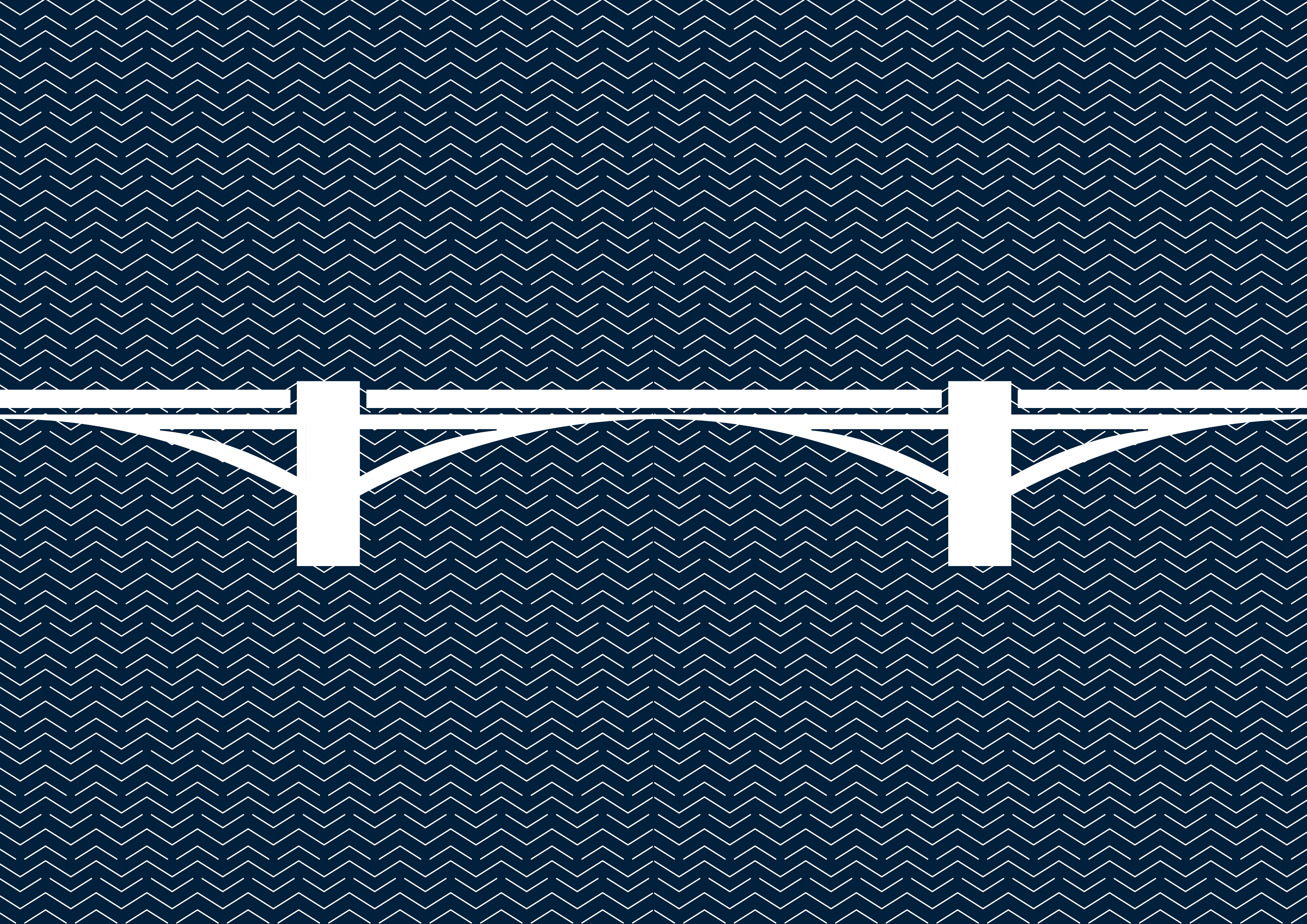




TRENT BRIDGE QUAYS

WATERSIDE LIVING

N O T T I N G H A M N G 2



POINT OF VIEW



**WE'RE ABOUT TO CHANGE EVERYTHING YOU
THOUGHT YOU KNEW ABOUT NOTTINGHAM.**

**IT'S A DIFFERENT POINT OF VIEW.
THE MAKING OF A MODERN LEGEND.**

**AN UNPARALLELED AND UNCOMPROMISING
VISION OF LIFE AT THE WATER'S EDGE.**

**A BRILLIANTLY CONCEIVED RIVERSIDE
NEIGHBOURHOOD, WHERE HISTORY GETS
REIMAGINED FOR A NEW GENERATION.**

**AN UNRIVALLED OPPORTUNITY.
UNINTERRUPTED, ULTRA-CONNECTED.**

**LIFE MADE SIMPLE.
JUST ADD WATER.**

A scenic view of a river at sunset. In the foreground, a stone walkway with a metal railing runs along the riverbank. A narrowboat is moored along the railing. The river flows towards a bridge in the distance. On the left bank, there is a tall, white, curved building. The sky is filled with dramatic, orange-hued clouds, and the sun is low on the horizon, casting a warm glow over the scene.

LET
IT
FLOW

LIFE

BY THE

RIVER



TRENT BRIDGE QUAYS

INTIMATE. HISTORICAL. COVETED.

A WATERSIDE VISION MADE REAL

Built on the banks of the River Trent and within easy reach of West Bridgford and Nottingham city centre, Trent Bridge Quays is a contemporary development of 95 desirable homes and apartments.

It brings together everything that's best.
Inside and out, local and regional,
classic and contemporary.

Interconnecting green spaces,
a rich textured neighbourhood of shops, cafés,
bars and restaurants all within easy reach.

It's a neighbourhood forging the way for a
new chapter in Nottingham's history.

Life on the waterfront.
It's a new urban tradition.



**TRENT BRIDGE QUAYS ISN'T
JUST DEFINED BY ITS SETTING
BUT IT IS VERY PERSUASIVE.**



URBAN BLUE

Uniquely positioned, the location positively encourages you to get out and indulge in a wealth of activities and urban adventures.

