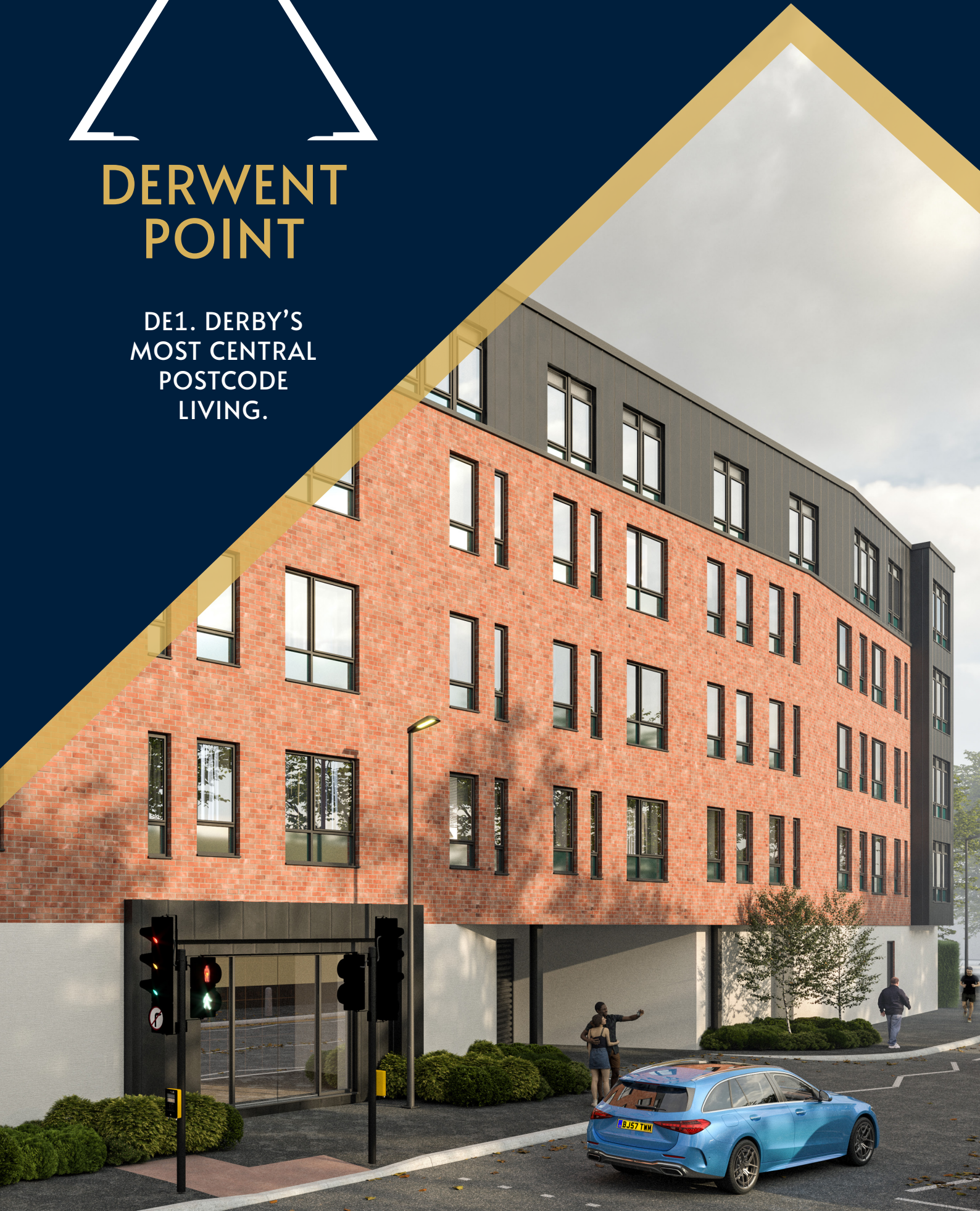




# DERWENT POINT

DE1. DERBY'S  
MOST CENTRAL  
POSTCODE  
LIVING.





