

# CASTLEWARD CHAPTER THREE

onward > upward

castleward





# INTRODUCING CHAPTER THREE

Castleward's second phase brought the addition of 54 quality new homes to continue on from its successful first phase and the area's exciting £100 million redevelopment. Phase 3 will add another 82 new apartments that will be designed to the highest quality and provide a fresh approach to home ownership, providing a sense of place, purpose and direction for those who live there.

onward > upward  
**castleward**



// From growing families to downsizers or young couples //  
looking to put down roots, Castleward is somewhere  
to relax, meet friends, shop, dine and play.

Most importantly, it's somewhere to be  
proud to call 'home'.

## ONWARDS AND UPWARDS

Both families and young professionals alike will enjoy the chance to be part of a vibrant new community whilst benefiting from the comfort of a quality new home. Showcasing a mix of stylish two and three-bedroom houses, as well as modern one and two bedroom apartments, each property has been designed to offer the very best in modern city living. Providing security and comfort, the collection of beautiful new homes is surrounded by well-lit green open space making it easy and safe to travel on foot from one part of the city to the other.

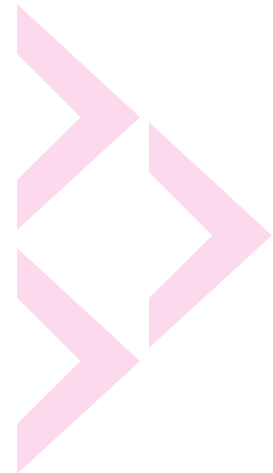
From growing families to downsizers or young couples to commuters, Castleward is somewhere to relax, meet friends, shop, dine and play. Most importantly, it's somewhere to be proud to call 'home'.



## A PLACE TO CALL HOME

- > 82 quality new homes
- > Phase 3 of Castleward's £100 million redevelopment
- > Homes ideal for families and young professionals
- > Providing security and comfort
- > A sense of place, purpose and direction
- > Central location for commuters





# CONTEMPORARY LIVING

## A NEW ERA FOR CITY LIVING

Castleward is an exciting development of quality new homes, bringing the very best of city living to Derby. This highly sustainable mix of homes, retail stores, a coffee shop, parks and a new primary school will revitalise the unused part of the city and transform it into a vibrant neighbourhood.

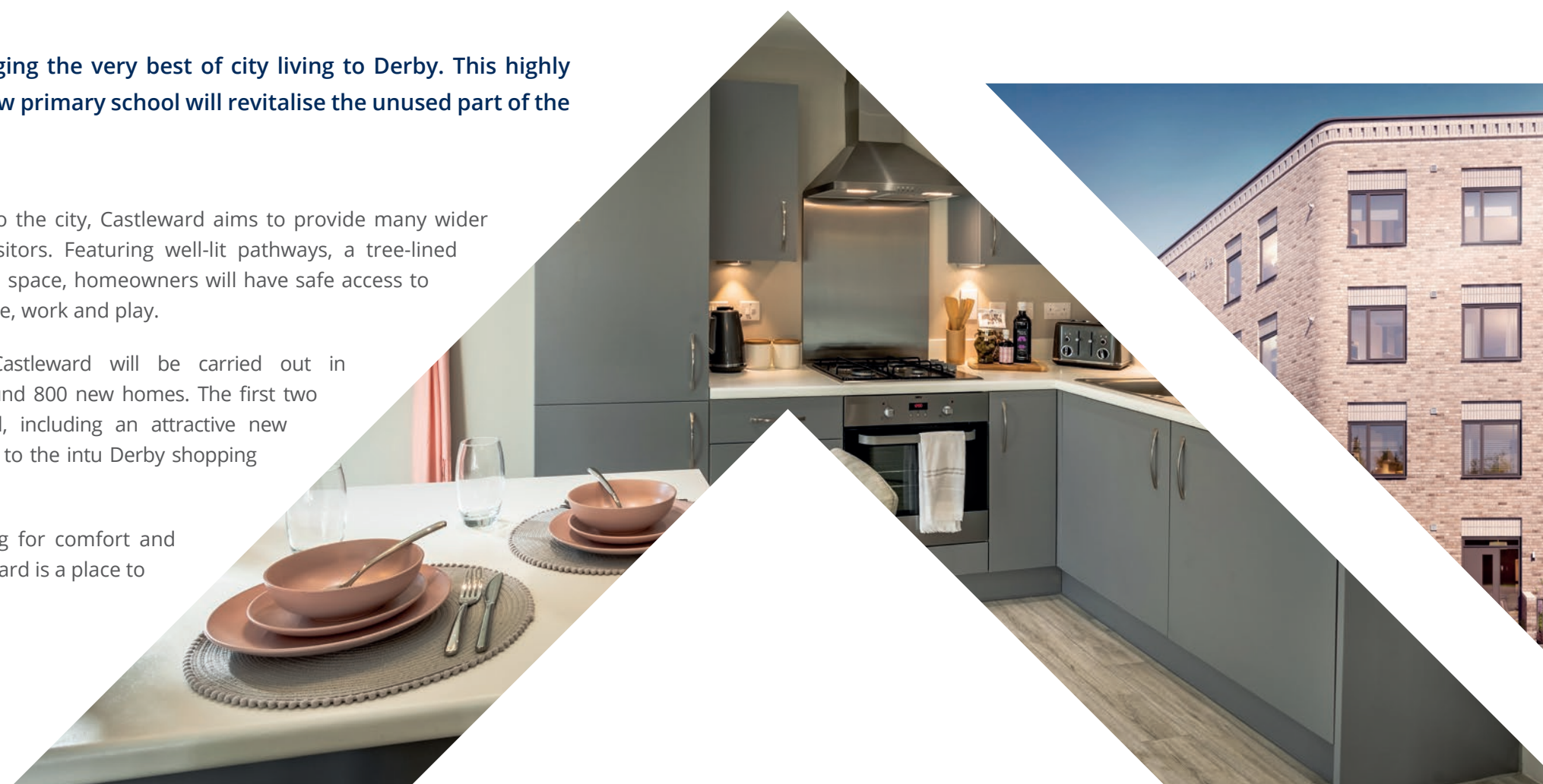


CGI shows Block 1A. CGIs are indicative only.