TRENT BRIDGE QUAYS

IRRESISTIBLE. ECLECTIC. REGENERATING.

TRENT BRIDGE QUAYS

No longer the choice of the privileged few, waterfront living means space, freedom and privacy. It's all about mind, body and soul – the perfect antidote to a busy city life.

A unique location that's at the vanguard of a new wave of investment and regeneration that will build on and expand the great success story of Nottingham.

It's the best investment you can make in you and your future.





THE FACTS

5 REASONS TO INVEST YOUR FUTURE HERE

01

The thriving heart of the East Midlands

Nottingham city has a population of 305,700 (2011 Census) a £12.1 billion economy, and is regarded as the principal financial and commercial centre of the East Midlands.

02

A well-connected central location

Its central location enables more than 20 million people to travel to the city within two hours. The M1 motorway is close by, with access to major cities to the north and south: London can be reached in 99 minutes, almost every UK region in two hours, and mainland Europe in four. One of the UK's main freight and passenger airports is on the doorstep, flying to 90 international destinations, plus access within an hour to three further airports.

03

An educated community

The University of Nottingham and Nottingham Trent University are two world-leading universities with 60,000 students giving Nottingham a strong talent pool and 1.1 million people in its recruitment area.

04

A commercial hub of success

Global companies like E.ON, Walgreens Boots Alliance, Speedo, Experian, Paul Smith and Changan are all thriving in the city. Over 50 regional and national companies have chosen Nottingham as their headquarters, with this number continuing to grow.

05

An enviable quality of life

From culture, shopping and dining out to historic buildings and beautiful countryside, Nottingham is a sought-after location for working and living.



**PRIME WATERFRONT PROPERTIES IN THE UK
ARE WORTH AN AVERAGE OF 60% MORE
THAN THEIR INLAND COUNTERPARTS.**

**THE CITY'S WATERFRONT VISION IS TO
TRANSFORM 30 HECTARES OF THE RIVER
EMBANKMENTS AND CANALSIDE AREAS
INTO HIGH QUALITY RESIDENTIAL-LED
SCHEMES, INCLUDING PRIMARY SCHOOLS
AND COMMUNITY FACILITIES.**

DEVELOPMENT

LAND MARK



IT'S A STATEMENT WE REGULARLY BACK UP.

**TRENT BRIDGE QUAYS BEARS ALL
THE HALLMARKS OF AN ELEVATE PRODUCT.**

**WE USED LOCAL HISTORY TO CREATE
SOMETHING CLASSIC AND TIMELESS.**

**THE ARCHITECTURE IS DISTINCTIVE
WITH AN URBAN EDGE.**

**ENVIABLE STYLE FLOWS
SEAMLESSLY THROUGHOUT.**

**THE SUPERIOR DESIGN IS OUR TRADEMARK
MIX OF THE ARTISTIC AND THE ARTISAN.**

**UNAPOLOGETIC CRAFT AND QUALITY
AT EVERY TOUCHPOINT.**



Elevate Property Group

ON THE WATERFRONT

Unified by a sensitive masterplan, Trent Bridge Quays draws on the character of the local industrial and historical architecture.

Creative heritage inspires clever design.



CANALSIDE

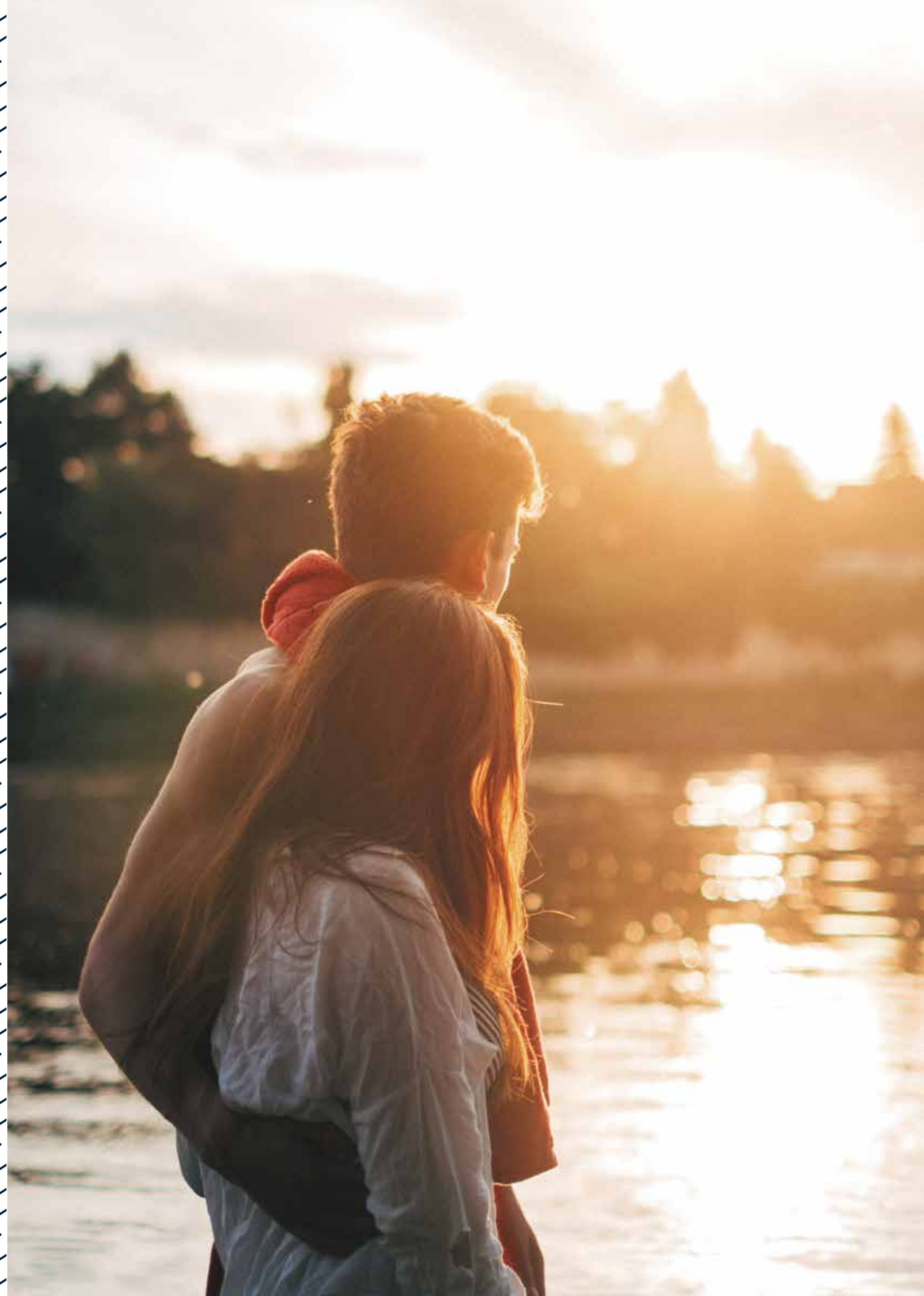
A central feature of Trent Bridge Quays is the opening out onto a wide promenade along the riverfront. Interspersed green 'pocket parks' add to the peaceful atmosphere.

