



BROOKE MILL

BELPER // DERBYSHIRE



AG HOMES

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16 Luxury Two Bedroom Apartments

Own your own piece of history at Brooke Mill in the award winning market town of Belper, Derbyshire.

Brooke Mill is conveniently located a stones throw from the charming high street with a supermarket, eateries and train station within easy walking distance from the development.

A sympathetic restoration and development of the site retains the existing stone wall frontage and includes natural sandstone and soft landscaping, whilst providing ample car parking, electric access gates and a welcoming, modern style. There are two buildings in the development, the Main Building and the Stable Block, offering a range of light and airy two bedroom apartments, differing in size and shape but all with open plan living areas and perfectly proportioned spaces.

Ideal for professionals, empty nesters and first-time buyers alike, residents can enjoy easy access to Nottingham, Derby, Matlock and the Peak District as well as excellent choices of schools and local conveniences.





Location

Offering an excellent East Midlands location within the district of Amber Valley, Belper is a town on the River Derwent in Derbyshire. The award winning market place houses a variety of independent local shops and artisan deli's and bistros, yet is just a 10-minute train ride from Derby itself, only half an hour's drive from Nottingham, while you can get to Sheffield in another 15 minutes or so. Close to the A6 which runs from Derby to Matlock, Belper provides excellent connections from the heart of the Derwent Valley Mills World Heritage Site.

With further attractions such as Duffield Castle, Kedleston Hall and Bessalone Wood to explore in the local area, stretch the dog's legs at Eyes Meadow and enjoy a relaxing stroll through Belper River Gardens. Spend time in Shipley Country Park and don't miss the spectacular Peak District.





LEISURE

- 01. Belper Rugby Club
- 02. Strutts Centre
- 03. Jaxx Q Club
- 04. Ritz Cinema
- 05. St John's Chapel
- 06. Belper Hockey Club
- 07. Derwent Valley Mills
- 08. Belper Park Local Nature Reserve

FOOD & DRINK

- 01. The Bluebell Cafe
- 02. The Book Cafe
- 03. Costa Coffee
- 04. The Lion
- 05. The Devonshire
- 06. Domino's Pizza
- 07. The Tavern

