



NUTWOOD  
COURT

LUXURY. NOTHING LESS.

DARLEY ABBEY, DERBYSHIRE







# WELCOME HOME

Elmhurst Homes is delighted to welcome you to their flagship development, Nutwood Court.

Designed by award-winning architect, Matthew Montague, Nutwood Court is an exclusive development of just seven luxury apartments.

This prestigious building, located in one of Derbyshire's most sought-after locations, matches its aspirational location with an uncompromising new build specification.

Within walking distance of Darley Park and the bars and restaurants of Darley Abbey Mills, Nutwood Court is arguably Derby's most exciting new apartment development for a number of years.

Come and experience the Elmhurst Homes difference for yourself.

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# THE GREAT OUTDOORS

**Not only will Nutwood Court apartment owners have easy access to Darley Park and the Nutwood Nature Reserve they will also enjoy access to a secluded communal courtyard garden.**

Designed by leading landscape architect Alan Capeling the gardens will feature in excess of 300 individual plants, natural paving and feature lighting.

The courtyard design incorporates multiple seating and patio areas. The planting is designed to provide year-round interest and a number of the apartments offer garden views. A bird feeding station has also been incorporated into the garden design to encourage local wildlife.

To the front of the property visitors will be welcomed by extensive planting, including lavender and Red Cardinal trees, which have been especially chosen to contrast with the building's striking buff brick.

All garden and outside maintenance is included within the building's service charge to ensure the development's impeccable standards are maintained.





# EXCEPTIONAL QUALITY

**Apartment owners will be able to appreciate the uncompromising new build specification from the moment they enter Nutwood Court.**

The communal areas take inspiration from boutique hotels. Designed by Werner Studios of London, apartment owners will be welcomed through an aluminium 'industrial' style entrance door to a tiled communal lobby.

The communal areas will include a striking painted staircase, herringbone carpet to the stairs, accent wall lighting and bespoke artwork.

Each apartment has been carefully designed by Elmhurst Homes in tandem with Matthew Montague Architects. Purchasers will immediately notice the abundance of natural light achieved through the use of large windows together with high ceilings.

Whether it be wall-mounted bathroom basin taps over Lusso Stone vanity units, wet underfloor heating throughout or quartz worktops as standard, this is apartment living not as you know it.



## KITCHENS

Interior-designed fitted kitchens with handleless doors and soft-close cabinets

Quartz stone worktop and upstands

Bosch integrated appliances including induction hob, single oven, extractor hood, full height fridge/freezer and dishwasher

Stainless steel under-mounted 1.5 bowl sink with stainless steel swan neck tap (Quooker water tap available as upgrade)

Feature lighting to wall units and underside of worktops

Utility/cloaks cupboards to all apartments (excluding Apartment 7) pre-plumbed for washing machine/tumble dryer

Separate utility room with fitted units and quartz worktop to Apartment 7 (wall units available as upgrade)

Feature over-worktop pendant lighting to Apartments 2, 5 and 7

## HEATING AND ELECTRICAL

Wet underfloor heating throughout all apartments including bathrooms

Multizone heating control through three thermostats

High-efficiency Glow-worm combination gas boiler (made in Belper)

Recessed LED downlights to hall, living areas, bathrooms and master bedroom

Pendant lighting to second bedrooms

Plaster-in stair lighting to Apartment 7

Brushed stainless steel light switches and sockets throughout

Video intercom entrance system

Media panel to living areas

Pre-wired for full BT and Virgin fibre broadband

Network points to main bedroom and living area

Mains fire alarm system to all apartments

Lighting to loft spaces (Apartments 4, 6 and 7)





## BATHROOMS AND EN-SUITES

Tiling to walls and floor with feature tiling to shower/bath walls

Lusso Stone wall-hung vanity unit with stone basin

Bespoke bathroom feature mirrors with LED backlighting and integrated de-misting pads

