

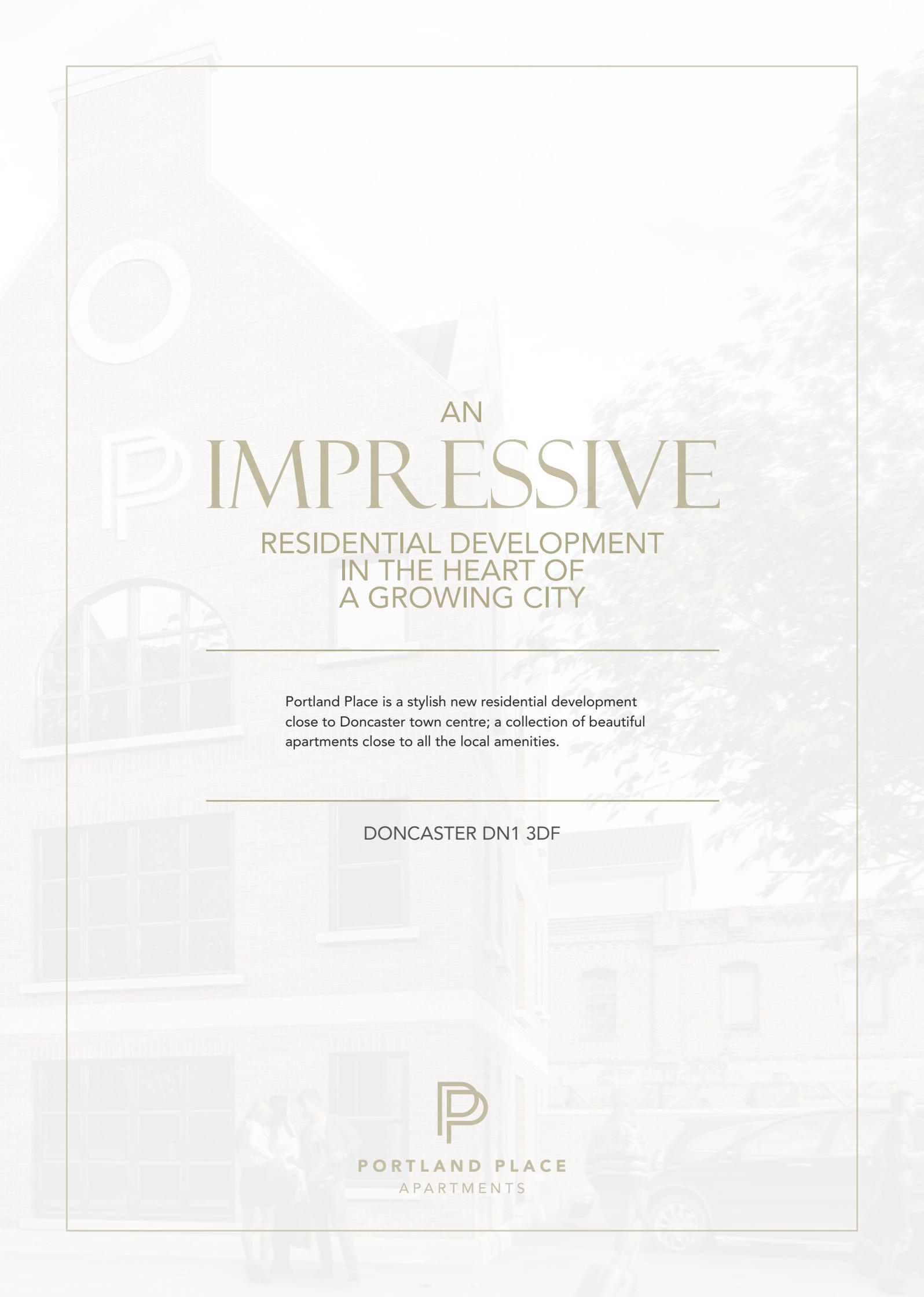


PORTLAND PLACE
APARTMENTS

PORTLAND PLACE | DONCASTER | DN1 3DF



ICONIC



AN
IMPRESSIVE

RESIDENTIAL DEVELOPMENT
IN THE HEART OF
A GROWING CITY

Portland Place is a stylish new residential development close to Doncaster town centre; a collection of beautiful apartments close to all the local amenities.

