THE NEXT CHAPTER

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INTRODUCING THE NEXT CHAPTER

Castleward's first phase provided a fresh, new start for an important part of Derby city. Building on its success, phase 2 brings the addition of 54 quality new homes to continue the area's exciting £100 million redevelopment. Designed with opportunity and quality of life at its heart, Castleward's second phase offers a fresh approach to home ownership, providing a sense of place, purpose and direction for those who live there.

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"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 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

- **54 quality new homes**
- **Phase 2 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 the Cavendish. CGIs are indicative, external finishes and features may vary.

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. Phase 1 has 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.

CGI shows Hardwick House. CGIs are indicative, external finishes and features may vary.

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 round every corner
- Easy access in and out of the city for the best of both worlds

CGI shows the Darwin. CGIs are indicative, external finishes and features may vary.

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 cafes, 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.

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 while away 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.

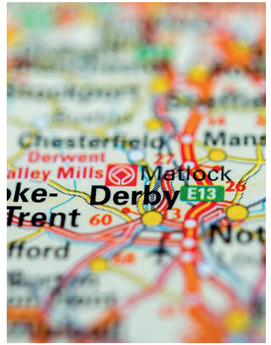
BOWLING TO BOUTIQUES

Divided into three distinct areas, residents and visitors will enjoy the boutiques and independent cafes 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, cafes 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.



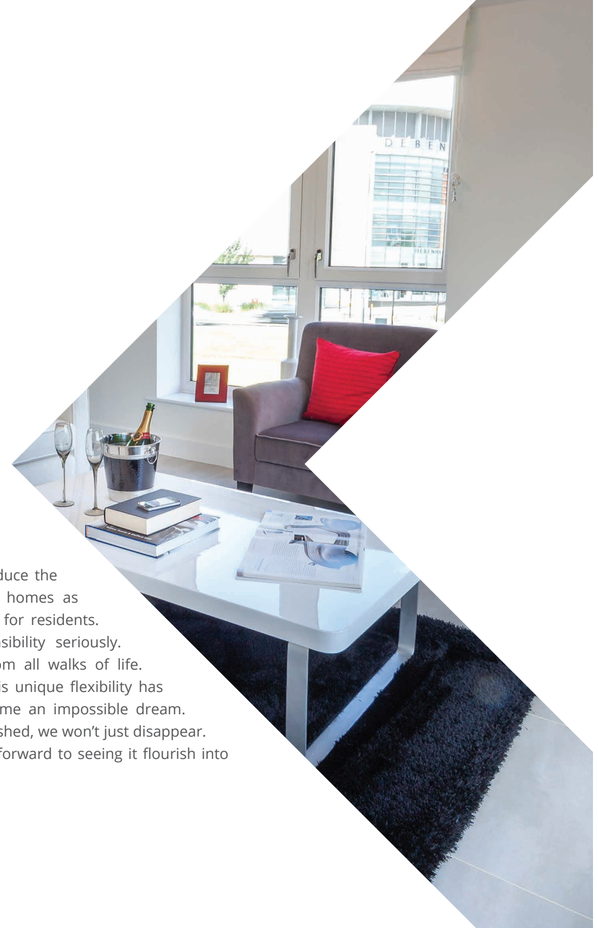
EXCELLENT TRANSPORT LINKS

5-minute walk to Derby Railway Station

- LEICESTER
  29 Minutes
- NOTTINGHAM
  32 Minutes
- SHEFFIELD
  33 Minutes
- LEEDS
  1hr 15 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.

CompendiumLiving™ CREATING A REAL SENSE OF PLACE

LOVELL HOMES

Riverside

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.

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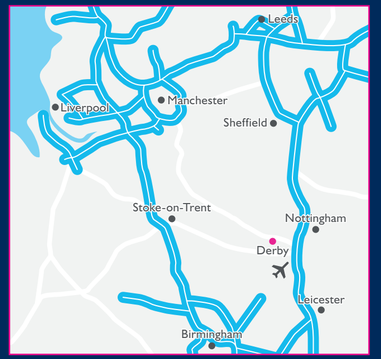
CASTLEWARD.CO.UK

