



# TRENT BRIDGE

## QUAYS

PHASE II

NOTTINGHAM NG2

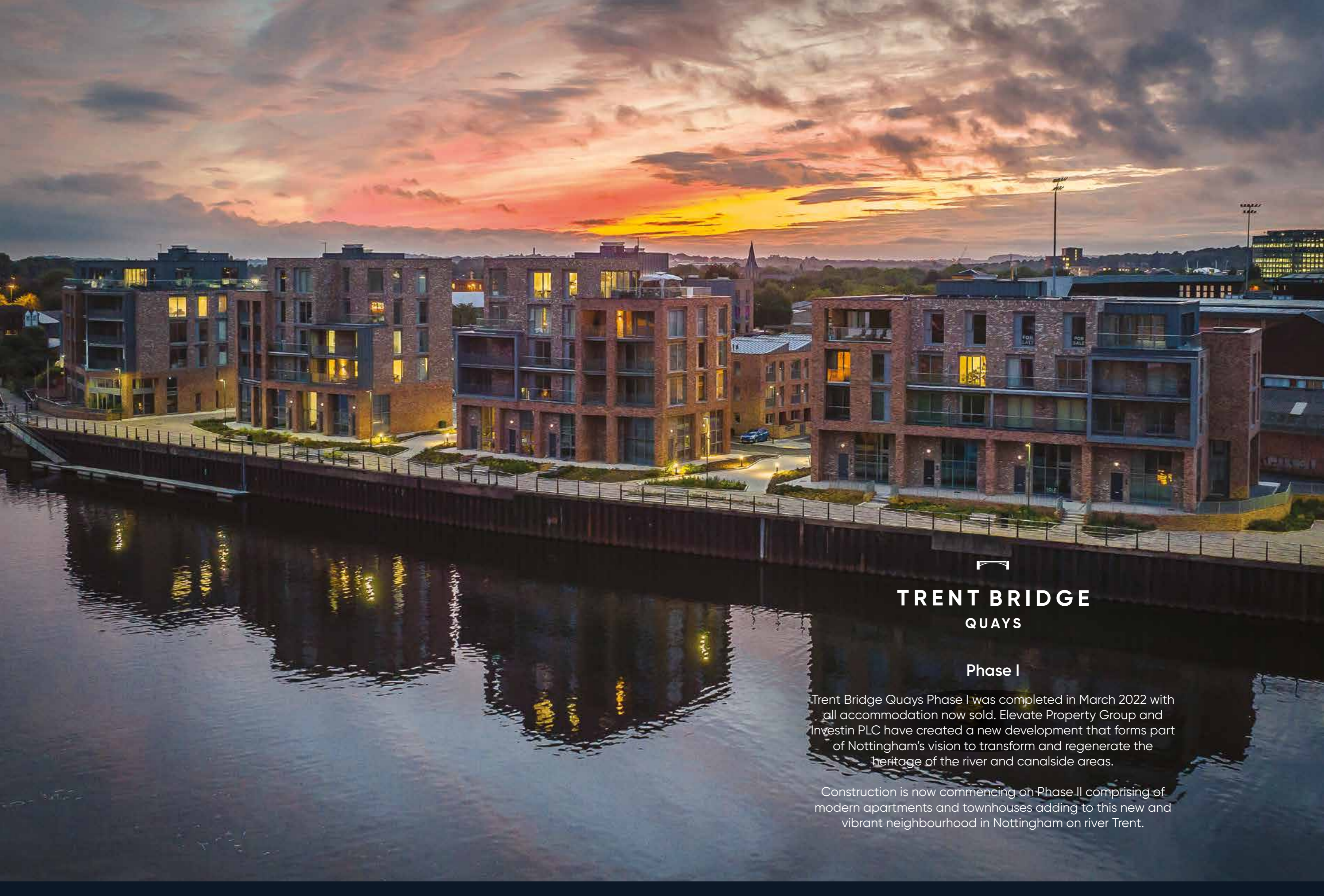


# TRENT BRIDGE QUAYS

PHASE II

FORMING PART OF A NEW WATERSIDE  
NEIGHBOURHOOD IN NOTTINGHAM





# TRENT BRIDGE QUAYS

## 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.

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.