DONCASTER DN1 3DF



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DONCASTER'S NEWEST

AND MOST EXCITING OPPORTUNITY

The striking, brick-built development is very much part of the urban centre, situated between the railway station and the ever-popular Waterdale Shopping Centre. For residents, there's no need for long walks or bus rides to reach big-brand stores or a host of restaurants, cafes, banks and leisure facilities. Everything's on the doorstep at Portland Place.

Set in a town with a real shortage of good quality accommodation, the development will provide 34 top quality apartments and resident parking. It will comprise 26 one-bedroom units, and 8 more with two bedrooms.

Elegant, bright and modern, the Portland Place apartments are scheduled for completion in the third quarter of 2023. They're Doncaster's newest and most exciting opportunity.

AT A GLANCE

- A superbly convenient central location
- Modern and well-equipped
- Excellent public transport connections
- Close to major employers and Doncaster College
- A choice of one- and two-bedroom apartments
- Fantastic off-plan price reductions
- Help-to-Buy support available



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INSPIRING





HEART



THE SETTING

THE RESULT OF A MULTIMILLION- POUND OFFICE CONVERSION PROJECT, PORTLAND PLACE STANDS AT THE HEART OF ONE OF THE COUNTRY'S FASTEST- REGENERATING TOWNS

Big plans are afoot in Doncaster. The town centre is set to be transformed by a huge £20 million modernisation programme that will make it an enormously exciting place to live. This will coincide with a £300 million scheme to regenerate the Civic Quarter, which centres upon Waterdale, just 250m to the east.

As a result, Portland Place offers the chance to settle into one of the most attractive urban locations in the whole of the North of England. Over the next few years, residents will enjoy the benefits of improvements that will extend across the central retail district, the Civic Quarter, the Corn Exchange, Doncaster Markets, and the town's central library and museum.

Another big asset will be the proximity of Doncaster Railway Station, which is undergoing its own £7.5 million facelift, and creating an impressive new gateway to the town centre. Located only 200 metres from the property's front door, it adds yet more to the neighbourhood's convenience and appeal.



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St. Mary's Church, York

D. NCASTER

SCUBA DIVING

MISTER MAC

M. LORENTZ

BREWERY

BREWERY

VIBRANT





CENTRAL



LOCAL CONVENIENCE

AS A TRUE TOWN-CENTRE DEVELOPMENT, PORTLAND PLACE MAKES AN IDEAL BASE FOR THOSE WHO LIKE TO LIVE CLOSE TO THE ACTION

For workers, the Civic Quarter is just a short walk away, putting the offices of solicitors, accountants and the headquarters of Doncaster Council all within easy reach. For those with jobs further out, the railway station is equally close, and the main arterial road network couldn't be more accessible. Trafford Way (the A630) lies right outside the property, and the nearest junction of the A1(M) is just a few minutes away to the southwest.

Portland Place is also set close to other big employers, including Doncaster College, Doncaster Royal Infirmary, and Network Rail's new £14 million rail depot, which is expected to create 600 jobs. It stands adjacent to the station and opened in July 2020.



