



**bradbury  
place** 

the place for modern &  
contemporary living

# bradbury place, a place to behold

what it has to offer you

Bradbury Place is situated on the prestigious west side of the historic market town of Chesterfield in Derbyshire. The new development is to be on the site of the former Bradbury Hall and will consist of four apartment blocks and Mediterranean restaurant to replace the tyre centre. It is also envisaged that there will be several small boutiques opening adjacent to the site. The restaurant and boutiques are scheduled for the latter part of 2007.

Bradbury Place is virtually 5 minutes drive into the town centre and within easy walking distance. It is in close proximity of fashionable shops, restaurants and both traditional and modern pubs. The apartments will also have the benefit of views over the surrounding countryside.

Chesterfield houses one of the largest open air markets in the country with up to 250 stalls. The market takes place every Monday, Friday and Saturday with a flea market on a Thursday.

The most famous attraction of Chesterfield is the amazing Crooked Spire of the St. Mary's and All Saints Church. The Spire reaches 228 feet and is a well known highly visible landmark.

Chesterfield has managed to retain some of its medieval streets and buildings which attract visitors far and wide. There are narrow streets off the Market Place leading to the Shambles and the Butchery quarter. The newest addition to the town is the Vicar Lane Shopping Centre which was opened in 2000.

To the south of the town centre is Queen's Park which was built to celebrate Queen Victoria's Golden Jubilee. It has a cricket ground and boating lake and also houses the towns largest leisure centre.





The town has many leisure attractions including several golf courses, fitness centres, all-weather tennis club, cinema complex, go-karting to mention a few. It is also home to the Chesterfield Football Club, better known as the Spireites.

There are plenty of restaurants to choose from in the town centre which cater for all tastes. There is also a thriving night life in Chesterfield which has some excellent wine bars, traditional pubs and trendy night clubs. If you prefer a more cultured evening at the theatre, Chesterfield has the Pomegranate theatre; a grade 2 listed Victorian arch theatre which hosts both professional touring and amateur productions.

The town is a central location for excellent communications either by road, rail or coach. The M1 is approximately 10 miles away which makes commuting to Nottingham and Derby very easy. Sheffield is 11 miles north of Chesterfield and easily accessible via the A61. There is also a direct rail link to London St Pancras from Chesterfield station, which leaves on a regular basis throughout the day. Chesterfield coach station is situated on New Beetwell Street which has both local and national services.

Airport accessibility is good with East Midlands Airport approximately 40 minutes away and Manchester airport about 1hr 30 minutes away. There are also domestic flights more locally from Sheffield and Doncaster.

Another very famous attraction to Chesterfield is its close proximity to the Peak District National Park. It is renowned for its outstanding beauty and largely unspoilt scenery.

Just a few miles away from Bradbury Place is the magnificent Chatsworth estate, home to the Duke and Duchess of Devonshire. The house attracts visitors from all over the world to see its fine works of art, its breathtaking surroundings and its excellent farm shop. There are also a number of attractions throughout the year such as Chatsworth country fair and various open air concerts. It is also a regular bolthole for members of the Royal family.

There are also many surrounding villages which have historical backgrounds. Bakewell, which is famous for its tart and Monday market, is a very popular venue. The annual Bakewell show brings audiences nationwide. Bakewell is also home to Haddon Hall, a fortified medieval manor house dating back to the 12<sup>th</sup> century. The house is open to visitors from April to October. The local spa towns of Matlock Bath and Buxton are well worth a visit. Neighbouring town Bolsover houses a magnificent ancient castle and Clay Cross is home of the famous railway pioneer George Stephenson.

As well as having a wealth of offerings, Chesterfield is also considered to be a good area for property investment. A recent survey undertaken by independent data analysts Prophit, have prepared house price forecasts over the next five years. Chesterfield has been depicted as a hot spot in the East Midlands area with an estimated growth of 22.8% over this period.

**Not only is Chesterfield considered an excellent place to live with its beautiful market town and country surroundings, it is also regarded as being a good investment proposition.**

- 1 Chesterfield Town situated in the countryside with its famous crooked spire
- 2 Peak District National Park
- 3 Chatsworth House
- 4 Chesterfield Market Place
- 5 Bolsover Castle



# a place in history

## the heritage of bradbury hall

Bradbury Place will consist of four apartment blocks named Bradbury Hall, Field View, Hall View and The Maltings. Each name has its own place in history which stretches back over the last 400 years.

