

FRIAR GATE

**2 & 3
bedroom homes**

Placed in leafy
Friar Gate, Derby

START EXPLORING



Image is indicative only.

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About us

Everything you need to know about who we are and how we operate.

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[FIND OUT MORE >](#)

Section 03.

Friar Gate

Find your new beautifully designed and expertly finished home.

[FIND OUT MORE >](#)

01.

About us

Renting with us means freedom for you

When you rent with us you'll enjoy reliable property management, peace of mind and a truly hassle-free experience. Unlike private landlords, with us you'll never face the worry of unexpected eviction or last-minute surprises. Just a smooth, secure and straightforward way to rent.





To us you're a
neighbour, not a number



24/7 SUPPORT

We'll look after you and your home for a hassle-free experience



PROFESSIONAL MANAGEMENT

Professional and personal renting with you every step of the way



RESIDENTS' APP

Log maintenance, manage your payments and contracts



ZERO DEPOSIT

No unexpected costs or hidden bills, including your deposit



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE TERMS

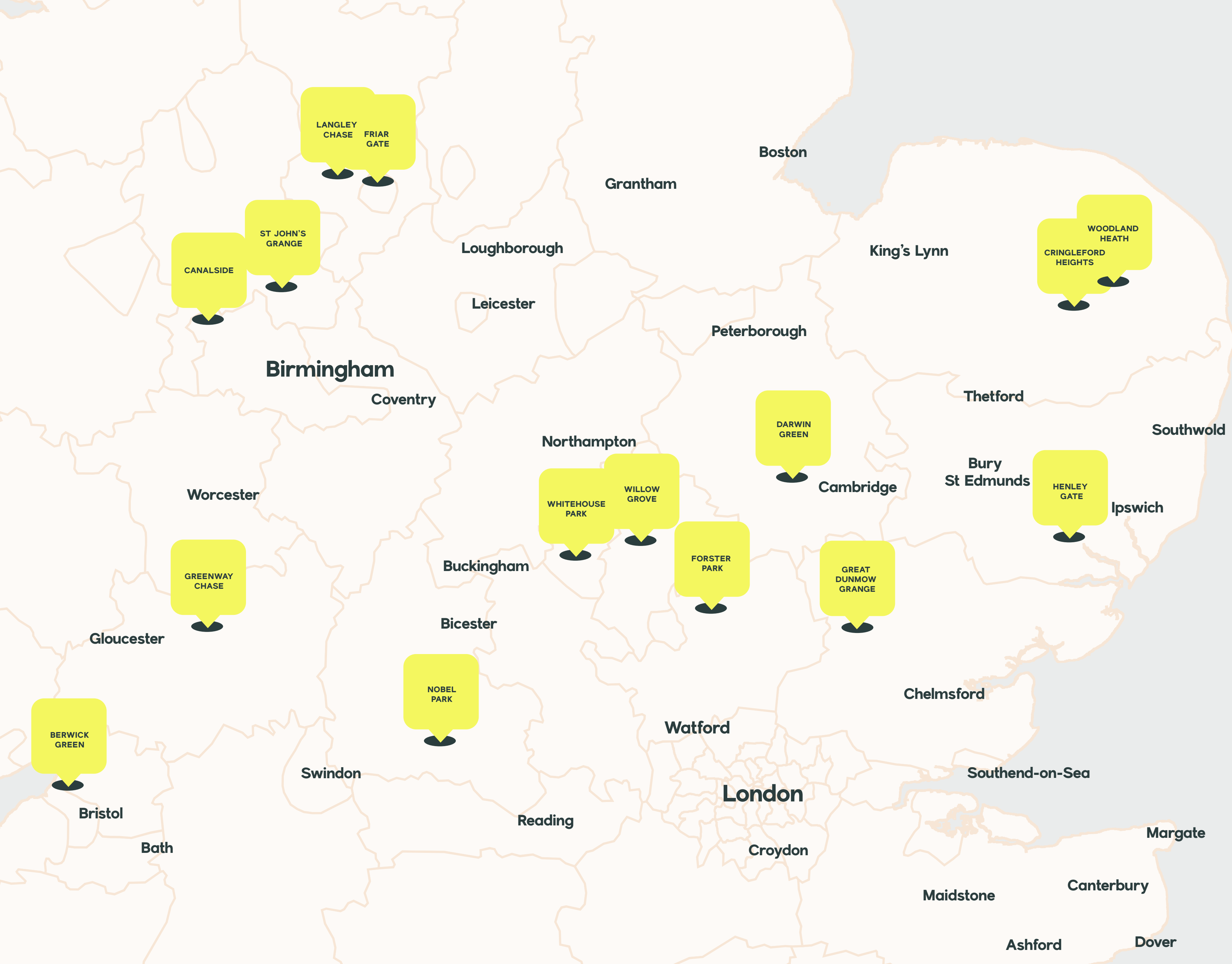
Love your home for as long as you like

What sets us apart

Our 2 and 3 bedroom homes bring comfort, style, and convenience together – all designed to make life run smoother.

Enjoy hassle-free renting with features like our residents' app, zero-deposit scheme, and 24/7 support. With us, you get more than just a home – you get peace of mind and the freedom to live your way.

0% deposit – Terms and conditions apply, available on selected plots only. Please speak to the Lettings Team for further details.



Where we're located

Our homes, designed in locations you'll love just as much as we do, are found in the best places across the UK.

02.

The local area



Discover Derby

Derby brings together the best of city living and heritage charm, with a rich history, green open spaces and excellent regional connections, offering a balanced mix of modern living and local character.

The city is known for its welcoming community, independent cafés and shops, and a growing cultural scene that offers something to enjoy all year round. It's a place that continues to grow, evolve and look ahead. And here, you can too. Discover your new place to call home.

FRIAR GATE



MENU

Building your future in Derby

Derby is a welcoming city with a strong sense of community, a place where connection and everyday living come naturally. Find yourself surrounded by green spaces, historic buildings and the amenities that bring people together.

Perfectly placed with strong links to Nottingham, Birmingham, Sheffield and beyond, Derby offers effortless connections to work, leisure and life's next chapter. Our homes are thoughtfully located across the UK. Renting here is designed to feel straightforward and personal, reflecting everything we stand for: security, a sense of belonging, flexibility and care.



Effortless connections

From Derby, getting where you need to be is simple. Excellent road links, nearby rail connections and local transport options keep everything within reach, from surrounding towns to city destinations further afield.



BY ROAD



Nottingham
30 minutes



Birmingham
60 minutes



Manchester
110 minutes



BY BUS



Derby City Centre
5 minutes



Nottingham
50 minutes



Leicester
80 minutes



BY BIKE

There is a network of cycle paths in and around Derby, connecting you to local routes across the city. You'll have direct access to the city centre, nearby green spaces and surrounding countryside to enjoy by bike.



BY TRAIN

As a well-connected location, Derby offers rail access to some of the country's most vibrant destinations

MANCHESTER



In around 1 hour 30 minutes, connect to Manchester – a vibrant city offering shopping, dining, culture and excellent connections across the UK.

BIRMINGHAM



In just 33 minutes, connect to Birmingham – a key city for work, leisure and onward travel across the UK.

DERBY
STATION



LONDON
ST PANCRAS



In 1 hour 30 minutes, connect to London – a global capital offering world-class culture, business and endless opportunities.

Travel times taken from google.co.uk/maps and are approximate only.

Local amenities

ENTERTAINMENT / LEISURE

- 01

Derby Museum & Art Gallery

0.8 miles | 4 min drive
- 02

Derby Cathedral

0.8 miles | 5 min drive
- 03

PureGym Derby Kingsway Retail Park

2.0 miles | 9 min drive
- 04

Stockbrook Recreation Ground

1.2 miles | 6 min drive
- 05

Mr Grundy's Tavern

0.4 miles | 2 min drive
- 06

The Museum of Making

0.8 miles | 3 min drive
- 07

House Boat Restaurant

1.2 miles | 7 min drive
- 08

Bustler Derby

1.7 miles | 6 min drive
- 09

The Greyhound

0.1 miles | 1 min drive
- 10

Darley Park

1.4 miles | 6 min drive
- 11

Markeaton Park

0.9 miles | 6 min drive

RETAIL / ESSENTIALS

- 12

Sainsbury's Local

0.3 miles | 2 min drive
- 13

Lidl

0.7 miles | 5 min drive
- 14

M&S Foodhall

2.1 miles | 10 min drive
- 15

The Strand Arcade

0.8 miles | 4 min drive
- 16

St Peters Quarter

1.0 mile | 6 min drive
- 17

Florence Nightingale Community Hospital

1.8 miles | 7 min drive

TRAVEL

- 18

Derby Train Station

1.7 miles | 5 min drive



Distances and travel times taken from google.co.uk/maps and are approximate only.



Local schools

Derby has a fantastic choice of schools, from pre-school right through to college. With so many high-quality options nearby, you can feel confident your children will have the best start in life. Here are just a few of the great schools in the area.

PRE-SCHOOL / NURSERY

Central Community
Nursery School

0.4 miles

Busy Bees at
Derby Silvertrees

0.4 miles

Whitecross
Nursery School

0.8 miles

PRIMARY SCHOOLS

Ashgate
Primary School

0.5 miles

Becket
Primary School

1 mile

Castleward
Spencer Academy

1.7 miles

SECONDARY SCHOOLS

Derby Cathedral
School

0.8 miles

Landau Forte
College

1.1 miles

The Bemrose
School

1.1 miles

HIGHER EDUCATION

University
of Derby

1.5 miles

Derby College

2.1 miles

University
of Nottingham

14.2 miles

Distances taken from google.co.uk/maps and are approximate only.

03.

Friar Gate





Specifications

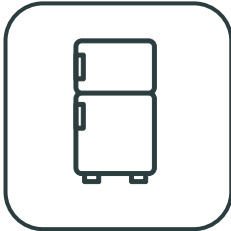
Our homes come ready for you to move straight in – with high-quality finishes, modern appliances and thoughtful details throughout. Everything’s designed for easy living, so you can settle in and make it your own from day one.