Enhancing an important gateway to the city, Castleward aims to provide many wider benefits to both residents and visitors. Featuring well-lit pathways, a tree-lined boulevard and plentiful green open space, homeowners will have safe access to the city centre making it easier to live, work and play.

The complete development of Castleward will be carried out in a number of phases, providing around 800 new homes. The first two phases have now been completed, including an attractive new boulevard linking the railway station to the intu Derby shopping centre.

Ideal for a range of buyers looking for comfort and security in a prime location, Castleward is a place to call home in the heart of the city.



## VIBRANT NEW HOMES

- > The very best of modern city living
- > A vibrant new neighbourhood
- > Enhancing an important gateway to the city
- > At the heart of the city with new experiences around every corner
- > Easy access in and out of the city for the best of both worlds



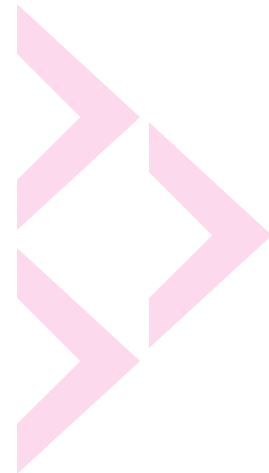
CGI shows Block 3. CGIs are indicative only.



CGI shows Block 2. CGIs are indicative only.







# EVERYTHING YOU NEED

THE BOULEVARD, CASTLEWARD DE1 2LD

## BOWLING TO BOUTIQUES

Castleward is perfectly located in the heart of Derby city centre, on the beautiful tree-lined boulevard walk way between the modern intu Derby shopping centre and Derby Railway Station, both just a five-minute walk away.


Residents and visitors can enjoy a selection of entertainment just minutes away with a cinema, bowling alley, plenty of restaurants and Derby Theatre all within a 10 minute walk.

Culture lovers will not be disappointed with Derby's historical Cathedral Quarter and St Peter's Quarter both within 15 minutes of Castleward, as well as Derby Museum and Art Gallery.

As well as being just a short walk away from the railway station, the development is perfect for commuters with just a 15 minute drive to reach the M1.

With regular farmers markets, restaurants, independent cafés, nightclubs and one of the best pub scenes in the UK, the opportunities for entertainment in Derby are endless and all within close proximity of Castleward.



  
**INTU DERBY SHOPPING CENTRE**  
 5 MINUTES WALK

  
**SHOWCASE CINEMA DE LUX**  
 7 MINUTES WALK

  
**DERBY THEATRE**  
 6 MINUTES WALK

  
**DERBY MUSEUM & ART GALLERY**  
 15 MINUTES WALK

  
**BOUTIQUE SHOPS & VEGAN DELI /COFFEE SHOP**

**PHASE 1**


  
**KINGSWAY RETAIL PARK**  
 12 MINUTES DRIVE

**PHASE 3**

onward > upward  
**castleward**

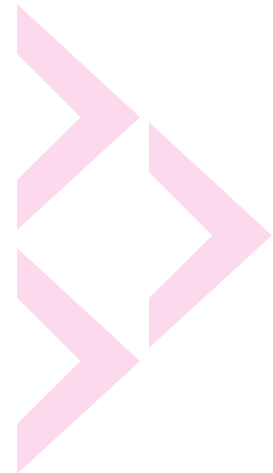
**PHASE 2**

  
**DERBY ROYAL HOSPITAL**  
 13 MINUTES DRIVE

  
**DERBY RAILWAY STATION**  
 5 MINUTES WALK

**M1**  
 17 MINUTES DRIVE





# PLACES TO SEE LOCATIONS TO EXPLORE

## RIGHT ON YOUR DOORSTEP

With a whole host of opportunities and experiences on your doorstep, city living is one of the most exciting lifestyles around. Whether you're a culture vulture or a shopaholic, in the city there's always something to see and do.



Derby offers the perfect blend of old and new. With its historic quarters lined with art, culture and independent boutiques to its modern shopping district featuring popular brands and chain restaurants, there's something for everyone.

Families will enjoy getting in some extracurricular activity perusing the local museums, galleries and arts centres while young professionals can make the most of the weekend eating out with friends and indulging in some retail therapy.



One of the best things about city living is convenience. Both busy families and young professionals will benefit from access to shops, entertainment and travel right when they need it. Plus, with easy transport links in and out of the centre, the opportunity to explore the city's surrounding parks and rural areas provides the best of both worlds for residents.



## BOWLING TO BOUTIQUES

Divided into three distinct areas, residents and visitors will enjoy the boutiques and independent cafés in Derby's historical Cathedral Quarter and St Peter's Quarter, while the modern intu Derby offers a shopping hot spot. Plus with a cinema, bowling and plenty of chain restaurants, intu Derby is also a great place to go for entertainment and fun family dining.