Wall-mounted chrome basin and bath taps

Wall-hung Lusso Stone WC with concealed cistern

Bath with Lusso Stone shower over and glass shower screen to bathrooms

Tiled bath panels

Low-profile white shower tray with glass screens to en-suites

Concealed Lusso Stone chrome thermostatic bath/shower mixer with fixed rain head shower and hand spray

Heated chrome towel rail

Shaver point

Feature niches

## GENERAL/INTERIOR FINISHES

Brushed chrome ironmongery throughout

Wood strip flooring to hallway and open-plan areas

Cormar Sensation Heathers carpet to all bedrooms

Cormar Malabar loop pile 100% wool carpet to internal stairs for Apartment 7

Ogee skirting

Double glazing throughout

2.5m ceiling heights throughout

Loft storage to Apartments 4, 6 and 7

Designer emulsion paint colour to apartment walls

White eggshell paint to apartment woodwork



## COMMUNAL AND EXTERNAL AREAS

Landscaped communal garden with multiple seating and patio areas

Juliet balcony from all apartments (private patios from Apartments 1 and 3)

External feature lighting

Large-format ceramic tiling to ground floor communal lobby

Herringbone feature carpet to communal stairs and first floor

Wall lights and feature artwork throughout communal areas

Aluminium 'industrial' style communal entrance door

Painted staircase

Dedicated car parking space to each apartment with separate visitor parking

10-year NHBC warranty

The specification above is indicative only and due to construction changes. The finished product may vary from the information provided.





# OUR APARTMENTS

Nutwood Court is a striking new collection featuring 7 bespoke apartments, finished to the highest specification situated in the heart of Darley Abbey. The result is a statement address which sets the standard for new build apartments in Derby.

Located on an established cul-de-sac, Nutwood Court benefits from a quiet corner plot on North Avenue, accessed off Church Lane.

Inside, large windows and patio doors create a feeling of space and light whilst generous 2.5 metre ceiling heights are standard throughout.

The apartments have been designed to be energy efficient and incorporate multi-zone underfloor heating control, low-energy spotlights and high-efficiency Glow-worm combination boilers.

Outside, a beautifully landscaped secluded courtyard creates a sense of calm, connected and contemporary living.

Exclusive and refined, Nutwood Court offers the ultimate in Derby apartment living.

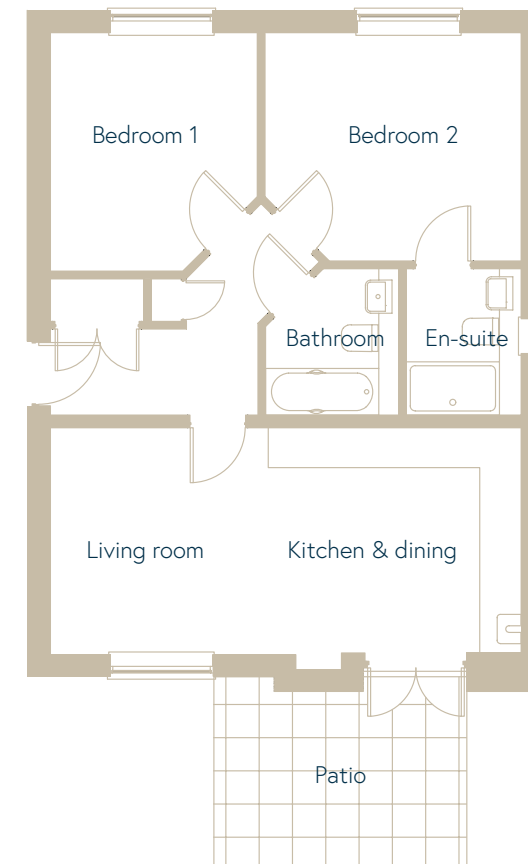


## APARTMENT ONE

2 bedrooms, 2 bathrooms

A luxury ground floor apartment featuring a private, south-facing, patio terrace leading directly from the open-plan kitchen and lounge.