ULTRAFAST BROADBAND



MODERN KITCHENS



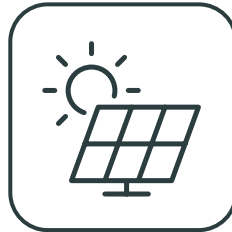
INTEGRATED WHITE GOODS



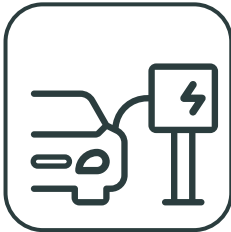
UPGRADED FINISHES



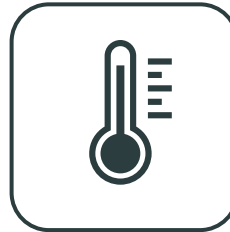
ENERGY-EFFICIENT HOMES



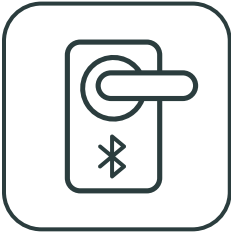
SOLAR PANELS*



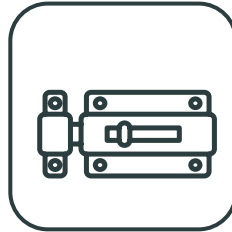
EV CHARGER ENABLED^



DUAL ZONE HEATING*



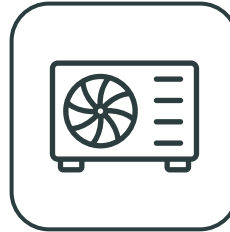
SMART LOCK



SOFT CLOSE HINGES



PRIVATE GARDENS

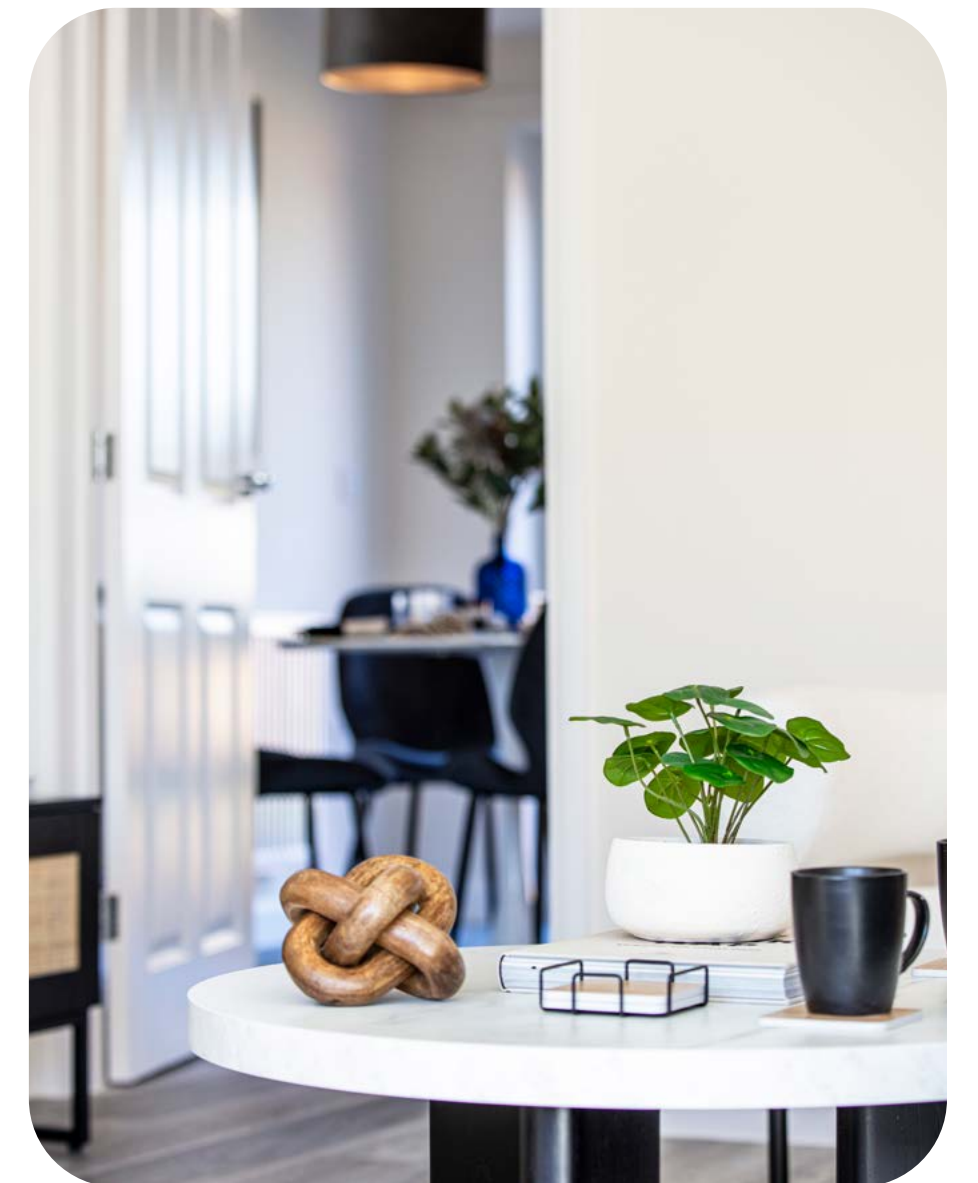


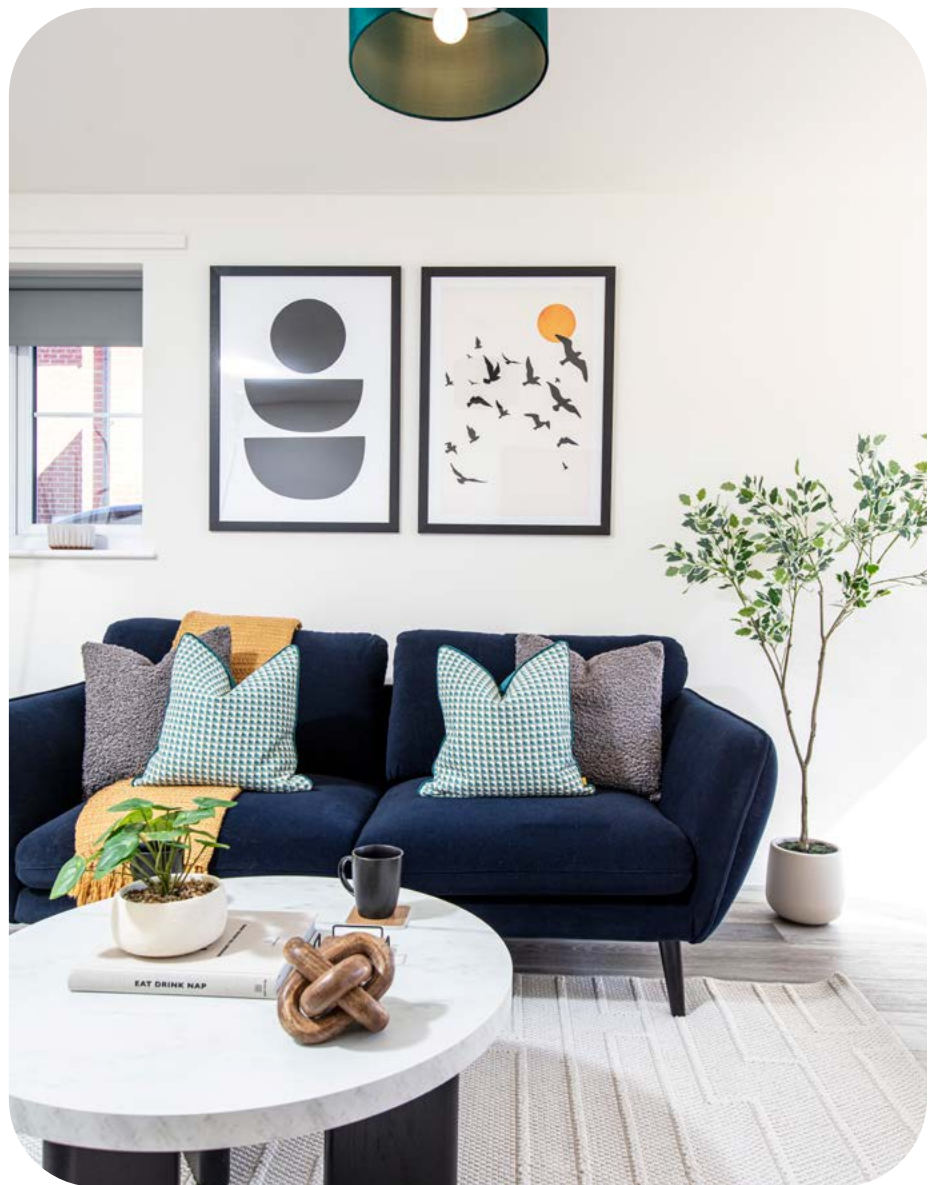
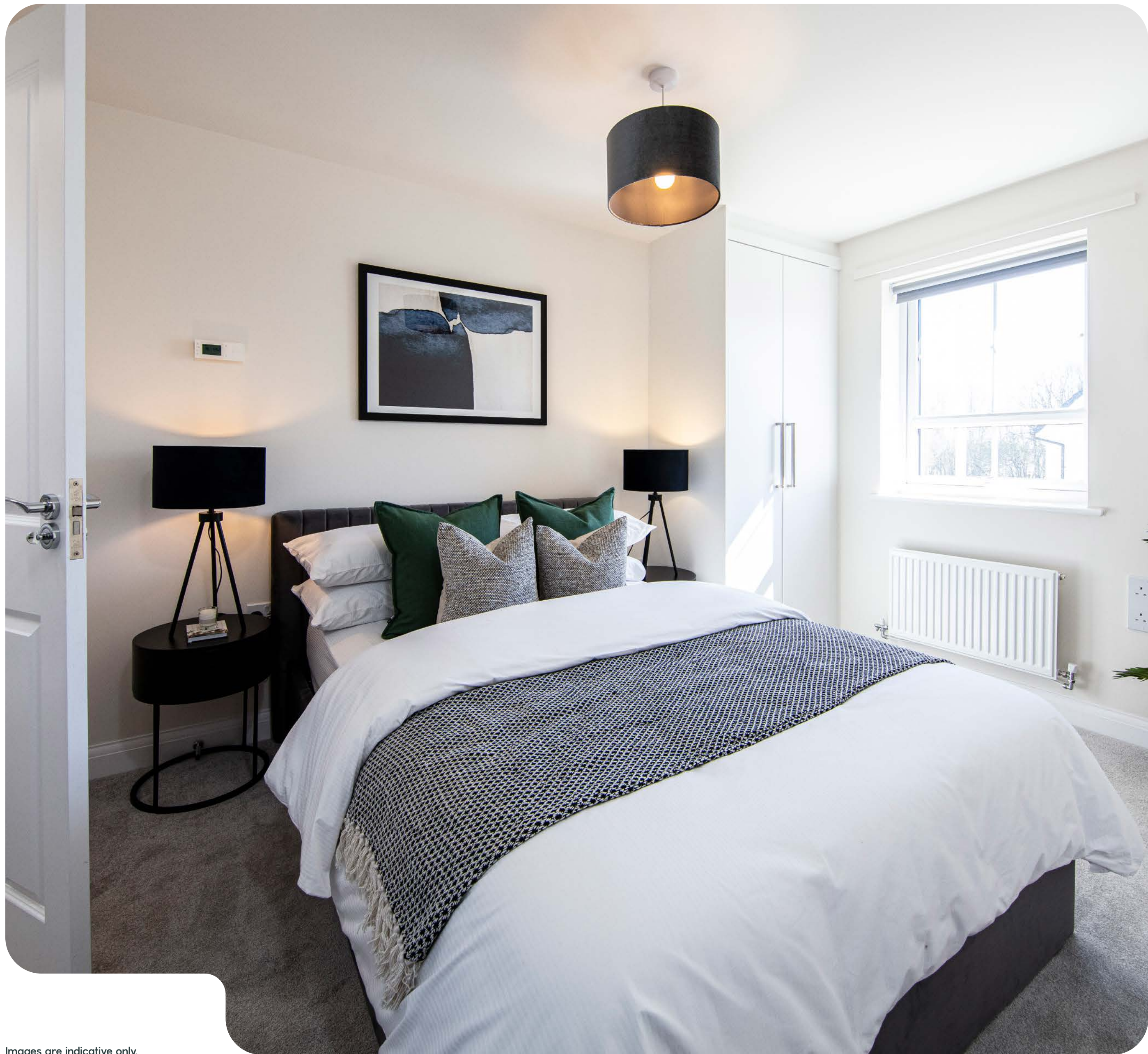
AIR SOURCE HEAT PUMP*



*Specification varies per house type and plot. ^EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.

Images are indicative only.

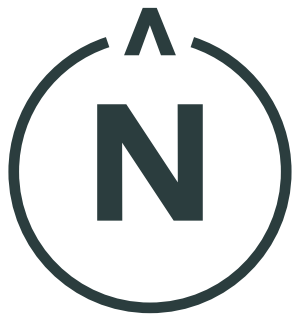






FRIAR GATE

MENU



2 bedroom homes

- 2A**
Plots: 2.1–2.6, 2.13–2.18 & 4.8–4.15
- 2B**
Plots: 2.7–2.12, 2.19–2.24, 4.1–4.7 & 4.16–4.22

3 bedroom homes

- 3A**
Plots: 1.3–1.6, 1.8–1.15, 1.24–1.31, 3.1–3.8, 6.5–6.10 & 8.5–8.10
- 3B**
Plots: 1.1, 1.2, 1.7, 1.16–1.23, 6.1–6.4, 7.1–7.10, 8.1–8.4 & 8.11–8.14
- 3C**
Plots: 5.1–5.12



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Lettings Team for more details.



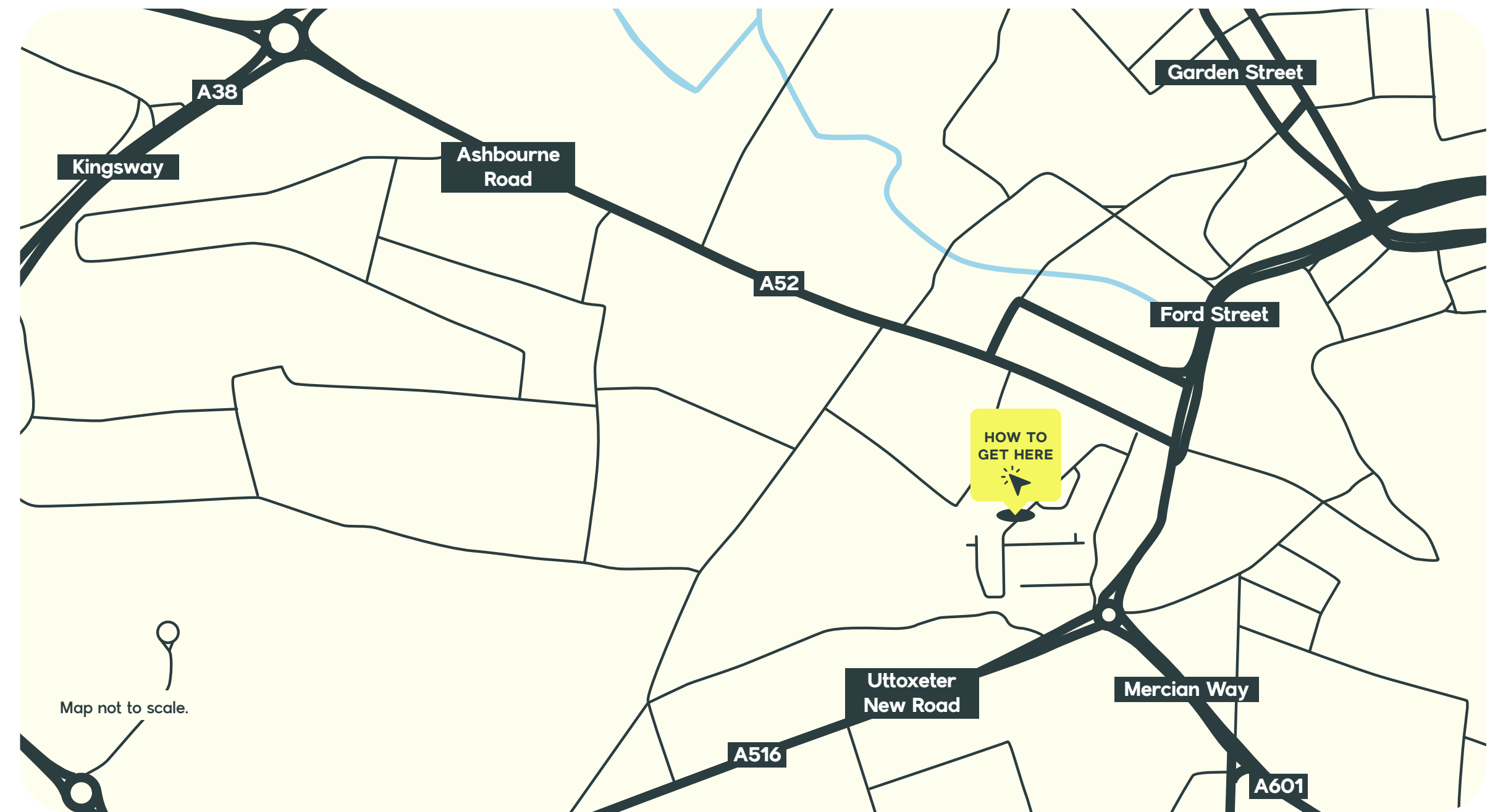
Your route home

FROM THE NORTH

Join the M1 southbound and exit onto the A38 towards Derby. Continue onto Abbey Hill and follow Queensway. At the roundabout, take the exit onto Ashbourne Road (A52) and continue to follow the A52. Turn left onto Bridge Street, then right onto Agard Street. Continue onto Ford Street and follow signs for Friar Gate. Continue ahead until you reach your new home.

FROM THE SOUTH

Take the M1 northbound and exit onto the A52 towards Derby. Continue along the A52, then follow The Upas and St Alkmund's Way. Continue onto Ford Street and then onto Friar Gate. Follow the road until you reach your new home.



