



INTRODUCING — MILFORD MILLS

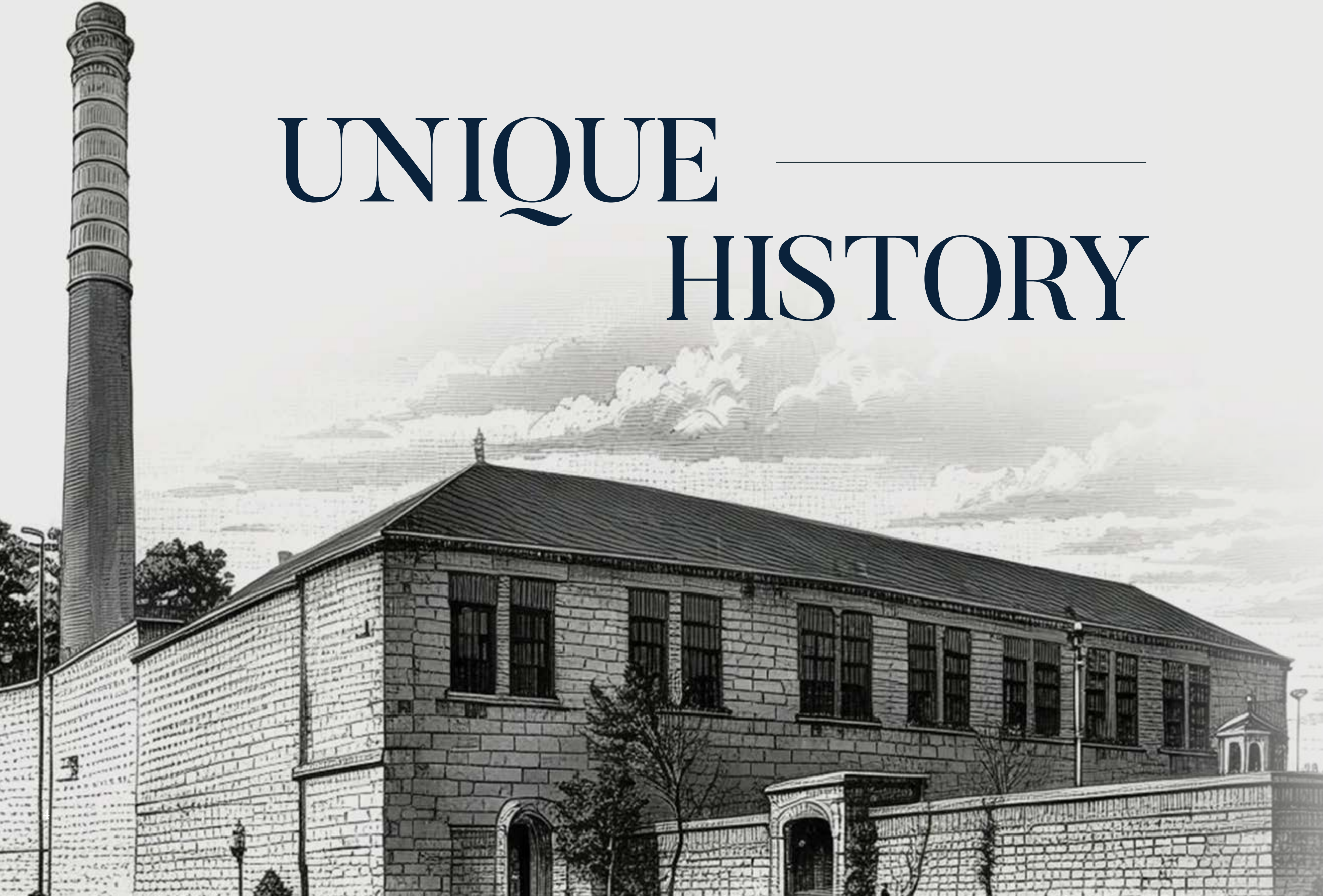
An outstanding collection of eco-focused new homes in the historic and picturesque north Derbyshire village of Milford. The bespoke development is being hand-crafted in locally sourced stone by Wavensmere Homes' award-winning team of regeneration specialists.

Accessed off Derby Road (A6) in the centre of the village, the redevelopment of this historic mill site will feature 42 two- and three-bedroom houses and 27 one- and two-bedroom apartments, overlooking the River Derwent and Mill Lade.

Milford is a highly sought-after small village with an active community, located close to The Pennines and Peak District National Park. Home to a variety of pubs, schooling, a local park and a village hall, this stunning location offers an idyllic country lifestyle with easy access to nearby towns, cities and attractions.



UNIQUE — HISTORY



PRESERVING THE PAST

Milford's historical importance is reflected by its UNESCO World Heritage status.

Dating back to 1780, Milford Mills is a former cotton mill which housed some of the world's first mechanised industrial spinning factories.

This unique redevelopment project will see the retention of numerous historic features from the former cotton mill, including the Mill Lade that now feeds a hydroelectric power plant downstream, the wheel pit and tail race that historically connected the mill to the River Derwent, along with the repair of all original stone boundary walls.

The 69 exclusive homes will be complemented by 1.5-acres of public open space and the recent restoration of the Grade II listed Dye House into new commercial space.

"The Derwent Valley Mills UNESCO world heritage site was inscribed in 2001 in recognition of the importance of the water-powered industries to the Industrial Revolution and the universal significance of the River Derwent textile mills."



EMBRACE LOCAL LIFE

Milford's popular local amenities include the Elephant & Peacock bar and restaurant, the Palfrey specialising in cocktails and Sunday roasts, the traditional King William pub, Strutt Arms Hotel, an award-winning pre-school and primary school, places of worship, a play area, and an array of scenic countryside walks and cycle ways.

The neighbouring village of Makeney is home to the historic Makeney Hall Hotel and the Holly Bush Inn, which was frequented by highwayman Dick Turpin during the 18th Century. Boasting open fires, home-cooked food and real ales, it is the Amber Valley CAMRA Pub of the Year. Duffield is a mile away, with Ecclesbourne Secondary School, as well as two primary schools, Bradman's Wine Cellar, a hairdressers, butchers, post

office, pharmacy, mini supermarket, farm shop. The renowned market town of Belper is under two miles away. A recent national winner of the Great British High Street Awards, Belper has an array of town centre amenities and dining options, independent retail, popular chain stores, supermarkets, and a selection of highly regarded schools.

There are train stations at both Duffield and Belper offering frequent services across the region and beyond. Derby city centre is only 6.5 miles away via the A6, which is the main road into Milford. Nottingham is a 40 minute drive, while the journey to Sheffield – via the M1 – takes under an hour.





Derwent Valley Reservoir

EXPLORE THE GREAT OUTDOORS

Milford Mills is the perfect base to explore the Derwent Valley, the southern foothills of The Pennines, and the wide range of attractions in and around Derbyshire and the Peak District.

A short drive to the 18th Century Kedleston Hall takes you to one of the National Trust's most popular regional destinations. Duffield Castle and the Millennium Meadow are also close by and great for exploring. For those with a competitive streak, Chevin Golf Club is popular with locals.

Derby is only a 15-minute car journey from Milford, or seven-minutes by train. Shortlisted as UK City of Culture 2025, the wealth of cultural and entertainment venues are complemented by dining and drinking

establishments to suit every palate and budget. 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.

Rated the "best place in the world to drink real ale" by travel gurus Lonely Planet, recent additions to the city's rich tapestry include; the highly-acclaimed Pepperpot restaurant and bar at the Nightingale Quarter (a Wavensmere Homes' development), the nature-inspired Electric Daisy venue, a new Market Hall destination and 3,500 capacity venue at Becketwell - both opening in Spring 2025.