Bradbury Hall was a very well known building dominating the lower Brampton area, on the main Chatsworth Road. Over the years it has served the community in many different ways.

The first building on the site is thought to have dated back to the 17<sup>th</sup> century. Field House as it was known then was purchased by John Smith in 1803. He was considered a gentleman with a wealthy family background. His father was the owner of the Brampton Ironworks.

John Smith added to his purchase of Field House, by acquiring a piece of adjacent land. He extended this even further in 1809 with a second purchase of land and a cottage. He died in 1814 leaving his legacy to his wife Mary and four children.

It wasn't long after John's death that Mary built an ale and porter brewery on the land behind Field House. Mary then went on to mortgage the property for a further £500 in 1823 and the mortgage was transferred to James Shemwell.

The property was then sold again to William Belfield who occupied the house for some of the time as the owner. During his ownership, a malt house had also been built on the land next to the house. In 1837 William died and the property passed to his nephew Robert Belfield.



After having a number of tenants, William Bradbury Robinson went to live there as a tenant in 1852 with his wife Elizabeth and their first child Martha Annie. William was the son of John Bradbury Robinson, the founder of Robinson and Sons. After bringing up 9 children in Field House, William and Elizabeth moved away in 1867 owing to her ill health. Elizabeth died in the same year.

Around 1870 the house was sold by Robert Belfield to Charles George. He was a tailor who specialised in uniforms and was contracted to supply those at Chatsworth House. His daughter Isabella was proprietor of a millinery in Glumangate and apparently her name can still be seen on the files in the doorway.

The Malthouse was also known as the Oast House and has its own history. It could not be seen upon entering the yard of the main house since it was surrounded by cottages. It was however the factory to J.J.Cockerell, Gothard & Co who were the manufacturers of Queen Elizabeth Sauce.

The Malthouse was also utilised as a soda water manufactory in later years and in 1887 St.Thomas Mission church began in the Brewery yard.

In 1928 Field house was purchased from the Robinson family by the company of Robinson and Sons to provide canteen and welfare facilities for their workforce. In 1937 there was a major redevelopment and a new room was added called the York room after the Duke of York who became George V.

Bradbury Hall provided much needed temporary shelter during the war years, becoming a registered rest centre. At the end of the war in 1945 it continued to provide welfare facilities for Robinsons and then finally in 1984 it closed its doors to the staff as it was considered no longer suitable.

It was then sold and became a bar and restaurant for a number of years and later evolved in to a nightclub.

The site is now under development for four prestigious apartment blocks to be completed 2007/08. Each block will be named in memory of times gone by to preserve the history of Bradbury Hall.

the place for modern & contemporary living

# bradbury place

## a place for the future

The Bradbury Hall development on Chatsworth road consists of four separate blocks providing a total of 97 apartments, mainly one and two bedroom units, ranging from around 468 ft<sup>2</sup> to 720 ft<sup>2</sup> with a limited number of larger penthouse units on the top floors.

The total square footage on the development is 68,484 ft<sup>2</sup> that give an average unit size of close to 600 ft<sup>2</sup>.

Local agents report the market in Chesterfield for apartments is very buoyant with a limited number of units available which tend to sell quickly with a limited supply. One Bedroom apartments start at £119,000 and two bedroom apartments start at £138,000.

Bradbury Place is currently under construction and is due for completion late 2007.

the place for modern & contemporary living





**FIELD VIEW**

**THE MALTINGS**

**HALL VIEW**

**BRADBURY HALL**

# bradbury place site plan

(site plan only shows plan for ground floor apartments)

## Your Apartment



Each apartment will be finished to a very high standard to include a fully fitted kitchen with integrated appliances, stainless steel multi functional electric oven and ceramic frameless electric hob. The integrated appliances will consist of a combination fridge freezer (50/50), with 160 litre capacity, washer/dryer\* and dishwasher.

There will be wide selection of units/worktops/taps/lighting to suit every taste ranging from standard to executive.

The bathrooms will consist of bath and shower facilities with partial wall tiling and tiled flooring.

Another unique feature of the Bradbury Place development will be the intercom audio system which will be available remotely as well as internally. This will provide the added benefit of making contact with visitors whilst away from home.

Each apartment will be allocated its own private parking space.