FRIAR GATE

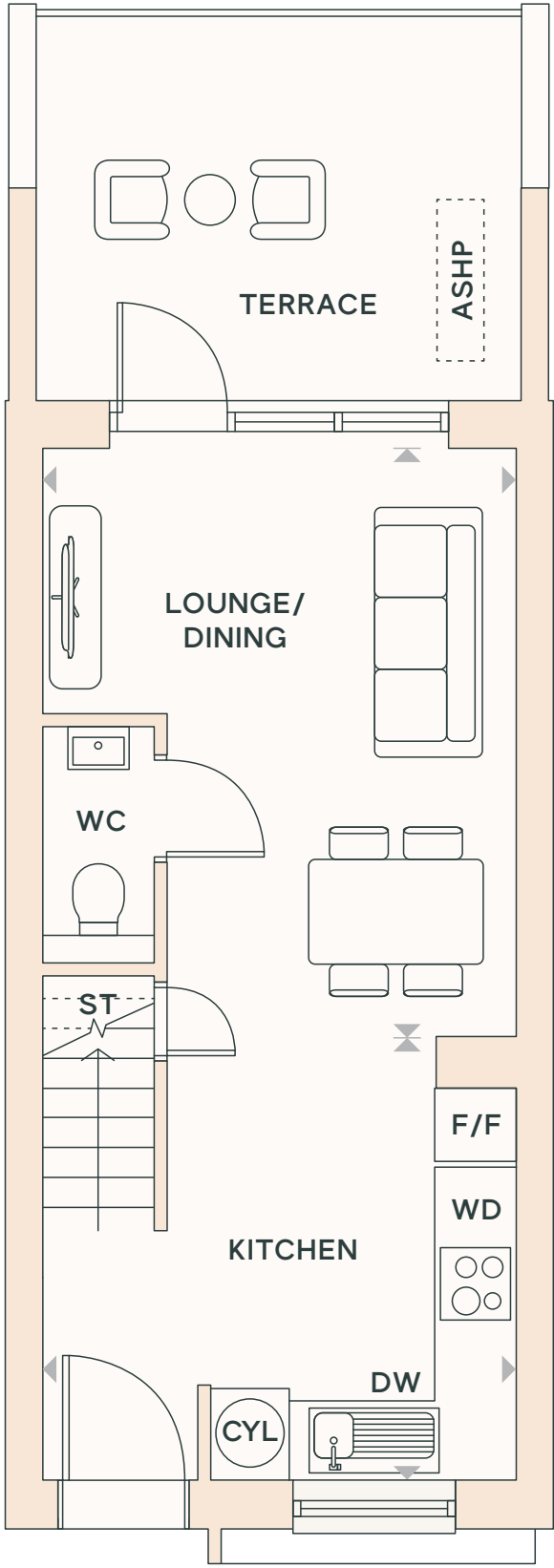


2A

2 bedroom home

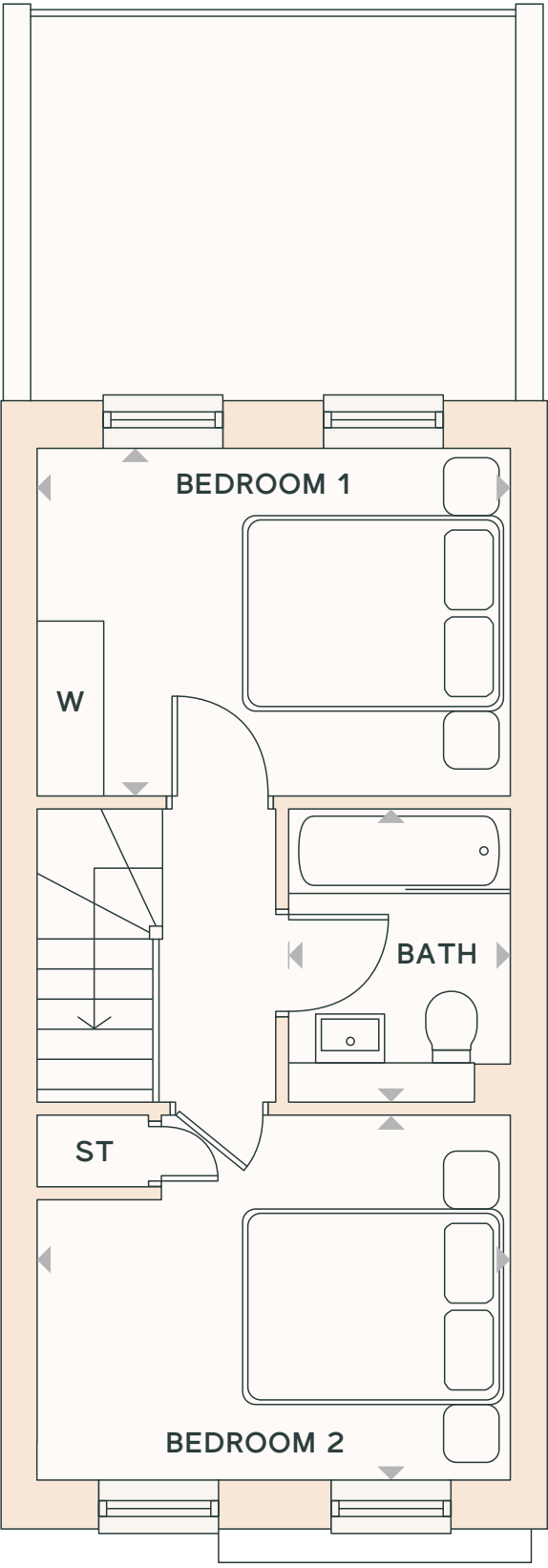
Plots 2.2–2.6, 2.13–2.18 & 4.8–4.15

- KEY
- ASHP Air Source Heat Pump
 - CYL Air Source Heat Pump Cylinder
 - ◄► Dimension location
 - DW Dishwasher
 - F/F Fridge/Freezer
 - ST Store
 - W Wardrobe Space
 - WC Cloakroom
 - WD Washer/Dryer



GROUND FLOOR

- KITCHEN
- 3.61m x 3.39m | 11'10" x 11'1"
- LOUNGE/DINING
- 4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 1
- 3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 2
- 3.61m x 2.79m | 11'10" x 9'2"
- BATHROOM
- 2.25m x 1.70m | 7'4" x 5'6"

Image is indicative only. Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Lettings Team for more details.

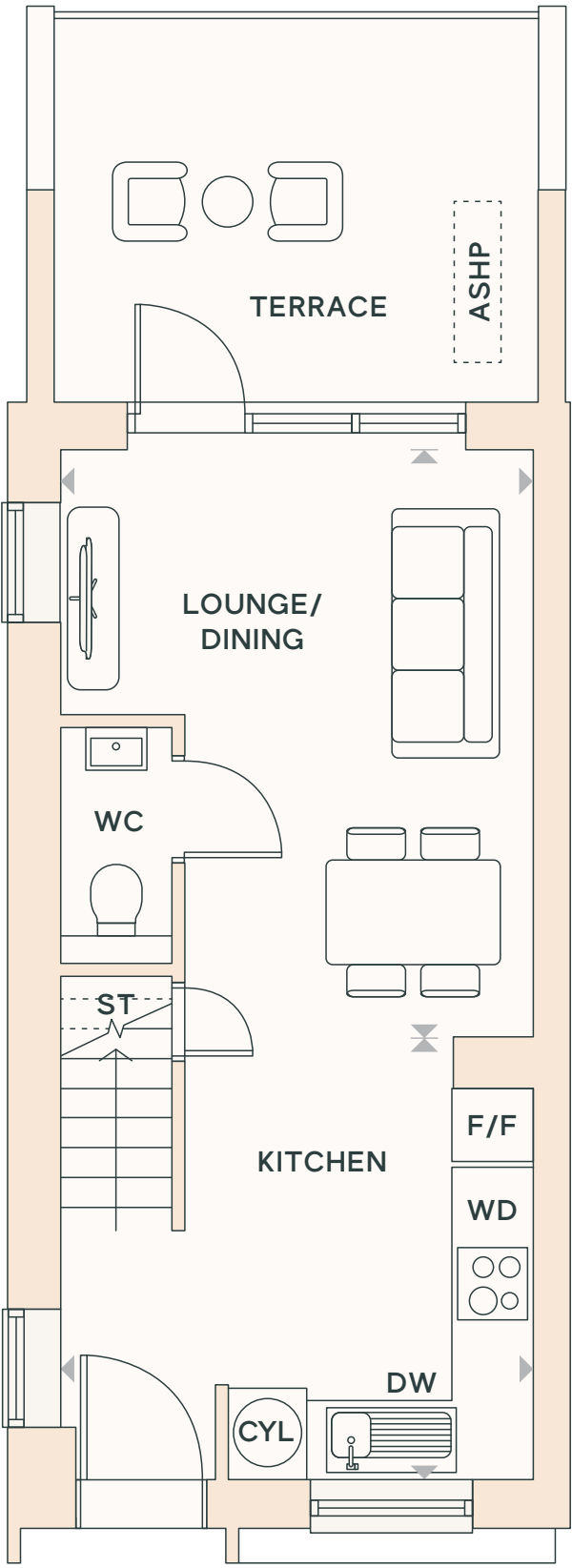
FRIAR GATE



2A (End)
2 bedroom home

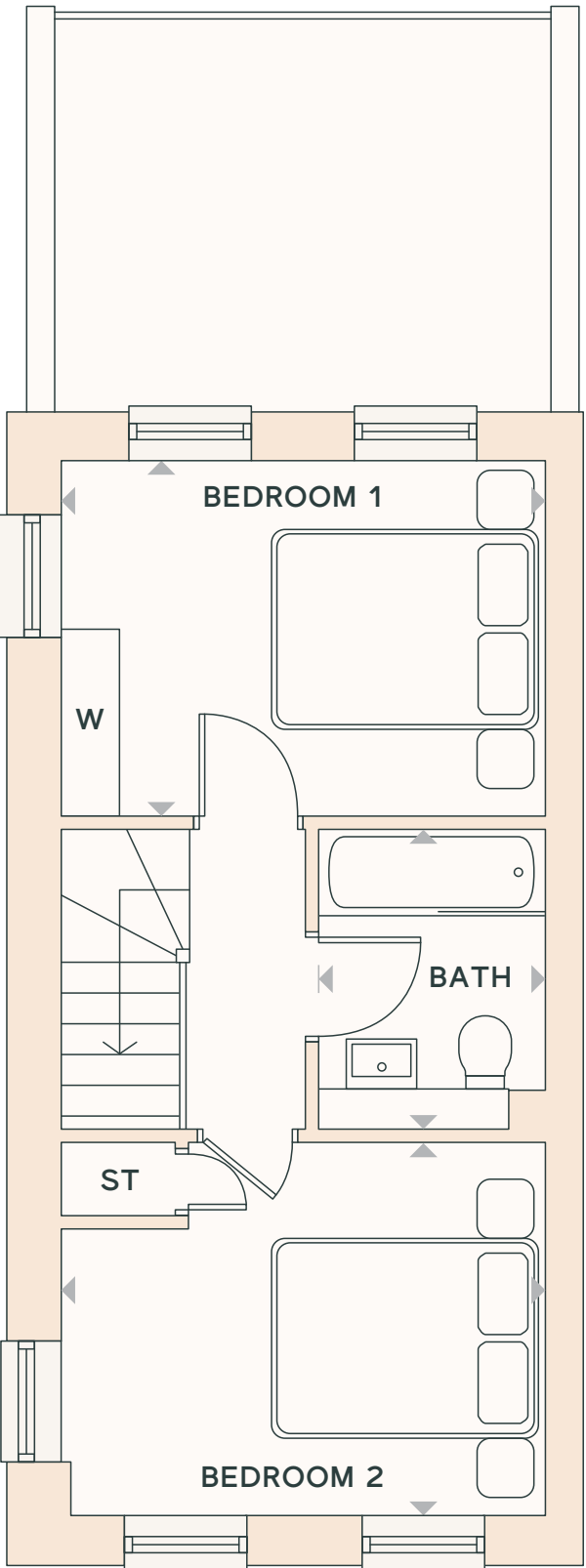
Plot 2.1

- KEY
- ASHP Air Source Heat Pump
 - CYL Air Source Heat Pump Cylinder
 - ◀▶ Dimension location
 - DW Dishwasher
 - F/F Fridge/Freezer
 - ST Store
 - W Wardrobe Space
 - WC Cloakroom
 - WD Washer/Dryer



GROUND FLOOR

- KITCHEN**
3.61m x 3.39m | 11'10" x 11'1"
- LOUNGE/DINING**
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 1**
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 2**
3.61m x 2.79m | 11'10" x 9'2"
- BATHROOM**
2.25m x 1.70m | 7'4" x 5'6"

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FRIAR GATE

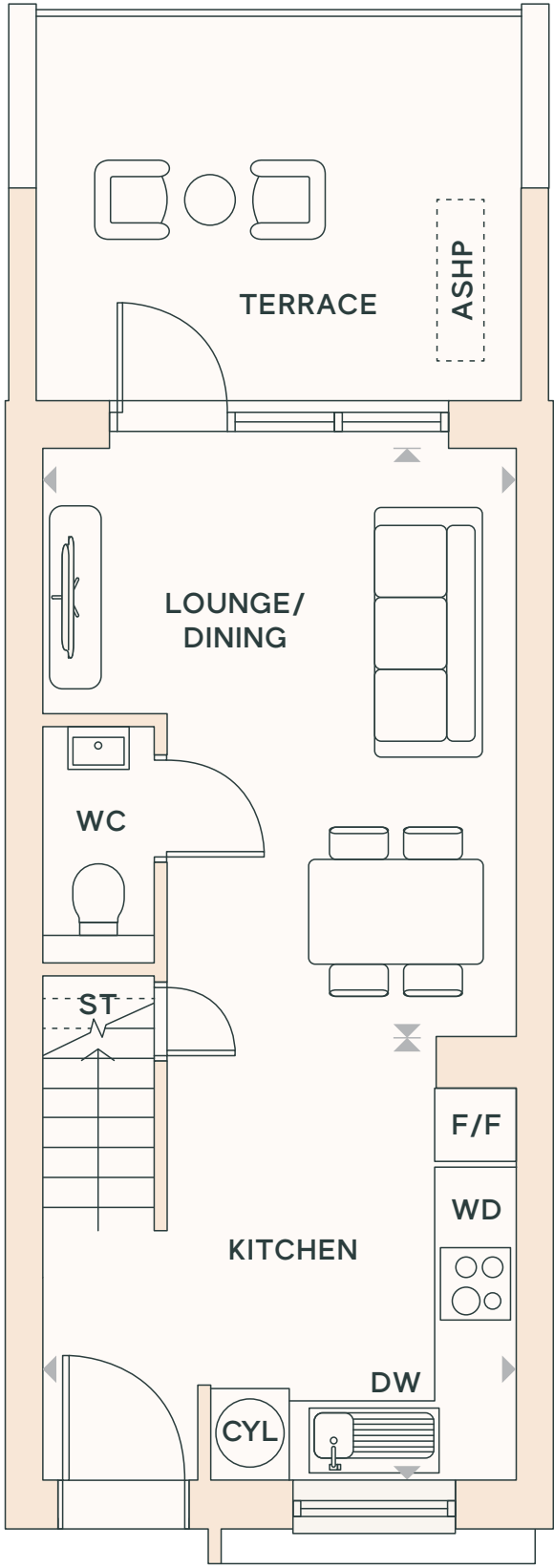


2B

2 bedroom home

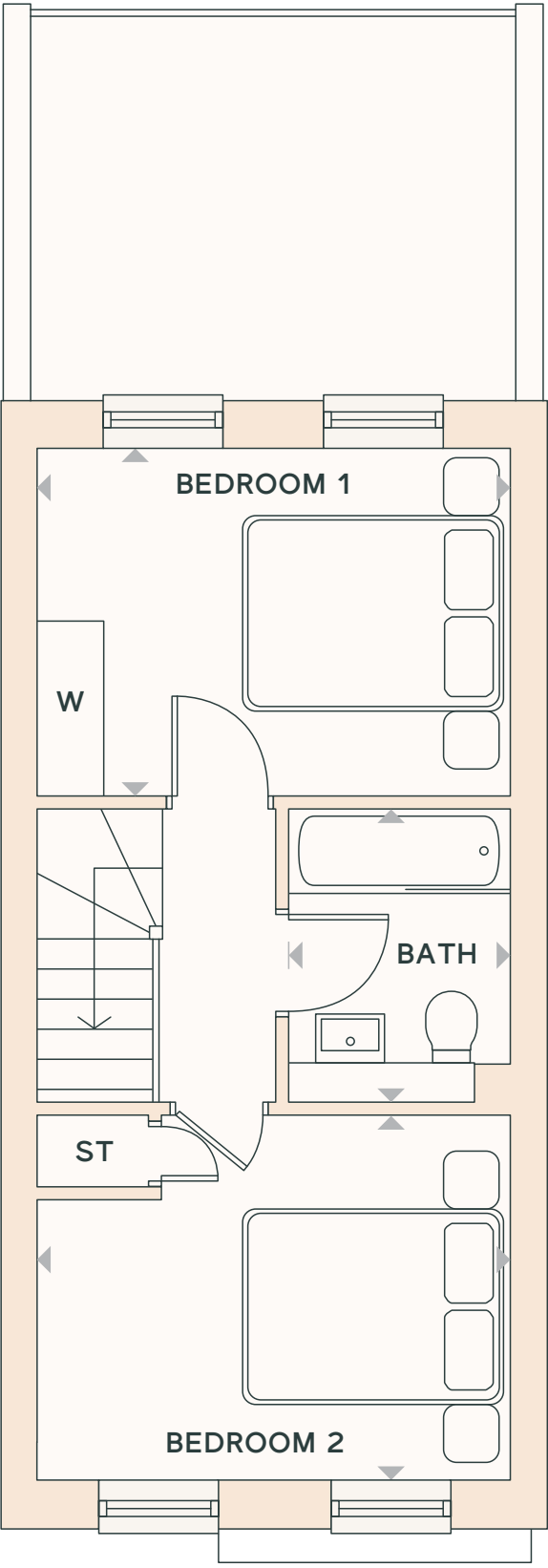
Plots 2.7–2.12, 2.19–2.23, 4.2–4.7
& 4.16–4.21

- KEY
- ASHP Air Source Heat Pump
 - CYL Air Source Heat Pump Cylinder
 - ◄► Dimension location
 - DW Dishwasher
 - F/F Fridge/Freezer
 - ST Store
 - W Wardrobe Space
 - WC Cloakroom
 - WD Washer/Dryer



GROUND FLOOR

- KITCHEN**
3.61m x 3.39m | 11'10" x 11'1"
- LOUNGE/DINING**
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 1**
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 2**
3.61m x 2.79m | 11'10" x 9'2"
- BATHROOM**
2.25m x 1.70m | 7'4" x 5'6"

