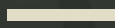




COOPER
HOUSE



COOPER HOUSE, BURTON ON TRENT DE14



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INTRODUCTION

Cooper House is the subject of an inspired office-to-residential conversion project that will create some of the most desirable residential property in the market town of Burton on Trent.

Often known simply as 'Burton', the town is growing fast, thanks to a buoyant local economy and an outstanding quality of life. Centrally located in Staffordshire and largely surrounded by open green space, it affords great access to an abundance of beautiful walks, whilst also boasting many excellent amenities.

**A DESIRABLE
RESIDENTIAL PROPERTY
IN THE MARKET TOWN
OF BURTON ON TRENT**

Burton is also a town that is attracting large sums of inward investment; money that is supporting improvements in the town centre, transport infrastructure, the public realm and local centres for higher and further education.



Cooper House is a wonderfully convenient base for those with jobs in the region and yet it has a distinctly relaxed, semi-rural air. To its east and south are golf courses, and to the west lies mostly farmland, interspersed with attractions such as tea rooms, garden centres and the

National Forest Adventure Farm. Travel a little further, and you'll encounter National Trust parks and gardens, Cannock Chase AONB, and just to the north, the beautiful Peak District National Park.

COOPER HOUSE PROMISES IMPRESSIVE LIVING STANDARDS THAT WILL CONTINUE TO IMPROVE WITH THE IMPLEMENTATION OF NEW REGENERATION WORKS

Offering the best of both worlds – good road and rail connections, together with ready access to open green space. Cooper House promises impressive living standards that will continue to improve with the implementation of new regeneration works.





AT A GLANCE

Set in a mixed residential
and business district

A short walk to the railway station

Close to popular shops,
cafes and restaurants

In an area served by good schools

Close to many major employers

Modern and well equipped

On-site parking available

61 apartments with a mix
of one and two beds

Attractive off-plan prices



THE SETTING

The focus of an ambitious conversion project, the Cooper House project will see the creation of modern accommodation in a quiet residential street close to the town centre.



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Despite its thriving economy, Burton itself has none of the 'big city' feel that characterises its near neighbours, Nottingham, Leicester and Birmingham. Here, the pace of life is slower and the mood just a little more sophisticated.

A snapshot of measures gives an impression of local quality of life. Crime rates, for example, are well below the county average, and according to council surveys and Census data, unemployment rates are unusually low. In another study covering the whole of the East Midlands, the health of its retail sector earned the town a top-three ranking.

MODERN ACCOMMODATION IN A QUIET RESIDENTIAL STREET CLOSE TO THE TOWN CENTRE

As for the development itself, it has an excellent location. Turn left onto Station Road and you'll find the town's railway station less than 400m from the junction. Turn right instead, and Cooper's Square Shopping Centre is within similarly easy walking distance. Closer still is a Sainsbury's supermarket, an NHS clinic and a number of leisure amenities, including the Brewhouse Art Centre



LOCAL AMENITIES

Despite being a town of modest proportions, Burton boasts a rich variety of well-known retail brands, restaurants and leisure amenities.



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Less than 500m from Cooper House, shoppers will encounter names that are familiar nationwide: KFC, Nando's, Pandora, New Look, Primark and many more. The town's main retail centres – Cooper's Square,

Middleway Retail Park, Burton Place Shopping Centre and the Octagon Shopping Centre – are host to dozens of popular retail outlets and a wealth of cafes and restaurants.

BURTON BOASTS A RICH VARIETY OF RETAIL OUTLETS AND AMENITIES

However, those aren't the only important facilities that are located close by. So too are other supermarkets and convenience stores, dental practices, schools and nurseries, a cinema and, only a little further to the east, Burton and South Derbyshire College.





**DISTANCES
AT A GLANCE**

Cross Street Clinic NHS	Opposite	Cineworld	400m / 430 yds
Nearest pub	50m / 55yds	Burton Place Shopping Centre	430m / 475 yds
Sainsbury's	150m / 160 yds	Middleway Retail Park	510m / 560 yds
The Brewhouse	150m / 160 yds	Burton Library	700m / 770 yds
Cooper's Square Shopping Centre	350m / 380 yds	Meadowside Leisure Centre	850m / 920 yds



QUALITY OF LIFE

While some individuals opt for bustling city centres, others favour a more relaxed pace of life. Burton is decidedly situated in the “relaxed” category.