The spacious master bedroom with full-height windows overlooking the garden features a beautifully finished en-suite with double shower. A generous second double bedroom is perfect for guests, or a large home office.



## MEASUREMENTS

Living / Kitchen / Dining	7.1m x 3.4m
Bathroom	2.2m x 2m
En-suite	2.2m x 1.75m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.6m x 3.1m
Storage	1.9m x 0.66m
Patio	3.6m x 2.7m



## APARTMENT TWO

1 bedroom, 1 bathroom

A luxury ground floor one-bedroom apartment. It has a double-aspect combination living, kitchen and dining area which provides the ultimate space to host and entertain with generous breakfast bar. Feature pendant lighting is included over the breakfast bar.

It has a spacious double master bedroom with a generously sized bathroom off to the right.



## MEASUREMENTS

Living / Kitchen / Dining	5.3m x 5.6m
Bathroom	3.1m x 1.8m
Bedroom	4.3m x 3.25m
Storage	1.2m x 0.8m

## APARTMENT THREE

2 bedrooms, 2 bathrooms

Our largest luxury ground floor apartment features a private, east-facing patio terrace overlooking the gardens.

It has two spacious double bedrooms, the master leads directly to the patio. A full-length window to the hallway makes this an especially light and airy apartment.



## MEASUREMENTS

Living / Kitchen / Dining	6.3m x 4.2m
Bathroom	2.2m x 1.85m
En-suite	2m x 1.85m
Bedroom 1	5.1m x 3.1m
Bedroom 2	4.25m x 3m
Storage	1.4m x 0.8m
Patio	3.3m x 2.6m



## APARTMENT FOUR

2 bedrooms, 2 bathrooms

A luxury, first floor apartment featuring a private, Juliet balcony leading directly from the open-plan kitchen and lounge.

This apartment type also benefits from generous loft storage space.



## MEASUREMENTS

Living / Kitchen / Dining	7.1m x 3.4m
Bathroom	2.2m x 2m
En-suite	2.2m x 1.75m
Bedroom 1	3.9m x 3.5m
Bedroom 2	3.6m x 3.1m
Storage	1.9m x 0.66m

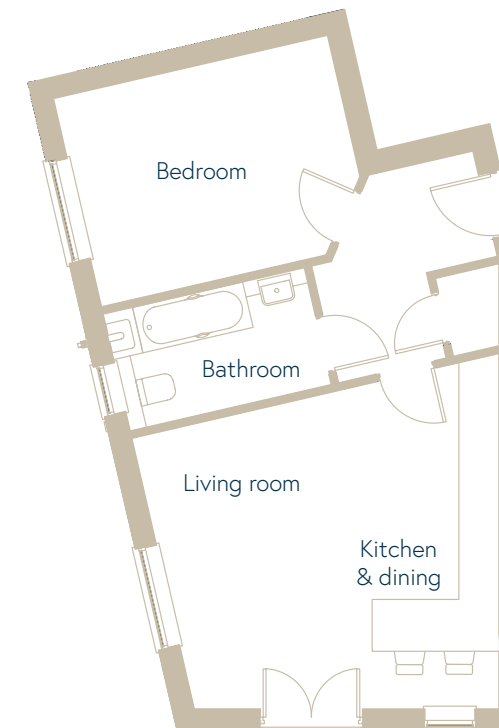


## APARTMENT FIVE

1 bedroom, 1 bathroom

A luxury first floor apartment boasting a private, Juliet balcony. It has a double-aspect combination living, kitchen and dining area which provides the ultimate space to host and entertain with generous breakfast bar. Feature pendant lighting is included over the breakfast bar.

This apartment type benefits from a spacious double bedroom.



## MEASUREMENTS

Living / Kitchen / Dining	5.3m x 5.6m
Bathroom	3.1m x 1.8m
Bedroom	4.3m x 3.25m
Storage	1.4m x 0.8m



## APARTMENT SIX

2 bedrooms, 2 bathrooms

A luxury, first floor apartment complete with a private Juliet balcony and extra loft storage space.