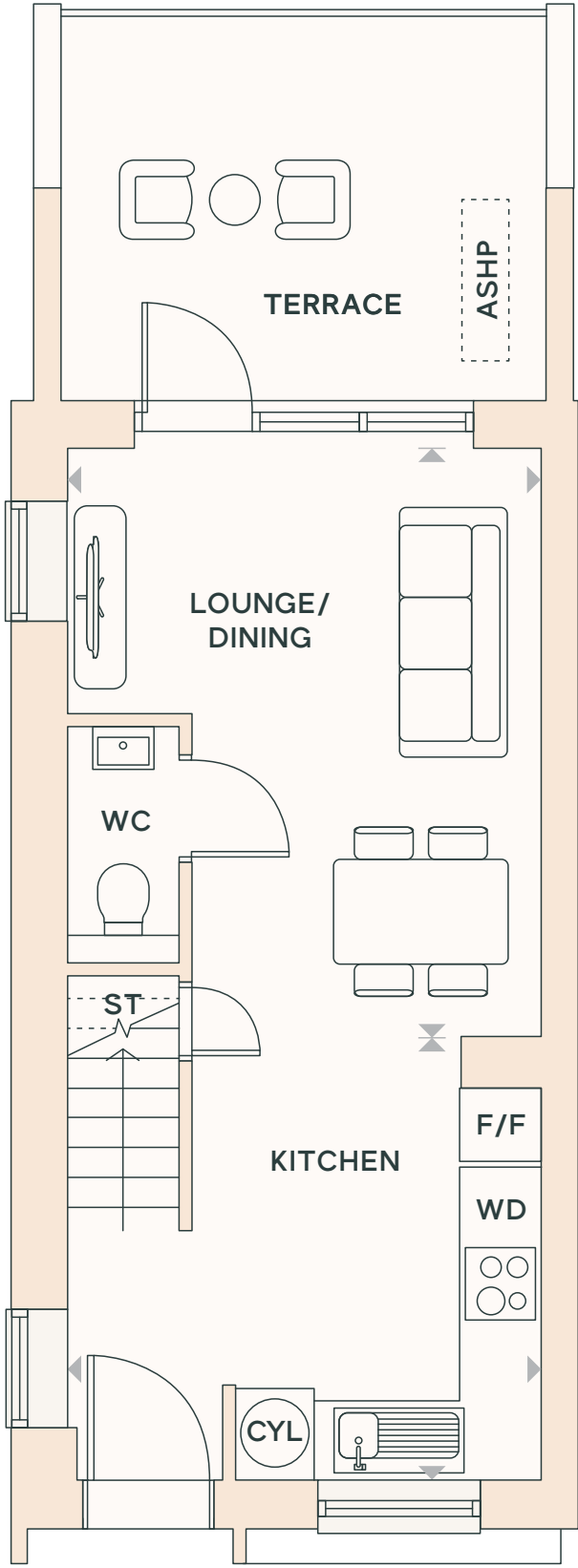
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2B (End)
2 bedroom home

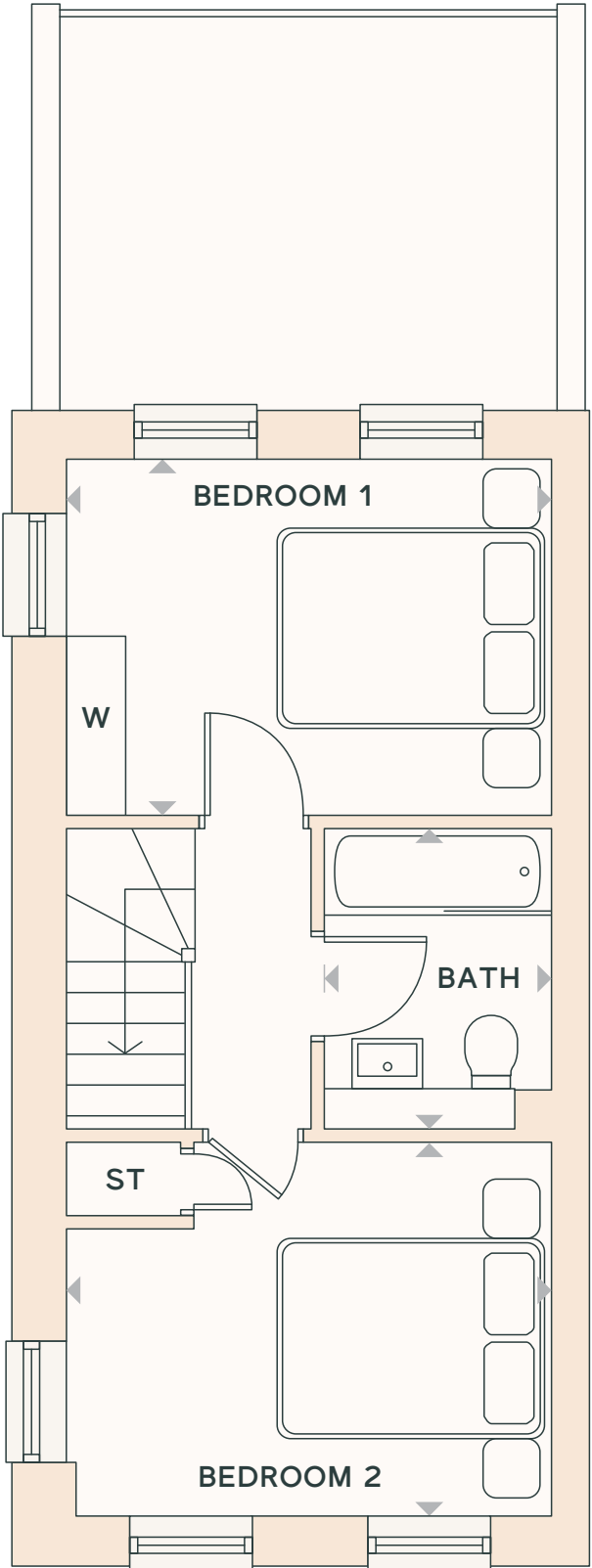
Plot 2.24, 4.1 & 4.22

- KEY**
- ASHP Air Source Heat Pump
 - CYL Air Source Heat Pump Cylinder
 - ◄► Dimension location
 - F/F Fridge/Freezer
 - ST Store
 - W Wardrobe Space
 - WC Cloakroom
 - WD Washer/Dryer



GROUND FLOOR

- KITCHEN**
3.61m x 3.39m | 11'10" x 11'1"
- LOUNGE/DINING**
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 1**
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 2**
3.61m x 2.79m | 11'10" x 9'2"
- BATHROOM**
2.25m x 1.70m | 7'4" x 5'6"

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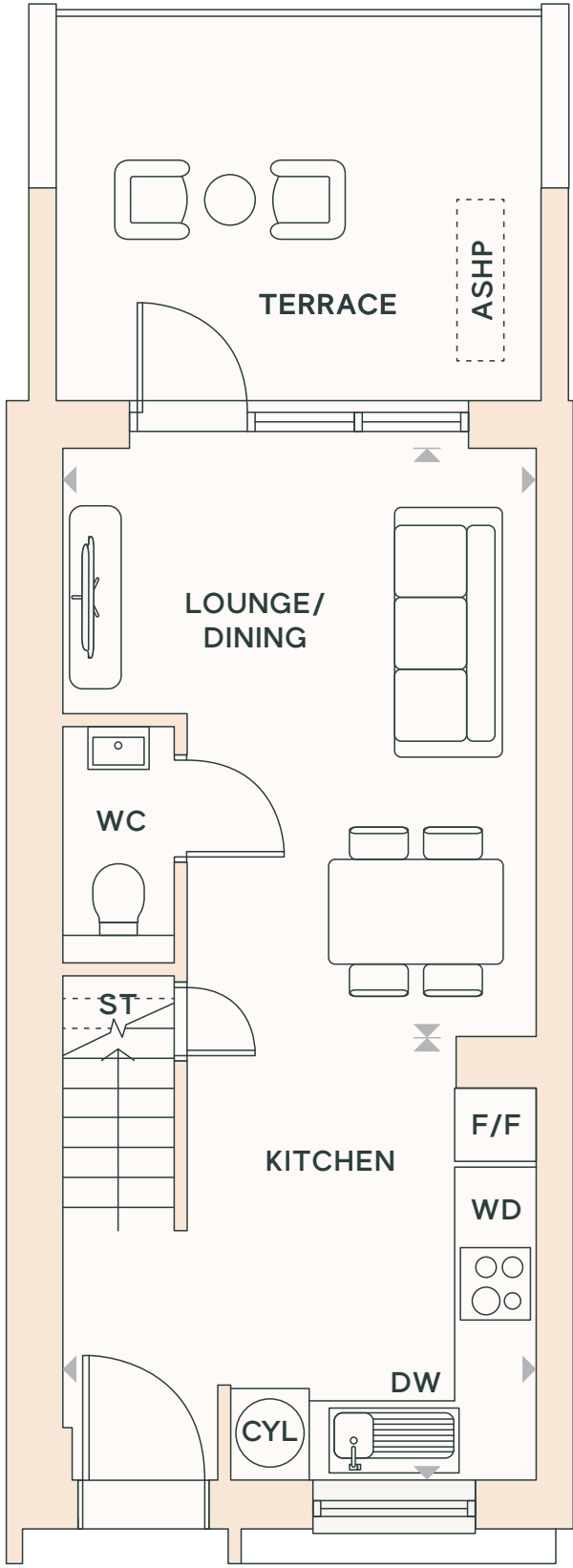
FRIAR GATE



2B (End 2)
2 bedroom home

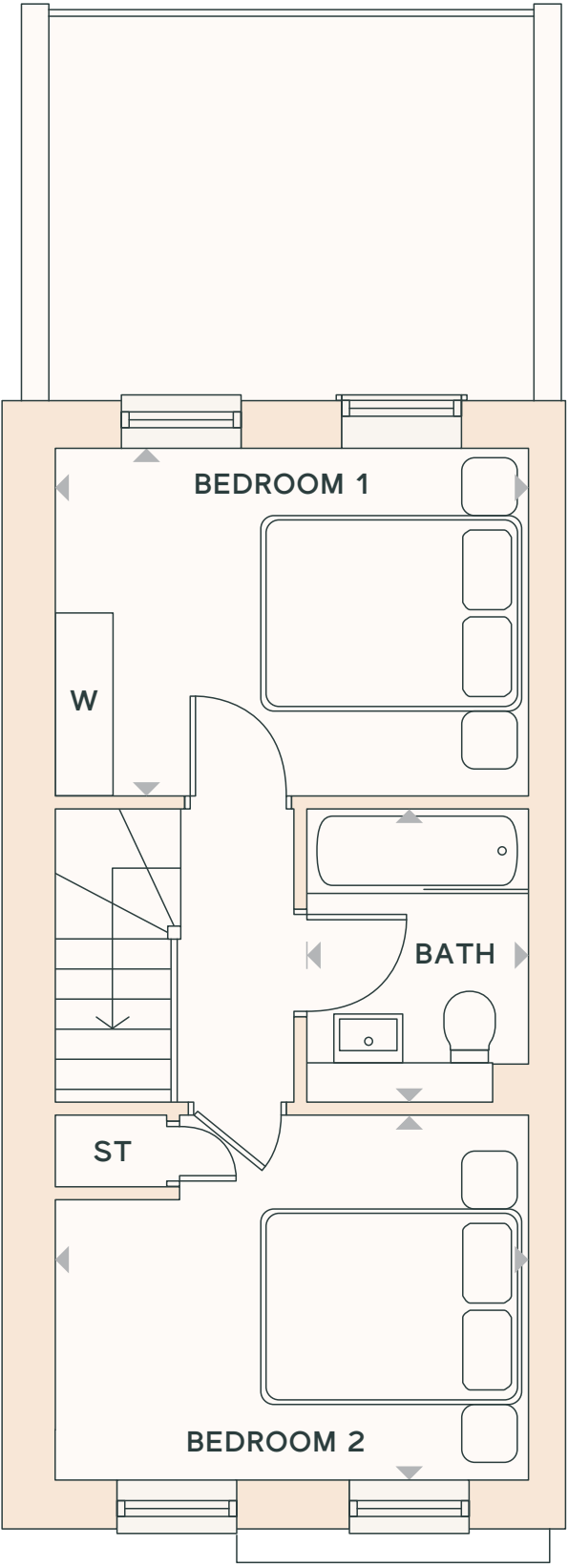
Plot TBC

- KEY**
- ASHP Air Source Heat Pump
 - CYL Air Source Heat Pump Cylinder
 - ◄► Dimension location
 - DW Dishwasher
 - F/F Fridge/Freezer
 - ST Store
 - W Wardrobe Space
 - WC Cloakroom
 - WD Washer/Dryer



GROUND FLOOR

- KITCHEN**
3.61m x 3.39m | 11'10" x 11'1"
- LOUNGE/DINING**
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 1**
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 2**
3.61m x 2.79m | 11'10" x 9'2"
- BATHROOM**
2.25m x 1.70m | 7'4" x 5'6"