# A REMARKABLE NEW DEVELOPMENT

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Stylish and innovative, Derwent Point is a prestigious new development by AG Homes. It offers single and two-bedroom apartments and high-quality contemporary living in the city of Derby. Located by Landau Forte College, the development has an extremely convenient setting just a brief walk from the heart of the city centre, where a wide-range of impressive facilities and amenities await, including regular commuter links across the Midlands to the cities of Birmingham, Leicester, Nottingham, and Sheffield (all in less than an hour). Derwent Point is the perfect base for city professionals and anyone looking to climb onto and up the property ladder.







# A PERFECT BASE

FOR CITY  
PROFESSIONALS







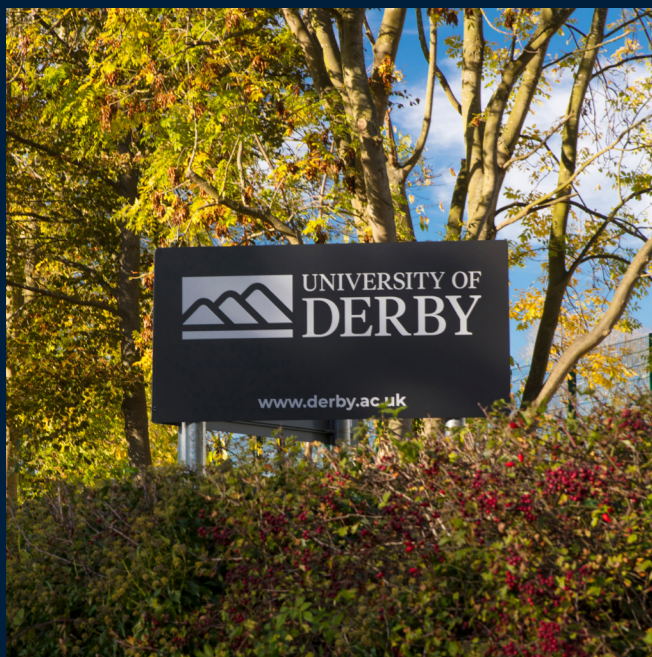
# WELCOME TO DERBY

Offering the perfect balance of work, living, and leisure, the East Midlands' city of Derby provides a rich quality of life. It has strong employment opportunities across a wide variety of sectors and it has a bustling city centre, with a broad and exciting range of shopping and leisure facilities. On the city's doorstep, an outdoor haven awaits as well. The sublime Derbyshire countryside is home to some of the most breath-taking natural scenery, including the rolling hills and majestic mountains of the Peak District National Park. Just a short drive away, the Peak District offers a genuine retreat from the energetic city, providing residents with endless outdoor adventures and a chance to recharge the batteries in a truly eye-catching landscape. Derby certainly the best of both worlds, boasting a vibrant urban lifestyle and scenic natural escapes.



Adding to its appeal, the city itself has a wealth of green spaces and picturesque public parks, including historic Darley Abbey Park and the 207-acres of Markeaton Park. For active lifestyles, Derby further benefits from a wide selection of sport and leisure facilities, such as Moorway's Sports Village and Water Park (a newly opened £42 million leisure centre with a 50m swimming pool), and the Derby Arena, which accommodates a 250m velodrome cycling track and a state-of-the-art gym. Furthermore, the city has one of the oldest football clubs in the country, Derby County F.C. – one of just 10 clubs to play in every single season of the English football league.

Education in Derby is fantastic as well, with the University of Derby ranking in the top 50 in the UK. Being nestled in the heart of the East Midlands, the city also forms the perfect hub for commuting to (and visiting) neighbouring cities and for travel across the UK.



# THE PROFESSIONAL SECTOR

Derby has fantastic employment opportunities across a broad range of industries. It is home to a thriving retail sector, and is a leading hub for advanced manufacturing and engineering, especially in the aerospace and rail domains. The city's excellence in engineering has attracted world-renowned icons to establish operations in Derby; the likes of Bombardier Transportation, Rolls Royce, and Toyota all provide vast opportunities for skilled employment. Alongside manufacturing, there are other vibrant industries that attract a strong workforce, from construction, to education, textiles, and more.

