



Matlock Spa Village
Matlock | Derbyshire | DE4 3TF

MATLOCK SPA VILLAGE

*Matlock Spa is a welcoming, friendly community
that strives for quality and healthy living.*

INTRODUCTION

Located in the heart of the Derbyshire Dales, Matlock Spa is just ten minutes' walk away from the newly revitalised Matlock Town and a stone's throw from the Peak District National Park.

Surrounded by stunning countryside, historic houses and castles, and delicious places to eat, Matlock Spa is extremely well connected to England's extensive rail and road network, adding a broad range of lifestyle option to its beautiful natural surroundings.

A short drive away from the M1, motorists and rail users can get to London in less than three hours, Manchester in an hour and a half, or Derby in less than 40 minutes.

A series of distinctive spa villages

In an area of diverse natural beauty, 494 new homes will be built alongside a stunning new country park. Each village boasts its own distinctive character offering a variety of rural-style homes in the form of 2, 3, 4 and 5 bedroom woodland lodges, courtyard cottages and spa villas. Matlock Spa will embrace the 'Healthy Town' model, promoting fitness in addition to a firm commitment to working with and protecting the local ecology and famous heritage of the Derbyshire Dales.

A healthy town

Matlock Spa encourages healthy living by design, promoting the use of a network of cycle lanes and footpaths, flowing naturally with the local terrain. There will be an active landscape, providing residents with a wealth of outdoor pursuits from bracing country walks to cycling, fishing and play areas. Homes will be insulated to the highest standards. All appliances will be energy efficiency and recycled materials will be used extensively.



SPA VILLAS

The first of the villages as you approach from the town centre is the most urban in aspect. At the entrance of Matlock Spa, to the west are three spa villas inching up the hill. To the east, with a striking backdrop of a cliff looming in the distance, a four-storey mill-style building of loft apartments; providing an evocative reminder of the industrial heritage of Cawdor Quarry.

Apartments:

Three generously proportioned spa villas evoke the spa town tradition of Matlock. Together with a rocky outcrop they frame a gateway to the Matlock Spa development. They offer apartments within just five-minutes-walk from Matlock Station and only 10-minutes-walk from the town centre. All of the apartments are double aspect with balconies or terraces, and they benefit from lockable bike storage.

The apartments benefit from a dual aspect with generous full height windows and a south facing corner balcony. They offer a bright open plan living/kitchen/dining room with one proportioned bedroom.

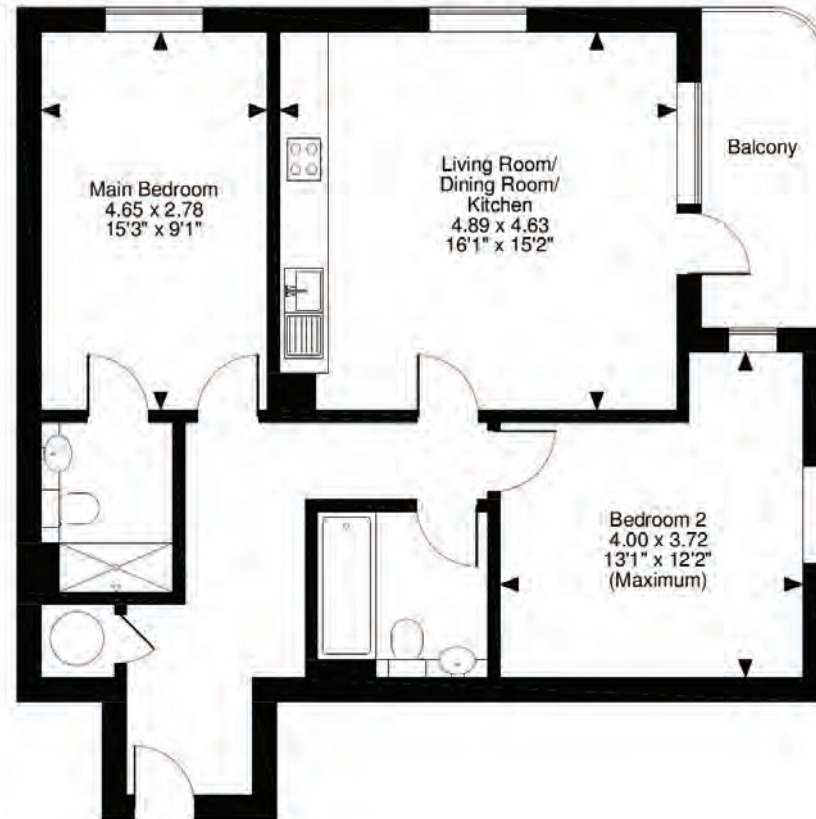
The bedroom is spacious, has large windows overlooking the landscape courts and benefits from an attached en-suite, as well as the balcony, extending the inside space to outside. Two-bedroom apartments offer a second bathroom in the apartment to allow flexible comfortable living.