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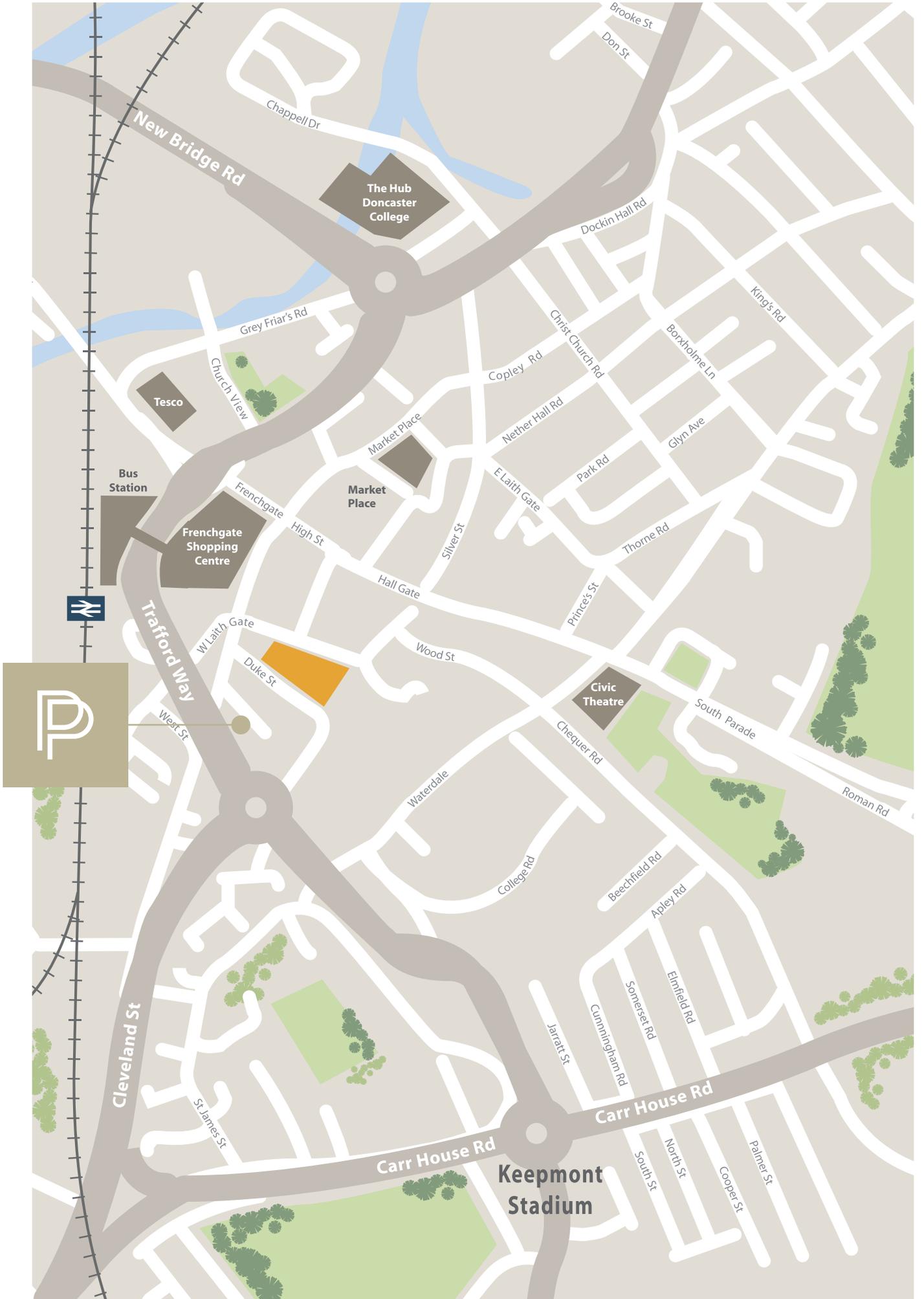
DISTANCES AT A GLANCE

