

**NIGHTINGALE
QUARTER**

MACARTHUR HOUSE

118

**LUXURY CITY CENTRE
ONE & TWO BEDROOM APARTMENTS**

Above & Beyond

**Wavensmere Homes is a unique Property Developer
with a passion for authenticity.**

Over the past 15 years, we have specialised in high-specification renovation projects, outstanding sites and developments which have allowed us to reinstate classic architecture back to its former glory.

Our rich expertise background in traditional craftsmanship means we understand the importance of detail and quality. Our diverse team of specialists reinvent iconic properties, preserving their history for generations to come.

With an extensive portfolio of commercial and residential ventures throughout the UK, Wavensmere Homes offer over 60 years of combined experience and expertise, which has helped turn Nightingale Quarter from concept into reality.

A DEVELOPMENT BY



Delivering luxury lifestyles

Nightingale Quarter in Derby gives purchasers the opportunity to enjoy all that the area has to offer across a wide variety of home choices, for both first-time buyers and families.

The development is moments from Derby's thriving city centre and less than 30 minutes' drive to the breathtaking Peak District National Park.

Nightingale Quarter is a truly unique development, incorporating 925 city centre homes including six acres of green open space, parkland and gardens. It's easy to forget that you are so centrally located.



The Derby Royal Infirmary

A piece of history

The William Strutt Infirmary was the original hospital on London Road which was replaced with the DRI in 1892.

The DRI received the Royal Stamp of Approval when it was opened by Queen Victoria in 1894.

Florence Nightingale lived in Derby for three years and was instrumental in designing the DRI due to her expertise in this field. Her legacy stands strong today with her statue taking pride of place to be enjoyed by all who pass along the tree-lined London Road.



The old Derby Royal Infirmary on the London Road



The bronze statue of Queen Victoria remains within the grounds



Florence Nightingale's statue stands in front of The Nightingale Quarter on the London Road



The Nightingale Quarter

A new beginning

The Nightingale Quarter is one of the largest city centre regeneration sites in the UK, covering more than 18.5 acres.

The development has been sympathetically designed to incorporate the iconic Victorian "Pepper Pot" buildings, which will remain on site as a permanent reminder of the heritage of the development.

Pepper Pot North will become the hub of the community with a cafe and eatery at its heart.

Pepper Pot South, currently being utilised as our sales centre, will be transformed into a community gym to be enjoyed by all.





The bright future

A city of innovation

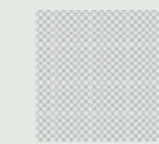
Derby is the UK's most central city boasting 254,000 residents with a further 2.1 million people living within a 45-minute radius.

The city recently ranked second in the UK Powerhouse City Growth Tracker report, sitting between Cambridge and Oxford.

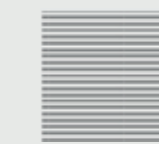
Derby is an international hub for the aerospace, automotive and rail industries. The world headquarters for Rolls-Royce Civil Aerospace is located in the city, together with Bombardier's UK transport division. Toyota's principal UK manufacturing plant is also based in Derbyshire. These three companies employ over 20,000 people locally, with many more employed by companies who form a part of their extensive supply chains.



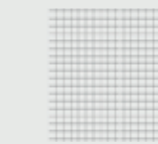
PRIDE PARK



ST PETERS QUARTER



UNIVERSITY QUARTER



NIGHTINGALE QUARTER



Derby is bursting with life

Boasting a wealth of cultural and entertainment venues, the city of Derby enjoys a distinctive and colourful ambience.

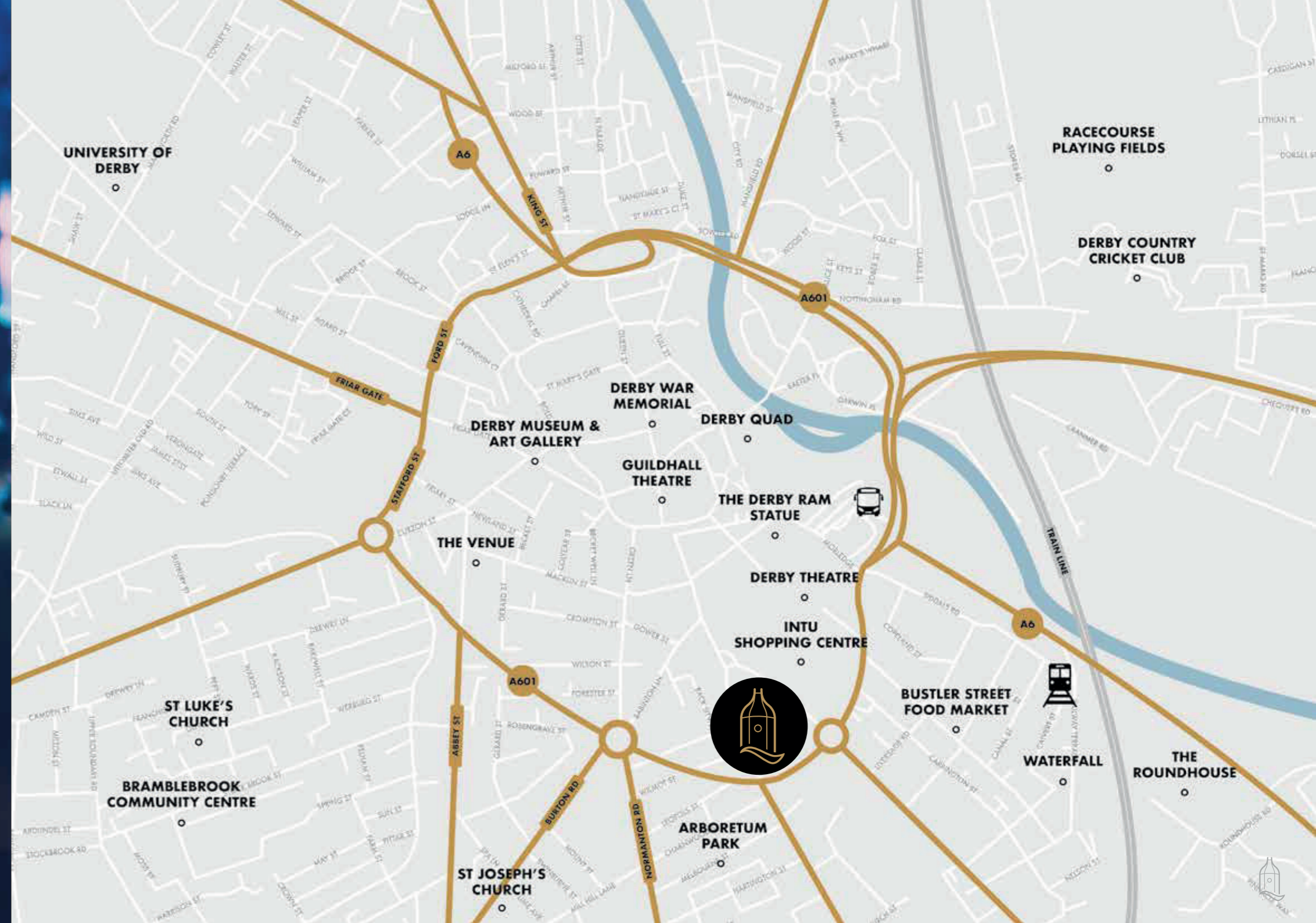
The Derby Museum & Art Gallery, located on the gorgeous Strand, is home to a charming and varied range of internationally significant collections, whilst The Silk Mill Museum, located on the banks of the River Derwent, displays fascinating items from Derby's rich industrial heritage.