A large master bedroom features floor-to-ceiling windows overlooking trees.



## MEASUREMENTS

Living / Kitchen / Dining	6.3m x 4.2m
Bathroom	2.2m x 1.85m
En-suite	2m x 1.85m
Bedroom 1	5.1m x 3.1m
Bedroom 2	4.25m x 3m
Storage	1.4m x 0.8m



## APARTMENT SEVEN

2 bedrooms, 2 bathrooms

Apartment seven is our luxury top floor penthouse. A truly special apartment, it features a spacious master bedroom with en-suite including a bath and shower. The second bedroom benefits from stunning field views.

This home includes its own private internal staircase with feature recessed wall lights.

The kitchen features horseshoe kitchen layout with breakfast bar. As well as a separate utility room, this apartment also has extra loft space.



## MEASUREMENTS

Living / Kitchen / Dining	5.9m x 5m
En-suite 1	2.6 x 4.45m
Bedroom 1	4.8m x 4.3m
En-suite 2	2.65 x 1.3m
Bedroom 2	3.8m x 2.5m
Utility	1.95m x 1.5m



# LUXURY MADE A REALITY

**Nutwood Court is located in a private, well-established location in the heart of Darley Abbey.**

This beautiful location is a hub of activity, benefiting from nature trails leading around The Mills, and only a moment's walk from the Darley Abbey Nature Reserve, all whilst being close enough to have easy access to the amenities of Allestree and Derby City Centre.

Darley Abbey Mills is a hive of activity, with local, independent businesses, as well as plenty of bars and cafés to spend your time in.

