

Property details **approval form**

Plot 5 Brooke Mill, Kedleston Close, Belper, Derbyshire, England, DE56 1TZ

Date: 17 December 2025

Property Ref and Version: BEL206799 - 0003

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£390,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: Exempt
- > Brooke Mill - Luxury living in central Belper
- > High-spec development of 16 homes
- > Contemporary living with lift access & communal gardens
- > Well-designed apartments in a prime Belper location
- > EV car charging
- > Countryside views
- > Open plan living accommodation
- > Great local transport links

○ Short Description

Brooke Mill is an exclusive development of 16 luxury apartments in central Belper, offering high-spec interiors, a grand entrance hallway, lift access and a landscaped communal garden. Premium town-centre living at its finest.

○ Long Description

Own your own piece of history at Brooke Mill in the award-winning market town of Belper, Derbyshire. Brooke Mill is conveniently located a stone's throw from the charming high street with a supermarket, eateries and train station within easy walking distance from the development.

A sympathetic restoration and development of the site retains the existing stone wall frontage and includes natural sandstone and soft landscaping, whilst providing ample car parking, with EV charging available and a welcoming, modern style. There are two buildings in the development, the Main Building and the Stable Block, offering a range of light and airy two bedroom apartments, differing in size and shape but all with open plan living areas and perfectly proportioned spaces.

Ideal for professionals, empty nesters and first-time buyers alike, residents can enjoy easy access to Nottingham, Derby, Matlock and the Peak District as well as excellent choices of schools and local conveniences.

○ Directions

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○ **Agent Note**

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○ Room Description

Location

Offering an excellent East Midlands location within the district of Amber Valley, Belper is a town on the River Derwent in Derbyshire. The award winning market place houses a variety of independent local shops and artisan deli's and bistros, yet is just a 10-minute train ride from Derby itself, only half an hour's drive from Nottingham, while you can get to Sheffield in another 15 minutes or so. Close to the A6 which runs from Derby to Matlock, Belper provides excellent connections from the heart of the Derwent Valley Mills World Heritage Site.

With further attractions such as Duffield Castle, Kedleston Hall and Bessalone Wood to explore in the local area, stretch the dog's legs at Eyes Meadow and enjoy a relaxing stroll through Belper River Gardens. Spend time in Shipley Country Park and don't miss the spectacular Peak District.

Specification

Lift access: to all levels

Floor: Floor finishes throughout including ceramic floor tiling in bathrooms, engineered flooring in living areas and carpets in bedrooms

Internal Doors: High-quality ash internal doors with chrome ironmongery

Decoration: Painted walls and ceilings in neutral tones

Natural Light: Large format, mill-style windows

Heating: Energy-efficient electric panel heaters

Hot Water: Energy-efficient electric hot-water cylinder

Security: Secure door-entry system, cycle storage

Fire Alarm: Mains-powered smoke and heat detectors with battery back-up

Car Parking: Allocated parking spaces (1 per property / visitor parking / EV charging points - non allocated)

Gardens: Community spaces with seating areas to front and rear for residents only

Warranty: 10-year NHBC / equivalent

Pet-Friendly Living Policies: well-behaved pets will be permitted under the terms of the management agreement

Kitchen: Fully integrated kitchens with oven, hob, fridge, freezer, dishwasher and washing machine

Lighting: Recessed LED spotlights

Bathrooms & En-Suites: Designer sanitaryware and chrome fittings

Entrance Hallway

Having four sash windows, electric panel heater and double width storage cupboard.

Open Plan Kitchen/ Living

19' 4" Max x 18' 9" Max (5.89m Max x 5.71m Max)

Having a range of contrasting wall and base units with matching kitchen island incorporating an induction hob with extractor inset. There is a stainless steel sink/ drainer unit with chrome mixer tap over, integrated fridge, freezer, oven, dishwasher and washing machine. There are four sash windows, spotlights to the ceiling and electric panel heater.

Master Bedroom

23' 8" Max x 10' 2" Max (7.21m Max x 3.10m Max)

Having four sash windows boasting dual aspect, electric sash window and door to en suite.

En Suite

7' x 4' 6" (2.13m x 1.37m)

A three piece suite comprising of; A walk-in shower with chrome Rainhead shower head over and additional shower attachment, wash hand basin built into vanity unit with chrome mixer tap over and low level W.C. There are spotlights to the ceiling, extractor fan, fully tiled to shower area and chrome heated towel rail.

Bedroom Two

9' Max x 10' 8" Max (2.74m Max x 3.25m Max)

Having sash window and electric panel heater.

Bathroom

6' 2" x 6' 6" (1.88m x 1.98m)

A three piece suite comprising of; A panelled bath with chrome taps and Rainhead shower head over with additional shower

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attachment, wash hand basin built into vanity unit with chrome mixer tap over and low level W.C, There are spotlights to the ceiling, extractor fan, chrome heated towel rail, tiled walls and floor.

Outside

Externally the property is set in a lovingly restored character building, with a welcoming entrance area offering access to the ground floor apartments as well as the lift and stairs to access apartments on the first and second floor. The property comes with allocated parking, with EV charging available, and the communal gardens benefit from an array of seating, lawned areas, and planting beds.

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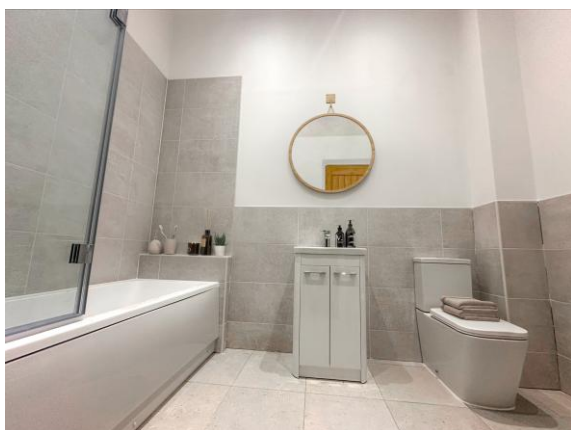
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○ Property Images



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☐ **Property Images**

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☐ Floor Plan

☐ Approval

	Signature	Date
Megan Power		
Keith Punler Kapital Development Uk Limited		