

TRENT BRIDGE QUAYS, MULLER YARD

NOTTINGHAM



TRENT BRIDGE QUAYS DRAWS ON THE CHARACTER OF THE LOCAL INDUSTRIAL AND HISTORICAL ARCHITECTURE.

MODERN MAISONNETTES AND APARTMENTS ARE COMPOSED IN A PALETTE OF CLASSIC MATERIALS AND OUTDOOR COMMUNAL AREAS ARE THOUGHTFULLY LANDSCAPED TO CREATE A NATURAL FLOW.

- Prime Waterfront Location.
- The architecture is distinctive with an urban edge.
- The superior design is a mix of the artistic and the artisan.

- Mix of 1 & 2 bed apartments and maisonettes.
- Unapologetic craft and quality at every touchpoint.
- Trent Bridge Quays is a lifestyle that's designed around you.



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.

The next phase of construction will create a further 58 new residencies, comprising of three and four bedroom maisonettes and one, two or three bedroom apartments, some with balcony specifications. These new homes come with gated courtyard car parking (for 2 bed units only), all with access to riverside communal areas.

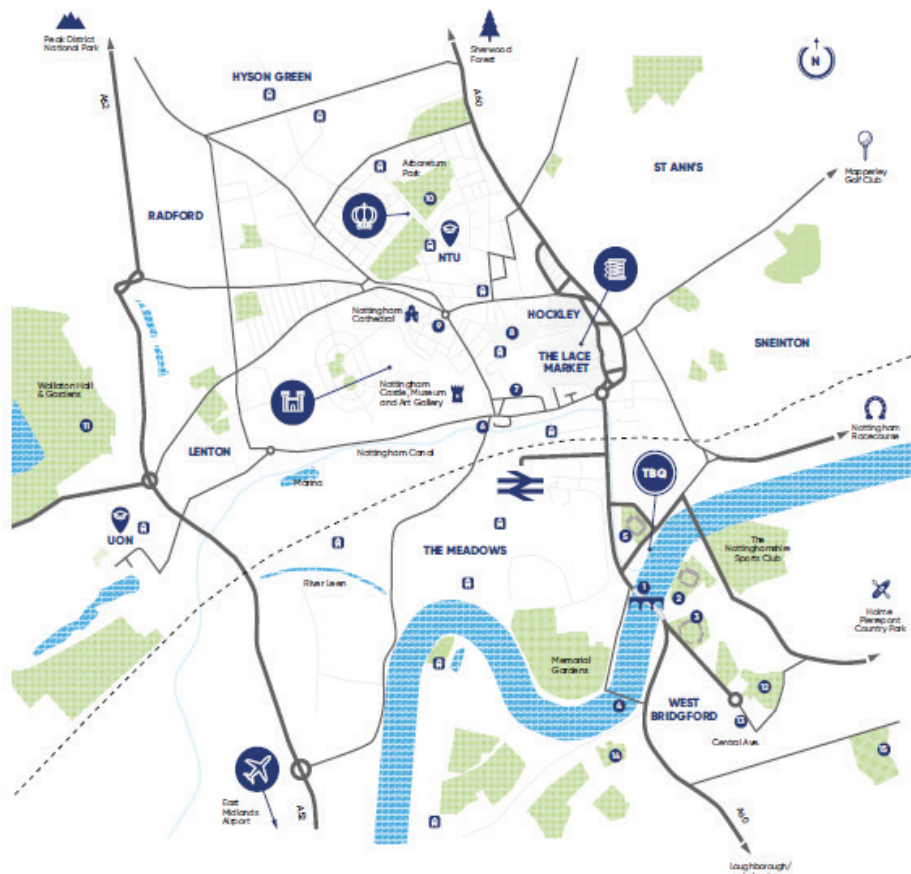


KEY FACTS

Developer:	Elevate Property Group (Paragon development Finance)
Address:	Meadow Lane, Nottingham NG2 3HR
Estimated Completion:	Q1 2024
Total nb. of Units:	58 units available
Tenure:	250 years leasehold
Estimated Service Charge:	£1.81 psf p.a. (apartments) £1.02 sq.ft (maisonettes)
Ground Rent:	Zero
Expected Yield:	circa 5% gross
Building Warranty:	10 years build warranty ICW
Furniture Pack:	Available
Parking:	Yes for 2 & 3 beds units only