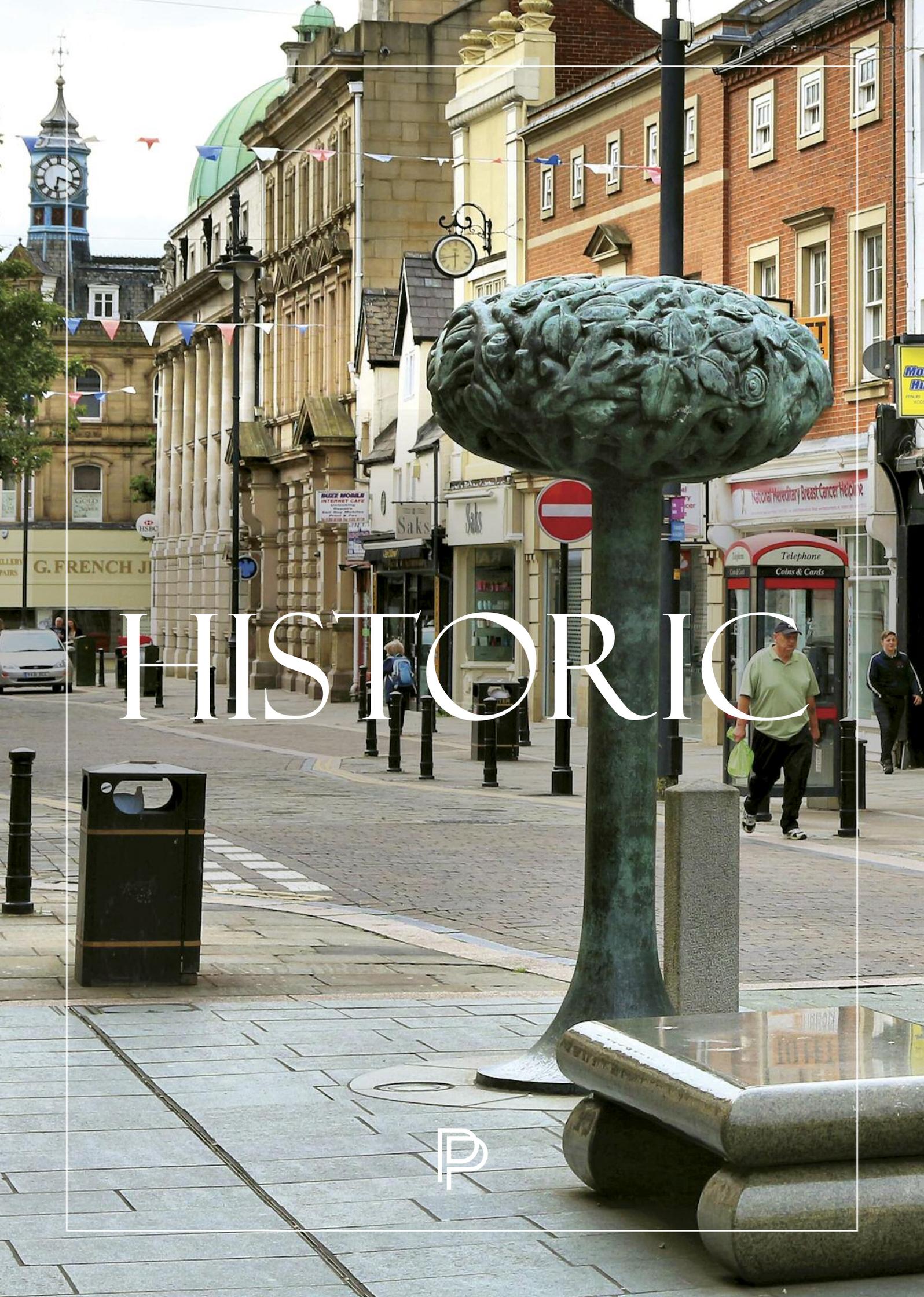
Waterdale Shopping Centre	120m
Doncaster Railway Station	200m
Frenchgate Shopping Centre	200m
Cast Theatre	360m
Doncaster Council	360m
Doncaster Museum & Art Gallery	620m
Doncaster College	900m
Doncaster Royal Infirmary	1.08 miles
Town Moor Golf Course	1.70 miles
A1(M) junction 36	2.29 miles
Doncaster Sheffield Airport	6 miles

Of course, Doncaster isn't just a major centre of employment; it's also rich in cultural and leisure attractions, and a host of hospitality and recreational facilities. For those who enjoy sports, theatre, nightlife, eating out or family fun, there's always plenty to see and do.



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HISTORIC



THE TOWN

Doncaster is an exciting place to be right now. Not only is it transforming itself with hundreds of millions of pounds of investment and regeneration; it's also a big component of the Sheffield City Region, which is pressing ahead with a £28 billion economic growth plan. All the signs point to Doncaster becoming one of the most modern and fashionable destinations in the whole of the region.

However, for all its urban improvements, it isn't losing its identity as a traditional Yorkshire town. It remains the largest historic market town in the North of England and it's certainly holding on to its historic buildings, parks and traditions.

FACTS AT A GLANCE

Location:	South Yorkshire, England
Town population:	109,805
Borough population:	306,400
Economy:	£4.94 billion
Town centre improvement works:	£300 million in progress



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THE AREA

It's also a great base for travel. Cities such as Sheffield and Leeds are very close by, and the town is surrounded by a halo of parks, gardens, golf courses and other green spaces.

Good highway connections also make for short journey times to popular leisure destinations such as the Peak District National Park, Creswell Crags and the National Trust's Clumber Park. And when the focus is on family entertainment, residents can quickly take themselves off to trampoline parks, public swimming pools, leisure centres and even a 'walk-through safari' at Yorkshire Wildlife Park.