Market Place now hosts QUAD, a modern cinema, gallery, café bar and workshop venue, while the nearby Guildhall Theatre continues to offer intimate live theatre and musical performances throughout the year.

FIND US AT DE1 2QR

Derby Cathedral runs an annual programme of services, concerts and events, with the wider Cathedral Quarter playing host to CQ Saturdays, as well as the Derby Comedy Festival, Derby Feste and Derby Folk Festival.

Beyond Derby, a number of music festivals take place across the region every year, including the Y Not Festival. Starting life as a house party in 2005, Y Not has since expanded into a festival set in some of the most stunning countryside the UK has to offer. It's an opportunity to experience incredible music, great food and light-hearted entertainment in the heart of the beautiful Peak District.





Derby is growing – that’s a fact

- Today, Derby is a city of outstanding statistics with a regional economy that showed the second-fastest growth in 2017. It also sets an exceptional benchmark for quality of life, with its income per person being the second highest in the UK outside of London.
- With one of the top 20 universities at the heart of the city, there are 35,000 students currently living and studying in Derby. It is also ranked second in the UK for cities with millennial start-ups.
- As the UK’s most central city, there are 254,000 people living in the city centre and a further 2.1 million within 45 minutes, with 59% of the population described as affluent achievers.
- Derby is an ever-growing city with £4 billion invested in it in the last two years, and a further £2 billion in the pipeline.
- There are just under 1000 acres of green space and parks in the city centre, creating the ideal environment for work-life balance.
- As a city of innovation, one in eight people are working in the high-tech sectors.
- The population is expected to grow by 9.45% by 2028 with 21,300 new jobs forecast to be created.
- 45,000 people are employed in engineering & manufacturing functions, the highest in the East Midlands.

2nd

Highest income per person outside of London

254,000

People living within the city centre

35,000

Students within a top 20 university

59%

Of the population are described as “affluent achievers”

£4 billion

Invested in the city in the last two years, with £2 billion more in the pipeline



Get where you're going... and fast!

GO FOR A STROLL

Train Station	5 min
intu Shopping Centre	1 min
Derby County FC	20 min
City Centre	5 min
Arboretum	6 min
Cathedral Qtr	6 min

TAKE A DRIVE

East Midlands Airport	29 min
Peak District National Park	30 min
Nottingham	22 min
Leicester	35 min
Birmingham	50 min
University of Derby	10 min

JUMP ON A TRAIN

London	1hr 23 min
Birmingham	34 min
Leicester	18 min
Manchester	1hr 32 min
Leeds	1hr 13 min
Nottingham	17 min

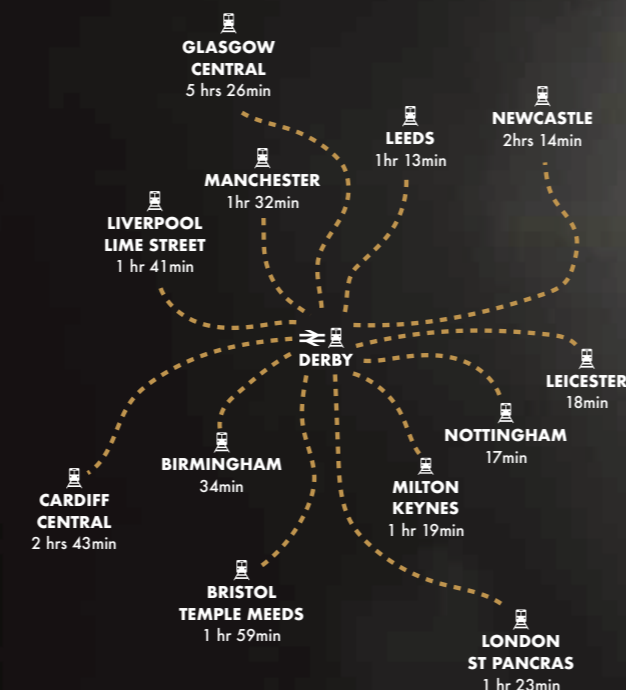
BY ROAD

Derby is strategically located for travel with the M1 motorway close by and major A-roads such as the A6 and A38 giving easy access to the North and South. Drive times across the Midlands are impressive with a typical journey time of just 50 minutes to Birmingham, 35 minutes to Leicester and 22 minutes to Nottingham.



BY RAIL

Derby mainline station is a comprehensive regional hub linking long-distance destinations across the UK. The commute to London St. Pancras is 83 minutes, while Manchester Piccadilly and Birmingham New Street can be reached in 92 minutes and 34 minutes respectively.



BY AIR

East Midlands Airport is a 20-minute drive from Nightingale Quarter, facilitating domestic and international air travel with ease and convenience. East Midlands Airport offer direct flights to Europe, the Middle East, the Indian Sub-Continent, North America and the Caribbean.



Derby railway station is a main line railway station managed by East Midlands Railway

