



**Pelham** Homes

**A WATERSIDE LIFESTYLE  
MOMENTS FROM THE CITY**



WELCOME  
TO  
PELHAM  
WATERSIDE

Pelham Waterside is a brand new residential community being developed near the banks of the River Trent, close to Nottingham city centre and within the Waterside Regeneration Zone.

Ideal as starter homes for first time buyers, with potential for retirement downsizing or as a family home, the Pelham Waterside community will be home to a selection of 73 contemporary properties giving options for every budget and stage of life. The mixture of two and three storey homes include 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses.

#### **A Waterside Lifestyle, Moments from the City**

Located close to the River Trent, Colwick Country Park and the canal network, its proximity to water and parkland provides a lifestyle synonymous with mindfulness, wellbeing and comfort. The ability to take a walk on the banks of the river or an evening dining at Colwick Hall gives a taste of country life, while the vibrant shopping, cultural attractions and nightlife of the nearby West Bridgford and Nottingham city centre with easy option for city life.

Its location close to the water and the city make Pelham Waterside an ideal place to live, relax and enjoy.

#### **Before Pelham Waterside**

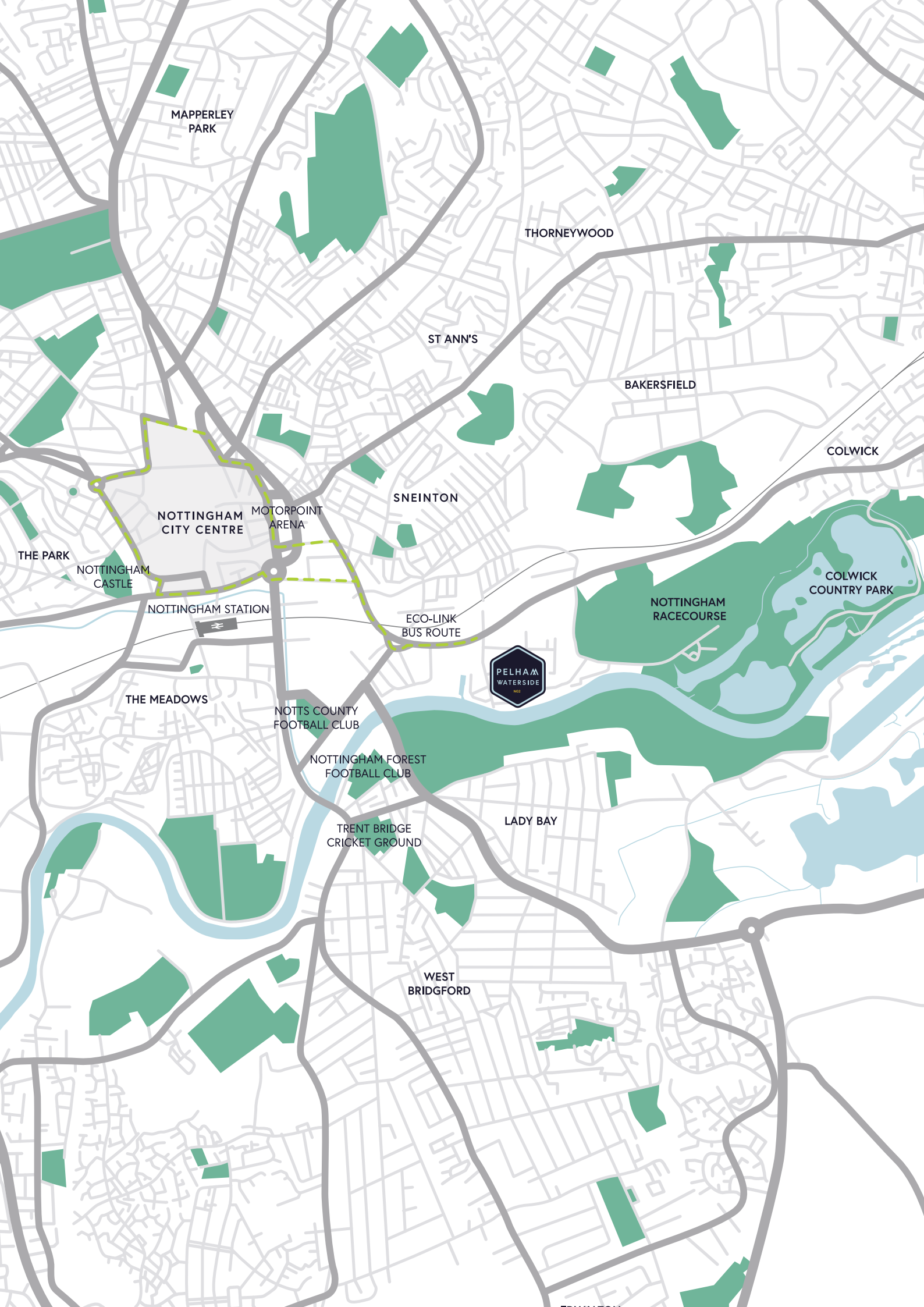
The Trent Basin area of old was traditionally used for shipping and sports. An industrial part of Nottingham over the years, it has been home to a Pleasure Park, sport grounds, cricket equipment manufacturer Gun and Moore (which still exists today) and is adjacent to the former site of White City Speedway dating back to the 1920s. Greyhound and motorcycle racing fans would catch a ferry from Trent Bridge in nearby West Bridgford to watch races.