Culture lovers will not be disappointed in Derby's arty offering. Derby QUAD hosts film screenings and exhibitions and Derby's Museum and Art Gallery showcases a great range of historical pieces and collections. With a regular farmers market, restaurants, cafés and one of the best pub scenes in the UK, Derby is also ideal for food and drink lovers. Plus, a vibrant nightlife can be found on Friargate with a range of quality restaurants, wine bars and nightclubs.




## EXPLORE FURTHER AFIELD

As England's most central city, Derby is supported by excellent transport links. As well as being a stone's throw from the city centre, Castleward residents are just a five minute walk to the newly refurbished Derby Railway Station. For destinations further afield, East Midlands Airport is on your doorstep and the M1, M42 and M6 are also conveniently close. Other cities such as Birmingham, Leicester and Nottingham are less than an hour away, and Manchester, Leeds and Liverpool can be reached within 90 minutes.



## EXCELLENT TRANSPORT LINKS

 5-minute walk to Derby Railway Station

 LEICESTER  
29 Minutes

NOTTINGHAM  
32 Minutes

SHEFFIELD  
33 Minutes

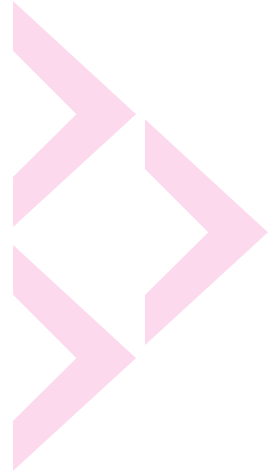
LEEDS  
1hr 25 minutes

LONDON  
ST PANCRAS  
1hr 37 minutes

Times based on live departure times, sourced from nationalrail.co.uk







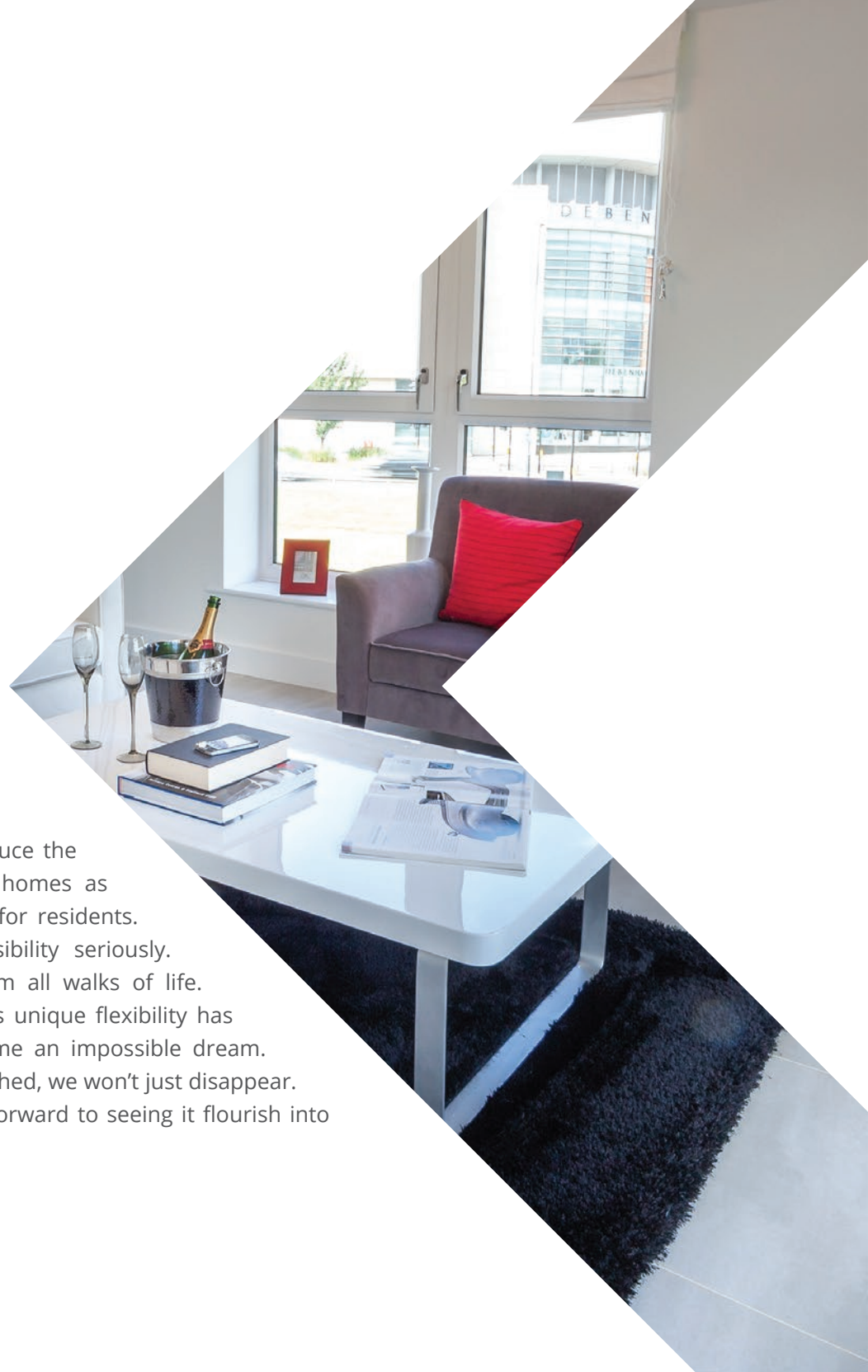
# ABOUT US

## COMPENDIUM LIVING

**Compendium Living is a joint venture partnership between Lovell Homes and Riverside.**

At Compendium Living we had a clear vision for the Castleward development. We have a very particular way of working and like to completely immerse ourselves in the community we're creating, so we can fully understand how it will evolve and flourish into a place where people are proud to live.