ATTRACTIONS

Doncaster Museum & Art Gallery	600m	Brodsworth Hall and Gardens	4.97 miles
South Yorkshire Aircraft Museum	1.2 miles	Conisbrough Castle	4.97 miles
Lakeside Village Outlet Shopping	1.2 miles	Magna Science Adventure Centre	13 miles
Potteric Carr Nature Reserve	1.86 miles	Rother Valley Country Park	2.48 miles
Cusworth Hall and Park	1.86 miles	Go Ape Temple Newsam	23 miles
Yorkshire Wildlife Park	3.72 miles	Peak District National Park	24.85 miles



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ACCESS





LEISURE





THE DEVELOPMENT

Portland Place is a visually striking off-plan residential development in Doncaster town centre. It overlooks Trafford Way, out towards the railway station and the new town gateway that is being built around it. The project is the work of Empire, a Doncaster-based developer, and it will entail a complete transformation of a former office building.

Standing close to a large, wooded roundabout, the three-storey, brick-built property is already something of a local landmark. Now, it will be further enhanced with new glazing and entranceways, exterior lighting and improvements to the gated car park.

Inside, it will be completely remodelled to create some of the most chic and impressive apartments in the town. They will all be built to the latest standards for safety, security and energy efficiency.

FACTS AT A GLANCE

- A choice of one- and two-bedroom apartments
- Between 35 and 73 square metres of floor space
- Set on three storeys
- 36 parking spaces
- An exceptional central location
- Close to two major shopping centres
- All properties backed by a 10-year warranty
- Due for completion in Q3 2023



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STYLISH





STUNNING

P







MAJESTIC



MODERN



THE APARTMENTS

Designed for discerning, style-conscious residents, Portland Place's apartments will be built and equipped to the very highest standards.

Rooms are light and open, with layouts that make excellent use of space. The development affords a choice of apartment sizes, with prices varying accordingly.

Kitchens and bathrooms are well equipped with attractive, energy-efficient fittings and appliances, and living areas boast helpful touches such as USB chargers within the wall sockets.



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SPACIOUS



COMFORT







A modern bedroom interior. On the left, a bed with a light-colored headboard and a patterned blanket is visible. A window with light-colored blinds is positioned above the bed, showing green trees outside. A black nightstand with a lamp is next to the bed. On the right, a large, light-colored wardrobe with a thin vertical handle and a horizontal line across the top is visible. The room has a light-colored carpet and a white ceiling with a recessed light.

RELAXING





FRESH



THE APARTMENTS

All units are thoroughly insulated for sound and heat retention, and good use is made of natural daylight and low-energy lighting throughout. As a result, residents can be confident of living comfortably while incurring minimal running costs.

No effort has been spared to ensure these apartments make a great impression. Ideal for modern living, they offer the perfect blend of convenience, comfort and style.

FEATURES AT A GLANCE

- Stylish, comfortable and secure
- Energy efficient heating, lighting and insulation
- Light and open
- A choice of layouts and prices



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ELEGANT







SECURE





REFINED





DETAIL



THE FINISHES

GENERAL

Smooth plastered walls finished with emulsion in soft white shade

Smooth plastered ceilings in soft white emulsion

Modern groove detail skirting and door frames

Matt stone paint colour to skirting boards and door frames

Grey wood effect doors

Contemporary chrome and black nickel door handles

FLOOR COVERINGS

Hallway Quality vinyl floor in warm grey wood effect

Living Area Quality vinyl floor in warm grey wood effect

Dining Area Quality vinyl floor in warm grey wood effect

Kitchen Area Quality vinyl floor in warm grey wood effect

Bedroom Quality carpet in stone

Bathroom Quality grey floor tile

ELECTRICAL AND MAINTENANCE

Black nickel light switches

White downlights throughout with WIFI

Colour changing lamps

Phone point to living area

Satellite point to living area

White slim line electric panel wall heaters

KITCHEN

Quality matt grey kitchen including base units and a selection of eye level cupboards.

