

Burlington House, Burlington St, Chesterfield



ST. MARY'S
SQUARE



PROSPERITY
DEVELOPMENTS



ST MARY'S SQUARE
A STYLISH DEVELOPMENT
OF FIFTY FIVE, DISTINCTIVE
ONE AND TWO BED
RESIDENCIES IN THE
HISTORICAL HEART OF
DERBYSHIRE'S LARGEST
MARKET TOWN,
CHESTERFIELD.

Burlington House,
Burlington Street
S40 1RX



**ST. MARY'S
SQUARE**

PROSPERITY DEVELOPMENTS

ESTD.2007

Prosperity Developments embody an independent approach to residential and mixed-used developments - with affordable quality at the heart of everything we do. This philosophy continues to inform our work, refined over fifteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique St Mary's Square scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime Market Town luxury apartments directly with us, the developer, through our unique purchase and payment options.

Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

J. Billingham

Joe Billingham, Director



PROPERTY PEOPLE

WE ARE A TEAM OF PASSIONATE CUSTOMER CENTRIC PROPERTY PEOPLE DEDICATED TO DELIVERING QUALITY HOMES & PROPERTY INVESTMENT IN THE SIMPLEST WAY POSSIBLE. OUR RESULTS SPEAK FOR THEMSELVES WITH A 416M PROPERTY PORTFOLIO (2021). INVEST IN PROSPERITY & CHANGE THE WAY YOU LIVE.

ST. MARY'S
SQUARE



PROPERTY EXPERTS

£416M

A residential and commercial portfolio including 41 new build and conversion projects with a GDV of over £416m

30+

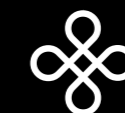
Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

£1BN

We're on track to deliver over £1 billion of residential property within the next 5 years.

LAMONT

Offering a fully managed lettings and management service specifically for our investor clients.





ST. MARY'S
SQUARE



BEST OF BOTH WORLDS

St Mary's Square is a boutique development of 55 distinctive apartments in Burlington House, in the heart of the historical Market Town of Chesterfield.

Designed for 21st century residents, St Mary's Square offers the very best in modern living. The design and building materials have been carefully selected to reflect the surrounding mixed character of the area ensuring St Mary's Square is appropriate for the next stage of its exciting journey.

The property occupies a prominent position on Burlington Street, which leads directly to all the town centre amenities. As one of the largest towns in Derbyshire and the gateway to the Peak District, Chesterfield is a great place to invest, live or visit, combining both historical and contemporary experiences. From high street names to local specialists, arts and culture, hotels and an historic town centre market, Chesterfield has a vibrant heart from which you can thrive.





**ST. MARY'S
SQUARE**





IN A FIELD ALL OF ITS OWN

St Mary's Square offers a range of contemporary, cleverly designed living spaces surrounded by leafy landscapes, classic heritage, and inviting shops, bars, and restaurants.

Exceptional build and quality are included as standard – along with Prosperity's superior specification based on our commitment to designing more sustainable living spaces and our passion for detail.

A modern selection of natural colour schemes, designer fixtures and quality finishes result in apartments that are functional and well appointed.

**ST. MARY'S
SQUARE**



The homes at St Mary's Square are thoughtfully designed to accommodate the many different aspects of everyday life, from relaxing to entertaining.





Features

Hard wood veneer floors

Custom built kitchens

Integrated appliances

Custom bathroom suites

& sanitaryware



ST. MARY'S
SQUARE



High grade kitchens come with contemporary cabinetry, composite countertops and integrated appliances

WHERE PAST & PRESENT CONNECT

St Mary's Square is the perfect place to start your journey on the property ladder. In the town centre, heritage awaits around every corner along with an enticing and a vibrant social life.

Superbly connected, St Mary's is well served by the M1 and the Midland Mainline. Chesterfield is within one hour's drive of four major airports and London is under two hours by rail. The announcement of an HS2 Station for Chesterfield will further improve rail connectivity and capacity in the future.

The town and local area has a great pool of talent for all types of business from world leading specialist manufacturers and multi national communications companies to retailers and distributors and with over 7 million people within a one hour radius it's a really attractive location for business.