\* washer/dryer is stand alone in one bedroomed apartments.

### **Concierge Service**

This service will be available to make your life as comfortable and convenient as possible.



# pick your ideal place

find the perfect location for your apartment

This page shows the location of every one of the 97 apartments and each individual floor.

Each apartment has a number, colour to signify its style and name (use the key to match the apartment to the colour and style) and an asterisk to indicate how many bedrooms that apartment has (see key below).

one bedroom (\*)

two bedroom (\*\*)

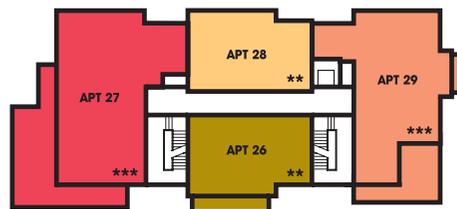
three bedroom (\*\*\*)

Use this as a simple system to find and locate the perfect position and floor for your apartment.

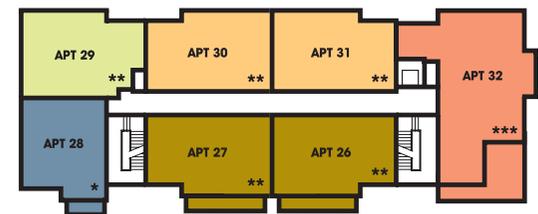
## BRADBURY HALL block one

## HALL VIEW block two

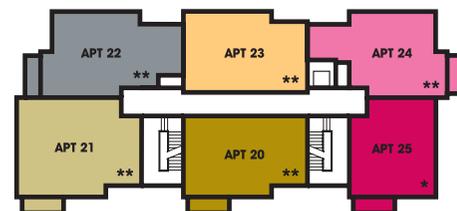
4th floor



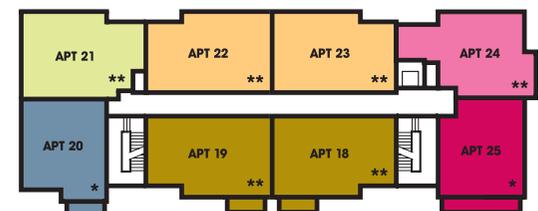
3rd floor



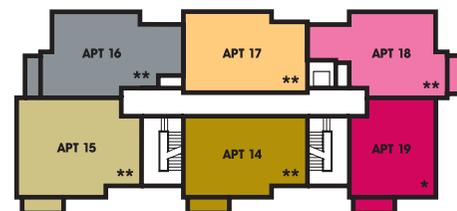
3rd floor



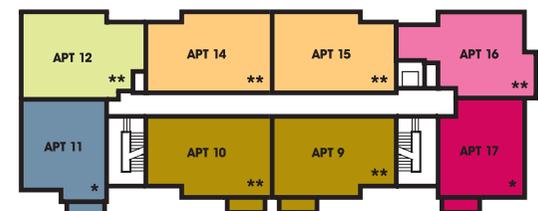
2nd floor



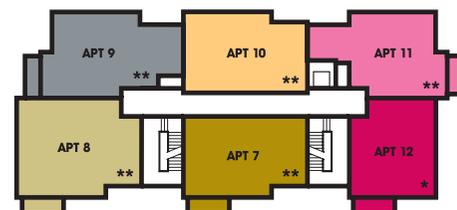
2nd floor