The buildings incorporate a mixture of materials, at once traditional and modern.



**MOST
OF ALL,
WE MADE
THE MOST
OF THE
VIEWS.**

(INSIDE AND OUT)



A MATTER OF TASTE

IN DESIGN WE TRUST

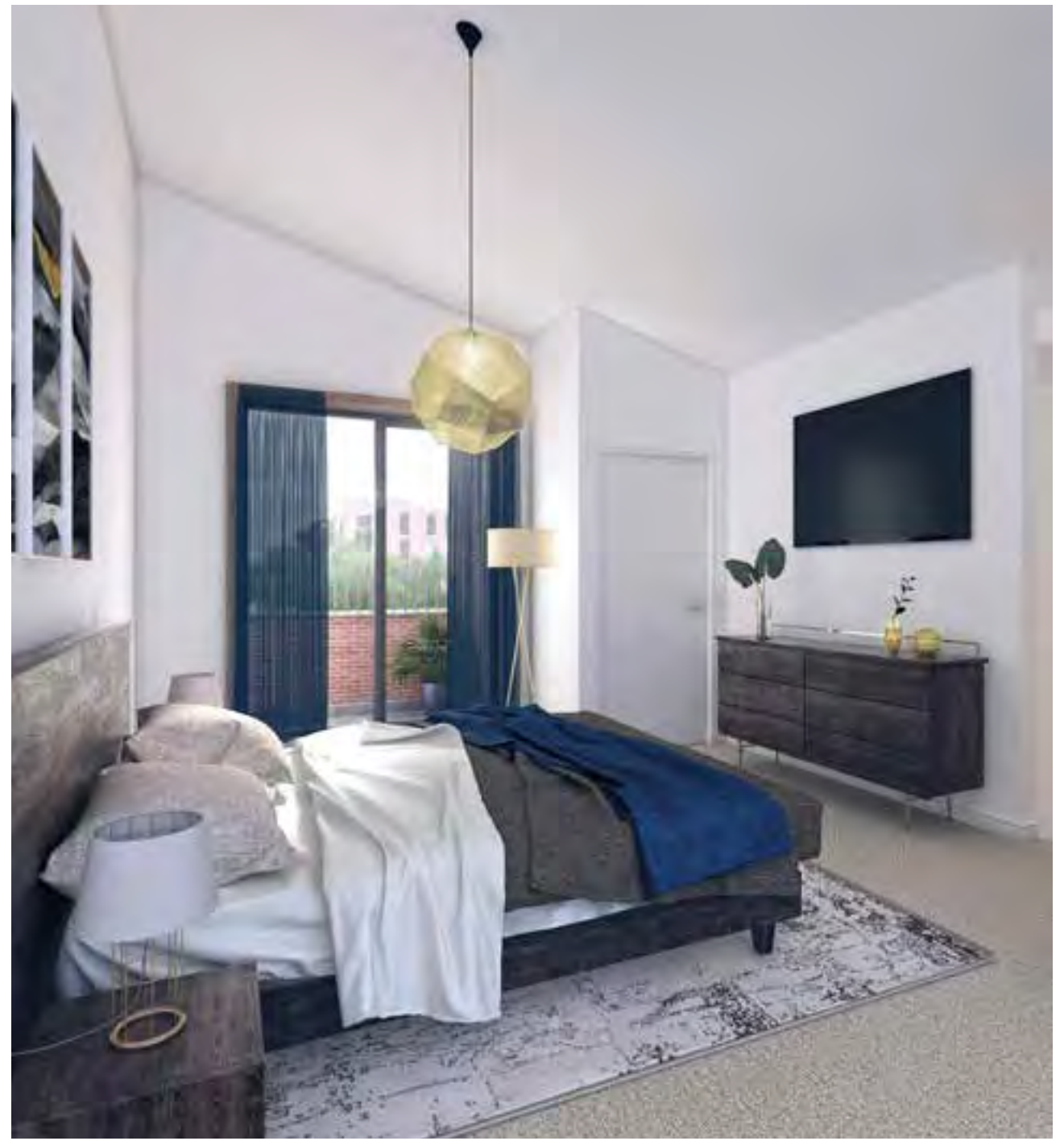
From the sound of the key in the door to the closing of a cabinet, you'll instantly recognise an Elevate property.