Rolls-Royce **BOMBARDIER**  **TOYOTA**  **TARMAC**
A CRH COMPANY





CHESTERFIELD COLLEGE

CHESTERFIELD RAIL STATION

CHURCH

ST. MARY'S SQUARE

VICAR LANE SHOPPING CENTRE

CHESTERFIELD MARKET

MARKET HALL

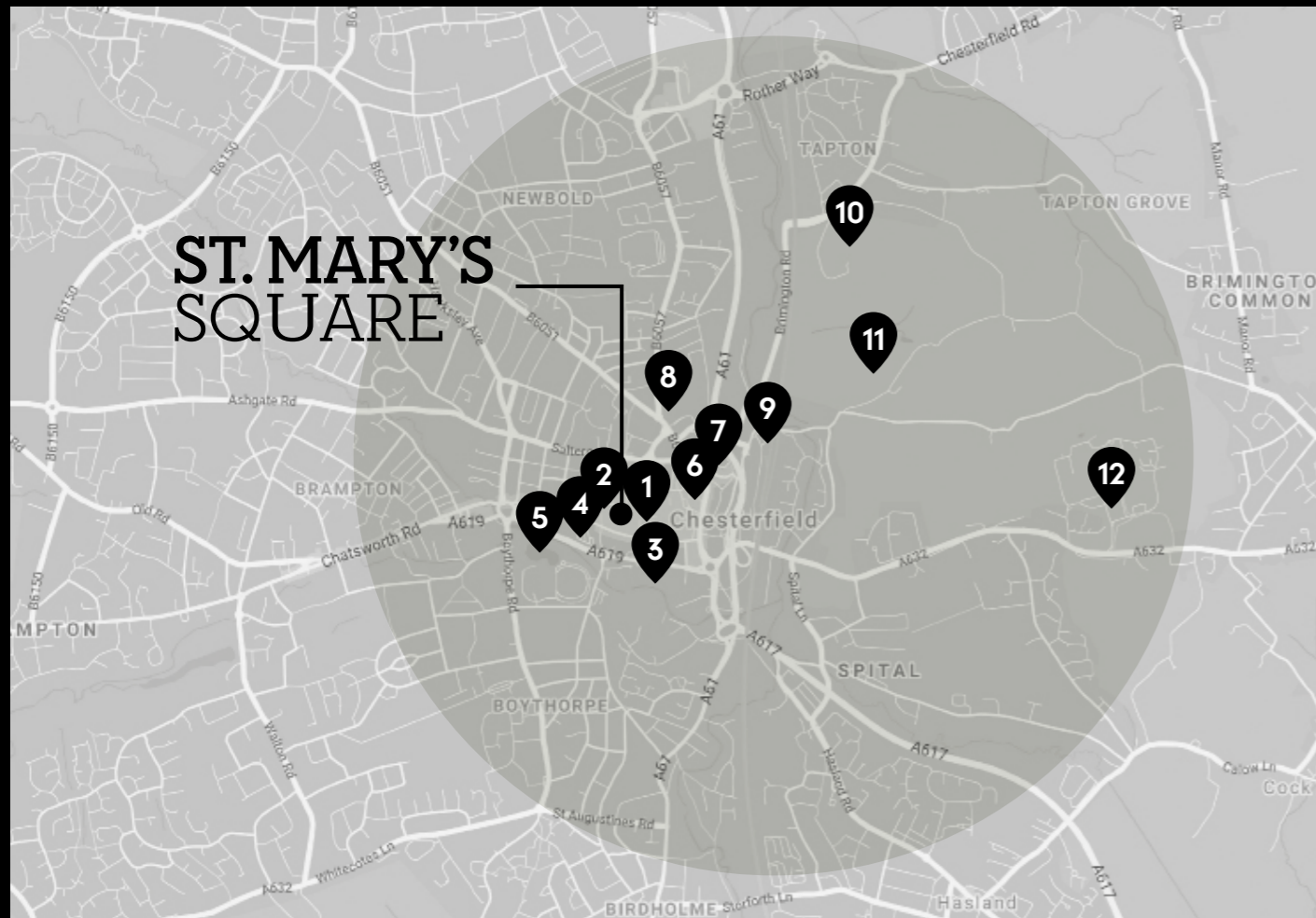
LIBRARY

COACH STATION

THE PAVEMENTS SHOPPING CENTRE

ST. MARY'S SQUARE





LOCAL AMENITIES

- 1. Vicar Lane Shopping Centre
- 2. Market Hall & Square
- 3. Ravenside Retail Park
- 4. Coach Station
- 5. Queen's Park
- 6. Chesterfield Parish Church
- 7. Pomegrante Theatre & Cinema
- 8. University of Derby (Chesterfield)
- 9. Chesterfield Train Station
- 10. Tapton Park Innovation Centre
- 11. Tapton Golf Course
- 12. Chesterfield Royal Hospital

REGENERATION

Chesterfield Waterside is an innovative and sustainable £320 million scheme and is currently the 47th largest regeneration project in the UK. The site straddling the River Rother and Chesterfield Canal and alongside the A61 will provide a thriving and successful new part of the town centre, providing approximately 300 jobs, 1,500 new homes, office buildings, shops, cafés and bars.