The University of Derby is another large employer in the city, offering excellent opportunities for graduates and academics, as well as researchers and administrative staff. With the Royal Derby Hospital and the University Hospitals of Derby and Burton, the city's healthcare sector offers further employment for administrative and support staff, nursing and midwifery, and healthcare and science professionals.

In addition, the city has a lively creative and digital technology sector for those skilled in design, IT, marketing, and software development. In this domain, companies such as Bloc Digital, Data Clarity, and Infinity Works provide broad career and development opportunities for graduates and employees.



# CULTURE

Derby is a city of arts and culture. It blends cosmopolitan verve with a rich history dating back to 600AD. It is a city that wears its heritage proudly, providing a wealth of things to do and see.



The wonderful Derby Theatre has a varied programme of events throughout the year and excellent community projects to help bring people into the arts. Similarly, Derby Quad hosts a cinema and an exhibition gallery, with a focus on indie artworks and film. The city boasts the only dedicated dance house in the East Midlands too: Déda, a centre dedicated to the excellence of dance with three studios and a 124-seat theatre.



There are also three outstanding museums that chronicle the city's notable past. These are the Derby Museum and Art Gallery, Pickford's House, and The Museum of Making, which is widely regarded as the site of the world's first modern factory. The Derby Museum and Art Gallery is particularly special, showcasing the world's largest artwork collection of Joseph Wright of Derby, one of Britain's most interesting painters.



The 'real ale trail' is another popular aspect of the city; it is a tour of the many historic pubs, including the city's oldest pub: the Grade II listed, sixteenth century, Ye Olde Dolphin Inne. Derby Cathedral, a Grade I listed building, is another site of historical importance – one you can explore with a guided tour, detailing its architecture, artwork, and history. For those willing to brave the 189 steps, the top of the Cathedral's tower offers a breathtaking panoramic view of the city.



# LIFESTYLE

Vibrant and lively, Derby is an exceptional city that caters to everyone. It has impressive amenities and facilities, in addition to prestigious designer stores, high-street favourites, and award-winning food markets. It is home to the Derbion, one of the largest shopping centres in the East Midlands, providing a leisure, retail, and dining hub in the heart of the city. At the Chocolate Factory, a massive industrial-style events venue, there is Bustler Market, the largest street food event in Derby, which boasts craft beverages, live music, and an array of food trucks and well-known eateries serving intercontinental cuisine. It is a treat for foodies and anyone seeking a stylish and energetic ambience. Furthermore, it is just a short 21 minutes' walk from Derwent Point.