COOPER HOUSE



Burton-On-Trent is a town of compact dimensions and, like much of East Staffordshire, which is part of Britain's National Forest, it is mostly surrounded by greenery.

The River Trent, which runs southwest through the town, adds to its rural ambience and affords opportunities for relaxing walks along its banks. On numerous local footpaths, residents can take in woodland, parks and ornamental gardens, and pass some excellent pubs and restaurants on the way.

BURTON BOASTS SOME EXCELLENT, WELL-REGARDED ESTABLISHMENTS WHICH RANGE FROM FINE DINING TO TRADITIONAL PUBS

On the subject of eating and drinking, Burton boasts some excellent, well-regarded establishments. Options range from fine dining to traditional pubs and carveries, and encompass all kinds of cuisine, from Indian to Italian, African to Thai.

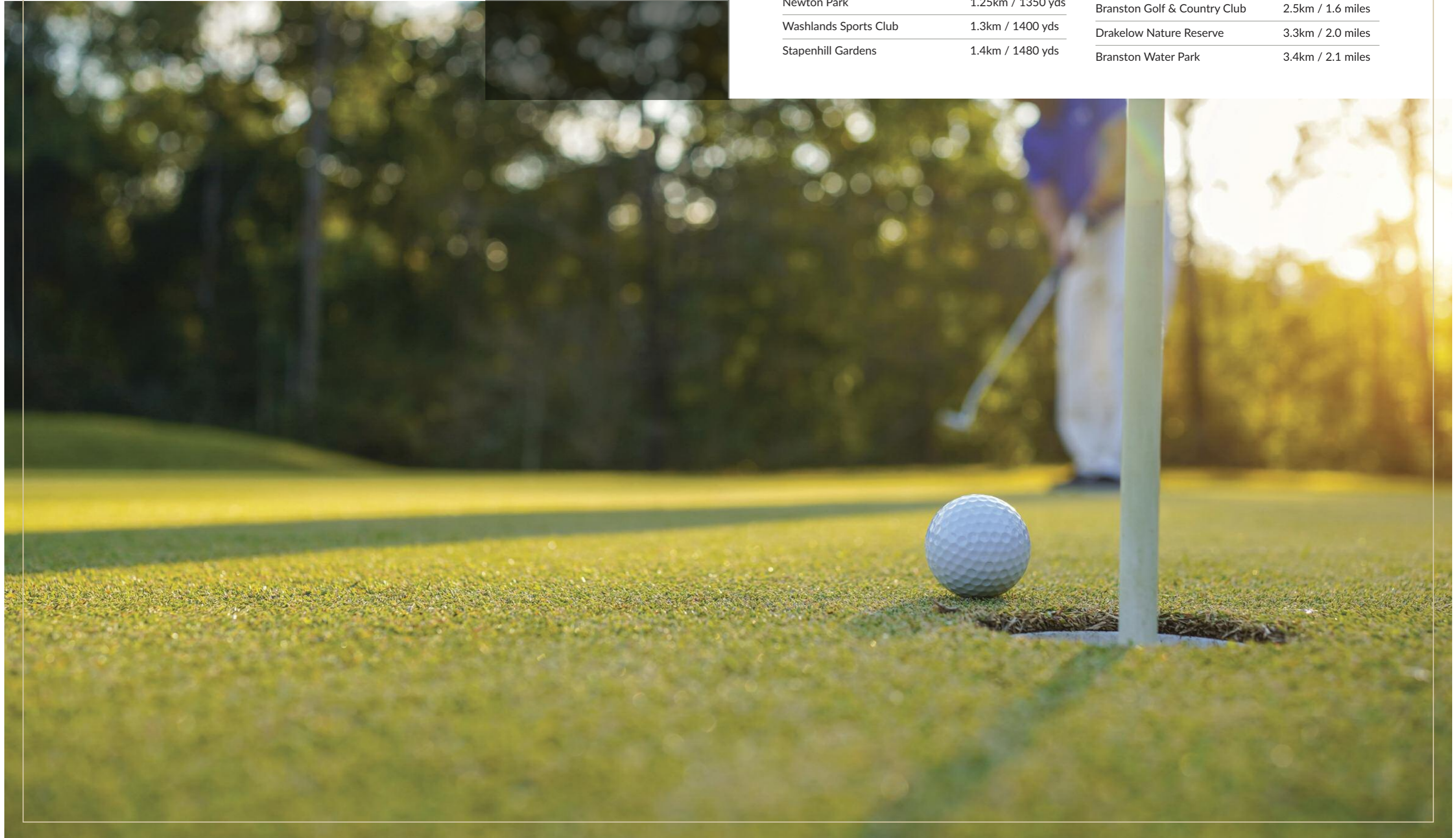


The town is rich in culture and heritage, and well known for its wealth of retail and leisure amenities. It scores consistently highly in quality-of-life indices. In 2022, for example, it ranked second out of 28 Staffordshire communities, its rating exceeded only by the rural village of Kinver.