ST. MARY'S
SQUARE



FLOOR PLANS

SPECIFICATION

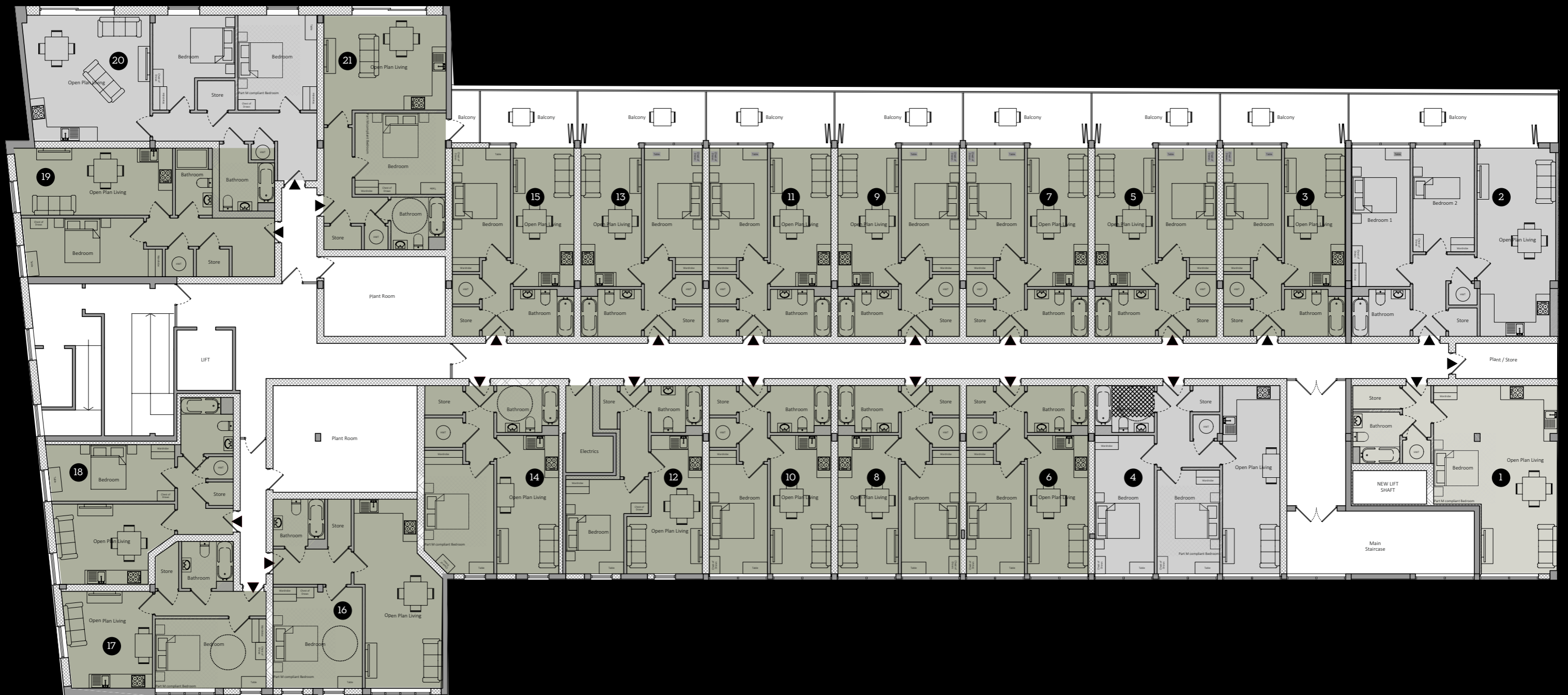


FIRST FLOOR APARTMENTS

ST. MARY'S SQUARE

01–21

- Studio
- One Bedroom
- Two Bedroom

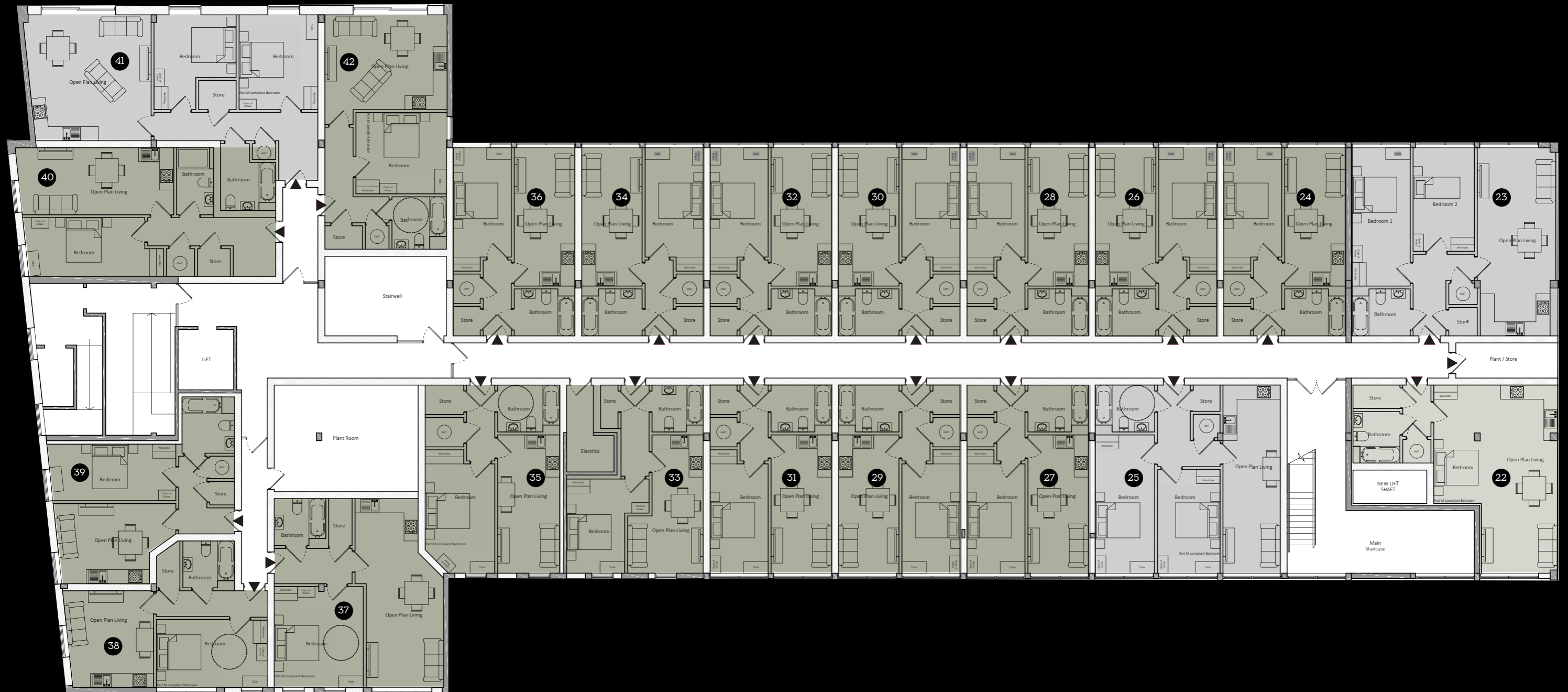


SECOND FLOOR APARTMENTS

ST. MARY'S SQUARE

22-42

- Studio
- One Bedroom
- Two Bedroom

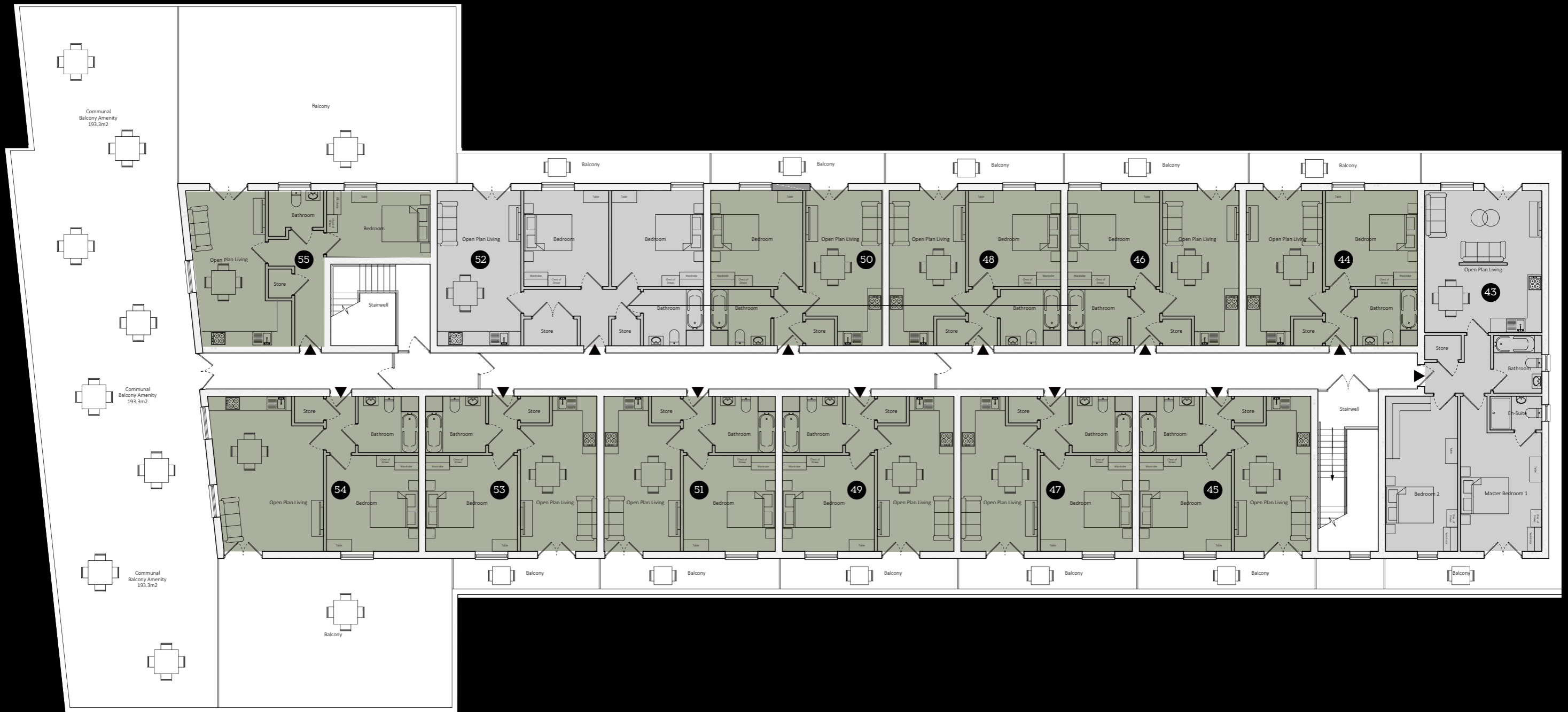


THIRD FLOOR APARTMENTS

43—55

ST. MARY'S SQUARE

- Studio
- One Bedroom
- Two Bedroom



SPECIFICATION

Building

- St Mary's Square offers a blend of 55 contemporary one and two bedroom and duplex sustainable living apartments to the market.
- These exceptional homes are rich in history and set a new modern way of living for the future.
- The interior style has been developed and nurtured by experienced design professionals with a keen eye into moving West Bromwich town centre living to an enhanced level with this unique / distinct product.
- The building materials have been carefully selected to transform the look of the property and deliver a new lease of life with an industrial contemporary feel, echoing the properties history. The modern crisp mansard with double height dormers contrasts against the traditionally built existing building and creates a unique impact on arrival. The apartments offer airy open plan living and large windows fill the living spaces with natural light.