At the heart of every decision we make is the environment, as we actively seek to reduce the impact our construction process has on it. We also believe it's our duty to make homes as energy efficient as possible, ensuring future sustainability and reduced running costs for residents. As a company committed to regeneration, we've always taken our social responsibility seriously. We understand that in order to thrive, a community needs all types of people from all walks of life. That's why we aim to find a buying solution that works for your individual needs. This unique flexibility has already helped many people who otherwise would have found buying their own home an impossible dream. What sets Castleward apart from other developments, is that once building work has finished, we won't just disappear. This community's continued success is as important to us as it is to you, and we look forward to seeing it flourish into something truly special, and we hope you will be a part of it.



## CASTLEWARD CHAPTER THREE





# FIND US

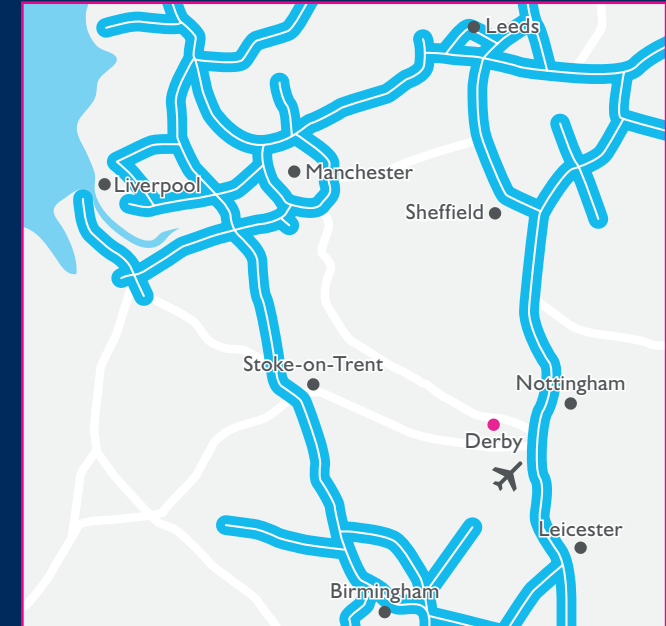
LIVERSAGE STREET, CASTLEWARD, DE1 2LH

## FROM THE NORTH (A50)

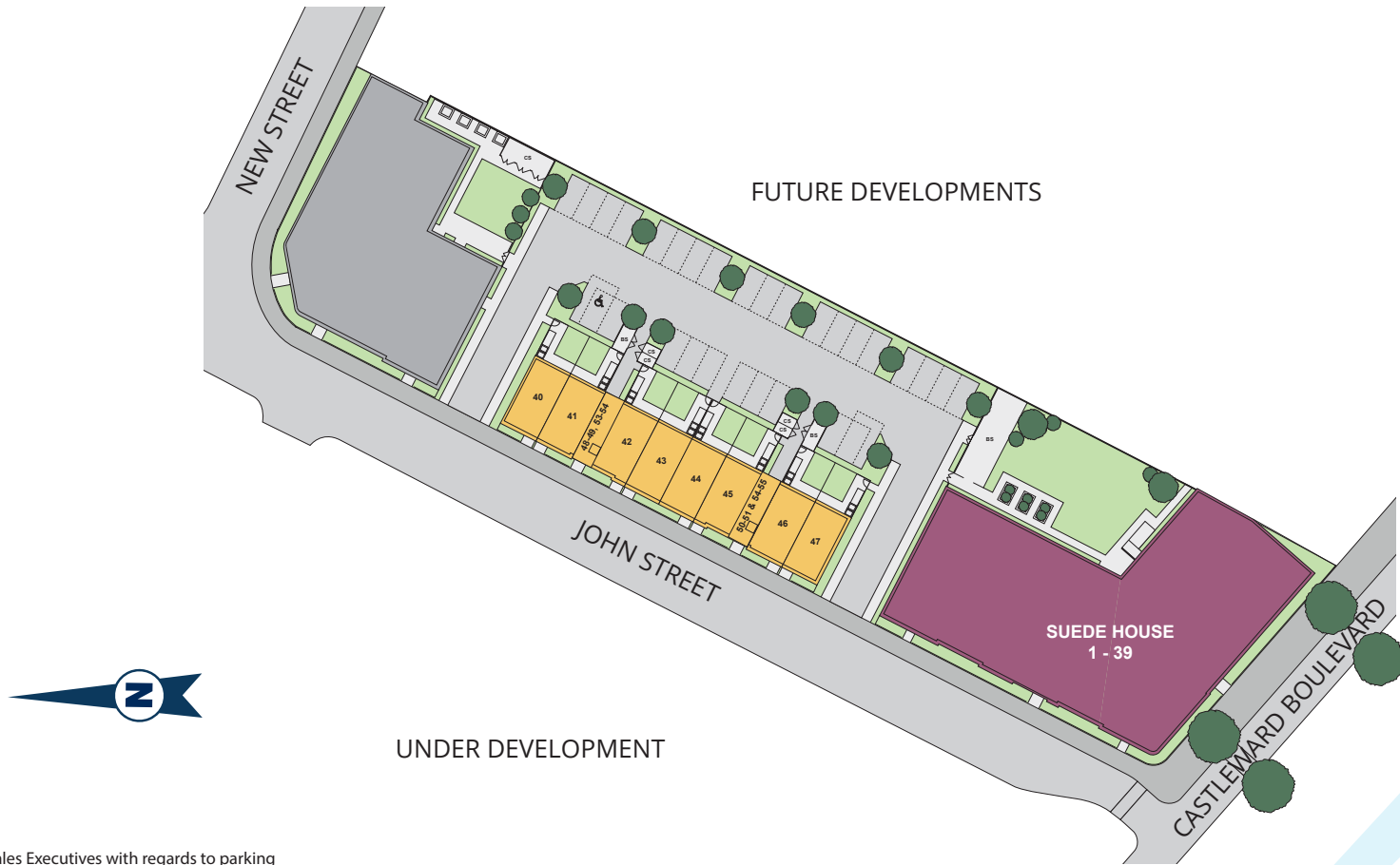
Take the slip road to Etwall / Hilton / Hatton. At the roundabout, take the second exit towards Derby Road / A516 and continue on the A516. Exit to stay on the A516 towards the M1 South / Derby / Nottingham. At the roundabout, take the third exit towards Mercian Way / A601. Continue at the next roundabout, then take the second exit onto Lara Croft Way. At the next roundabout, take the second exit onto Bradshaw Way / A601. At roundabout take the third exit onto London Road / A5194. Take the first left onto Liversage Road and then second left onto Hope Street, then take the first right onto Trinity Walk, where the Marketing Suite is located at the end of the road.