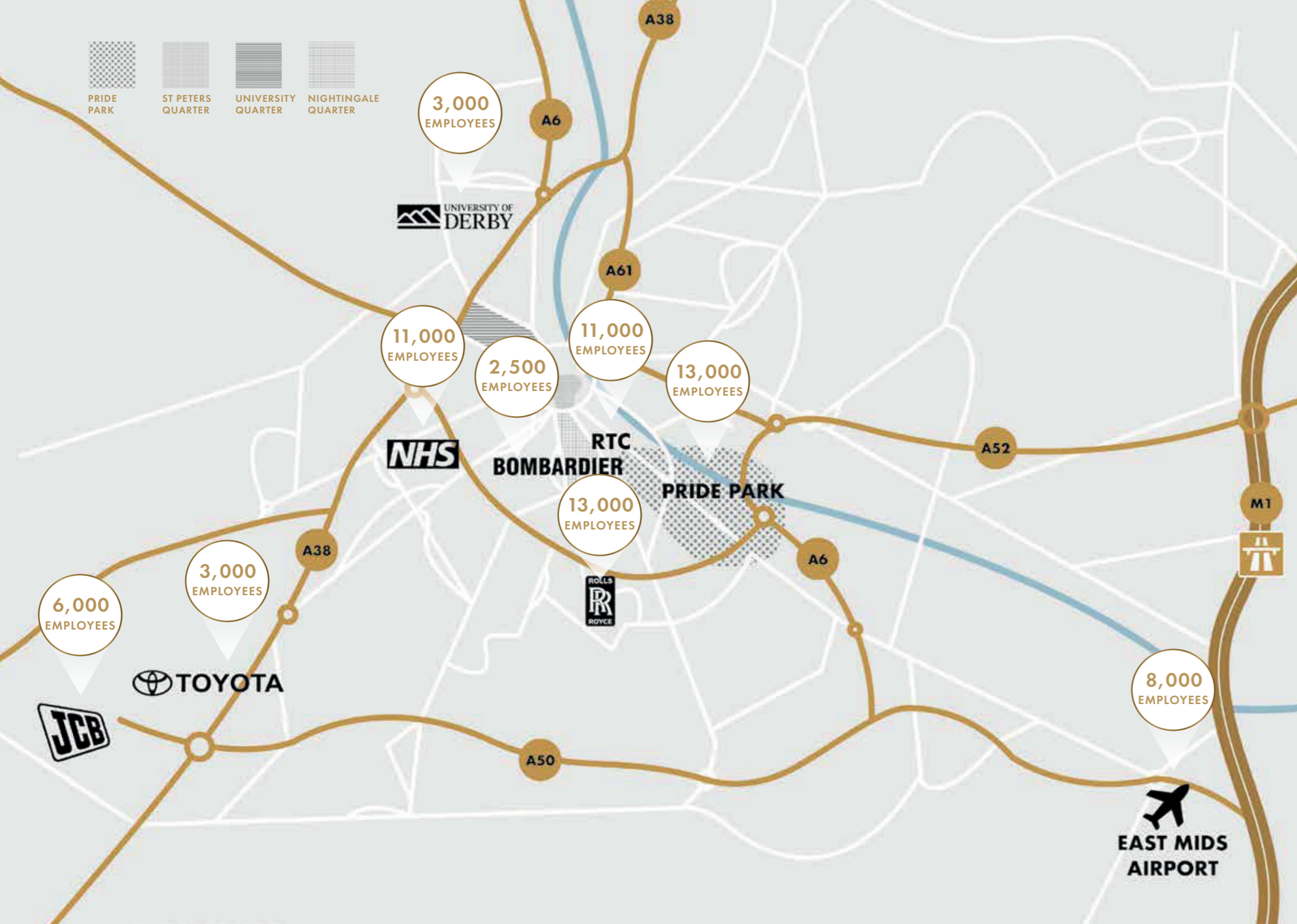


The M1 motorway is just a 10-minute drive from Nightingale Quarter



East Midlands Airport (IATA: EMA, ICAO: EGNX) is an international airport in the East Midlands





Derby is a city of innovation

Derby is the UK Capital for innovation and home to some of the world's leading engineering, aerospace and nuclear employers. In total about 300 specialist companies contribute their capabilities to the global aerospace industry through the Midlands supply chain.

The iHub Innovation centre has attracted some of the biggest names in automotive, rail and aerospace supply chain industries.

Derby is also home to the global headquarters of Rolls-Royce Civil Aerospace. Rolls-Royce employs 13,000 staff in Derby (its largest concentration of employees in the UK) and recruits over 200 apprentices each year. The company brings significant value into the local region through its activities and the local supply chain and is currently investing £150m+ in redeveloping its Derby campus to create a world-class centre of excellence.



Let's talk shop

Whether you're seeking head-turning chic or eye-catching value, Derby is a shopper's paradise.

intu Shopping

If you want all your favourite shops in one place, intu is the shopping experience for you.



Entertainment & Leisure

For those who prefer the hustle and bustle of city life, there are plenty of entertainment options at your fingertips.



intu Food Court

Situated inside intu is a food court offering a range of dining experiences from your favourite names.



High Street Shopping

Along the high street you can browse familiar brands and local artisan shops such as:



