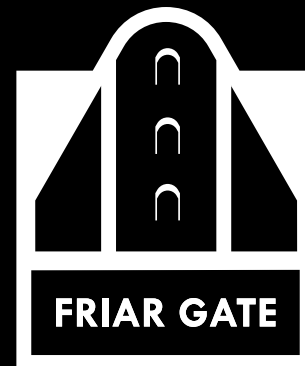




**FRIAR GATE**



Friar Gate will bring about the reanimation  
of two landmark Grade II listed buildings.

# CITY LIVING REIMAGINED

# FRIAR GATE: AN INTRODUCTION

## The wider development will comprise:

- » 227 two and three bedroom contemporary houses
- » 49 one and two bedroom apartments
- » On-site health and fitness centre
- » Restaurant/café
- » Landscaped pocket parks, play areas and new wildlife habitats
- » 55,000 sq ft of offices, including co-working space

## A prime address

Friar Gate's central, connected location will enable future residents to enjoy all that Derby has to offer. Moments from city centre attractions, yet only 25 minutes' drive to the breathtaking Peak District National Park, this unique development will become the jewel in the crown of Derby's renaissance.

**Postcode:** DE1 1EU

# DESIGNED IN 1870

## A Prized Heritage Asset

Central to this redevelopment is the painstaking restoration of the 19th Century Bonded Warehouse and Engine House. These 150-year-old listed buildings are amongst Derby city centre's most notable historic structures. Wavensmere Homes will deliver a vibrant new chapter of their story. A new multi-purpose public realm and community space will also be created within the elevated area adjacent to Friar Gate Bridge, with the retention of some original railway arch façades.

## Celebrating Notable History

The Friar Gate development sits just outside the Friar Gate Conservation Area, which features notable Georgian town-houses with high-quality brickwork and fine architectural detailing. The Friar Gate Goods Yard was intended as the main goods depot for the Great Northern Railway line, to handle coal, livestock, timber, and metals.

Designed in 1870, and entering operation in 1878, the Bonded Warehouse building contained extensive warehouse space and offices. It was used as a store for the American Army in WWII to house ammunition and other supplies.

The Engine House was also built for the Railway by Kirk & Randall of Sleaford. Italianate in style, it supplied power to the hydraulic lifts and capstans at the Bonded Warehouse.

“

The opportunity to reanimate this landmark city centre site is an honour. The plans showcase our vision, fine attention to detail, and bold investment for this nationally important regeneration project.”

**James Dickens**  
Managing Director of Wavensmere Homes

# A NEW BEGINNING

## A New Beginning for a 19th Century Beauty

New vehicular, pedestrian and cycle access is being created at various points across the Friar Gate development, namely from Uttoxeter New Road, Great Northern Way, and Friar Gate. The Mick Mack cycling route is also being extended.

Adam McPartland, Director of Glancy Nicholls Architects, said: "A huge emphasis has been placed on exemplary place-making. By opening this site up to create a series of new linear parks, it will enable hundreds of people to appreciate Friar Gate's heritage assets on a daily basis.

"In addition to the restoration of the listed buildings, the designs for the 227 two and three bedroom town-houses are bespoke. Curved and terraced street scenes will celebrate the beauty and vista of the Bonded Warehouse, while incorporating a range of energy saving technologies and strategies.



# GREEN LIVING

**A high EPC rating is being targeted for Friar Gate's new homes and commercial spaces to keep energy consumption and carbon emissions to a minimum.**

Eco-focused features will include:

- » Air source heat pumps
- » Solar PV panels (commercial space only)
- » Enhanced levels of insulation and air tightness
- » EV car charging
- » Water saving technology
- » Enriched open spaces promoting wildlife habitats and enhanced biodiversity

The Friar Gate Goods Yard redevelopment will promote sustainability through the use of low carbon materials, modern methods of construction, and renewable energy generation.

The redevelopment will see the retention of protected mature trees, together with a range of biodiverse enhancements.

# DOWN TO EARTH DERBY

Wavensmere Homes is working exclusively with Down to Earth Derby, which is backed by Sir Tim Smitt and the Eden Project. Interactive community-focused gardens are being created at each Wavensmere development within Derby city centre.