Matlock Spa, Matlock
Approximate Gross Internal Area
759 Sq Ft/71 Sq M
Balcony external area = 62 Sq Ft/6 Sq M



Third Floor Apartment

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Penthouse:

This two-bed penthouse benefits from a wonderful 58ft long terrace overlooking the spectacular landscape of Matlock Spa and the Derbyshire Dales beyond. The balcony is accessible through the living area, bedroom or study allowing the freedom of a flowing indoor and outdoor lifestyle. Both bedrooms are spacious and have full-height windows with spectacular views.

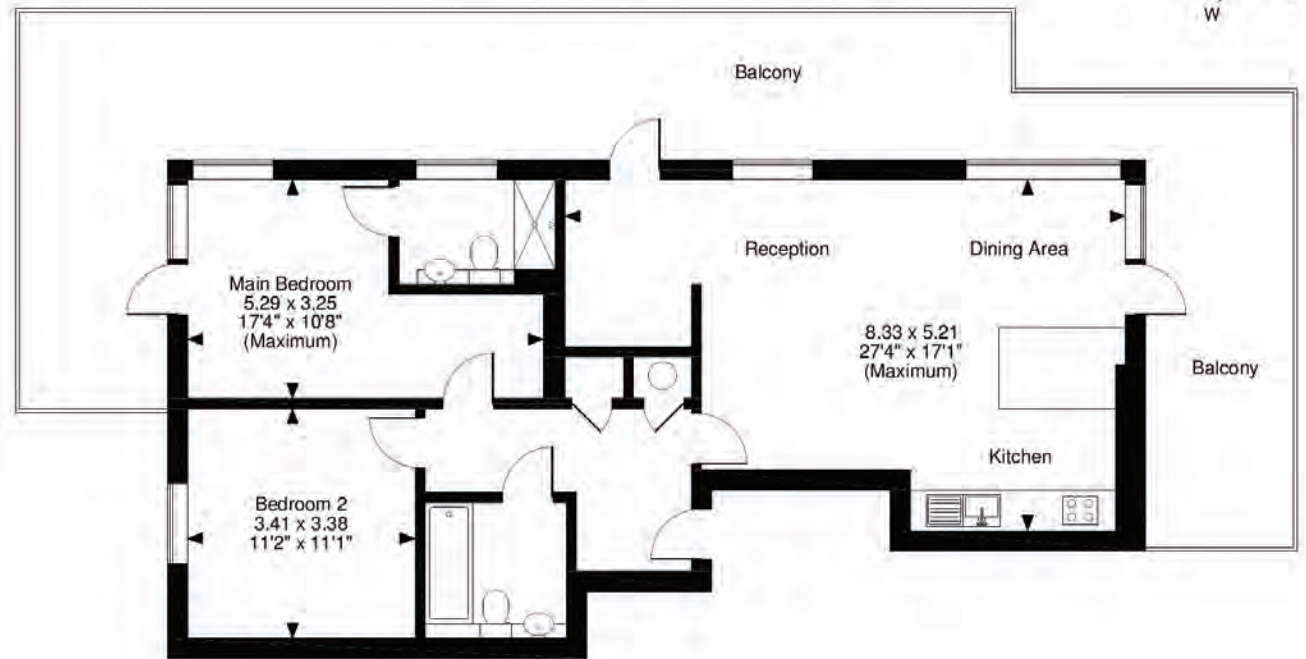
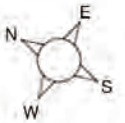
The main bedroom has an attached en-suite while the second bedroom room has two windows, overlooking the landscape as well as the balcony, extending the inside space to outside. In addition, there is a separate study and a second bathroom in the apartment to allow flexible comfortable living.