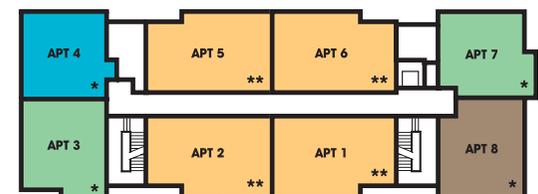
1st floor



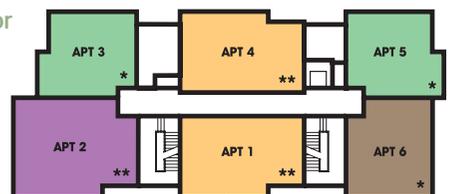
1st floor



Ground floor



Ground floor

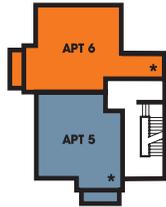


the place for modern & contemporary living

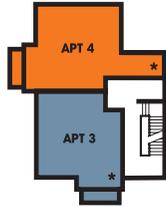
**THE MALTINGS**  
block three

**FIELD VIEW**  
block four

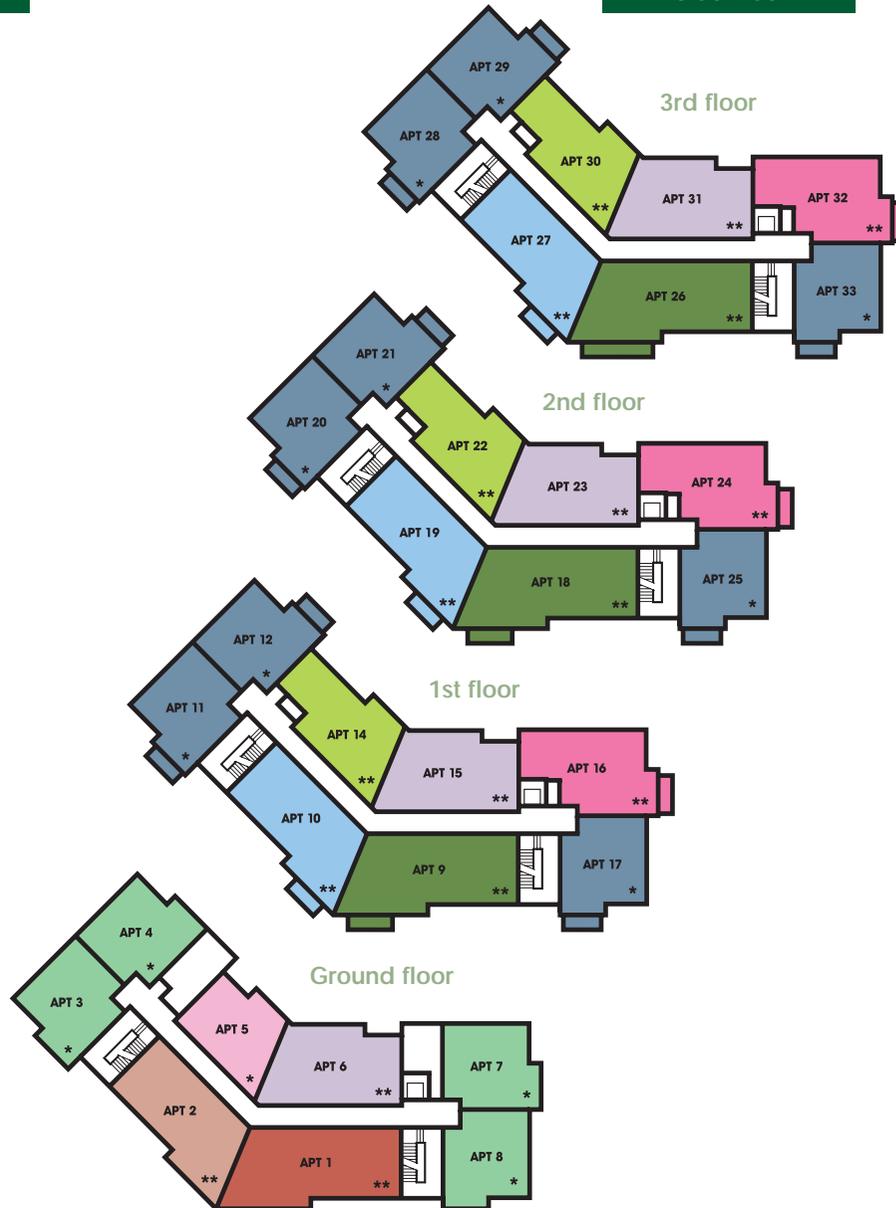
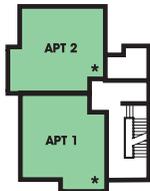
2nd floor



1st floor



Ground floor



Apartment Locations  
bradbury place

key:

one bedroom (\*)

maple
maple + balcony
maple + balcony + study
sycamore
sycamore + balcony
juniper
acacia

two bedrooms (\*\*)

spruce
spruce + balcony
rowan
rowan + balcony
chestnut + en-suite
chestnut + en-suite + balcony
hazel + en-suite
hazel + en-suite + balcony
birch
laburnam + balcony
willow
poplar
cedar + balcony

three bedrooms (\*\*\*)

redwood + en-suite + balcony
oak + en-suite + balcony

# one bedroom apartments



## Room Dimensions ONE BEDROOM APARTMENTS bradbury place

### maple

living/dining/kitchen	3287.5 x 6272.0	10' 9" x 20' 7"
bathroom	1805.0 x 2200.0	5' 11" x 7' 3"
bedroom	3174.5 x 3265.0	10' 5" x 10' 9"