## FROM THE SOUTH (A52)

Take A52 exit to Nottingham / Derby / Ilkeston. At the roundabout, take the first exit onto A52 slip road towards Derby. Merge onto Brian Clough Way / A52. At the roundabout take the second exit onto Eastgate / The Underpass then bear left onto Eastgate. Continue onto Holms Bridge / St. Alkmunds Way / A601. Head straight at the traffic lights on the A601, continuing onto Traffic Street. Take the first right onto Liversage Street and then next right onto Trinity Walk, where the Marketing Suite is located.



# CHAPTER THREE



Please speak to our Sales Executives with regards to parking

## DEVELOPMENT LAYOUT

- Suede House  
1 & 2 bedroom apartments  
Plots 1 - 39
- Affordable Housing
- The Dixon  
2 bedroom maisonette  
Plots 40 - 47
- The Hudson  
2 bedroom apartments  
Plots 48 - 55

This development layout plan depicts the intended development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Elevations may vary, please see external layouts from Sales Executive.





# SPECIFICATION

Compendium Homes come with a high specification included as standard, because we know the small things can make a big difference. To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors.

## KITCHEN

- > Choice of Symphony Kitchen Units
- > Soft Close Doors and Drawers
- > 1.5 Bowl Stainless Sink to Kitchen
- > Chrome Tap to Kitchen
- > Zanussi Brushed Steel Single Electric Oven
- > Zanussi Brushed Steel 4 Ring Gas Hob
- > Brushed Steel Splashback to Hob
- > Zanussi Integrated Fridge Freezer
- > 40mm Post-formed Worktops
- > 95mm Laminated Upstands To Match Worktops
- > Electrolux Brushed Steel Chimney Hood

## BATHROOM

- > Ideal Standard Sanitaryware
- > Mira Shower
- > Porcelanosa Tiling

## CLOAKROOM

- > Ideal Standard Sanitaryware
- > Porcelanosa Tiling

## ENSUITE

- > Ideal Standard Sanitaryware
- > Mira Shower
- > Porcelanosa Tiling

## ELECTRICS

- > White Sockets and Switches and Media Plate
- > Fibre / Broadband
- > BT Points to Lounge and Bedroom 1
- > TV Points to Lounge and Bedroom 1
- > Chrome Downlighters to Kitchen

## INTERNAL

- > Brass Chrome Ironmongery
- > Combination Boiler
- > Honeywell Central Heating Programmer