# PHASE

TRENT BRIDGE  
QUAYS  
PHASE II

# II

NEW ACCOMMODATION FOR 2023

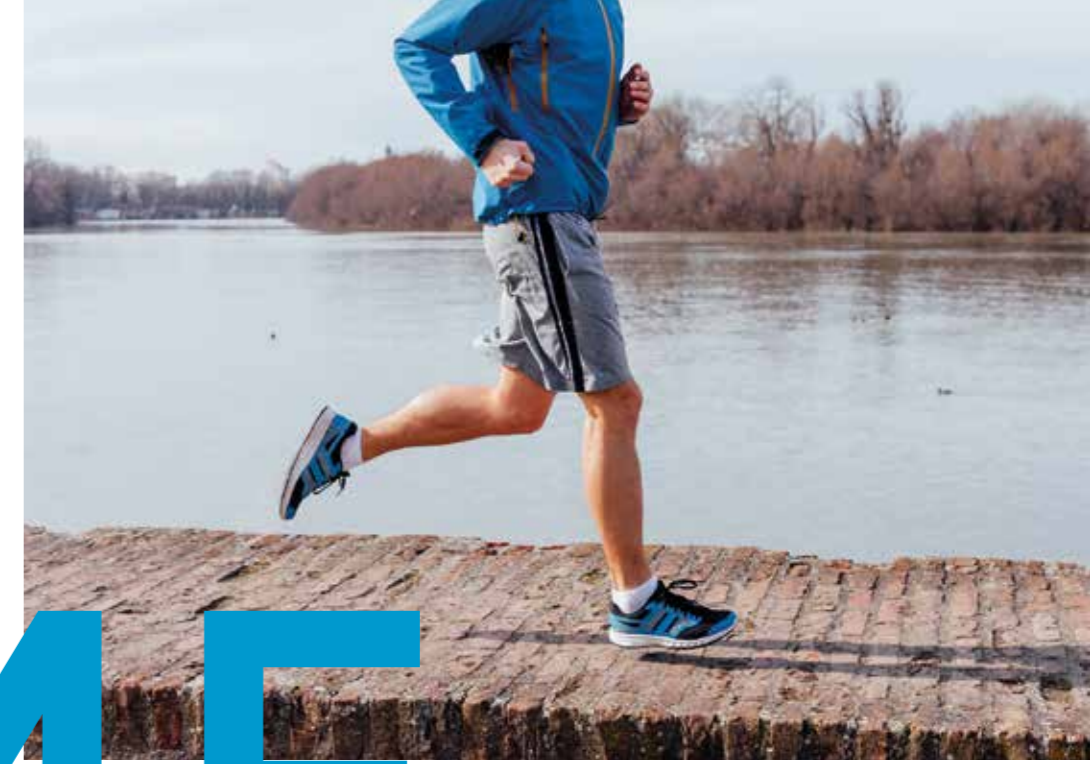
- 16 ONE BEDROOM APARTMENTS
- 24 TWO BEDROOM APARTMENTS
- 2 TWO BED MAISONETTES
- 2 THREE BED MAISONETTES
- 9 THREE BEDROOM TOWNHOUSES
- 5 FOUR BEDROOM TOWNHOUSES

GATED COURTYARD CAR PARKING





An introduction to  
Trent Bridge Quays, Nottingham.



# WELCOME



## 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.





PHASE II

  
TRENT BRIDGE  
QUAYS





# A NEW NEIGHBOURHOOD



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QUAYS  
PHASE II



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

The next phase of construction will create a further 58 new residences, 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.





PHASE II





Riverside Walk

County Hall

Riverside Walk

Turneys Quay

Nottingham Station

Notts County FC

Nottingham Rovers Club

intu Victoria Centre

Lace Market

Nottingham Forest FC

Lady Bay Retail Park

Lady Bay Bridge

CITY CENTRE

TBQ PHASE II

Phase Two

Phase One

TRENT BRIDGE

TRENT BRIDGE CC

WEST BRIDGFORD

## LOCATION

There's not much point to being somewhere and discovering it's an effort to get anywhere. Why be nowhere?

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





# UNIQUE HISTORIC

## Folklore

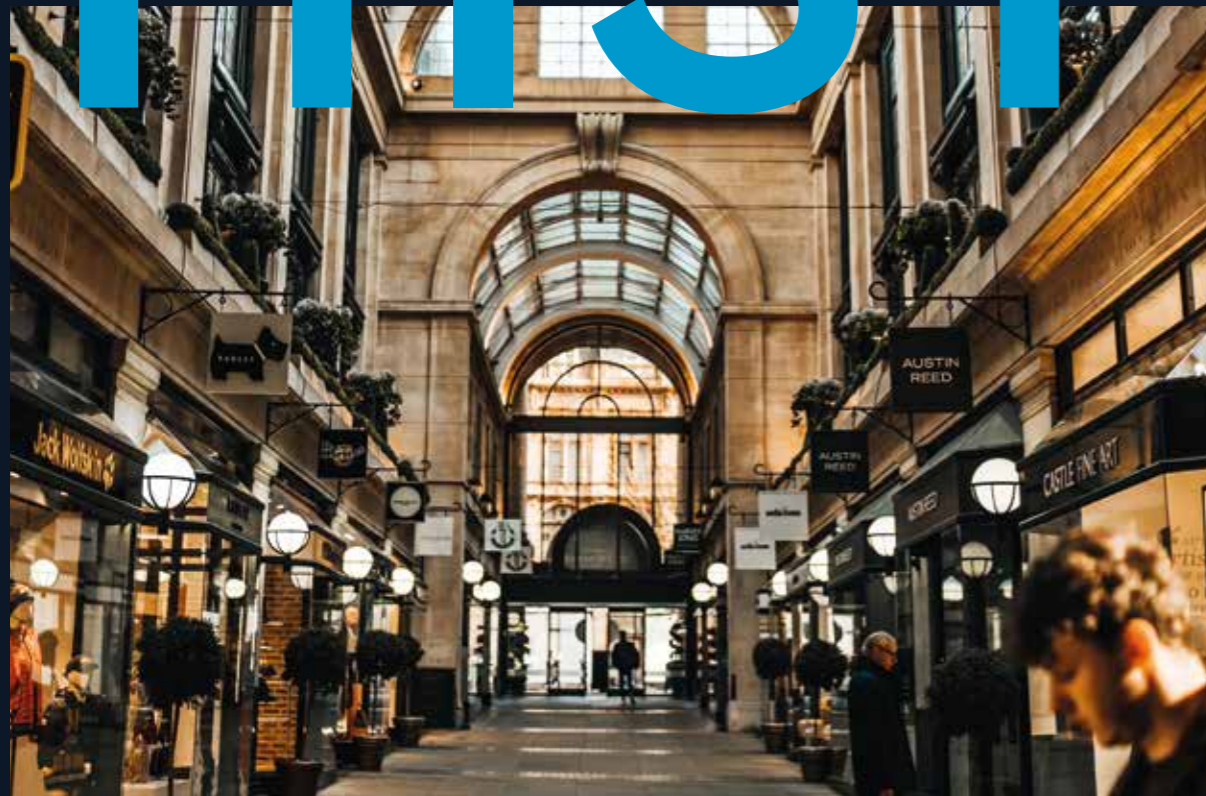
Nottingham's history is incomplete without the mention of Robin Hood.



