



CATHEDRAL
ONE



HOMES WHERE HISTORY AND THE FUTURE MEET

Cathedral One is set to spark a new era of vibrant city living at the heart of Derby's historic Cathedral Quarter.

With a prestigious waterside outlook across Cathedral Green and the River Derwent, Cathedral One embodies elevated city living, blending refined contemporary design with Derby's most distinguished historic setting.



This vibrant riverside community will comprise

195

Studio, one- and two-bedroom apartments, duplexes and penthouses

9

A U-shaped building rising to nine storeys, designed to complement the surrounding historic area

10 MINS

Walk to Derby Train Station in just 10 minutes, for national connectivity. Get to London St Pancras in just 83 minutes and Birmingham in just 34 minutes

16TH CENTURY

Enjoying uninterrupted views over the historic 16th Century Derby Cathedral



LIFE IN THE CATHEDRAL QUARTER

More than a standalone building, Cathedral One acts as a catalyst for Derby's broader regeneration efforts. Located at a premium address within the Cathedral Quarter, it transforms a long-vacant site into an exemplary modern living environment.

This exceptional setting helps redefine the area as a desirable, thriving destination for residents, visitors, and businesses alike - supporting the city's economic vitality and its reputation as a place where historical character and contemporary ambition meet.



River Derwent



Darley Park, Derby



Cathedral One



Derby Cathedral



LIVING GREEN

Every apartment at Cathedral One is being designed to achieve exceptional energy efficiency, ensuring each home meets the highest modern sustainability standards.

This commitment helps to significantly reduce both energy consumption and ongoing utility costs for residents.

By incorporating high-performance insulation, modern heating systems, and thoughtfully selected building materials, Cathedral One aims to minimise carbon emissions and create a more sustainable living environment.

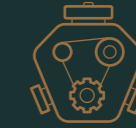
The result is a collection of contemporary homes that are not only comfortable and economical to run, but also contribute positively to environmental responsibility for years to come.





DERBY'S STORY CONTINUES

For centuries, Derby has been a place shaped by ingenuity - from the early days of the Derby Silk Mill, one of the world's first factories, to its rise as a powerhouse of rail, aerospace, and engineering innovation. Today, that legacy not only lives on, but continues to evolve, defining Derby as one of the UK's most dynamic centres for advanced manufacturing.



The city is home to Rolls-Royce, a global leader in aerospace engineering whose headquarters in Derby drive world-class research, jet-engine development, and pioneering work in sustainable aviation technologies. The ongoing expansion, including major investments in new manufacturing facilities and the recent landmark £9bn contract with the Ministry of Defence - keeps Derby at the forefront of international engineering excellence.



Derby also retains its historic position as a cornerstone of the UK rail industry. Alstom's rail engineering site, one of Britain's main train-manufacturing centres, continues the city's deep connection to rail innovation, producing high-quality rolling stock and investing in next-generation green transport solutions.

Derby has also been selected as the headquarters of Great British Railways - a new publicly-owned company to oversee the UK's railways.



Just beyond the city centre, Toyota Manufacturing UK further strengthens Derby's modern industrial identity, contributing significantly to the automotive sector and helping underpin a highly skilled regional workforce. Together, these global brands form a vibrant ecosystem that fuels Derby's economic strength and secures its place as a leader in advanced transport manufacturing.



DYNAMIC DERBY

Derby sits at the very heart of the UK, recognised as Great Britain's most central city. It's a place that truly changed the world - home to Lombe's Mill, widely regarded as the first fully mechanised factory, marking the birth of the modern industrial age.

Today, Derby continues that legacy as the UK Capital for Innovation, leading in advanced engineering and tech, and home to global giants such as Rolls-Royce, Toyota and Alstom. It's also where the legendary Rolls-Royce Merlin engine - the power behind the Spitfire - was designed and developed, giving the city an enduring place in aviation history.

Derby remains a uniquely central, world-shaping city, defined by its past innovations and its future ambitions.



Nightingale Quarter by Wavensmere Homes

Set at the centre of the East Midlands, Derby stands alongside Leicester and Nottingham as one of the region's core cities, forming a wider metropolitan area shaped by engineering excellence and global industry. Derby distinguishes itself as an international hub for the aerospace, automotive and rail sectors, home to global giants including Rolls-Royce, Toyota and Alstom - together employing over 20,000 people across the city and its supply chain.

This concentration of world-leading manufacturers places Derby at the heart of the UK's advanced transport technology cluster, building on its long industrial heritage and global reputation for innovation. Its strategic position also offers exceptional reach, with

2.1 MILLION PEOPLE LIVING WITHIN A 45 MINUTE DRIVE TIME

- strengthening its role as a regional and national economic powerhouse.

Derby's unique combination of centrality, high-value industries and internationally significant employers continues to define the city as a driving force in the UK's engineering economy.

IT'S ALL ABOUT THE STATS

A closer look at the facts reveals a city full of promise. These key stats showcase why Derby is becoming such a desirable place to live.



Median full-time salary of **£47,600 per year**



The University of Derby holds the prestigious TEF Gold award for Teaching Excellence one of the highest honours in UK higher education—and with 96% of graduates in work or further study within 18 months, it ranks among the Top 5 UK universities for employability.



76.5% of schools are rated Outstanding or Good by Ofsted



Only 83 minutes by direct train to London St Pancras.



Derby is involved in major regional projects funded by the new East Midlands Combined County Authority, including the Derby City Urban Quarter, Infinity Park, and the South Derbyshire Growth Zone (**helping deliver 4,500 homes and 3.45m sq ft of commercial space**). This includes **£2bn worth of investment** into the City Centre.



Derby has secured **£4.4 billion** of investment over the last decade, with a further **£2.6 billion** in the pipeline.



As the UK Capital for Innovation, Derby has one of the country's strongest concentrations of high-tech employment, with **11%** of the workforce in advanced tech roles.



Derbyshire is home to **the Peak District National Park**, with some of Britain's most celebrated and treasured landscapes



East Midlands Airport is less than 25 minutes from Derby, offering fast, direct connections to destinations across the UK and Europe. It boasts the UK's largest pure cargo hub with access to global connections, logistics networks and commercial opportunities.



The Museum of Making welcomes more than **120,000 visitors a year**, cementing its position as Derby's most popular cultural attraction.



RETAIL THERAPY, DERBY STYLE

Derbion is the heart of Derby city centre's retail offer and the largest shopping destination in the East Midlands, attracting around **15 million visitors annually**. Spanning approximately **1.3 million sq ft** of retail, leisure and dining space, Derbion is home to **over 200 household names**, including major national brands such as Frasers, Zara, M&S, H&M, Flannels and Hugo Boss, alongside a broad mix of fashion, beauty, lifestyle and specialist stores under one roof.

The centre's offer extends beyond shopping with a lively food and drink terrace, a 12-screen Showcase Cinema De Lux, bowling and adventure golf - providing a full-day destination experience in the city centre.

Nearby, the Cathedral Quarter complements Derbion's offer with independent boutiques and specialist stores, adding character and choice to the overall retail experience.



Derbion Shopping Centre

SHAPING YOUR FUTURE

The University of Derby delivers TEF Gold-rated teaching, underpinned by leading research and deep industry connections that shape every stage of the student experience. Its close partnerships with major employers, including global names in aerospace, rail, automotive and advanced manufacturing, ensure that learning is always aligned to real-world needs.

Work placements, live project briefs and collaboration with industry specialists give students valuable hands-on experience, helping them develop the practical, future-focused skills that employers demand. With 96% of graduates progressing into work or further study within 18 months, the university is consistently recognised as one of the UK's top performers for employability. These strong foundations place Derby graduates in an excellent position to build successful careers within the city's thriving high-tech and innovation-driven industries.



University of Derby



INNOVATION, HERITAGE & HEART

Derby is a city where innovation meets deep-rooted heritage, creating a cultural spirit that's uniquely its own. From iconic sporting pride to vibrant museums, music venues and historic landmarks, Derby's heart beats with creativity and community.



Home to Derby County Football Club, based at Pride Park Stadium, the city's historic team - founded in 1884 as one of the original members of the Football league, and affectionately known as The Rams.

Kedleston Hall, owned by the National Trust, is a spectacular neo-classical mansion and historic estate located just outside the city.

Derby hosts a range of live-music spaces, including Vaillant Live, the city's major entertainment venue for concerts and events.

Derby is described by Lonely Planet as "the best place to drink real ale in the world," with a rich tradition of breweries, craft beer houses and tours, including the Derby Brewing Co.

Plans to totally regenerate the Market Place are well underway - the proposal includes new Grade A office space, a four-star hotel, and a flexible, multi-purpose, visitor destination on the site of the former Assembly Rooms.

An urban oasis, garden and event space growing in the heart of Derby, Electric Daisy is open all year round and is the destination for all your planting and partying needs.

DERBY CATHEDRAL IS ONE OF THE CITY'S MOST RECOGNISABLE CULTURAL ICONS,

famed for its 212-foot tower, historic stained glass, and the oldest ring of ten bells in the world.





WHERE THE CITY EATS

Derby's food scene is as diverse as the city itself, offering everything from award-winning restaurants to independent cafés, global flavours and vibrant street-food spots.

Whether you're looking for refined dining, comforting classics or quick bites, the city's mix of long-loved favourites and fresh new openings means there's always something delicious to discover.



The Pepperpot restaurant, Nightingale Quarter

For something relaxed, cafés and casual eateries are woven throughout the Cathedral Quarter and St Peters Quarter, while the riverside at Darley Abbey Mills offers picturesque dining with modern British menus and historic charm.

Whether it's an indulgent date night, a family celebration, or a post-shopping coffee stop, Derby brings together bold flavours, warm hospitality and food experiences that cater to every taste.

A SELECTION OF THE BEST FOOD AND DRINK OPTIONS

The Pepperpot Restaurant & Bar
Nightingale Quarter

The Brasserie at Darley's
Waterfront Darley Abbey Mill

Seven
Wheelwright Way

Nicco
Wheelwright Way

Boa
Sadler Gate

Lorentes
Darley Abbey Mills

Cosy Club
Victoria Street

Anoki
London Road

The Base Bar
Enterprise Way

BEAR
Irongate

The Book Cafe in the Quarter
Corn Market

Bistrot Pierre
Friar Gate



PEAK OUTDOORS

Cathedral One sits at the heart of Derby, where historic character meets open, welcoming outdoor space.