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FRIAR GATE



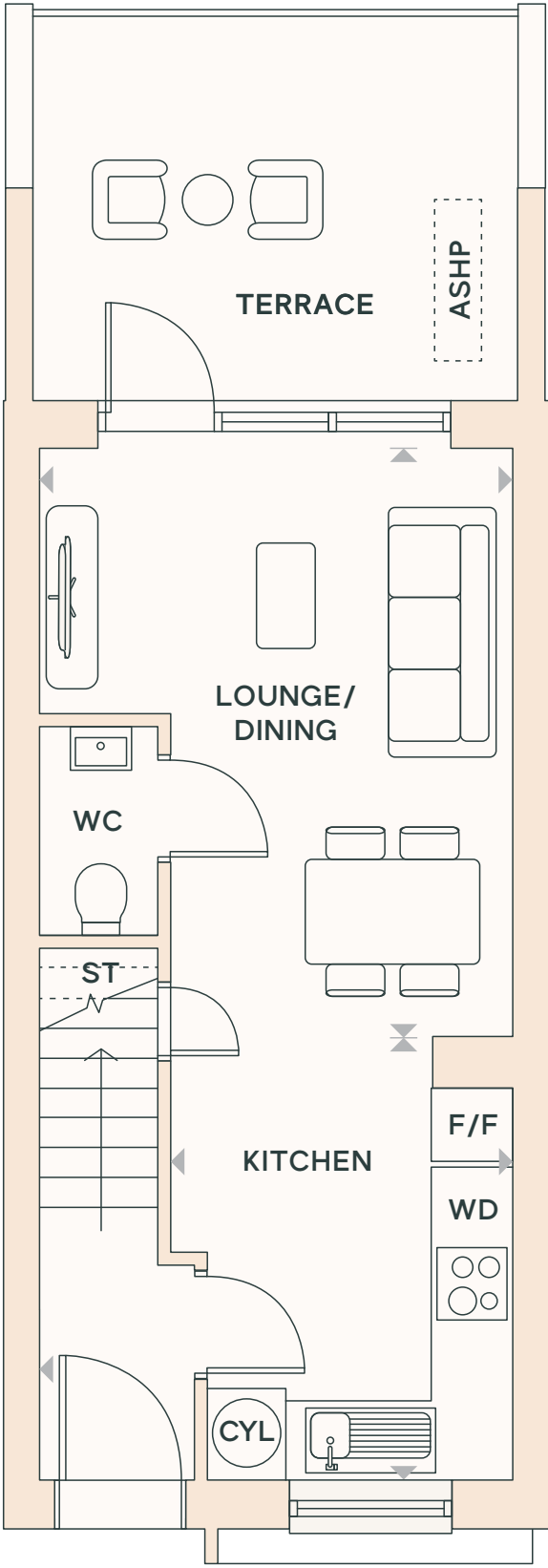
3A

3 bedroom home

Plots 1.8–1.15, 1.24–1.30, 3.2–3.7,
6.5–6.9 & 8.5–8.10

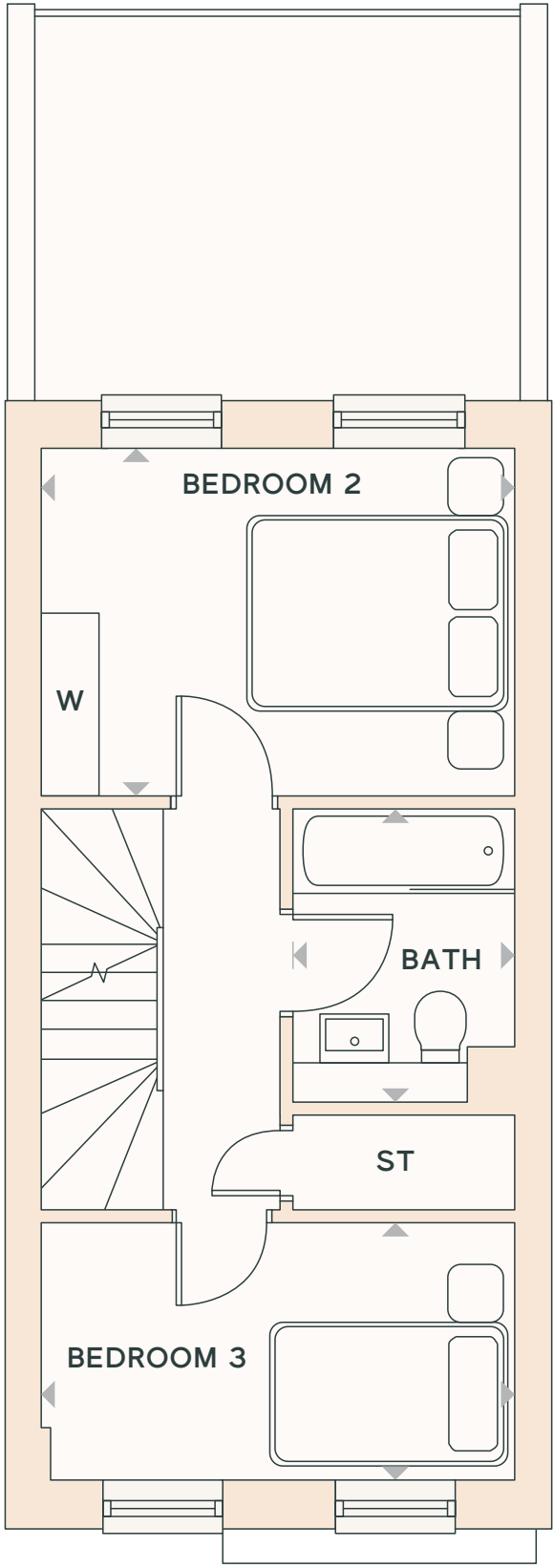
KEY

- ASHP Air Source Heat Pump
- CYL Air Source Heat Pump Cylinder
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe Space
- WC Cloakroom
- WD Washer/Dryer



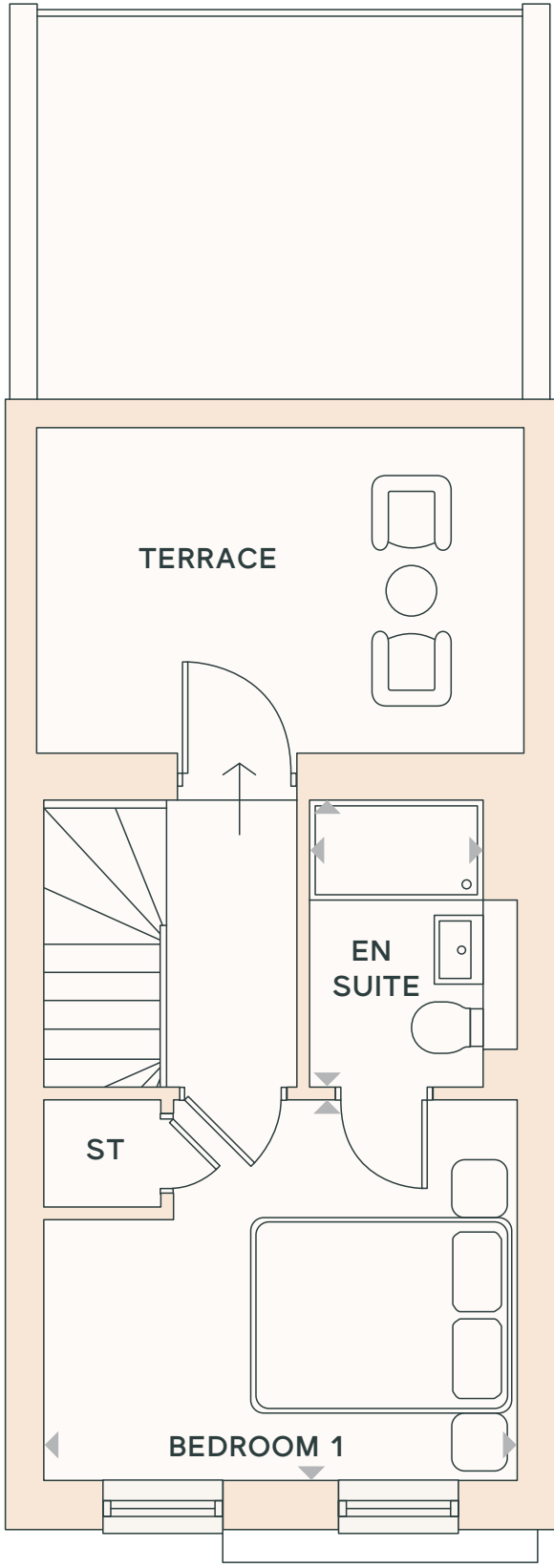
GROUND FLOOR

- KITCHEN
4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 2
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3
3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM
2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1
3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE
2.18m x 1.35m | 7'2" x 4'5"

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FRIAR GATE



3A (End)
3 bedroom home

Plots 1.31, 3.1, 3.8 & 6.10

- KEY
- ASHP

Air Source Heat Pump
- CYL

Air Source Heat Pump Cylinder
- ◄►

Dimension location
- F/F

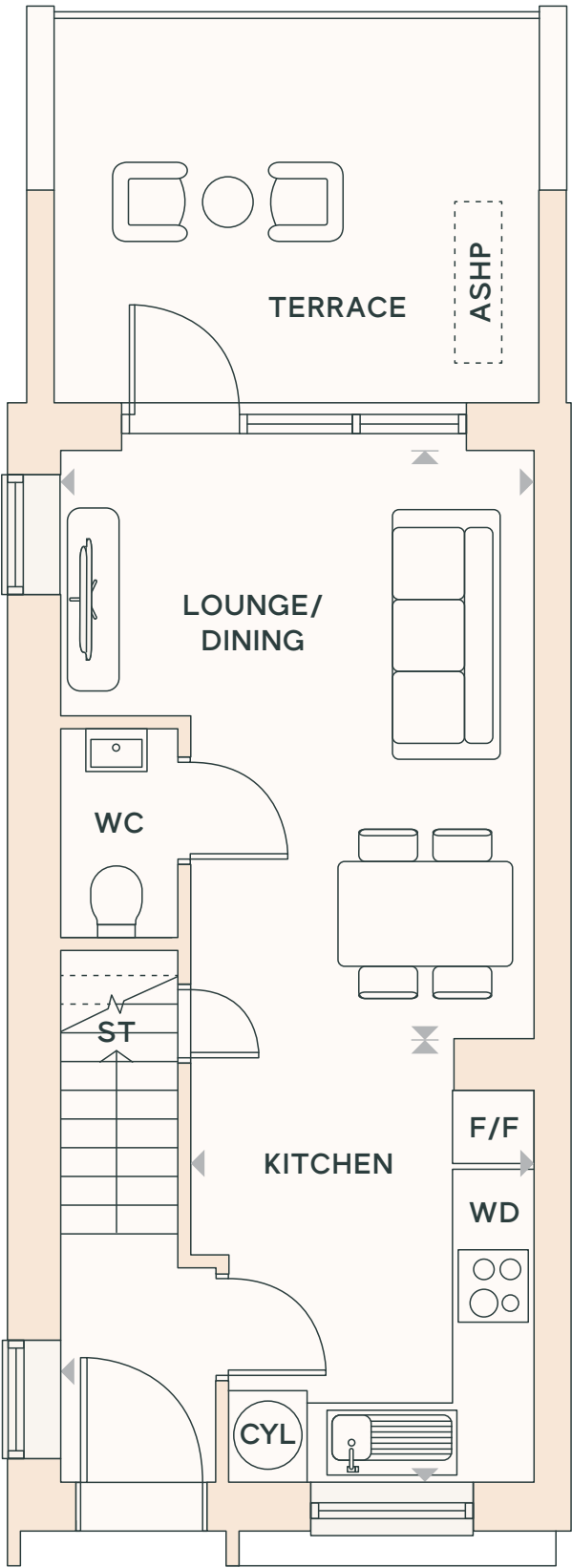
Fridge/Freezer
- ST

Store
- W

Wardrobe Space
- WC

Cloakroom
- WD

Washer/Dryer

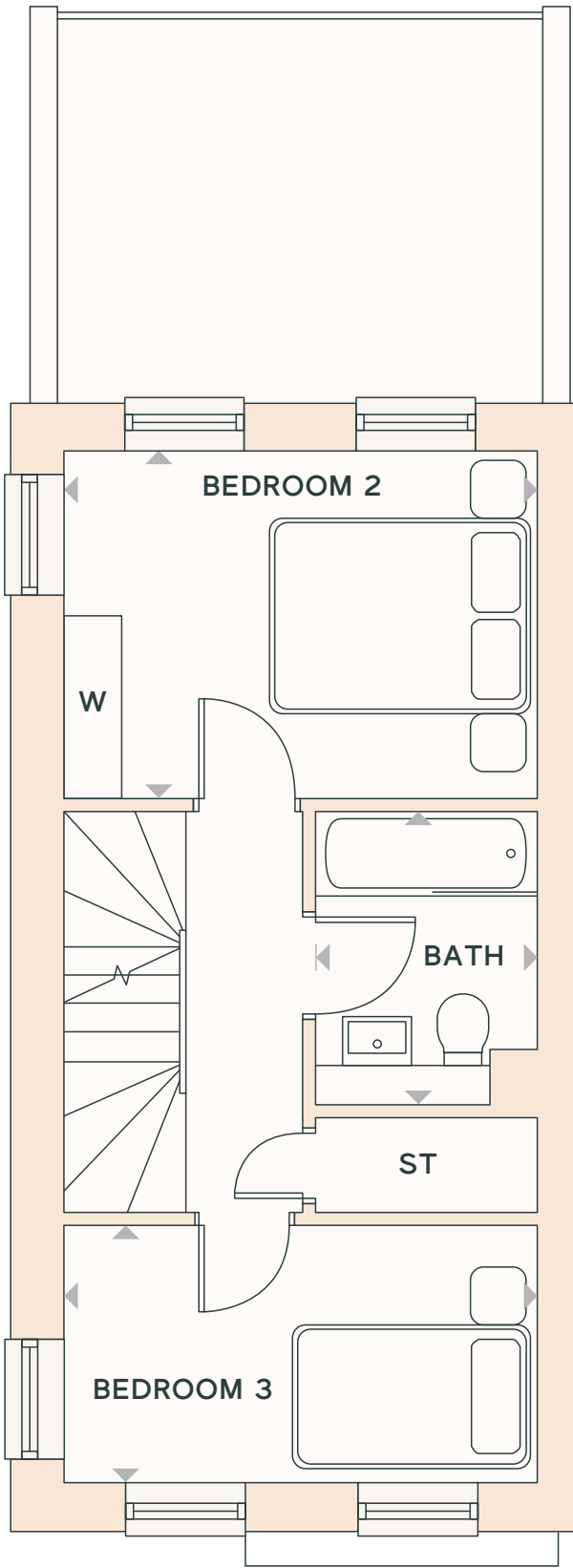


GROUND FLOOR

- KITCHEN

4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING

4.51m x 3.61m | 14'9" x 11'10"



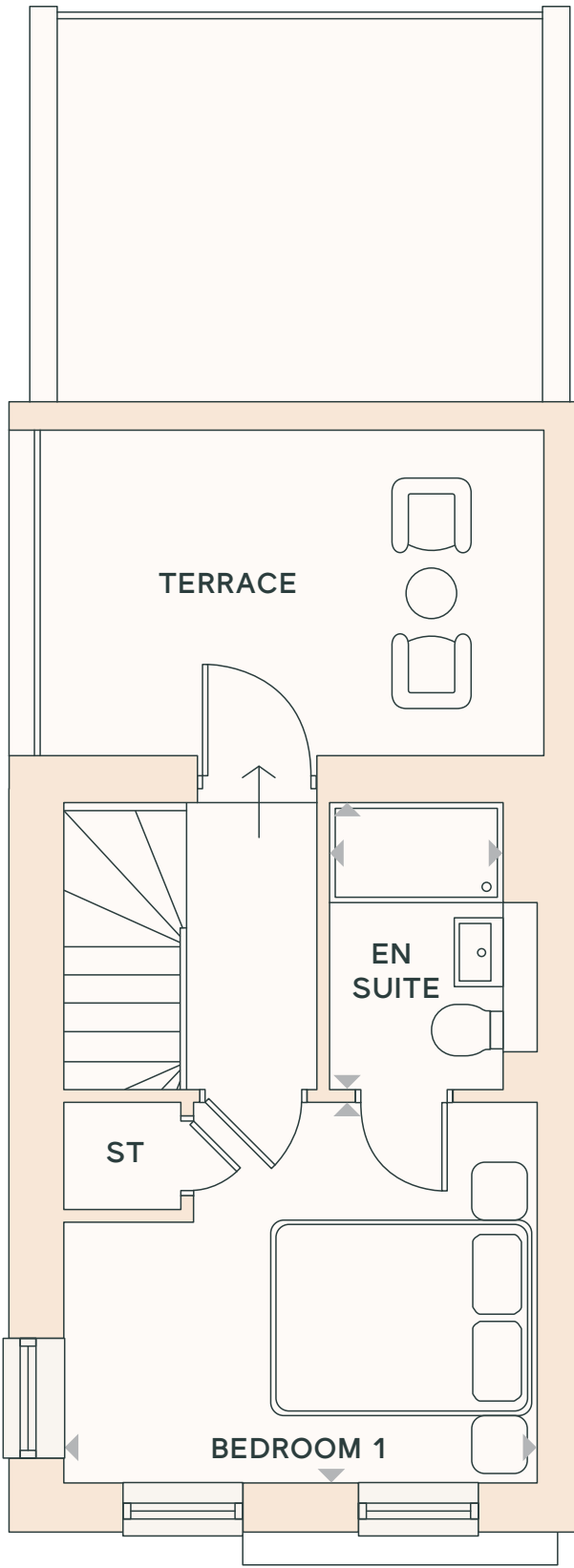
FIRST FLOOR

- BEDROOM 2

3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3

3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM

2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1

3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE

2.18m x 1.35m | 7'2" x 4'5"