LOCAL ATTRACTIONS AND ACTIVITIES

The Washlands National Forest	860m / 940 yds
Stapenhill Woodland Walk & Riverside Walk	1.1km / 1200 yds
Burton Mail Centenary Woodland	1.1km / 1200 yds
Newton Park	1.25km / 1350 yds
Washlands Sports Club	1.3km / 1400 yds
Stapenhill Gardens	1.4km / 1480 yds

Shobnall Leisure Complex	1.4km / 1480 yds
Shobnall Skatepark	1.6km / 1695 yds
Burton Albion Football Club	2.0km / 1.25 miles
Sinai Park Woodlands	2.1km / 1.3 miles
Branston Golf & Country Club	2.5km / 1.6 miles
Drakelow Nature Reserve	3.3km / 2.0 miles
Branston Water Park	3.4km / 2.1 miles





EDUCATION

For families with school-age children, Burton is an excellent place to settle. Many of its surrounding primary and secondary schools are rated Good or Outstanding by Ofsted.



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Local nurseries and state schools with an 'outstanding' rating include:

Highwood Day Nursery

Shobnall Primary & Nursery School

The Violet Way Academy

Many others are rated 'good.' Examples include:

Abbot Beyne School

Anglesey Primary Academy

Bladon House School

Paulet High School

Paget High School

FROM NURSERIES TO DEGREE-LEVEL STUDIES, BURTON'S EDUCATORS CATER FOR LEARNERS OF ALL AGES.

Burton and South Derbyshire College has also achieved a 'good' rating. It offers a wide choice of courses for school-leavers, sixth-formers and adult learners. They range from vocational courses to apprenticeships and from university-level studies to professional qualifications.





THE PROPERTY

Set just a five-minute walk from the town centre, Cooper House is a high-quality conversion project that will turn a former office building into some of Burton on Trent's most attractive and conveniently-situated modern apartments.



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Cooper House will comprise 61 apartments with a mix of one and two beds over three residential storeys. All will be fitted out to an impressive standard. The units offer a choice of sizes and

configurations, each well suited to the needs of couples, commuters and professional workers with jobs in the area.

**COOPER HOUSE IS
WELL SUITED TO THE
NEEDS OF COUPLES,
COMMUTERS AND
PROFESSIONAL
WORKERS**

The building itself is brick-built with energy-efficient double glazing and effective insulation. This ensures that all apartments will remain warm, dry and inexpensive to run. The development also features secure cycle storage and 65 parking spaces.





FACTS AT A GLANCE

61 apartments with a mix of one and two beds

Three residential storeys

Between 37sqm (398sqft) to 75sqm (807sqft)

65 dedicated parking spaces

A quiet, mainly residential road

Convenient for both the city-centre and countryside

All properties backed by a 10-year warranty



THE APARTMENTS

Cooper House combines heritage with modernity; style with comfort, and energy-efficiency with town-centre convenience.



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Burton is a popular town that provides an excellent base for both work and recreation. It affords ready access to many local centres of employment, but it's also set close to the town's railway station, so it's ideal for commuters with jobs in neighbouring

cities. Accordingly, the apartments are aimed at discerning buyers and tenants; people who value style, quality and location.

**COOPER HOUSE IS
WELL SUITED TO THE
NEEDS OF COUPLES,
COMMUTERS AND
PROFESSIONAL
WORKERS**

All the apartments are built to the latest standards for security, safety, accessibility and energy efficiency. Similarly, they feature building materials chosen for durability and finish. That's evident in everything from the flooring to the lighting, and in the way that the bathrooms and kitchens are fitted out.



A-rated appliances and low-energy lighting don't just save money; they also lend the units a real air of luxury. So too does the light, neutral colour palette and the quality of flooring, tiling and fixtures.