Nature projects inspire new communities to form and gel by offering unique opportunities to residents of all ages and physical abilities. Friar Gate's community gardens, allotments, composting zone, and woodland area will form an organic focal point of activity.

The trailblazing project is being planned, planted and maintained by the expert team at Down to Earth Derby. Residents can learn about flora and fauna through the changing seasons, while also having the ability to grow and forage fruit and vegetables.

# DERBY'S RENAISSANCE

Derby is the UK's most central city boasting 261,000 residents with a further 2.1 million people living within a 45-minute radius.

The city recently ranked second in the UK Powerhouse City Growth Tracker report, sitting between Cambridge and Oxford. Derby is an international hub for the aerospace, automotive and rail industries.

**2nd**

highest income per person outside of London and the South East

**261,000**

people living within the city centre

**Highest**

employment in advanced manufacturing in the UK (12%) – home to Rolls-Royce, Alstom, and Toyota

**Rental growth**

Derby saw an annual increase in rents of 11.9% from 2024 to 2025

**35,000**

students within a top 20 university

**£4billion**

invested into the city in the past two years, with £2billion more in the pipeline





# DERBY COOL

**Shortlisted as UK City of Culture 2025, Derby offers a wealth of cultural and entertainment venues, while also boasting six 'Green Flag' status parks.**

Rated the “best place in the world to drink real ale” by travel gurus Lonely Planet, there are dining and drinking establishments to suit every palate and budget. One of the newest venues is the Electric Daisy – a nature-inspired space created by Wavensmere’s friends at Down To Earth Derby. The new Market Hall destination and 3,500 capacity venue at Becketwell both open in 2025.

The Derby Museum & Art Gallery, located on the Strand, is home to a varied range of internationally significant collections, whilst the Museum of Making at The Silk Mill showcases the city’s rich industrial heritage.

The Cathedral Quarter has held Purple Flag status for the past decade for the safeness of its night-time economy.

It also plays host to CQ Saturdays, as well as the Derby Comedy Festival, Derby Festé, and Derby Folk Festival. The spectacular 18th Century Cathedral also runs an annual programme of services, concerts and events.

Market Place hosts QUAD, a modern cinema, gallery, café bar and workshop venue, while the nearby Guildhall Theatre offers live theatre and musical performances throughout the year. The Chocolate Factory venue and annual Darley Park Weekender are both only a five-minute drive from Friar Gate.

Additional music festivals take place across the wider region every year, including the Y Not Festival in the Derbyshire Dales village of Pikehall. Starting life as a house party in 2005, Y Not has since expanded into a festival set in some of the most stunning countryside the UK has to offer.

### That's a Fact

Today, Derby is a city of outstanding statistics with an impressive regional economy. It also sets an exceptional benchmark for quality of life, with its income per person being the second highest in the UK outside of London.

- » With a top 20 university at the heart of the city, there are 35,000 students currently living and studying in Derby. It is also ranked second in the UK for cities with millennial start-ups.
- » There are just under 1,000 acres of green space and parks in the city centre, creating the ideal environment for work-life balance.
- » As a city of innovation, one in eight people are working in the high-tech sectors.
- » The population is expected to grow by 9.45% by 2028 with 21,300 new jobs forecast to be created.
- » 45,000 people are employed in engineering and manufacturing functions, the highest in the East Midlands.

# DERBY IS GROWING

Derby’s array of city centre amenities and attractions are within a short walk, while several bus routes are located along the boundary roads to the site on Friar Gate and Uttoxeter New Road.

