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PHASE II

FORMING PART OF A NEW WATERSIDE NEIGHBOURHOOD IN NOTTINGHAM



### Phase I

Trent Bridge Quays Phase I was completed in March 2022 with all accommodation now sold. Elevate Property Group and Investin PLC have created a new development that forms part of Nottingham's vision to transform and regenerate the heritage of the river and canalside areas.

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Construction is now commencing on Phase II comprising of modern apartments and townhouses adding to this new and vibrant neighbourhood in Nottingham on river Trent.



TRENT BRIDGE

NEW ACCOMMODATION FOR 2023

16 ONE BEDROOM APARTMENTS
24 TWO BEDROOM APARTMENTS
2 TWO BED MAISONETTES
2 THREE BED MAISONETTES
9 THREE BEDROOM TOWNHOUSES
5 FOUR BEDROOM TOWNHOUSES

GATED COURTYARD CAR PARKING



# An introduction to Trent Bridge Quays, Nottingham.



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# Waterside living.

Trent Bridge Quays draws on the character of the local industrial and historical architecture. Modern townhouses and apartments are composed in a palette of classic materials and outdoor communal areas are thoughtfully landscaped to create a natural flow.

Opening out onto a spacious promenade that runs adjacent to the river, Trent Bridge Quays makes the most of its privileged position at the water's edge. With its distinctive design and sensitive masterplan, this is a place that its new residents will love to call home.



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# NEIGHBOURHOOD







## Phase II. Part of a new neighbourhood on the Trent.

The next phase of construction will create a further 58 new residencies, comprising of three and four bedroom townhouses and one, two or three bedroom apartments, some with balcony specifications. These new homes come with gated courtyard car parking, all with access to riverside communal areas.





Convenience is king with Trent Bridge Quays. The phrase 'everything on your doorstep' was made for this.

TXQ

Lady Bay Lady Bay Retail Park

Bridge





One of the oldest bicycle manufacturers in the world, was founded in Raleigh Street, Nottingham in 1885.

### Boots Chemist

British pharmacy and beauty retailer Boots was founded in Nottingham by the Boot family in 1849.

Nottingham's history Is incomplete without the mention of Robin Hood.





# Welcome to Nottingham.

Nottingham is a vibrant City in the heart of the East Midlands. It has a population of 323,700 (Census 2021) and is one of the youngest cities in the UK. Over 50% of the population is under the age of 30.

The City is considered one of the best shopping destinations, next to Birmingham and London. Once the international centre independent retailers, specialist boutiques and brand favourites with many more smaller chic label retailers.



Paul Smith

Home to Paul Smith and to many independent clothes retailers and boutiques.



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## Live.work.play.

The City offers a rich variety of art galleries, theatres, cinemas, dozens of festivals and for the music lover regular gigs at many live music venues. Nottingham has a multitude of tasteful bars, cafes, restaurants and

Nottingham has a bustling nightlife with many independent bars, craft beer pubs, breweries and unrivalled clubnights in atmospheres.

The independent food scene has blossomed in the City with artisan coffee houses, tapas bars and sourdough bakeries opening, alongside high-end Michelin-star restaurants like Sat Bains. Nottingham has it all.







There are three pubs in Nottingham that claim to be the oldest pub in England: Ye Olde Trip to Jerusalem, Ye Olde Salutation Inn and The Bell Inn. The Trip is thought to date back to 1189



The City itself boasts over 300 cafes, bars and restaurants serving up delicious meals in a huge variety of venues.





# Sports Culture

Nottingham was officially named Home of English Sport in 2015 and is the UK's First City of Football. It is home to Notts County and Nottingham Forest football clubs, Trent Bridge Cricket ground, Nottingham Panthers and Holme Pierrepoint National Water Sports Centre.

Living by the river has additional benefits to your wellbeing with access to the riverbank promenade and nearby park offering the opportunity for jogging, cycling and water sports, including sailing, kayaking, paddle boarding and angling.



### Cricket

Trent Bridge was first used as a cricket ground in the 1830s. The first recorded cricket match was held on an area of ground behind the Trent Bridge Inn in 1838.

### Football

Nottingham Forest FC have played at the City Ground, on the south bank of the River Trent, since 1898.







### Waterspor

The River Trent is home to many varied types of watersports including canoeing, kayaking and paddle boarding.







### Go Outdoors

Other activities alongside the river banks from TBQ include cycling, jogging and plenty of pathways for river walks.



# On Foot

"The 15 minute neighbourhood" was championed by the Mayors of both New York and Paris in 2020. The principle is that in a 15 minute neighbourhood 'all residents live within a short walk of a good school, rapid transit, a place to buy fresh food, and a park'.