Just moments from the building, residents can enjoy a network of pedestrian-friendly streets, landscaped squares, and riverside walks that make it easy to step outside and unwind.

The nearby River Derwent offers peaceful walking and cycling routes, ideal for morning runs, relaxed weekend strolls, or simply enjoying a quieter side of city living.

Pocket parks and green corridors throughout the city centre provide places to pause, meet friends, or take a break from the pace of urban life - without ever needing to travel far.



Bamford Edge in the Peak District National Park

WHERE DERBY ENDS AND ADVENTURE BEGINS...

Whether it's a coffee enjoyed outdoors, a lunchtime walk, or an evening wander through Derby's historic Cathedral Quarter, Cathedral One places everyday outdoor living firmly within reach.

When the city calls for a change of scenery, the countryside is closer than you might expect. Just a short journey away, the Peak District National Park opens up a world of rolling hills, dramatic valleys and wide-open skies.

From scenic walks and cycling routes to traditional villages and welcoming country pubs, the landscape offers endless ways to explore, unwind and recharge. It's an easy escape for active weekends, spontaneous day trips or slower afternoons spent taking in the view.

Here, urban convenience meets natural freedom - offering the best of both worlds, without compromise.



WELL CONNECTED

Derby's array of city centre amenities and attractions are all within a short walk of Cathedral One, while trips further afield can be made by bicycle, bus, train or car.



PERFECTLY LOCATED FOR MODERN LIVING.

Positioned within Derby's distinguished Cathedral Quarter, Cathedral One offers an elevated urban lifestyle in one of the city's most sought-after neighbourhoods. Here, historic architecture meets modern culture, creating a vibrant backdrop of artisan cafés, curated retail, boutique gyms and destination dining - all just steps from home.

Exceptional connectivity means the city is yours to move through with ease. Key business districts, cultural venues and transport links are all within effortless reach, while cycle routes and major road networks place regional and national destinations close at hand.

At Cathedral One, premium city living is defined by seamless convenience, contemporary style and a location that places you at the centre of Derby's most dynamic urban scene.



MORE THAN A HOME

Cathedral One is all about living, that's why residents will also enjoy access to premium facilities including a gymnasium and a new cafe accessed directly from Full Street.



Café



Gymnasium



Entrance foyer

ON-SITE GYM

Residents benefit from exclusive use of a fully equipped private gym, offering the freedom to train, unwind and reset - without leaving the building. It's effortless access to fitness, designed to fit seamlessly into your daily routine.

ENTRANCE FOYER

A chic entrance foyer sets the tone for the entire building - a calm, contemporary space where residents can pause, meet friends, or simply settle into the rhythm of the day. Thoughtfully designed seating areas invite you to relax, unwind, and enjoy the atmosphere from the moment you step inside.

CAFE

Whether you're craving a macchiato, a latte or something a little different, the on-site café is always close at hand. Relaxed and welcoming, it's the perfect place to catch up with friends or family while enjoying great coffee and freshly baked treats.



HAND-CRAFTED EXCELLENCE

The process of creating a Wavensmere home is one taken with utmost care and superior attention to detail. It's why we have been crowned Residential Developer of the Year at the Insider Midlands Property Awards over consecutive years.

We've raised the bar in the homebuilding industry by using prestige suppliers, materials and fittings. Plentiful open space creates beautiful surroundings, with the peace of mind that comes with living in an energy-efficient new home.



AT CATHEDRAL ONE, THERE ARE VARIOUS HOUSE AND APARTMENT DESIGNS TO CHOOSE FROM, BENEFITTING FROM A QUALITY SPECIFICATION AS STANDARD.

ABOVE AND BEYOND

Wavensmere Homes' passion for authenticity and transformative regeneration developments has resulted in a glowing national reputation.

We specialise in high-specification renovation projects, the sensitive conversion of historic sites, and developments where classic architecture has been brought back to its former glory.



Friar Gate, Derby



Canalside, Wolverhampton



Milfords Mills, Derby

Our rich expertise in traditional craftsmanship means we understand the importance of fine detail and quality. Our team of specialists reinvent iconic properties, preserving their history for generations to come.

With an extensive portfolio of residential and mixed-use ventures throughout the UK, our passion is turning derelict sites into living landmarks.

The £112.5m Belgrave Village development has delivered 438 energy-efficient houses and apartments in central Birmingham on a brownfield site that was vacant for 20 years.

Wavensmere Homes has recently delivered the final phase of the £175m Nightingale Quarter, located off London Road within Derby city centre.

Located on the Shotley Peninsula, close to Ipswich, the £130m Barrelman's Point scheme is reanimating the former HMS Ganges naval base, delivering over 300 premium houses in the process.

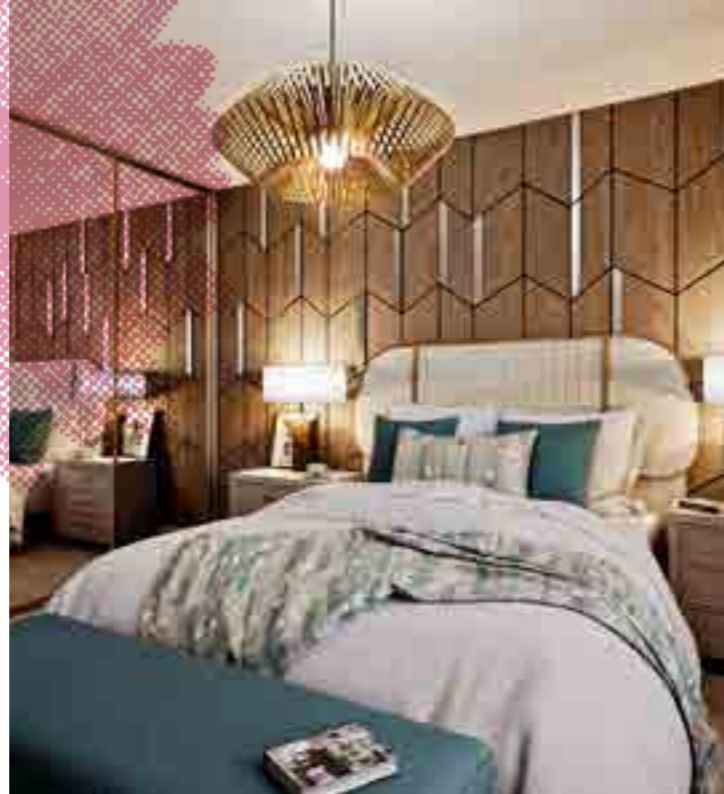
Also in Derbyshire, we are currently redeveloping Milford Mills, which overlooks the River Derwent, located between Belper and Duffield. 69 new homes are being delivered on the historic site, which is within the Derwent Valley Mills UNESCO World Heritage Site.

Elsewhere in Derby city centre, the redevelopment at the former Friar Gate Goods Yard will deliver 276 modern homes and apartments.

In the heart of Cheltenham's Central Conservation Area, Wavensmere is currently constructing the £50m Arkle Court scheme, featuring 75 three-bedroom townhouses and 72 one-and two-bedroom apartments.

SPECIFICATION

Every detail within the apartments at Cathedral One has been thoughtfully considered, bringing together refined materials and modern design to create a space that feels effortlessly elevated. This is specification designed not just to impress, but to enhance everyday living.



KITCHENS

- Handleless kitchen
- Single oven, cooker hood, ceramic hob, microwave, integrated dishwasher, integrated washer dryer and integrated fridge freezer by Electrolux or equivalent
- Laminated worktops with upstand

BATHROOMS

- Contemporary style bathroom suite by Geberit or equivalent comprising of back to wall toilet with concealed cistern, vanity sink unit and shower
- Walls finished with large format 600 x 300mm tiles
- Contemporary style brassware by Bristan or equivalent

BEDROOMS

- Sliding mirrored wardrobes

LIGHTING

- Down lights to kitchen and bathrooms
- Pendant lighting to bedrooms, living and dining area

INTERNAL DETAILS

- 94mm x 18mm skirting
- 69mm x 18mm architrave
- Walls and ceiling to be plaster boarded and decorated
- Blinds fitted to all windows

HEATING

- Heated towel rails by Towelrads or equivalent
- Mechanical ventilation with heat recovery (MVHR)

FLOORING

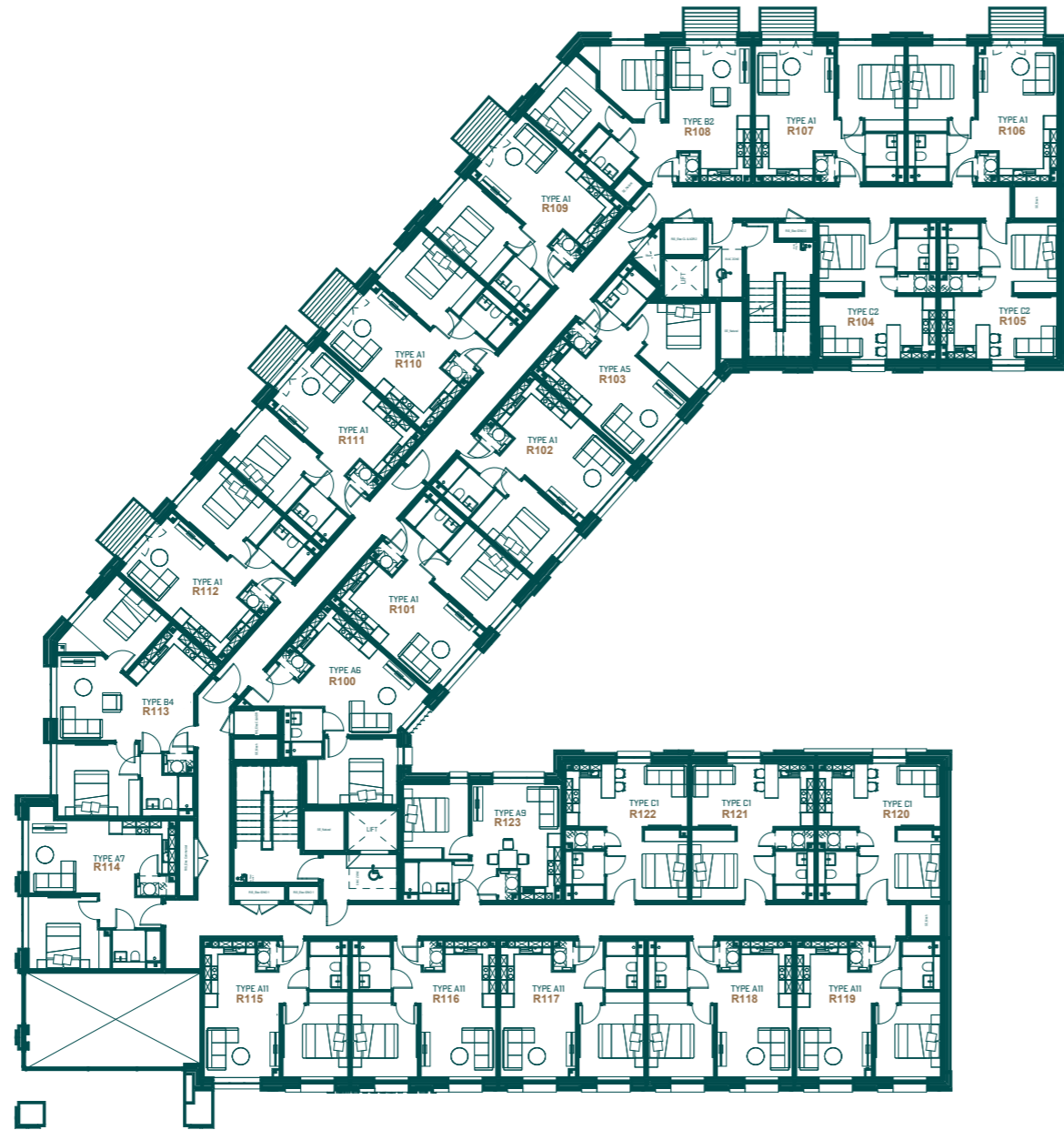
- Luxury vinyl tile (LVT) flooring to bathrooms, lounge, kitchen and apartment entrance
- Carpets to all bedrooms