RETAIL

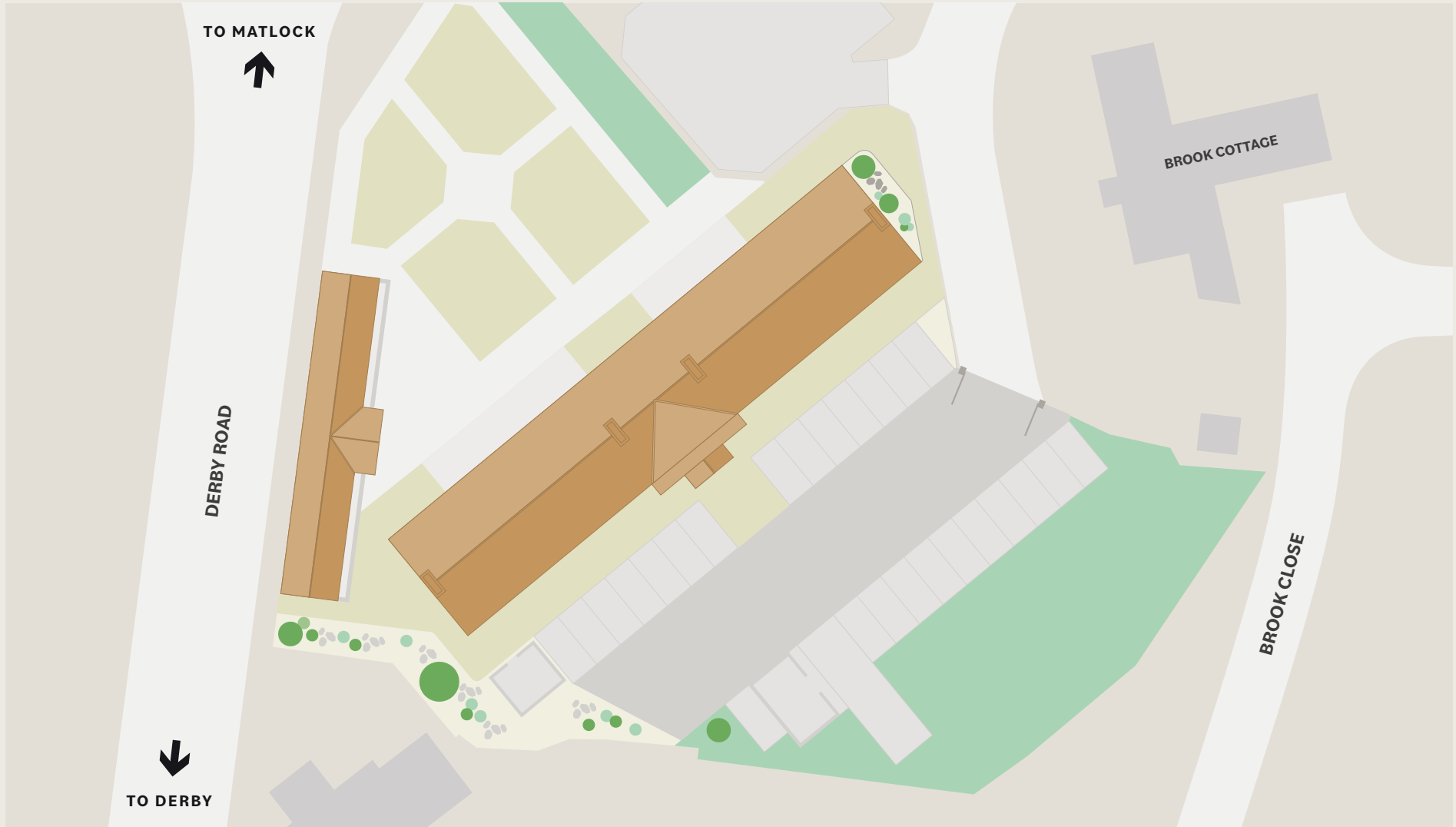
- 01. Morrisons
- 02. Aldi
- 03. De Bradelei Mill - Shopping Village
- 04. The Co-op Food Belper
- 05. Derwentside Shopping Mill
- 06. Stately Brides
- 07. Belper Market Place

HEALTH & WELLBEING

- 01. Vision Express Opticians
- 02. Harpers Hair Salon
- 03. The Nu Yu Beauty Rooms
- 04. Riversdale Surgery



Site Plan



A Bespoke Specification

Kitchens

- Individually designed kitchens are selected from a unique range created exclusively for AG Homes.
- A selection of high quality kitchen cabinets accompanied with premium Silestone composite quartz worktops with upstand.
- Neff integrated oven and touch controlled induction hob.
- Integrated fridge freezer, dishwasher and washer dryer.
- Undermounted sink.

Bathrooms

- Contemporary bathroom benefits from full height tiles to tiled walls and floor.
- Designer bathroom suite with chrome fittings.
- Glass shower screen and low profile tray.
- Heated towel rail.

Internal Finishes

Our in-house designers have produced a high specification finish, with a focus on quality and sustainability.

- Oak finished internal doors.
- Original windows.
- High-efficiency electric heating system.

Flooring & Wall Tiling

Choose from the AG homes range of Karndean and carpets for bedrooms and living areas. Porcelanosa tiles to bathroom walls and floor.