CATCH A TRAIN

|            |             |
|------------|-------------|
| London     | 1hr 23 mins |
| Birmingham | 34 mins     |
| Nottingham | 17 mins     |
| Leicester  | 18 mins     |
| Manchester | 1hr 32 mins |
| Leeds      | 1hr 13 mins |

GO FOR A STROLL

|                                                                   |         |
|-------------------------------------------------------------------|---------|
| Friar Gate restaurants and bars                                   | 3 mins  |
| University of Derby new Business School                           | 3 mins  |
| Market Hall destination space (opening Spring 2025)               | 4 mins  |
| New 3,500 capacity performance venue at Becketwell (opening 2025) | 5 mins  |
| Electric Daisy venue                                              | 6 mins  |
| Cathedral Quarter attractions                                     | 7 mins  |
| PureGym                                                           | 14 mins |
| QUAD Cultural Hub                                                 | 8 mins  |
| Derbion Shopping Centre                                           | 12 mins |
| Bus Station                                                       | 15 mins |
| Theatre                                                           | 9 mins  |
| Train Station                                                     | 25 mins |
| The Chocolate Factory venue                                       | 25 mins |
| Arboretum Park                                                    | 27 mins |

TAKE A DRIVE

|                                        |         |
|----------------------------------------|---------|
| Royal Derby Hospital                   | 4 mins  |
| University of Derby main campus        | 5 mins  |
| Darley Abbey and Park                  | 5 mins  |
| Derby Arena/Pride Park                 | 8 mins  |
| Moorways Sports Village and Water Park | 9 mins  |
| East Midlands Airport                  | 18 mins |
| Peak District National Park            | 24 mins |
| Nottingham                             | 22 mins |
| Leicester                              | 40 mins |
| Birmingham                             | 50 mins |

WELL CONNECTED





# A REGION TO EXPLORE



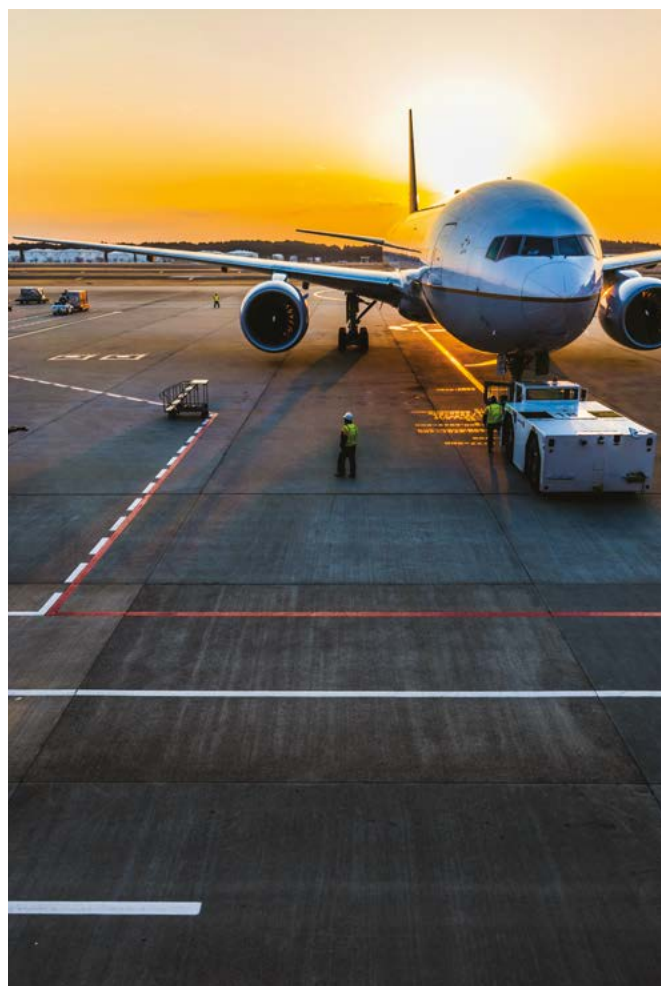
## BY ROAD

Derby is strategically located, with the M1 motorway close by and major A-roads such as the A6 and A38 giving easy access to the North and South. Drive times across the Midlands are impressive with a typical journey time of just 50 minutes to Birmingham, 40 minutes to Leicester and 22 minutes to Nottingham.



## BY RAIL

Derby mainline station is a comprehensive regional hub, linking long-distance destinations across the UK. The commute to London St. Pancras is 83 minutes, while Manchester Piccadilly and Birmingham New Street can be reached in 92 minutes and 34 minutes respectively.



## BY AIR

East Midlands Airport is under a 20-minute drive from Friar Gate, facilitating domestic and international air travel with ease and convenience. East Midlands Airport offer direct flights to Europe, the Middle East, the Indian Sub-Continent, North America and the Caribbean.