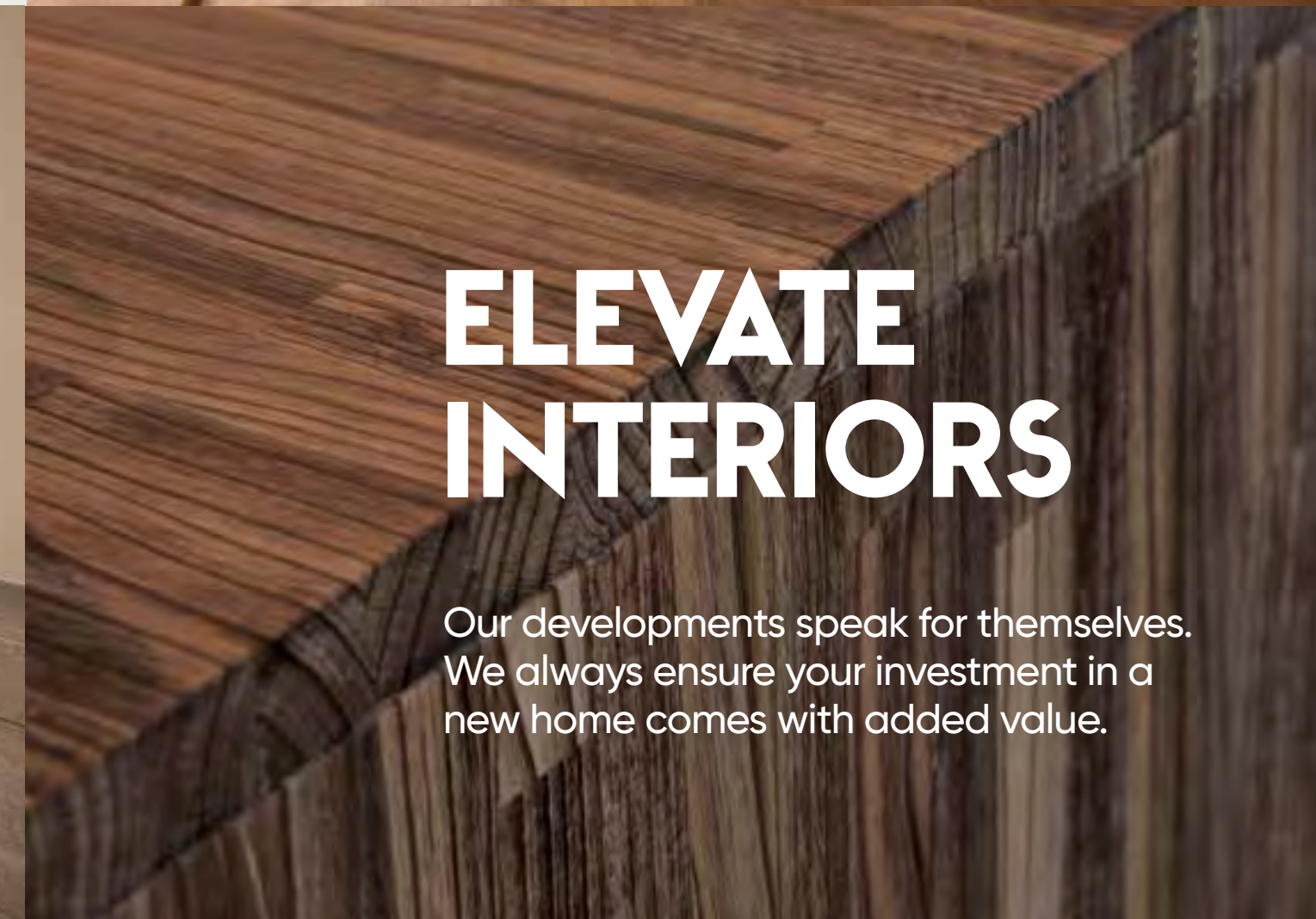
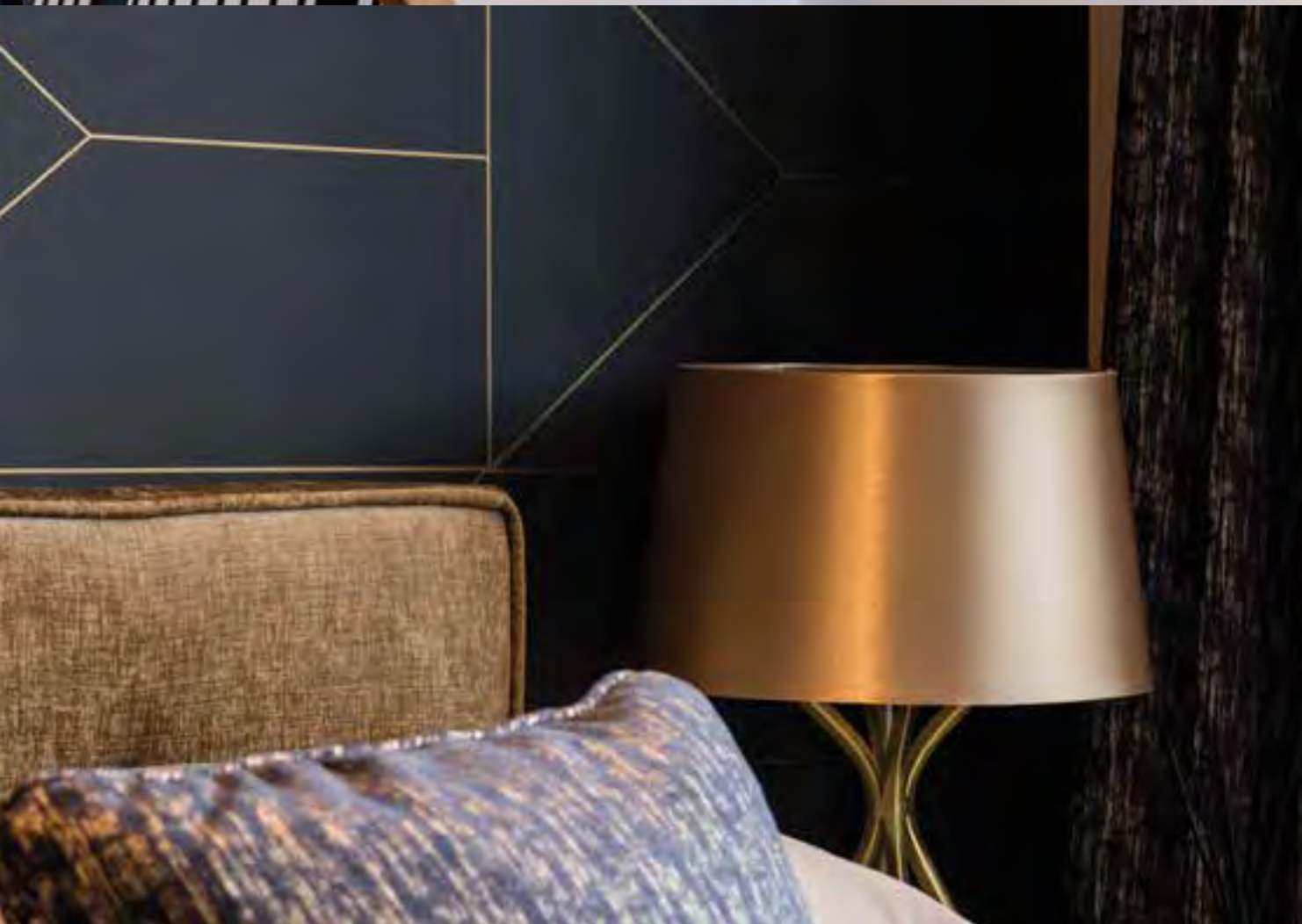
Our in-depth understanding of design and style ensures we deliver irresistible interiors and highly liveable spaces. We understand what it means to feel at home.