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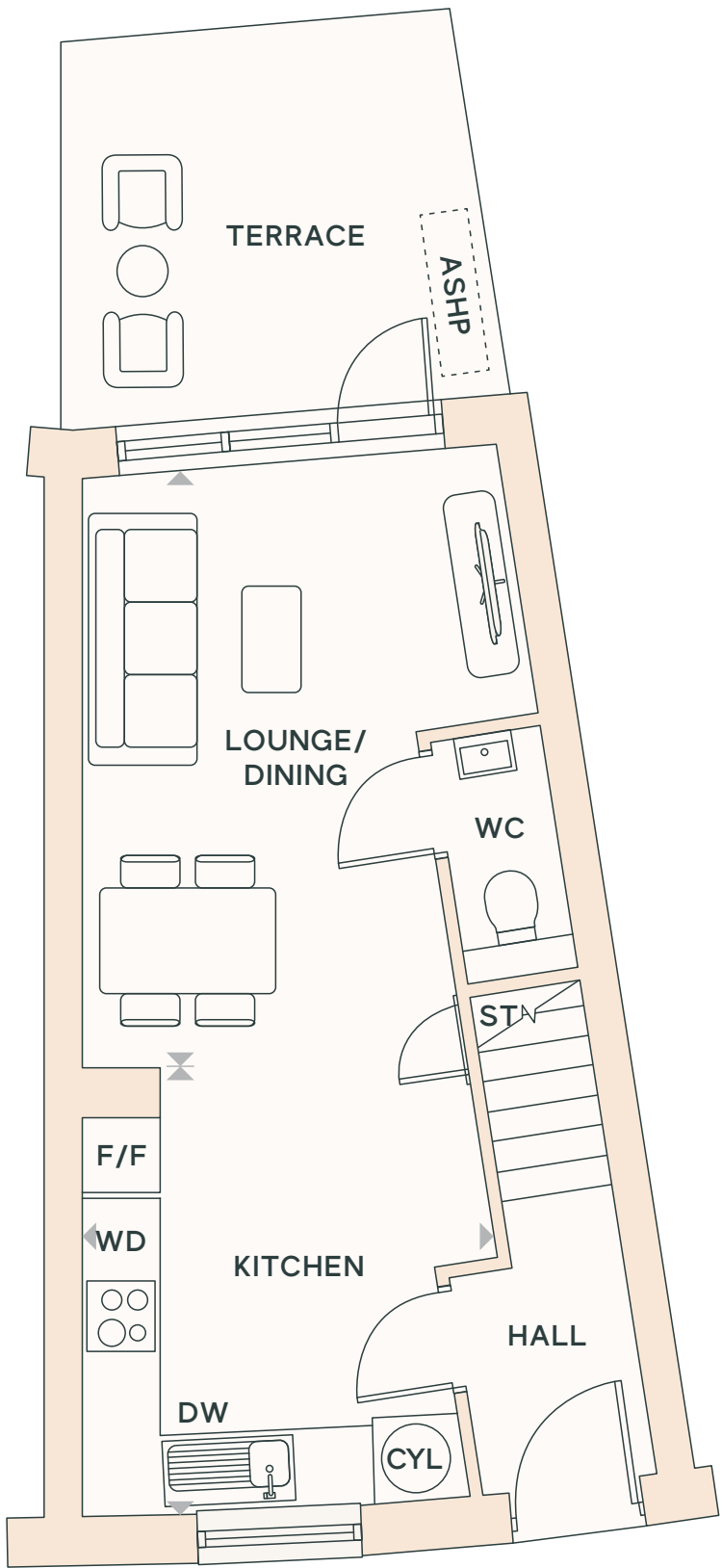
3A (Curved)

3 bedroom home

Plots 1.3–1.6

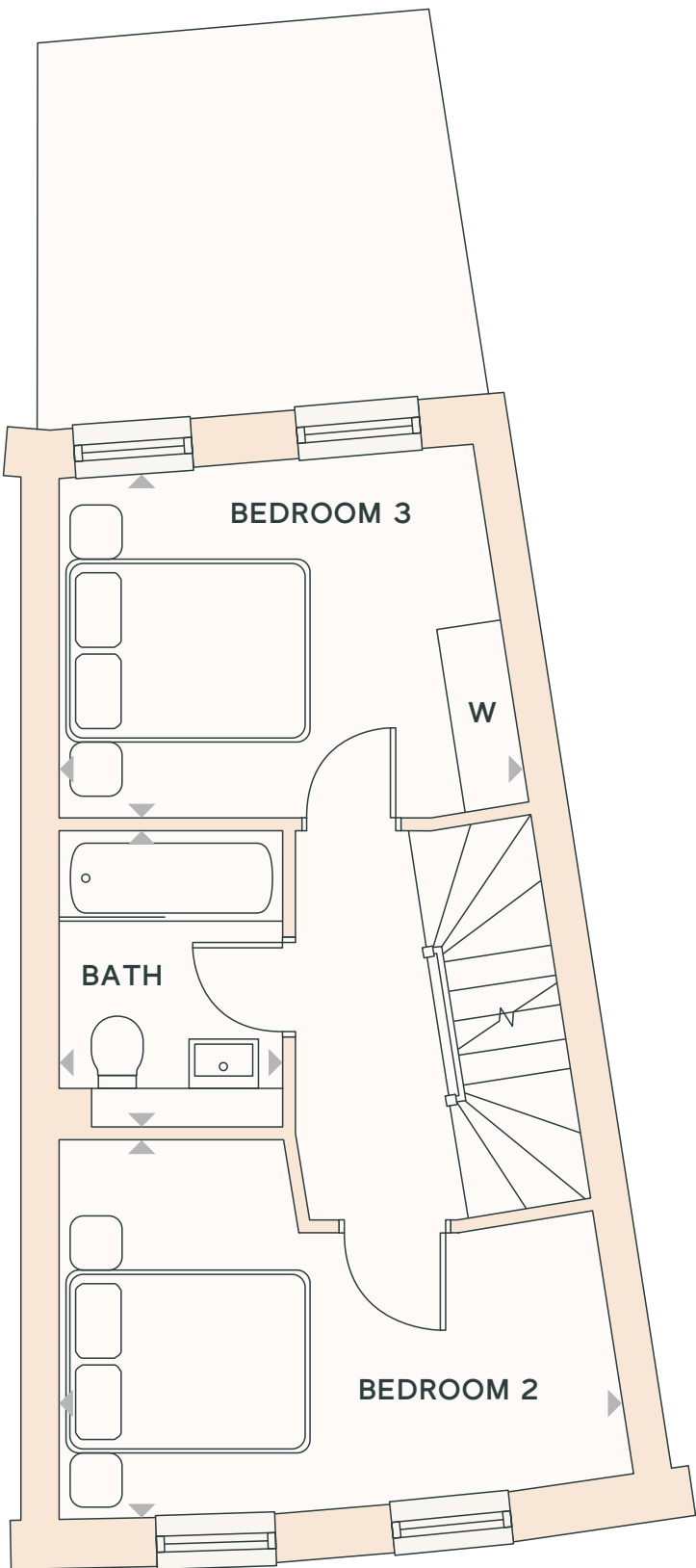
KEY

- ASHP Air Source Heat Pump
- CYL Air Source Heat Pump Cylinder
- ◄► Dimension location
- DW Dishwasher
- F/F Fridge/Freezer
- ST Store
- W Wardrobe Space
- WC Cloakroom
- WD Washer/Dryer



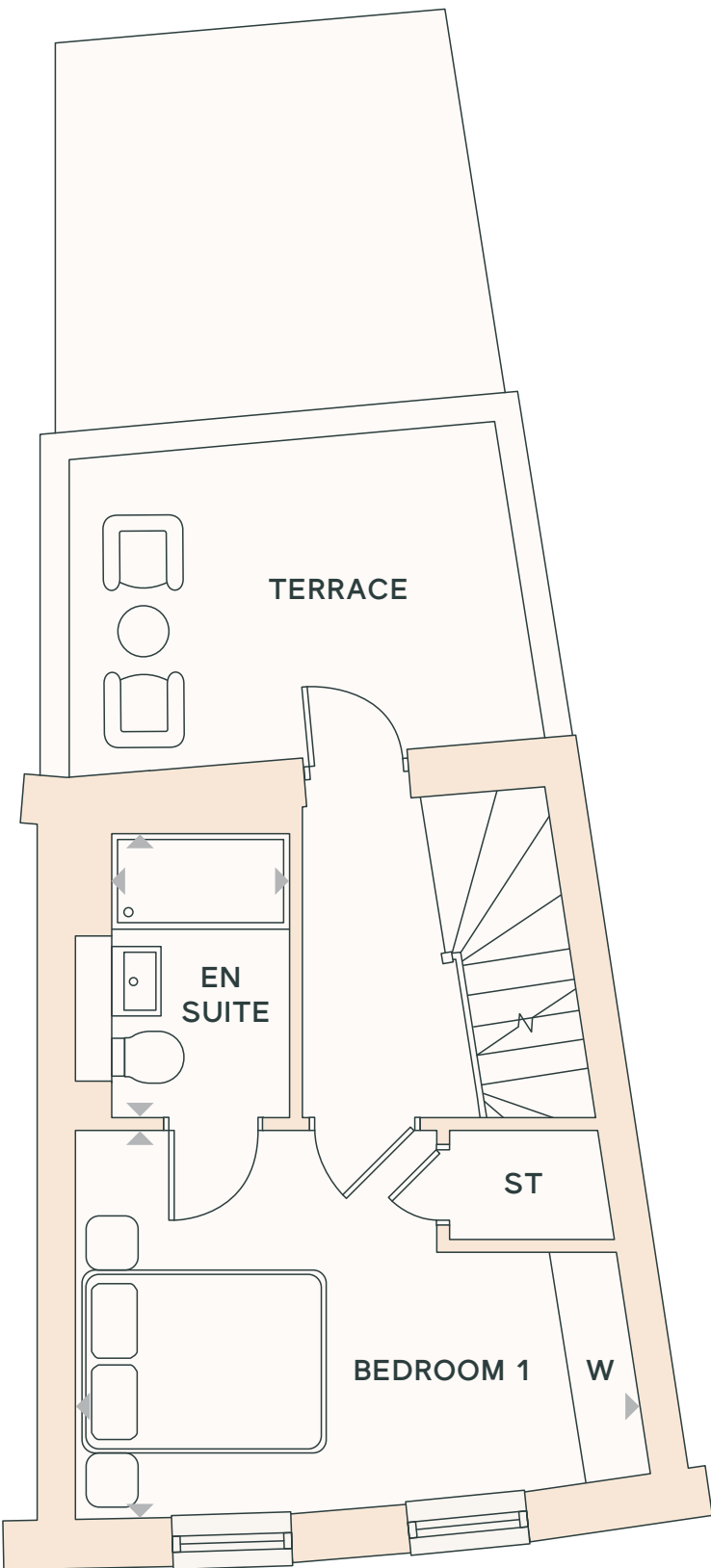
GROUND FLOOR

- KITCHEN
4.56m x 3.84m | 14'11" x 12'7"
- LOUNGE/DINING
4.12m x 4.05m | 13'6" x 13'3"



FIRST FLOOR

- BEDROOM 2
4.44m x 2.93m | 14'6" x 9'7"
- BEDROOM 3
3.21m x 2.63m | 10'6" x 8'7"
- BATHROOM
2.28m x 1.55m | 7'5" x 5'1"



SECOND FLOOR

- BEDROOM 1
4.44m x 2.94m | 14'6" x 9'8"
- EN SUITE
2.04m x 1.37m | 6'8" x 4'5"

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FRIAR GATE



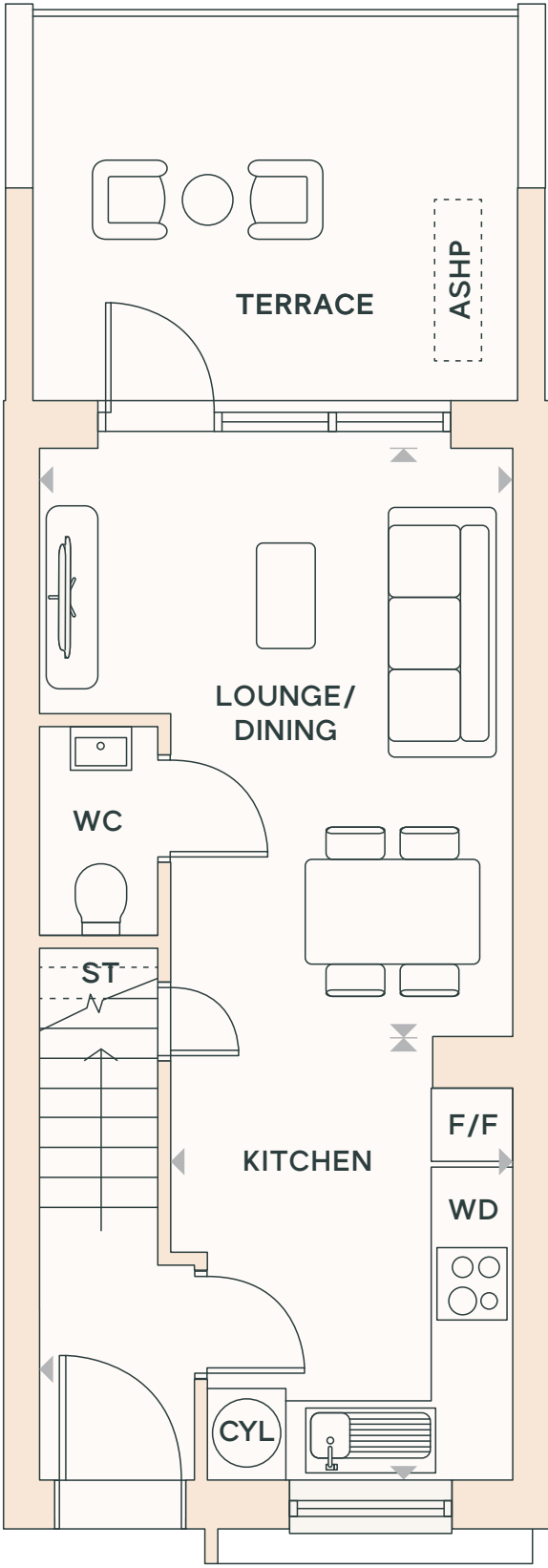
3B

3 bedroom home

Plots 1.2, 1.7, 1.16-1.23, 6.2-6.4, 7.2-7.9, 8.2-8.4 & 8.11-8.13

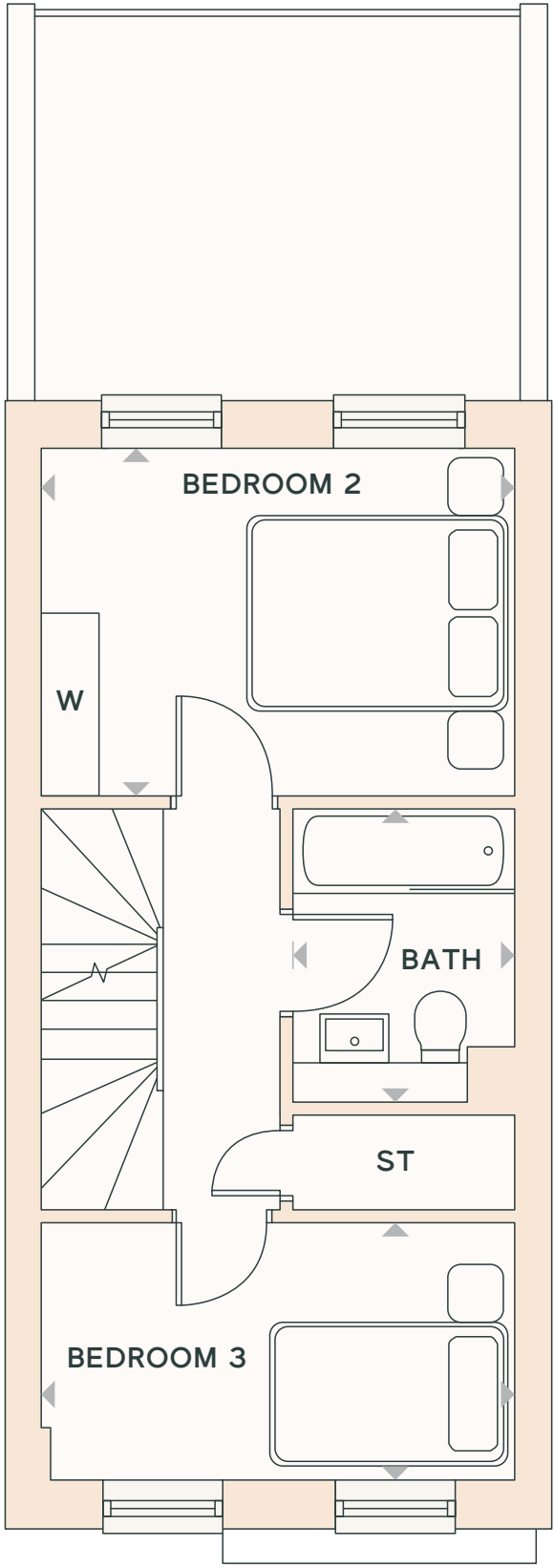
KEY

- ASHP Air Source Heat Pump
- CYL Air Source Heat Pump Cylinder
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe Space
- WC Cloakroom
- WD Washer/Dryer



