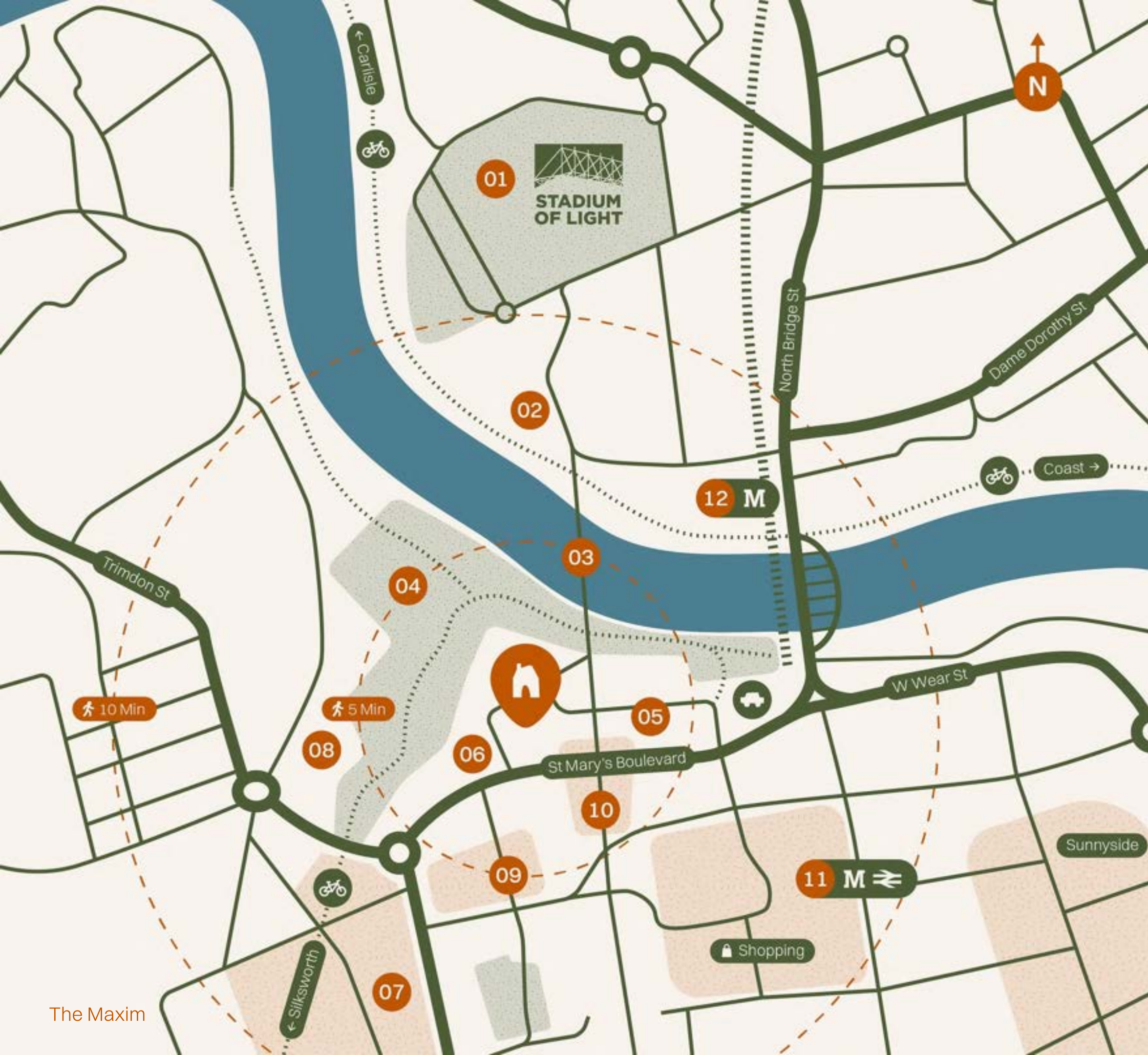
However, The Maxim gives city life a quieter centre of its own. The homes gather around a shared residents' garden, with green space and pedestrian routes woven throughout Vaux.

Work, shops, culture and matchdays are close by, but home still feels like its own sanctuary.

The city becomes something you naturally move through, rather than navigate around.