### maple + balcony

living/dining/kitchen	3287.5 x 6272.5	10' 9" x 20' 7"
bathroom	1805.0 x 2200.0	5' 11" x 7' 3"
bedroom	3174.5 x 3265.0	10' 5" x 10' 9"

### maple + balcony + study

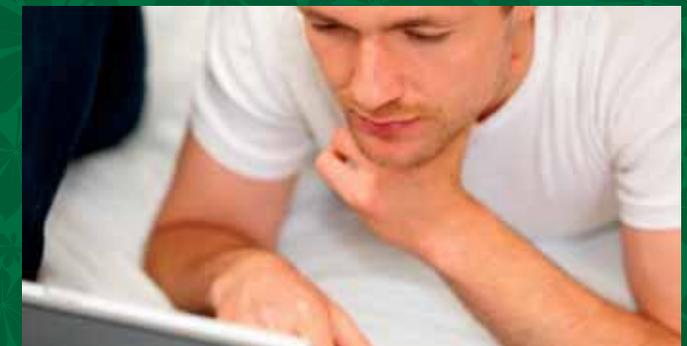
living/dining/kitchen	3287.5 x 6100.0	10' 9" x 20' 0"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom	3050.0 x 3155.0	10' 0" x 10' 4"
study	1815.0 x 2000.0	5' 11" x 6' 7"

### sycamore

living/dining/kitchen	3335.0 x 6133.5	10' 11" x 20' 1"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom	3115.0 x 3992.5	10' 3" x 13' 1"

### sycamore + balcony

living/dining/kitchen	3335.0 x 6133.5	10' 11" x 20' 1"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom	3115.0 x 3992.5	10' 3" x 13' 1"



----- bigger balcony available on some styles

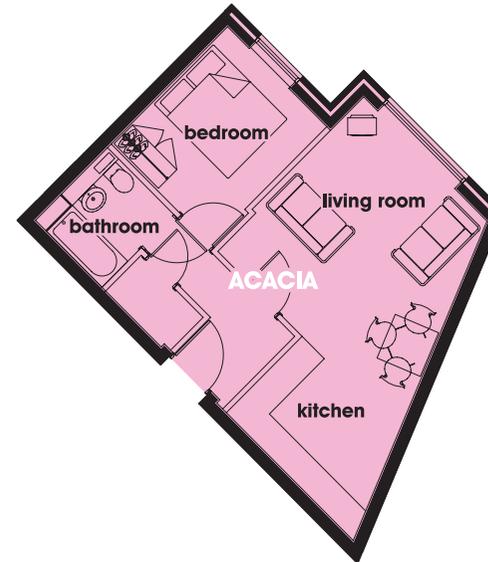
All measurements are to maximum room dimensions.  
These measurements are approximate and for guidance only.  
The individual plans of each apartment are not all to the same scale.  
Individual room sizes may vary from those shown.  
Please do not use dimensions for flooring, furnishings, appliances, etc