# THE DIXON

2 bedroom maisonette

Ground floor

PLOTS 40, 41, 42, 43, 44, 45, 46 & 47



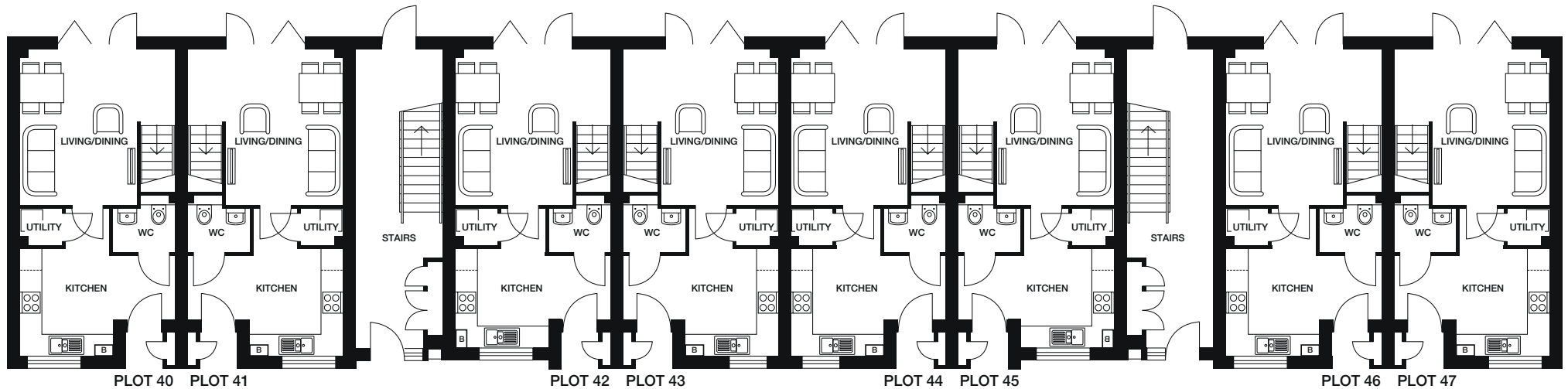


# THE DIXON

2 bedroom maisonettes

Ground floor

Plots 40, 41, 42, 43, 44, 45, 46 & 47



PLOTS 40, 41, 42, 43, 44, 45, 46 & 47

Kitchen: 4085mm x 4299mm 13'4" x 14'11"

Living/Dining: 4280mm x 4299mm 14'0" x 14'1"



# THE DIXON

2 bedroom maisonette

First floor

Plots 40, 41, 42, 43, 44, 45, 46 & 47



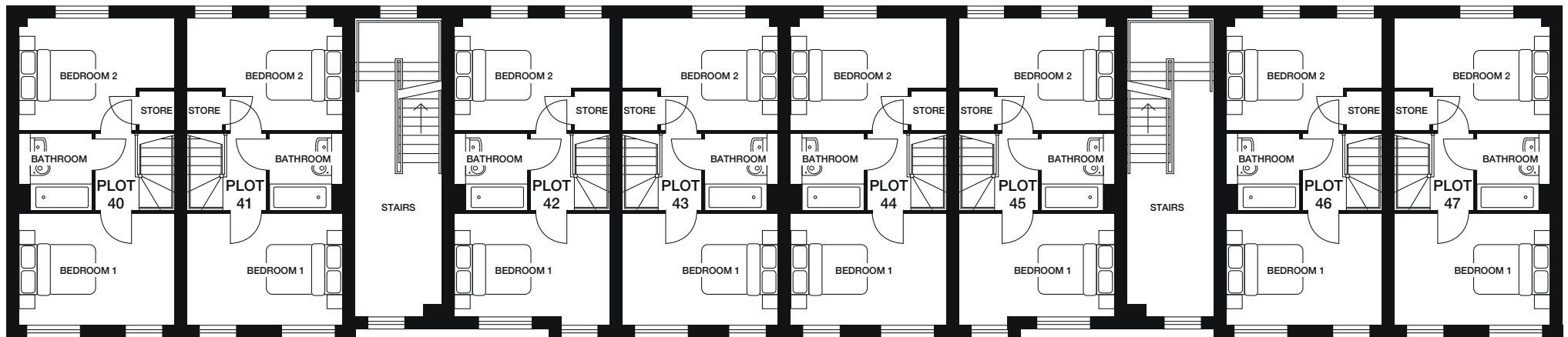


# THE DIXON

2 bedroom maisonette

First floor

Plots 40, 41, 42, 43, 44, 45, 46 & 47



## PLOTS 40, 41, 42, 43, 44, 45, 46 & 47

Bedroom 1: 3097mm x 4299mm 10'2" x 14'1"

Bedroom 2: 3094mm x 4299mm 10'2" x 14'1"

Bathroom: 2130mm x 2025mm 6'9" x 7'0"



# THE HUDSON

2 bedroom apartments

Plots 48, 49, 50 & 51

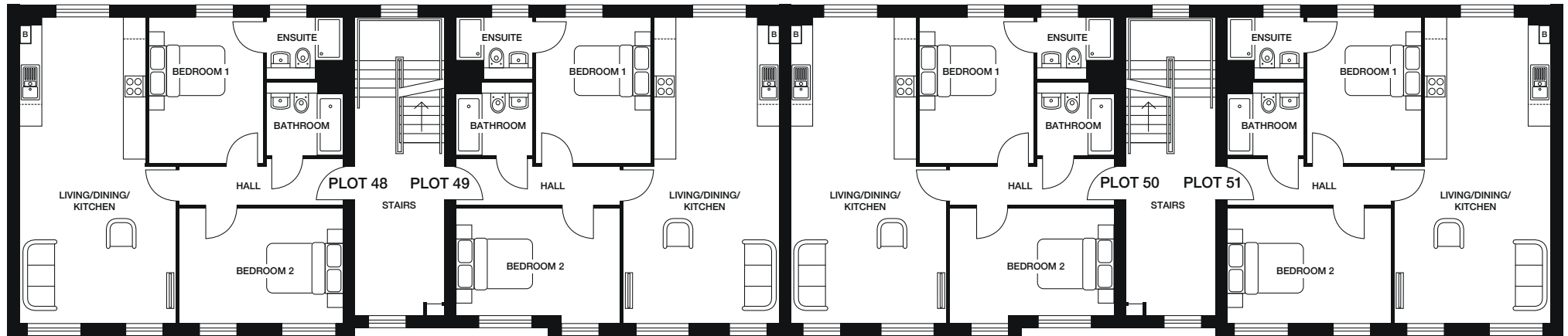




# THE HUDSON

2 bedroom apartments

Plots 48, 49, 50 & 51



## PLOTS 48, 49, 50 & 51

Living/Kitchen/Dining:	4313mm x 8448mm	14'2" x 27'7"
Bedroom 1:	3149mm x 4038mm	10'3" x 13'2"
Bedroom 2:	3189mm x 4522mm	10'5" x 14'8"
Bathroom:	2030mm x 2125mm	6'6" x 7'0"
Ensuite:	1725mm x 2140mm	5'7" x 7'2"