CATHEDRAL ONE

FLOOR PLATES

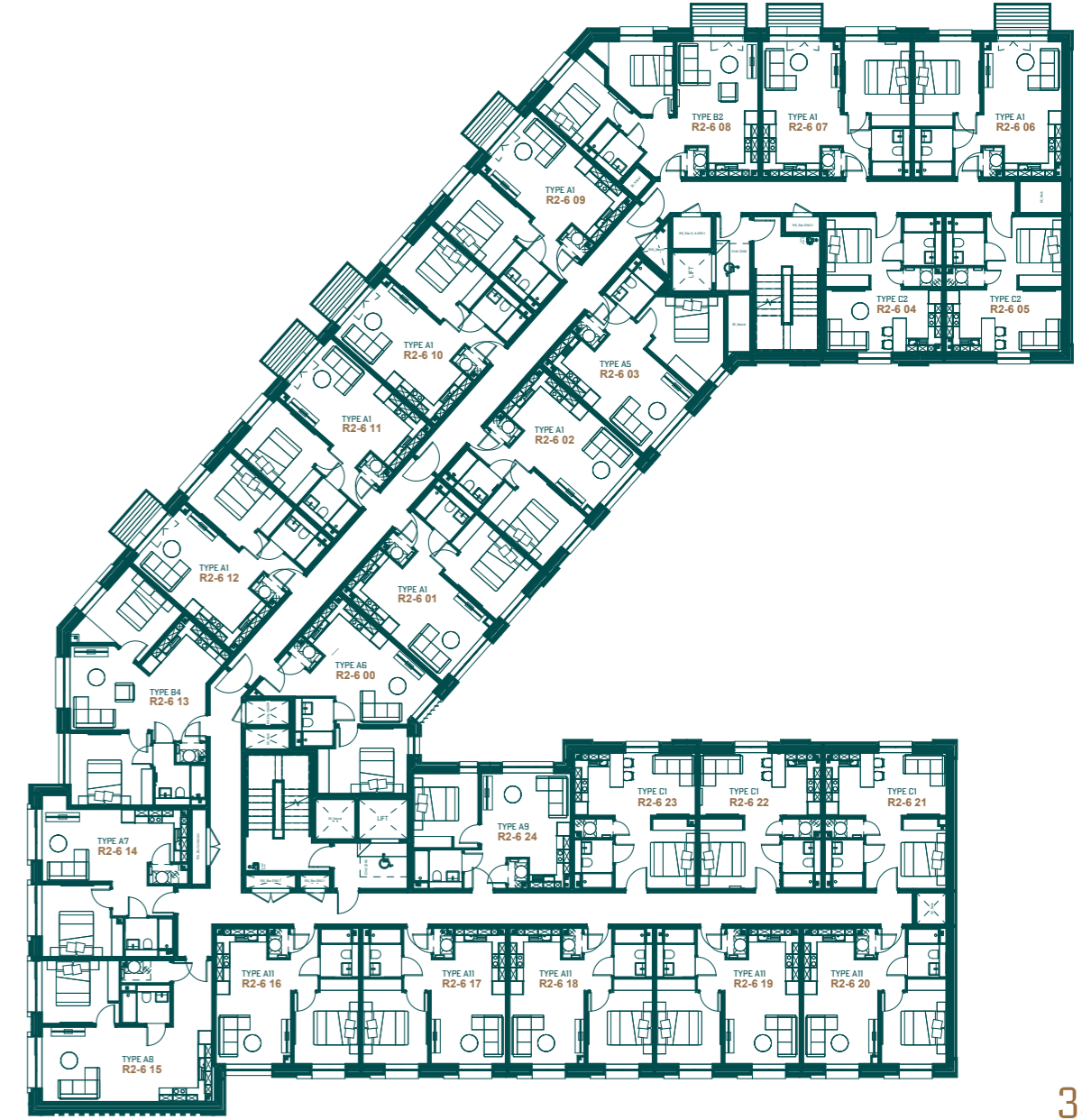
FIRST FLOOR



CATHEDRAL ONE

FLOOR PLATES

SECOND TO SIXTH FLOOR





CATHEDRAL ONE

FLOOR PLATES

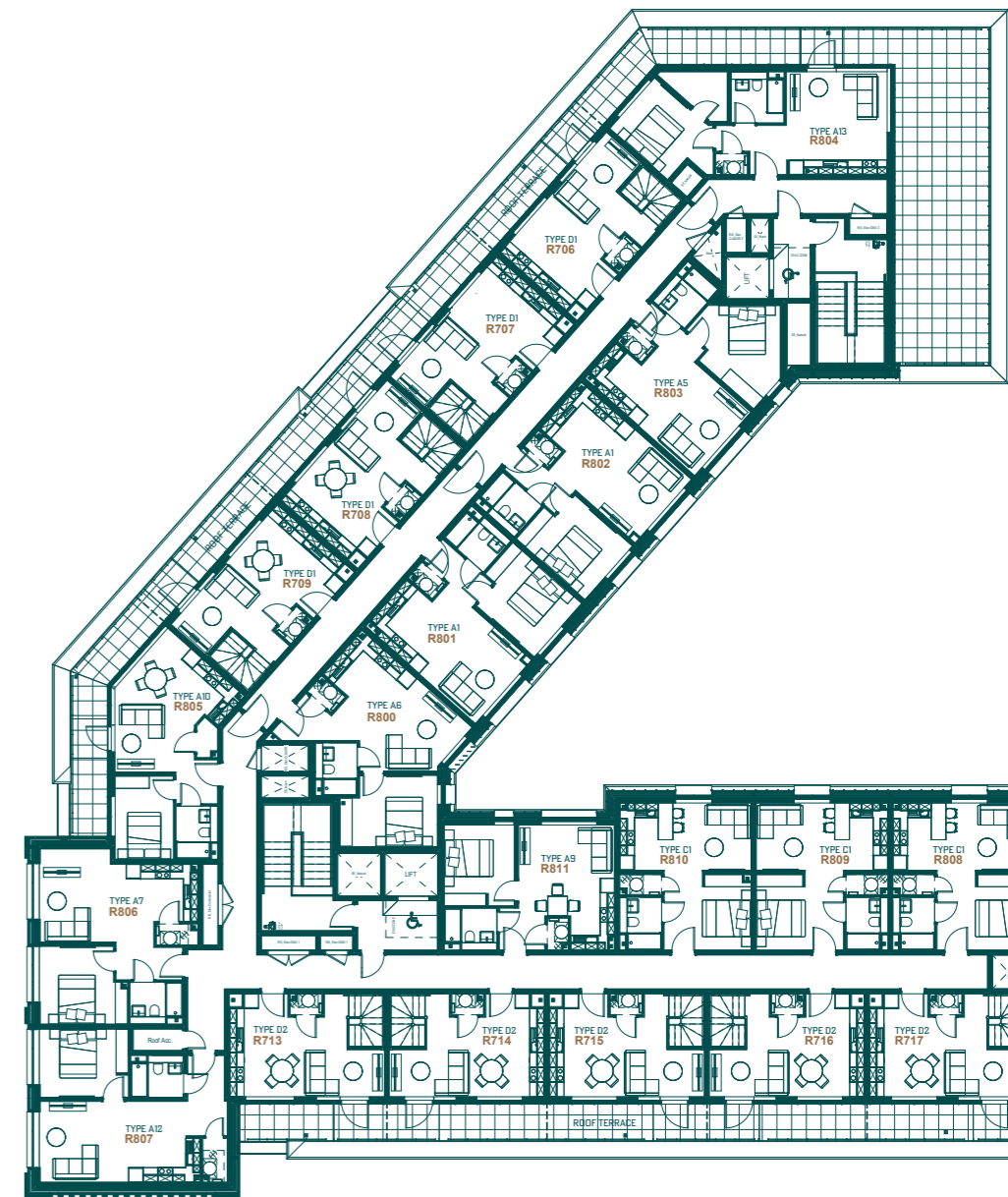
SEVENTH FLOOR



CATHEDRAL ONE

FLOOR PLATES

EIGHTH FLOOR





CATHEDRAL ONE

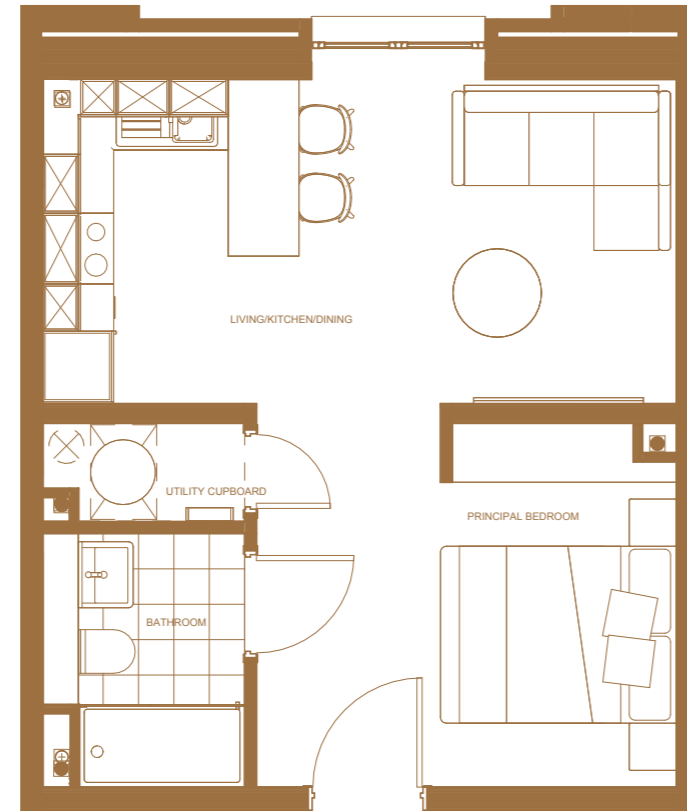
FLOOR PLANS

A bright and efficiently designed studio that maximises every inch of space. The open-plan kitchen, living and sleeping area creates a calm, contemporary environment ideal for modern city living. A dedicated utility cupboard keeps everyday essentials neatly out of sight, while large windows ensure the home feels airy and uplifting throughout the day. Perfect for first-time buyers or professionals seeking a stylish, low-maintenance home in the heart of the city.