**Nutwood Court truly is a location you would be proud to call home.**

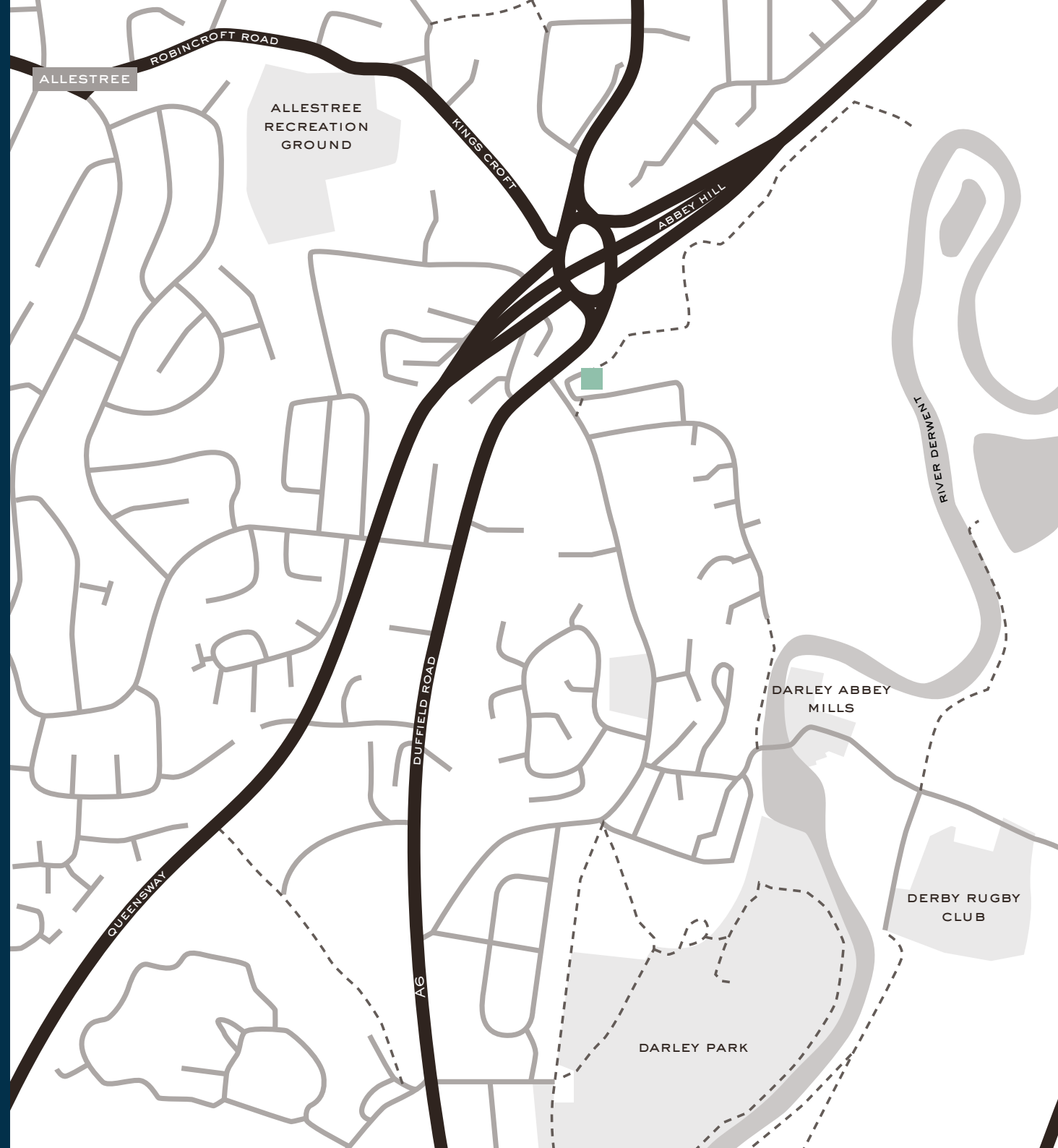




# LOCAL AREA

Nutwood Court is situated in the heart of Darley Abbey. Whilst benefitting from a location that allows easy access to riverside walks or nature trails, apartment owners also benefit from easy access to everything you could need.

- 350 metres to reach Darley Abbey Nature Reserve
- 900 metres to reach Darley Park
- 1.1 miles to reach Park Farm Shopping Centre
- 2.2 miles to reach Derby City Centre
- 3 miles to reach Derby Train Station
- 3.3 miles to reach Pride Park
- 11 miles to reach M1
- 13.6 miles to reach EMA
- Local bus routes are available from the nearby bus stop on Duffield Road

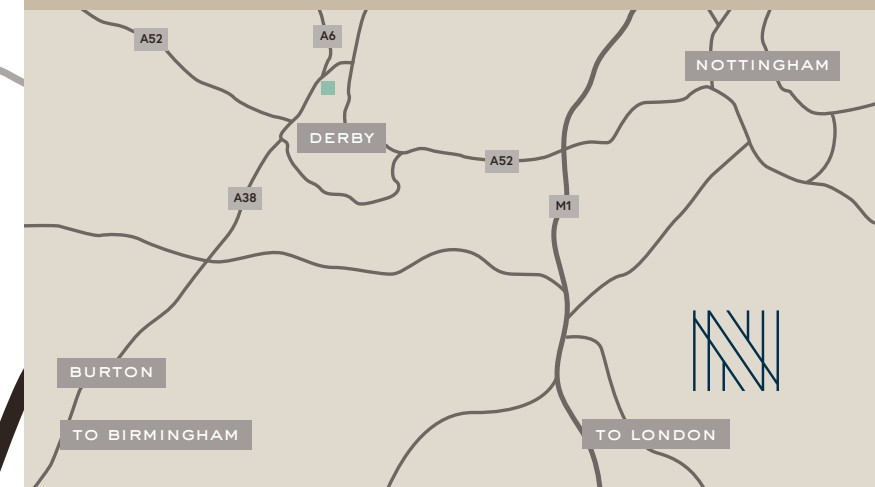


# FINDING US

Nutwood Court is situated just off Church Lane. To find us, turn on to South Avenue and then on to North Avenue where we are on the second bend in the road.

If visiting Nutwood Court between 7am-9am on a weekday then visitors should enter Darley Abbey via Mile Ash Lane rather than Duffield Road.