The Cathedral Quarter



High street shopping in Derby



intu Shopping Centre



intu Shopping Centre Food Court



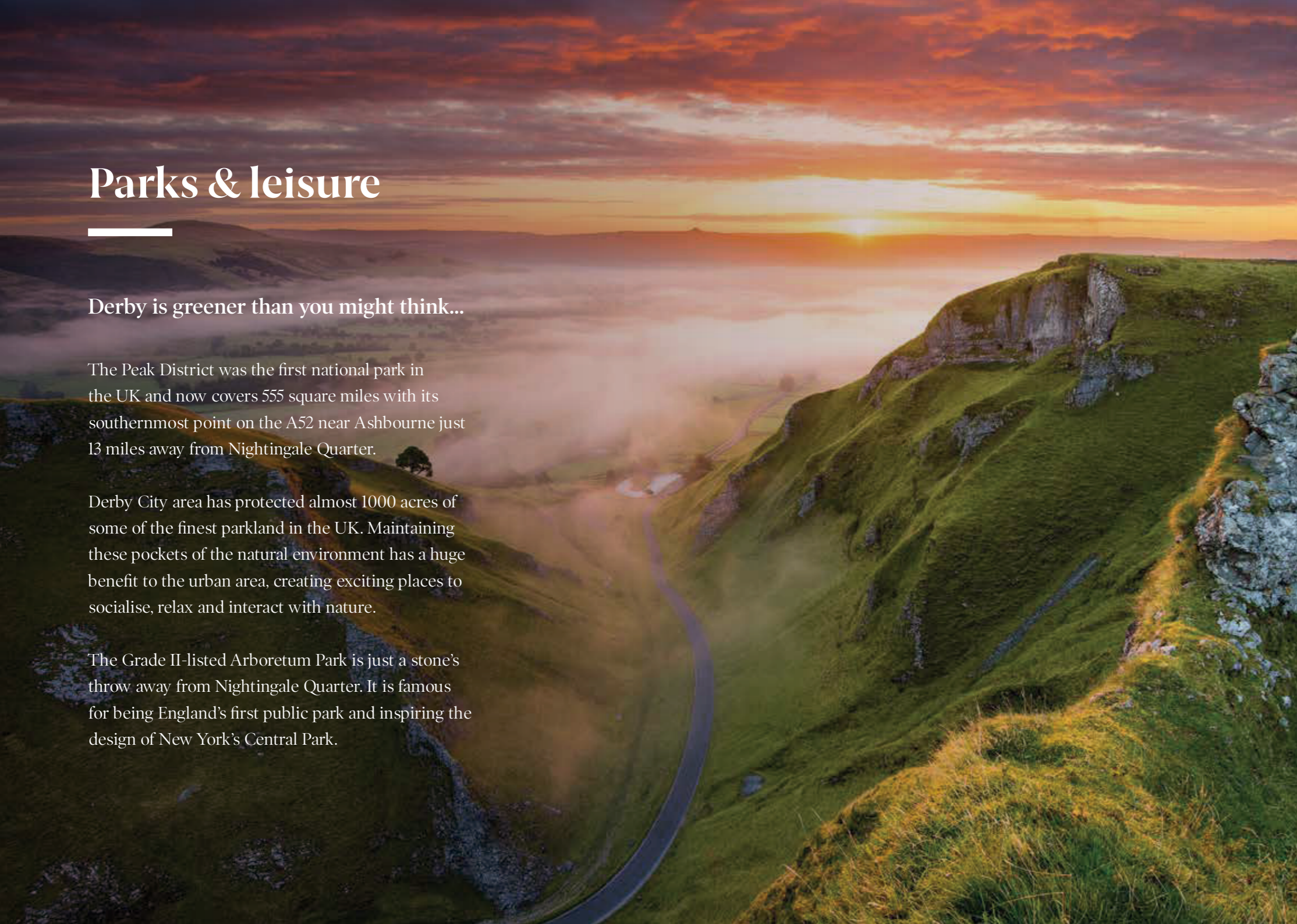
Parks & leisure

Derby is greener than you might think...

The Peak District was the first national park in the UK and now covers 555 square miles with its southernmost point on the A52 near Ashbourne just 13 miles away from Nightingale Quarter.

Derby City area has protected almost 1000 acres of some of the finest parkland in the UK. Maintaining these pockets of the natural environment has a huge benefit to the urban area, creating exciting places to socialise, relax and interact with nature.

The Grade II-listed Arboretum Park is just a stone's throw away from Nightingale Quarter. It is famous for being England's first public park and inspiring the design of New York's Central Park.



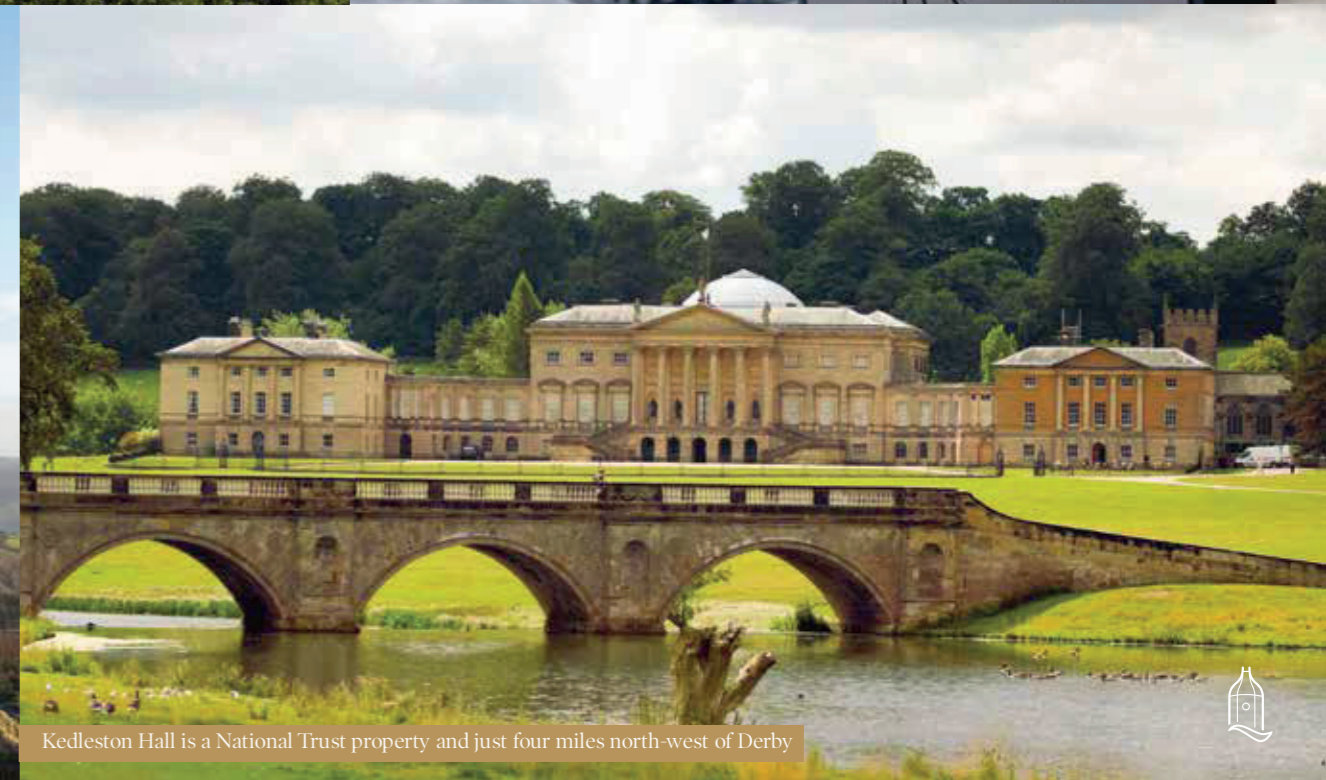
Chatsworth House stately home in Derbyshire



Derby Arboretum is a public park opened in 1840



Peak District National Park



Kedleston Hall is a National Trust property and just four miles north-west of Derby





Cosy Club Derby



Bustler Monthly Street Food Market



The Joiners Arms, Quardon, Derby



Eat, drink & be merry

Derby boasts a grand selection of food markets for the culinary minded, and a broad selection of eateries for those who like to dine out.

Whether you're a fanatical foodie out for a night of fine dining or a shopper looking for a quick fix to carry on exploring, Derby is never out of options. The city is home to restaurants serving over 27 different national cuisines from around the world and a variety of cocktail bars.

Bustler Market currently hosts a number of monthly street food events adjacent to the River Gardens, bringing vibrancy back to the banks of the river Derwent.



Quality spec comes as standard

The Nightingale specification is a mix of contemporary styling and ergonomic design.

Our hand-selected fixtures and fittings have been tried and tested in our other recent developments. Our main objective is always to balance function and energy efficiency with immaculate design and premium quality.