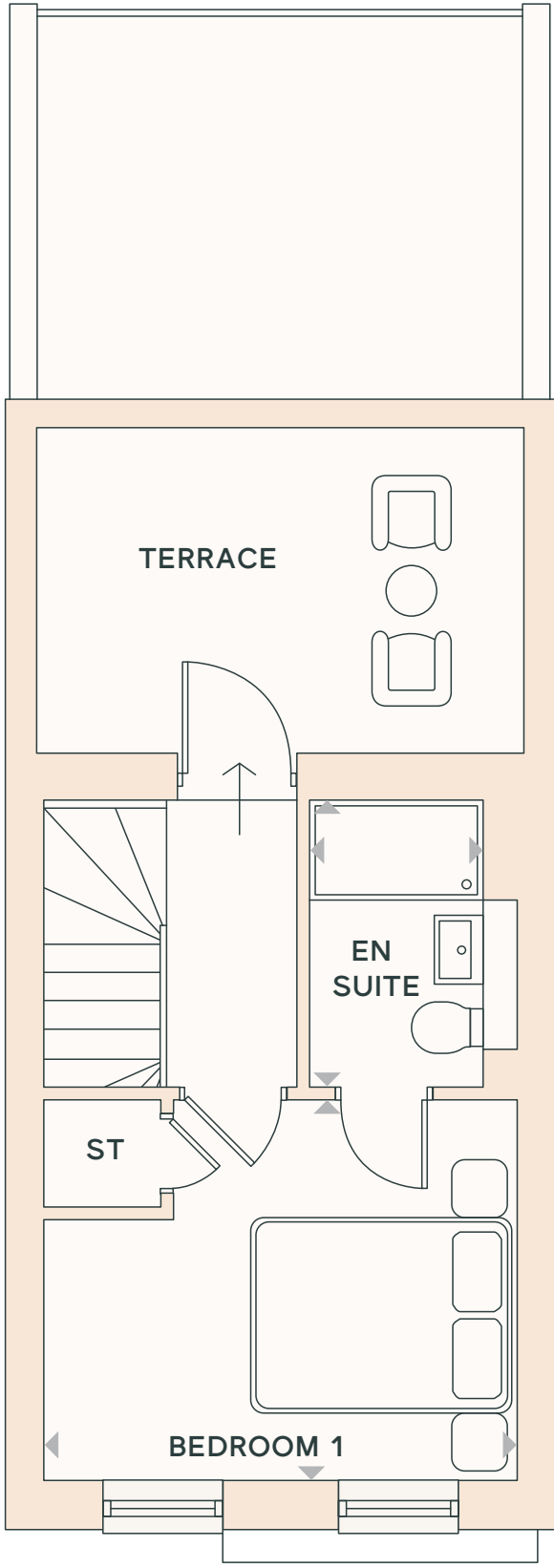
GROUND FLOOR

- KITCHEN
4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 2
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3
3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM
2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1
3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE
2.18m x 1.35m | 7'2" x 4'5"

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FRIAR GATE

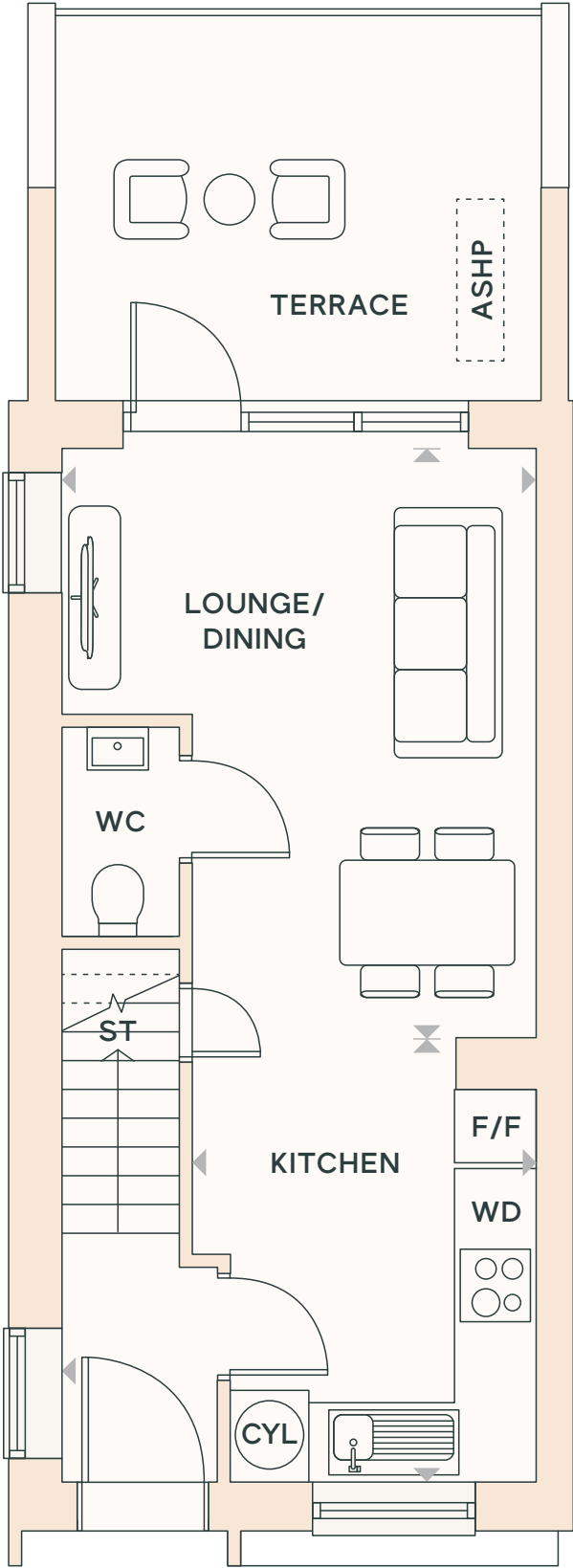


3B (End)
3 bedroom home

Plots 1.1, 6.1, 7.1, 7.10, 8.1 & 8.14

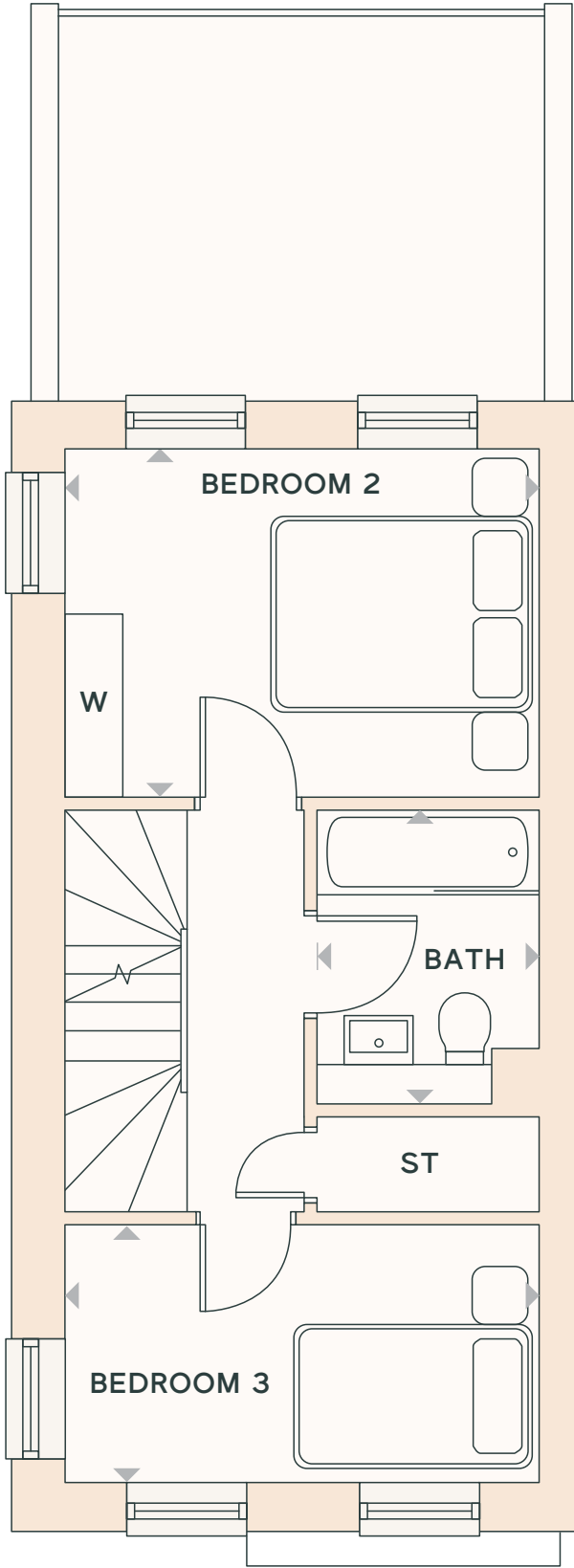
KEY

- ASHP Air Source Heat Pump
- CYL Air Source Heat Pump Cylinder
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe Space
- WC Cloakroom
- WD Washer/Dryer



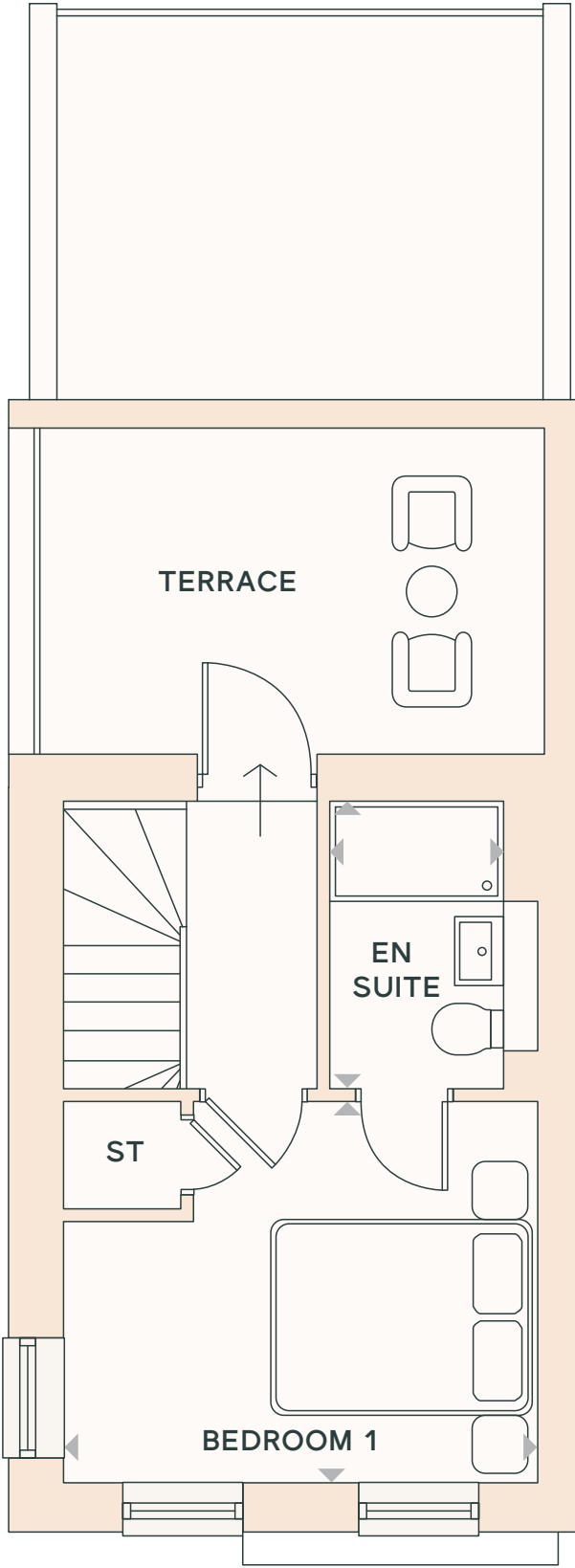
GROUND FLOOR

- KITCHEN
4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 2
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3
3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM
2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1
3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE
2.18m x 1.35m | 7'2" x 4'5"

