

NOTTINGHAM NG9 4AH

EST THE 2024

NEIGHBOURHOOD

BEESTON



PROSPERITY



EST THE 2024

NEIGHBOURHOOD

A new neighbourhood of luxury apartments and stylish homes located in a prime position of Beeston, Nottingham.

The Neighbourhood will consist of eighty, one and two-bedroom apartments and seven three-bedroom homes of the highest quality, located in one of the best areas of Nottingham.

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BEESTON


THE SUNDAY TIMES
WINNER OF THE
MIDLANDS
BEST PLACES
TO LIVE



THE
NEIGHBOURHOOD



HIGH RD

BEESTON

NOTTINGHAM

Named as one of the best places to live in Nottingham, Beeston is the closest town to the University of Nottingham. A hotspot for restaurants, bars and pubs – perfect for social life. If you're feeling adventurous and fancy exploring, you'll find woodland walks, parks and lake views in each and every corner of this wonderful town.

With a lively atmosphere, plenty to do, great schools and beautiful surroundings – there's something for everyone in Beeston!

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COMMUNITY



THE
NEIGHBOURHOOD



PROSPERITY

LIVING

Prosperity Developments embody an independent approach to residential and mixed-used developments— with affordable quality at the heart of everything we do. This philosophy continues to inform our work, refined over fifteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique 'Neighbourhood' scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime Market Town luxury apartments directly with us, the developer, through our unique purchase and payment options.

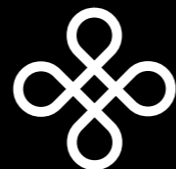
Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

J. Billingham

JOE BILLINGHAM, DIRECTOR

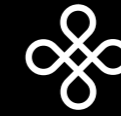


WE ARE A TEAM OF PASSIONATE CUSTOMER CENTRIC PROPERTY PEOPLE DEDICATED TO DELIVERING QUALITY HOMES & PROPERTY INVESTMENT IN THE SIMPLEST WAY POSSIBLE. OUR RESULTS SPEAK FOR THEMSELVES WITH A 435M PROPERTY PORTFOLIO (2022). INVEST IN PROSPERITY & CHANGE THE WAY YOU LIVE.



PROSPERITY

PROMISE



PROSPERITY

EXPERTS

£435M

A residential and commercial portfolio including 42 new build and conversion projects with a GDV of over £435m

£1BN

We're on track to deliver over £1 billion of residential property within the next 5 years.

30+

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

LAMONT & CO

Offering a fully managed lettings and management service specifically for our investor clients.





THE
NEIGHBOURHOOD



AT THE NEIGHBOURHOOD
LUXURY COMES AS STANDARD.
EVERY ASPECT OF YOUR
HOME IS DESIGNED, BUILT
AND FINISHED WITH CARE
AND CONSIDERATION BY
PROSPERITY'S TEAM OF
SKILLED CRAFTSMEN.

Prosperity Homes allows us the privilege to build and deliver affordable, desirable homes directly to the owner occupier, located in areas containing high quality amenities, good schooling, high grade transport links, recreation and leisure venues.

To build the very best homes, we work with the most talented trades people.

So, when you move into your new home, you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchen.

THE
NEIGHBOURHOOD

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STYLISH



Precision's the order of the day at Prosperity Homes. We take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. Our homes come in a range of sizes and designs, and the details will slightly differ depending on the type of home you choose.



THE NEIGHBOURHOOD

All homes within The Neighbourhood are thoughtfully designed to accommodate the many different aspects of everyday life, from working at home to relaxing and entertaining.

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DESIGNER





THE NEIGHBOURHOOD

All apartments and homes benefit from well configured living spaces that make the most of the natural light. Designed to meet your needs, our interiors provide you with the creative freedom to make these homes your own.



THE
NEIGHBOURHOOD

BEESTON

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THE BEST OF BOTH WORLDS

The Neighbourhood is a place where work and leisure are balanced in perfect harmony. Beeston is just 3.4 miles from Nottingham city centre and just north of the stunning River Trent and the wildlife-enriched wetlands of Attenborough.

Beeston is known for its academia, with the University of Nottingham's main campus to the north-east of the town centre.

The town is divided by the railway with Beeston's location close to Nottingham makes it something of a commuter hotspot for those working in the city. London St Pancras (1hr, 40mins), Derby (20mins), Leicester (19mins), Birmingham New Street (73mins) and Cardiff (3hrs).