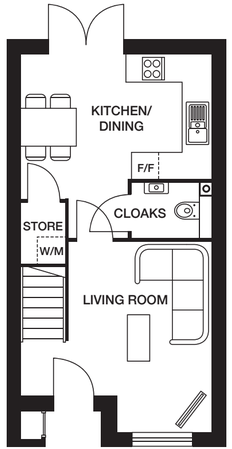


DARWIN

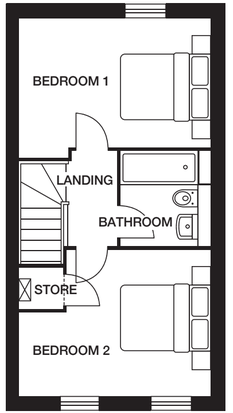
2 BEDROOM HOUSE, PLOTS 2 & 3

DARWIN

PLOTS 2 & 3



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	2.76m x 4.24m	9′ 1″ x 13′ 11″
Living Room	4.22m x 3.19m	13′ 10″ x 10′ 6″
Cloaks	1.23m x 1.77m	4′ 0″ x 5′ 10″

FIRST FLOOR

Bedroom 1	2.85m x 4.24m	9′ 4″ x 13′ 11″
Bedroom 2	3.23m x 4.24m	10′ 7″ x 13′ 11″
Bathroom	2.13m x 1.99m	7′ 0″ x 6′ 6″

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THE NEXT CHAPTER

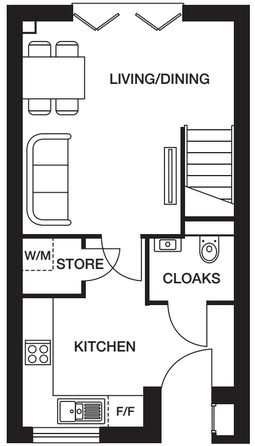
Customers should note the computer generated images shown is an illustration of the Darwin house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.

CAVENDISH

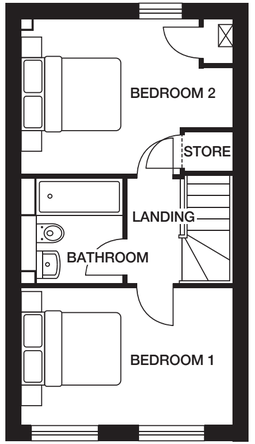
2 BEDROOM DUPLEX, PLOTS 19-22 & 27-30

CAVENDISH

PLOTS 19-22 & 27-30



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining	4.29m x 4.24m	14’ 1” x 13’ 11”
Kitchen	2.59m x 4.24m	8’ 6” x 13’ 11”
Cloaks	1.24m x 1.69m	4’ 1” x 5’ 7”

FIRST FLOOR

Bedroom 1	2.75m x 4.24m	9’ 0” x 13’ 11”
Bedroom 2	3.10m x 4.24m	10’ 2” x 13’ 11”
Bathroom	2.13m x 2.02m	7’ 0” x 6’ 8”

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THE NEXT CHAPTER

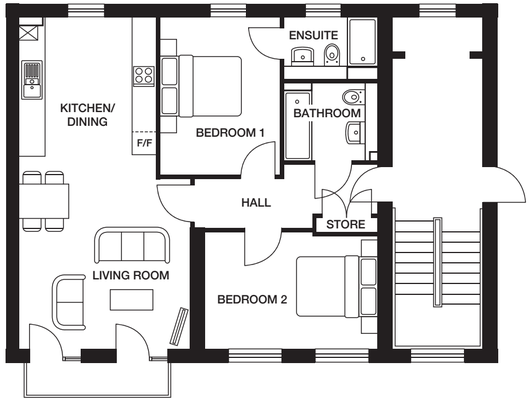
Customers should note the computer generated images shown is an illustration of the Cavendish house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 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.

PICKFORD

2 BEDROOM APARTMENT, PLOTS 23-26 & 31-34

PICKFORD

PLOTS 23-26 & 31-34



Kitchen/Dining	3.99m x 3.39m	13′ 1″ x 11′ 1″
Living Room	4.20m x 4.24m	13′ 9″ x 13′ 11″
Bedroom 1	3.90m x 2.95m	12′ 10″ x 9′ 8″
Bedroom 2 (2F)	2.89m x 4.24m	9′ 6″ x 13′ 11″
Bedroom 2 (3F)	2.89m x 4.52m	9′ 6″ x 14′ 10″
Bathroom	1.93m x 2.32m	6′ 4″ x 7′ 7″
Ensuite	1.52m x 2.32m	5′ 0″ x 7′ 7″

onward › upward
castleward

THE NEXT CHAPTER

Customers should note the computer generated images shown is an illustration of the Pickford 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.