# SHOP 'TIL YOU DROP

Whether you're seeking head-turning chic or eye-catching value, Derby is a shopper's paradise.

## Derbion

With over 200 brands in one place, from well-known high street stores to independent retailers, Derbion has it all. In addition to fashion favourites such as All Saints, Frasers, Hugo Boss, TAG Heuer, Tommy Hilfiger, and Zara, the new Food Terrace, restaurants and entertainment venues provide fun for the whole family.

## High Street Shopping

In and around the paved, pedestrianised streets of St Peter's Quarter, you can browse familiar brands alongside local artisan shops such as Anvil Gallery, Martin's Fruits and Deli, Retro World, and Tubo Gift Shop.

# EAT YOUR HEART OUT

Derby boasts award-winning food markets and a broad selection of eateries to suit all tastes and budgets. Whether you're a fanatical foodie, out for a night of fine dining, or a shopper looking for a quick lunch, Derby is packed with options. The city is home to restaurants serving over 27 different national cuisines from around the world, plus a variety of cocktail bars.

The Pepperpot - situated in Wavensmere Homes' Nightingale Quarter development off London Road - opened to rave reviews from food critics and locals alike. Meanwhile, Bustler Market hosts regular street food events within The Chocolate Factory, adjacent to the River Gardens.



The PepperPot, Derby



The Joiners Arms, Derby



Bustler Monthly Street Food Market, Derby

# INNOVATION CAPITAL

**Derby is the UK Capital for innovation and home to some of the world's leading engineering, aerospace and nuclear employers. In total about 300 specialist companies contribute their capabilities to the global aerospace industry through the Midlands supply chain.**

The University of Derby's new city centre Business School will open shortly, while the iHub Innovation Centre has attracted some of the biggest names in automotive, rail and aerospace supply chain industries.

Derby is home to the global headquarters of Rolls-Royce Civil Aerospace. Rolls-Royce employs 13,000 staff in Derby (its largest concentration of employees in the UK) and recruits over 200 apprentices each year.

The company brings significant value into the region through its activities and the local supply chain, and is currently investing £150m+ in redeveloping its Derby campus to create a world-class centre of excellence.

Alstom's UK transport division and Toyota's principal UK manufacturing plant are also based in Derbyshire. Together, these three corporations employ over 20,000 people locally, with many more working for companies who form a part of their extensive supply chains.

Innovative SMEs are also choosing Derby, such as tech firm Bam Boom Cloud, which has opened its global HQ in the city centre. Meanwhile, well-known names in the warehousing, contact centre and food production sectors (Ted Baker, JD Sports, FirstSource, HelloFresh) recruit substantial numbers from the city.



Easy access to picturesque countryside inspires many to relocate to Derby. The Peak District was the first national park in the UK and now covers 555 square miles, with its southernmost point on the A52 near Ashbourne, just 14 miles away from Friar Gate.

Derby city itself boasts 1,000 acres of some of the finest protected parkland in the UK, offering places to socialise, relax and interact with nature.

The Grade II-listed Arboretum Park is famous for being England's first public park. It inspired the design of New York's Central Park.

# THE GREAT OUTDOORS



Nightingale Quarter



Cathedral 1



Belgrave Village

# ABOVE & BEYOND

The award-winning **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.

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.

Wavensmere Homes is currently delivering the final phase of the £175m Nightingale Quarter, located off London Road within Derby city centre.

The £106m Belgrave Village development is delivering 438 energy-efficient houses and apartments in central Birmingham – on a brownfield site that was vacant for 20 years. Located on the Shotley Peninsula, close to Ipswich, the £130m Barrelmans Point scheme is reanimating the former HMS Ganges naval base, delivering around 300 premium houses in the process.

In north Derbyshire, we have received the green light from Amber Valley Borough Council for our revised plans for the £22m redevelopment of 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, we will be delivering nearly 200 apartments on a prime Cathedral Quarter riverside site, off Full Street.



The Friar Gate specification is a mix of contemporary styling and ergonomic design, balanced with energy efficiency. Our hand-selected fixtures and fittings have been tried and tested in our other recent developments.