TRENT BRIDGE QUAYS NOTTINGHAM

ON YOUR DOORSTEP



- 📍 Trent Bridge Quays
- 1 Trent Bridge Cricket Ground
- 2 Nottingham Forest Football Club
- 3 Trent Bridge Cricket Ground
- 4 Wilford Bridge
- 5 Notts County Football Club
- 6 Castle Wharf Canalside
- bars, restaurants, cafés
- 7 Nottingham Contemporary
- 8 Old Market Square
- shops, bars, restaurants, cafés
- 9 Nottingham Playhouse
- 10 Nottingham Arboretum
- 11 Wollaton Hall
- golf course, deer park, natural history museum
- 12 Bridford Park
- 13 Central Avenue
- shops, bars, restaurants, cafés
- 14 West Bridgford Tennis Club
- 15 West Bridgford Sports Club / RFC
- 16 The Lace Market/Hockley Area
- bars, restaurants, cafés, designer stores, art galleries
- 17 The Royal Area
- arboretum, cemetery, universities, schools, recreation/playing fields
- 18 The Castle Area
Nottingham Cathedral,
Nottingham Castle Museum
and Art Gallery
- 📍 Nottingham Trent University (NTU)
- 📍 University of Nottingham (UON)
- 🚉 Nottingham Station
- 🚏 Tram Stops
- ✈ East Midlands Airport
- 🏇 Nottingham Racecourse
- 🌲 Peak District National Park
- 🌲 Sherwood Forest



If you enjoy walking and cycling, there's plenty to explore close to home, from boutique shops and galleries to fantastic, lush green spaces.



With an abundance of road, rail and air transport links easily accessed close by, you're always at the centre of things at Trent Bridge Quays.



Minutes from TBQ 🕒

Trent Bridge Cricket Ground
The Lace Market
Nottingham Contemporary
Nottingham Station

11
22
21
15



Minutes from TBQ 🕒

Old Market Square
Nottingham Trent University
Nottingham Forest Football Club
Wollaton Hall

9
12
4
21



Minutes from TBQ 🕒

University of Nottingham
intu Victoria Centre
Nottingham Playhouse
Canal House

11
8
9
5



Minutes from TBQ 🕒

Hockley
The Cornerhouse
Flying Horse Walk
Pitcher & Piano

15
14
14
13

TRENT BRIDGE QUAYS

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LOCAL AREA

A glance across the river from Trent Bridge Quays and what will you see? One of the top ten best places to live in the United Kingdom right now?

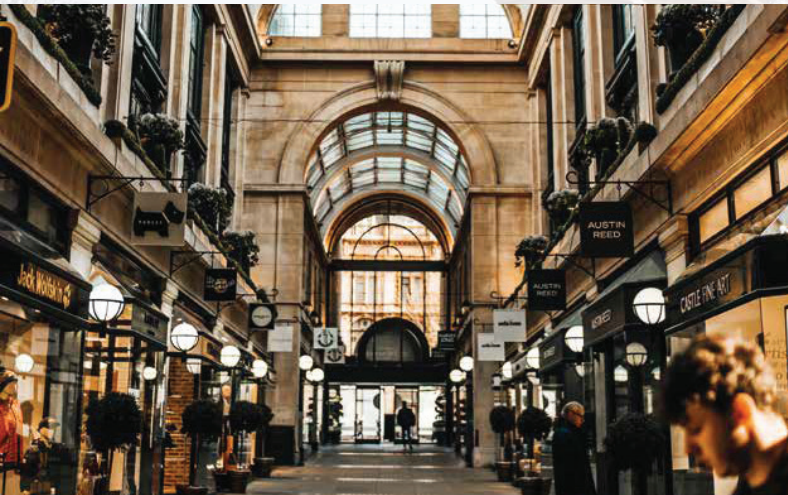
Yes. Right there. West Bridgford's the most sought after residential suburb of Nottingham and from Trent Bridge Quays you can indulge in all the good things that make West Bridgford such a desirable place to live.