Even with Sunderland and its transformation on your doorstep, there's space here to step back from the noise and breathe a bit.





The Maxim



Roker Pier

Around The Maxim

The city, river and everything you need close at hand

- 1 Stadium of Light
- 2 Sheepfolds Stables
- 3 Keel Crossing
- 4 Riverside Park
- 5 City Hall
- 6 Sunderland Specialist Eye Hospital
- 7 University of Sunderland
- 8 Riverside Multi-Storey Car Park
- 9 Cultural Quarter
- 10 Keel Square & Culture House
- 11 Metro & National Rail Station
- 12 St Peter's Metro Station

at Vaux

About the development

Light, space & connection

The Maxim brings together 34 two and three-bedroom homes across two collections at Vaux.

The first collection includes ten terraced houses and eight maisonettes arranged around a shared residents' garden. The second collection is a further 16 homes built on the award-winning Home of 2030 designs.

Each collection has its own character, but both share the same priorities: welcoming homes, adaptable layouts and lower-energy systems that support everyday comfort.

Large windows bring in natural light, while air source heat pumps, solar panels and whole-house ventilation work quietly in the background.

Outside, landscaped spaces create green outlooks and natural places to meet and connect, with enough separation for residents to enjoy privacy at home.

People-friendly streets and secure cycle storage make walking and cycling around Vaux easier.

The Maxim



at Vaux



Pioneering design and sustainability

Happier, healthier living

Created by igloo, the UK's original sustainable developer, The Maxim draws on more than 20 years of experience creating lower-impact neighbourhoods that people love.

At Vaux, that experience is translated into practical choices: modern methods of construction, air source heat pumps, solar panels and whole-house ventilation.

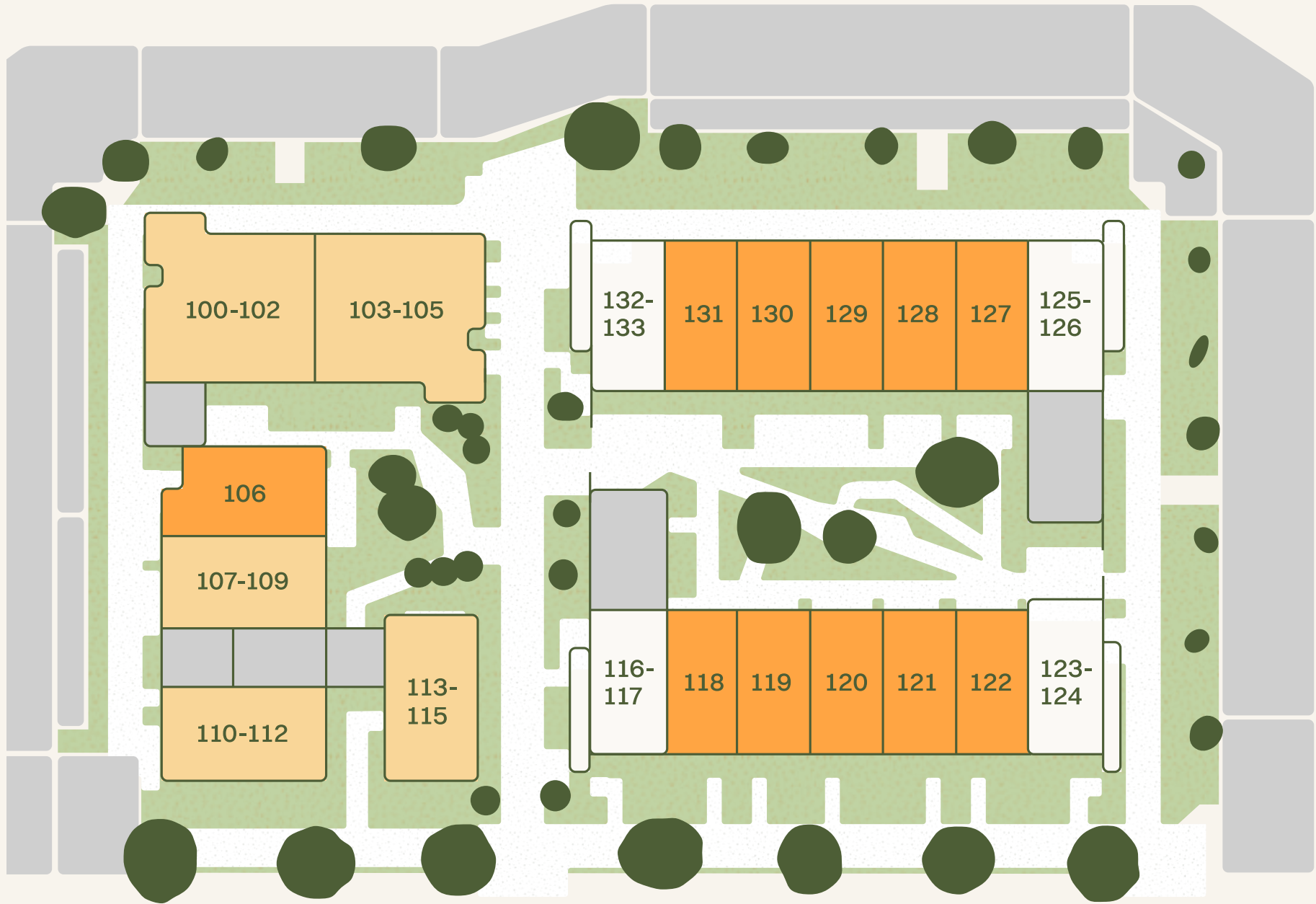
The development includes 16 homes based on the Government's Home of 2030 competition, jointly won by igloo's +Home team and Openstudio. The competition looked for low-carbon, adaptable and age-friendly homes that could support healthier living.