Located in the heart of Nottingham, Trent Bridge Quays meets all the criteria of being a '15 minute neighbourhood'. Both the City centre and nearby West Bridgford are within a 15 minute walk, as is the railway station, trams, bus stations and all the shops, bars and restaurants you could ever want.



East Midlands Airport – Located 14 miles south west of the City centre, travelling to 76

HS2 will serve Nottingham City centre to reduce travel times to London Euston to 52 minutes.





# **City Links**

pham has invested £1 billion in City's infrastructure and boasts the enest bus network in the UK, with rail gree trams for congestion free commuting throughout the City.

There is easy access to the main motorway networks and rail connections to London St. Pancras, just 1 hour 40 minutes away.

East Midlands Airport is 14 miles south West of the City centre and HS2 will serve Nottingham City centre and will reduce travel time to London Euston to 52 minutes.



# WHY INVEST IN NOTTINGHAM?



Nottingham represents good value - house prices are 21% (May 2022) lower than the average across the East Midlands and 43% (May 2022) lower than the average across England & Wales.

# 10.3% increase

House prices in Nottingham increased by 10.3% in the 12 months to May 2022, far quicker than the average of 8.3% across England & Wales. Research conducted by Mortgage Broker Private Finance found that the average rental yield is the 2nd highest in the country at 5.6%.

5.6% yield



In the year to May 2022, Nottingham experienced annual rental growth of 17.3%, compared to the national average of 11.8%.

# 267,000 visits

The City also has a growing visitor economy with approximately 267,000 visits a year.



Two football clubs (Nottingham Forest & Notts County), Trent Bridge Cricket Ground, Nottingham Rugby Club, Nottingham Tennis Centre, National Water Sports Centre.



Intu Victoria Centre offering John Lewis, House of Fraser and various other high quality retail and leisure amenities.

# 1.5% growth

Nottingham is forecast to grow by 1.5% per year in total population between 2020 and 2023, outperforming the regional average (0.9%)



Nottingham's metropolitan economy is the seventh-largest in the United Kingdom with a GDP of £13.5 billion according the Oxford Economics for 2022, outperforming Birmingham, Liverpool and Sheffield 1.8% yearly (between 2022-2032), outperforming Birmingham, Leeds, Liverpool and Sheffield.

# HQ Hub

Over 50 regional and national companies including Boots, Capital One and Eon have chosen Nottingham as their HQ. 17.6%

Nottingham's economy is projected to grow by 17.6% over the next decade (2022 - 2032).



Currently under construction is a £2 billion redevelopment of the City centre's Southside. The project comprises the now completed City Hub college campus, Grade A office space, and a refurbished shopping complex, as well as the redevelopment of the central library and bus station.



PHASE II

27.8%

27.8% of the population rent privately compared to the UK average of 19.8%



Nottingham's award winning parks and open spaces cover 20% of the City's surface.



Motorpoint Arena - 10,000 seat arena with regular shows and sporting events



£1 billion has already been invested in the City's infrastructure, including one of the greenest bus networks in the UK and light rail trams for congestion-free commuting and transportation throughout the City.



Easy access to North-South connections via the M1 and A1, and 77% of the UK population within an hour's drive make it easy for businesses to serve a wide range of customers. Rail connections put London St Pancras just 1 hour 40 minutes away.



East Midlands Airport – Located 14 miles South West of the City centre, travelling to 76 destinations. HS2 will serve Nottingham City centre to r educe travel times to London Euston to 52 minutes.



ACCOMMODATION TYPES SITE PLANS SPECIFICATIONS

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TRENT BRIDGE QUAYS

PHASEII



# TOWNHOUSES DESIGNED FOR LIVING



### Block C1 and C2

With bold brickwork designed to complement the area's industrial heritage they form a distinctive streetscape

### **Rear Gardens**

All our townhouses come with a rear garden aspect, ideal for young families.



Trent Bridge Quays - Phase II will create 14 modern townhouse residencies in both three and four bedroom configurations.







### Open Plan

Our townhouses have been designed to feel light and spacious, with open plan kitchen, lounge and living spaces.



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### Relaxed

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With balconies to front and rear aspects. Trent Bridge Quays townhouses are the perfect lifestyle choice for professionals, families or simply those looking for a more relaxed way of living later life.

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C. Frank



Bedroom Floorplan

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The design removes walkways and maximises the use of every square metre of space. 

PHASE II



# APARTMENTS 1 BEDROOM ELEVATED LIVING





### Balcony Living

Selected apartments will have their own balcony spaces, generous enough for a table and chairs, perfect for having a coffee and watching the sun come up.



The Phase II development will create sixteen one bedroom contemporary apartment homes on Meadow Lane in Nottingham NG2.

Our apartments are the ideal lifestyle choice for young professionals, first-time buyers, or those looking for a downsizing opportunity. These stunningly spacious apartments vary from 513 to 598 sq.ft., some with balconies enjoying superb 180° panoramic views.