The units boast useful modern features such as power sockets with built-in USB chargers, and a satellite point in the living area.



COOPER HOUSE
APPEALS ON ALL
FRONTS: LOCATION,
LIFESTYLE, RUNNING
COSTS AND CHOICE













THE LITTLE DETAILS

Creating the ideal town-centre apartments means making no compromise on quality. Sleek designs, luxurious materials and traditional craftsmanship blend to create truly outstanding living spaces.



COOPER
HOUSE

INTERIOR SPECIFICATIONS

General

Smooth plastered walls finished with emulsion in neutral shade

Smooth plastered ceilings in neutral emulsion

Modern detail skirting and door frames

Wood effect laminate doors

Contemporary brushed chrome door handles

Floor Coverings

Hallway

Quality vinyl floor in wood effect

Living Area

Quality vinyl floor in wood effect

Dining Area

Quality vinyl floor in wood effect

Kitchen Area

Quality vinyl floor in wood effect

Bedroom

Quality neutral carpet

Bathroom

Quality neutral floor tile





Electrical and Maintenance

- Plug sockets with USB port to living room and bedrooms

- Downlights throughout

- Phone point to living area

- Satellite point to living area

Bathroom

- Wall and floor tiles

- Floor standing WC with push button flush

- Floating hand basin with cabinet surround

- Fully enclosed shower with glass door

- Overhead shower with mixer and riser

- Heated towel radiator

INTERIOR SPECIFICATIONS

INTERIOR SPECIFICATIONS

Kitchen

High quality kitchen including base units and a selection of eye level cupboards

Soft close doors

Quality complementary laminate worksurface

Concealed under wall cabinet lighting illuminating the work surface below

Fan assisted oven

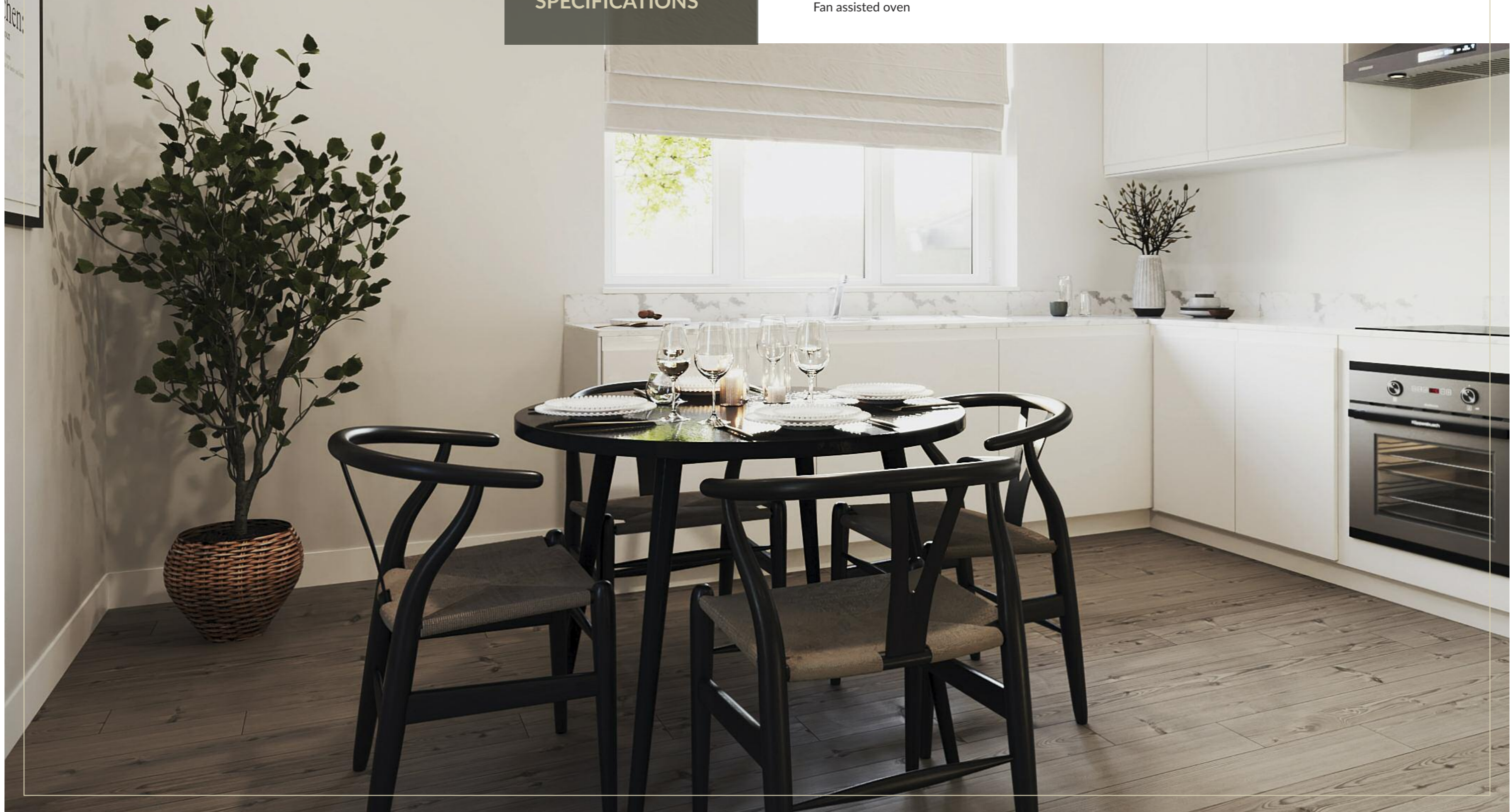
Electric hob with extractor hood

Integrated tall fridge freezer

Integrated washing/dryer machine

Feature tiled splashback

Instant hot water tap





GETTING AROUND

Excellent transport connections are part of the appeal of Cooper House. With bus stops and the railway station all within easy walking distance, residents will have no difficulties in getting where they need to go.



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On foot

The apartments stand on Cross Street, which intersects with Station Road just over 100 metres to the northeast. This leads left to the railway station and right towards the town centre, which demands a walk of no more than 500m (520 yards). At the other end of Cross Street, Duke

Street leads east towards the Brewhouse Art Centre and Cooper's Square Shopping Centre. The distance is less than 350m (355 yards).

In short, numerous local shops, cafes, restaurants and offices are within easy walking distance, and so too are many other important amenities.