# QUALITY BUILT-IN

#### LIGHTING

- » Down lights to kitchen area and bathrooms
- » Pendant lighting to bedrooms, lounge and dining area where applicable

#### INTERNAL DETAIL

- » Skirting and architraves in white satin
- » Five-panel internal doors
- » Walls to be plasterboard, finished in white emulsion (walls) and white emulsion (ceiling)

#### KITCHENS

- » Contemporary handleless kitchen
- » Single oven, cooker hood and ceramic hob by the Electrolux brand
- » Quality laminate worktops with upstands
- » Splashback to hob area

#### BATHROOMS / EN SUITES

- » Contemporary style bathroom suites by Geberit
- » En-suite shower rooms where applicable, dependent on house type
- » 300x600mm splashback to basins and full height tiling to shower area
- » Contemporary style brassware by Bristan



#### HEATING

- » All homes will be heated by an eco-friendly air source heat pump
- » Heated chrome towel rails

#### FLOORING

- » Luxury vinyl flooring fitted to lounge, kitchen, bathrooms, and hallways
- » Carpets fitted to all bedrooms

#### WINDOWS

- » Double-glazed UPVC windows in anthracite grey with multipoint locking systems

#### EXTERNAL DETAIL

- » Composite external door with multipoint locking function
- » EV car charging point fitted to the front of each house
- » External water tap fitted to rear of each house
- » Private paved terrace area to the roof and/or rear of each house

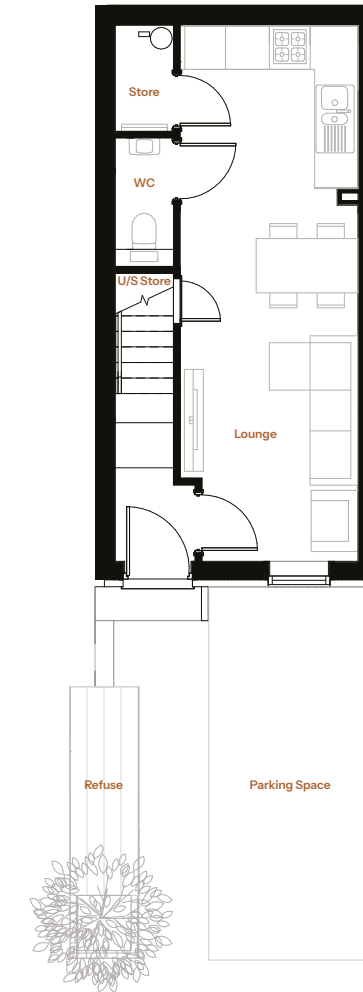
#### ELECTRICAL

- » Living room and principal bedroom hard wired for Freeview TV distribution
- » OFNL fibre provision with up to 1Gbps download speed
- » Through OFNL, all homes are Sky ready