Kitchen

- White gloss fitted, handleless kitchen by Hatt or equal approved
- Single oven, cooker hood, ceramic hob, integrated dishwasher, integrated washer dryer and free-standing white fridge freezer by AEG group or equivalent approved
- 28mm work tops with 100mm upstand
- Glass splashback to hob area

Bathrooms

- Contemporary style bathroom suite comprising of toilet, vanity sink unit and combined bath shower mix over bath
- Wall tiling 200mm x 100mm brick white splashback to basin with full height tiling to shower area
- Contemporary style brassware by Bristan or equal approved

Bedrooms

- All bedrooms to be fitted with carpet where applicable

Lighting

- Down lights to kitchen area and bathrooms
- Pendant lighting to bedrooms, lounge and dining area where applicable

Internal Detail

- 94mm x 18mm skirting in white matt
- 69mm x 18mm architrave in white matt
- Walls to be plasterboard, finished in single-coloured emulsion (walls) and white emulsion (ceiling)

Heating

- Electric heating – panel heaters by Dimplex or similar
- Electric heated towel rails by Dimplex or similar

Flooring

- Luxury vinyl tile flooring to lounge, kitchen, hallways and bathrooms
- Carpets to all bedrooms

Windows

- Aluminium double-glazed windows – anthracite grey

External Detail

- Fabric of building traditional brick – Bamburgh Multi with aluminium parapet capping











Floor Plates

Nightingale Quarter's MacArthur House consists of seven luxury high specification apartment designs, situated over seven floors. Each design has its own layout, but they are all spacious and equipped for modern life.

MacArthur House overlooks the London Road and its beautiful tree lined avenue, it is close to the café/restaurant area and is within easy access to the outdoor gym. It is also situated right opposite the 'Derbion' Shopping Centre, making access to local amenities and car parking facilities so easy.

KEY



Type A
2 bedroom and
2 bathroom apartment



Type C1
1 bedroom apartment



Type A1
2 bedroom and
2 bathroom apartment



Type C2
1 bedroom apartment



Type B
2 bedroom apartment



Type D
2 bedroom and
2 bathroom apartment



Type C
1 bedroom apartment



Ground Floor



First Floor



Second Floor



Third Floor



London Road

London Road



Fourth Floor



Fifth Floor

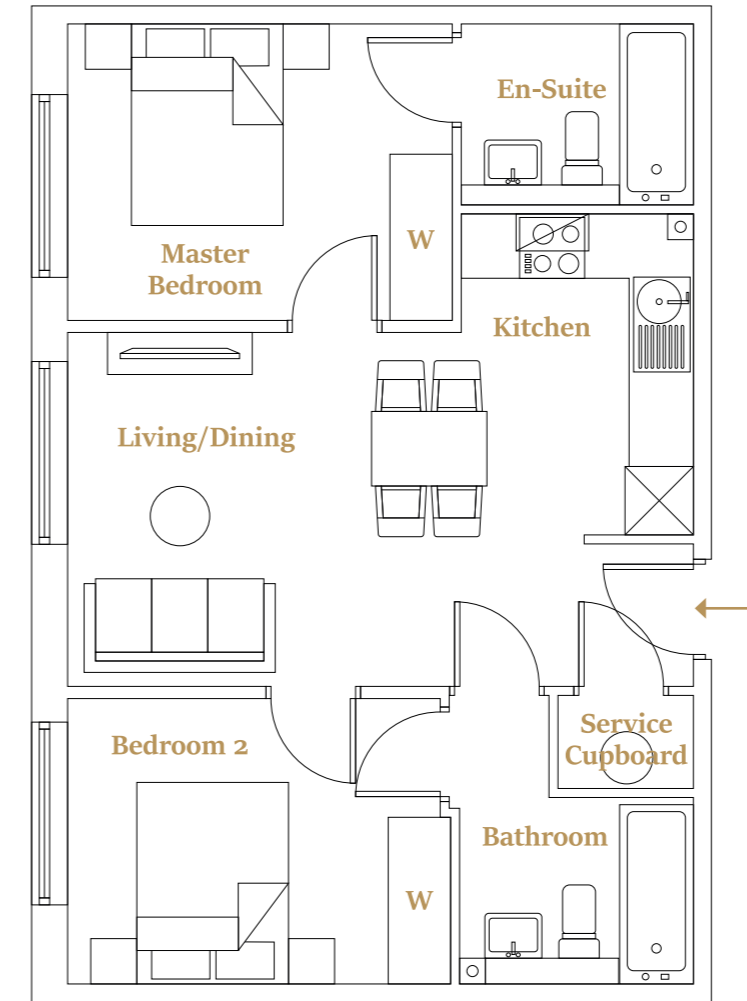
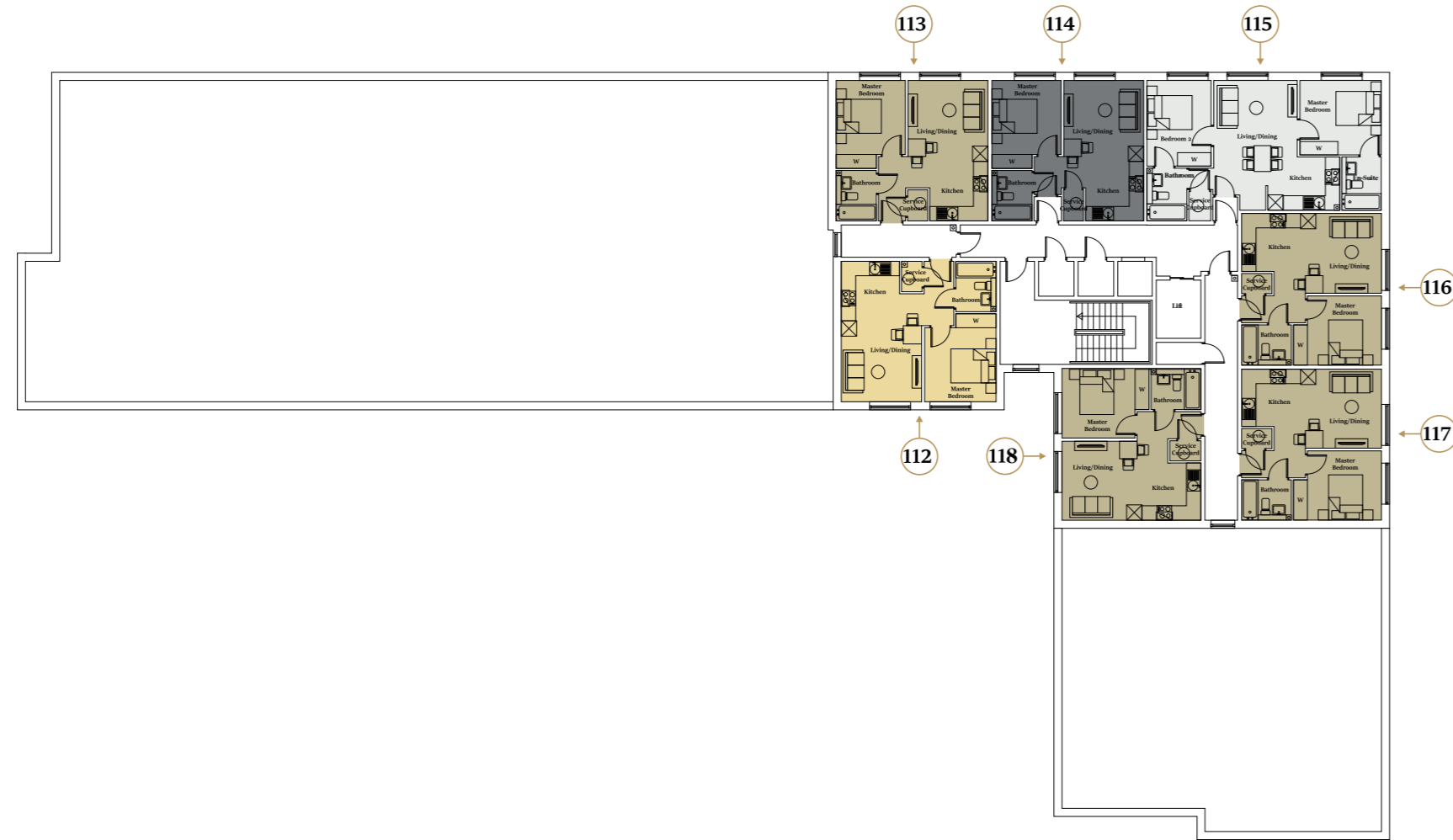