On the roads, the A52 links Beeston with Nottingham, while the M1 motorway is around a 20-minute drive away.

Trams from Beeston reach the city in 25 minutes, while trains from Beeston to Nottingham run every 15 minutes and arrive in the city in 10 minutes.

Many of Nottingham's primary schools are highly regarded and several of those are in Beeston. Eskdale Junior is rated 'Outstanding' by Ofsted, while Beeston Primary, Beeston Fields Primary, Round Hill, John Clifford and Bramcote CofE are all rated 'Very Good'.

THE NEIGHBOURHOOD



Rich in nature - the River Trent



Historical and cultural



Nottingham University



Beeston Tram



Healthy Lifestyle



THE
NEIGHBOURHOOD

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The good life



A world of cuisine



Cafe society at Bendigo Lounge



Award winning pubs



Beeston Barista

BEESTON

THE GOOD HOOD

STAY LOCAL

Beeston's pubs are multiple award winners. The Victoria Hotel close to the station has picked up gongs since the early 2000s and The Malt Shovel and The Crown have both been named among CAMRA's best pubs of the year in recent years.

As well as an array of trendy coffee shops along the high street, including Greenhood Coffee House, Beeston's restaurants serve up almost everything you could think of.

For classic Italian fare, head to Amores on Station Road - the homemade pizzas are outstanding.

If Asian food is more your thing, a visit to Gurkha Express on High Road is a must. Indian, Asian and Nepalese dishes are served up with a modern twist in a great atmosphere.

Vegans and vegetarians, meanwhile, should try Café Roya on Wollaton Road. The venue's menus are regularly updated, too, so there's always something new to try.

THE
NEIGHBOURHOOD



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NOTTINGHAM

SOMETHING FOR

EVERYONE

Nottingham is ranked as one of the best places to live in the UK. Innovative, forward thinking and fast growing Nottingham is a great place to live and has something to offer everyone - from a culturally rich city centre to picturesque villages in the countryside.

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, Eon, Speedo, Experian, Capital One and Paul Smith. Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences and advanced manufacturing, meaning that over 60% of the jobs in Nottingham are in knowledge intensive industries, well above the UK average.

THE
NEIGHBOURHOOD



Global brands by local heroes

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Explore Nottingham's unique history



Waterside living - River Trent



Ingenuity Centre, Nottingham University campus



UK transport links



Eurostar Hub, St. Pancras Station

NOTTINGHAM

WHY INVEST

£1 BILLION REGENERATION

Nottingham has embarked on an intense period of economic regeneration, with a £250m redevelopment of the 'Southern Gateway' into the city centre underway; encompassing a remodelled shopping complex and new 'City Hub' college campus. This only adds to the £1bn which has already been invested in Nottingham's infrastructure.

WELL CONNECTED

The proximity of major road links, including the M1, A1, A52, A46 and A42, means the city is easily accessible. Expansion of the award-winning tram network means visitors can get around easily. Over 70 trains a day run direct to London St. Pancras International, the capital is easy to reach with the fastest train taking 1hr 40mins. With Eurostar connections direct from St. Pancras, Nottingham is connected into the heart of Europe.