## 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 for lace and hosiery manufacture, the City is home to Sir Paul Smith and many stylish independent retailers, specialist boutiques and brand favourites with many more smaller chic label retailers.



## Raleigh Bicycle Company

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.

## Paul Smith

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







T B Q PHASE II 2023

# CITY + CULTURE

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 coffee houses all for your pleasure.

Nottingham has a bustling nightlife with many independent bars, craft beer pubs, breweries and unrivalled clubnights in the City, all with their very own distinct 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.



Oldest pub in England

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.



300

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 Pierrepont 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.

## Watersports

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



## Football

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



# HOME OF SPORT



## 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.

### Rail Travel

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



# CONNECTED

## City Links

Nottingham has invested £1 billion in the City's infrastructure and boasts the greenest bus network in the UK, with rail 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.

### Air Travel

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





# WHY INVEST IN NOTTINGHAM?



**TRENT BRIDGE  
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PHASE II



**10.3%  
increase**

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.

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%.

**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.

**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%)



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.



**HQ Hub**

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

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.



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.





# PHASE II

ACCOMMODATION TYPES  
SITE PLANS  
SPECIFICATIONS

  
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PHASE II

NOTTINGHAM NG2



# TOWNHOUSES DESIGNED FOR LIVING



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

Our meticulously designed townhouses are made for modern living. With roof terraces on both front and back elevations, detailed brickwork and large windows to maximise on natural light, our townhouses have impressive specifications.

Modern in architecture, crafted in construction, the results are these beautifully finished townhouses. This is an opportunity for customers to buy or invest in one of these special spaces. With a cloakroom, an impressive kitchen with fully integrated appliances, a family bathroom and ensuite/s, these homes offer unrivaled accommodation in a unique setting.

With car parking, a terrace and lawned garden to the rear, and top floor balconies, these Freehold homes deliver a lifestyle that's hard to better.

Townhouses  
Block C1 and C2

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

Rear Gardens

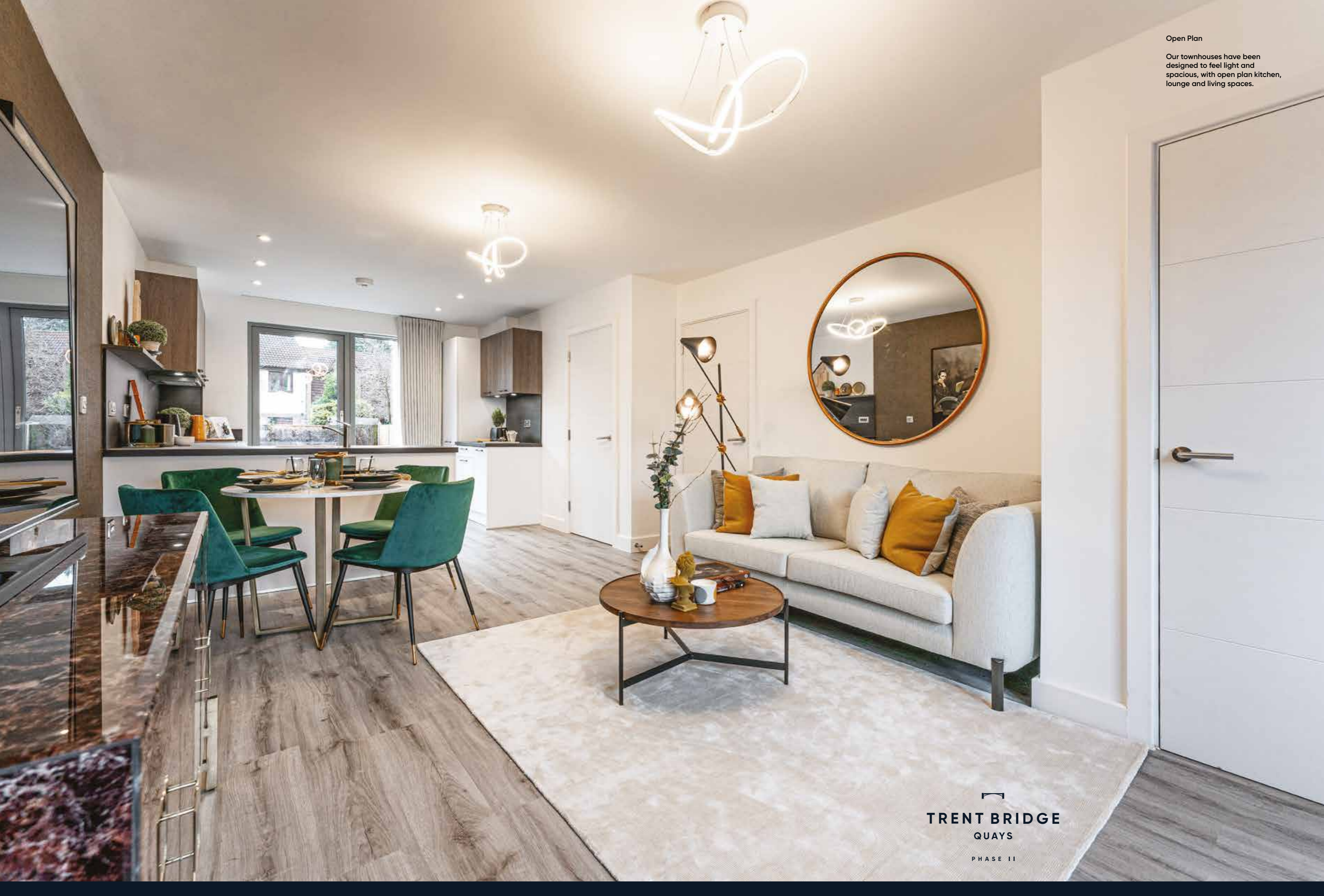
All our townhouses come with a rear garden aspect, ideal for young families.