London Road

London Road



Sixth Floor



PLOTS
16, 20, 34, 39, 53, 58, 72, 77, 91, 96 & 110

Type A 2 Bedroom

There are eleven type A apartments within MacArthur House. This apartment boasts two generous sized bedrooms and two bathrooms, making them an ideal option for those looking to share.

Type A apartments are all corner plots and overlook the treelined area, on the outskirts of the development. The kitchen comes fully equipped with all appliances necessary for modern living, and opens out to a spacious living and dining area.

ROOMS SPECS

Kitchen / Living / Dining	6.00m	x	4.59m*
Master Bedroom	3.65m	x	2.82m
Bedroom 2	3.65m	x	2.74m

*Max dimension, not indicative of whole room.



Type A1

2 Bedroom

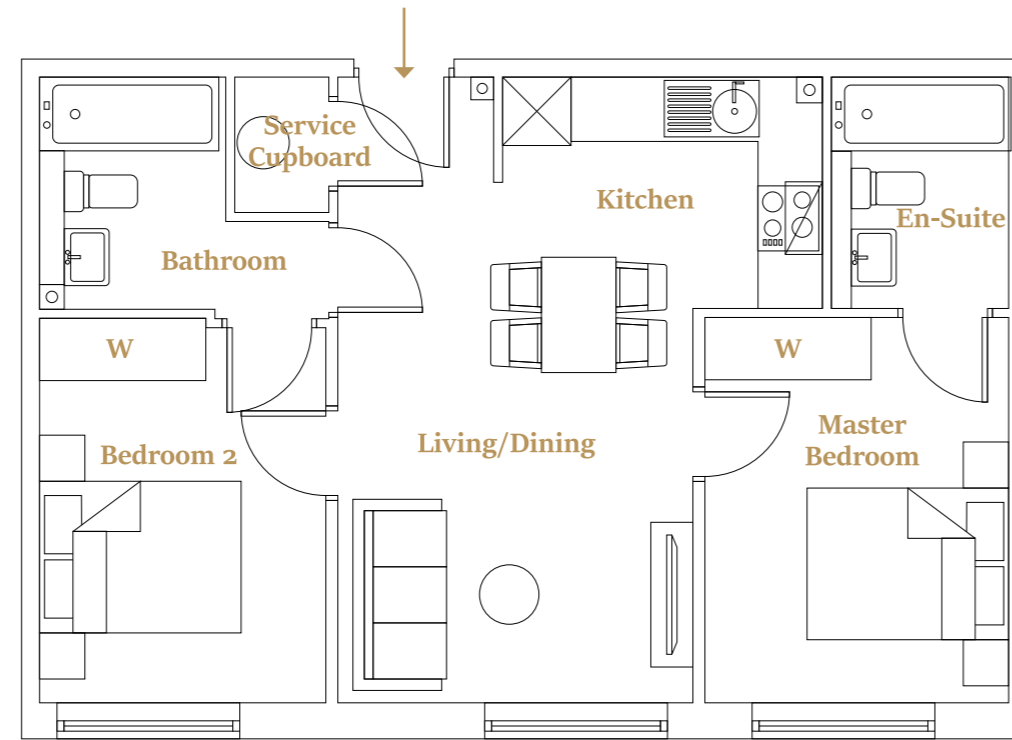
Type A1 is a fabulously-proportioned two bedroom apartment, with both bedrooms having their own ensuite bathroom.

There is only one of this apartment type which overlooks the development, which is perfect for those looking to share a space. Both bedrooms are of equal proportions, and the central open-plan living, dining and kitchen space provides ample room and a light and airy atmosphere.

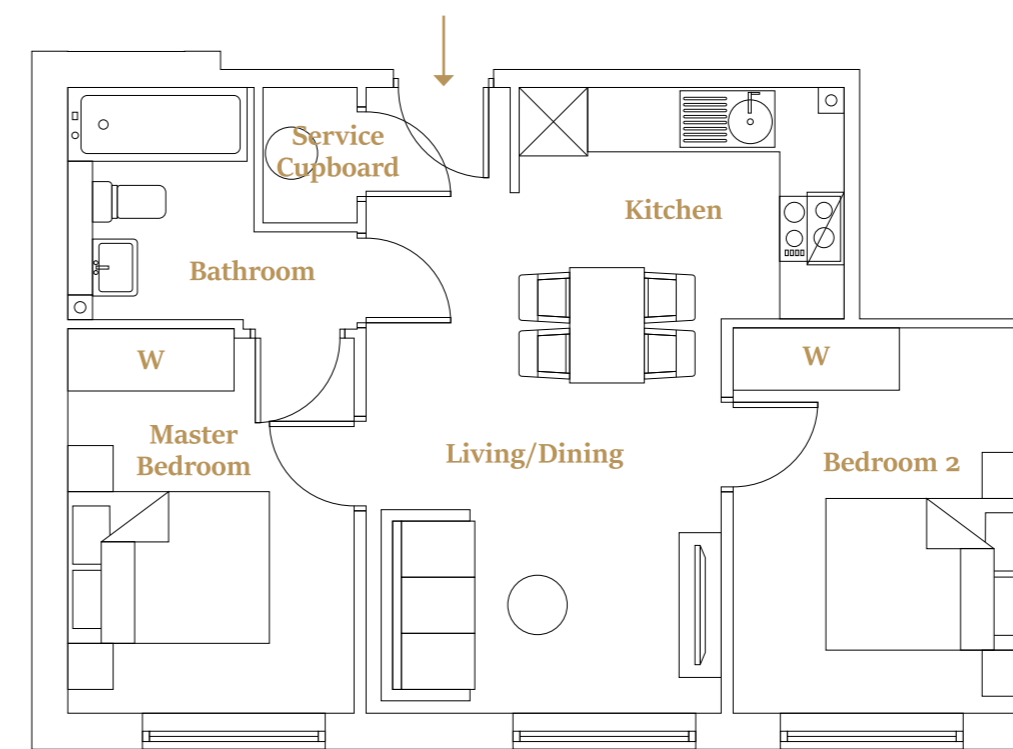
ROOMS SPECS

Kitchen / Living / Dining	6.00m	x	4.40m*
Master Bedroom	3.65m	x	2.74m
Bedroom 2	3.65m	x	2.94m

*Max dimension, not indicative of whole room.