HARDWICK HOUSE

2 BEDROOM APARTMENT, PLOTS 36, 37 & 38

HARDWICK HOUSE

PLOTS 36, 37 & 38

Plot 38
Ground Floor

Plot 36
Ground Floor

Plot 37
Ground Floor

PLOT 36

Kitchen/Living	3.74m x 5.93m	12’ 3” x 19’ 5”
Bedroom 1	4.54m x 2.75m	14’ 11” x 9’ 0”
Bedroom 2	3.15m x 3.09m	10’ 4” x 10’ 2”
Bathroom	2.17m x 1.95m	7’ 1” x 6’ 5”
Ensuite	2.17m x 1.75m	7’ 1” x 5’ 9”
Store	2.17m x 0.90m	7’ 1” x 2’ 11”

PLOT 37

Kitchen/Living	5.88m x 3.89m	19’ 3” x 12’ 9”
Bedroom 1	4.24m x 3.23m	13’ 4” x 10’ 7”
Bedroom 2	2.68m x 3.57m	8’ 10” x 11’ 9”
Bathroom	1.99m x 3.21m	6’ 6” x 10’ 6”
Ensuite	1.54m x 2.09m	5’ 1” x 6’ 10”
Store	1.99m x 1.41m	6’ 6” x 4’ 9”

PLOT 38

Kitchen/Living	4.66m x 5.92m	15’ 3” x 19’ 5”
Bedroom 1	3.67m x 2.86m	12’ 0” x 9’ 5”
Bedroom 2	2.89m x 3.13m	9’ 6” x 10’ 2”
Bathroom	2.10m x 1.88m	6’ 11 x 6’ 2”
Ensuite	2.08m x 1.88m	6’ 10” x 6’ 2”

onward › upward
castleward

THE NEXT CHAPTER

Customers should note the computer generated images shown is an illustration of Hardwick House 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.

HARDWICK HOUSE

2 BEDROOM APARTMENT, PLOTS 39 - 47

HARDWICK HOUSE

PLOTS 39 - 47

Plot 41, First Floor
Plot 44, Second Floor
Plot 47, Third Floor

Plot 39, First Floor
Plot 42, Second Floor
Plot 45, Third Floor

Plot 40, First Floor
Plot 43, Second Floor
Plot 46, Third Floor

PLOTS 39, 42 & 45

Kitchen/Living	3.74m x 5.93m	12′ 3″ x 19′ 5″
Bedroom 1	4.54m x 2.75m	14′ 11″ x 9′ 0″
Bedroom 2	3.15m x 3.09m	10′ 4″ x 10′ 2″
Bathroom	2.17m x 1.95m	7′ 1″ x 6′ 5″
Ensuite	2.17m x 1.75m	7′ 1″ x 5′ 9″
Store	2.17m x 0.90m	7′ 1″ x 2′ 11″

PLOTS 40, 43 & 46

Kitchen/Living	5.88m x 3.89m	19′ x 3″ x 12′ 9″
Bedroom 1	4.24m x 3.23m	13′ 11″ x 10′ 7″
Bedroom 2	2.68m x 3.57m	8′ 10″ x 11′ 9″
Bathroom	1.99m x 2.09m	6′ 6″ x 6′ 10″
Ensuite	1.54m x 2.09m	5′ 1″ x 6′ 10″
Store	1.54m x 1.05m	5′ 1″ x 3′ 5″

PLOTS 41, 44 & 47

Kitchen/Living	3.90m x 5.92m	12′ 10″ x 19′ 5″
Bedroom 1	3.05m x 4.29m	10′ 0″ x 10′ 1″
Bedroom 2	3.55m x 2.73m	11′ 8″ x 8′ 11″
Bathroom	2.12m x 1.99m	6′ 11″ x 6′ 6″
Ensuite	2.08m x 1.54m	6′ 10″ x 5′ 11″
Store	0.88m x 1.54m	2′ 11″ x 5′ 1″

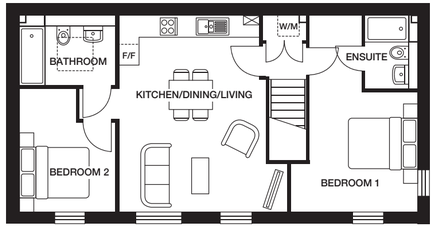
onward › upward
castleward

THE NEXT CHAPTER

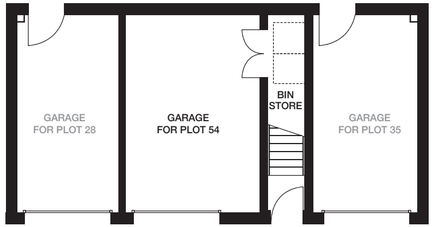
Customers should note the computer generated images shown is an illustration of the Hardwick House house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 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.