Open Plan

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





Relaxed

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.

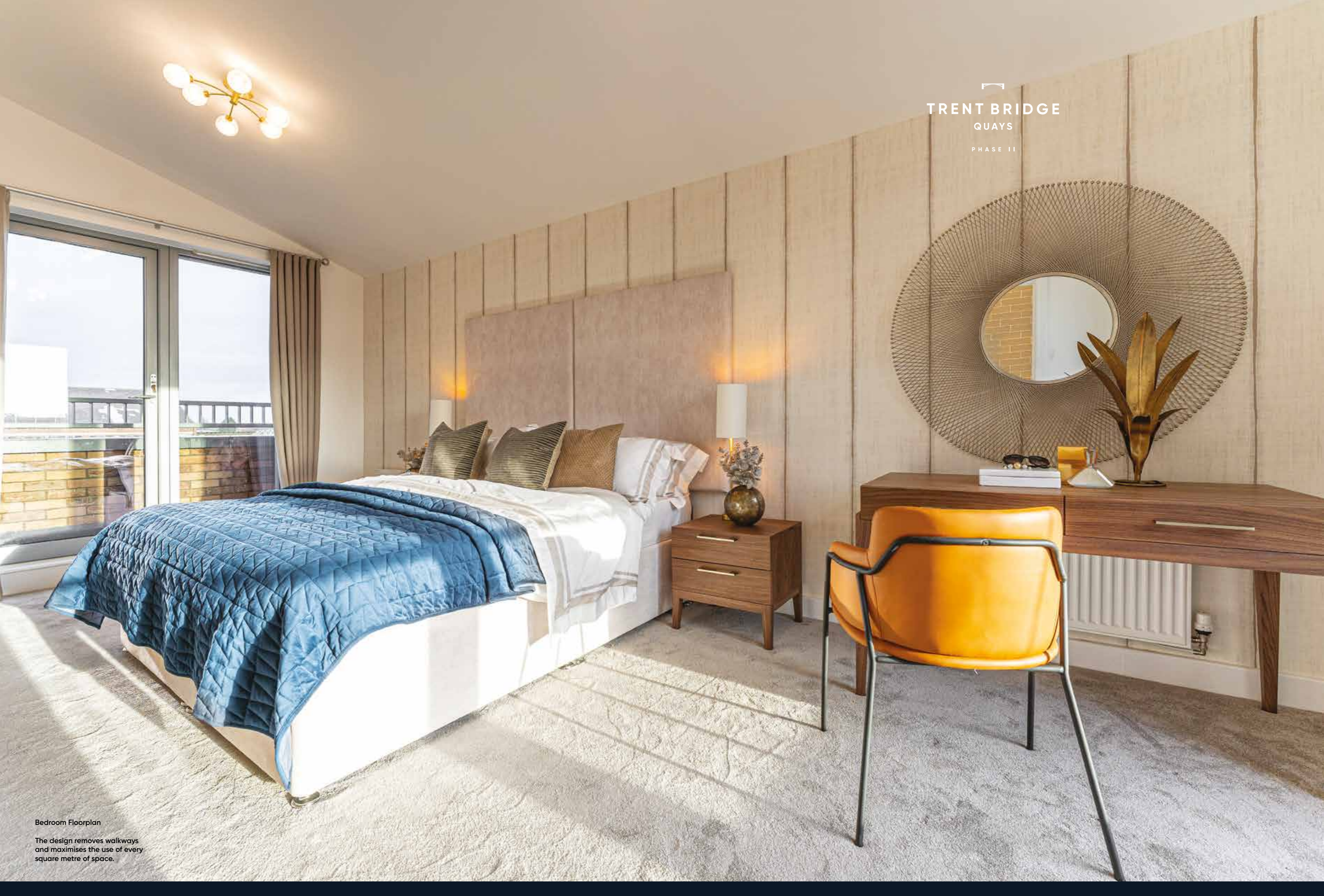


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Bedroom Floorplan

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



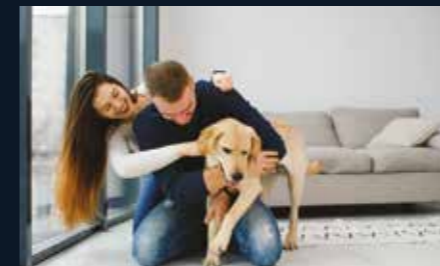


SPECIFICATION

# APARTMENTS 1 BEDROOM ELEVATED LIVING



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.

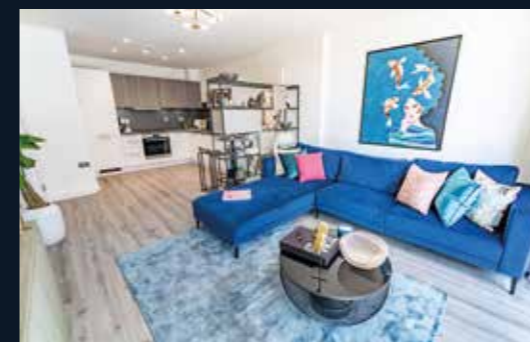
#### Balcony Living

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.