(Apartment plan dependent)

Soft close doors

Concealed under wall cabinet lighting illuminating the work surface below

Quality complimentary laminate worksurface

Fan assisted single electric oven

600mm electric hob

Integrated tall fridge / freezer

Integrated washing / dryer machine

Integrated wine cooler

Brushed stainless steel extractor hood

Black composite sink and gunmetal monobloc tap

Feature tiled splashback

BATHROOM

Spanish wall and floor tiles

Floor standing WC with push button flush

Floating hand basin with cabinet surround

Fully enclosed shower with glass door

Chrome overhead shower with mixer and riser

Wall mounted chrome heated towel rail



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GETTING AROUND

When it comes to transport and great connectivity, few properties rival Portland Place. Residents are within very easy walking distance of the Civic Quarter, the council headquarters, two large shopping malls and the offices of some of the city's biggest employers.

For those needing to travel further afield, access to local A-roads is outstanding, and the town's main railway station lies only 200 metres away.

ON FOOT:

Portland Place is a town centre development. Amenities for shopping, entertainment, leisure and travel can be found all around its location.

BUSES:

The nearest bus stop lies on St Sepulchre Gate West/West Street, close to the station. It requires a walk of less than 80 metres. From here, residents can travel to local destinations such as Balby, Lakeside and Hexthorpe. Alternatively, 200 metres to the northeast, on Cleveland Street, Stop CS3 (Duke Street) offers connections to Gainsborough and Worksop. The main station, at Doncaster Frenchgate Interchange, lies less than 450m to the northwest and runs services to most local and regional destinations.

RAIL:

Doncaster Railway Station lies approximately 200m from the front door of Portland Place, just off Trafford Way. From here, passengers can connect to a host of destinations including Sheffield, Leeds, Scarborough, Bradford, Hull, Newcastle, Manchester and Edinburgh. The journey to London's King's Cross station takes less than 2 hours. The station is also part of the Doncaster Interchange transport hub, so the journey to and from it can be made via regular bus services.

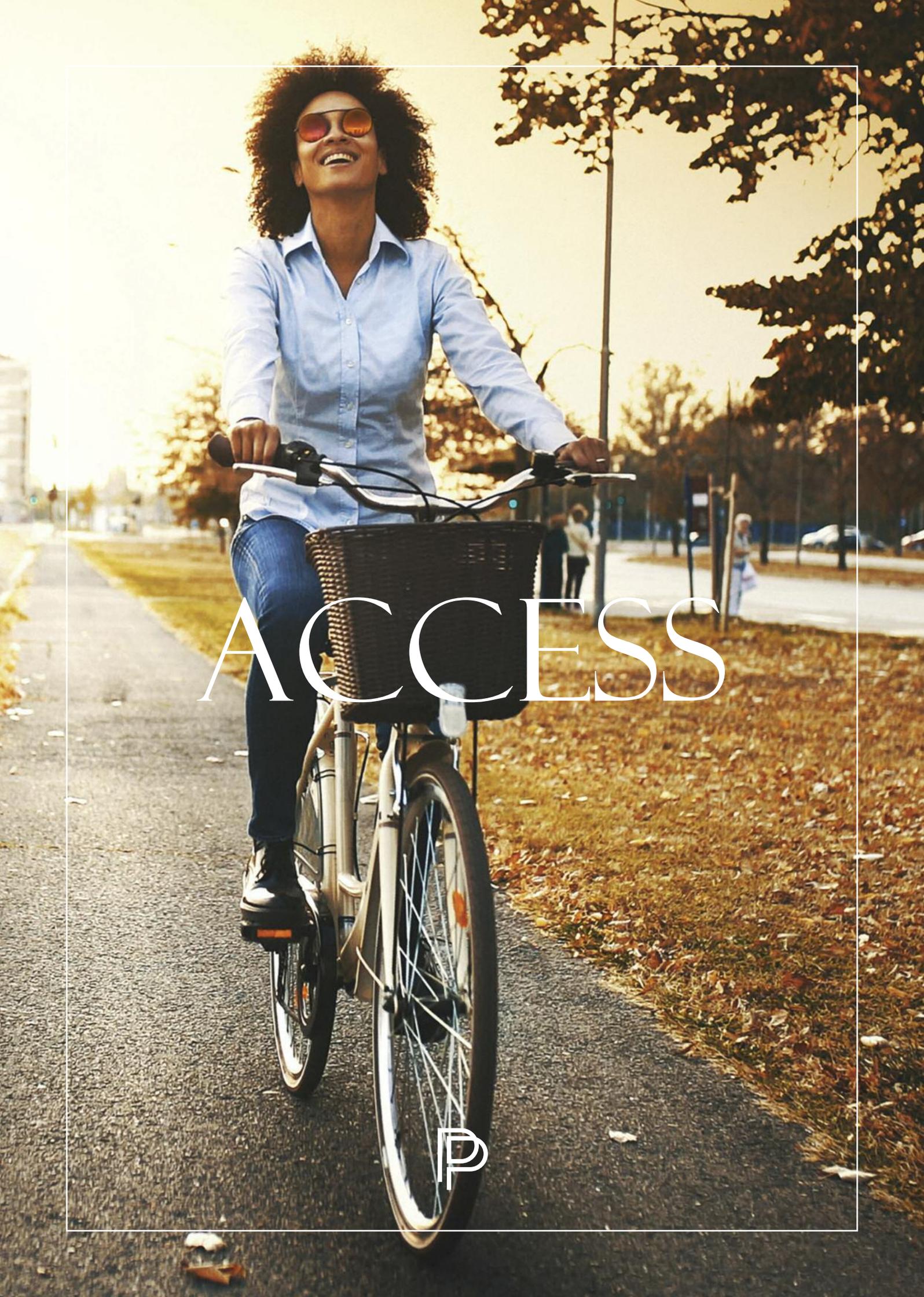
ROAD:

Portland Place overlooks a leafy roundabout junction between the A630 and A638; two roads that are part of the main arterial network. To the west lies junction 36 of the A1(M), which runs north to Newcastle and Edinburgh, and south towards London. Meanwhile junction 3 of the M18 is just 2.5 miles south of the property, and from here, motorists can head southwest to Sheffield, or northeast towards the coast.

SHEFFIELD	16.7 miles
LEEDS	26 miles
YORK	31 miles
NOTTINGHAM	39 miles
GRIMSBY	43 miles
MANCHESTER	46.6 miles

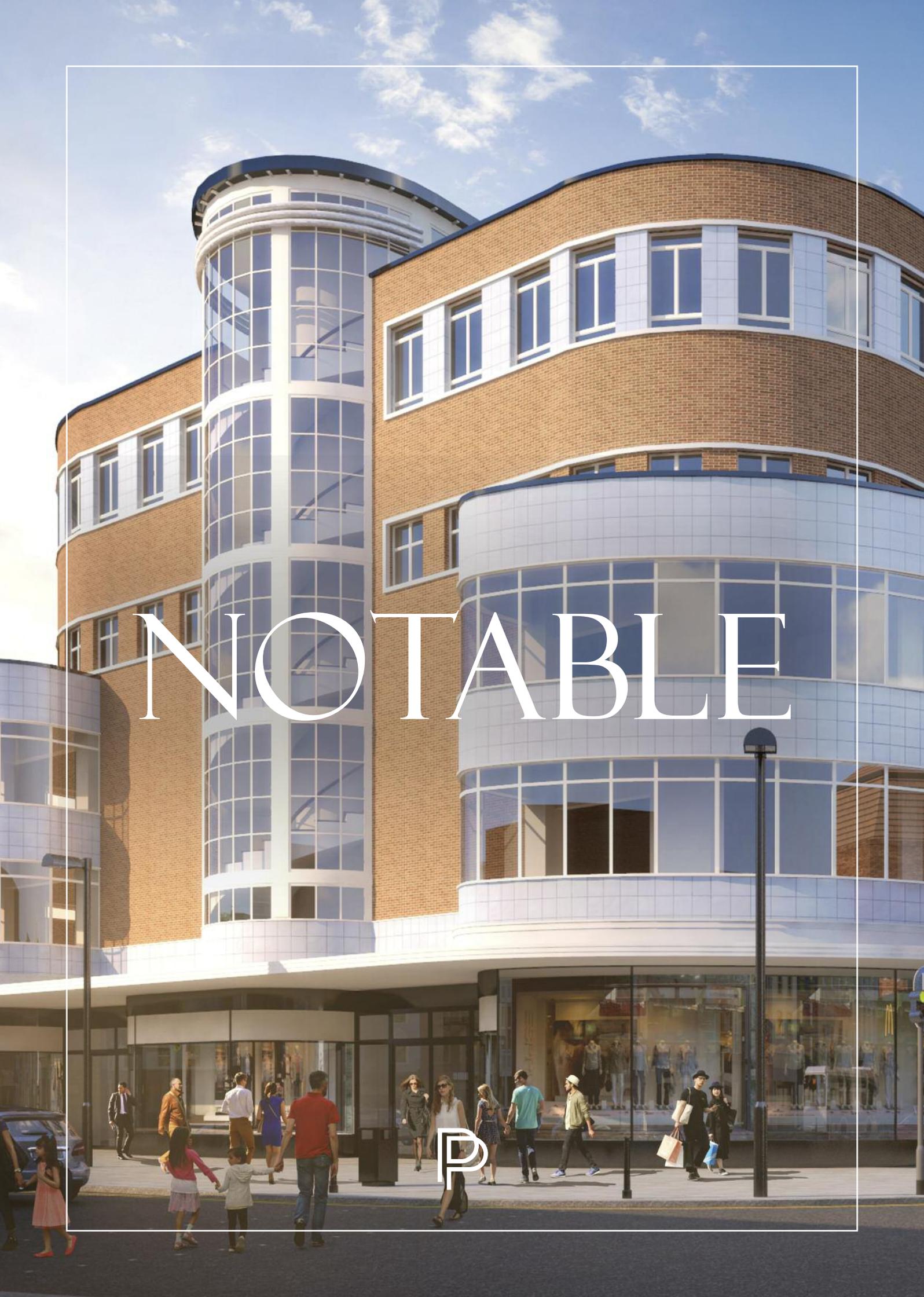


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A woman with curly hair and sunglasses is riding a bicycle on a paved path. She is wearing a light blue button-down shirt and blue jeans. The bicycle has a large wicker basket on the front. The background shows trees with autumn foliage and a few people in the distance. The overall scene is bright and sunny, suggesting a pleasant day.

ACCESS





NOTABLE

P

ABOUT THE DEVELOPER

DEVELOPING RESIDENTIAL PROPERTIES SINCE 2003, DONCASTER-BASED EMPIRE HAS EARNED AN ENVIABLE REPUTATION FOR RELIABILITY, QUALITY AND STYLE

Specialising in creating highly sought-after accommodation in up-and-coming urban locations, Empire prides itself on being ahead of the crowd. Principally, it works in town and city centres, creating attractive, modern properties with a strong appeal to 21st century buyers.

Much of the company's success has been based around prestigious conversion schemes and a proven record of breathing new life into iconic buildings. Portland Place is an excellent example.

Empire is a growing enterprise, but its philosophy remains unchanged. Central to its work is a keen focus on quality and an unwavering commitment to giving buyers exactly what they want: peace of mind and outstanding value for money.