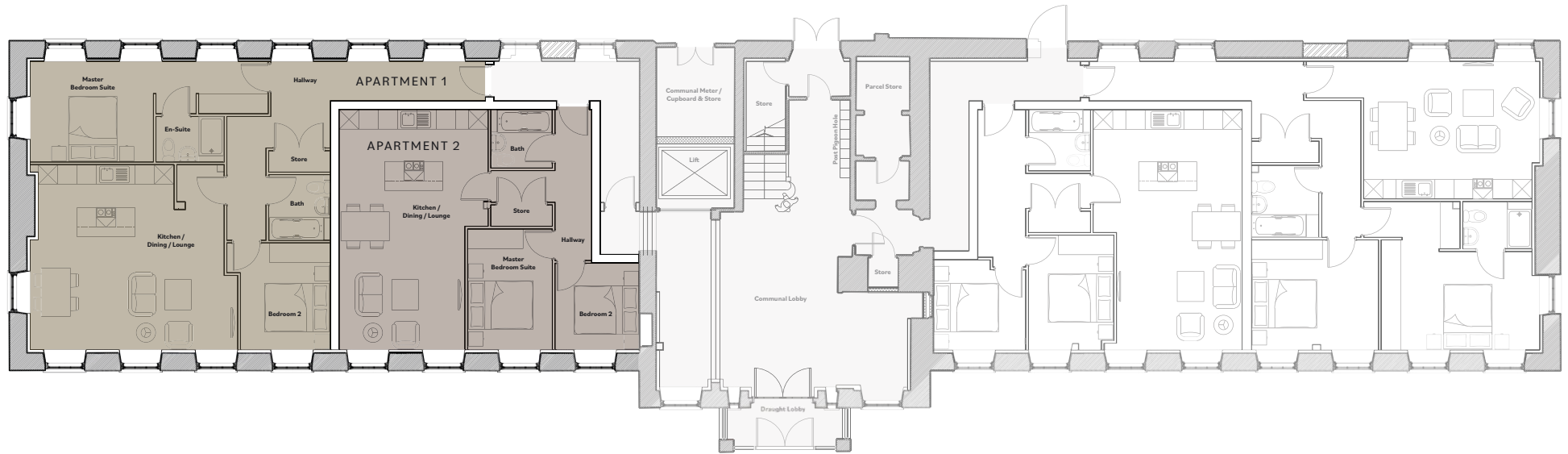
Garden & External Features

The natural stone walled communal garden will provide a relaxing area for all residents at Brooke Mill to establish a community feel, benefiting from seating, soft landscaping and planted border.





Floor Plans



APARTMENT 1

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 6.4m max x 5.7m |
| Master Bed | 3.8m x 3.1m |
| En-Suite | 2.1m x 1.4m |
| Bath | 1.9m x 2m |
| Bedroom2/study | 2.8m x 3.3m |
| Total | 88m² (947sqft) |

APARTMENT 2

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.6m max x 7.4m |
| Master Bed | 2.6m x 3.7m |
| Bath | 1.9m x 1.8m |
| Bedroom2/study | 2.6m x 2.6m |
| Total | 62m² (668sqft) |

Ground Floor



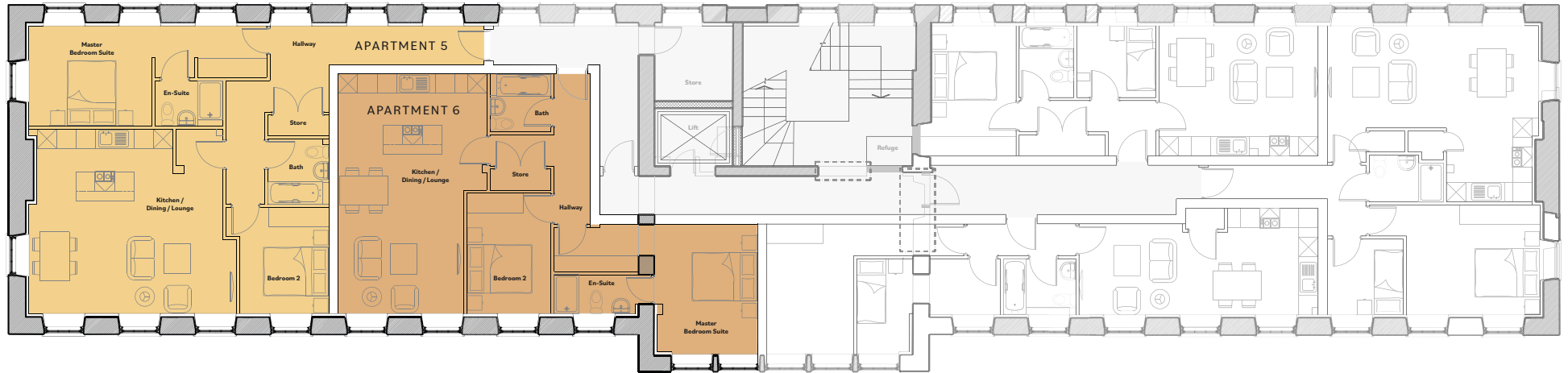
APARTMENT 3

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.6m max x 7.4m |
| Master Bed | 2.6m x 3.5m |
| Bath | 1.9m x 1.9m |
| Bedroom2/study | 2.9m x 2.8m |
| Total | 64m² (694sqft) |