For residents, the purpose is simple: a comfortable home designed to use energy carefully and adaptable over time.

Welcome to the neighbourhood



- 1 Stacked maisonettes
- 2 Townhouses
- 3 Apartments/duplexes
- 4 Stores/circulation



CLUSTER 4
Launching autumn 2027

CLUSTER 5
Launching early 2027



Architectural plans & interior breakdown

A closer look

Cluster 5

Building	Plot numbers	m²	ft²	Bedrooms	Bathrooms	Bikes
Garden Maisonette	116, 123 125, 132	83	889	2	3	2
Maisonette	117, 124 126, 133	91	976	2	2	2
Townhouse 01	127, 128 129, 130 131	111	1,194	3	3	2
Townhouse 02	118, 119 120, 121 122	83	889	3	3	2





The Maxim



at Vaux

Garden Maisonette

Plot numbers 116, 123, 125, 132

- 

889 Sq Ft
- 

3 Bathrooms
- 

2 Bedrooms
- 

2 Bike storage

Cluster 5 | Launching early 2027



- Amtico Sun Washed Oak flooring in communal spaces
- Amtico Arctic Ceramic flooring in bathrooms
- Cormar Pimlico Calico carpet for a soft, comfortable finish
- Bevel Brick White wall tiles for a clean, classic look



- Clerkenwell kitchen in Dove Grey
- Bosch and Lamona appliances
- Integrated oven, hob and extractor fan
- Howdens White Sparkle quartz-effect laminate worktops
- Integrated fridge freezer and dishwasher
- Durable finishes designed for everyday use



- Air source heat pump for efficient heating
- Whole-house ventilation system
- Solar PV panels to generate renewable energy
- Designed to help reduce energy use and utility bills