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.

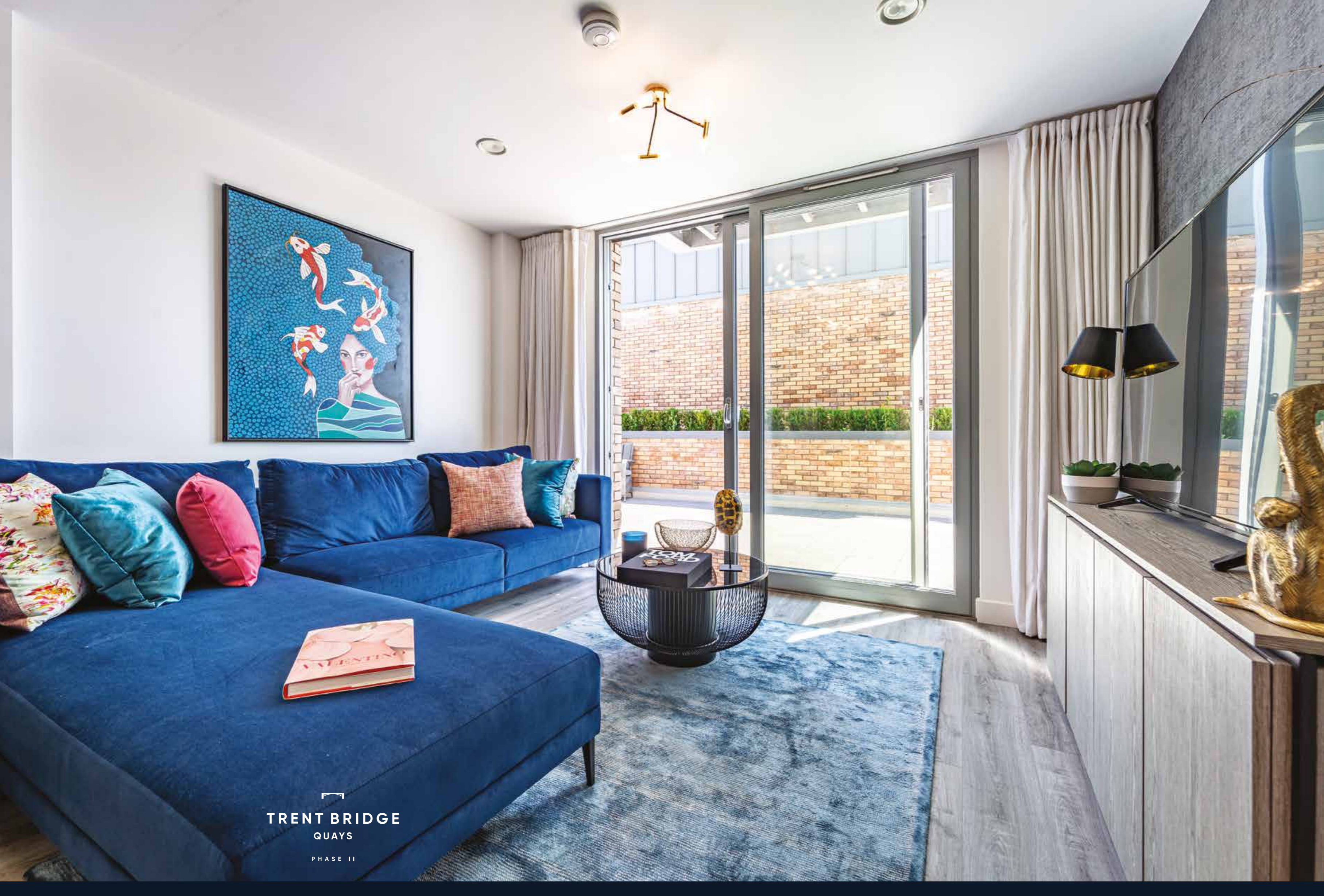
Each apartment has enhanced specifications including fully integrated kitchens to luxury bathrooms with Porcelanosa tiling, and come with an enviable location with parking.