STUDIO APARTMENT - TYPE C1

350 SQ FT

Living/Kitchen/Dining: 2.75 x 5.37m 9'0" x 17'7"
Principal bedroom: 2.58 x 3.56m 8'5" x 11'8"



PLOT NUMBERS

R120, R121, R122, R221, R222, R223, R321, R322, R323, R421, R422, R423, R521, R522, R523, R621, R622, R623, R718, R719, R720, R808, R809 & R810



CATHEDRAL ONE

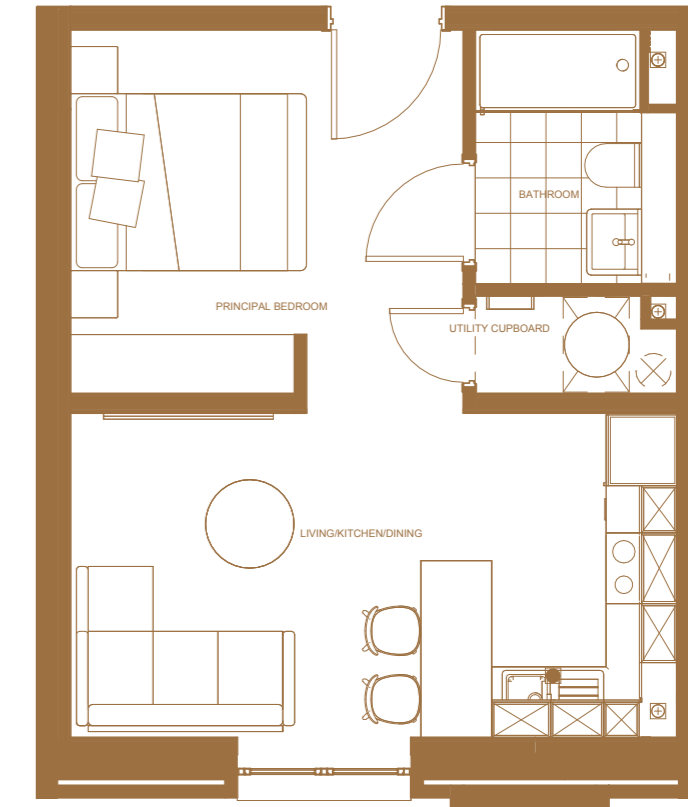
FLOOR PLANS

A sleek, well-planned studio apartment offering an effortless blend of comfort and practicality. The open-plan layout provides a welcoming space for cooking, relaxing and entertaining, complemented by a generous bedroom area that feels distinct yet connected. A separate utility cupboard supports an uncluttered lifestyle, while the clean contemporary design makes this home an easy, modern retreat. Ideal for those seeking convenience without compromise.

STUDIO APARTMENT - TYPE C2

335 SQ FT

Living/Kitchen/Dining: 2.75 x 5.14m 9'0" x 17'7"
Principal bedroom: 2.58 x 3.33m 8'5" x 10'11"



PLOT NUMBERS

R104, R105, R204, R205, R304, R305, R404, R405, R504, R505, R604 & R605



CATHEDRAL ONE

FLOOR PLANS

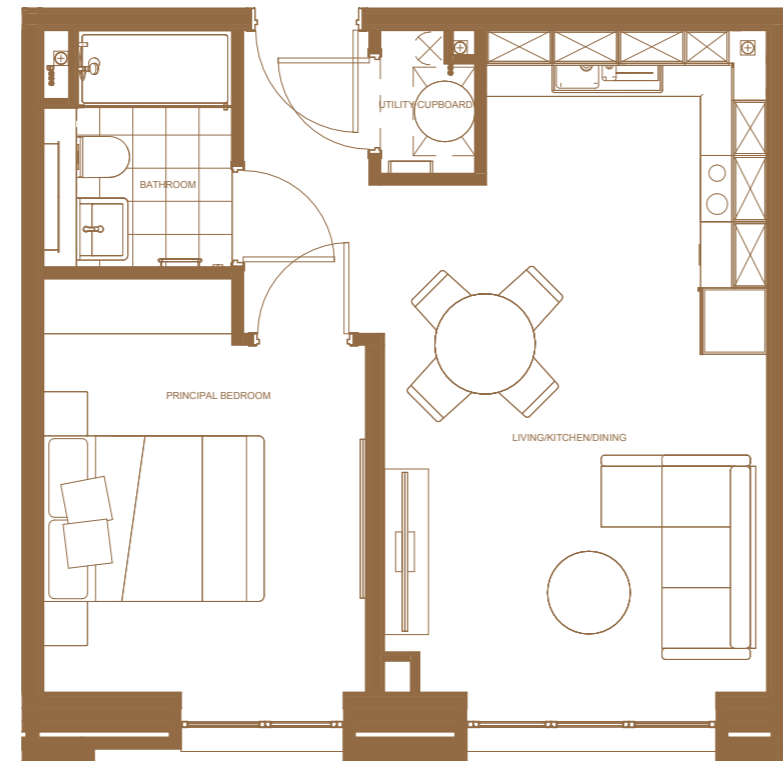
A modern one-bedroom apartment designed for easy, everyday living. Its open-plan kitchen, dining and living area forms a sociable heart to the home, ideal for relaxing or hosting. Many apartments also include a private balcony off the living space - a perfect spot for fresh air or evening drinks.

The well-proportioned double bedroom offers a peaceful retreat, while a utility cupboard adds handy storage. With its simple contemporary style and practical layout, this home blends comfort with convenience.

ONE BEDROOM APARTMENT - TYPE A1

432 SQ FT

Living/Kitchen/Dining:	3.46 x 6.0m	11'4" x 19'8"
Principal bedroom:	2.92 x 3.25m	9'7" x 10'8"



PLOT NUMBERS

R001, R002, R005, R006, R008, R009, R010, R011, R101, R102, R106, R107, R109, R110, R111, R112, R201, R202, R206, R207, R209, R210, R211, R212, R301, R302, R306, R307, R309, R310, R311, R312, R401, R402, R406, R407, R409, R410, R411, R412, R501, R502, R506, R507, R509, R510, R511, R512, R601, R602, R606, R607, R609, R610, R611, R612, R701, R702, R801 & R802



CATHEDRAL ONE

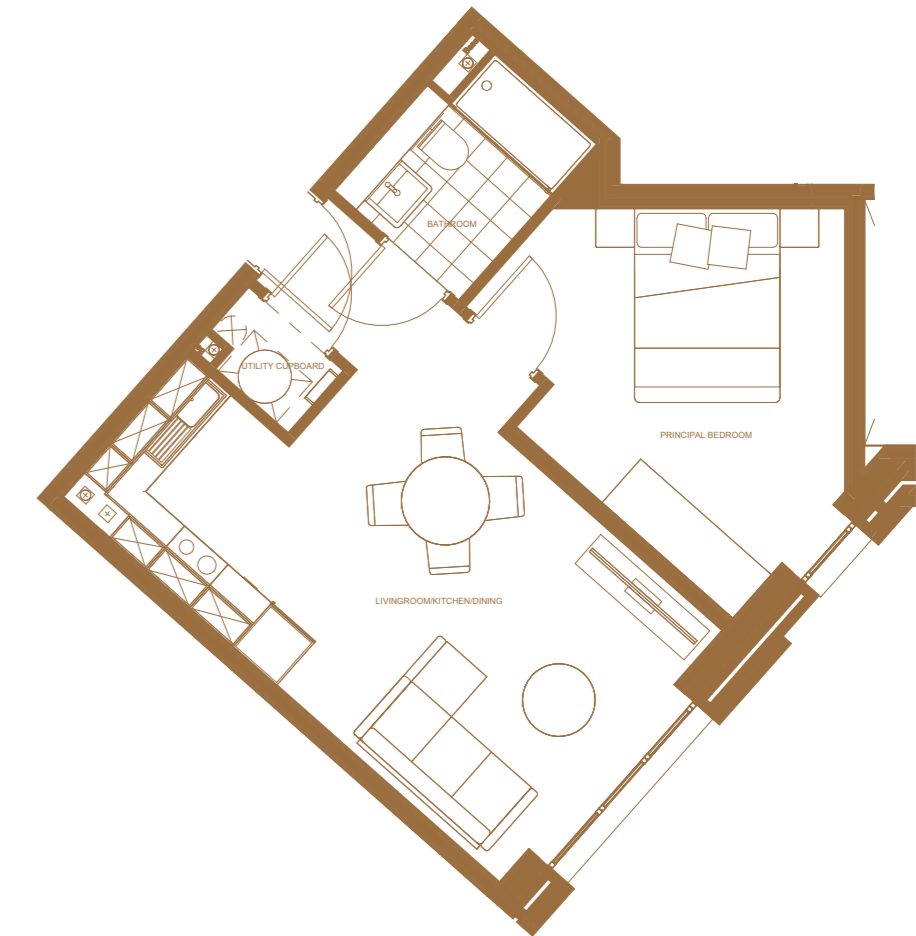
FLOOR PLANS

A spacious and inviting one-bedroom home designed with modern lifestyles in mind. The open-plan kitchen, dining and living area offers a generous setting for everyday living, while the well-sized bedroom provides a restful, private space. Clean lines and thoughtful planning keep the layout bright and uncluttered, making this a perfect choice for first-time buyers or professionals seeking a stylish base close to Derby's amenities.