# THE HUDSON

2 bedroom apartments

Plots 52, 53, 54 & 55

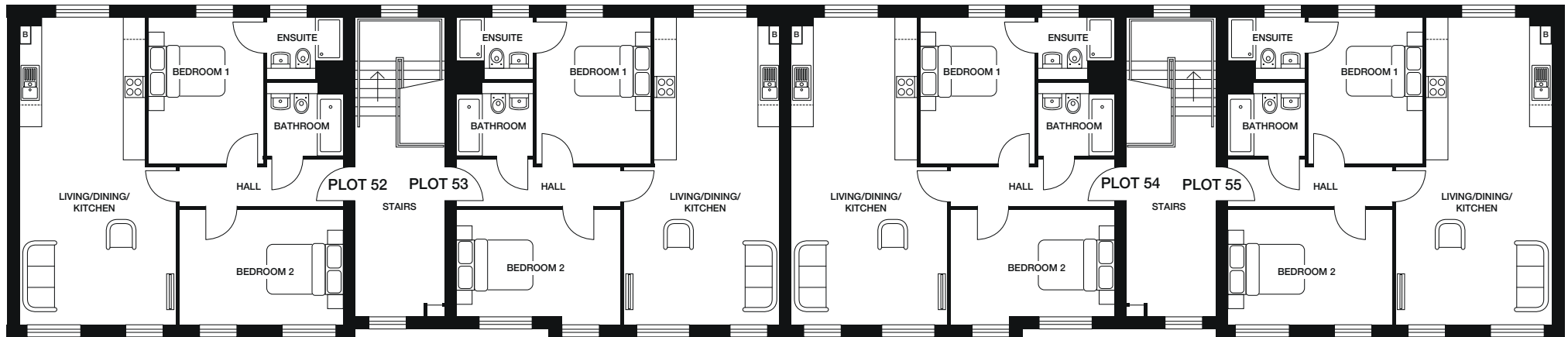




# THE HUDSON

2 bedroom apartments

Plots 52, 53, 54 & 55



## PLOTS 52, 53, 54 & 55

Living/Kitchen/Dining:	4314mm x 8448mm	14'2" x 27'7"
Bedroom 1:	3149mm x 4038mm	10'3" x 13'2"
Bedroom 2:	3189mm x 4522mm	10'5" x 14'8"
Bathroom:	2030mm x 2125mm	6'6" x 7'0"
Ensuite:	1725mm x 2140mm	5'7" x 7'2"

onward > upward  
castleward

## THE NEXT CHAPTER

Customers should note the computer generated images shown is an illustration of the Hudson house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions and sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





# SUEDE HOUSE

1 & 2 bedroom apartments



onward > upward  
**castleward** 

## THE NEXT CHAPTER

Customers should note the computer generated images shown is an illustration of the Suede house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions and sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



## Ground floor Plots 1 - 9

### PLOT 1

Living/Dining/Kitchen:	4512mm x 7151mm	13'7" x 23'6"
Bedroom 1:	2894mm x 3818mm	9'6" x 12'6"
Bedroom 2:	2792mm x 3818mm	9'2" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 2

Living/Dining/Kitchen:	2944mm x 7327mm	9'8" x 23'9"
Bedroom 1:	3841mm x 2927mm	12'7" x 12'6"
Bedroom 2:	3841mm x 2792mm	9'2" x 9'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 3

Living/Kitchen/Dining:	7238mm x 3023mm	23'9" x 9'11"
Bedroom 1:	2893mm x 3892mm	9'6" x 12'9"
Bathroom:	2040mm x 2140mm	6'8" x 7'0"

### PLOT 4

Living/Kitchen/Dining:	8187mm x 5434mm	26'10" x 17'10"
Bedroom 1:	4996mm x 2790mm	16'5" x 9'2"
Bedroom 2:	3703mm x 2804mm	12'2" x 9'2"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 5

Living/Kitchen/Dining:	3947mm x 7112mm	12'11" x 23'4"
Bedroom 1:	4919mm x 2916mm	16'2" x 9'7"
Bathroom:	2130mm x 2040mm	6'11" x 7'0"

### PLOT 6

Living/Kitchen/Dining:	7112mm x 3539mm	23'4" x 11'7"
Bedroom 1:	2790mm x 3779mm	9'2" x 12'5"
Bedroom 2:	2807mm x 3779mm	9'3" x 12'5"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 7

Living/Kitchen/Dining:	7210mm x 3458mm	23'8" x 11'4"
Bedroom 1:	7210mm x 2877mm	23'8" x 9'5"
Bedroom 2:	2774mm x 3814mm	9'1" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 8

Living/Kitchen/Dining:	7237mm x 3417mm	23'9" x 11'3"
Bedroom 1:	2972mm x 3841mm	9'9" x 12'7"
Bedroom 2:	2792mm x 3841mm	9'2" x 12'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 9

Living/Kitchen/Dining:	3569mm x 7237mm	11'9" x 23'8"
Bedroom 1:	2800mm x 3892mm	9'2" x 12'9"
Bedroom 2:	2768mm x 3892mm	9'1" x 12'9"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"



## Ground floor



## First & second floor Plots 10 - 19 & 20 - 29

### PLOTS 10 & 20

Living/Dining/Kitchen:	4512mm x 7151mm	13'7" x 23'6"
Bedroom 1:	2894mm x 3818mm	9'6" x 12'6"
Bedroom 2:	2792mm x 3818mm	9'2" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 11 & 21