ON THE DOORSTEP



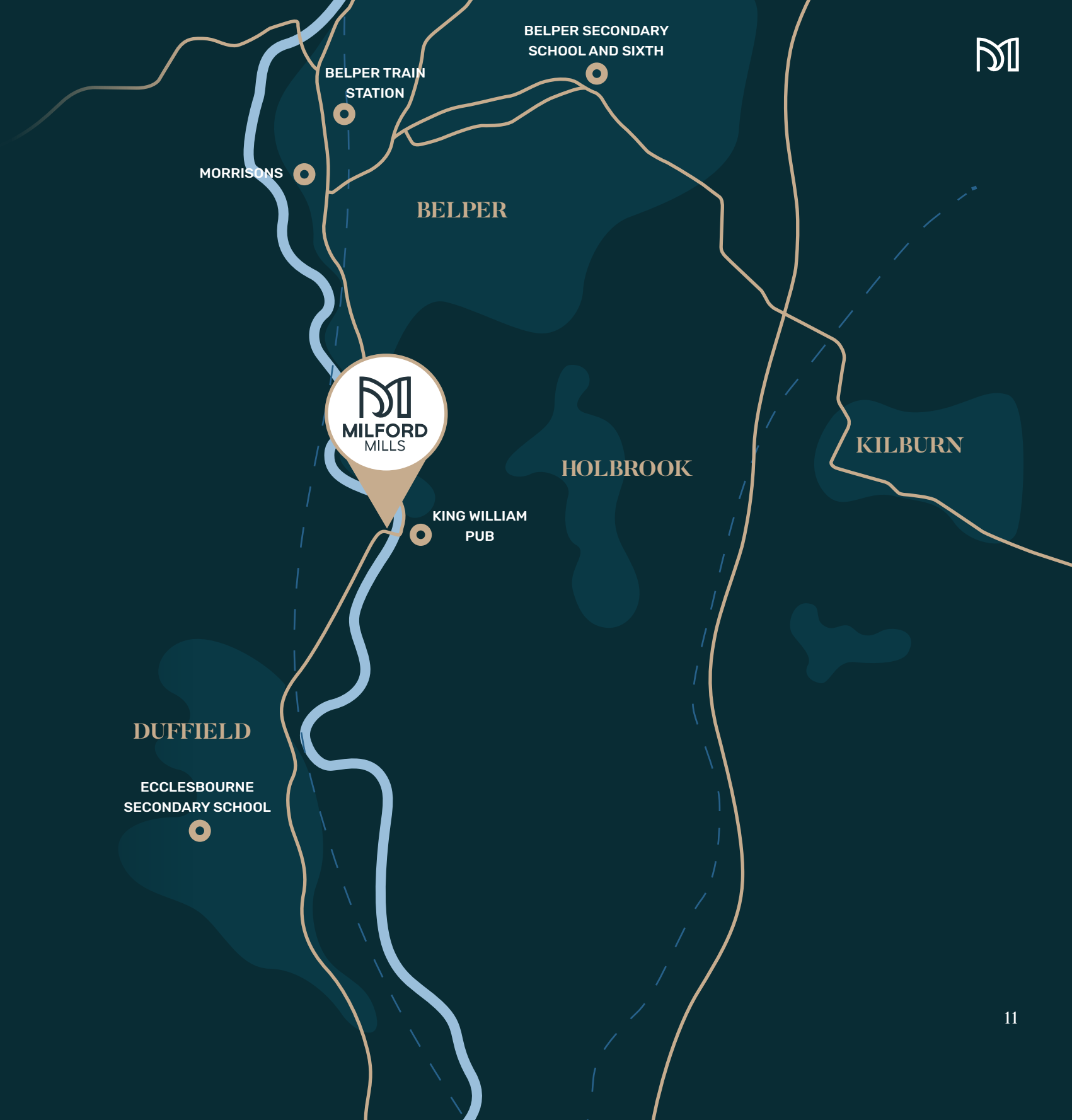


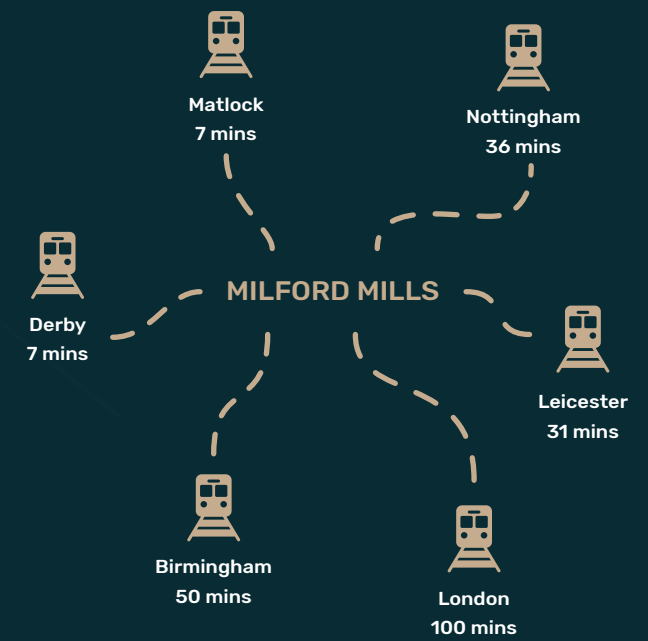
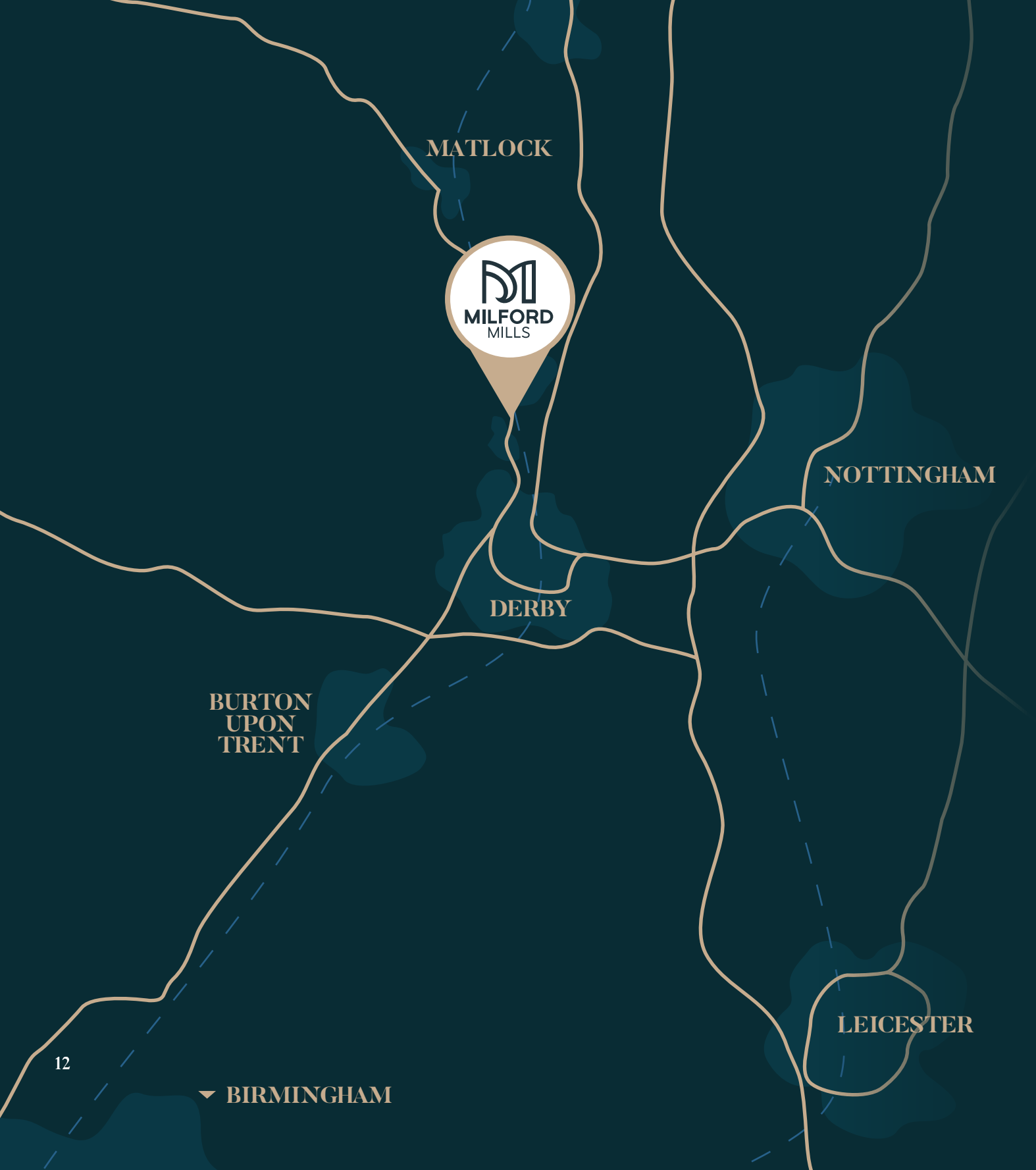
GO FOR A STROLL

King William pub	50 yards
Milford Social Club and Playground	100 yards
The Elephant & Peacock and Strutt Arms Hotel	150 yards
Holly Bush Inn, Makeney	0.4 miles
The Palfrey	0.5 miles
Makeney Hall Hotel	0.5 miles
Duffield Castle	0.8 miles
Chevin Golf Club	0.9 miles
Duffield Train Station	1.2 miles
Bradman's Wine Cellar, Duffield	1.2 miles
Co-op mini supermarket, Duffield	1.3 miles

Find Milford Mills at

Print Mill Close, Milford Mills, Milford, Belper, DE56 0AJ





WELL CONNECTED

TAKE A DRIVE

Morrisons supermarket, Chapel Street, Belper	1.5 miles
Belper High Street and town centre	1.9 miles
Belper train station	2.1 miles
Denby Pottery Village	4 miles
National Trust Kedleston Hall	4.7 miles
Markeaton Park craft village and boating lake	6 miles
Derby Cathedral Quarter attractions	6 miles
Derbion Shopping Centre	7 miles
Royal Derby Hospital	8 miles
Derby Arena/Pride Park	8.5 miles
Gulliver's Kingdom, Matlock	10 miles
Bakewell Visitor Centre, Peak District National Park	20 miles

Nottingham	20.5 miles
Leicester	36 miles
Birmingham city centre	45 miles

AIRPORTS

East Midlands Airport	20 miles
Birmingham International Airport	47 miles

CATCH A TRAIN

Derby	7 mins
Matlock	25 mins
Leicester	31 mins
Nottingham	36 mins
Birmingham	50 mins
London	100 mins

SCHOOLS

Milford Pre-School	20 yards
Milford Primary School	200 yards
The Ecclesbourne Secondary School, Duffield	1.7 miles
William Gilbert Primary School, Duffield	1.1 miles
Duffield Meadows Primary School	1.9 miles
Belper Secondary School and Sixth Form Centre	1.9 miles
St Benedict Catholic Secondary School, Duffield Road, Darley Abbey	4.8 miles
University of Derby main campus	6.8 miles
Derby Grammar School	10 miles
Repton School, Milton	13 miles



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 East Midlands Property Awards over several consecutive years.

We've raised the bar in the home-building 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 Milford Mills, there are seven house designs, together with seven apartment layouts to choose from, benefiting from a quality specification as standard.

Milford Mills will have a clear focus on sustainability and renewable energy, while delivering natural stone facades to reflect the traditional architecture of the village and nearby market town of Belper.

ARRANGEMENT — OF THE HOMES

The houses at Milford Mills will showcase outstanding design, offering spacious family living areas, private gardens, and convenient off-road parking.

The 27 stunning apartments are thoughtfully arranged over four floors, with many offering picturesque riverside views.

Each meticulously crafted single-storey home is designed to optimize space, providing a seamless living experience while ensuring modern, low-maintenance living that perfectly suits today's lifestyle.