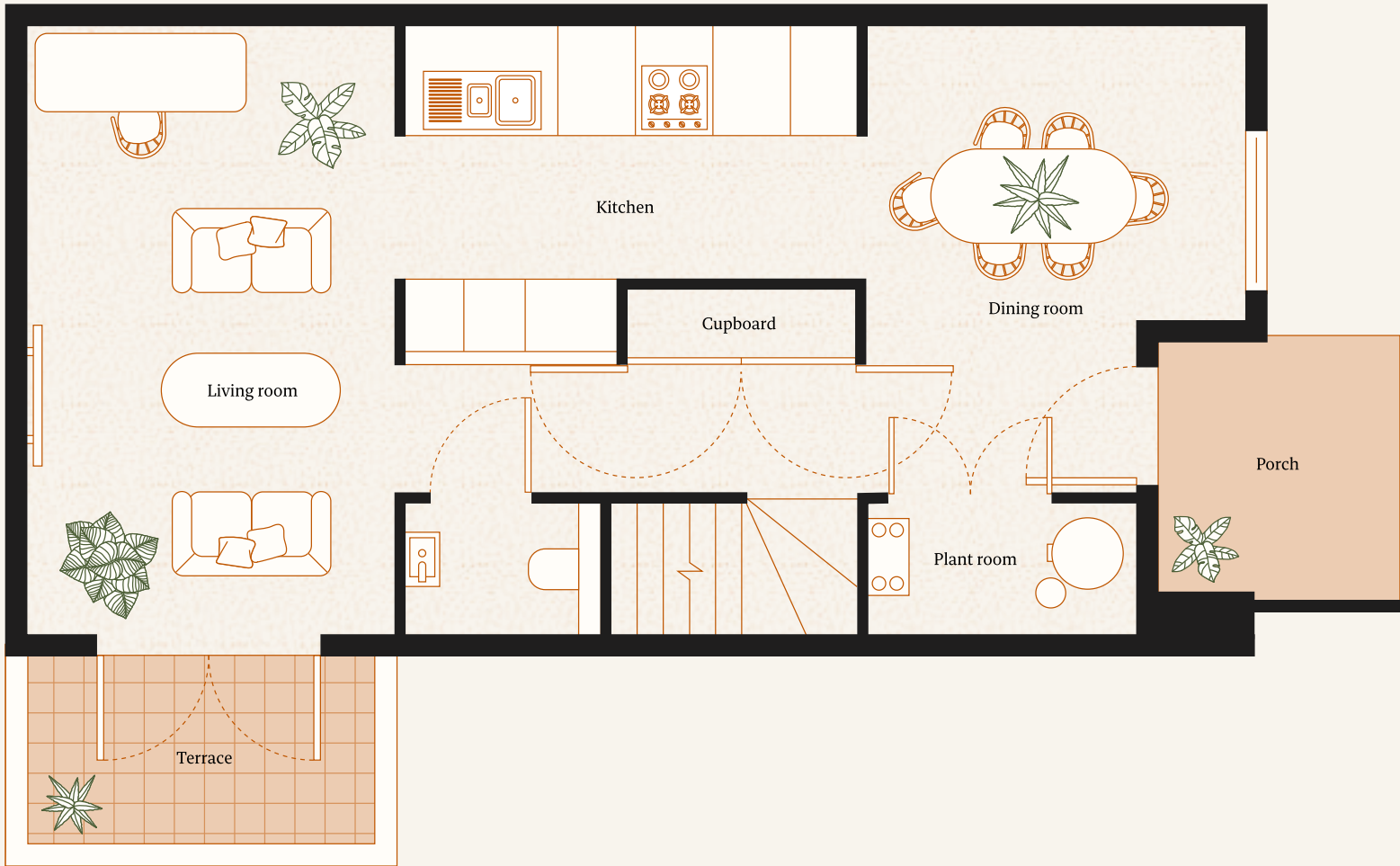


- NorDan double-glazed timber windows
- Built for lasting durability in demanding weather
- Designed for energy efficiency and security

1st floor



Ground floor



Floorplans shown are indicative only and may vary between the different properties and individual units.