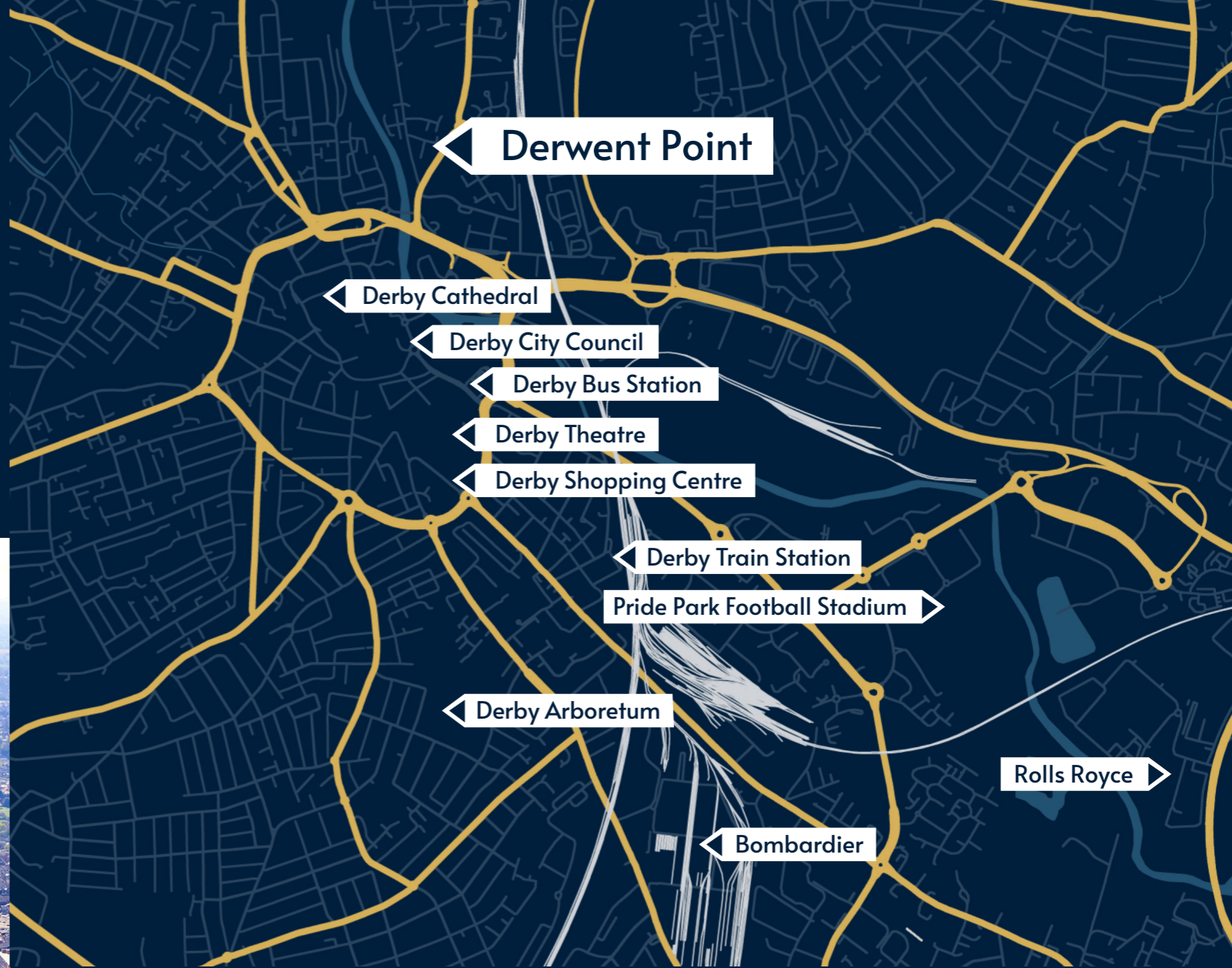
Another exciting place to explore that is within easy reach is the Cathedral Quarter. 10 minutes away by foot, this historic area has a network of cobble-stone streets lined with a mix of upscale bars and restaurants, and independent shops and classy boutiques. It is a lovely place to wander and soak up the atmosphere. Naturally, it is great for retail therapy, with plenty of chances to find something unique, whether that be in clothing, gifts, or homeware. And after a long day, you can relax in one of the many quality restaurants on offer, enjoying food from around the globe.



# LOCATION

## KEY

- 1 - Derby Train Station
- 2 - Bombardier Station
- 3 - Bustler Market
- 4 - Derby Bus Station
- 5 - Derby Theatre
- 6 - Derbion
- 7 - Derby River Gardens
- 8 - City Council
- 9 - River Derwent
- 10 - Derby Cathedral
- 11 - Cathedral Quarter
- 12 - Derby Museum & Art Gallery



### WALK

- Riverside Library 8
- Derby Bus Station 12
- Nuffield Health & Wellbeing Gym 14
- Derby Theatre 15
- Showcase Cinema De Luxe 16
- Derbion Shopping Centre 17
- Derby Train Station 27
- Darley Abbey Park 31
- Derby Abortorium 32

### MINUTES

### DRIVE

- Markeaton Park 6
- Pride Park 6
- Derby Arena 7
- Royal Derby Hospital 9
- East Midlands Airport 21
- Peak District National Park 29
- Derbyshire Dales 45