KEY

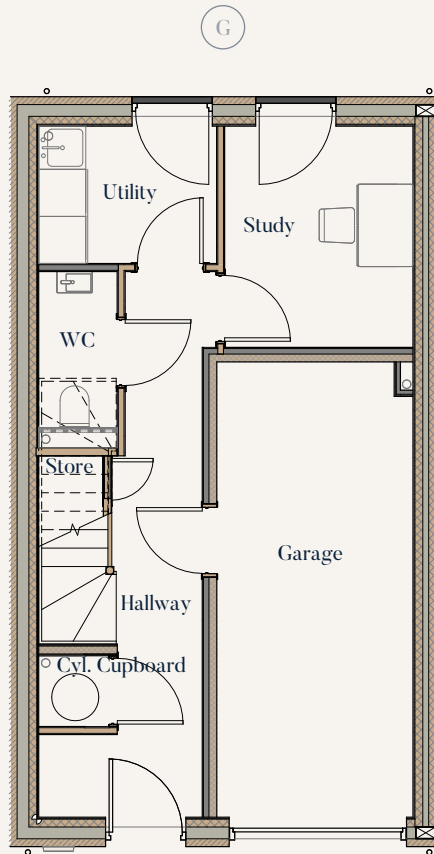
HOUSES

- The Milford (3 Bed)
- The Belper (3 Bed)
- The Duffield (3 Bed)
- The Bargate (3 Bed)
- The Flaxholme (3 Bed)
- The Hazelwood (2 Bed)
- The Holbrook (3 Bed)
- The Windley (3 Bed)

APARTMENTS

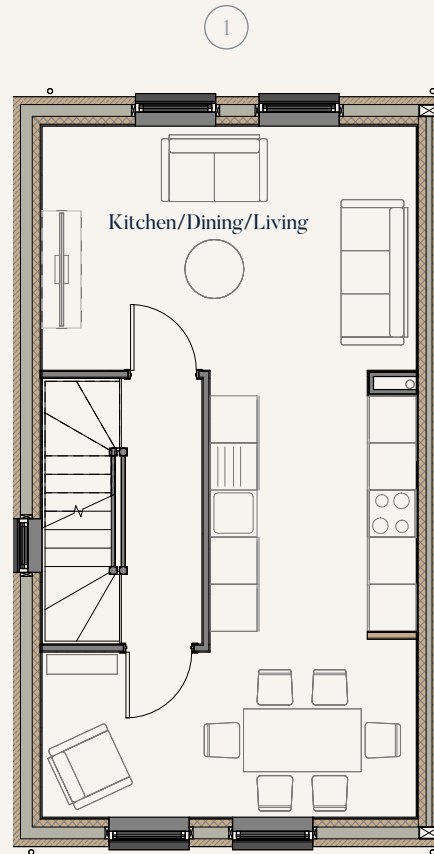
- The Blackbrook (2 Bed)
- The Denby (2 Bed)
- The Horsley (1 Bed)
- The Killburn (1 Bed)
- The Stanley (1 Bed)
- The Shottle (2 Bed)
- The Ripley (1 Bed)

HOUSES



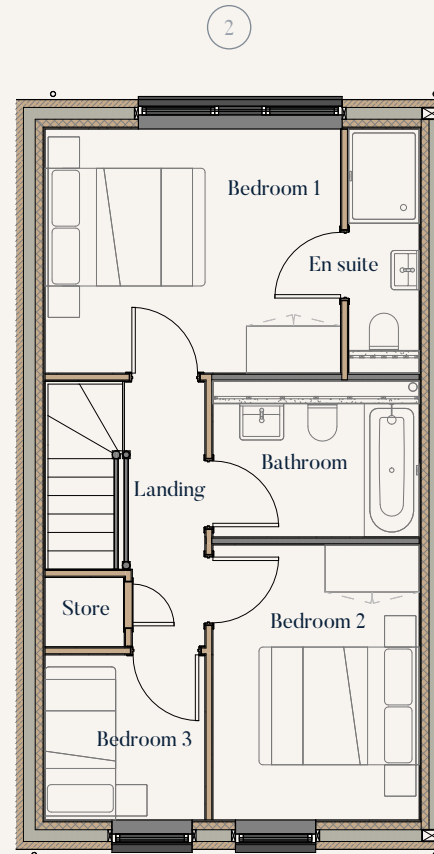
GROUND FLOOR

Garage	5.67m x 2.5m (19'-0" x 8'-2")
Study	2.81m x 2.4m (9'-3" x 7'-10")
Utility	2.26m x 1.75m (7'-5" x 5'-9")



1ST FLOOR

Dining	4.77m x 2.1m (15'-8" x 6'-11")
Kitchen	3.65m x 2.52m (12'-0" x 8'-3")
Living	4.77m x 3.11m (15'-8" x 10'-2")



2ND FLOOR

Bedroom 1	3.76m x 3.11m (12'-4" x 10'-2")
Bedroom 2	3.5m x 2.63m (11'-6" x 8'-8")
Bedroom 3	2.1m x 2.03m (6'-11" x 6'-8")

THE MILFORD

This stunning 1,356 sq ft, three-bedroom home is designed with a smart, innovative layout that effortlessly blends spacious living with optimal storage and practicality.

As you enter, you'll find a convenient storage cupboard, cloakroom, utility room, and a dedicated study, along with access to the integral garage via a personnel door.

The first floor offers a spectacular open-plan living space, bathed in natural light. The dual-aspect kitchen, living, and dining areas provide the perfect foundation for creating a layout that suits your lifestyle, whether for relaxing or entertaining.

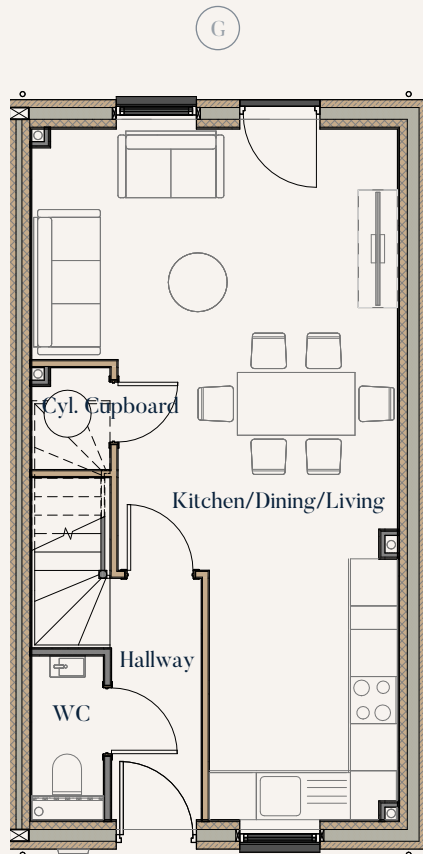
Upstairs, the luxurious principal bedroom comes with a stylish en suite, while the generously sized second bedroom is conveniently located next to the family bathroom. The third bedroom, along with an additional handy storage cupboard, completes this exceptional home.

This is more than just a home; it's the ultimate blend of modern convenience, comfort, and stylish living. Don't miss the opportunity to make it yours!

PLOT NUMBERS

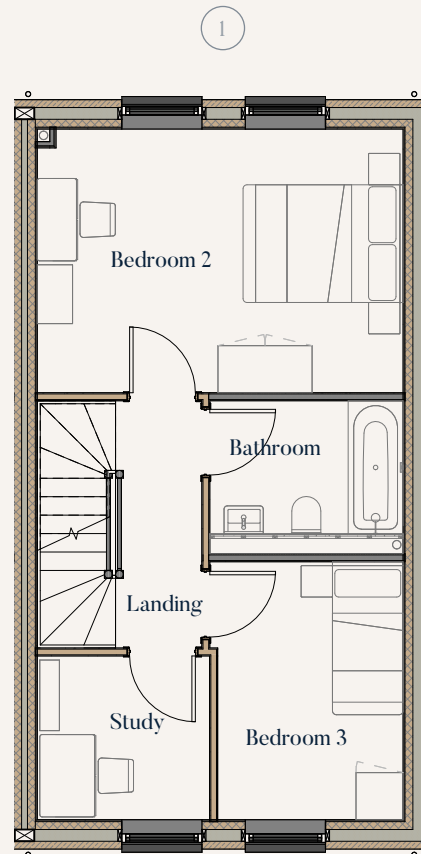
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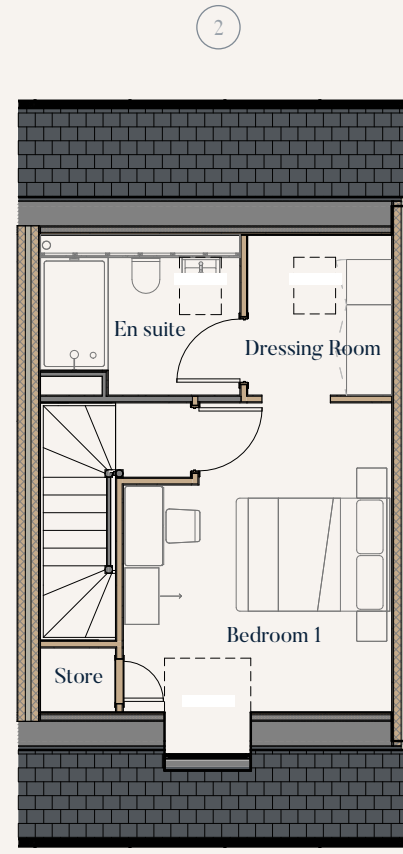
GROUND FLOOR

Dining	3.56m x 2.68m (11'-8" x 8'-10")
Kitchen	3.17m x 2.4m (10'-5" x 7'-10")
Living	4.66m x 2.93m (15'-4" x 9'-8")



1ST FLOOR

Bedroom 2	4.66m x 3.36m (15'-4" x 11'-0")
Bedroom 3	3.28m x 2.36m (10'-9" x 7'-9")
Study	2.19m x 2.08m (7'-3" x 6'-10")



2ND FLOOR

Bedroom 1	4.1m x 3.56m (13'-6" x 11'-8")
Dressing Room	2.13m x 1.91m (7'-0" x 6'-3")

THE BELPER

Step into this stylish, up to 1,213 sq ft contemporary home and immediately experience an inviting and spacious living area. The hallway, with a convenient cloakroom, leads you to the heart of the home—an open-plan kitchen, living, and dining area. This dual-aspect space is flooded with natural light, and a handy under-stairs cupboard provides practical storage.