Maisonette 01

Plot numbers 117, 124, 126, 133

 976 Sq Ft

 2 Bathrooms

 2 Bedrooms

 2 Bike storage

Cluster 5 | Launching early 2027



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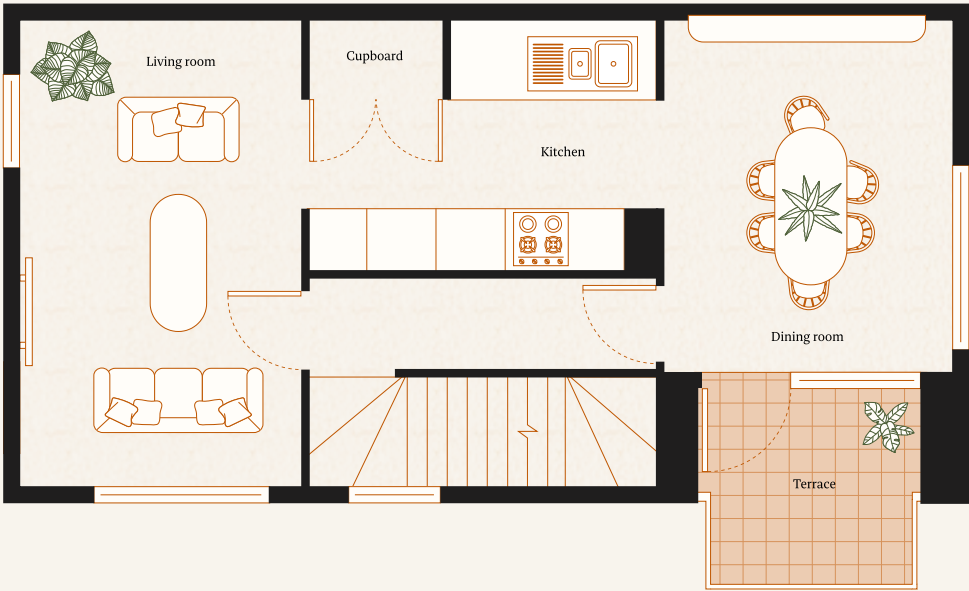


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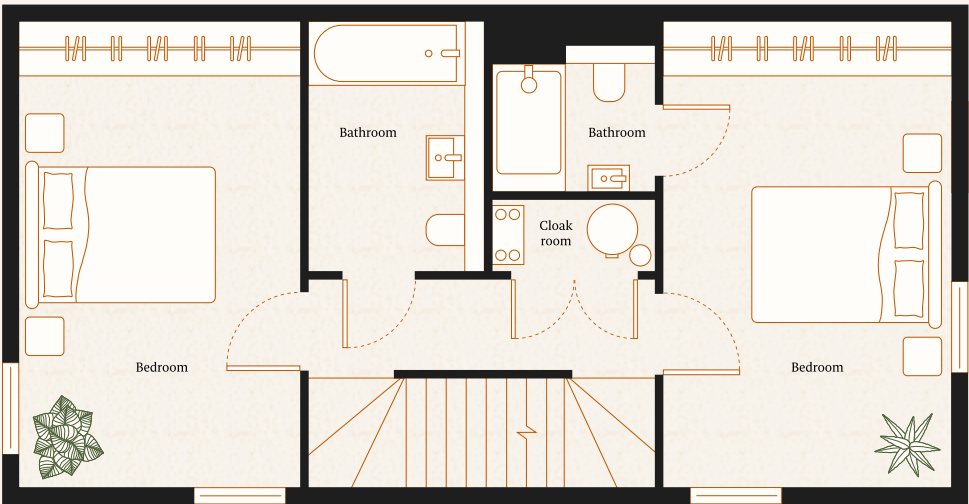


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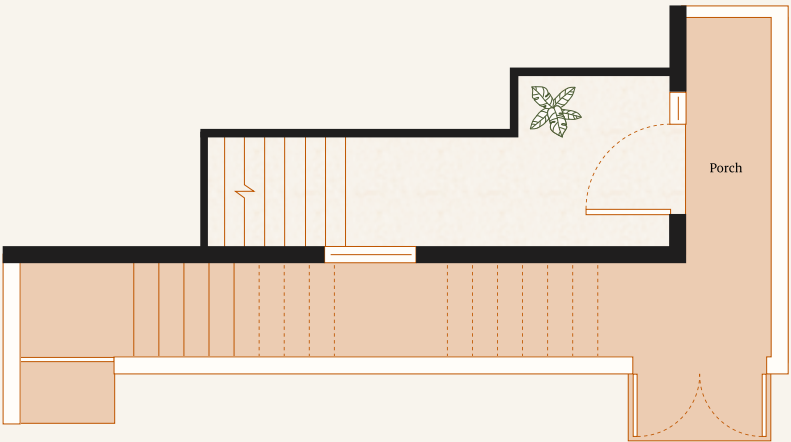
2nd floor



1st floor



Ground floor



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Townhouse 01

Plot numbers 127, 128, 129, 130, 131

 1,194 Sq Ft

 3 Bathrooms

 3 Bedrooms

 2 Bike storage

Cluster 5 | Launching early 2027

- 

- Amtico Sun Washed Oak flooring in communal spaces
 - Cormar Pimlico Calico carpet for a soft, comfortable finish
- 