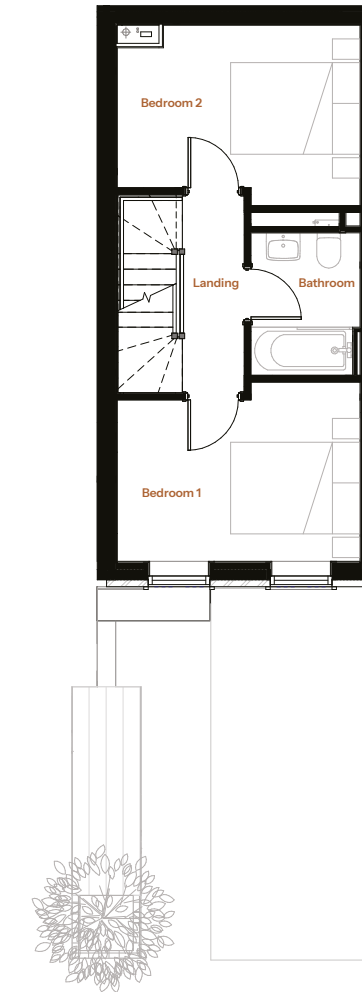
# THE GUARDSMAN





#### GROUND FLOOR

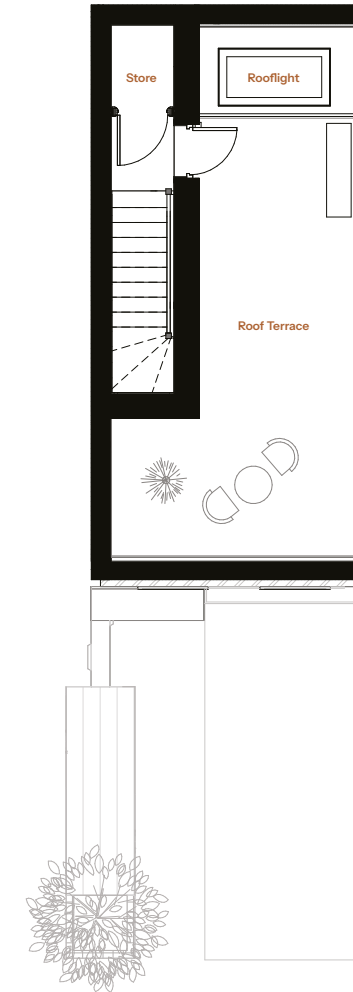
**Kitchen/Living/  
Dining** 7.89m x 2.16m max.  
(25' 9" x 7' 1" max.)



#### FIRST FLOOR

**Bedroom 1** 3.57m x 2.64m max.  
(11' 7" x 8' 7" max.)

**Bedroom 2** 3.57m x 2.65m max.  
(11' 7" x 8' 7" max.)



#### ROOF TERRACE

**Roof** 7.92m x 3.58m max.  
(26' x 11' 8" max.)



#### The Guardsman

The innovative layout of this 667 sq ft two bedroom house provides a beautiful living space, whilst maximising storage and practicality.

A handy lobby area leads through to the spectacular open-plan living room and kitchen. A door from the kitchen leads to a sizable utility room and a separate downstairs toilet. Outside, there is dedicated on-drive parking and a bin store.

From the lobby are stairs leading up to the hallway. Bedroom one overlooks the front elevation of the house, with bedroom two at the rear. The family bathroom is conveniently situated in between both double bedrooms.

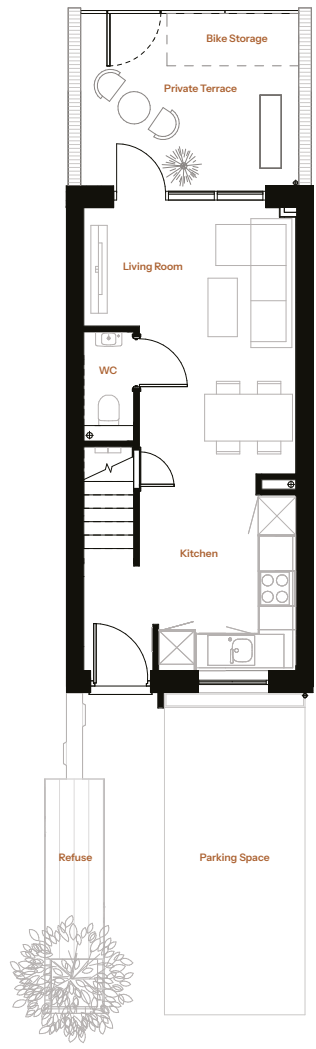
The entire top floor of this home is a spectacular terrace, providing views over the Friar Gate development. This versatile outdoor space has the potential for a wide range of uses, such as alfresco dining, growing plants and vegetables, and soaking up some vitamin D.