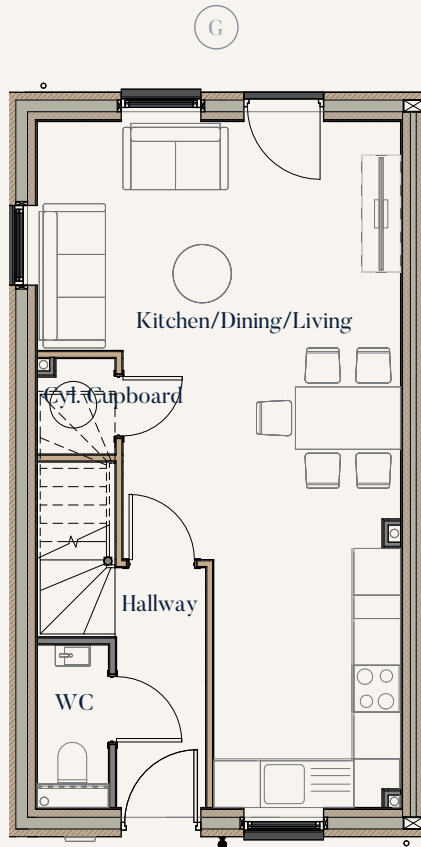
The first floor is home to a generously sized second bedroom that spans the entire rear of the house, offering a truly impressive space. You'll also find the family bathroom, third bedroom, and a versatile study on this level.

The top floor is dedicated to the stunning principal bedroom, complete with a luxurious en suite and additional storage for ultimate convenience. This home offers the perfect combination of modern design, energy efficiency, and spacious living—ideal for those looking to make a lasting impression.

PLOT NUMBERS

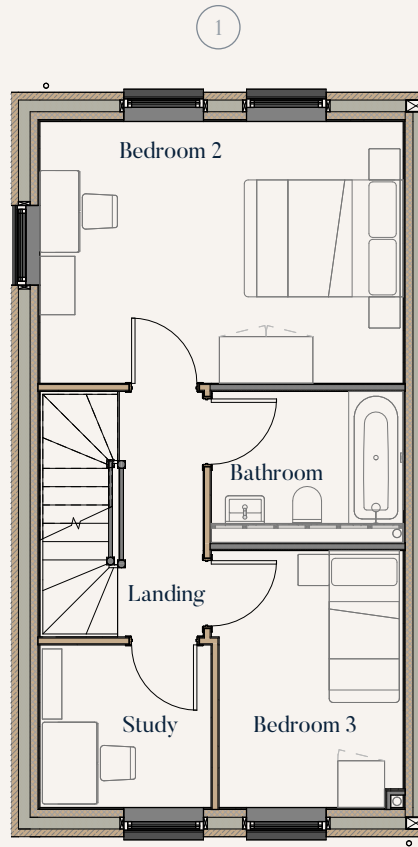
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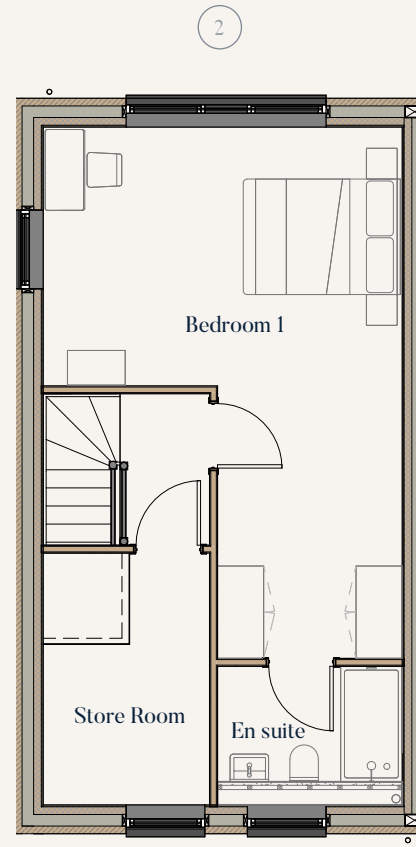
GROUND FLOOR

Dining	3.56m x 2.68m (11'-8" x 8'-10")
Kitchen	3.18m x 2.4m (10'-5" x 7'-10")
Living	4.66m x 2.93m (15'-4" x 9'-8")



1ST FLOOR

Bedroom 2	4.66m x 3.36m (15'-4" x 11'-0")
Bedroom 3	3.29m x 2.36m (10'-10" x 7'-9")
Study	2.19m x 2.08m (7'-3" x 6'-10")



2ND FLOOR

Bedroom 1	6.85m x 4.66m (22'-6" x 15'-4")
Store Room	3.27m x 2.16m (10'-9" x 7'-1")

THE DUFFIELD

On opening the front door to this 1,326 sq ft contemporary home, you enter via a hallway, leading into a beautiful living space.

A cloakroom is situated off the hallway, which leads through to the open-plan kitchen, living and dining area. This dual aspect space enables natural light to flow, with a useful cupboard located under the stairs.

The first floor landing leads to a large second bedroom, which spans the width of the house. Also off the landing is the family bathroom, third bedroom and a study.

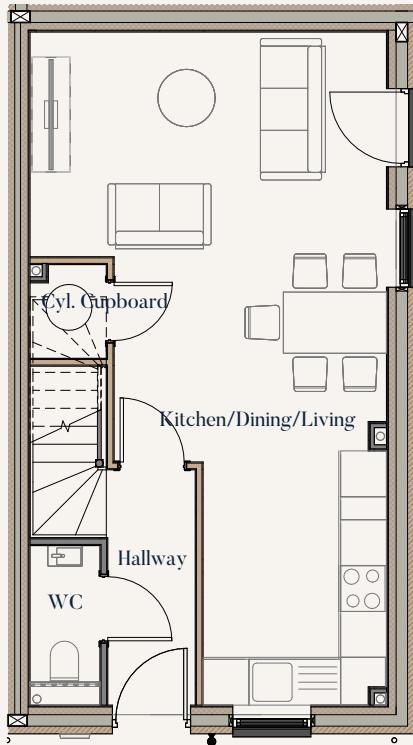
The top floor is dedicated to the spectacular principal bedroom with wardrobes and an en suite. A separate store room - located off the landing at the front of the house - could be used as a walk in wardrobe.

PLOT NUMBERS

26 & 27



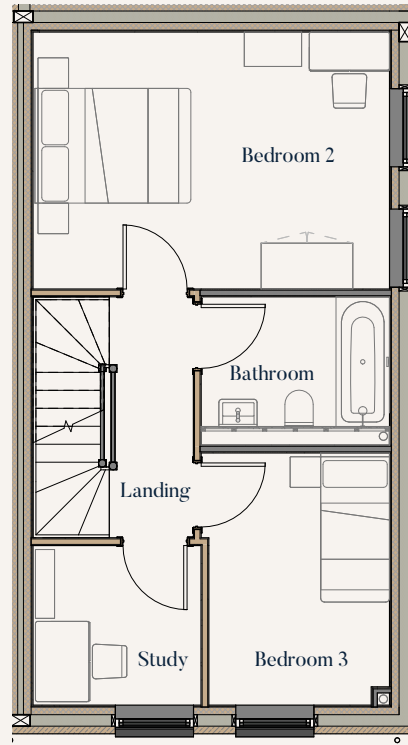
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GROUND FLOOR

Dining	3.56m x 2.68m (11'-8" x 8'-10")
Kitchen	3.18m x 2.4m (10'-5" x 7'-10")
Living	4.66m x 2.93m (15'-4" x 9'-8")

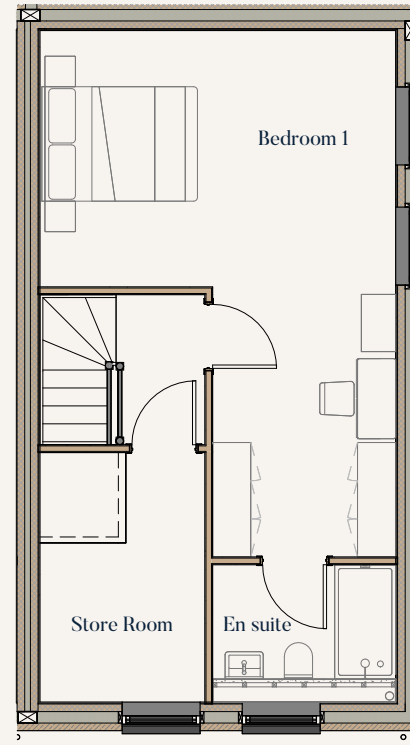
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1ST FLOOR

Bedroom 2	4.66m x 3.36m (15'-4" x 11'-0")
Bedroom 3	3.29m x 2.36m (10'-10" x 7'-9")
Study	2.19m x 2.08m (7'-3" x 6'-10")

2



2ND FLOOR

Bedroom 1	6.85m x 4.66m (22'-7" x 15'-4")
Store Room	3.27m x 2.16m (10'-9" x 7'-1")

THE BARGATE

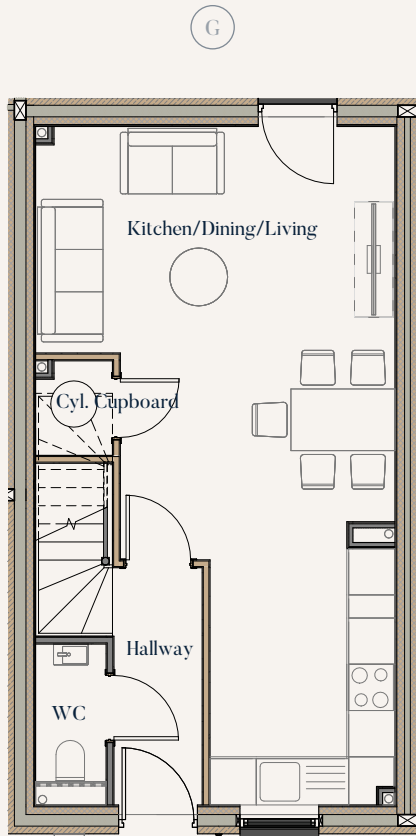
The 1,326 sq ft Bargate home is entered via a hallway, leading into a beautiful contemporary living space. A cloakroom is situated off the hallway, which leads through to the open-plan kitchen, living and dining area. This dual aspect space enables natural light to flow, with a useful cupboard located under the stairs.