APARTMENT 4

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 5.4m max x 4.2m |
| Master Bed | 4.9m x 3m |
| En-Suite | 2.1m x 1.4m |
| Bath | 2.1m x 2.2m |
| Bedroom2/study | 3.9m x 3.4m |
| Total | 85m² (913sqft) |

Floor Plans



APARTMENT 5

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 6.4m max x 5.7m |
| Master Bed | 3.8m x 3.1m |
| En-Suite | 2.1m x 1.4m |
| Bath | 1.9m x 2m |
| Bedroom2/study | 2.8m x 3.3m |
| Total | 88m² (947sqft) |

APARTMENT 6

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.6m max x 7.4m |
| Master Bed | 3.1m x 4m |
| En-Suite | 2.6m x 1.2m |
| Bath | 1.9m x 1.8m |
| Bedroom2/study | 2.6m x 3.7m |
| Total | 76m² (817sqft) |

First Floor



APARTMENT 7

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.9m x 4m |
| Master Bed | 2.6m x 4m |
| Bath | 1.7m x 2.2m |
| Study | 2.4m x 2.2m |
| Total | 48m² (519sqft) |

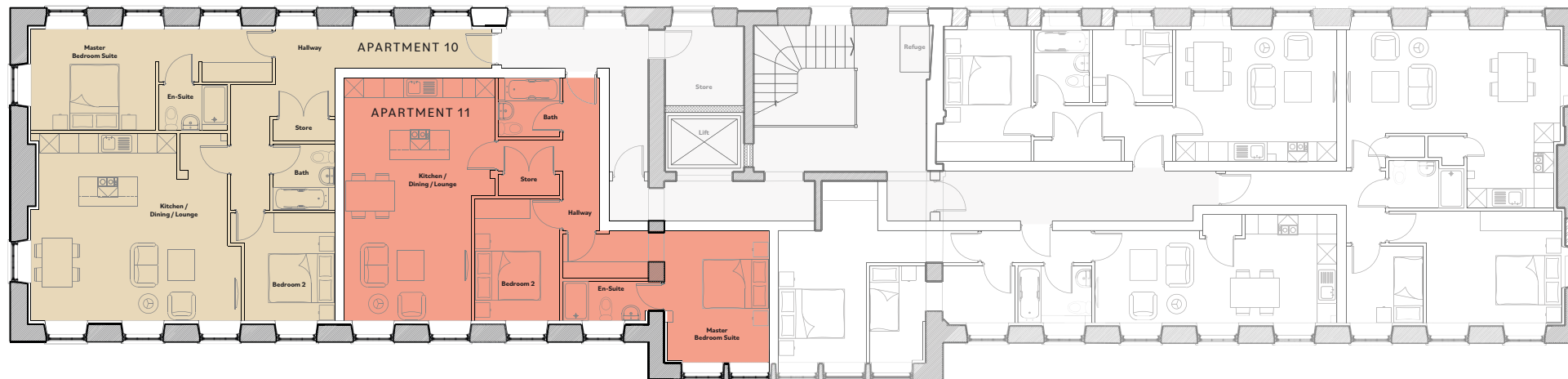
APARTMENT 8

| | |
|----------------|----------------------------------|
| Dining/Lounge | 6.5m x 3.2m |
| Kitchen | 2.6m x 2.3m |
| Master Bed | 4.1m x 3.4m |
| Bath | 2.3m max x 1.4m |
| Bedroom2/study | 2.4m x 2.3m |
| Total | 62m² (669sqft) |

APARTMENT 9

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 3.3m max x 7.4m |
| Master Bed | 2.7m x 4m |
| Bath | 2.2m x 1.7m |
| Study | 13.8m max x 2.9m max |
| Total | 55m² (591sqft) |