**Terrace numbers:**  
13

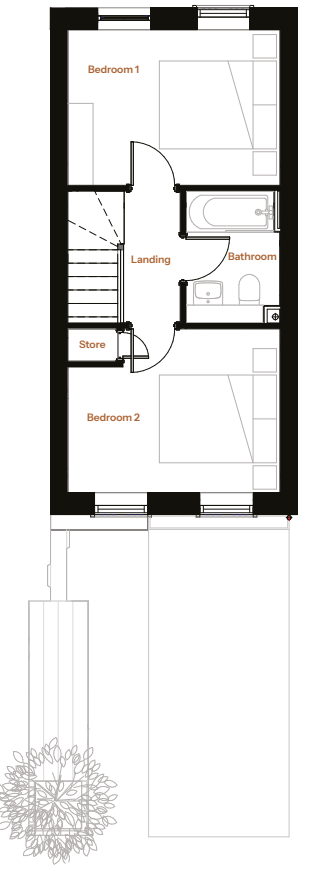


# THE DUCHESS





| GROUND FLOOR              |                                             |
|---------------------------|---------------------------------------------|
| Kitchen/Living/<br>Dining | 7.90mx3.62m max.<br>(25' 9" x 11' 9" max.)  |
| Private Terrace           | 2.94m x 3.72m max.<br>(9' 6" x 12' 2" max.) |



| FIRST FLOOR |                                             |
|-------------|---------------------------------------------|
| Bedroom 1   | 3.62m x 2.66m max.<br>(11' 9" x 8' 7" max.) |
| Bedroom 2   | 3.62m x 2.79m max.<br>(11' 9" x 9' 2" max.) |



**The Duchess**

Upon entering this 620 sq ft contemporary house, you step into the spectacular open-plan kitchen and living space. The layout enables you to have designated zones for relaxing and eating, with the perfect space for a dining table in between.

A private ground level terrace – perfect for entertaining – is accessed off the living area.

A downstairs cloakroom, a useful cupboard, and the stairs leading up to the first floor are also situated off the open plan living space. At the front of the property, there is the convenience of dedicated on-drive parking and a bin store.

On the first floor, bedroom one is situated at the rear of the house, overlooking the private terrace, with bedroom two located at the front. The family bathroom and a useful full-height storage cupboard are conveniently situated in between both double bedrooms.