The first floor landing leads to a large second bedroom, which spans the width of the house. Also off the landing is the family bathroom, third bedroom and a study.

The top floor is dedicated to the spectacular principal bedroom with wardrobes and an en suite. A separate store room - located off the landing at the front of the house - could be used as a walk in wardrobe.

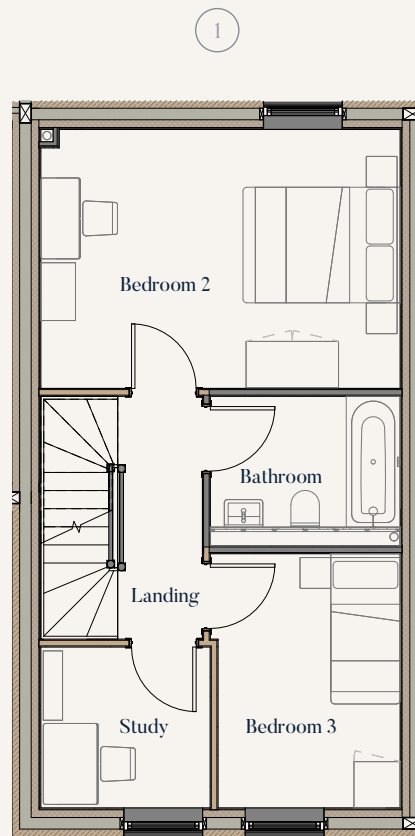
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28





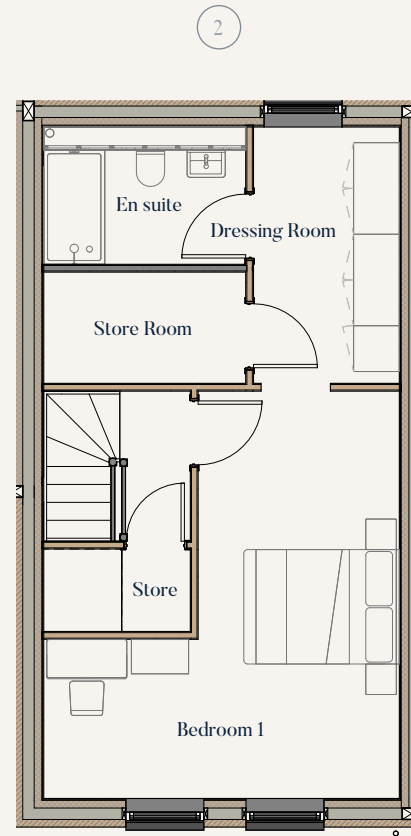
GROUND FLOOR

Dining	3.56m x 2.68m (11'-8" x 8'-10")
Kitchen	3.18m x 2.4m (10'-5" x 7'-10")
Living	4.66m x 2.93m (15'-4" x 9'-8")



1ST FLOOR

Bedroom 2	4.66m x 3.36m (15'-4" x 11'-0")
Bedroom 3	3.29m x 2.36m (10'-10" x 7'-9")
Study	2.19m x 2.08m (7'-3" x 6'-10")



2ND FLOOR

Bedroom 1	5.34m x 4.66m (17'-6" x 15'-4")
Dressing Room	3.34m x 1.91m (11'-0" x 6'-3")
Store Room	2.64m x 1.45m (8'-8" x 4'-9")

THE FLAXHOLME

On opening the front door to the 1,326 sq ft Flaxholme, the hallway leads through to the stunning open plan kitchen, living and dining area. This dual aspect space enables natural light to flow, with a useful cupboard located under the stairs. The ground floor also benefits from a cloakroom, situated off the hallway.

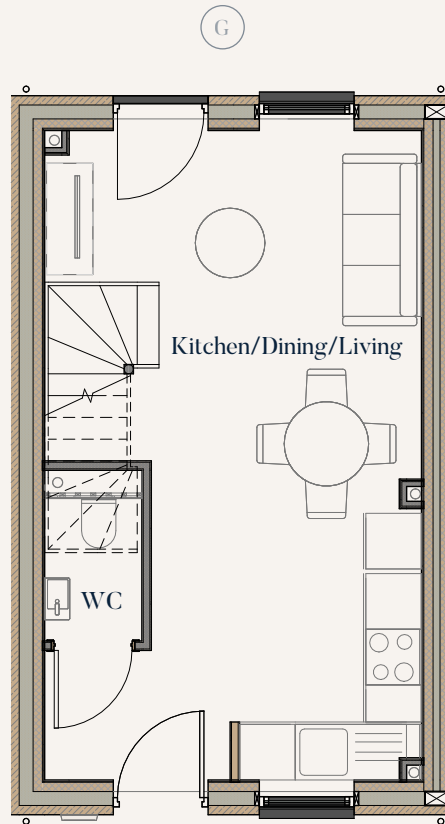
The first floor landing leads to a large second bedroom, which spans the width of the house. Also off the landing is the family bathroom, third bedroom and a study.

The top floor is dedicated to the spectacular principal bedroom, en suite, dressing room, and large storage cupboard, which could be used as a walk-in wardrobe. Another handy storage cupboard is located directly off the top floor landing.

PLOT NUMBER

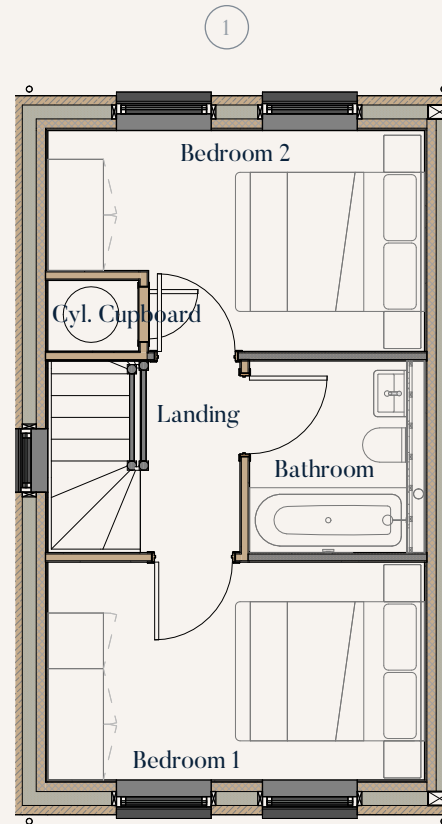
29





GROUND FLOOR

Dining/ Living	4.18m x 3.44m (13'-9" x 11'-3")
Kitchen	3.42m x 2.91m (11'-3" x 9'-7")



1ST FLOOR

Bedroom 1	4.06m x 2.34m (13'-4" x 7'-8")
Bedroom 2	4.06m x 2.38m (13'-4" x 7'-9")

THE HAZELWOOD

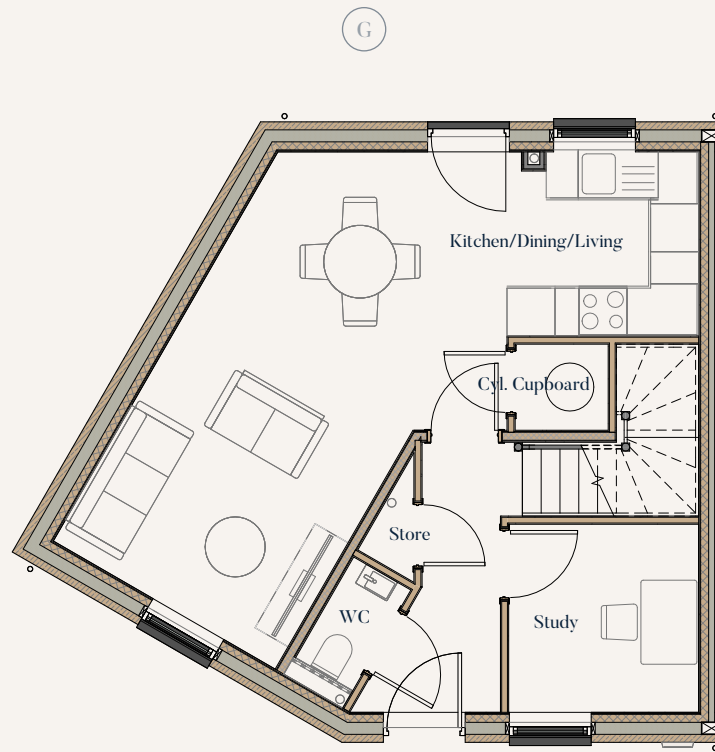
The entrance to this 612 sq ft contemporary home, leads directly into the kitchen, living and dining area, perfect for entertaining. This fabulous dual aspect space enables natural light to flow.

The top floor features two double bedrooms of a similar size and the family bathroom. A cupboard is situated by the doorway of bedroom two.