PLOT
2



PLOTS
3, 21, 40, 59, 78 & 97

Type B

2 Bedroom

There are just six type B apartments within MacArthur House. Each plot boasts two generous sized bedrooms, with one bathroom.

Each has been perfectly designed for modern day life, and makes good use of the space. The kitchen comes fully equipped with all appliances needed for modern living, and opens out to a spacious living and dining area.

ROOMS SPECS

Kitchen / Living / Dining	6.00m	x	4.65m*
Master Bedroom	3.65m	x	2.74m
Bedroom 2	3.65m	x	2.82m

*Max dimension, not indicative of whole room.



Type C

1 Bedroom

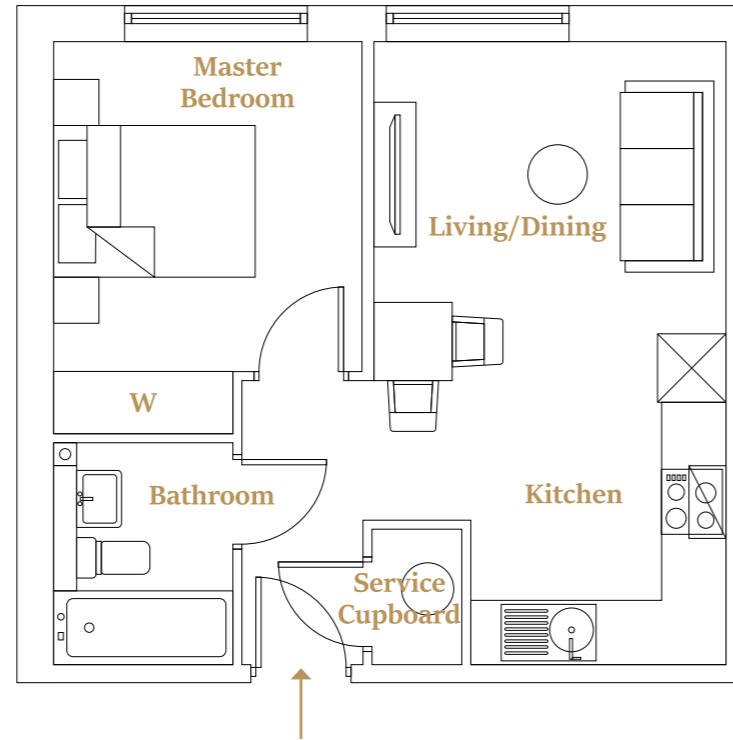
As one of the developments most popular designs, these spacious one bedroom apartments are perfectly designed for modern living.

Each apartment is fabulously-proportioned with an open-plan lounge and kitchen-diner area, boasting a large window to allow plenty of natural light. The bedroom comes with fitted wardrobes, as shown in the plan, and easy access to the bathroom from the hallway.

ROOMS SPECS

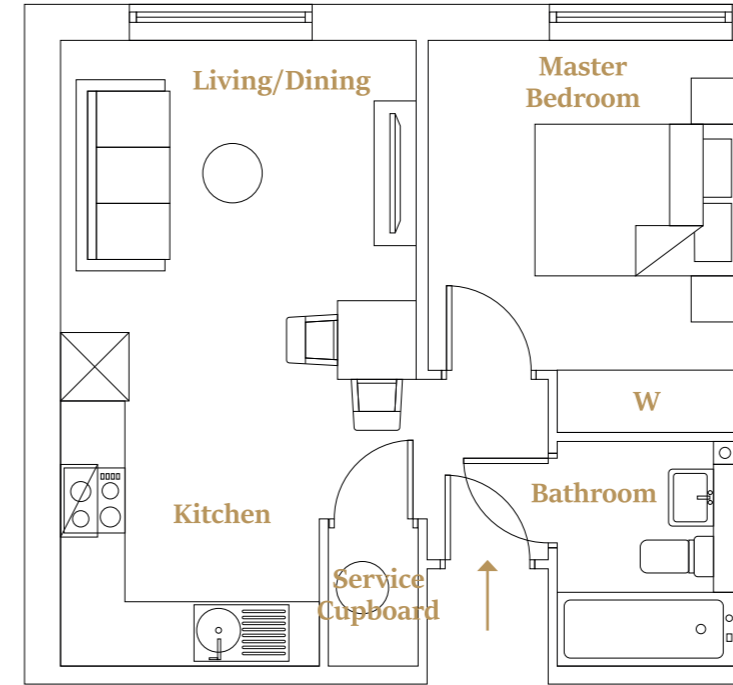
Kitchen / Living / Dining	6.00m	x	3.40m
Master Bedroom	3.75m*	x	2.94m

*Max dimension, not indicative of whole room.



PLOTS

1, 4, 6, 7, 8, 9, 12, 13, 14, 15, 18, 19, 22, 24, 25, 26, 27, 30, 31, 32, 33, 35, 37, 38, 41, 43, 44, 45, 46, 49, 50, 51, 52, 54, 56, 57, 60, 62, 63, 64, 65, 68, 69, 70, 71, 73, 75, 76, 79, 81, 82, 83, 84, 87, 88, 89, 90, 92, 94, 95, 98, 100, 101, 102, 103, 106, 107, 108, 109, 111, 113, 116, 117 & 118



PLOTS

5, 10, 23, 28, 42, 47, 61, 66, 80, 85, 99, 104 & 114

Type C1

1 Bedroom

There are thirteen of the type C1 apartments at MacArthur House.

They all have a fabulously-proportioned bedroom, and an open-plan lounge and kitchen-diner area. Overlooking the treelined path, they all have a large window allowing plenty of natural light making them light and spacious. The bedroom comes with fitted wardrobes, as shown in the plan, and easy access to the bathroom from the hallway.

ROOMS SPECS

Kitchen / Living / Dining	6.00m	x	3.40m
Master Bedroom	3.75m*	x	2.94m

*Max dimension, not indicative of whole room.