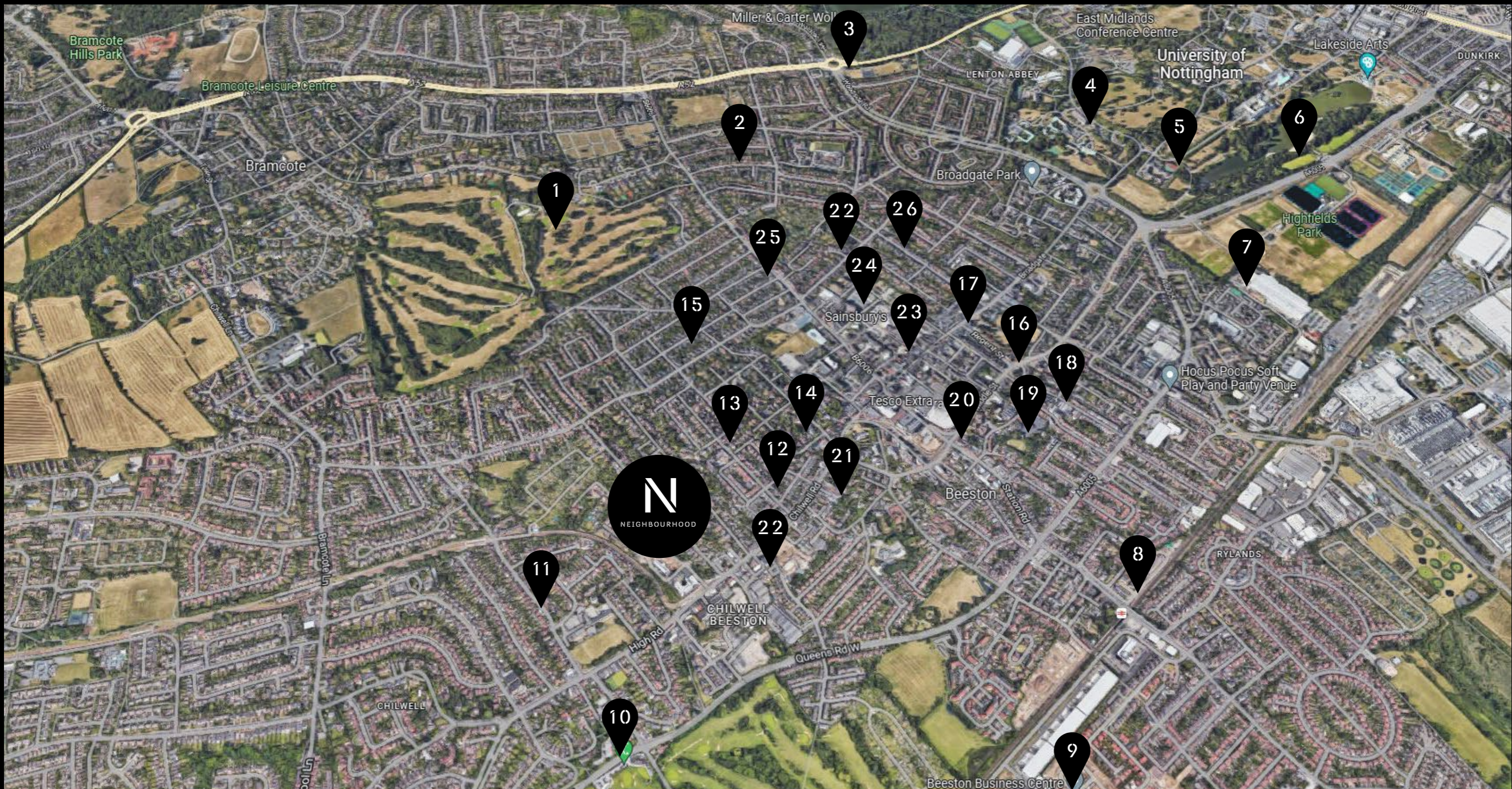
60K STUDENT POPULATION

With two universities in the heart of the city offering world-class education to over 60,000 students, the ability to attract a diverse and flexible workforce is guaranteed. Nottingham Trent University was ranked the #1 University in 2017 by Times Higher Education.

LIVE, SHOP, EXPLORE

The city has a strong independent retail scene alongside designer brands and high-street favourites which makes Nottingham one of the best places in the UK to go shopping. For those who like to eat out, there are a wealth of restaurants with cuisines from every corner of the globe. With Sherwood Forest only a short distance away and located on the edge of the Peak District, the great outdoors is just on the doorstep.

THE NEIGHBOURHOOD



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NEIGHBOURHOOD

- | | | |
|-------------------------------------------|------------------------------|------------------------------|
| 1 Beeston Fields Golf Club | 9 Beeston Business Centre | 18 The Pottle |
| 2 Beeston Fields Primary & Nursery School | 10 Chillwell Manor Golf Club | 19 The Malt Shovel |
| 3 Miller & Carter, Woolaton | 11 The Lanes Primary School | 20 Beeston Social |
| 4 East Midlands Conference Centre | 12 The Berliner Cocktail Bar | 21 Sora Café & Izayaka Tapas |
| 5 University of Nottingham | 13 The Frustrated Chef | 22 High Rd Tram Stop |
| 6 Trent University Building | 14 Ginious Gin Bar | 23 Pure Gym |
| 7 Highfields Sports Complex | 15 Round Hill Primary School | 24 Sainsbury's |
| 8 Beeston Train Station | 16 The Arc Cinema | 25 Lidl |
| | 17 Bendigo Lounge | 26 Yak & Yeti |