Floor Plans



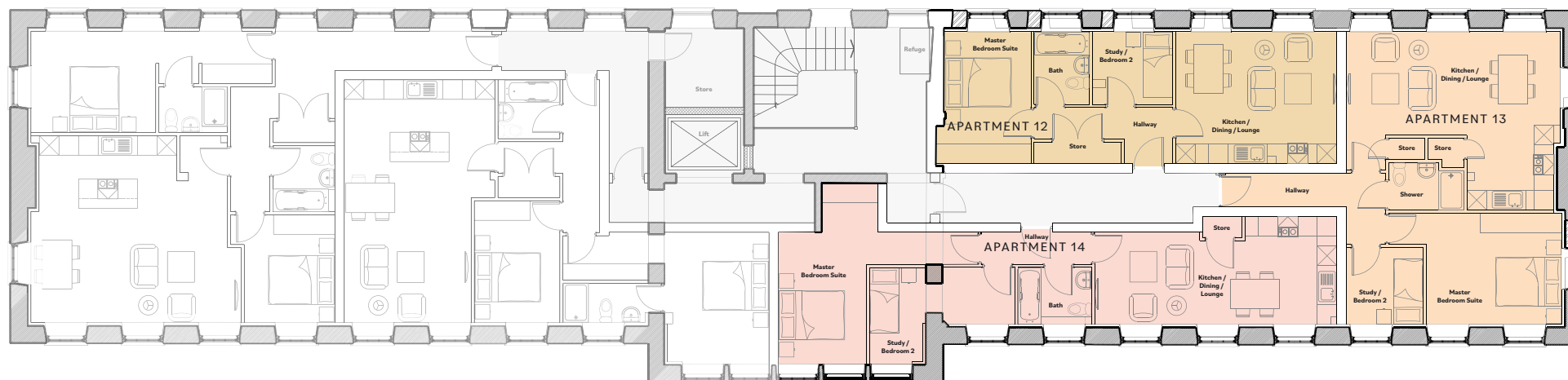
APARTMENT 10

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 6.4m max x 5.7m |
| Master Bed | 3.8m x 3.1m |
| En-Suite | 2.1m x 1.4m |
| Bath | 1.9m x 2m |
| Bedroom2/study | 2.8m x 3.3m |
| Total | 88m² (947sqft) |

APARTMENT 11

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.6m max x 7.4m |
| Master Bed | 3.1m x 4m |
| En-Suite | 2.6m x 1.2m |
| Bath | 1.9m x 1.8m |
| Bedroom2/study | 2.6m x 3.7m |
| Total | 76m² (817sqft) |

Second Floor



APARTMENT 12

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 4.9m x 4m |
| Master Bed | 2.6m x 4m |
| Bath | 1.7m x 2.2m |
| Study | 2.4m x 2.2m |
| Total | 48m² (519sqft) |