### MINUTES

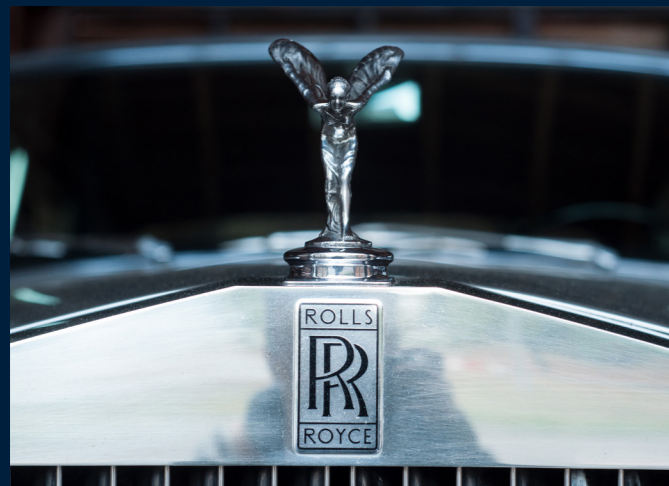
### TRAINS FROM DERBY STATION

- Leicester Station 23
- Nottingham Station 29
- Sheffield Station 30
- Birmingham New Street Station 37
- London St Pancras International 1hr 26



# A CITY TO INVEST IN

As the sixth most productive and one of the fastest growing cities in the UK, Derby has a high economic output which is showcased in its rapid and unparalleled growth. A large part of this driving force is the city's phenomenal manufacturing and engineering sector, which is home to such giants as Bombardier Transportation, Rolls Royce, and Toyota. This sector alone provides employment in the region for over 45,000 individuals. Furthermore, other sectors such as education, IT, textiles, and retail are equally in demand, ensuring attractive prospects across a broad spectrum of industries. In the past three years alone, over 4,500 new jobs were created in Derby, benefitting residents and commuters alike.



## KEY STATISTICS

**£180,966**

Average Property Price

**6.07%**

Average Rental Yield

**17.5%**

JLL Price Growth Prediction for 2026

**12%**

JLL Rental Growth Prediction for 2026

If you're asking yourself, why invest in UK property in 2023? Derby may be an easy answer to why you should.

- ▲ Population set to rise by 53,000 in the next 16 years
- ▲ Predicted property price growth of 17.5% by 2026
- ▲ Highest annual rent increase in the UK between 2020-2021
- ▲ One of the most affordable cities in the UK at £180,966
- ▲ 46% of graduates move to Derby for work
- ▲ 6th most productive city in the UK



## INVEST IN THE NEXT GENERATION

Derby's exceptional growth is underpinned by its youthful population and above-average connectivity. The city has 17 universities all within an hour's travel and is home to a student base of 34,000. With around 48% of Derby's population under-35, there's a huge amount of potential demand for rental properties, especially considering Derby's popularity with graduates:

**17.5%**

of graduates go to University of Derby and stay for work

**46%**

of graduates move to Derby for work

Derby has the 7th highest grad wage in the UK

**£24,100**

(vs UK average of £23,100)

It's this younger demographic that is driving the success of Derby's rental market and reinforcing it as one of the best places to invest in UK property in 2023. Rents increased by 8% between 2020 and 2021, the highest in the UK, and this looks set to continue as demand continues to outpace supply – a factor that will no doubt drive rental yields in Derby. Research suggests that Derby rental yields are even higher in one-bedroom properties, which reach an average yield of 8.59%.

Aside from its graduate retention, Derby is also driving new demand through its exceptional career opportunities. With several large-scale businesses – including Bombardier, Rolls-Royce and Toyota – contributing over 45,000 jobs to the local economy, there's a huge amount of working professionals within the market that are helping push prices in a positive direction, helping Derby's claim as one of the best places to invest in rental property in 2023.