THE NEIGHBOURHOOD

PLANS

SPECIFICATIONS

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DETAILS

SITE PLAN

THE NEIGHBOURHOOD



NEIGHBOURHOOD

APARTMENTS

BLOCK B

GROUND FLOOR

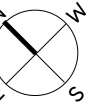
- 11 X ONE BED
- 10 X TWO BED

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NEIGHBOURHOOD



APARTMENTS

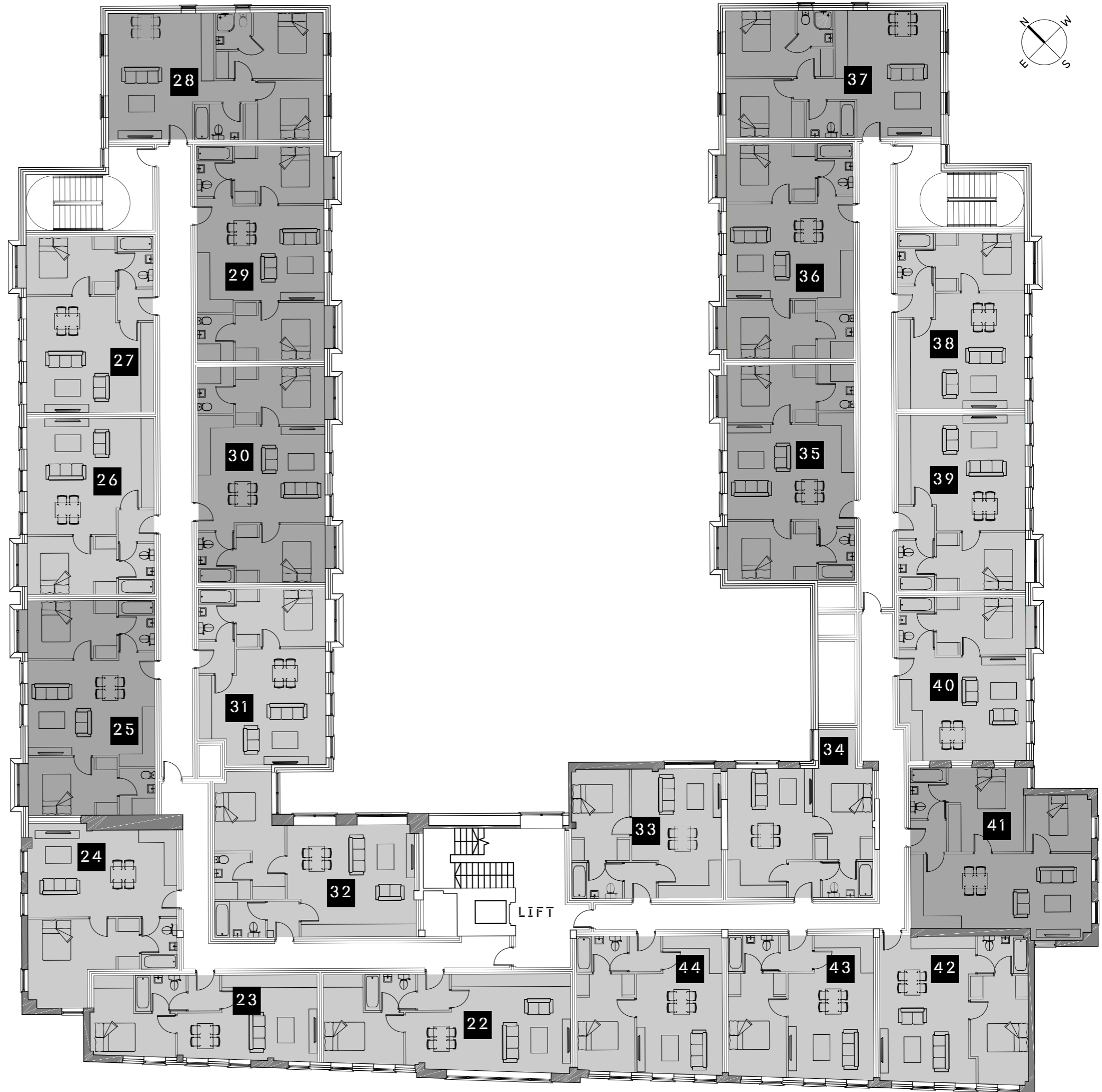
BLOCK B



FIRST FLOOR

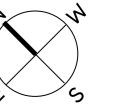
- 15 X ONE BED
- 8 X TWO BED

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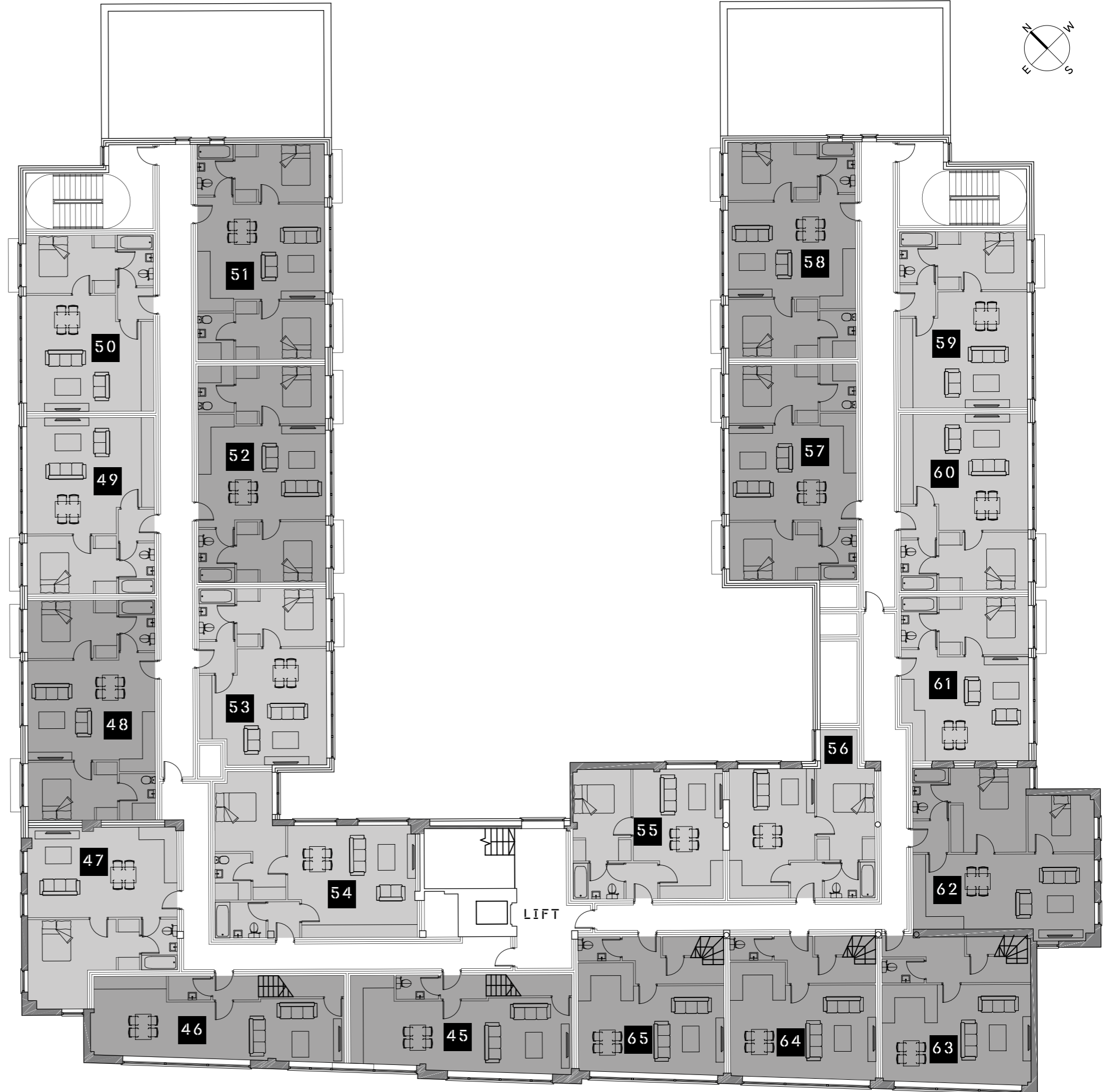
APARTMENTS