With a proud victorian heritage and a villagey feel, it attracts professionals, couples and families looking for a premium location that delivers a quality lifestyle. Add excellent local schools to the mix and you know you're onto a winner.

Capital values in West Bridgford have increased significantly over the past 24 months with premiums being paid for waterfront properties. Just one of the many reasons why Trent Bridge Quays is such an attractive investment, both in the short and long term.

A world away from the hustle and bustle of the city centre West Bridgford is home to a sophisticated array of coffee shops, delis, independent retailers and tasteful eateries and brasseries. On sunny days there's a real continental vibe about the place - it's the very definition of gentrified.

Since 1838, it's been home to the Trent Bridge cricket ground - possibly the finest test cricket location in the world? We'll let you decide. The sport of gentlemen, not your thing? No problem. There's a wealth of facilities and venues to discover from football (Nottingham Forest, Notts County) to watersports (National Watersports Centre), rowing, rugby (Nottingham RFC), hockey and ice hockey (Nottingham Panthers and National Ice Arena).



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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.

5.6% YIELD

Research conducted by Mortgage Broker Private Finance found that the average rental yield is the 2nd highest in the country at 5.6%.

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.



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).

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).

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WHY INVEST IN NOTTINGHAM

17.3% GROWTH

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

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.

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%)



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.



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.



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 reduce travel times to London Euston to 52 minutes.

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CONNECTIVITY



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HS2 – Toton interchange (7.5 miles from the city centre) to reduce travel times to London Euston to 52 minutes.



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DEVELOPMENT VIEWS



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DEVELOPMENT VIEWS



TRENT BRIDGE QUAYS, MULLER YARD

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APARTMENT FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TRENT BRIDGE QUAYS, MULLER YARD

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MAISONNETTES FLOOR PLANS



C1 FRONT ELEVATION



C2 FRONT ELEVATION



C1 GROUND FLOOR



C2 GROUND FLOOR



C1 FIRST FLOOR



C2 FIRST FLOOR



C1 SECOND FLOOR

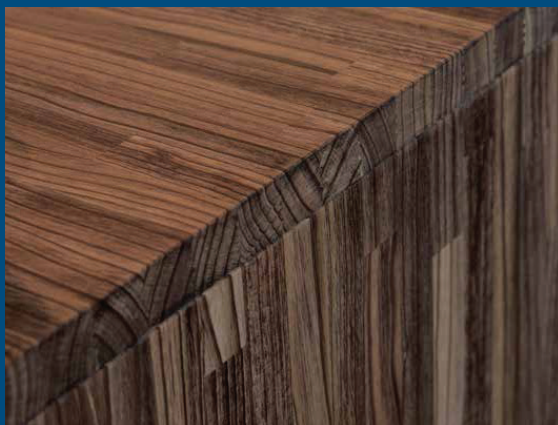


C2 SECOND FLOOR

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AMENITIES & SPECIFICATIONS



SERVICES

Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.

HEATING & 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.

SANITARYWARE

Duravit sanitaryware and Hansgrohe brassware, boosted hot water. One 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.

FLOORING

Carpets in bedrooms and laminate throughout other than in wet areas.

CERAMIC TILING

Porcelonasa tiles to bathroom floors and part tiled walls in wet areas.

TV DISTRIBUTION

Digital aerial and signal distribution to TV point in each apartment.

DOOR ENTRY

Keypad entry with intercom access from apartments.

DECORATION

White emulsion paint to all plastered walls and ceilings.

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RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20% on Exchange minus the reservation fee paid, balance (80%) on Completion

LEGAL INFORMATION

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