ONE BEDROOM APARTMENT - TYPE A5

426 SQ FT

Living/Kitchen/Dining:	3.46 x 6.0m	11'4" x 19'8"
Principal bedroom:	3.01 x 3.77m	9'11" x 12'4"



PLOT NUMBERS

R003, R103, R203, R303, R403, R503, R603, R703 & R803



CATHEDRAL ONE

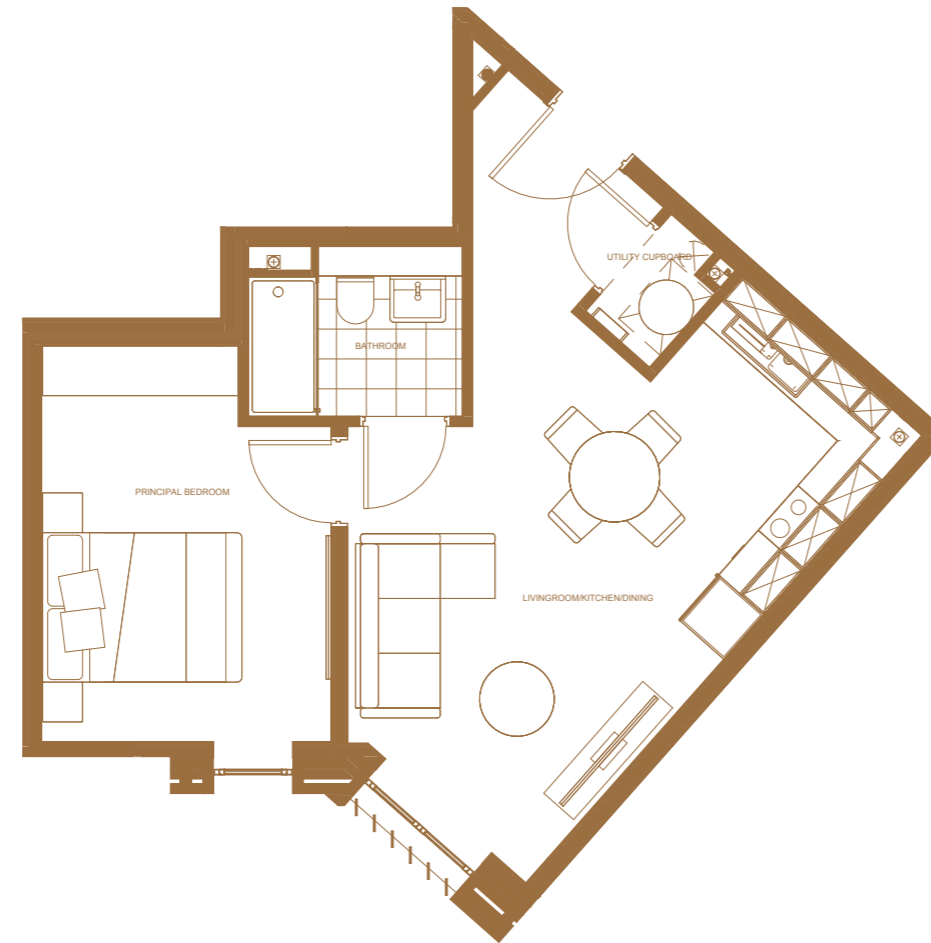
FLOOR PLANS

A beautifully arranged one-bedroom apartment where every space feels balanced and purposeful. The open-plan kitchen and living area forms a warm central hub, filled with natural light and ideal for relaxed evenings or weekend hosting. The spacious bedroom sits separately for added privacy, complemented by a modern bathroom and smart storage options. A great fit for anyone seeking contemporary comfort in a well-connected location.

ONE BEDROOM APARTMENT - TYPE A6

438 SQ FT

Living/Kitchen/Dining:	3.4 x 6.00m	11'3" x 19'8"
Principal bedroom:	2.9 x 3.47m	9'7" x 11'4"



PLOT NUMBERS

R100, R200, R300, R400, R500, R700 & R800



CATHEDRAL ONE

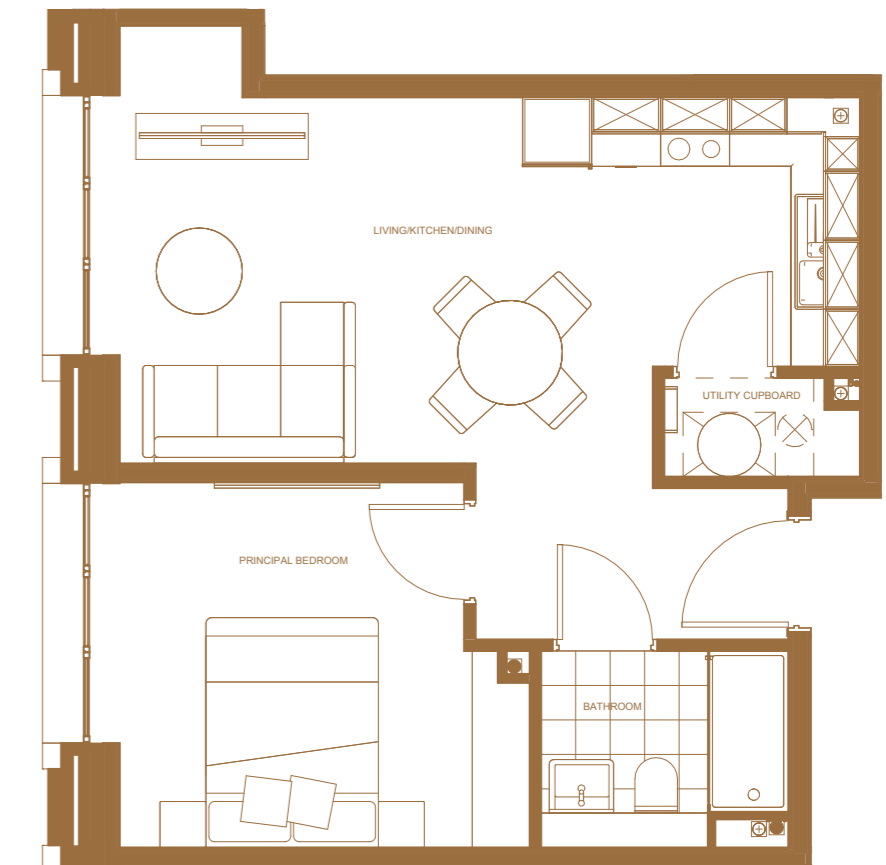
FLOOR PLANS

This well-designed one-bedroom home offers a harmonious blend of style and practicality. The open-plan living, dining and kitchen area provides a bright, flexible space for work, rest and socialising. A generous bedroom and modern bathroom complete the layout, supported by discreet storage that keeps the apartment feeling organised and calm. Perfectly suited to those looking for low-maintenance, contemporary living.

ONE BEDROOM APARTMENT - TYPE A7

448 SQ FT

Living/Kitchen/Dining:	3.18 x 6.44m	10'5" x 21'1"
Principal bedroom:	3.14 x 3.06m	10'3" x 10'0"



PLOT NUMBERS

R114, R214, R314, R414, R514, R600, R614, R711 & R806



CATHEDRAL ONE

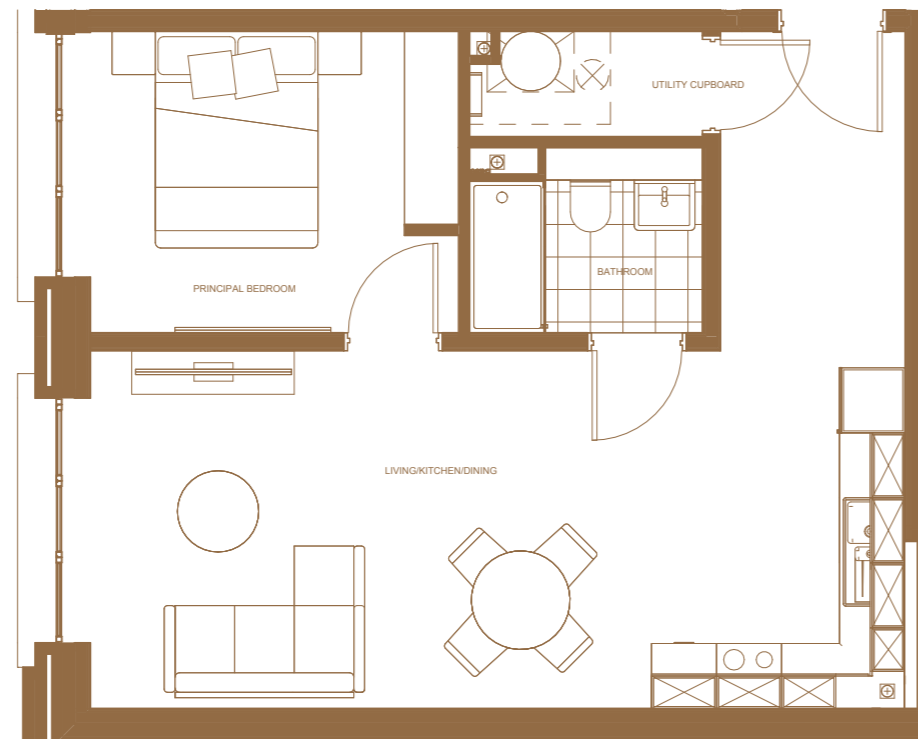
FLOOR PLANS

A thoughtfully composed one-bedroom apartment with an airy, open-plan living and kitchen space that welcomes natural light throughout the day. The double bedroom offers a peaceful escape, while a handy utility cupboard helps maintain a tidy and streamlined home. Clean modern finishes make this an appealing choice for professionals or couples looking to enjoy relaxed, well-connected city living.