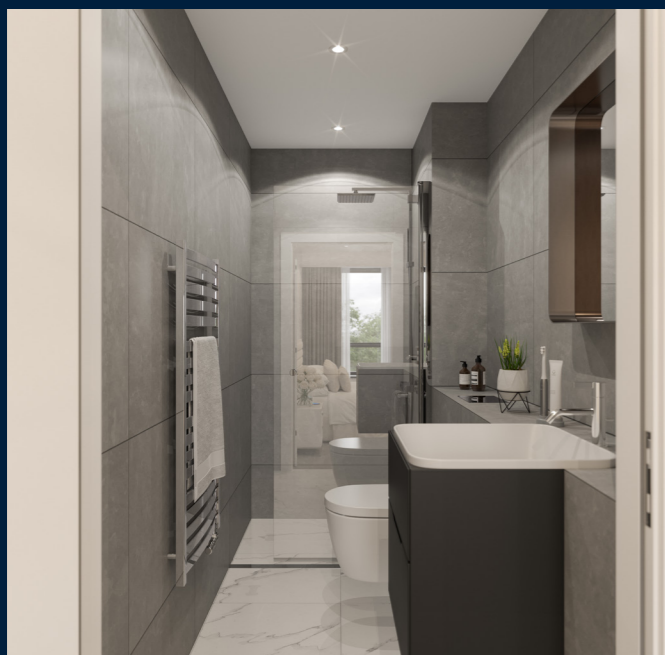






# DESIGNED TO EXCEED EXPECTATIONS

Derwent Point has a contemporary design finished to the highest-quality of standards, ensuring every apartment enjoys a flood of natural light and generous open spaces, including open-plan living for a sociable lifestyle. Alongside the high-spec accommodation, each residence promises a warm and inviting contemporary ambience.







# SPECIFICATIONS

## INTERNAL FINISHES

- △ Solid core entrance door with spy hole
- △ Contemporary internal doors throughout
- △ White painted finishes to all ceilings, skirting boards and architraves

## KITCHEN

- △ Fitted kitchen with solid laminate worktop and glass splash backs
- △ Built in hob, extractor fan and oven. Integrated fridge/freezer, washer/dryer and dishwasher

## BATHROOM

- △ Full-height tiling around bath and shower
- △ Half-height tiling around WC and basin with tiled shelf
- △ Ladder-style polished chrome, or equivalent, heated towel rail
- △ Bathroom vanity unit

## FLOORING

- △ Fitted carpets to bedrooms
- △ Wood-effect flooring to lounge, kitchen and hallway
- △ Tiling to bathrooms

“...Finished to the highest-quality of standards, ensuring every apartment enjoys a flood of natural light...”