#### Open Plan Living

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



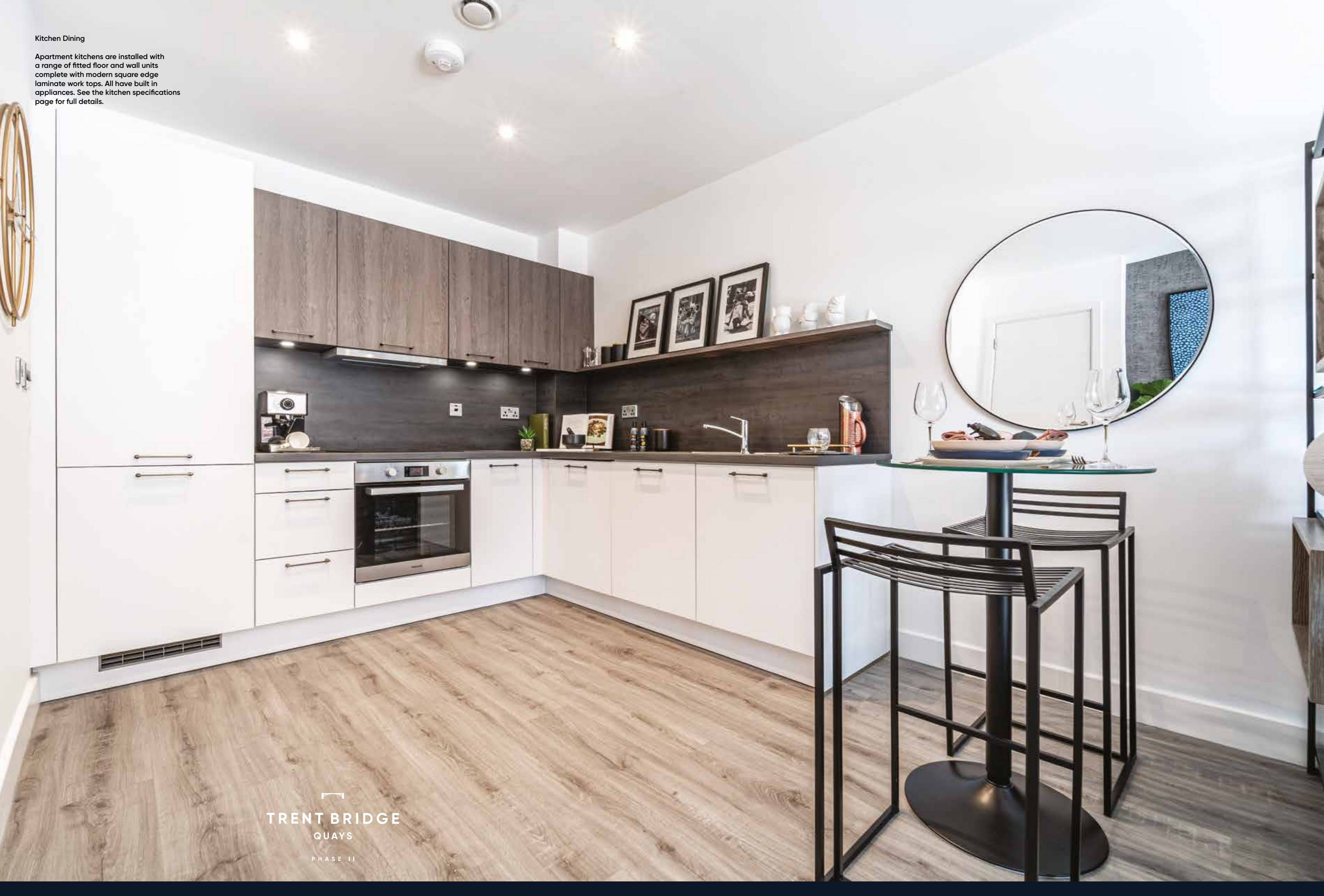


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PHASE II



Kitchen Dining

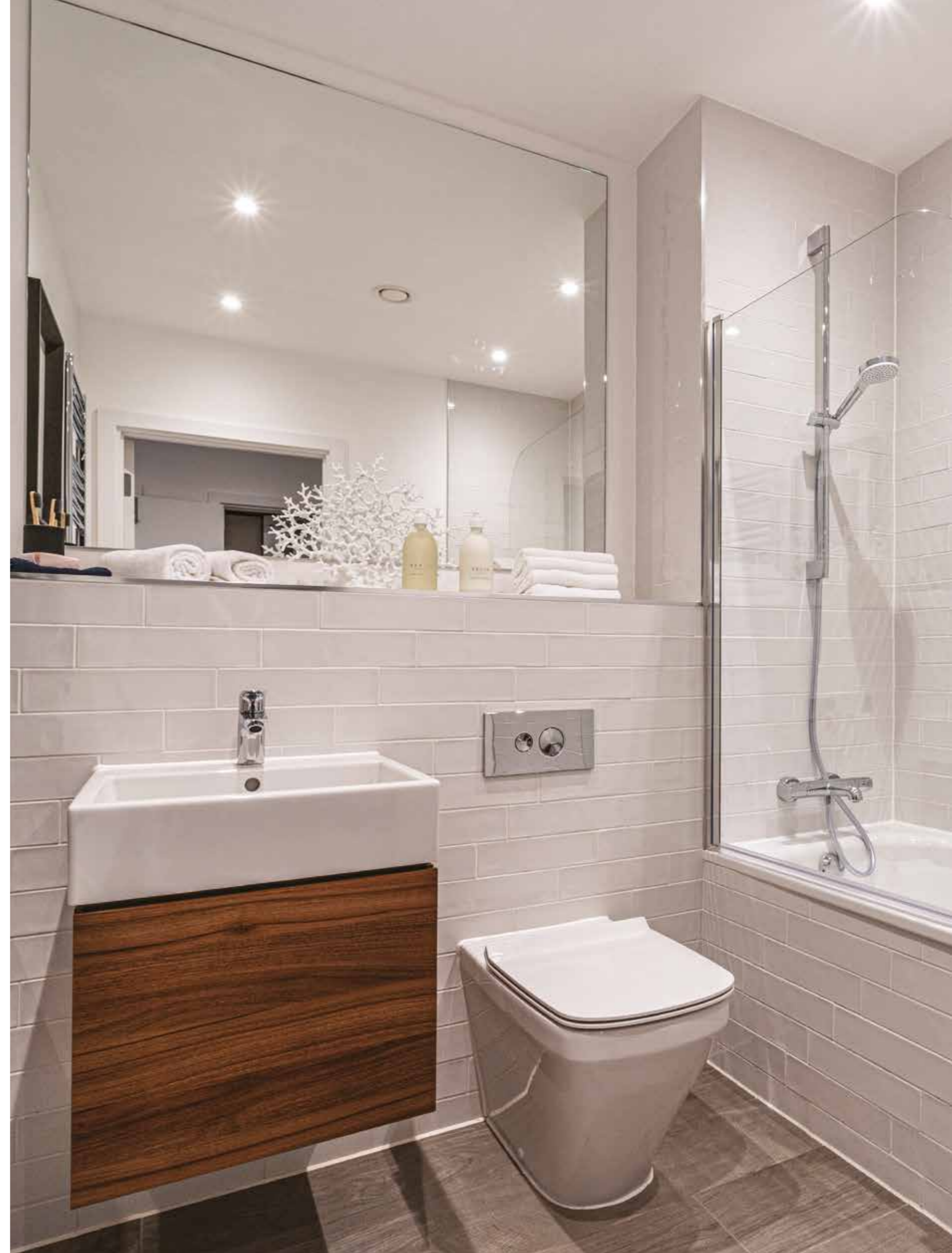
Apartment kitchens are installed with a range of fitted floor and wall units complete with modern square edge laminate work tops. All have built in appliances. See the kitchen specifications page for full details.