- Clerkenwell kitchen in Dove Grey
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- Amtico Arctic Ceramic flooring in bathrooms
 - Bevel Brick White wall tiles for a clean, classic look
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- Bosch and Lamona appliances
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 - Durable finishes designed for everyday use
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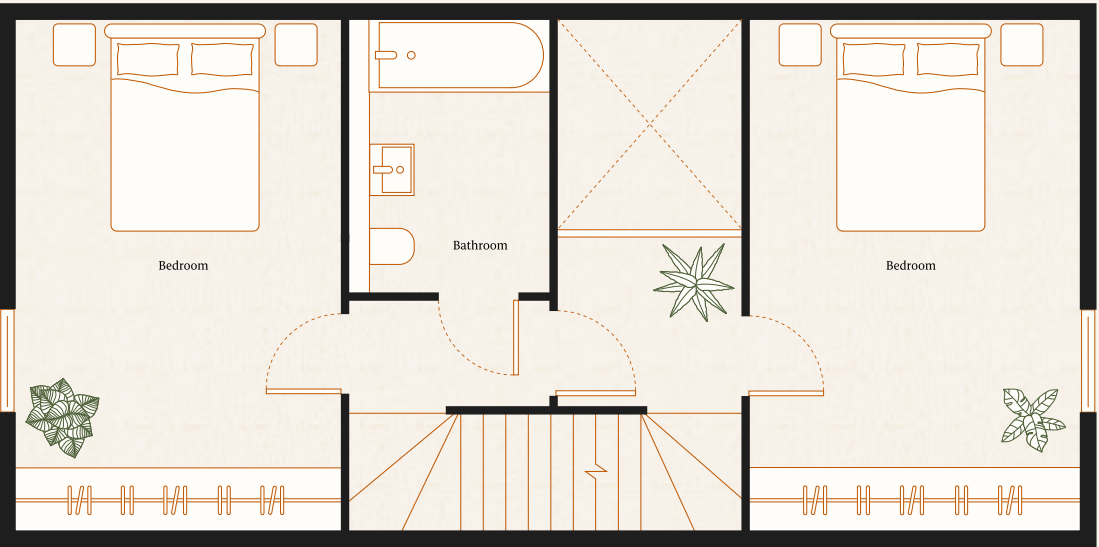
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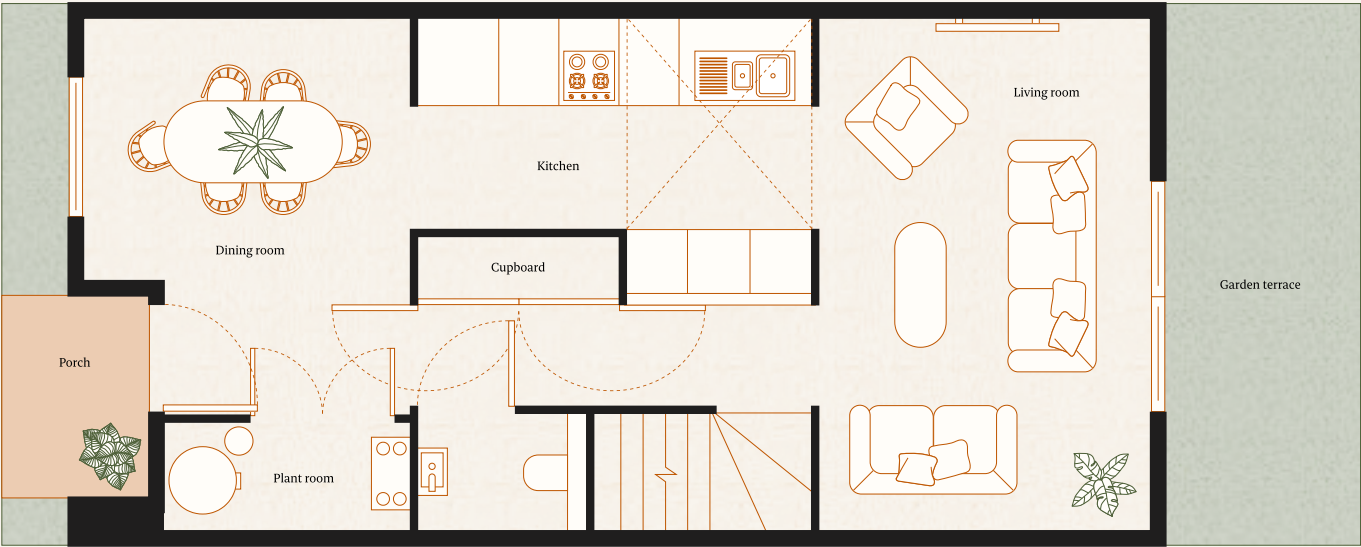
2nd floor



1st floor



Ground floor



Floorplans shown are indicative only and may vary between the different properties and individual units.