If you are using navigation, you can use the postcode DE22 1EZ.







## EVENINGS REIMAGINED

Darley Abbey mixes a village-like charm with the bars and restaurants of the bustling Darley Abbey Mills complex.

The Cottonworks is a café by day and bustling bistro by night. Specialising in local and unique dishes, its location on the banks of the River Derwent allows guests to enjoy a meal with a view.

Also situated within the mills is the Michelin Guide noted Darleys Restaurant. Considered by many to be Derby's best fine dining restaurant. Darleys offers a recently renovated restaurant together with a riverside outdoor terrace, catering for both fine dining and drinks with a view.

The local's favourite, Darley Abbey Wine Bar, is a must visit. Its light and open spaces welcome you in during the day, transforming into a cosy atmosphere at night, the perfect location to spend time unwinding after a busy day.

Only a short journey away, you can enjoy the local country pubs serving up the best in local cuisine.

Nutwood Court has something for everyone.







## RICH HISTORY ON YOUR DOORSTEP

Darley Abbey has a rich history, going back as far as 1137 when the second Earl of Derby founded the Augustine Priory of St Mary Monastery in the village. A piece of this history lives on, with the Abbey pub being the only remaining building from the original Darley Abbey Monastery still in use today.

The site of the mills originally housed five mills: a paper mill, a corn mill, two flint mills and a leather mill. It was to this industrial complex that Thomas Evans added The Boars Head Cotton Mill development in 1782. Evans' commercial prowess would change the face of Darley Abbey forever and transform this once sleepy backwater into a model factory village still beloved today.

Thomas Evans would subsequently build his own home, Darley House within the village to overlook his factory complex. While the house itself was demolished in 1962, Darley Park

which opened in 1932 is set within the grounds of the former estate and its parkland setting includes a café, famed hydrangea gardens and riverside walks.

Darley Abbey Mills were built at the dawn of the industrial revolution and were one of the earliest cotton spinning mills in England. In 1970 all textile manufacturing ceased, and the mills have subsequently been successfully redeveloped into a mix of office, retail and leisure uses. In 2001 the Derwent Valley Mills and the surrounding landscape were inscribed as a UNESCO World Heritage Site to recognise the Derwent Valley's involvement in the birth of the factory system. This industrial heritage continues in the modern-day Derby with the city continuing to be the UK's high-technology manufacturing capital with employers including Rolls Royce, Alstom Transport, Toyota and the Nuclear Advanced Manufacturing Research Centre.



# ABOUT YOUR APARTMENT

Each apartment is sold with the benefit of a 999-year lease together with a share of freehold. The freehold will, in turn, be collectively owned by the apartment owners meaning they can control and direct the future management of the property. Likewise, in contrast to other apartment schemes there will be no ground-rent payable in respect of the apartments.

We have taken care of the initial managing agents for you, selecting Scargill Mann & Co to take care of all communal areas and gardens, providing all the services below. You do, of course, have the option to select a different managing agent going forwards.

The anticipated service charge is £90 per month, this includes:

- Buildings insurance
- Weekly cleaning of communal areas
- Regular window cleaning
- Garden maintenance (weekly during summer and monthly during winter)
- Common area utilities
- Fire alarm servicing
- Sinking fund for repairs and redecoration
- Managing agent's fee



Scargill Mann & Co is Elmhurst Homes' appointed sales agent for Nutwood Court. To reserve your new home there is a £500 reservation fee payable, together with the name and address of your solicitor. Upon exchange of contracts a 10% deposit will be payable less the reservation fee. Given the large pre-launch demand for the development all purchasers will need to be in a proceedable position at the point of reservation.

Each apartment has been independently surveyed by NHBC during construction and will come with an NHBC 10-year structural warranty as standard.



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All particulars in this brochure, including illustrations and measurements, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure is not to form any part of the contract or be taken as an indication of warranty or guarantee on the properties.





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