ONE BEDROOM APARTMENT - TYPE A8

518 SQ FT

Living/Kitchen/Dining:	3.30 x 7.52m	10'9" x 24'8"
Principal bedroom:	2.78 x 2.89m	9'1" x 9'5"



PLOT NUMBERS

R215, R315, R415, R515, R615 & R712



CATHEDRAL ONE

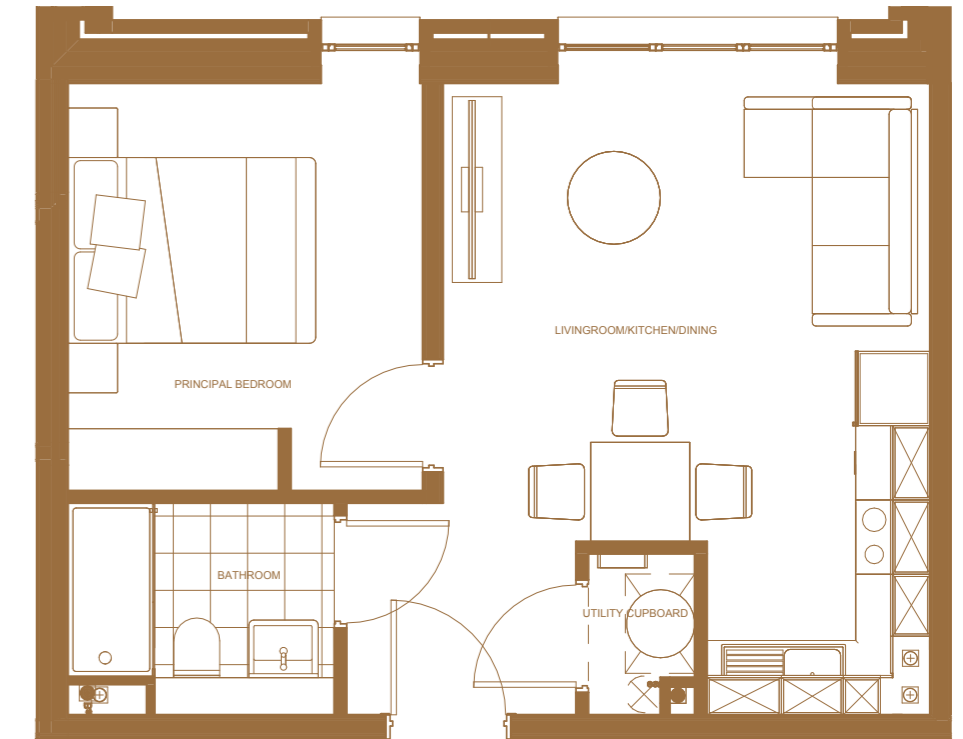
FLOOR PLANS

A bright and contemporary one-bedroom apartment offering generous living space and a welcoming atmosphere. The open-plan kitchen, living and dining area is perfect for everyday living, while the comfortable bedroom provides an ideal retreat at the end of the day. Thoughtful design details and a practical layout make this a smart, stylish choice for urban living.

ONE BEDROOM APARTMENT - TYPE A9

389 SQ FT

Living/Kitchen/Dining:	3.93 x 5.10	12'10" x 16'9"
Principal bedroom:	2.86 x 2.79m	9'4" x 9'1"



PLOT NUMBERS

R123, R224, R324, R424, R524, R624, R721 & R811



CATHEDRAL ONE

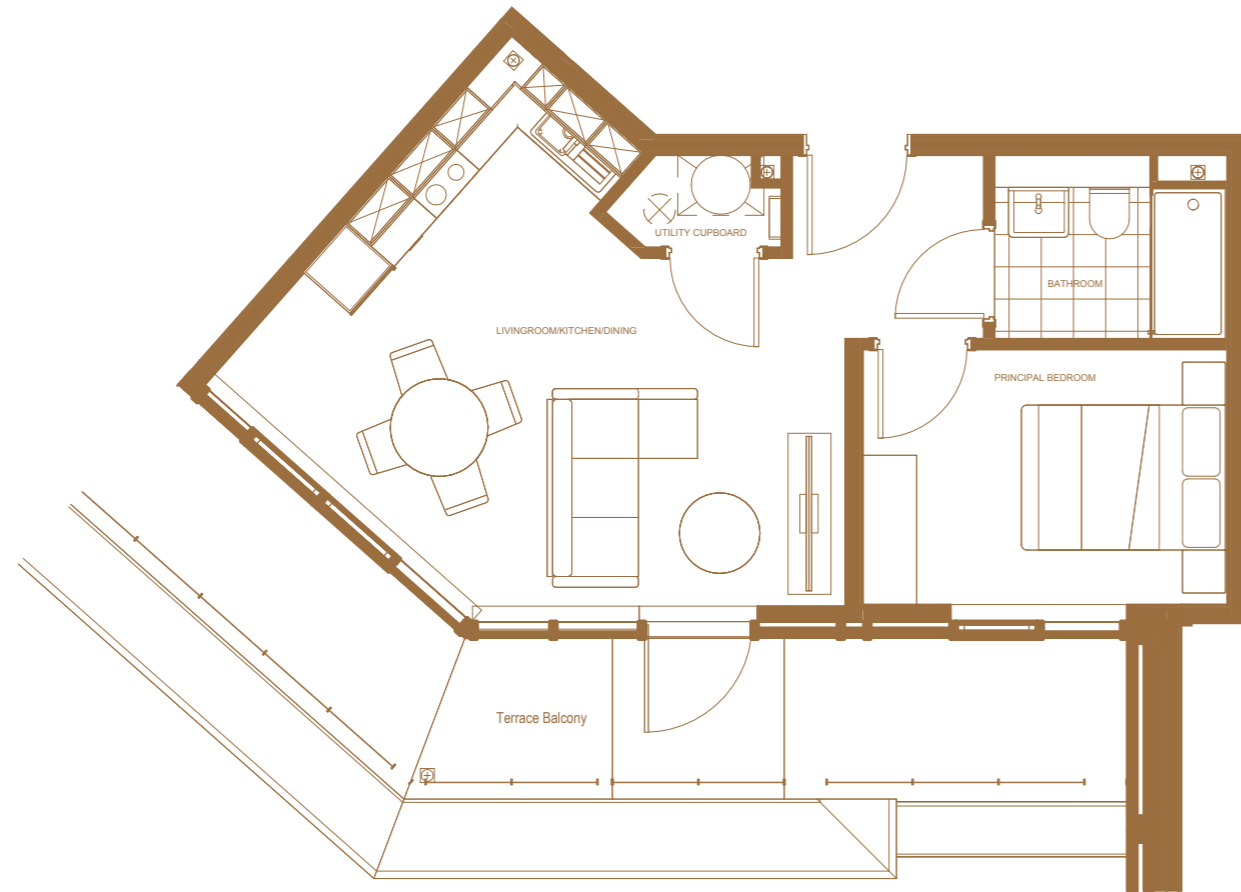
FLOOR PLANS

A standout one-bedroom home - and the only apartment of this layout available - featuring a private terrace perfect for outdoor dining, relaxing or container gardening. Inside, the open-plan kitchen and living area creates a warm, sociable setting, complemented by a comfortable double bedroom and modern bathroom. With indoor-outdoor living at its heart, this unique apartment is ideal for those seeking fresh air, natural light and contemporary comfort.

ONE BEDROOM APARTMENT - TYPE A10

399 SQ FT

Living/Kitchen/Dining: 5.87 x 5.30m 19'3" x 17'4"
Principal bedroom: 2.37 x 2.89m 7'9" x 9'5"



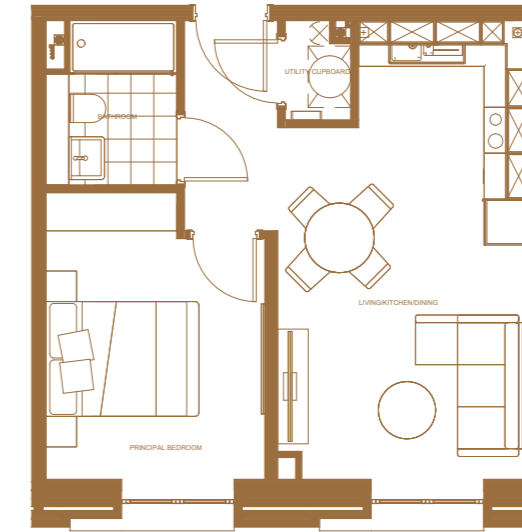
PLOT NUMBER
R805

CATHEDRAL ONE

FLOOR PLANS

A modern, well-balanced one-bedroom apartment with a bright open-plan kitchen, dining and living space ideal for daily living or entertaining. The double bedroom offers calming separation from the main living area, while the inclusion of a utility cupboard enhances practicality. Clean finishes and an efficient layout make this a home that's both stylish and easy to maintain.

A rare one-bedroom layout - and the only apartment of this type available - offering generous proportions and a beautifully considered living space. The open-plan kitchen and lounge area flows naturally, creating a warm and sociable hub. A spacious bedroom and modern bathroom complete the home, while the overall design emphasises comfort, simplicity and everyday ease. A great option for buyers seeking something a little more exclusive.



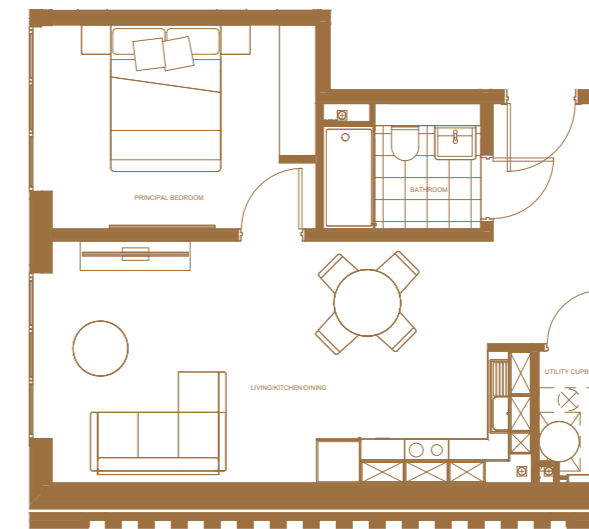
ONE BEDROOM APARTMENT - TYPE A11

416 SQ FT

Living/Kitchen/Dining: 3.30 x 6.00m 10'10" x 19'8"
Principal bedroom: 2.86 x 3.25m 9'4" x 10'8"

PLOT NUMBERS

R115, R116, R117, R118, R119, R216, R217, R218, R219, R220, R316, R317, R318, R319, R320, R416, R417, R418, R419, R420, R516, R517, R518, R519, R520, R616, R617, R618, R619 & R620