In the detail.

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



  
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PHASE II





SPECIFICATION

# APARTMENTS 2/3 BEDROOM SPACE+LIGHT



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 specifications 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.

#### Well being

Living by the river has additional benefits to your wellbeing with access to the riverbank promenade and nearby park.



#### Next Level

All apartments come with fully integrated kitchens and appliances.



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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.



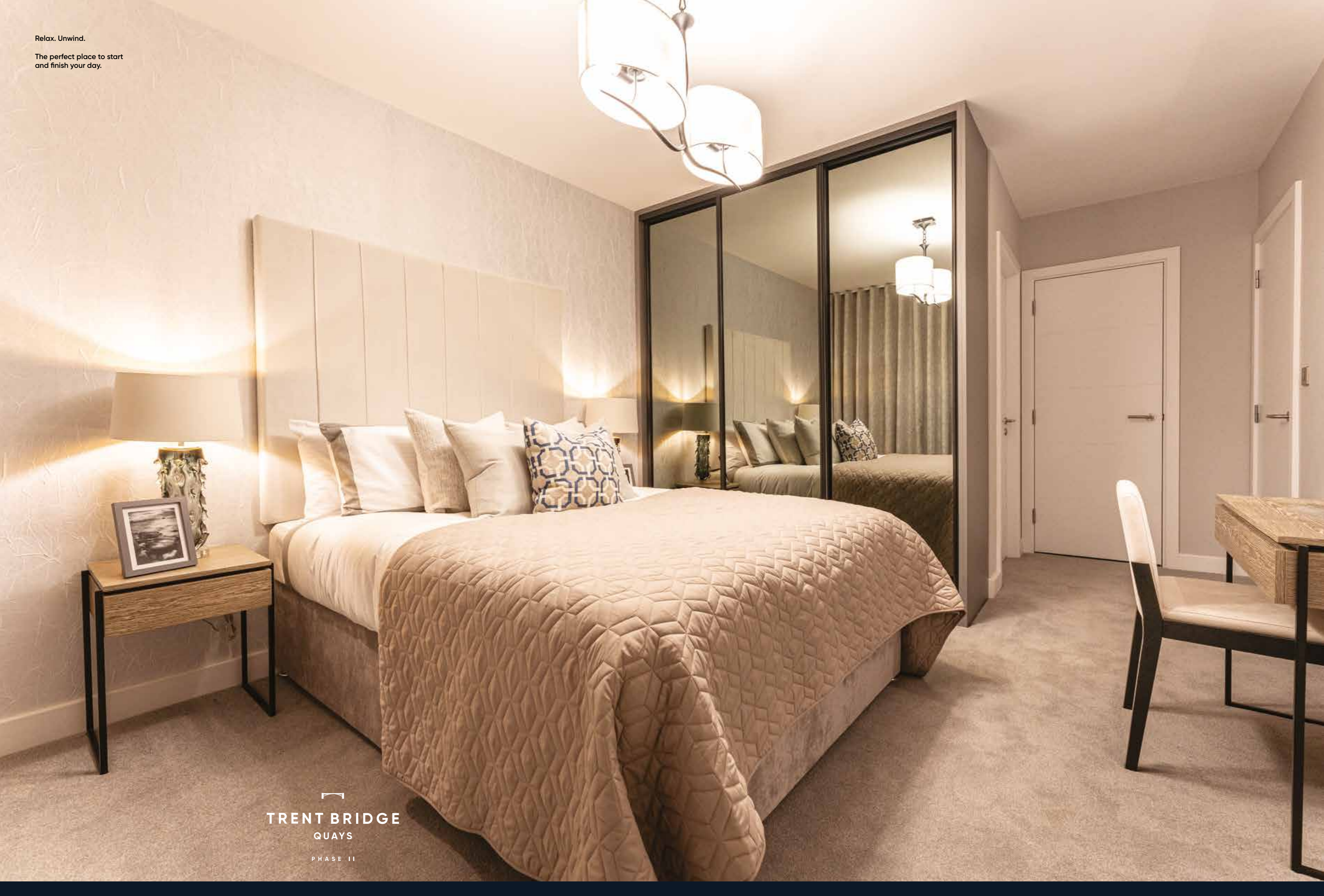


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Relax. Unwind.

The perfect place to start  
and finish your day.