### juniper

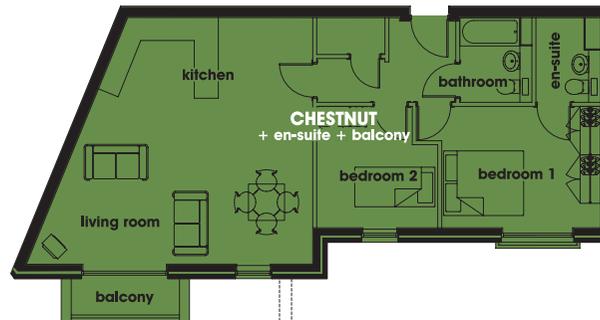
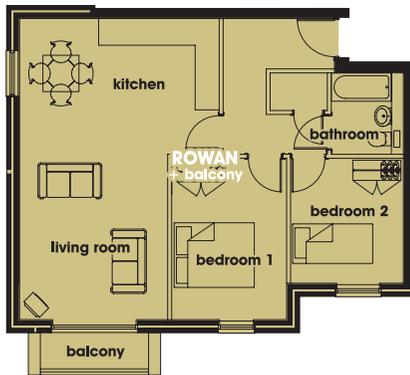
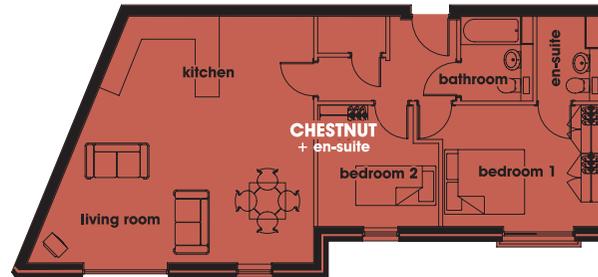
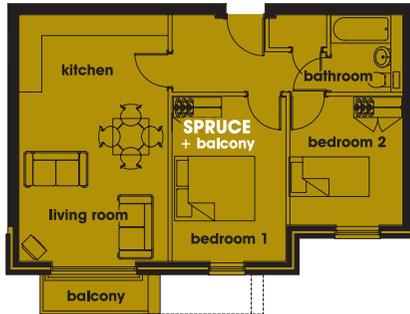
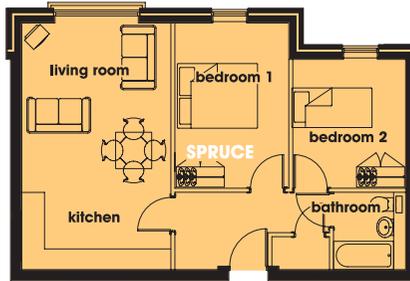
living/dining/kitchen	3550.0 x 6550.0	11' 8" x 21' 6"
bathroom	1800.0 x 2000.0	5' 11" x 6' 7"
bedroom	2900.0 x 3510.5	9' 6" x 11' 6"

### acacia

living/dining/kitchen	4920.5 x 6101.0	16' 2" x 20' 0"
bathroom	1794.0 x 1950.0	5' 11" x 6' 5"
bedroom	2685.5 x 3145.0	8' 10" x 10' 4"



# two bedroom apartments



## Room Dimensions TWO BEDROOM APARTMENTS bradbury place

### spruce

living/dining/kitchen	3720.0 x 6105.0	12' 2" x 20' 0"
bathroom	1800.0 x 1915.0	5' 11" x 6' 3"
bedroom 1	2860.0 x 4125.0	9' 5" x 13' 6"
bedroom 2	2815.0 x 3192.5	9' 3" x 10' 6"

### spruce + balcony

living/dining/kitchen	3720.0 x 6105.0	12' 2" x 20' 0"
bathroom	1799.5 x 1915.0	5' 11" x 6' 3"
bedroom 1	2842.5 x 4090.0	9' 4" x 13' 5"
bedroom 2	2815.0 x 3192.0	9' 3" x 10' 6"

### rowan

living/dining/kitchen	4980.0 x 7452.5	16' 4" x 24' 5"
bathroom	1800.0 x 2014.0	5' 11" x 6' 7"
bedroom 1	2867.5 x 3992.5	9' 5" x 13' 1"
bedroom 2	2815.0 x 3089.5	9' 3" x 10' 2"

### rowan + balcony

living/dining/kitchen	4980.0 x 7452.5	16' 4" x 24' 5"
bathroom	1800.0 x 2012.5	5' 11" x 6' 7"
bedroom 1	2867.5 x 3992.5	9' 5" x 13' 1"
bedroom 2	2815.0 x 3089.5	9' 3" x 10' 2"

### chestnut + en-suite

living/dining/kitchen	6101.0 x 7139.5	20' 0" x 23' 5"
bathroom	1800.0 x 2100.0	5' 11" x 6' 11"
bedroom 1	3005.5 x 4588.0	9' 10" x 15' 1"
bedroom 2	3005.5 x 3018.0	9' 10" x 9' 11"
en-suite	1620.0 x 2100.0	5' 4" x 6' 11"

### chestnut + en-suite + balcony

living/dining/kitchen	6101.0 x 7139.5	20' 0" x 23' 5"
bathroom	1800.0 x 2100.0	5' 11" x 6' 11"
bedroom 1	3005.5 x 4588.0	9' 10" x 15' 1"
bedroom 2	3005.5 x 3018.0	9' 10" x 9' 11"
en-suite	1620.0 x 2100.0	5' 4" x 6' 11"

