



Open the door into Derbyshire

Whether you're discovering Derby for the first time, or rediscovering it after many years, you'll find living at Castleward will make it easy to enjoy all that's on offer in the vibrant and varied surrounding area.

The county of Derbyshire is home to a fantastic range of attractions that are sure to capture the imagination of the whole family. From the heritage of Chatsworth House and Bolsover Castle, to the exhilaration of the Go Ape forest adventure and Swadlincote Ski and Snowboard Centre; from the simple natural beauty of the Peak District, to the culture of Bakewell and Buxton, at Castleward you're flanked by an exciting mix of year-round entertainment.

Derby by bike

From Castleward you can enjoy a sense of freedom like no other. Surrounded by an abundance of parks and cycle paths, you can explore Derby in all directions, in your own time and at your own pace. As a hub town in the Sustrans National Cycle Network, Derby is perfect for cyclists of all kinds.




Castleward is well placed to provide residents with an exciting and attractive lifestyle, close to all the fantastic amenities Derby has to offer. In fact you'll be spoilt for choice from the abundance of cafes, restaurants, bars, shops, and vibrant culture, right on your doorstep.



City & Westfield

-  The Boulevard New Residential
-  Future Residential

-  Main route from Derby Midland Station to Westfield Shopping Centre and city centre.



Moving onward and upward with Castleward

This is the first phase in Castleward's £100 million redevelopment that promises to transform this prime spot into a living, working community with a sense of place, purpose and direction. It will see the creation of around 800 new and stylish homes, designed for people who want to enjoy an enhanced lifestyle with a wide range of leisure and educational facilities on their doorstep.

Phase one, The Boulevard, will invigorate over 5 acres of land with 164 homes, quality, well designed open spaces and a tree-lined boulevard.

This area is set to come to life with coffee shops, retail outlets and a convenience store, creating a lively community atmosphere.

Whether you're a go-getting business executive, a young couple, a growing family, or even downsizing, Castleward is somewhere to relax, meet friends, shop, dine and play. Most importantly, it's somewhere you'll love calling 'home'.



Your home is your Castleward

We only build high quality homes and we make customer satisfaction our number one priority. This means that you enjoy a superior and distinctive home knowing that it has been built to the highest standards.

We also understand how important it is that your new home, feels like your own home. Which is why you can put your stamp on it even before it's built, by choosing from our Inspirations range.*