CHESTER
2 BEDROOM HOUSE, PLOT 54

CHESTER
PLOT 54



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Garage	5.75m x 3.87m	18′ 10″ x 12′ 8″

FIRST FLOOR

Kitchen/Living	5.70m x 4.32m	18′ 8″ x 14′ 2″
Bedroom 1	3.48m x 3.69m	11′ 5″ x 12′ 1″
Bedroom 2	3.57m x 2.78m	11′ 9″ x 9′ 1″
Bathroom	2.02m x 2.78m	6′ 7″ x 9′ 1″
Ensuite	1.53m x 2.12m	5′ 0″ x 6′ 11″

onward › upward
castleward

THE NEXT CHAPTER

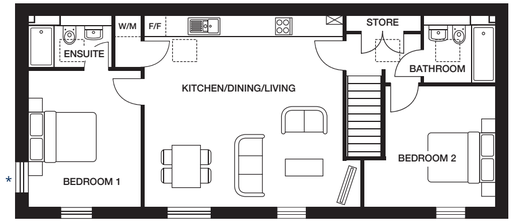
Customers should note the computer generated images shown is an illustration of the Chester house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.

CHESTER

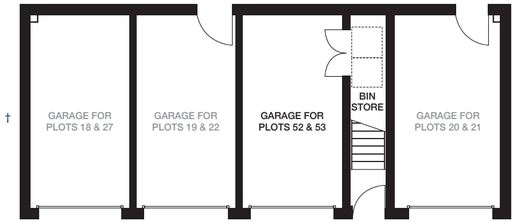
2 BEDROOM HOUSE, PLOTS 52 & 53

CHESTER

PLOTS 52 & 53



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Garage	5.75m x 3.87m	18′ 10″ x 12′ 8″

FIRST FLOOR

Kitchen/Living	5.70m x 5.92m	18′ 8″ x 19′ 5″
Bedroom 1	4.07m x 3.36m	13′ 4″ x 11′ 0″
Bedroom 2	3.60m x 3.27m	11′ 10″ x 10′ 9″
Bathroom	2.00m x 2.12m	6′ 7″ x 7′ 0″
Ensuite	1.53m x 2.51m	5′ 0″ x 8′ 3″

*Window to plot 52 only

†Garages for plots 18, 19, 52 & 20 are located below plot 52, and garages for plots 27, 22, 53 & 21 are located below plot 53

onward › upward
castleward

THE NEXT CHAPTER

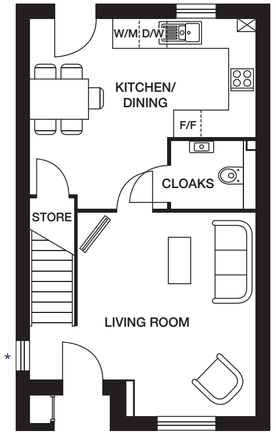
Customers should note the computer generated images shown is an illustration of the Chester house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.

WHITEHURST

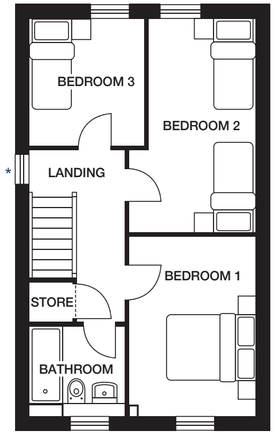
3 BEDROOM HOUSE, PLOTS 1 & 4

WHITEHURST

PLOTS 1 & 4



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	4.24m x 5.02m	13′ 11″ x 16′ 6″
Living Room	4.52m x 3.98m	14′ 10″ x 13′ 1″