Every angle is taken care of. Houses and apartments are light, airy and spacious. Floor to ceiling windows stream in the natural waterside scenery - tranquil and invigorating - the most perfect vantage point from which to watch the world go by.

The finer details matter so we devote plenty of time to these. Furnishings are selected for their quality, desirability and longevity. Sumptuous open plan living with everything for everyday.







ELEVATE INTERIORS

Our developments speak for themselves.
We always ensure your investment in a
new home comes with added value.

An architectural rendering of a modern residential street. The scene features a row of contemporary houses with red brick facades and large, rectangular windows. Some houses have grey upper floors and flat roofs. The street is paved with asphalt and has a blue line marking. On the right side, there is a parking area with several cars, including a silver sedan and a green hatchback. A group of people, including children and adults, are walking along the sidewalk. A person is riding a blue bicycle in the foreground. The street is lined with mature green trees, and the sky is blue with scattered white clouds.

MASTER PLAN

COMMUNAL, COHERENT

The masterplan connects Meadow Lane directly to the riverfront, providing a strong visual connection to the river throughout the whole of the development.

Contemporary houses are composed in a palette of classic materials and outdoors communal areas are landscaped with greenery to continue the natural flow and lend an air of privacy. Convenient parking spaces sit adjacent to the properties.

MEADOW LANE

Along Meadow Lane, Trent Bridge Quays immediately introduces its contemporary character with apartments and local retail store. This incorporates an extensive canopied entrance area, above which contrasting brick elements appear to float.



APARTMENT SPECIFICATION

Services	All mains services connected.
Heating and hot water	Gas heating provided via a central plant boiler system and metered in every apartment via a heat exchange unit.
Electrical	Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.
Kitchen	Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.
Sanitaryware	Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.
Doors	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
Skirting and architrave	Pencil round skirting and architrave finished in white egg shell paint.
Decoration	White emulsion paint to all plastered walls and ceilings.
Ceramic tiling	Porcelonosa tiles to bathroom floors and part tiled walls in wet areas.
Flooring	Carpets in bedrooms and laminate throughout other than in wet areas.
Door entry	Keypad entry with intercom access from apartments.
TV distribution	Digital aerial and signal distribution to TV point in each apartment.
Telephone and data	Telephone/data cable to a single outlet in each apartment.

Disclaimer This brochure and the illustrations contained within are designed to give a general idea of the type of product on the development and how it can be decorated and furnished; they are not, however, to be taken as part of the specification or contract. Dimensions are as accurate as is practical, but they may vary depending on the internal finishes. The latest materials are always used and, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the product in which they are interested at the Sales Office before making a reservation. Purchasers should obtain the approved postal name of the development from the Sales Advisors upon reservation. The marketing name may not always be retained.

TOWN HOUSE SPECIFICATION

Services	All mains services connected.
Heating and hot water	Gas central heating provided via an ATAG sytem boiler.
Electrical	Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.
Kitchen	Contemporary Kensington kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. Integrated appliances including Bosch electric oven, hob and extractor hood with Hotpoint fridge/freezer, dishwasher and washer/dryer.
Sanitaryware	Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water showers.
Doors	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
Lighting	Recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall, LED bulkhead to front outs.
Outside	Block paved parking space, paved rear patio and turfed rear lawn with timber fencing.
Skirting and architrave	Pencil round skirting and architrave finished in white egg shell paint.
Decoration	White emulsion paint to all plastered walls and ceilings.
Ceramic tiling	Porcelonosa tiles to bathroom floors and part tiled walls in wet areas.
Flooring	Carpets in bedrooms and laminate throughout other than in wet areas.
TV distribution	Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
Telephone and data	Virgin and BT Fibre data cable to a single outlet in living room.

Disclaimer This brochure and the illustrations contained within are designed to give a general idea of the type of product on the development and how it can be decorated and furnished; they are not, however, to be taken as part of the specification or contract. Dimensions are as accurate as is practical, but they may vary depending on the internal finishes. The latest materials are always used and, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the product in which they are interested at the Sales Office before making a reservation. Purchasers should obtain the approved postal name of the development from the Sales Advisors upon reservation. The marketing name may not always be retained.



IT'S INTERCONNECTED AND INTIMATE.
RICH IN HISTORY, LEGEND AND INDUSTRY.
A BRILLIANT BLEND OF BOHEMIAN
CHARM AND URBAN COOL.

A MODERN METROPOLIS.
ECLECTIC AND EXTRAORDINARY.
NOTTINGHAM IS WHERE IT'S AT.