- A resident's amenity space acts as the heart of the building enhancing the lifestyle experience of residents helps to create a sense of community for all residents. The amenity space introduces biophilic influenced features to increase resident's connectivity to the natural environment through the use of direct nature, indirect nature, and with areas for seating to encourage a micro community within the building itself.

Entrance lobby

- There are two residential entrances to the building, the main entrance is located off Victoria Street and the other entrance is from car park. The building has an inviting and modern entrance lobby. The main lobby features painted walls, LVT floor finish with complementary colours to lift area and feature lighting.

Lifts

- Two passenger lifts from ground floor level serves each core and all residential floors.

Cycle storage

- Cycle storage is provided at ground level within designated secure storage area with CCTV. 48 no. cycle spaces are proposed for residents overall.

Car parking

- The rear and undercroft car parking is accessed and exited from the existing vehicle entrance ways off Victoria Street. The building provides up to 15 number car parking spaces.

Amenity space

- The communal amenity is at ground floor level which is directly accessible through main central core for residents.

Peace of mind

- Paxton Fob access control to building entrance, car park and lifts
- GSM Door entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas - All apartments benefit from a 10 year structural building warranty
- High speed gigabit broadband enabled infrastructure

Estate Management and

Building Management Services

- Selected external and internal communal area cleaning will be carried out regularly to ensure the building is kept to the appropriate standard.
- A building service charge will be payable by apartment owners to cover costs of building services (to be provided by a management company), 24-hour concierge, building maintenance, cleaning, landscaping and insurance.

Apartment Kitchens

- In the living area an integrated breakfast kitchen has been introduced to provide a focal point for activity within a large / tall open plan space (gallery apartments). These areas have functional downlighting to create a comfortable warm atmosphere, giving the occupants the flexibility, they require.
- Base units consist of white matt lacquer handle-less doors on softclose hinges.
- Composite worktops and glass splashback with an integrated stainless-steel sink. Where featured, selected corner kitchens include open shelving for display. Each apartment comes with: Four-zone electric hob / Oven / Integrated fridge / Integrated freezer / Stainless steel extractor fan

Bathrooms

- Storage cabinet with vanity unit and integrated basin. Tiled walls with a luxury vinyl to the floors. Chrome towel rail.
- White WC with dual push flush button. Chrome finish brassware. Main bathrooms include a walk-in shower with wall-mounted chrome shower head and glazed screen.

Wardrobes and Joinery

Master and second bedrooms can include, as an optional extra, wardrobes with white lacquered soft close doors, inset handles, hanging rail and a high-level shelf. Master bedroom wardrobes available with concealed feature lighting.

Flooring

Timber floor finish to all rooms except bedrooms and bathrooms. Bedrooms have fitted carpet; bathrooms to be fitted with luxury vinyl flooring.

Door entry and lighting

GSM intercom. Energy efficient LED lighting throughout.

Doors

Timber entrance door and frame, complete with stainless steel door furniture.

Electrical

- All visible plates, sockets, TV and data outlets in white to suit wall and surface finishes.
- Gigabit broadband infrastructure.
- Pre installation for Virgin Media TV and broadband
- Energy efficient LED lighting installed throughout / Energy efficient panel heaters

Ceiling heights

Generally, all apartments have a ceiling with an average height of circa 2.4m in the living area and Bathroom areas have a ceiling height of circa 2.4*. The duplex apartments have an average ceiling height of 2.4m

*Excluding bulkheads.

Invest with us



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