FIRST FLOOR

Bedroom 1	3.99m x 2.82m	13′ 1″ x 9′ 3″
Bedroom 2	4.76m x 2.38m	15′ 7″ x 7′ 10″
Bedroom 3	2.82m x 2.55m	9′ 3″ x 8′ 4″
Bathroom	2.00m x 2.11m	6′ 7″ x 6′ 11″
Cloaks	1.52m x 1.88m	5′ 0″ x 6′ 2″

*Window to plot 4 only

onward › upward
castleward

THE NEXT CHAPTER

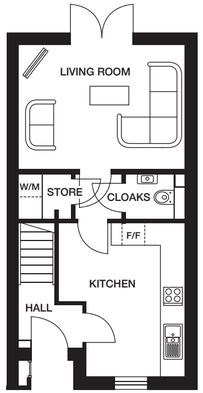
Customers should note the computer generated images shown is an illustration of the Whitehurst house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 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.

WALTON

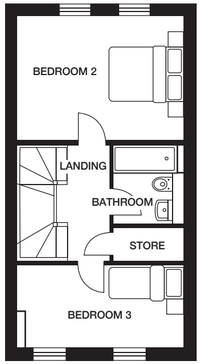
3 BEDROOM HOUSE, PLOTS 5, 18 & 35

WALTON

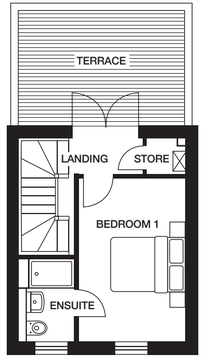
PLOTS 5, 18 & 35



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room	3.36m x 4.46m	11′ 0″ x 14′ 8″
Kitchen	4.15m x 3.41m	13′ 7″ x 11′ 2″
Cloaks	1.22m x 1.59m	4′ 0″ x 5′ 3″
Store	1.22m x 1.41m	4′ 0″ x 4′ 8″

FIRST FLOOR

Bedroom 2	3.36m x 4.46m	11′ 0″ x 14′ 8″
Bedroom 3	2.23m x 4.46m	7′ 4″ x 14′ 8″
Bathroom	2.11m x 1.89m	6′ 11″ x 6′ 2″

SECOND FLOOR

Bedroom 1	4.43m x 2.84m	14′ 6″ x 9′ 4″
Ensuite	2.23m x 1.53m	7′ 4″ x 5′ 0″
Terrace	3.18m x 4.51m	10′ 5″ x 14′ 9″

onward › upward
castleward

THE NEXT CHAPTER

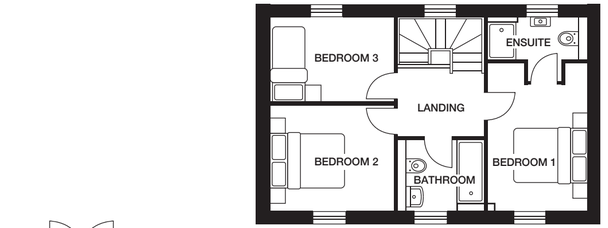
Customers should note the computer generated images shown is an illustration of the Walton house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.

NIGHTINGALE

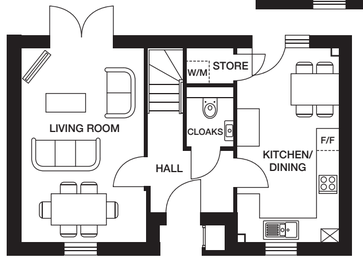
3 BEDROOM HOUSE, PLOTS 48 - 51

NIGHTINGALE

PLOTS 48 - 51



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Living Room	5.25m x 3.38m	17’ 3” x 11’ 1”
Cloaks	1.61m x 1.24m	5’ 3” x 4’ 1”
Kitchen/Dining	5.25m x 2.74m	17’ 3” x 9’ 0”

FIRST FLOOR

Bedroom 1	4.03m x 2.72m	13’ 3” x 8’ 11”
Bedroom 2	2.86m x 3.31m	9’ 5” x 10’ 10”
Bedroom 3	2.28m x 3.31m	7’ 6” x 10’ 10”
Ensuite	1.12m x 2.72m	3’ 8” x 8’ 11”
Bathroom	1.89m x 2.34m	6’ 2” x 7’ 8”

onward › upward
castleward

THE NEXT CHAPTER

Customers should note the computer generated images shown is an illustration of the Nightingale 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.