Matlock Spa, Matlock
Approximate Gross Internal Area
855 Sq Ft/79 Sq M
Balcony external area = 619 Sq Ft/57 Sq M



Penthouse

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SPA CRESCENT

The Spa Crescents follow the contours of the upper plateau of the old quarry and offer sweeping views of Matlock and up the Derwent Valley. At the entrance to Crescent Road, opposite the townhouses and villas, there are views opening to the country park which links the Gateway to the Spa Village and floodplain below. The Spa Crescents follow the contours of the upper plateau of the old quarry and offer sweeping views of Matlock and up the Derwent Valley. At the entrance to Crescent Road, opposite the townhouses and villas, there are views opening to the country park which links the Gateway to the Spa Village and floodplain below.

Four bedroom detached home:

The classic design of this 3-storey home echoes the handsome proportions of a traditional Derbyshire townhouse.

The fitted kitchen features French doors leading to the rear garden via a top lit dining area and there is a separate utility room. The south facing entrance porch leads to a generous hallway and a spacious dual aspect lounge which also opens to a sunny garden. The first floor features a large master bedroom and a guest bedroom, both with en-suite bathroom rooms. Two additional generous double bedrooms are located on the second floor with a family bathroom to complete the house. There is access to a garage with storage space for bicycles directly from the garden.

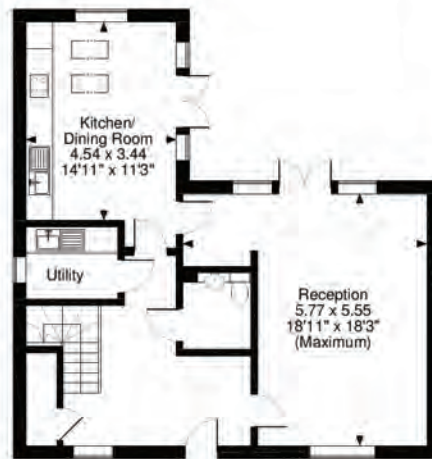




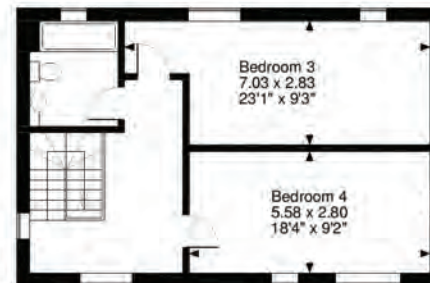




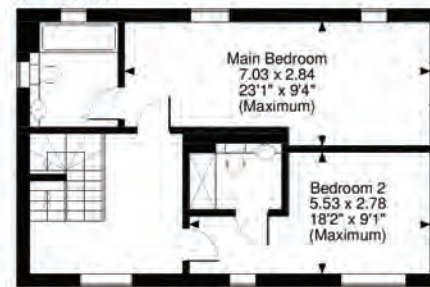
Matlock Spa, Matlock
Approximate Gross Internal Area
Main House = 1829 Sq Ft/170 Sq M
Garage = 209 Sq Ft/19 Sq M



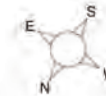
Ground Floor



Second Floor



First Floor



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Spa Crescent frames a vista from the Ecology Park to the valley opposite and forms a pedestrian link from Spa Crescent Road to Spa Crescent Walk and then down to the Esplanade below. This will give the handsome terrace of town-houses a feeling of openness and a strong connection to the rich and varied landscape of Matlock Spa.