Living/Dining/Kitchen:	2944mm x 7327mm	9'8" x 23'9"
Bedroom 1:	3841mm x 2927mm	12'7" x 12'6"
Bedroom 2:	3841mm x 2792mm	9'2" x 9'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 12 & 22

Living/Kitchen/Dining:	7238mm x 3023mm	23'9" x 9'11"
Bedroom 1:	2182mm x 5147mm	7'2" x 16'11"
Bedroom 2:	2780mm x 3892mm	9'1" x 12'9"
Bathroom:	2040mm x 2140mm	6'8" x 7'0"

### PLOTS 13 & 23

Living/Kitchen/Dining:	8187mm x 5434mm	26'10" x 17'10"
Bedroom 1:	4996mm x 2790mm	16'5" x 9'2"
Bedroom 2:	3703mm x 2804mm	12'2" x 9'2"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 14 & 24

Living/Kitchen/Dining:	3024mm x 7125mm	9'11" x 23'4"
Bedroom 1:	2790mm x 3779mm	9'2" x 12'5"
Bedroom 2:	2807mm x 3779mm	9'3" x 12'5"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 15 & 25

Living/Kitchen/Dining:	7112mm x 3539mm	23'4" x 11'7"
Bedroom 1:	2790mm x 3779mm	9'2" x 12'5"
Bedroom 2:	2807mm x 3779mm	9'3" x 12'5"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 16 & 26

Living/Kitchen/Dining:	7210mm x 3458mm	23'8" x 11'4"
Bedroom 1:	7210mm x 2877mm	23'8" x 9'5"
Bedroom 2:	2774mm x 3814mm	9'1" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 17 & 27

Living/Kitchen/Dining:	7237mm x 3417mm	23'9" x 11'3"
Bedroom 1:	2972mm x 3841mm	9'9" x 12'7"
Bedroom 2:	2792mm x 3841mm	9'2" x 12'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 18 & 28

Living/Kitchen/Dining:	3569mm x 7237mm	11'9" x 23'8"
Bedroom 1:	2800mm x 3892mm	9'2" x 12'9"
Bedroom 2:	2768mm x 3892mm	9'1" x 12'9"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOTS 19 & 29

Living/Kitchen/Dining:	3612mm x 7237mm	11'10" x 23'9"
Bedroom 1:	3111mm x 2048mm x 1574mm	10'2" x 6'9" x 5'2"
Bedroom 2:	2778mm x 4414mm	9'1" x 14'6"
Bathroom:	2040mm x 2013mm	6'8" x 7'0"



First & second floor



## Third floor Plots 30 - 39

### PLOT 30

Living/Dining/Kitchen:	4512mm x 7151mm	13'7" x 23'6"
Bedroom 1:	2894mm x 3818mm	9'6" x 12'6"
Bedroom 2:	2792mm x 3818mm	9'2" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 31

Living/Dining/Kitchen:	2944mm x 7327mm	9'8" x 23'9"
Bedroom 1:	3841mm x 2927mm	12'7" x 12'6"
Bedroom 2:	3841mm x 2792mm	9'2" x 9'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 32

Living/Dining/Kitchen:	4152mm x 7151mm	13'7" x 23'6"
Bedroom 1:	2894mm x 3818mm	9'6" x 12'6"
Bedroom 2:	2792mm x 3818mm	9'2" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 33

Living/Kitchen/Dining:	8187mm x 5434mm	26'10" x 17'10"
Bedroom 1:	4996mm x 2790mm	16'5" x 9'2"
Bedroom 2:	3703mm x 2804mm	12'2" x 9'2"
Bathroom:	2130mm x 2030mm	6'11" x 7'0"

### PLOT 34

Living/Kitchen/Dining:	3947mm x 7112mm	12'11" x 23'4"
Bedroom 1:	4919mm x 2916mm	16'2" x 9'7"
Bathroom:	2130mm x 2040mm	6'11" x 7'0"

### PLOT 35

Living/Kitchen/Dining:	7112mm x 3539mm	23'4" x 11'7"
Bedroom 1:	2790mm x 3779mm	9'2" x 12'5"
Bedroom 2:	2807mm x 3779mm	9'3" x 12'5"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 36

Living/Kitchen/Dining:	7210mm x 3458mm	23'8" x 11'4"
Bedroom 1:	7210mm x 2877mm	23'8" x 9'5"
Bedroom 2:	2774mm x 3814mm	9'1" x 12'6"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 37

Living/Kitchen/Dining:	7237mm x 3417mm	23'9" x 11'3"
Bedroom 1:	2972mm x 3841mm	9'9" x 12'7"
Bedroom 2:	2792mm x 3841mm	9'2" x 12'7"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 38

Living/Kitchen/Dining:	3569mm x 7237mm	11'9" x 23'8"
Bedroom 1:	2800mm x 3892mm	9'2" x 12'9"
Bedroom 2:	2768mm x 3892mm	9'1" x 12'9"
Bathroom:	2030mm x 2140mm	6'8" x 7'0"

### PLOT 39

Living/Kitchen/Dining:	3612mm x 7237mm	11'10" x 23'9"
Bedroom 1:	3111mm x 2048mm x 1574mm	10'2" x 6'9" x 5'2"
Bedroom 2:	2778mm x 4414mm	9'1" x 14'6"
Bathroom:	2040mm x 2013mm	6'8" x 7'0"



## Third floor