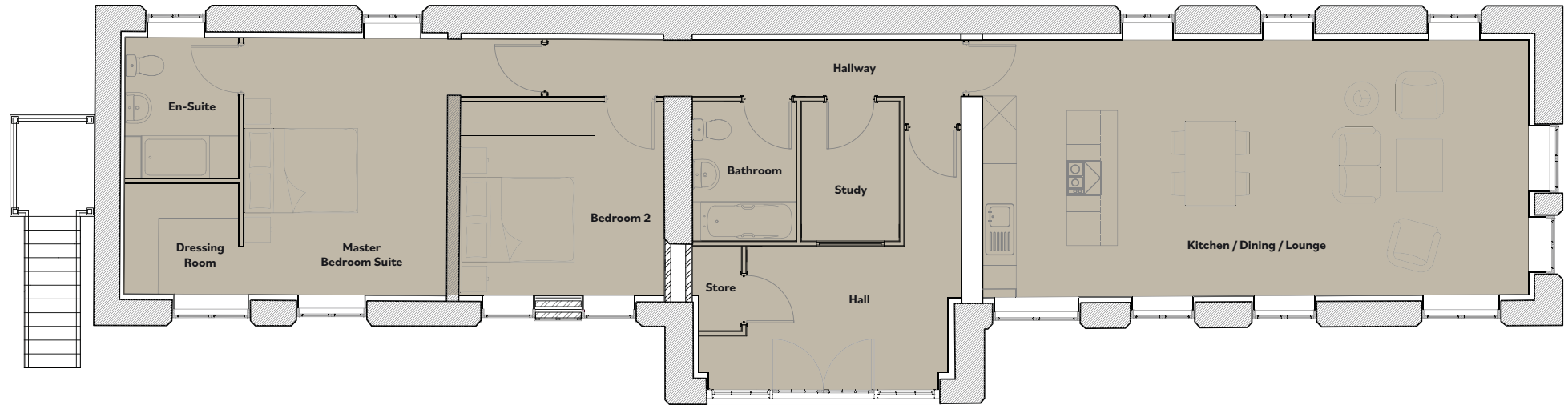
APARTMENT 13

| | |
|----------------|----------------------------------|
| Dining/Lounge | 6.5m x 3.2m |
| Kitchen | 2.6m x 2.3m |
| Master Bed | 4.1m x 3.4m |
| Bath | 2.3m max x 1.4m |
| Bedroom2/study | 2.4m x 2.3m |
| Total | 62m² (669sqft) |

APARTMENT 14

| | |
|-----------------------|----------------------------------|
| Kitchen/Dining/Lounge | 3.3m max x 7.4m |
| Master Bed | 2.7m x 4m |
| Bath | 2.2m x 1.7m |
| Study | 13.8m max x 2.9m max |
| Total | 58m² (619sqft) |

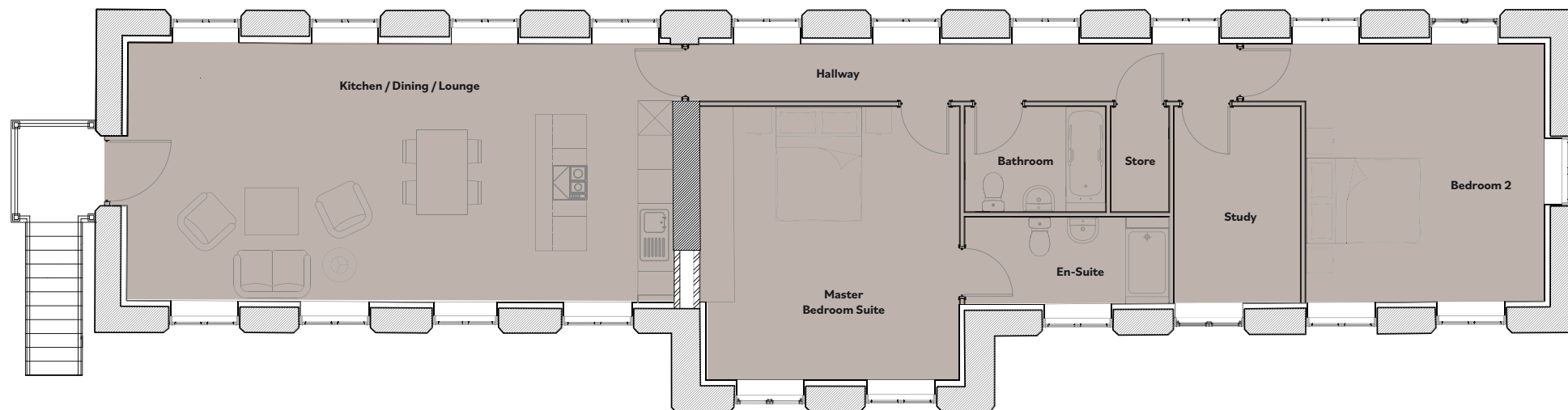
Floor Plans



STABLES 1 (APARTMENT 15)

| | |
|-----------------------|------------------------------------|
| Kitchen/Dining/Lounge | 9.7m x 4.5m |
| Dressing Room | 2m x 1.9m |
| Master Bed | 3.6m x 4.5m |
| En-Suite | 2m x 2.5m |
| Bath | 1.8m x 2.5m |
| Bedroom2 | 3.7m x 3.4m |
| Study | 1.7m x 2.5m |
| Total | 117m² (1259sqft) |

Stables



STABLES 2 (APARTMENT 16)

| | |
|-----------------------|------------------------------------|
| Kitchen/Dining/Lounge | 9.6m x 4.5m |
| Master Bed | 4.4m x 4.8m |
| En-Suite | 3.6m x 1.5m |
| Bath | 2.5m x 1.9m |
| Bedroom2 | 4.2m x 4.5m |
| Study | 2.2m x 3.4m |
| Total | 117m² (1265sqft) |



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This brochure aims to provide accurate information, however, we reserve the right to amend if required. All images provided are for illustrative purposes, dimensions may differ and are not intended to be relied upon, nor to form part of any contract.