PLOT NUMBERS

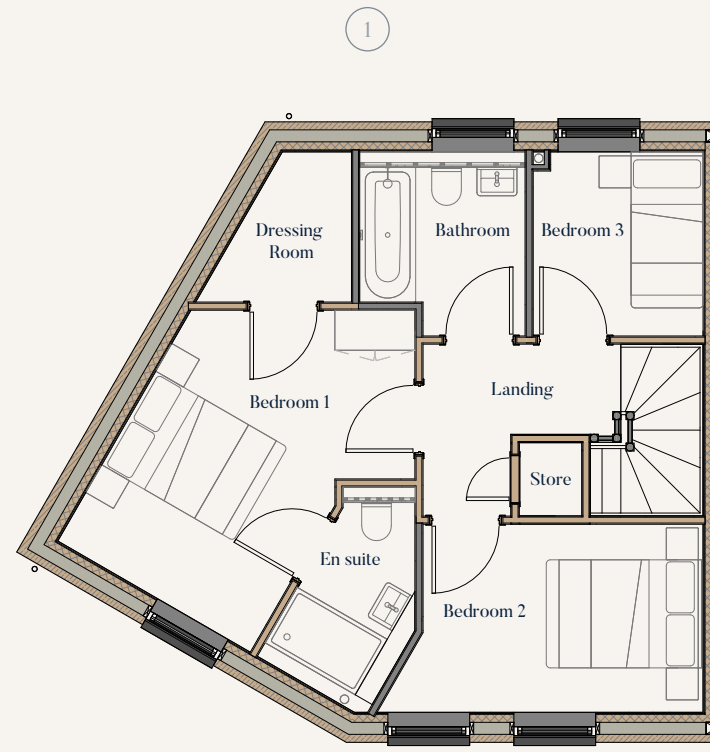
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GROUND FLOOR

Kitchen/ Dining	6.36m x 2.3m (20'-8" x 7'-7")
Living	3.44m x 3.2m (11'-4" x 10'-6")
Study	2.37m x 2.35m (7'-9" x 7'-9")



1ST FLOOR

Bedroom 1	3.31m x 2.77m (10'-10" x 9'-1")
Bedroom 2	3.5m x 2.35m (11'-6" x 7'-8")
Bedroom 3	2.45m x 1.96m (8'-1" x 6'-5")
Dressing Room	1.87m x 1.94m (6'-2" x 5'-7")

THE HOLBROOK

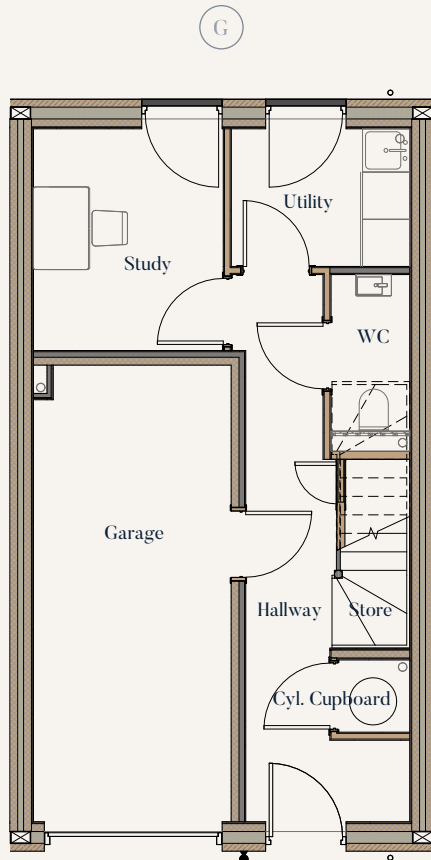
This is a unique one of a kind stunning 984 sq ft home at Milford Mills featuring a cloakroom, two storage cupboards, and a study off the entrance hallway perfect for those work from home days. This leads through to the stunning open-plan kitchen, living, and dining area, which wraps around the ground floor.

Stairs lead to the top floor landing, where a handy store cupboard and family bathroom serve both the second and third bedrooms. The principal bedroom wraps around the corner elevations, with doors leading to the generous en suite and dressing room.

PLOT NUMBER

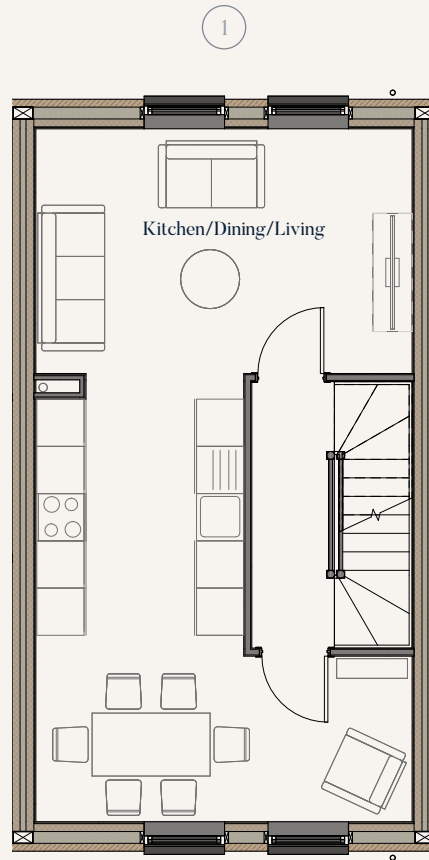
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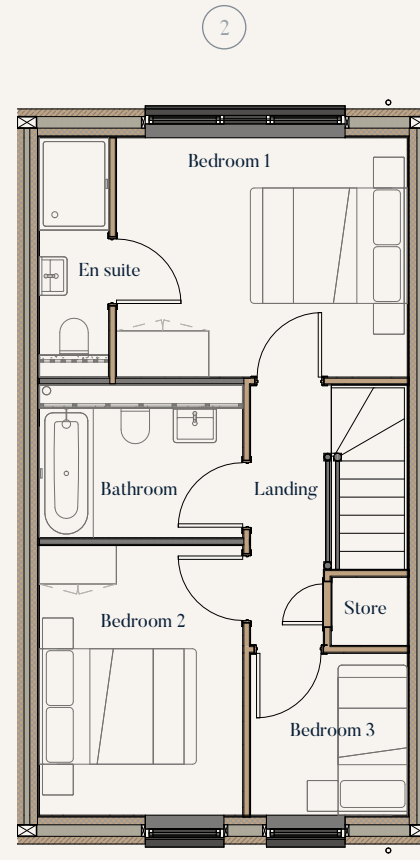
GROUND FLOOR

Garage	5.67m x 2.51m (19'-0" x 8'-3")
Study	2.81m x 2.41m (9'-3" x 7'-11")
Utility	2.26m x 1.75m (7'-5" x 5'-9")



1ST FLOOR

Dining	4.78m x 2.1m (15'-8" x 6'-11")
Kitchen	3.55m x 2.67m (11'-8" x 8'-9")
Living	4.78m x 3.11m (15'-8" x 10'-2")



2ND FLOOR

Bedroom 1	3.78m x 3.11m (12'-5" x 10'-2")
Bedroom 2	3.5m x 2.64m (11'-6" x 8'-8")
Bedroom 3	2.1m x 2.03m (6'-11" x 6'-8")

THE WINDLEY

The innovative layout of this spacious 1,359 sq ft three-bedroom home provides beautiful living space, while maximising storage and practicality. The hallway leads to two storage cupboards, a cloakroom, utility room, large study space, perfect for working from home, or for a quiet space to relax and study. It also features a personnel door into the integral garage.

Stairs lead to the spectacular first floor, which is open-plan. The dual aspect kitchen, living, and dining area enables you to configure a furniture layout best suited to your lifestyle.

On the top floor, the principal bedroom benefits from the luxury of an en suite. Bedroom two is generous in size and situated next to the family bathroom. Also located off the landing is the third bedroom and a handy store cupboard.

PLOT NUMBERS

30, 31, 32, 33 & 34

HOUSE SPECIFICATION

QUALITY BUILT-IN

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

KITCHENS

Fitted kitchens with shaker style doors.

Single oven, cooker hood with extractor control and down-lighting, ceramic hob – all appliances from the Electrolux brand.

Quality Laminate square edge worktops with 100mm upstands.

Splashback to rear of hob.

LIGHTING

Down lights to kitchen and wet rooms.

Pendant lighting to bedrooms, lounge, dining area and hall.

Pendant to garage, where applicable.

BATHROOMS / EN SUITES

Contemporary style bathroom suites by Geberit, comprising of back to the wall toilet, square semi-pedestal basin, and a combined bath/shower mix over the bath.

En suite shower rooms, dependent on house type, benefit from a 1000mm fixed glazed enclosure panel.

Splashback to basin with full height tiling to shower area.

All houses have a downstairs WC with hand basin.

Contemporary style brassware by Bristan.

HEATING

All homes will be heated by an eco-friendly air source heat pump.

Double panel radiators.

Heated chrome towel radiators to bathrooms/en suites.





INTERNAL DETAIL

Skirting and architraves in white matt.

5 panel cottage style doors, painted white, with chrome lever handles and ironmongery.

Walls and ceilings to be plasterboard, finished in white emulsion.

Space provided for customers' own wardrobes.

ELECTRICAL

Living room and principle bedroom hard wired for Freeview TV distribution.

OFNL fibre provision with up to 1Gbps download speed.

Through OFNL, all homes are Sky ready.

7.2kW EV Charger (Podpoint), provided to every plot excluding apartments, refer to Architects drawing.

Slimline white electrical fittings throughout.

EXTERNAL DETAIL

Constructed from locally sourced-stone.

Composite external door with multipoint locking function.

EV car charging point.

External water tap fitted to rear of each house.

Private paved terrace area to the rear of each house.

FLOORING

Luxury vinyl flooring fitted to lounge, kitchen, bathrooms, and hallways.

Carpets fitted to all bedrooms, stairs and landing, with chrome threshold strips.

WINDOWS

Aluminium double-glazed windows with multipoint locking systems.

APARTMENTS

An architectural rendering of a modern apartment complex. The scene features several multi-story buildings constructed from grey stone or brick. The buildings have numerous windows, some with dark frames. In the foreground, a paved courtyard area is visible, enclosed by a black metal fence. A person is walking away from the viewer in the courtyard. To the right, there is a grassy area with some small trees and shrubs. The sky is a clear, light blue. The overall style is clean and modern, with a focus on the architecture and the outdoor space.