LOCATION

Riverside Walk

County Hall

Riverside Walk

Turneys Quay

Nottingham Station

Notts County FC

Nottingham Rovers Club

intu Victoria Centre

Lace Market

Nottingham Forest FC

Lady Bay Retail Park

Lady Bay Bridge

CITY CENTRE

TRENT BRIDGE

TRENT BRIDGE CC

WEST BRIDGFORD



There's not much point to being somewhere and discovering it's an effort to get anywhere. Why be nowhere?

Convenience is king with Trent Bridge Quays. The phrase 'everything on your doorstep' was made for this.



Phase Two

Phase One



GO
WEST



THE OTHER SIDE OF LIFE

A glance across the river from Trent Bridge Quays and what will you see? One of top ten best places to live in the United Kingdom right now? Yes. Right there. West Bridgford's the most sought after residential suburb of Nottingham and from Trent Bridge Quays you can indulge in all the good things that make West Bridgford such a desirable place to live.

With a proud victorian heritage and a villagey feel it attracts professionals, couples and families looking for a premium location which delivers a quality lifestyle. Add excellent local schools to the mix and you know you're onto a winner.

Capital values in West Bridgford have increased significantly over the past 24 months with premiums being paid for waterfront properties. Just one of the many reasons why Trent Bridge Quays is such an attractive investment, both in the short and long-term.



GET GENTRIFIED

A world away from the hustle and bussle of the city centre West Bridgford is home to a sophisticated array of coffee shops, delis, independent retailers and tasteful eateries and brasseries. On sunny days there's a real continental vibe about the place - it's the very definition of gentrified.

Since 1838, it's been home to the Trent Bridge cricket ground - possibly the finest test cricket location in the world? We'll let you decide.

The sport of gentlemen not your thing? No problem. There's a wealth of facilities and venues to discover from football (Nottingham Forest, Notts County) to watersports (National Watersports Centre), rowing, rugby (Nottingham RFC), hockey and ice hockey (Nottingham Panthers and National Ice Arena).

At Trent Bridge Quays you'll always be fit for life.



West Bridgford Notebook

- At a glance**
Bridgford Park
Bridgford Hall
The Botanist
Gusto
Pizza Express
Côte
Carluccio's
Copper
Yumacha
Escabeche
Marks & Spencer
Oliver Bonas
JoJo Maman Bébé

- Sports**
Nottingham Rowing Club
Trent Bridge Cricket Ground
Nottingham Forest FC
Notts County FC
Nottingham RFC
National Watersports Centre
National Ice Arena





A dark blue door with a white nameplate reading "Paul Smith" and a window above it. The door is set in a light-colored stone frame with decorative carvings. The window has three panes. The door has two panels at the bottom.

Paul Smith

IN THE
CITY

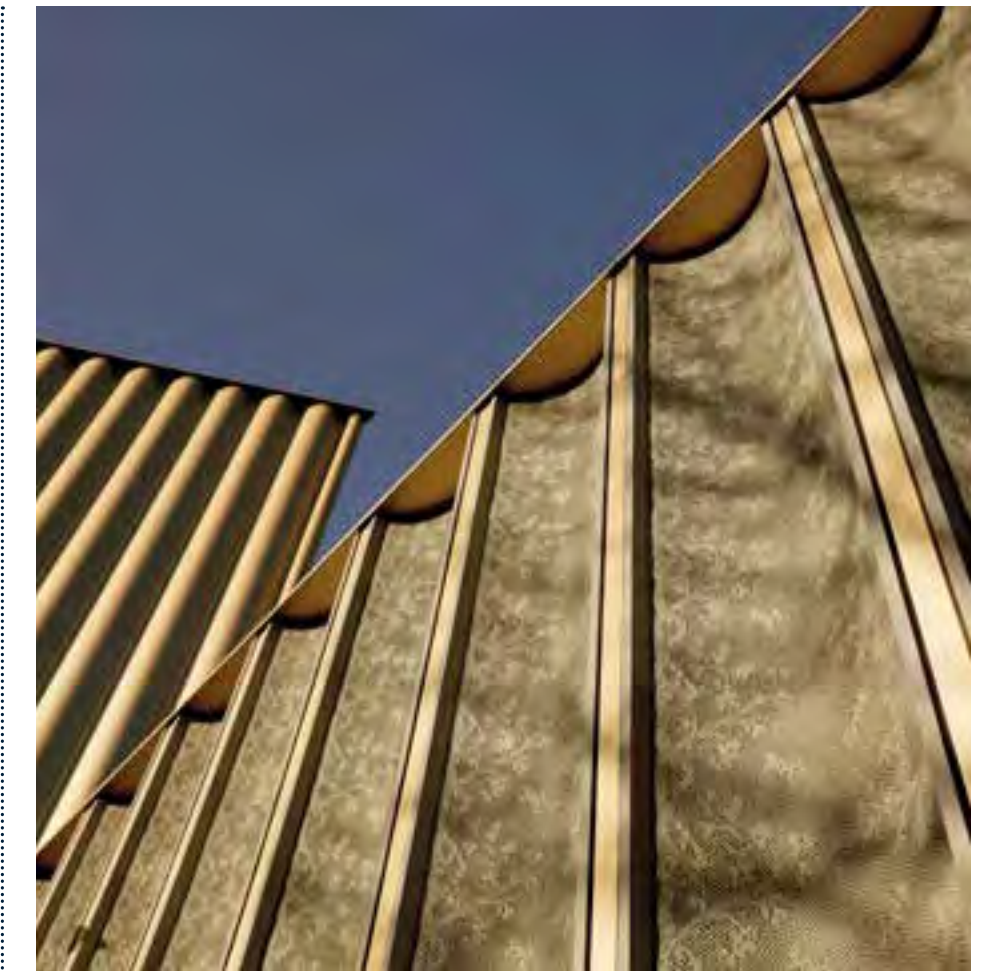
LOVE THY NEIGHBOURHOOD

Nottingham's past is etched on the streets and in its architecture. Whilst preserving the past has been vital to protecting its character it hasn't stopped the city transforming itself into a modern metropolis equipped for 21st century life.