ONE BEDROOM APARTMENT - TYPE A12

475 SQ FT

Living/Kitchen/Dining: 3.30 x 6.54m 10'9" x 21'5"
Principal bedroom: 2.78 x 3.10m 9'1" x 10'2"

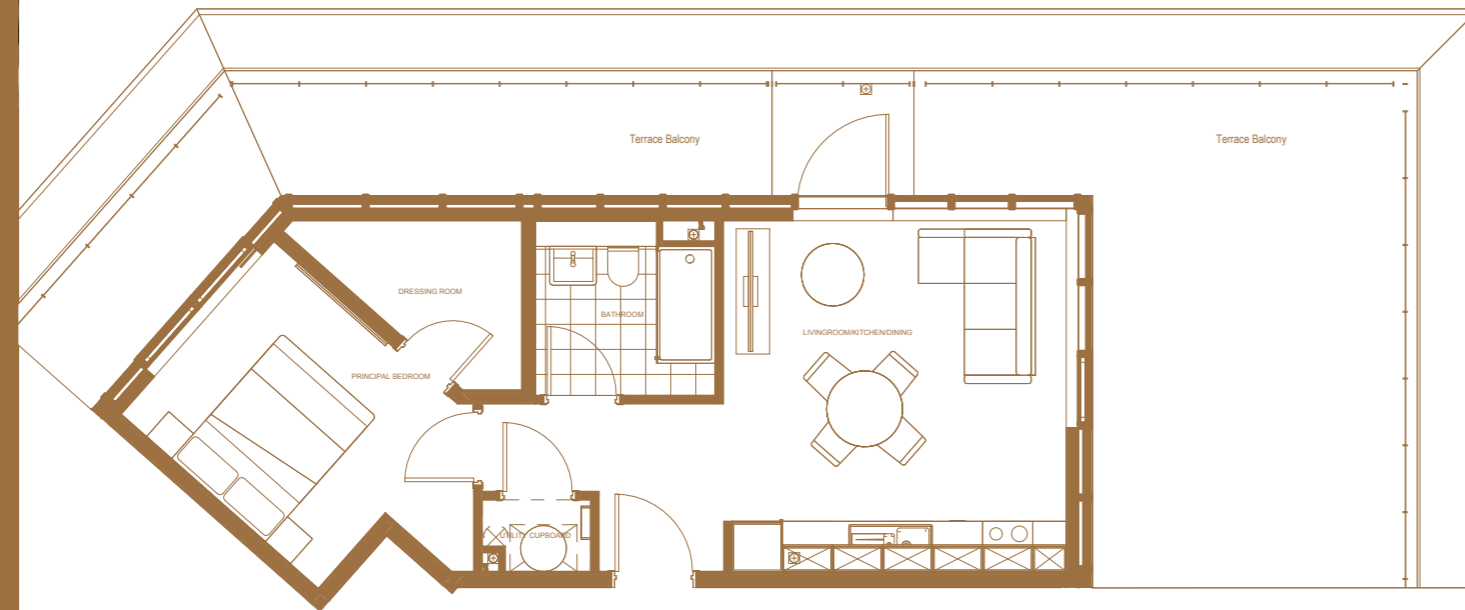
PLOT NUMBER
R807



ONE BEDROOM APARTMENT - TYPE A13

468 SQ FT

Living/Kitchen/Dining: 4.10 x 4.20 13'5" x 13'9"
 Principal bedroom: 2.76 x 3.15m 9'0" x 10'4"



PLOT NUMBER
R804

CATHEDRAL ONE

FLOOR PLANS

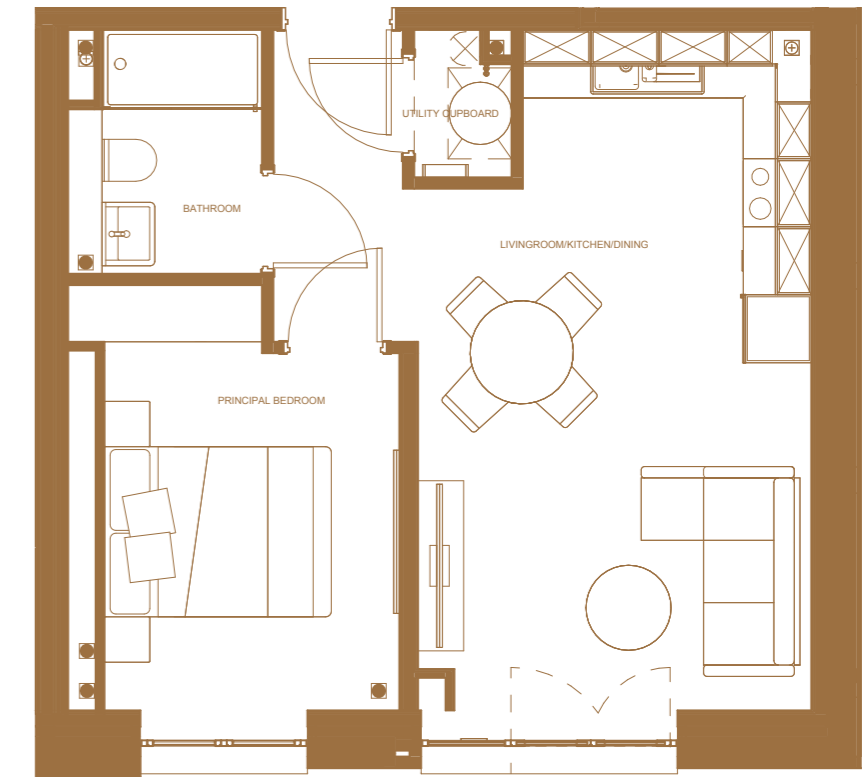
A premium one-bedroom home - and the only apartment of this layout available - featuring a spacious bedroom with dedicated dressing area and a private terrace for outdoor relaxation. The open-plan kitchen and living area provides a stylish and flexible environment for entertaining or unwinding, while generous proportions throughout enhance the sense of calm. Perfect for those seeking elevated modern living with touches of luxury.



ONE BEDROOM APARTMENT - TYPE A14

420 SQ FT

Living/Kitchen/Dining: 3.46 x 6.00m 11'4" x 19'8"
 Principal bedroom: 2.60 x 3.25m 8'6" x 10'8"



PLOT NUMBER
R004

CATHEDRAL ONE

FLOOR PLANS

A thoughtfully designed one-bedroom apartment with a bright open-plan kitchen, dining and living area that creates an inviting space for everyday living or hosting. It also benefits from a private terrace overlooking the courtyard - a calm, leafy spot for morning coffee, evening drinks or simply relaxing outdoors.

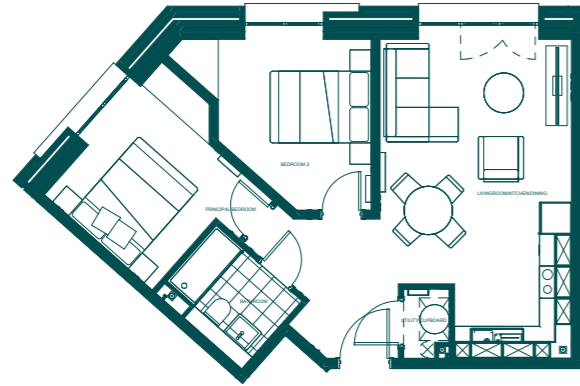
The well-proportioned bedroom sits quietly apart from the main living space, offering a peaceful retreat, while the modern bathroom and efficient layout enhance comfort and practicality. Clean lines and smart use of space make this home stylish and easy to enjoy.

CATHEDRAL ONE

FLOOR PLANS

A well-proportioned two-bedroom apartment offering space, comfort and versatility. The open-plan living, dining and kitchen area forms a bright social hub and opens directly onto a private balcony - perfect for morning coffee or relaxed evenings outdoors. Two generous bedrooms provide flexibility for guests, working from home or family living, while a modern bathroom and practical storage enhance everyday ease. Ideal for those seeking contemporary city living with room to grow.

This stylish two-bedroom home offers an inviting blend of space and function. The open-plan living area creates a natural gathering point, complete with modern kitchen and room for dining. Both bedrooms are comfortably sized, with the principal bedroom providing a relaxing retreat. Thoughtful storage and clean, modern finishes make this apartment perfect for professionals, sharers or young families.



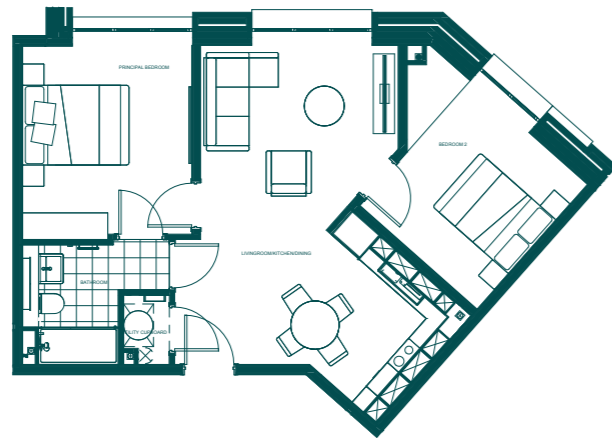
TWO BEDROOM APARTMENT - TYPE B2

549 SQ FT

Living/Kitchen/Dining:	3.60 x 6.00m	11'10" x 19'8"
Principal bedroom:	2.76 x 2.70m	9'1" x 8'10"
Bedroom 2:	2.87 x 3.21m	9'5" x 10'7"

PLOT NUMBERS

R007, R108, R208, R308, R408, R508, R608 & R705



TWO BEDROOM APARTMENT - TYPE B4

617 SQ FT

Living/Kitchen/Dining:	3.72 x 6.00m	12'2" x 19'8"
Principal bedroom:	3.17 x 3.10m	10'4" x 11'2"
Bedroom 2:	2.94 x 3.13m	9'7" x 10'3"