BLOCK B



SECOND FLOOR

- 10 X ONE BED
- 11 X TWO BED



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NEIGHBOURHOOD

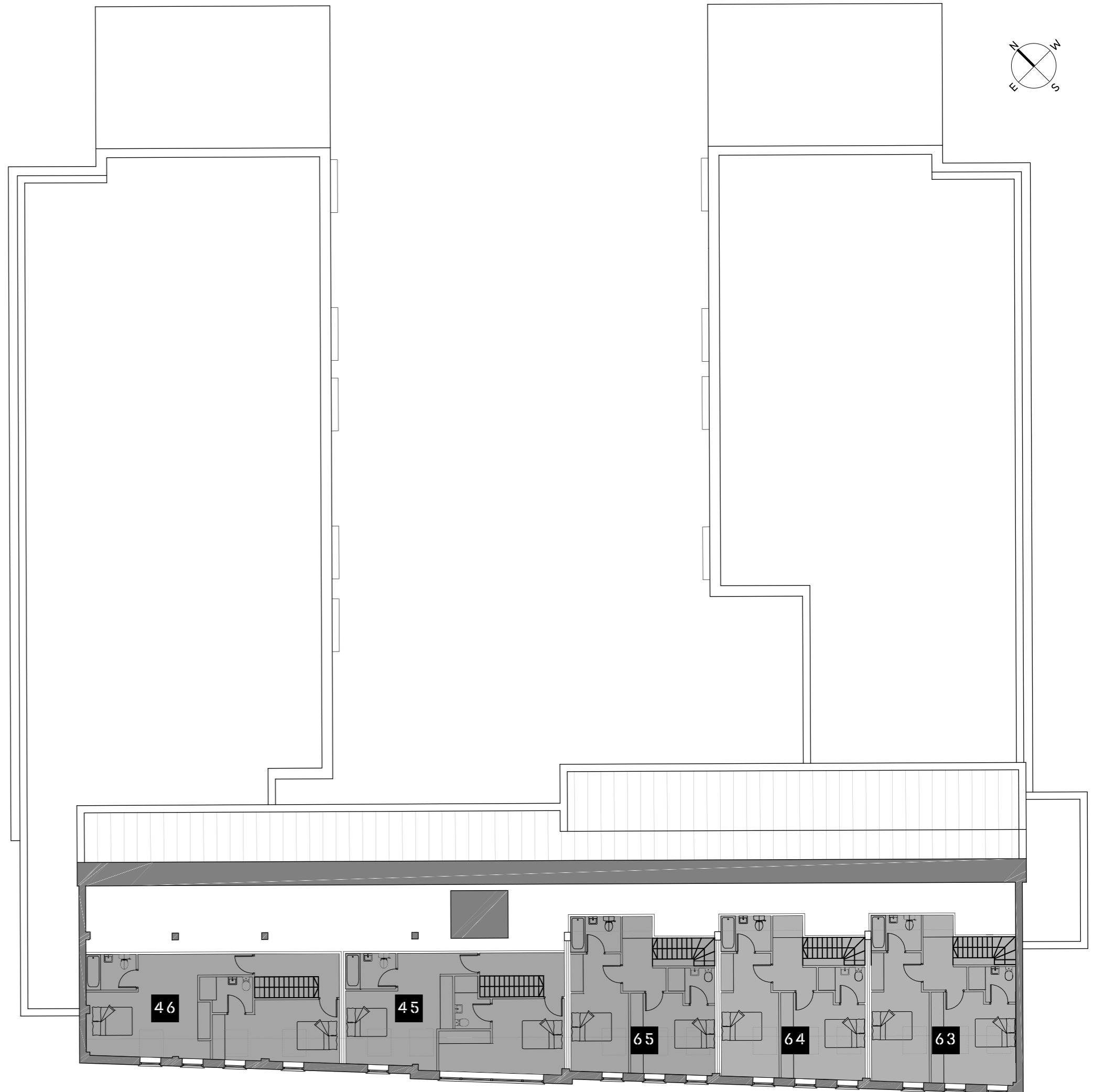
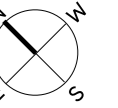
APARTMENTS