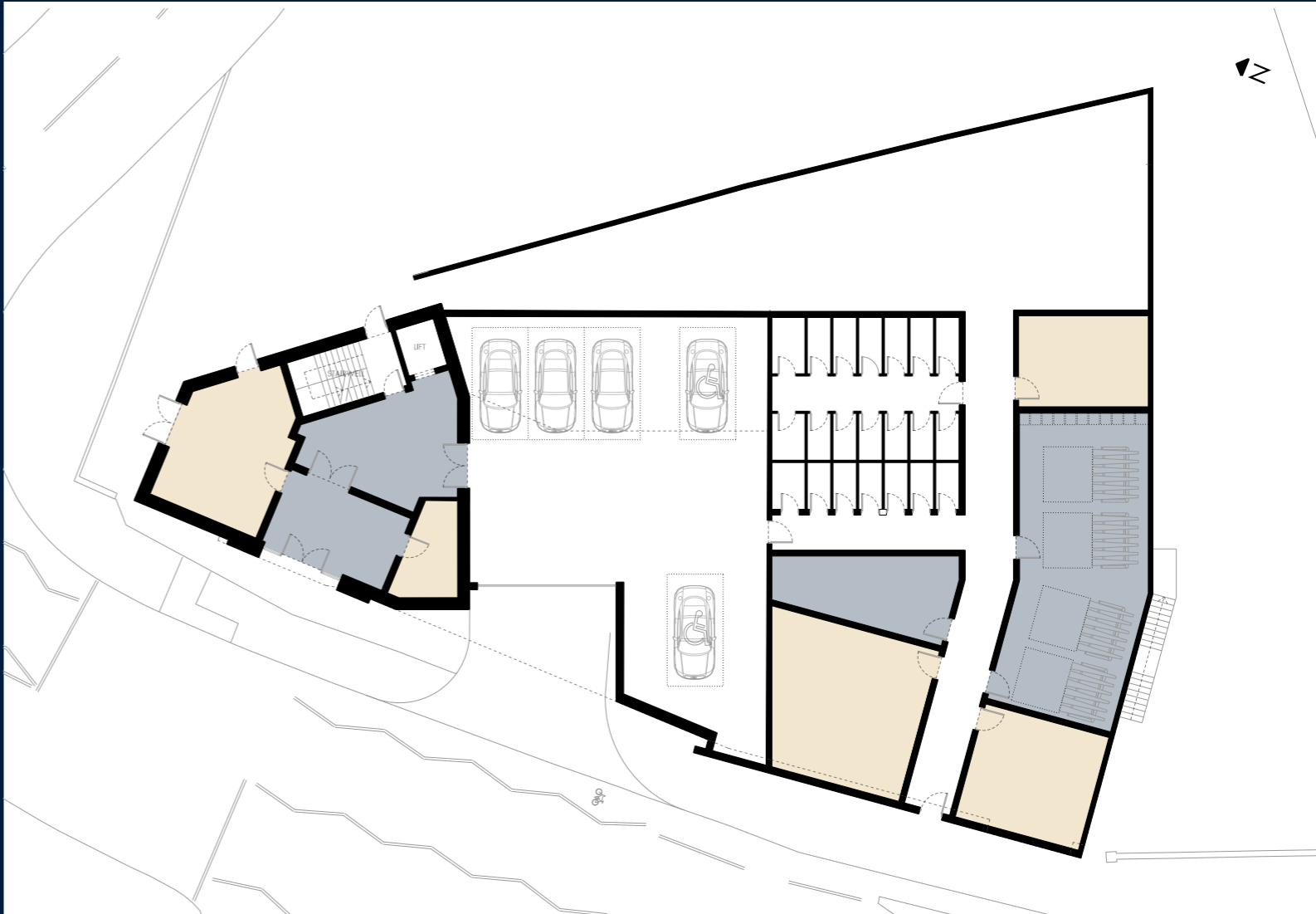
# GROUND FLOOR

WELCOME TO



DERWENT  
POINT

Contemporary living at its best, where spacious interiors and elegant styling come together, alongside a central location with a wealth of amenities...



Derwent Point is a collection of sophisticated one- and two-bedroom apartments, carefully curated for modern lifestyles. The residences enhance the interplay of space and light to provide bright and airy interiors that are designed to impress. They also capitalise on their location to bring the very best to its occupants. Furthermore, homeowners will have access to a communal garden/courtyard and to generous storage facilities, in addition to residents' parking where each space is equipped with an electric vehicle (EV) charger. Derwent Point is much more than a place of home – it is a centre for excellence, for ambitious professionals, for those who enjoy a wealth of opportunities and possibilities.