PLOT NUMBERS

R012, R113, R213, R313, R413, R513, R613 & R710

CATHEDRAL ONE

FLOOR PLANS

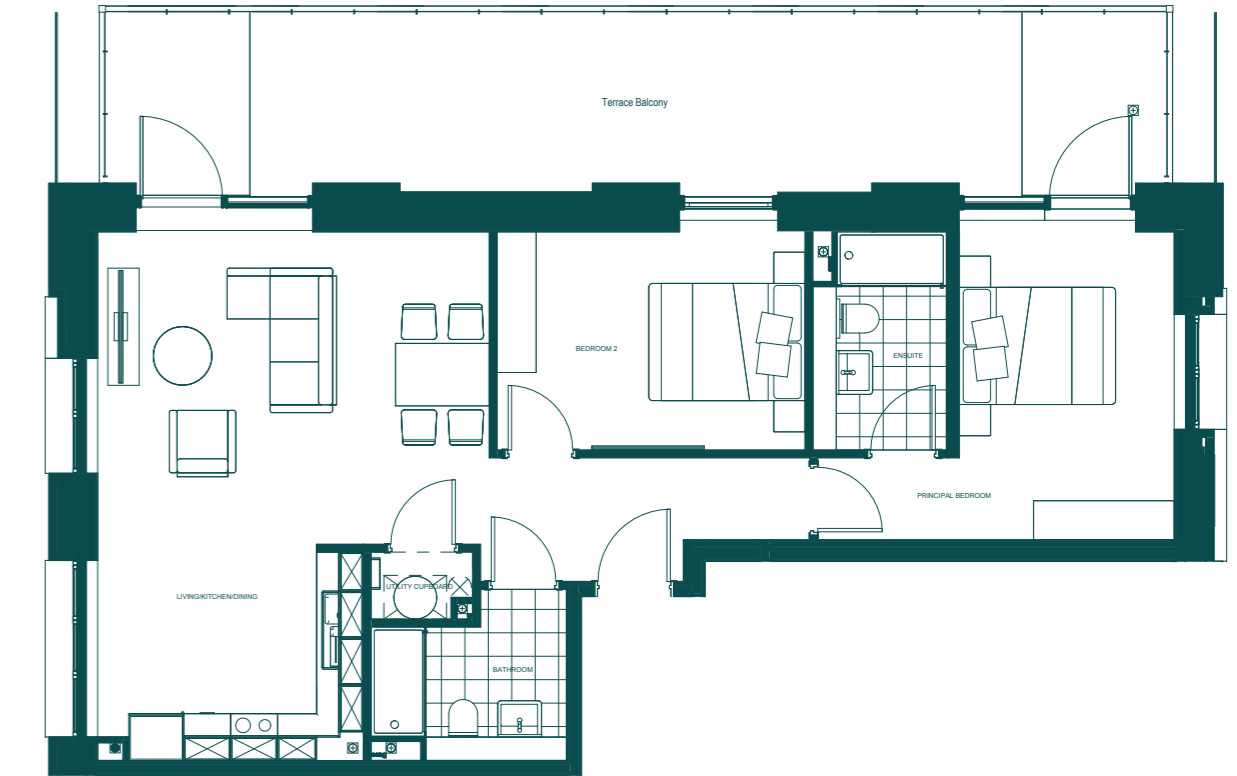
A unique, one-of-a-kind two-bedroom apartment designed to make the most of its bright, open layout. The sociable living, kitchen and dining space opens directly onto a private terrace overlooking the river - a perfect spot for fresh-air dining or evening relaxation. The terrace can also be accessed from the principal bedroom, creating a seamless indoor-outdoor flow throughout the apartment. Two well-sized bedrooms and two modern bathrooms ensure comfort for couples, sharers or small families. A rare layout that blends character, practicality and contemporary style.



TWO BEDROOM APARTMENT - TYPE B7

806 SQ FT

Living/Kitchen/Dining:	5.01 x 6.76	16'5" x 22'2"
Principal bedroom:	2.75 x 3.44	9'0" x 11'3"
Bedroom 2:	2.75 x 3.44	9'0" x 11'3"



PLOT NUMBER

R704



CATHEDRAL ONE

FLOOR PLANS

A spacious two-storey duplex combining modern design with a clear distinction between living and sleeping spaces. The upper-floor open-plan kitchen and living area opens onto a private terrace balcony, perfect for outdoor dining or relaxed evenings. Downstairs, two generously sized bedrooms offer a peaceful retreat, including a principal bedroom with its own ensuite, complemented by a separate main bathroom for added convenience. A standout home offering light, flexibility and contemporary living across two thoughtfully designed levels.

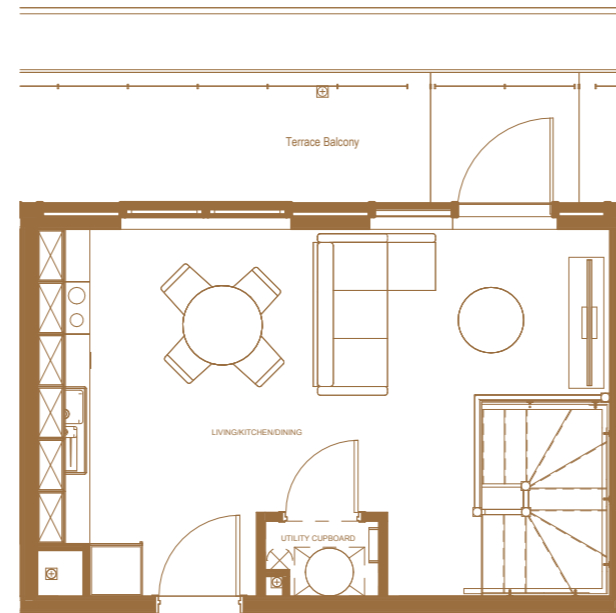
TWO BEDROOM, TWO-STOREY DUPLEX - TYPE D1

732 SQ FT

Living/Kitchen/Dining:	4.20 x 6.55m	13'9" x 21'6"
Principal bedroom:	2.92 x 3.75m	9'7" x 12'4"
Bedroom 2:	3.17 x 3.46	10'5" x 11'0"



00 FLOOR



01 FLOOR

PLOT NUMBERS

R706, R707, R708 & R709



CATHEDRAL ONE

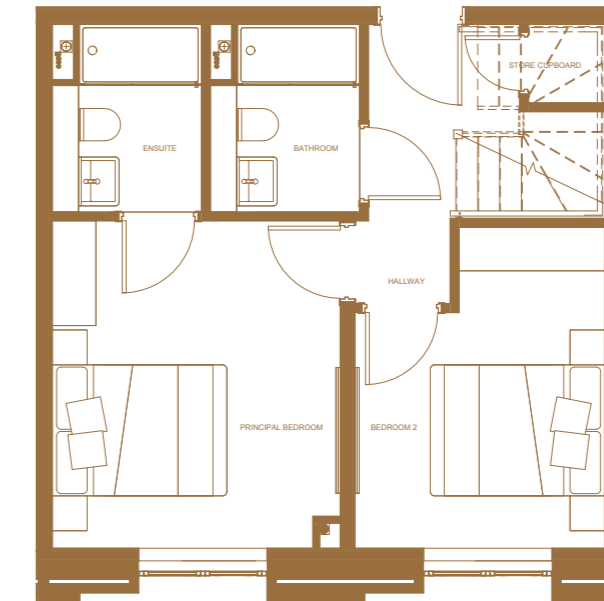
FLOOR PLANS

An exceptional two-bedroom duplex designed for elevated, contemporary living. The upper-floor open-plan kitchen, dining and living space opens directly onto a private terrace balcony, ideal for fresh-air dining and evening unwinding. The lower level features two spacious bedrooms, including a luxurious principal bedroom with ensuite. A home that blends privacy, comfort and style across two thoughtfully arranged floors.

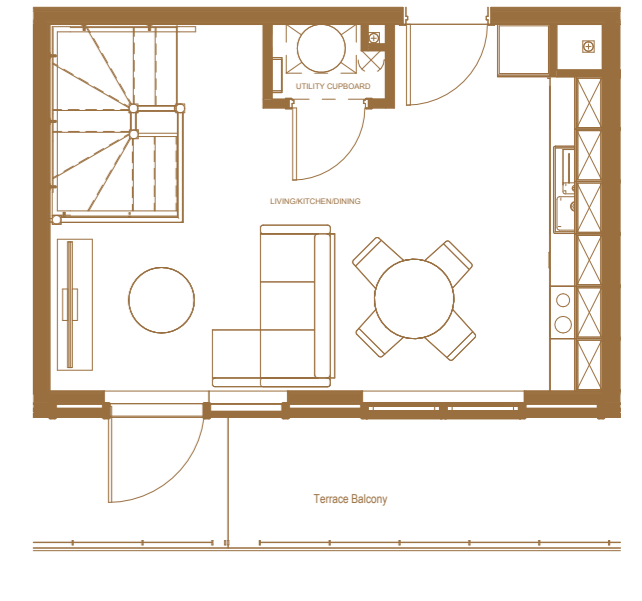
TWO BEDROOM, TWO-STOREY DUPLEX - TYPE D2

706 SQ FT

Living/Kitchen/Dining:	4.20 x 6.32m	13'9" x 20'8"
Principal bedroom:	3.30 x 3.75m	10'10" x 12'4"
Bedroom 2:	2.86 x 3.17	9'5" x 10'5"



00 FLOOR



01 FLOOR

PLOT NUMBERS

R713, R714, R715, R716 & R717

CUSTOMER CARE

James Dickens, Managing Director of Wavensmere Homes, said: “We are immensely proud of our track record for customer care, which stems from the harmonised approach taken by our site teams and customer service department.

“Our well-specified houses and apartments are handed over to an exceptional standard, which helps to minimise the need for disruptive snagging and after care.”

All homes at Cathedral One are covered by a Premier Guarantee. For the first two years, defects are covered by Wavensmere Homes Customer Care team.

Disclaimer
 These particulars are compiled with care and give a fair description, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Wavensmere Homes reserves the right to alter any specifications and floor plan layouts without prior notice. Interiors and selected development images may be computer generated - precise details may vary. The development title may not be adopted as part of the final postal address. All journey times stated are approximate.

MY ROLE IS SUPPORTING
 OUR CUSTOMERS' JOURNEYS
 AND THE ENTIRE PROCESS OF
 MAKING OUR NEW HOUSES AND
 APARTMENTS INTO HOMES.

Gary Moore
 Head of Customer Service at Wavensmere



Milford Mills Derby



Arkle Court Cheltenham

DEVELOPED BY



WAVENSHERE
 HOMES

Since 2015, Wavensmere Homes has delivered over 2,015 homes in some of the most beautiful and historic locations across the UK.



The Forge Birmingham



Barrelmans Point Ipswich



Nightingale Quarter Derby



Friar Gate Derby



Belgrave Village Birmingham



CATHEDRAL
ONE



WAVENSHERE
HOMES

CALL: 01564 781453

EMAIL: INFO@WAVENSHERE.CO.UK