Three/four-bedroom townhouse:

A small front garden leads to a generous hallway and an en-suite bedroom on the ground floor, ideal for guests. A side door gives access to the covered car space and rear garden beyond.

The first floor provides a generous double aspect living room on one side of the house that links through to a spacious kitchen / dining area which is also double aspect giving the house a sunny aspect throughout the day.

The generous master bedrooms with en-suite showers can be found on the second floor.

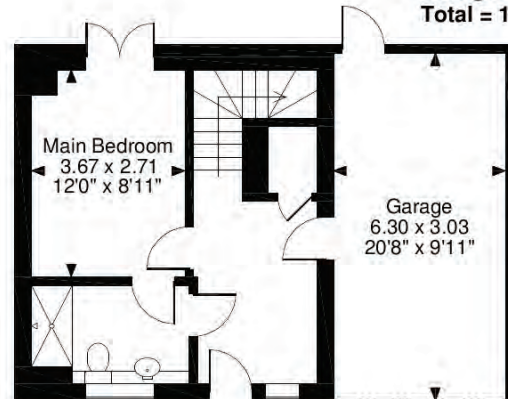
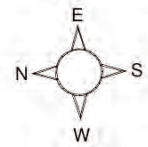
A double bedroom and a study, or alternatively a small fourth bedroom are also on the second floor with a large family bathroom to complete the house.



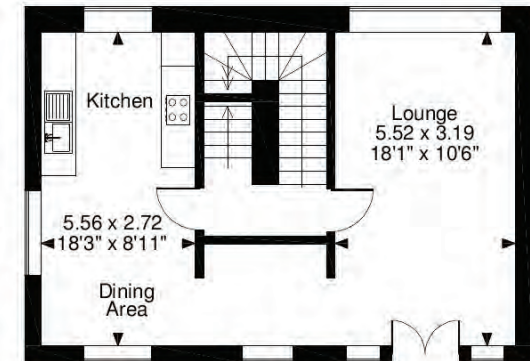




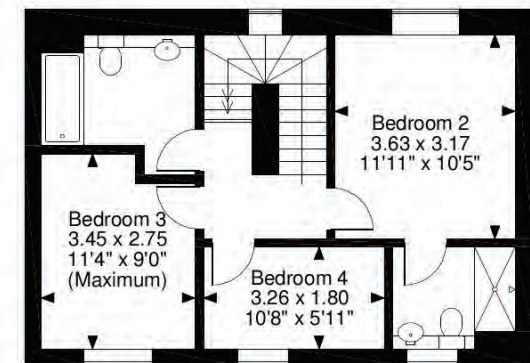
Matlock Spa, Matlock
Approximate Gross Internal Area
Main House = 1282 Sq Ft/119 Sq M
Garage = 202 Sq Ft/19 Sq M
Total = 1484 Sq Ft/138 Sq M



Ground Floor



First Floor



Second Floor

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SPA CRESCENT WALK

The houses on Spa Crescent Walk face onto a generous promenade with spectacular views to the Derbyshire Dales. This means you can begin your walk from here to the town centre or to the Peak District National Park or simply stroll and enjoy the view. Occasionally, you may glimpse through the trees a puff of smoke from the Peak Rail steam train. Covered car parking is discretely out of sight in courtyards with convenient access to the south facing gardens.

Three-bedroom townhouse:

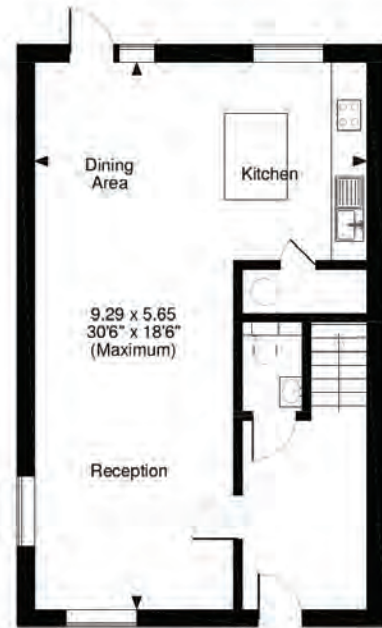
These two storey houses form part of a sinuous terraces following the line of Spa Crescent Walk and opening out to spectacular views across the Derwent Valley and up to the Derbyshire Dales beyond. The open plan ground floor offers a double aspect lounge and dining area with an island kitchen in an alcove opening to the south facing garden. Covered car parking and bicycle storage is directly accessible from the garden giving convenient access. The first floor features a large master bedroom which looks south across the garden and benefits from an en-suite bathroom. Two additional bedrooms and a family bathroom complete the house.