GETTING AROUND

Buses

The nearest bus stops stand on Station Road, approximately 220m away. They serve routes into the town centre itself and Swadlincote, or running westward, to destinations including Derby, Uttoxeter, Tutbury and Eton Park.

Rail

The town's main railway station lies on Borough Road, just a short way along Station Road. Services by CrossCountry run to various towns and cities including Birmingham, Bristol, Cardiff, Edinburgh, Leeds, Nottingham and Plymouth.

Road

Burton is bounded by several main roads: the A511, A5121, A38 and A444. All run close by the town centre and form part of the regional highway network. The nearest motorways are the M6 toll road, which lies 22km to the southwest, and the M1, 24km to the east.

Distances to regional centres:

Derby	17km / 10 miles	Birmingham	40km / 25 miles
Walsall	34km / 21 miles	Wolverhampton	41km / 26 miles
Nottingham	37km / 23 miles	Stoke on Trent	44km / 27 miles
Leicester	39km / 24 miles	Coventry	45km / 28 miles

GETTING AROUND



AG HOMES

Leading this scheme is the Derby-based AG Homes, which is part of the AG Group. It is a well-established, multi-sector property developer, focusing on residential schemes across the UK.



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AG Homes is supported in the building process by AG Construction, which also operates under the AG Group. Working collaboratively under the same group allows full transparency across all teams of the development, ensuring that quality is maximised.

All members of AG Homes work collaboratively to ensure that all projects are completed to the highest possible standards. Together, they offer an end-to-end service across a wide spectrum of development and construction projects.

The company's core leadership team has many years of combined experience in property development and community regeneration.

**AG HOMES ENSURES
THAT ALL PROJECTS
ARE COMPLETED
TO THE HIGHEST
POSSIBLE STANDARDS**

The company believes in creating strong and long lasting relationships with its partners and stakeholders. In this way, it has built a trusted network of planners, architects, solicitors and other professionals, each of which makes a valuable contribution to the customer experience.



OVERVIEW

Cooper House Apartments are a high-quality residential development that will create modern and elegant new living spaces in close proximity to the centre of Burton On Trent.



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For those with jobs in the area, or in neighbouring towns and cities, Cooper House makes an excellent base. Transport hubs are conveniently situated but many major employers have premises within easy walking distance.