BLOCK B

THIRD FLOOR

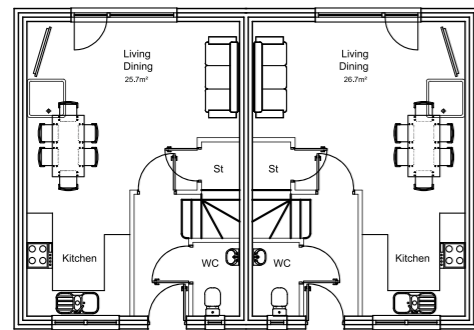
■ 5 X TWO BED

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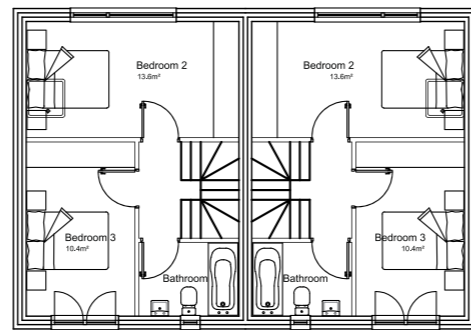


TOWNHOUSES

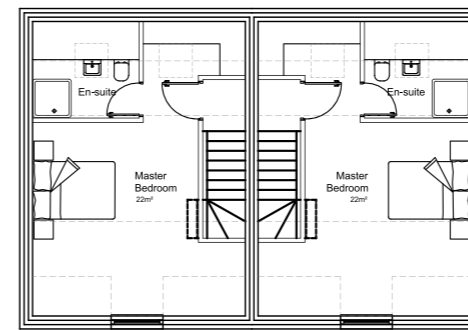
FLOORPLANS AND ELEVATIONS



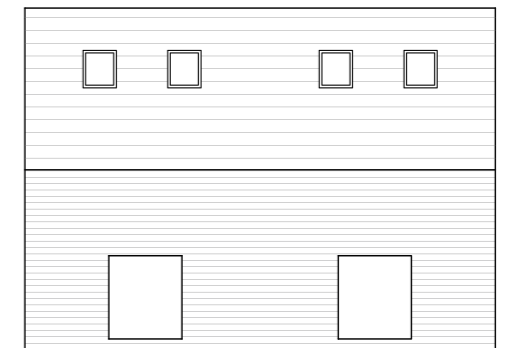
GROUND FLOOR



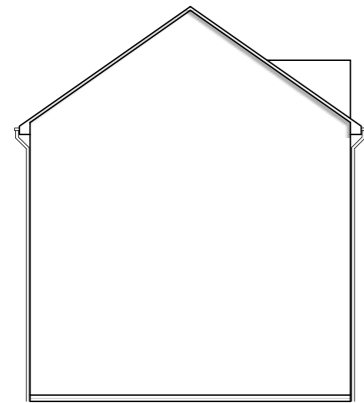
FIRST FLOOR



SECOND FLOOR



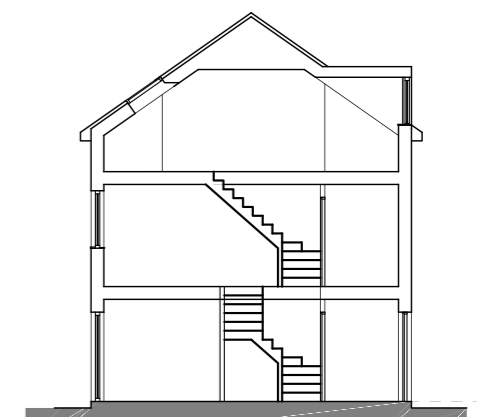
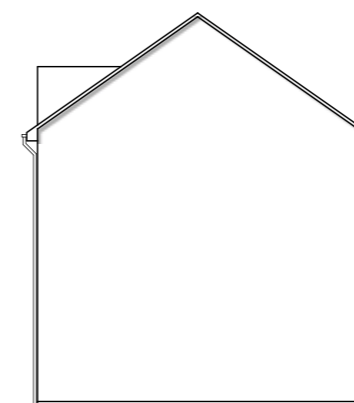
ROOF FLOOR



FRONT ELEVATION



BACK ELEVATION



SECTION



NEIGHBOURHOOD



NEIGHBOURHOOD

SPECIFICATION

APARTMENTS + TOWNHOUSES

FLOORING

- Safetred anti-slip vinyl flooring
- Bedroom areas fitted with contemporary carpeting

KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, and fridge freezer as per kitchen supplier's proposals

BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail

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BEESTON NOTTINGHAM

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INVEST WITH US



PROSPERITY

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