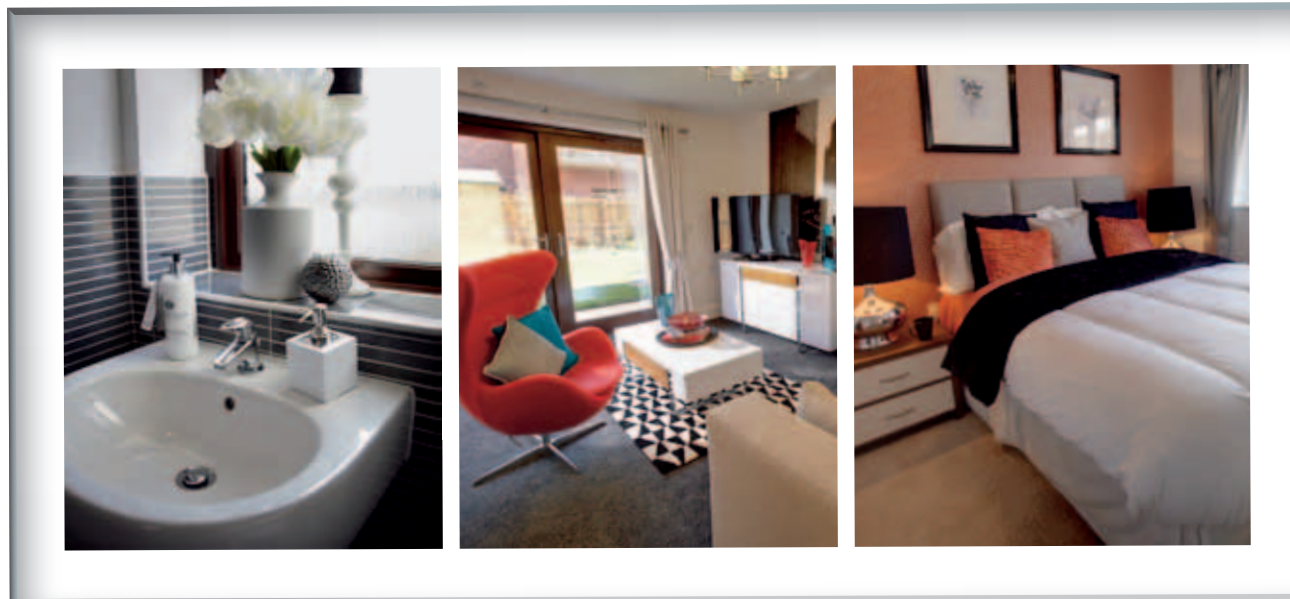


Inspirations

Inspirations is an easy step-by-step process that lets you select from our wide range of standard choices and optional upgrades including flooring, tiling, carpets, curtains, blinds, upgraded appliances, towel warmers, TV points, accessories and much more.

Inspirations is overflowing with ideas to make your new home even more special and the great thing is we'll handle all the ordering and installation which leaves you free to concentrate on enjoying your new home. We only choose quality items from the leading manufacturers to ensure your Inspirations choices give you years of pleasure. But remember, the earlier you reserve your new home, the more choice you'll have.

This is your opportunity to let your imagination take over.



*Please ask your Sales Advisor for exact availability. The ability to purchase options does depend on the stage of the build.



A home for life

Whether you're a first time buyer, a growing family, or downsizing, the new homes at Castleward offer the perfect solution to your living needs. Castleward is somewhere you can work, learn, shop, play and relax. Our focus is also on quality, lifestyle and design.

We're not just building stunning homes, we're catering for modern lifestyles, offering individually styled homes with a contemporary feel. You won't experience the 'Castleward vibe' on any other development of new homes, so why not come to see if living at Castleward could be the lifestyle for you?

Buying at Castleward is a walk in the park



Choosing and reserving

Once you have chosen your new home from those available, and after financial qualification to determine your ability to purchase, you may reserve it with an initial reservation deposit. Your solicitor details are required at reservation to enable the contract process to begin. You may like to take advantage and appoint one of our recommended solicitors and use the expertise offered by our preferred mortgage advisors who will be pleased to help you. Details of your identification are also required by law at reservation.

Keeping things moving

Your initial deposit will hold the property at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities and, if required, your mortgage application to be processed. At reservation, you will be invited to make an appointment to choose the fittings for your new home (subject to build stage) and personalise your home from our Inspirations range.

Exchanging contracts

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of their enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new home.



Moving in

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Before completion you will be invited to visit your new home for a demonstration where you will be given valuable information and instructions on how things work in your new home. When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout, to make sure all goes smoothly.

One or two additional points

We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

“Enjoy being part of the biggest and most exciting development Derby has seen in decades.”

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract. The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. The dimensions stated on the inserts are taken from the architects plans and are given to the nearest 15cm (or equivalent in inches) but should not be used as a basis for furnishings or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Specification may be subject to change or alteration without prior consent.



We are Compendium Living

We are the ones who had the vision for the Castleward development. We have a very particular way of working, and like to completely immerse ourselves in the community we're creating so we can fully understand how it will evolve and flourish into a place where people are proud to live.

At the heart of every decision we make is the environment, as we actively seek to reduce the impact our construction process has on it. We also believe it's our duty to make homes as energy-efficient as possible, ensuring future sustainability and reduced running costs for residents.

As a company committed to regeneration, we've always taken our social responsibility seriously. We understand that in order to thrive, a community needs all types of people from all walks of life. That's why we aim to find a buying solution that works for your individual needs. This unique

flexibility has already helped many people who otherwise, would have found buying their own home an impossible dream.

What will set Castleward apart from other developments is that once building work has finished, we don't just disappear. This community's continued success is as important to us as it is to you, and we look forward to seeing it flourish into something truly special.

And we hope you will be a part of it.

OUR PARTNERS

Compendium Living is a development company set up and jointly owned by Lovell & Riverside.

LOVELL

With over 40 years' experience, Lovell bring unique designs to every development to ensure their homes work perfectly in their environment whilst keeping a focus firmly on the people who will be calling these properties 'home'.

From contemporary apartments and townhouses to traditional family homes, from first time buyers searching for an affordable new home to growing families or downsizers, Lovell create new homes of exceptional quality, style and value throughout the UK.

RIVERSIDE

Riverside is one of the leading registered providers of social housing in the UK, providing support and affordable housing to people of all ages and circumstances throughout England.

Riverside provides services to a wide range of agencies, local authorities and other service providers.