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HELP TO BUY

HELP TO BUY IS A GOVERNMENT SCHEME DESIGNED TO MAKE IT EASIER TO FIND THE DEPOSIT NECESSARY TO BUY A HOME. IT TAKES THE FORM OF AN EQUITY LOAN AND IT WORKS LIKE THIS

- The buyer provides a deposit of just 5%
- The UK Government provides a loan for up to 20% of the property's value
- The loan is interest-free for 5 years

This helps to overcome the common hurdle of finding the initial deposit. It also means that the buyer then only has to agree a 75% loan-to-value mortgage, which will often be available at better rates.

Where required, ES1 will be happy to help clients to take advantage of the Help To Buy scheme, and to identify a selection of appropriate, competitively-priced mortgage products.



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SIMPLE





PEERLESS



SUMMARY

Portland Place is a beautiful new residential development in the heart of a rapidly regenerating town. Huge sums are now being invested in the urban centre, which is steadily being transformed into one of the most attractive destinations in the whole of the North of England.

What's more, with its convenient central location, great transport links and superbly designed apartments, Portland Place promises a quality of life that will be exceptionally hard to match.

- A new, off-plan residential development
- A fantastic town-centre location
- Set in one of Northern England's fastest-developing towns
- £300 million of spending on local regeneration schemes
- Built to the highest standards
- Backed by a 10-year building warranty
- Help-to-Buy support available
- Highly attractive pre-market prices
- Completion date Q3 2023



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