At the centre is a thriving landscape of fine dining, secret bars, indie cinemas, arts venues, concert halls and theatre arenas, food markets and music festivals. A smorgasbord of distinct flavours, homegrown talents and craft produce coupled with the best of everything international.

Like your style quinessentially british? Paul Smith, Vivienne Westwood and Ted Baker all set up stall here. Lace Market and Bridlesmith Gate are also a hotbed of designer chic (Flannels) and the new art gallery make this a cool and cultured place to be.

More of a creative maverick? Delight in the discreet, hip and mysterious? Head off into Hockley and delve into many of the city's independent and vintage boutiques. Here, medieval doorways hide some of the regions most sought after bistros and bars and for vinyl heads it's now home to the legendary Rough Trade records.



NEW RITUALS

Nottingham has a burgeoning coffee shop, bar and food scene and it's not for just those that like to know the provenance of their produce or the craft of their ale. It's all embracing.

A delectable selection for every taste and budget is served up, from Michelin starred dining at Sat Bains to relaxed wholesome food from all corners of the globe. Luxurious, expertly cured, locally-reared, farm to fork - it's alive and kicking here!

With the city's integrated joined up public transport system you're always just one stop away from pleasure.

Ready, set, baristo!



- Nottingham Notebook**
- At a glance**
Paul Smith
Vivienne Westwood
Ted Baker
Flannels
Sat Bains
200 Degrees Coffee Shop
Brewdog
Purecraft Bar & Kitchen
The Bodega Social Club
The Hockley Arts Club
George's Fish & Chip Kitchen
Dellilah
Nottingham Contemporary Art Gallery
New Art Exchange
Lace Market Hotel
Rough Trade





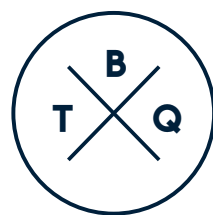


ON THE WATER FRONT

ULTRA CONNECTED

Trent Bridge Quays is a lifestyle
that's designed around you.

It's a shared experience.
It's at one with you and nature.
It's on the waterfront and it's going
to be something really special.



ON YOUR DOORSTEP



If you enjoy walking and cycling, there's plenty to explore close to home, from boutique shops and galleries to fantastic, lush green spaces.



With an abundance of road, rail and air transport links easily accessed close by, you're always at the centre of things at Trent Bridge Quays.



Minutes from TBQ

Trent Bridge Cricket Ground	11
The Lace Market	22
Nottingham Contemporary	21
Nottingham Station	15



Minutes from TBQ

University of Nottingham	11
intu Victoria Centre	8
Nottingham Playhouse	9
Canal House	5



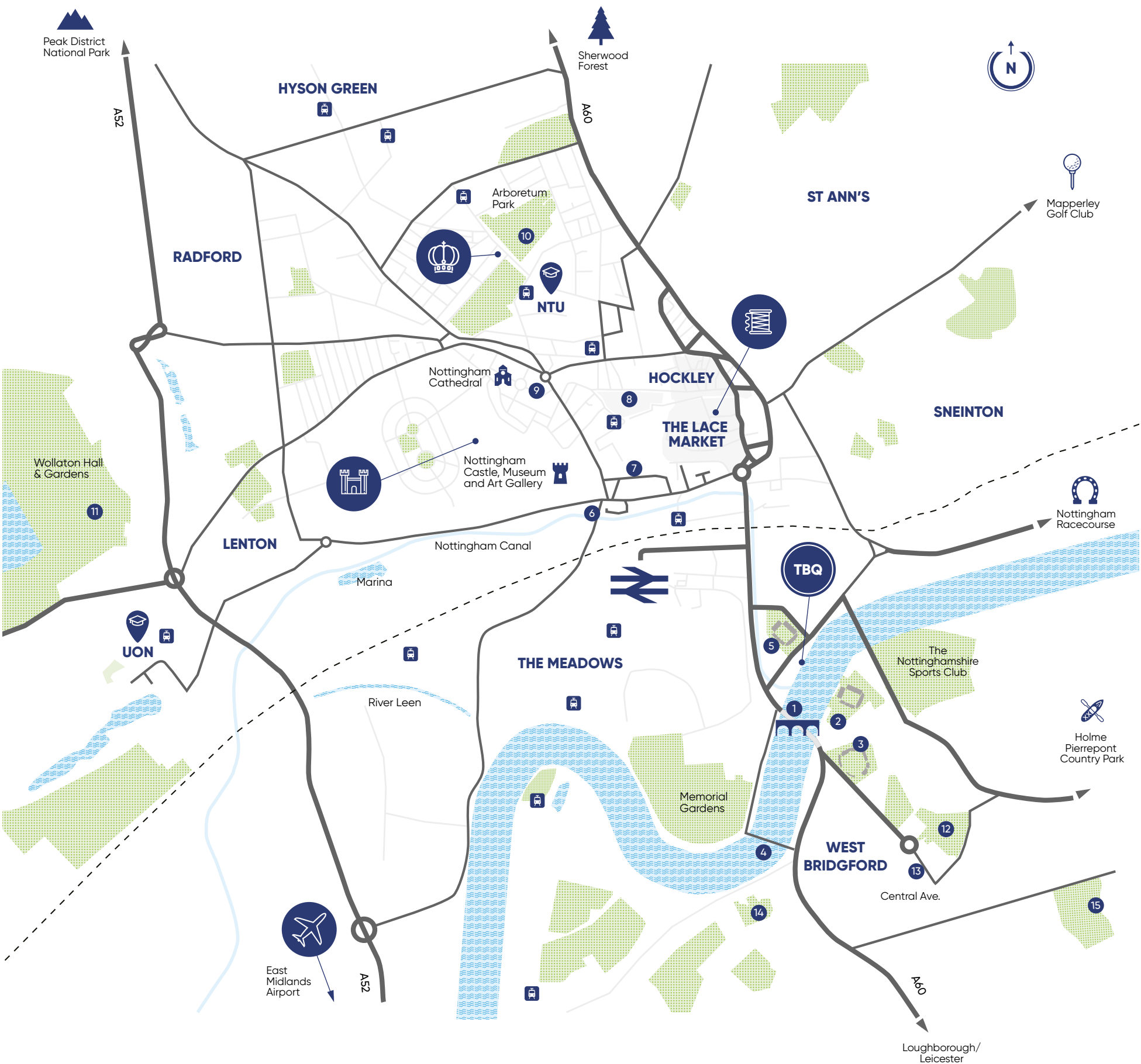
Minutes from TBQ

Old Market Square	9
Nottingham Trent University	12
Nottingham Forest Football Club	4
Wollaton Hall	21