GROUND FLOOR



FIRST FLOOR



APARTMENTS

- | | | |
|--|---|---|
| The Denby (2 Bed) | The Killburn (1 Bed) | The Ripley (1 Bed) |
| The Horsley (1 Bed) | The Shottle (2 Bed) | The Blackbrook (2 Bed) |

SECOND FLOOR



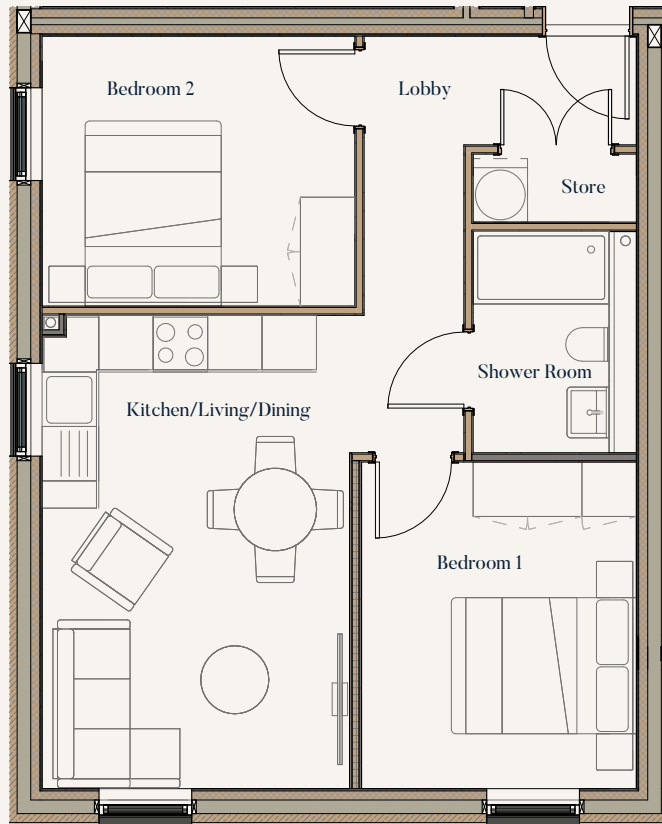
THIRD FLOOR



APARTMENTS

- | | | |
|--|---|---|
| The Denby (2 Bed) | The Killburn (1 Bed) | The Ripley (1 Bed) |
| The Horsley (1 Bed) | The Shottle (2 Bed) | The Blackbrook (2 Bed) |





KITCHEN/LIVING/DINING

5.21m x 3.39m
(17'-1" x 11'-1")

BEDROOM 2

3.44m x 2.97m
(11'-4" x 9'-9")

BEDROOM 1

3.6mm x 3.03m
(11'-10" x 9'-11")

THE BLACKBROOK

This perfectly proportioned 585 sq ft apartment features two double bedrooms of a similar size, which are located off the internal hallway. The hallway also leads to the open-plan dual aspect kitchen, living, dining area, the shower room, and a large store cupboard.

This beautiful home will enable you to enjoy enviable views and make the most of all that Milford has to offer, while benefitting from low-maintenance living.

PLOT NUMBERS

43, 49, 56 & 63

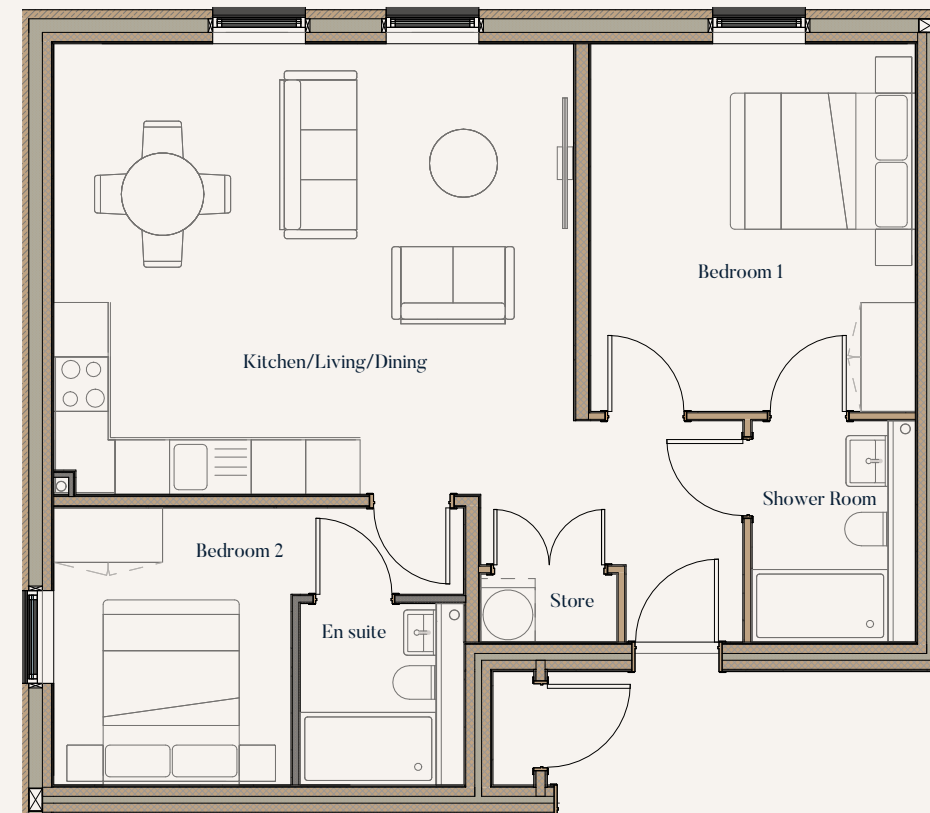
THE DENBY

This beautifully crafted two-bedroom home spans an impressive 751 sq ft, thoughtfully designed to combine style and functionality. Upon entering, you'll find a convenient storage cupboard, ideal for keeping essentials neatly tucked away. The shower room, featuring versatile Jack and Jill doors, offers seamless access from both the hallway and the principal bedroom, enhancing everyday convenience.

The heart of the home is the spacious, open-plan kitchen, living, and dining area. Complete with a fully fitted kitchen and adorned with dual windows, this inviting space is bathed in natural light, creating an atmosphere of warmth and comfort. The second bedroom is a true retreat, boasting the added luxury of a private en suite bathroom, making this home a perfect blend of practicality and modern elegance.

PLOT NUMBERS

44, 50, 57 & 64



KITCHEN/LIVING/DINING

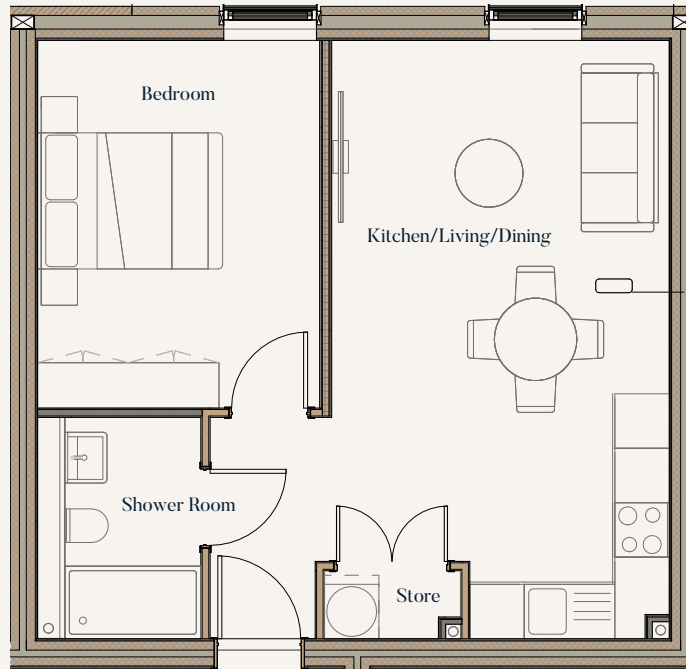
5.73m x 4.96m
(18'-10" x 16'-4")

BEDROOM 1

4.05m x 3.57m
(13'-4" x 11'-9")

BEDROOM 2

3.05m x 2.61m
(10' x 8'-7")



KITCHEN/LIVING/DINING

6.59m x 3.72m
(21'-8" x 12'-3")

BEDROOM

4.05m x 3.11m
(13'-4" x 10'-2")

THE HORSLEY

This cleverly designed 494 sq ft one-bedroom apartment is a perfect example of modern practicality, offering an intelligent layout that optimizes space and storage.

The hallway provides access to a well-appointed shower room and a generously sized double bedroom, creating a sense of privacy and convenience.

At the heart of the home, the open-plan kitchen, living, and dining area stands out with its seamless design. A large storage cupboard complements the integrated kitchen units, providing ample space to keep your belongings neatly tucked away, ensuring a clean and organized living environment. This apartment perfectly balances functionality with contemporary style, making it an ideal choice for comfortable living.

PLOT NUMBERS

45, 46, 51, 52, 58, 59, 65 & 66





THE KILLBURN

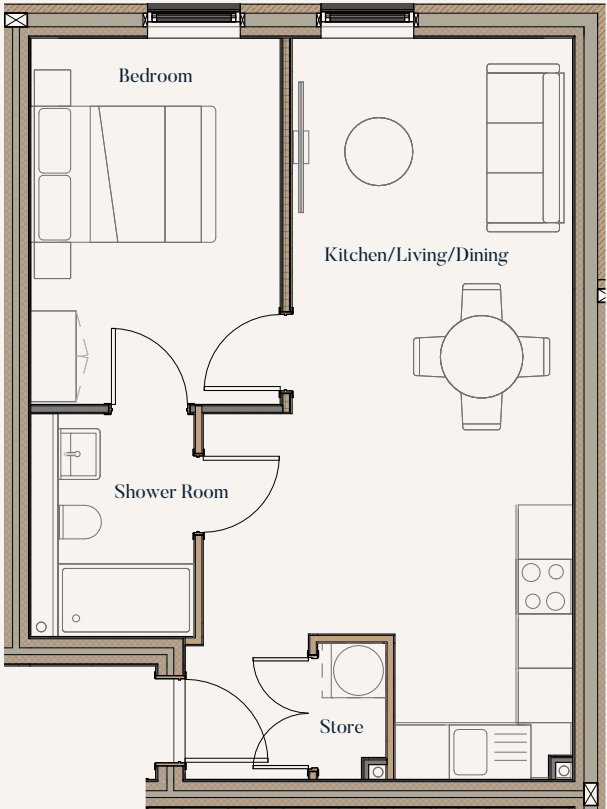
This thoughtfully designed 496 sq ft one-bedroom apartment offers a smart layout that optimises both space and storage.

A conveniently placed storage cupboard is located near the entrance, providing easy access for organisation.

The generously sized kitchen/living/dining area creates a seamless flow, with a distinct zone for food preparation that remains separate from the living space.

The shower room features Jack and Jill doors, allowing access from both the hallway and the bedroom for added convenience.