Filled with natural light from the floor to ceiling glazing, our highly specified homes have been designed to feel spacious and light.

Beautifully appointed throughout with open plan contemporary kitchens and dining areas, bathrooms and bedrooms, these homes offer unrivalled accommodation in a unique neighbourhood.

Each apartment has enhanced specifications including fully integrated kitchens to luxury bathrooms with Porcelanosa tiling, and come with an enviable location with parking.



**Open Plan Living** 

Spaciously appointed throughout with open plan contemporary kitchens and dining areas.



### Kitchen Dining

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Apartment kitchens are installed with a range of fitted floor and wall units complete with modern square edge laminate work tops. All have built in appliances. See the kitchen specifications page for full details.

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A DESCRIPTION OF TAXABLE PARTY.

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In the detail.

The finer details and specifications matter. Furnishings are chosen for their quality, desirability and longevity.





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SPECIFICATION

# APARTMENTS 2/3 BEDROOM SPACE+LIGHT





Well being

Living by the river has additional benefits to your wellbeing with access to the riverbank promenade and nearby park. Trent Bridge Quays is right at the heart of a new chapter in Nottingham's riverside regeneration. Now under construction Phase II will develop twenty four two bedroom apartments and four two bed / three bed maisonettes.

Our larger two or three bed specifcations are luxuriously spacious and open plan, giving you the freedom to create your own individual living and dining spaces. Sizes vary from 692 to 1,033 sq.ft., some with balconies and 180° panoramic views.

These modern and architecturally designed homes offer next level living and with floor to ceiling glazing feel spacious and light.

Each apartment is beautifully appointed with high specifications including fully integrated kitchens to luxury bathrooms with Porcelanosa tiling, and come with an enviable location and gated parking.

See our specification page for full detailing.



Next Level

All apartments come with fully integrated kitchens and appliances.





PHASE II

### Create your space

Our open plan apartments give you the opportunity to create your own layout in your own style. Creating a space that is as individual as you are.



The perfect place to start and finish your day.

TRENT BRIDGE QUAYS

AND.



Beautiful Bathrooms

Beautiful bathrooms - with Duravit sanitaryware and Hansgrohe brassware, Porcelanosa floor and wall tiling with shower screens to baths and shower trays.

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# PHASE II OVERVIEW SITE PLAN

### MEADOW LANE





Aerial Site Plan - showing early stages of construction August 2022



PHASE II

# **PHASE II** SITE PLAN DRAWING

### NOTTINGHAM NG2



PHASE II

PHASE II

### **APARTMENT SPECIFICATION**

### Mains electrical services, cold water services sourced from central storage Services tank and boosted to each flat/apartment. Heating and hot water Heating system via wall mounted electric panel heaters with smart wifi controls; hot water generated via electric hot water cylinder. Electrical Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request. Kitchen Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments. Duravit sanitaryware and Hansgrohe brassware, boosted hot water. One Sanitaryware beds have a bath with a shower over. Two beds have an ensuite shower room with shower tray and screen with a bath to the second bathroom. Doors Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable. Skirting and architrave Pencil round skirting and architrave finished in white egg shell paint. White emulsion paint to all plastered walls and ceilings. Decoration Ceramic tiling Porcelonosa tiles to bathroom floors and part tiled walls in wet areas. Flooring Carpets in bedrooms and laminate throughout other than in wet areas. Keypad entry with intercom access from apartments. Door entry TV distribution Digital aerial and signal distribution to TV point in each apartment. Telephone and data Virgin and BT Fibre data cable to a single outlet in living room.

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4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%

# Services Heating and hot water Electrical Kitchen Sanitaryware Doors Lighting Outside Skirting and architrave Decoration Ceramic tiling Flooring TV distribution Telephone and data Elevate Property Group / Investin PLC and any joint agent give notice that:

upon as statements or representations of fact.

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### TRENT BRIDGE QUAYS

PHASE II

### **TOWNHOUSE SPECIFICATION**

All mains services connected.
Gas central heating provided via an energy efficient gas fired system boiler.
Brushed stainless steel effect sockets and switches throughout, details on exact layout are available on request.
Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Integrated appliances including electric oven, hob and extractor hood with fridge/freezer, dishwasher and washer/dryer.
Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water showers.
Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
Recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.
Block paved parking space, paved rear patio and turfed rear lawn with timber fencing.
Pencil round skirting and architrave finished in white eggshell paint.
White emulsion paint to all plastered walls and ceilings.
Porcelonosa tiles to bathroom floors and part tiled walls in wet areas.
Carpets in bedrooms and laminate throughout other than in wet areas.
Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
Virgin and BT Fibre data cable to a single outlet in living room.

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