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FRIAR GATE



3C
3 bedroom home

Plots 5.2-5.11

- KEY
- ASHP

Air Source Heat Pump
- CYL

Air Source Heat Pump Cylinder
- ◄►

Dimension location
- F/F

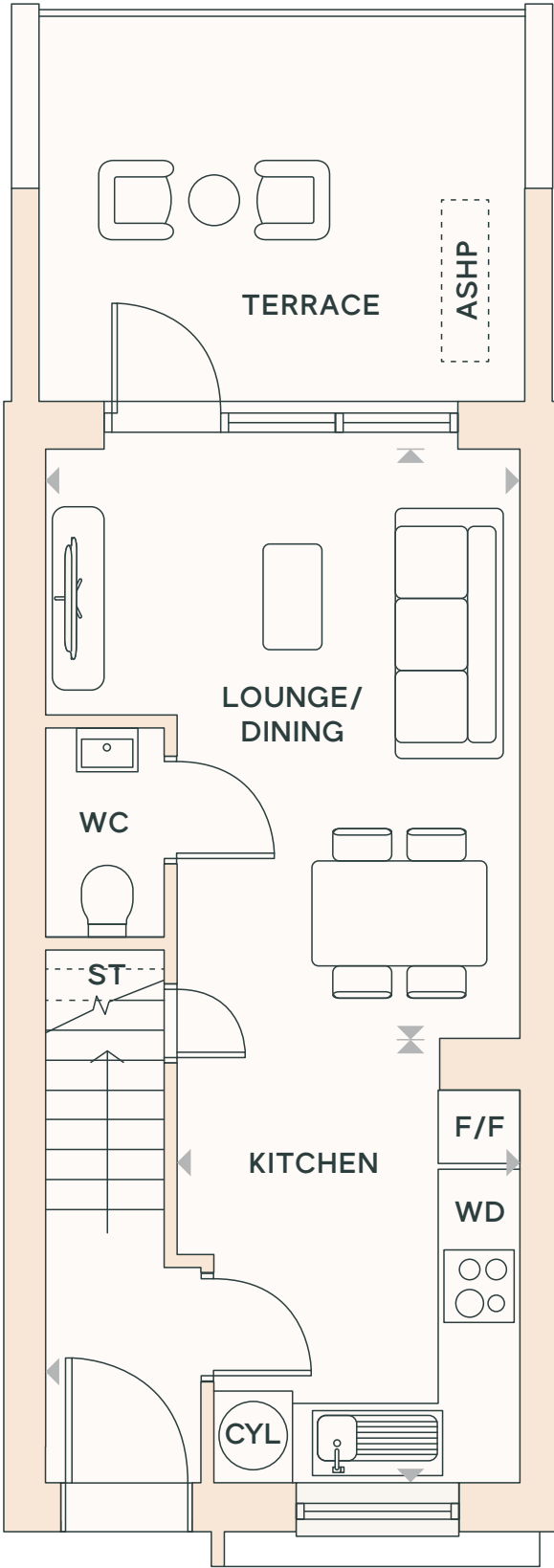
Fridge/Freezer
- ST

Store
- W

Wardrobe Space
- WC

Cloakroom
- WD

Washer/Dryer

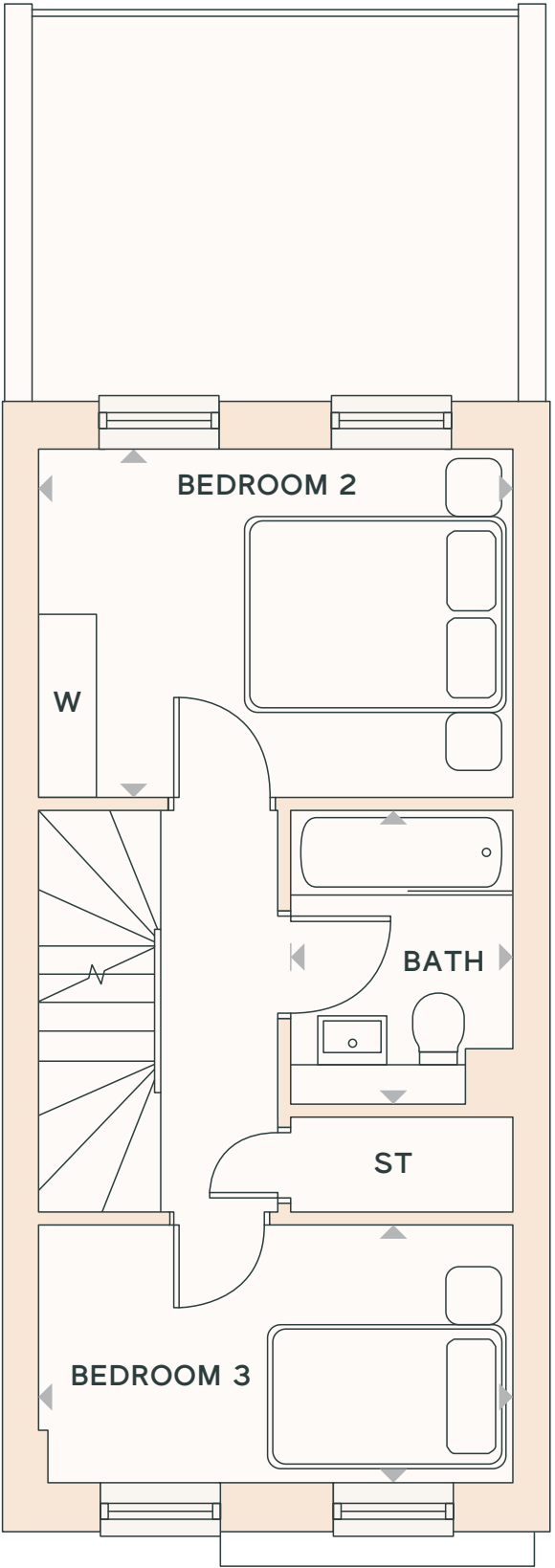


GROUND FLOOR

- KITCHEN

4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING

4.51m x 3.61m | 14'9" x 11'10"



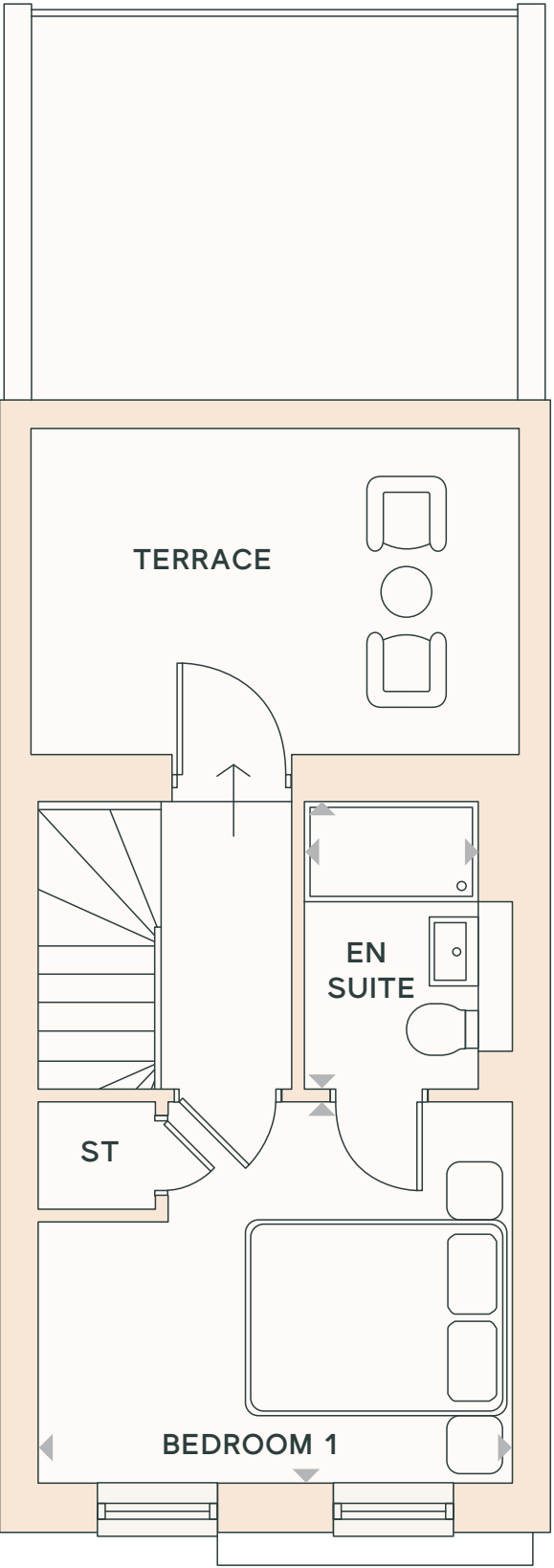
FIRST FLOOR

- BEDROOM 2

3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3

3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM

2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1

3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE

2.18m x 1.35m | 7'2" x 4'5"

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FRIAR GATE

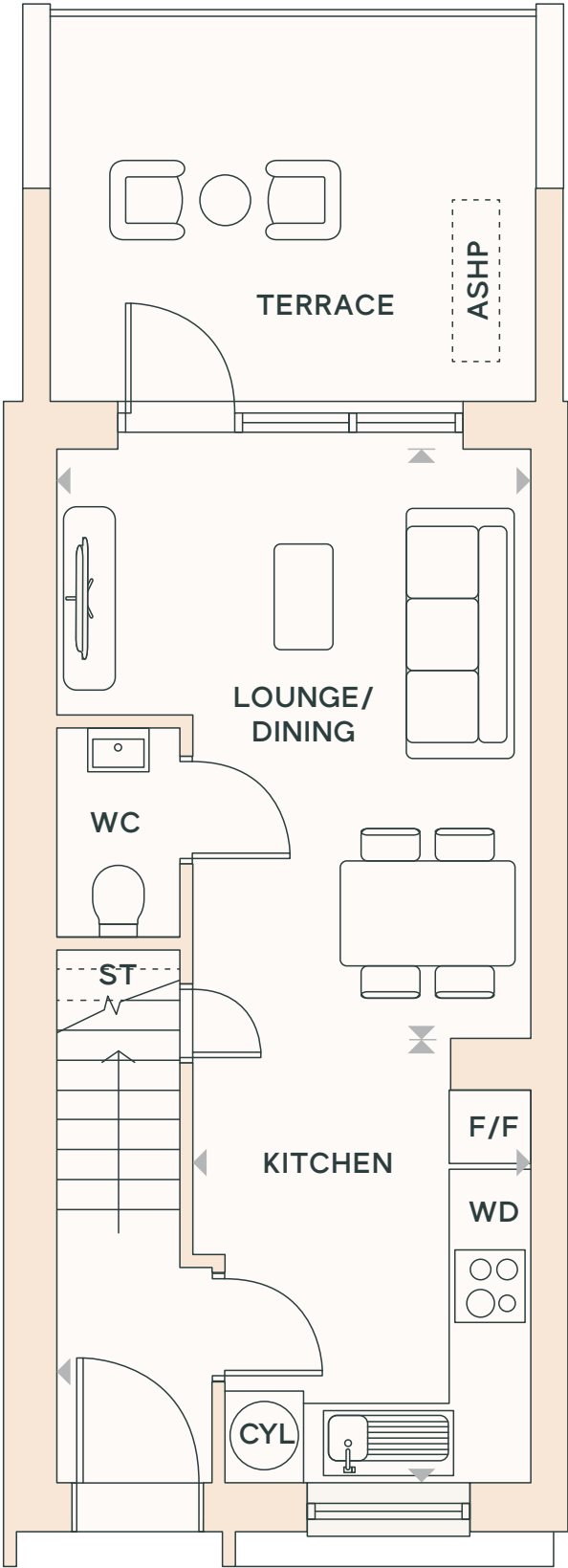


3C (End)
3 bedroom home

Plots 5.1 & 5.12

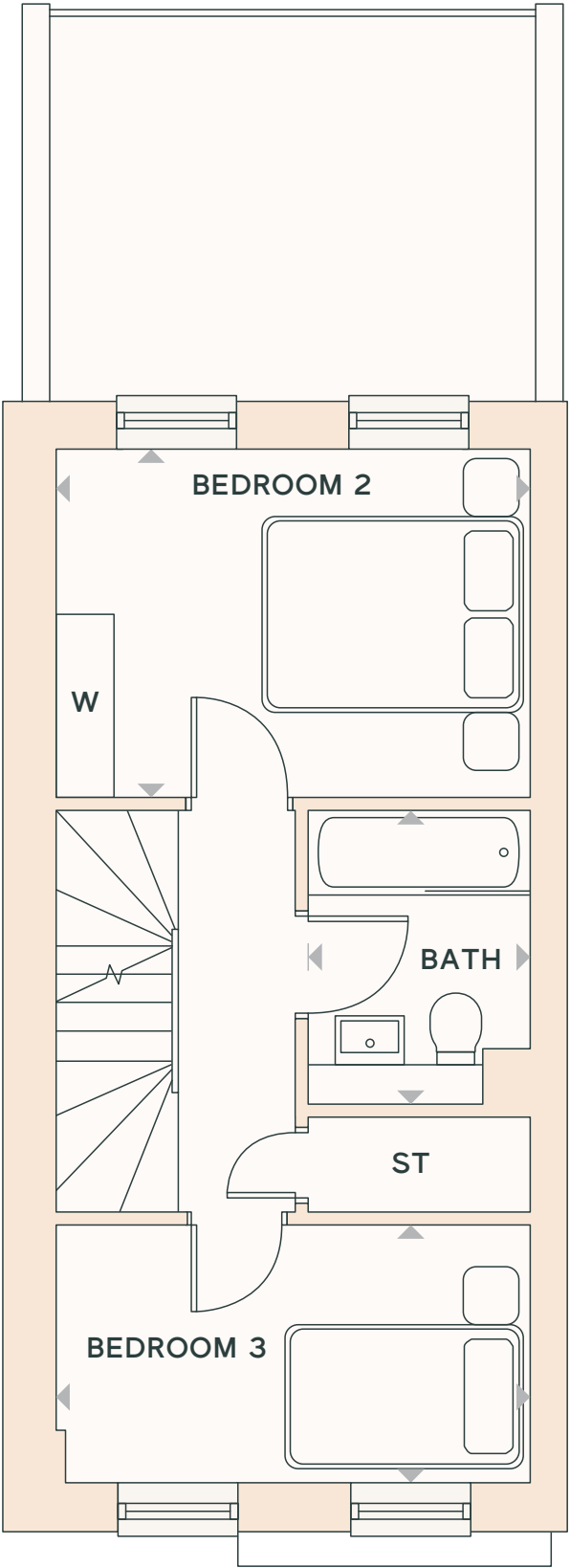
KEY

- ASHP Air Source Heat Pump
- CYL Air Source Heat Pump Cylinder
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe Space
- WC Cloakroom
- WD Washer/Dryer



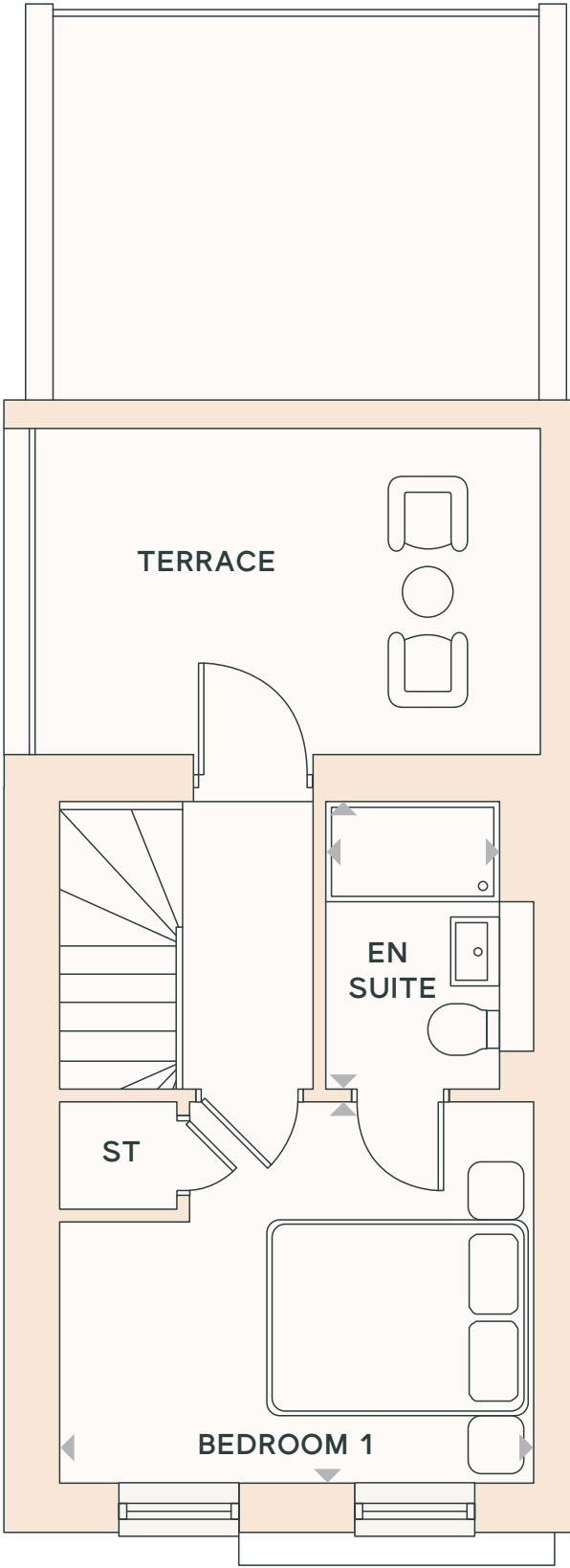
GROUND FLOOR

- KITCHEN
4.14m x 2.61m | 13'6" x 8'7"
- LOUNGE/DINING
4.51m x 3.61m | 14'9" x 11'10"



FIRST FLOOR

- BEDROOM 2
3.61m x 2.65m | 11'10" x 8'8"
- BEDROOM 3
3.61m x 1.99m | 11'10" x 6'6"
- BATHROOM
2.25m x 1.70m | 7'4" x 5'6"



SECOND FLOOR

- BEDROOM 1
3.61m x 2.91m | 11'10" x 9'6"
- EN SUITE
2.18m x 1.35m | 7'2" x 4'5"

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