Type C2

1 Bedroom

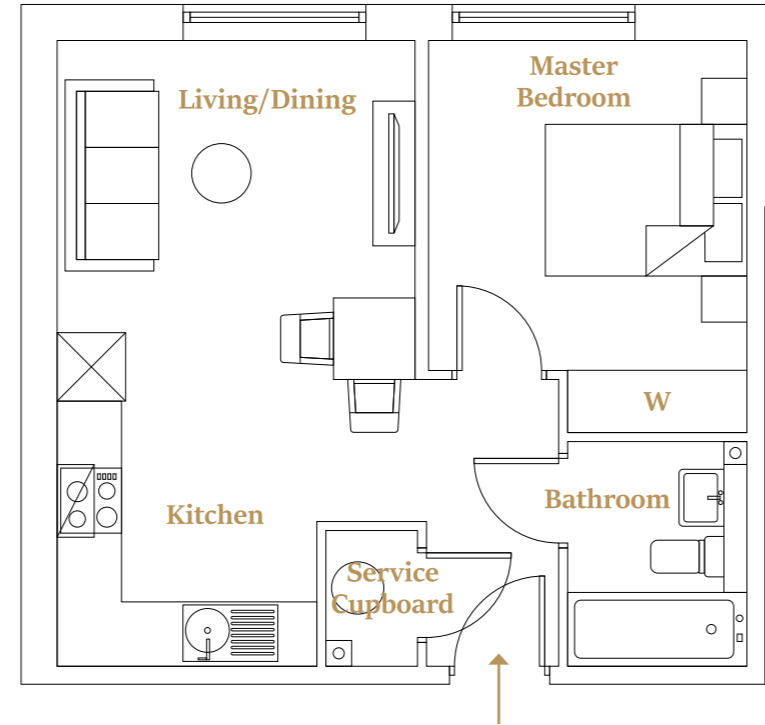
There are just six type C2 apartments within MacArthur House. These spacious one bedroom apartments are perfectly designed for modern living.

Each apartment is fabulously-proportioned with an open-plan lounge and kitchen-diner area, boasting a large window to allow plenty of natural light. The bedroom comes with fitted wardrobes, as shown in the plan, and easy access to the bathroom from the hallway.

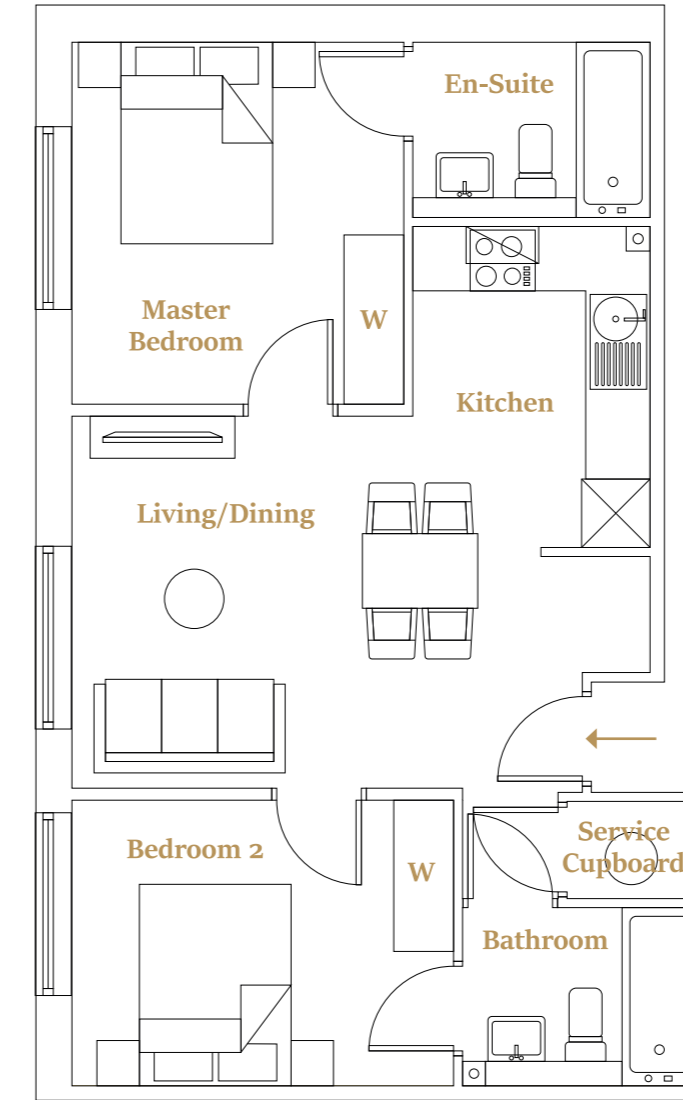
ROOMS SPECS

Kitchen / Living / Dining	6.00m	x	3.49m*
Master Bedroom	3.75m*	x	2.94m

* Max dimension, not indicative of whole room.



PLOTS
17, 36, 55, 74, 93 & 112



PLOTS
11, 29, 48, 67, 86, 105 & 115

Type D

2 Bedroom

Type D is a fabulously-proportioned two bedroom apartment, with both bedrooms having their own ensuite bathroom.

There are only seven of this type of apartment, which is perfect for those looking to share a space. Both bedrooms are of equal proportions, and the central open-plan living, dining and kitchen space provides ample room and a light and airy atmosphere.

ROOMS SPECS

Kitchen / Living / Dining	5.54m	x	4.29m*
Master Bedroom	3.17m	x	3.48m
Bedroom 2	3.75m	x	2.74m

* Max dimension, not indicative of whole room.





Pepperpot South

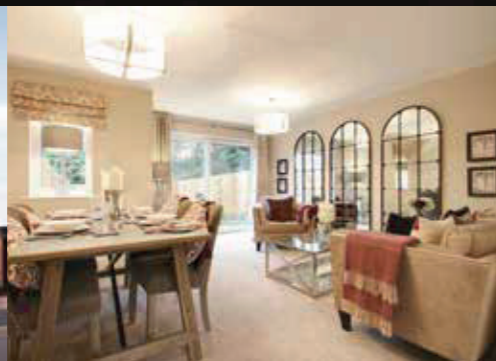


Pepperpot North



OVER THE LAST 15 YEARS WAVENSMERE HOMES, BBS CAPITAL & CEDAR INVEST HAVE BEEN VERY PRIVILEGED AND PROUD TO HAVE DELIVERED OVER 800 APARTMENTS AND HOMES IN SOME OF THE MOST BEAUTIFUL AND HISTORIC LOCATIONS ACROSS THE UK.

DEVELOPED BY



All images, illustrations, floor plans and specifications are for indicative purposes only and are subject to change.