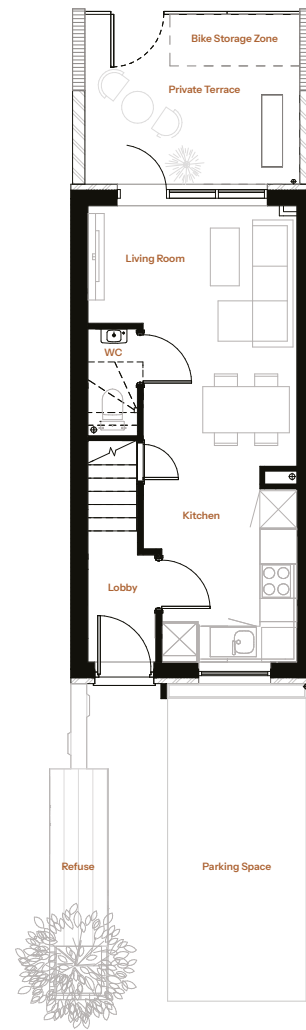
**Terrace numbers:**  
2, 4, 11, 12



# THE ELIZABETH

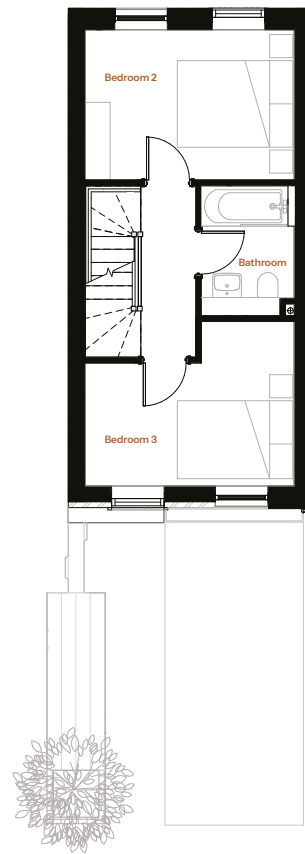






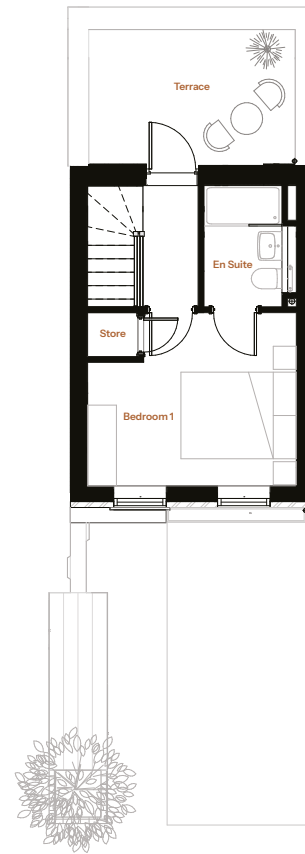
#### GROUND FLOOR

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Kitchen/Living/<br/>Dining</b> | 7.90m x 3.62m max.<br>(25' 9" x 11' 9" max.) |
| <b>Private Terrace</b>            | 2.94m x 3.72m max.<br>(9' 6" x 12' 2" max.)  |



#### FIRST FLOOR

|                  |                                             |
|------------------|---------------------------------------------|
| <b>Bedroom 2</b> | 3.62m x 2.6m max.<br>(11' 9" x 8' 5" max.)  |
| <b>Bedroom 3</b> | 3.62m x 2.85m max.<br>(11' 9" x 9' 3" max.) |



#### SECOND FLOOR

|                     |                                             |
|---------------------|---------------------------------------------|
| <b>Bedroom 1</b>    | 3.62m x 3m max.<br>(11' 9" x 9' 8" max.)    |
| <b>Roof Terrace</b> | 3.66m x 2.35m max.<br>(12' 1" x 7' 8" max.) |



#### The Elizabeth

This impressive 822 sq ft contemporary three-bedroom family home, provides beautiful living and entertaining space over three floors.

A handy lobby area leads through to the spectacular open-plan kitchen and living space. The layout enables you to have designated zones for relaxing and eating, with the perfect space for a dining table in between.

A ground level private terrace – perfect for entertaining – is accessed off the living area.

A downstairs cloakroom, a useful cupboard, and the stairs leading up to the first floor are also situated off the open plan living space. To the front of the property, there is the convenience of dedicated on-drive parking and a bin store.

On the first floor, bedroom two is situated at the rear of the house,

overlooking the private terrace, with bedroom three located at the front. The family bathroom and a useful storage cupboard are conveniently situated in between both double bedrooms.

On the top floor, bedroom one is located off the hallway, together with a handy full-height store cupboard. This spacious top floor bedroom benefits from the luxury of an en-suite shower room and two windows, bringing light and fresh air into the room. Across the top floor hallway is a door leading out to the second private terrace, which occupies the space above the first floor principal bedroom. With two terraces, you could be inspired to create a unique city garden and grow seasonal vegetables, or deck out the space for relaxing with family and friends.

**Terrace numbers:**  
1, 3, 5, 6, 7, 8, 9, 10



# THE GOODS YARD



The vast Grade II listed 19th Century Bonded Warehouse on Friar Gate will be thoughtfully transformed into The Goods Yard - a new destination in the heart of Derby. The beautifully restored space will incorporate a premium on-site gym, stylish co-working facilities, a vibrant restaurant, and a dynamic community hub. Blending rich heritage with contemporary design, The Goods Yard is set to become a thriving social and professional space where people can connect, create, and experience the best of modern city living.



# SINCE 2015

## 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 Wavensmere Homes are covered by NHBC Warranties. On completion of your property, you will receive 'A Rated' cover that lasts for 10 years, providing protection and peace of mind. For the first two years, defects are covered by Wavensmere Homes' Customer Care team.

**"My role is supporting our customers' journeys and the entire process of making our new houses and apartments into homes."**

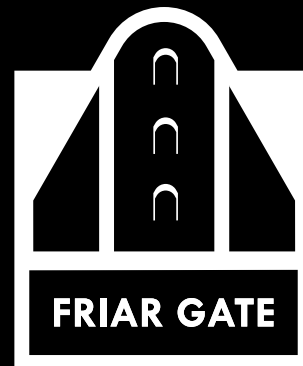
**Gary Moore**

Head of Customer Service at Wavensmere Homes

## 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.





[WWW.WAVENSMERE.CO.UK](http://WWW.WAVENSMERE.CO.UK)

FOR ALL ENQUIRIES PLEASE CONTACT [INFO@WAVENSMERE.CO.UK](mailto:INFO@WAVENSMERE.CO.UK)