Townhouse 02

Plot numbers 118, 119, 120, 121, 122

- 

1,182 Sq Ft
- 

2 Bathrooms
- 

3 Bedrooms
- 

2 Bike storage

Cluster 5 | Launching early 2027



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- Amtico Arctic Ceramic flooring in bathrooms
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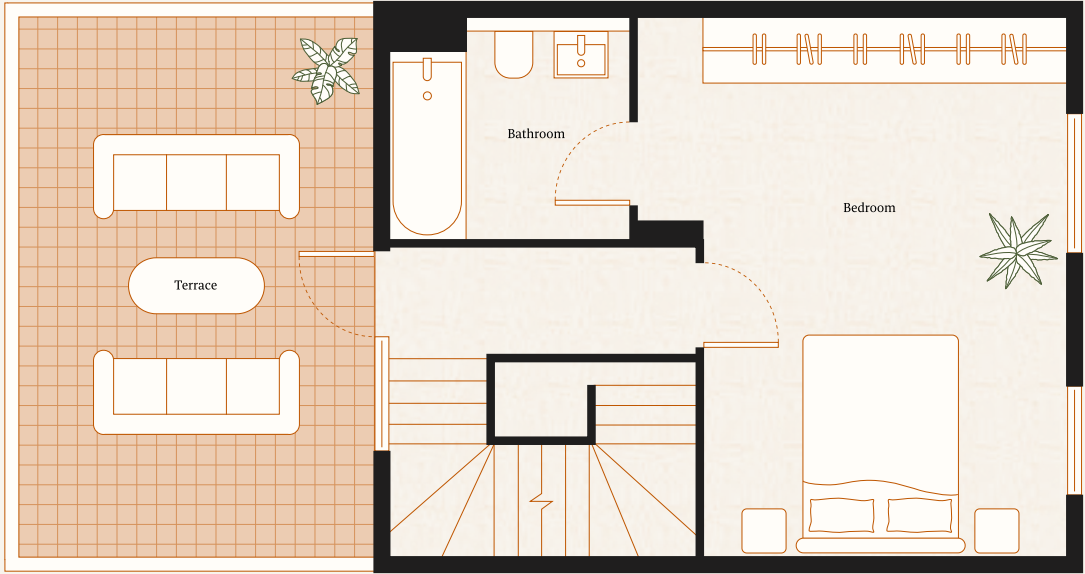


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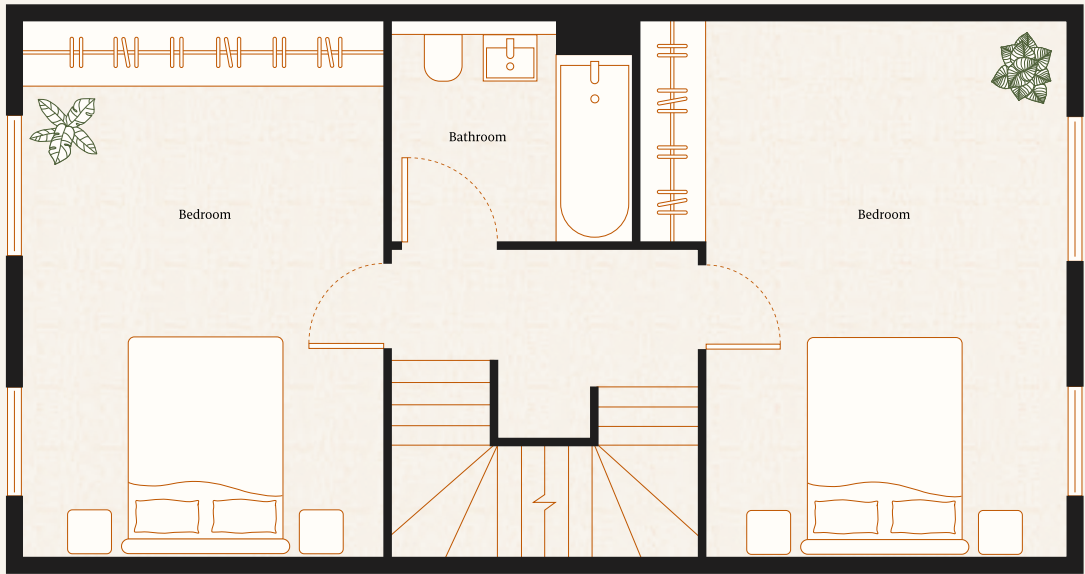