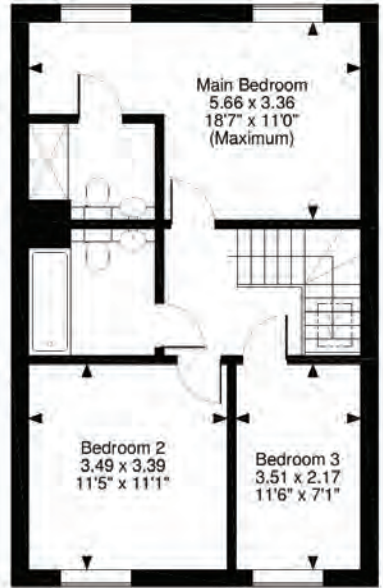




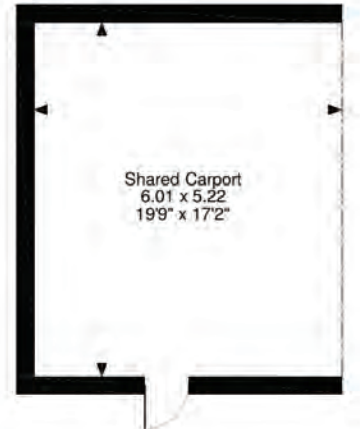
Matlock Spa, Matlock
Approximate Gross Internal Area
Main House = 1116 Sq Ft/104 Sq M
Shared Carport = 338 Sq Ft/31 Sq M



Ground Floor



First Floor



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LOCATION

Matlock Spa
Site Plan



EMBRACING THE ENVIRONMENT

Matlock Spa's villages, linked by the new country park, will be built to fit the natural topography of the local surroundings. Situated in an area of outstanding natural beauty, with ancient gorges, dales and moors, cliff faces, wild woodland, lakes and open plains, Matlock Spa will take great care in blending its architecture with this stunning backdrop. An existing site of special scientific interest will be enhanced with significant new areas of habitat and opened up to the community to encourage environmental education and healthy living.

TAKING THE CAR AWAY FROM THE STREET

Spa towns have historically drawn visitors for their health benefits and Matlock Spa will continue this tradition by making well-being its focus. All roads and pathways are designed to gently encourage residents and visitors to leave their vehicles and interact sensitively with the countryside by going on walks, cycle rides, as well as fishing and the potential for climbing trips for the more adventurous. Out of sight, out of mind - parking areas will be deliberately and discreetly hidden from view. Matlock town centre is less than ten minutes' walk away and will be well connected by path and cycleway.

A PLACE TO SETTLE

Many people visit the Matlock area for a day out. Soon Matlock Spa will offer more than a day trip; it will be a place to settle, for young and old alike. The landscape of Cawdor Quarry provides the scenery for a tranquil 600 homes across several villages. The design will be spacious and natural, harmonised with the local ecology, not fighting against it. Quality will be reflected in the extensive use of stone and slate, in keeping with the local area's proud heritage.

A UNIQUE PLACE TO LIVE AND WORK

The new villages will not just consist of homes but a sequence of flexible business units with grass roofs and solar panels to promote a thriving, living rural economy. There is space at the gateway for a local convenience store, as well as a local cafe which is a stopping point on the Derwent Valley Heritage Trail and a place to meet.

For more information, or to arrange your exclusive viewing, please contact Fine & Country Derbyshire on 01332 973 888 or email us at derbyshire@fineandcountry.com





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THE FINE & COUNTRY
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