PLOT NUMBERS
47, 53, 60, 67

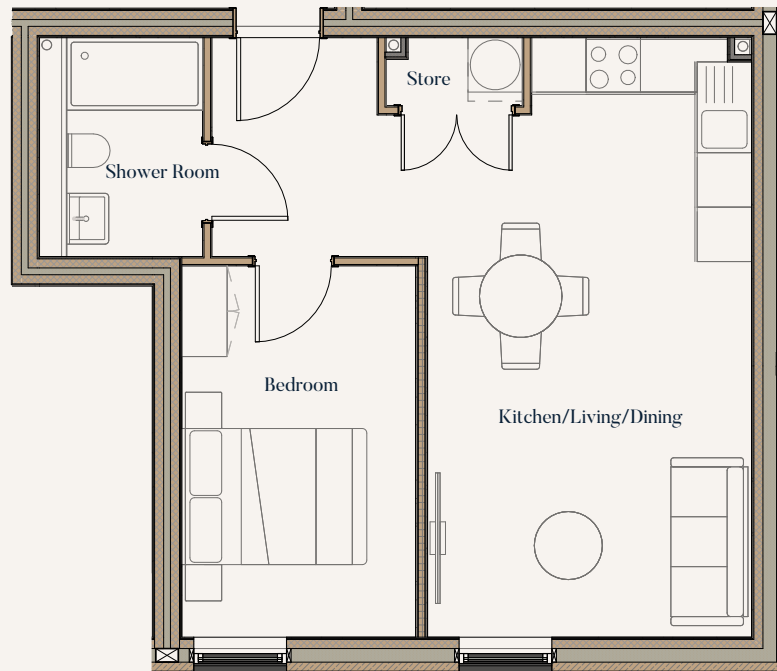


KITCHEN/LIVING/DINING

8.17m x 3.14m
(26'-10" x 10'-4")

BEDROOM

4.03m x 2.75m
(13'-3" x 9'-0")



KITCHEN/LIVING/DINING

6.6m x 3.57m
(21'-8" x 11'-9")

BEDROOM

4.09m x 2.57m
(13'-5" x 8'-5")

THE STANLEY

This efficiently designed 488 sq ft one-bedroom apartment provides an excellent layout that maximises both space and functionality.

The double bedroom and shower room are conveniently accessed from the hallway, ensuring privacy and ease of use.

The open-plan kitchen/living/dining area features a spacious storage cupboard alongside the integrated kitchen units, offering ample room to keep belongings neatly tucked away and out of sight.

PLOT NUMBER

48





THE SHOTTLE

This exquisite two-bedroom apartment offers over 800 sq ft of thoughtfully crafted living space, where comfort meets contemporary design.

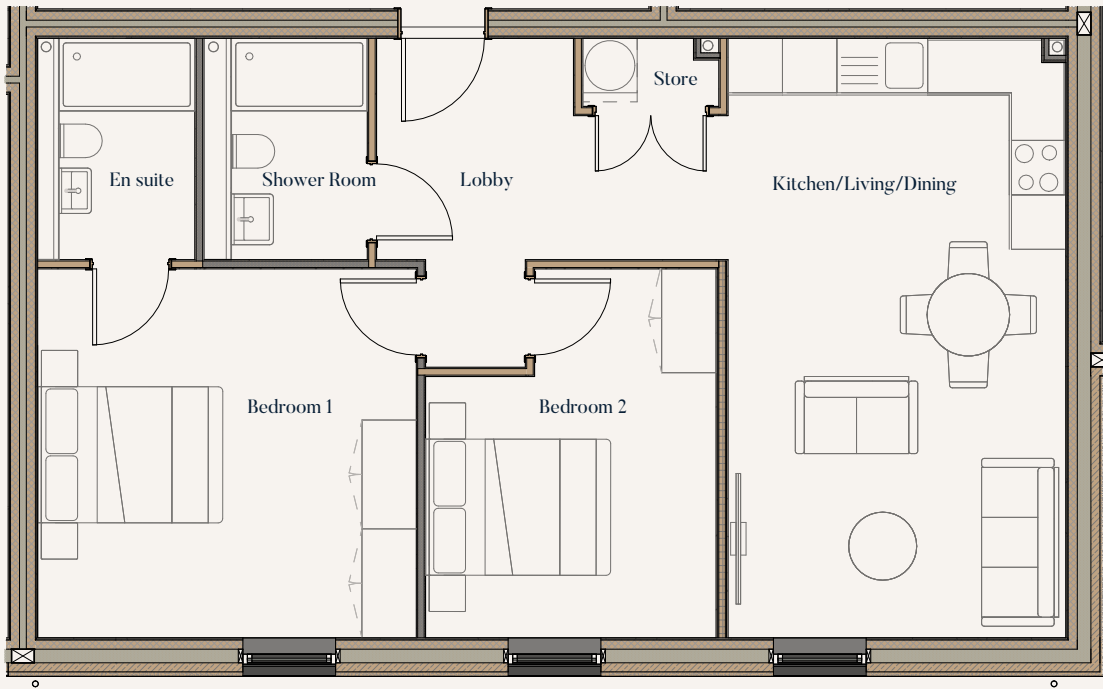
As you enter, you'll find a spacious hallway with a handy storage cupboard—perfect for keeping your home organized. The hallway leads to a sleek shower room and two spacious double bedrooms, with the principal bedroom featuring a luxurious en suite bathroom for extra privacy and convenience.

The open-plan kitchen, living, and dining area is designed for modern living, providing a seamless space for cooking, entertaining, or simply relaxing after a long day.

Don't miss out on this opportunity to own a home that combines practicality with elegance.

PLOT NUMBERS

54, 61 & 68



KITCHEN/LIVING/DINING

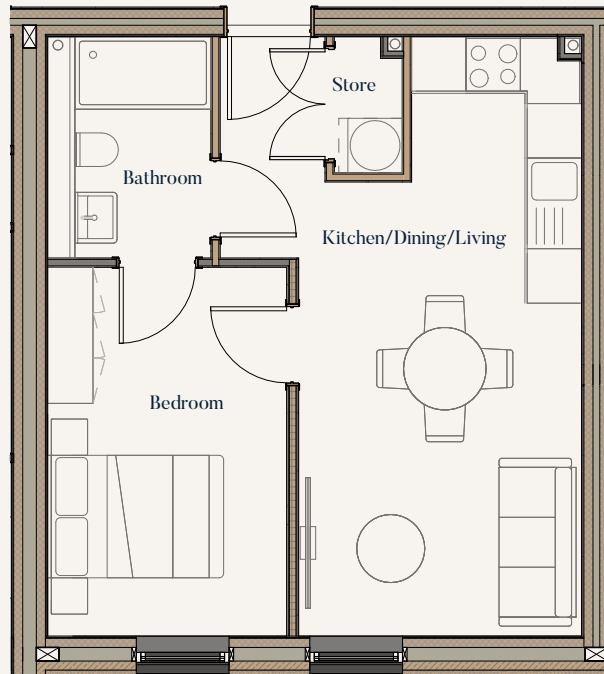
6.6m x 3.72m
(21'-8" x 12'-3")

BEDROOM 1

4.17m x 4.06m
(13'-8" x 13'-4")

BEDROOM 2

4.6m x 3.2m
(15'-1" x 10'-6")



KITCHEN/DINING/LIVING

6.6m x 3.12m
(21'-8" x 10'-3")

BEDROOM

4.06m x 2.63m
(13'-4" x 8'-8")

THE RIPLEY

This well-designed 419 sq ft one-bedroom apartment is the perfect opportunity for both first-time buyers and investors, offering an ideal blend of space and practicality.

Maximizing every inch of space, the apartment features a spacious bathroom, along with a large storage cupboard located off the entrance hallway for added convenience. The open-plan kitchen, living, and dining area is generously proportioned, offering flexibility to arrange furniture and create distinct zones for living and entertaining.

The double bedroom benefits from a smart layout, with a handy door leading directly into the bathroom, providing the convenience of an en suite.

Whether you're starting your property journey or seeking a solid investment opportunity, this apartment offers great potential.

PLOT NUMBERS

55, 62 & 69





APARTMENT — SPECIFICATION

KITCHENS

Fitted kitchens with shaker style doors.

Single oven, cooker hood with extractor and downlighting, ceramic hob, integrated washer/dryer, integrated dishwasher, built in microwave and freestanding fridge/freezer – all appliances from the Electrolux brand.

Quality Laminate square edge worktops with 100mm upstands.

Splashback to rear of hob.

BEDROOMS

Built in wardrobes to Bed 1 (1800mm minimum width) with mirrored sliding doors.

HEATING

Mechanical Ventilation with Heat Recovery

Electric Heater panel to all rooms as specified on M&E layouts.

Chrome heated towel radiators to bathrooms/en suites.

BATHROOMS / EN SUITES

Contemporary style sanitaryware by Geberit, comprising of back to the wall toilet, a vanity unit, showers with a fixed glazed enclosure panel.

Splashback to basin with full height tiling to shower area.

Contemporary style brassware by Bristan.





FLOORING

Luxury vinyl flooring fitted to lounge, kitchen, bathrooms, and hallways.

Carpets fitted to all bedrooms, with satin chrome threshold strips.

ELECTRICAL

7.2kW EV Charger (Podpoint), provided to specific spaces, refer to Architects drawing.

Living room and principle bedroom hard wired for Freeview TV distribution.

OFNL fibre provision with up to 1Gbps download speed.

Through OFNL, all homes are Sky ready.

Slimline white electrical fittings throughout.

LIGHTING

Down lights to kitchen and wet rooms.

Pendant lighting to bedrooms, lounge, dining area and hall.

COMMUNAL AREAS

Downlights to entrance and corridors.

Carpet tiles to communal corridors.

DOORS AND DECORATING

Skirting and architraves in white matt.

Internal ladder style doors, painted white, with chrome lever handles and ironmongery.

Walls and ceilings to be plasterboard, finished in super white emulsion.

Laminate-style entrance doors.

WAVENSMERE — CUSTOMER CARE

All Wavensmere Homes are covered by Global Home 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 for Wavensmere Homes

"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."

James Dickens,
Managing Director of Wavensmere Homes

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