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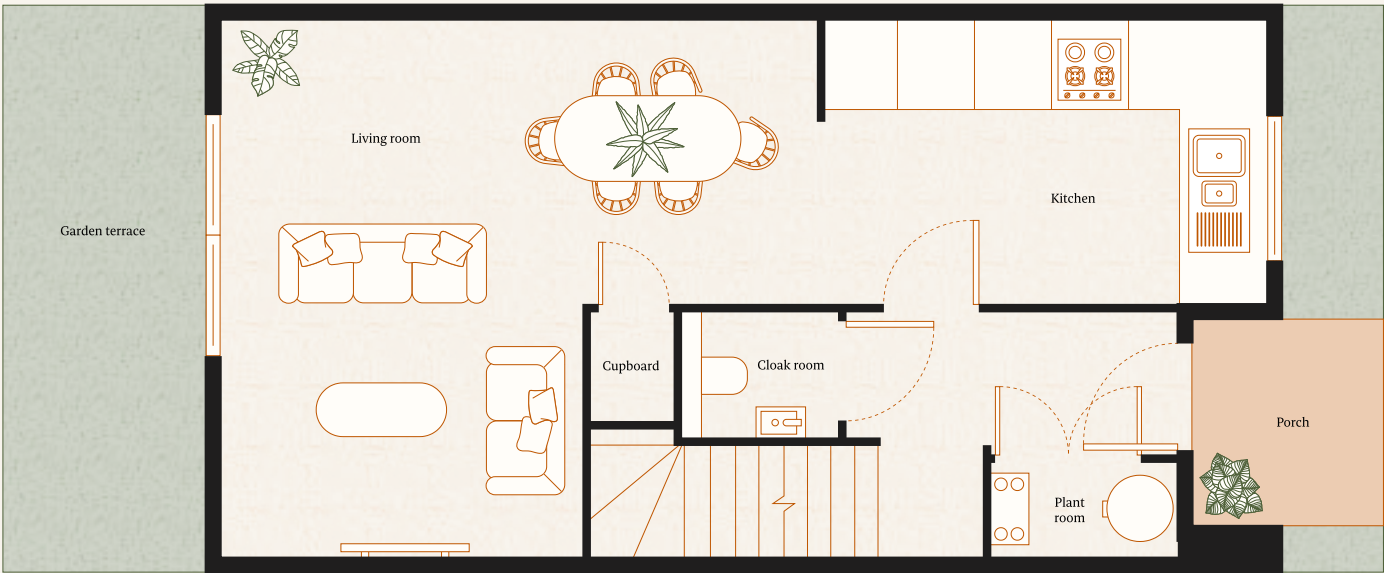
2nd floor



1st floor



Ground floor



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Homes made for what matters



Find the home that fits you

A new chapter is beginning beside the Wear, with the first 18 homes at The Maxim ready in early 2027 and a further 16 completed later in the year.

They're shaped by a simple belief: homes should support the way people want to live.

That means comfort without complication, lower-impact choices built in and a neighbourhood that makes it easier to feel connected while having space for yourself.

The Maxim is rooted in Sunderland, shaped around everyday needs and designed to become a place that people feel part of.



The Maxim

at Vaux

Register your interest for prices, availability and viewing updates.

enquiries@igloo.uk.net

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Our partners

**Riverside
Sunderland**

**Sunderland
City Council**



Ministry of Housing,
Communities &
Local Government

by **igloo**