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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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QUAYS  
PHASE II



# PHASE II OVERVIEW SITE PLAN

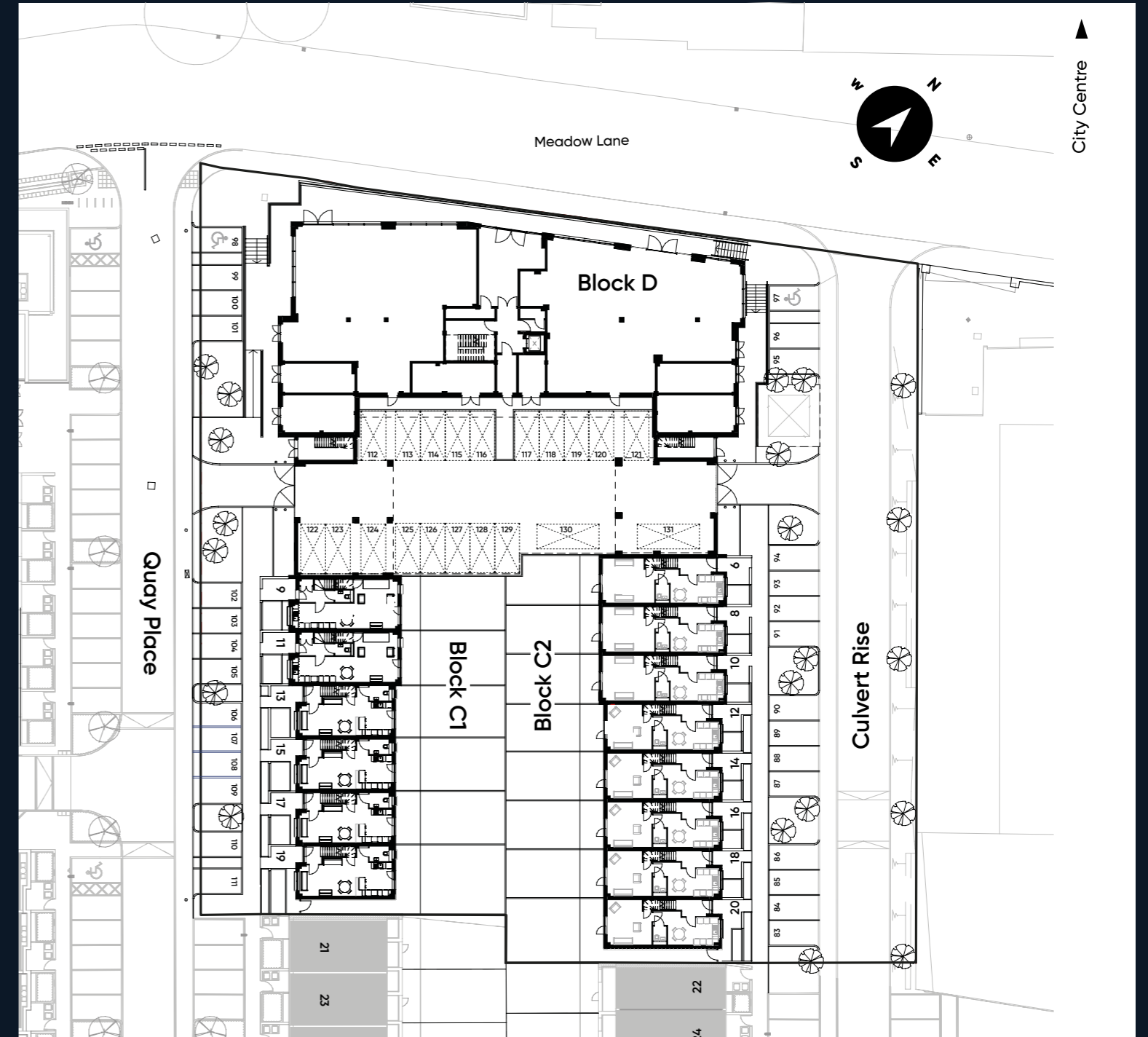
MEADOW LANE



Aerial Site Plan - showing early stages of construction August 2022

# PHASE II SITE PLAN DRAWING

NOTTINGHAM NG2





## APARTMENT SPECIFICATION

<b>Services</b>	Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.
<b>Heating and hot water</b>	Heating system via wall mounted electric panel heaters with smart wifi controls; hot water generated via electric hot water cylinder.
<b>Electrical</b>	Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.
<b>Kitchen</b>	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.
<b>Sanitaryware</b>	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.
<b>Doors</b>	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
<b>Skirting and architrave</b>	Pencil round skirting and architrave finished in white egg shell paint.
<b>Decoration</b>	White emulsion paint to all plastered walls and ceilings.
<b>Ceramic tiling</b>	Porcelonosa tiles to bathroom floors and part tiled walls in wet areas.
<b>Flooring</b>	Carpets in bedrooms and laminate throughout other than in wet areas.
<b>Door entry</b>	Keypad entry with intercom access from apartments.
<b>TV distribution</b>	Digital aerial and signal distribution to TV point in each apartment.
<b>Telephone and data</b>	Virgin and BT Fibre data cable to a single outlet in living room.

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%.

## TOWNHOUSE SPECIFICATION

<b>Services</b>	All mains services connected.
<b>Heating and hot water</b>	Gas central heating provided via an energy efficient gas fired system boiler.
<b>Electrical</b>	Brushed stainless steel effect sockets and switches throughout, details on exact layout are available on request.
<b>Kitchen</b>	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.
<b>Sanitaryware</b>	Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water showers.
<b>Doors</b>	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
<b>Lighting</b>	Recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.
<b>Outside</b>	Block paved parking space, paved rear patio and turfed rear lawn with timber fencing.
<b>Skirting and architrave</b>	Pencil round skirting and architrave finished in white eggshell paint.
<b>Decoration</b>	White emulsion paint to all plastered walls and ceilings.
<b>Ceramic tiling</b>	Porcelonosa tiles to bathroom floors and part tiled walls in wet areas.
<b>Flooring</b>	Carpets in bedrooms and laminate throughout other than in wet areas.
<b>TV distribution</b>	Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
<b>Telephone and data</b>	Virgin and BT Fibre data cable to a single outlet in living room.

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