Minutes from TBQ

Hockley	15
The Cornerhouse	14
Flying Horse Walk	14
Pitcher & Piano	13



NAVIGATING THE TOWN

- TBQ** Trent Bridge Quays

 - 1 Trent Bridge Cricket Ground
 - 2 Nottingham Forest Football Club
 - 3 Trent Bridge Cricket Ground
 - 4 Wilford Bridge
 - 5 Notts County Football Club
 - 6 Castle Wharf Canalside - bars, restaurants, cafés
 - 7 Nottingham Contemporary
 - 8 Old Market Square - shops, bars, restaurants, cafés
 - 9 Nottingham Playhouse
 - 10 Nottingham Arboretum
- 11 Wollaton Hall - golf course, deer park, natural history museum

12 Brigford Park

13 Central Avenue - shops, bars, restaurants, cafés

14 West Bridgford Tennis Club

15 West Bridgford Sports Club / RFC

The Lace Market/Hockley Area - bars, restaurants, cafés, designer stores, art galleries

The Royal Area - arboretum, cemetery, universities, schools, recreation/playing fields
- The Castle Area Nottingham Cathedral, Nottingham Castle Museum and Art Gallery

Nottingham Trent University (NTU) University of Nottingham (UON)

Nottingham Station

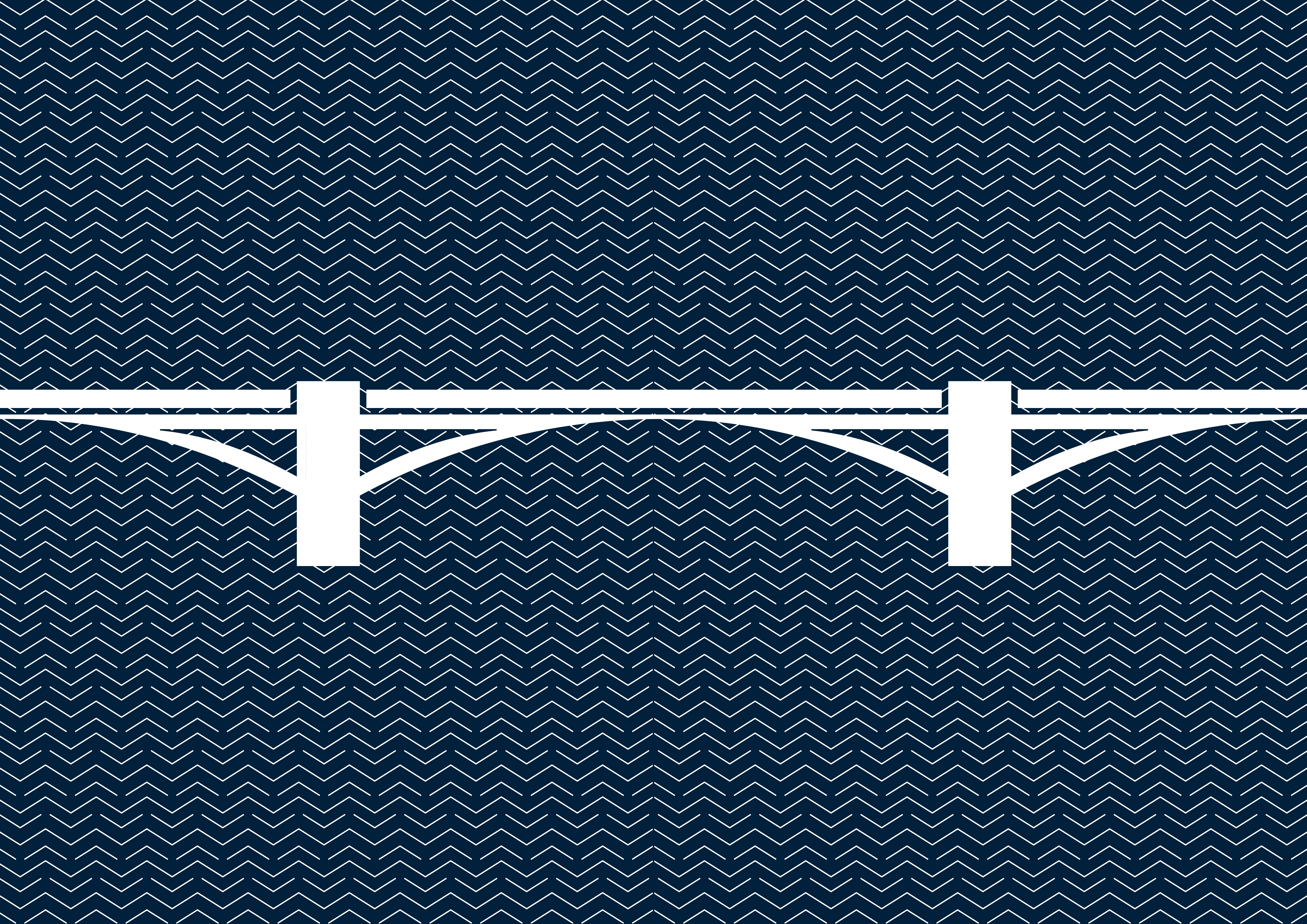
Tram Stops

East Midlands Airport

Nottingham Racecourse

Peak District National Park

Sherwood Forest





Elevate Property Group
E: info@elevatepropertygroup.co.uk
T: 0121 272 5729

INVESTIN PLC

Investin Plc
www.investinplc.com
T: 0203 675 4000