The property itself appeals on many fronts. Stylish, secure, well-equipped and energy efficient, its apartments will be ideally suited to the demands of discerning modern residents.

OVERVIEW

A multi-million-pound office-to-residential conversion

A 'best of both worlds' location

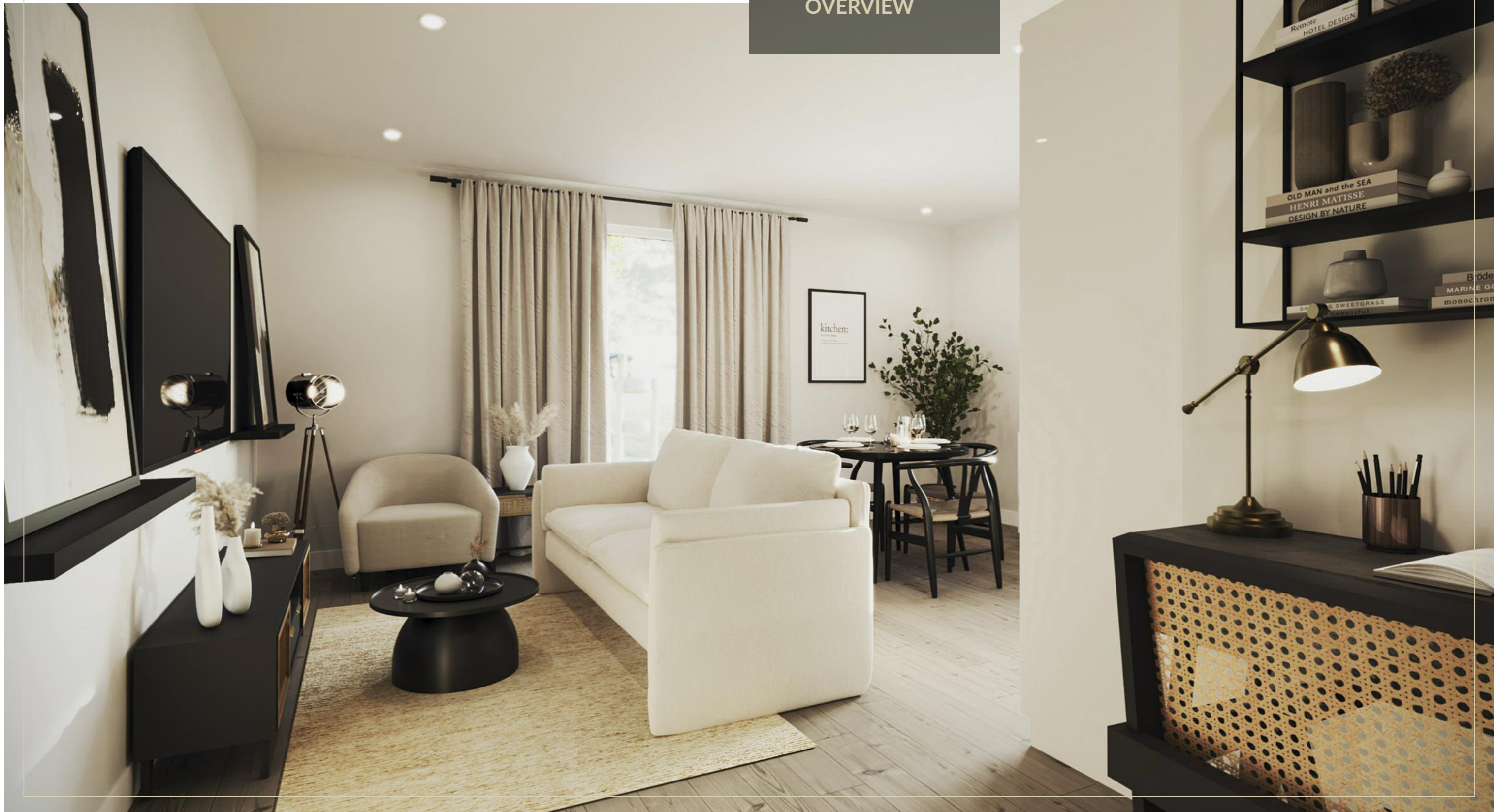
A modern, energy-efficient specification

Attractive off-plan prices

61 apartments with a mix of one and two beds

Built to the highest standards

Backed by a 10-year warranty



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