# LIVING LIFE TO THE FULL

Famed for being the home of Robin Hood, Nottingham is a city full of history and heritage. Iconic castles, grand country houses and sprawling green parkland sit alongside a lively city centre packed with shops, bars and restaurants. Whether you enjoy shopping to your heart's content, taking in the scenery at a country park, gliding around the ice rink, a spot of golf or relaxing with a drink in a cosy local pub, there's something for everyone at Pelham Waterside.







MAPPERLEY  
PARK

THORNEYWOOD

ST ANN'S

BAKERSFIELD

COLWICK

SNEINTON

NOTTINGHAM  
CITY CENTRE

MOTORPOINT  
ARENA

THE PARK

NOTTINGHAM  
CASTLE

NOTTINGHAM STATION

ECO-LINK  
BUS ROUTE



NOTTINGHAM  
RACECOURSE

COLWICK  
COUNTRY PARK

THE MEADOWS

NOTTS COUNTY  
FOOTBALL CLUB

NOTTINGHAM FOREST  
FOOTBALL CLUB

TRENT BRIDGE  
CRICKET GROUND

LADY BAY

WEST  
BRIDGFORD





# What you'll find on your new doorstep

## Places to eat drink and shop

**West Bridgford Central Avenue**  
8 mins drive, 31 mins walk

**Nottingham City Centre**  
6 mins drive, 26 mins walk

## Major Nottingham destinations

**Motorpoint Arena**  
5 mins drive, 24 min walk

**Holme Pierrepont National Water Sports Centre**  
10 min drive

**Colwick Country Park**  
5 min drive, 18 min walk

**Nottingham Forest Football Club**  
5 min drive, 21 min walk

**Notts County Football Club**  
4 min drive, 16 min walk

**Trent Bridge Cricket Ground**  
6 min drive, 27 min walk

## How to get around

**Nottingham Railway Station**  
11 min drive, 28 min walk

**Daleside Road Bus Stop** (3 mins walk)  
5 min ride to city centre (every 15 min, Mon – Sat)  
— Eco-link bus route

# Home types



## THE COLWICK

2 Bedroom House  
2 Floors



## THE MAPPERLEY

3 Bedroom House  
3 Floors



## THE WILFORD

3 Bedroom  
House  
3 Floors



## THE BRIDGFORD

3 Bedroom House  
3 Floors



## THE CARLTON

4 Bedroom House  
3 Floors



## THE GAMSTON

4 Bedroom House  
3 Floors



## APARTMENTS

1 – 2 Bedrooms  
1 Floor



Built to a high specification, Pelham Waterside embraces sustainability, community and nature.

All the houses at Pelham Waterside will benefit from their own private rear garden and parking. Key attractions include roof terraces areas on selected plots, and large windows to maximize daylight.

The external palette and detailing have been carefully considered, to combine maintainability with a striking contemporary look. Trees and planting will soften the building lines and give the development a more natural look.



# The plan for the new community







# Our commitment to you

## **Pelham Homes**

Pelham Waterside is a development by Pelham Homes – dedicated to creating quality homes in the East Midlands.

We are committed to making buying a new home at Pelham Waterside a great experience for our customers. Pelham Homes will continue to manage the shared areas on the development after all the homes are sold.

## **New Home Warranty**

Our homes come with a 10 year NHBC Buildmark Warranty. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

For more details please visit  
[www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners)

## **Consumer Code**

We comply with The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers. You will be given a copy of the Code by your sales advisor.

For more information visit  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



# The benefits of buying a new home



READY TO  
MOVE IN



EVERYTHING  
IS NEW



MODERN LAYOUT



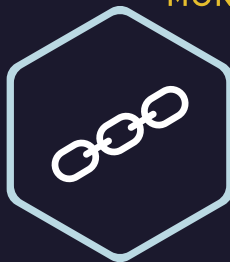
MODERN  
FACILITIES



ENERGY EFFICIENT, SAVE  
MONEY ON ENERGY BILLS



IMPROVED SAFETY  
AND SECURITY



NO CHAIN



SOLID  
FOUNDATIONS



A NEW COMMUNITY  
OF NEIGHBOURS AND  
FRIENDS



PEACE AND QUIET WITH  
NOISE MINIMISATION



# JOIN NOTTINGHAM'S NEW WATERSIDE COMMUNITY

For more information and all enquiries:



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**Pelham** Homes



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



Backed by  
HM Government