# FIRST FLOOR

# SECOND FLOOR



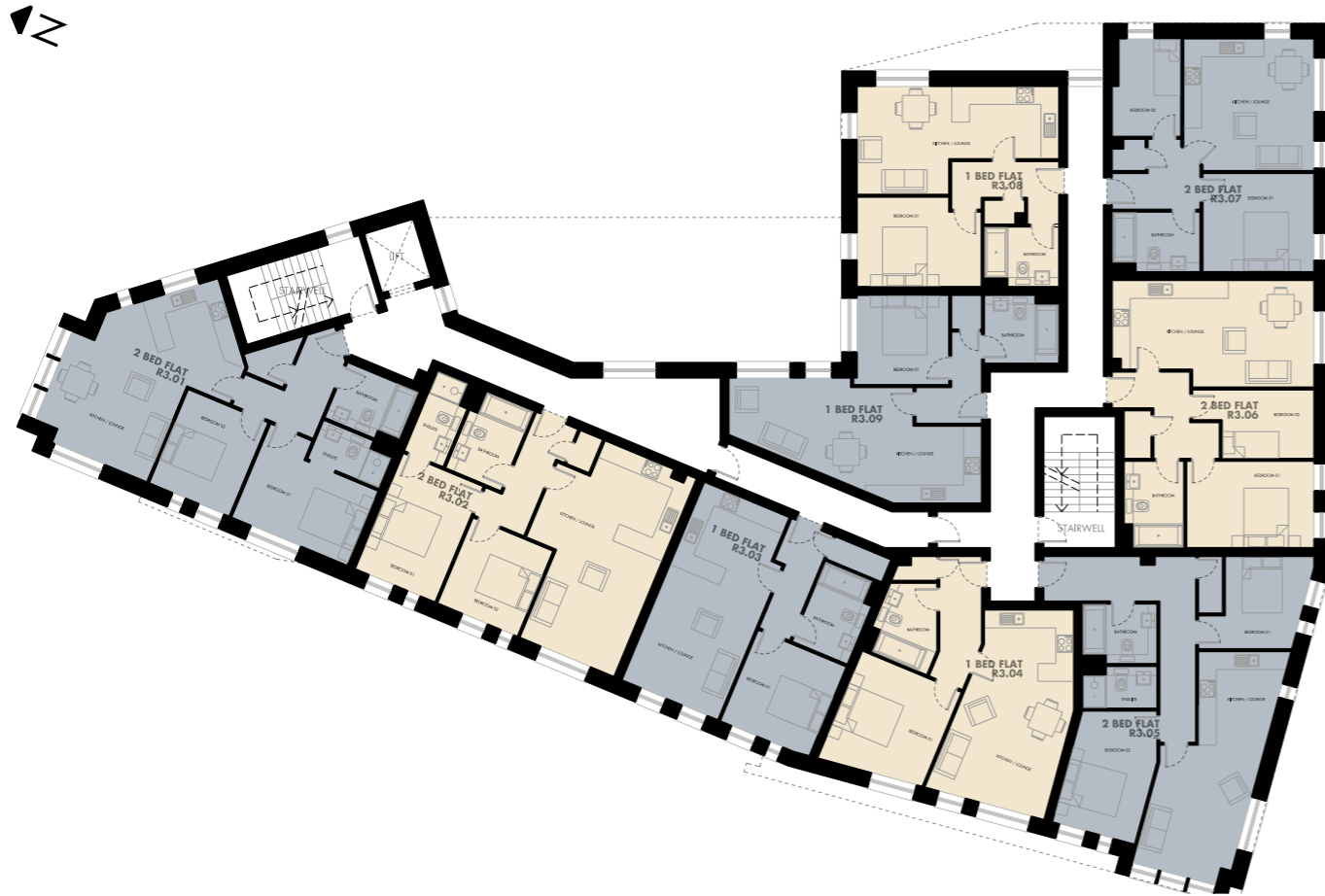
PLOT	BEDS	SIZE SQ FT
R1.01	2	737
R1.02	2	738
R1.03	1	532
R1.04	1	559
R1.05	2	761
R1.06	1	527
R1.07	2	570
R1.08	1	495
R1.09	1	513

PLOT	BEDS	SIZE SQ FT
R2.01	2	745
R2.02	2	738
R2.03	1	532
R2.04	1	559
R2.05	2	761
R2.06	2	628
R2.07	2	570
R2.08	1	495
R2.09	1	513



# THIRD FLOOR

# FOURTH FLOOR



PLOT	BEDS	SIZE SQ FT
R3.01	2	745
R3.02	2	738
R3.03	1	532
R3.04	1	559
R3.05	2	761
R3.06	2	628
R3.07	2	570
R3.08	1	495
R3.09	1	513

PLOT	BEDS	SIZE SQ FT
R4.01	2	657
R4.02	2	794
R4.03	2	888
R4.04	2	804
R4.05	2	872
R4.06	1	517





AG HOMES

## ABOUT AG HOMES

Based in Derby and working across the Midlands, AG Homes is a leading property development company who focus on delivering unrivalled quality at every stage of a development. The company specialise in both residential and commercial schemes, managing and owning all developments from end-to-end to ensure the very best in standards and customer satisfaction. Confident in this matter, AG Homes cover all their residences with a 10-year warranty from a leading new home warranty provider.

### CREATING PLACES YOU WILL BE PROUD TO LIVE IN.

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# DERWENT POINT

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AG HOMES

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