----- bigger balcony available on some styles

All measurements are to maximum room dimensions. These measurements are approximate and for guidance only. The individual plans of each apartment are not all to the same scale. Individual room sizes may vary from those shown. Please do not use dimensions for flooring, furnishings, appliances, etc

### hazel + en-suite

living/dining/kitchen	5362.5 x 6101.0	17' 7" x 20' 0"
bathroom	1800.0 x 2098.5	5' 11" x 6' 11"
bedroom 1	3007.0 x 4491.5	9' 10" x 14' 9"
bedroom 2	3007.0 x 3018.0	9' 10" x 9' 11"
en-suite	1507.0 x 2095.5	4' 11" x 6' 11"

### hazel + en-suite + balcony

living/dining/kitchen	5362.5 x 6101.0	17' 7" x 20' 0"
bathroom	1800.0 x 2098.5	5' 11" x 6' 11"
bedroom 1	3007.0 x 4491.5	9' 10" x 14' 9"
bedroom 2	3007.0 x 3018.0	9' 10" x 9' 11"
en-suite	1507.0 x 2095.5	4' 11" x 6' 11"

### birch

living/dining/kitchen	3550.0 x 6555.0	11' 8" x 21' 6"
bathroom	1813.0 x 2000.0	5' 11" x 6' 7"
bedroom 1	3210.5 x 3623.5	10' 6" x 11' 11"
bedroom 2	2900.0 x 4522.0	9' 6" x 14' 10"

### laburnam + balcony

living/dining/kitchen	3287.5 x 6064.0	10' 9" x 19' 11"
bathroom	1802.0 x 2200.0	5' 11" x 7' 3"
bedroom 1	3050.0 x 3215.0	10' 0" x 10' 7"
bedroom 2	2710.0 x 3135.0	8' 11" x 10' 3"

### willow

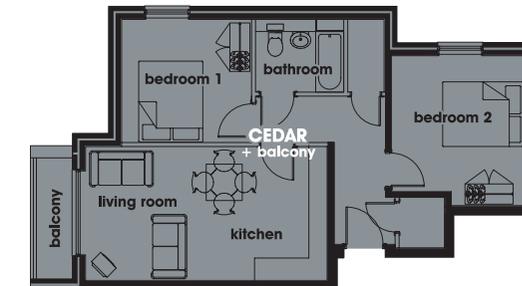
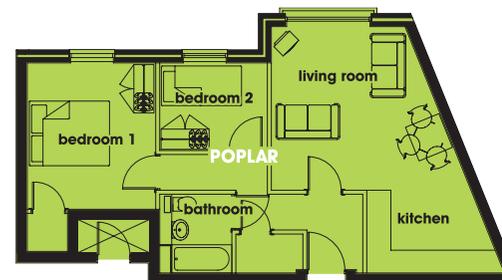
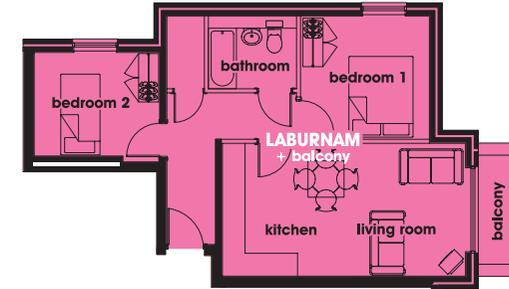
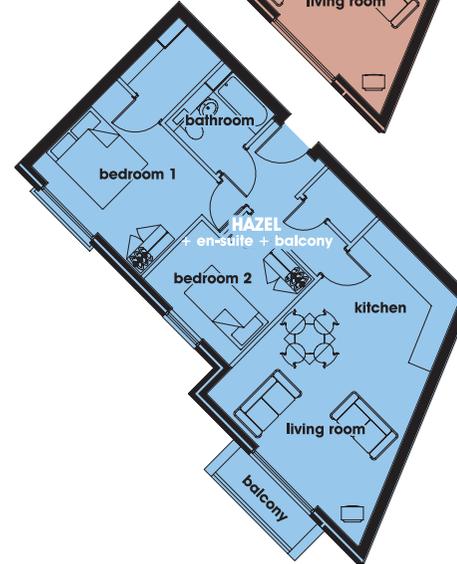
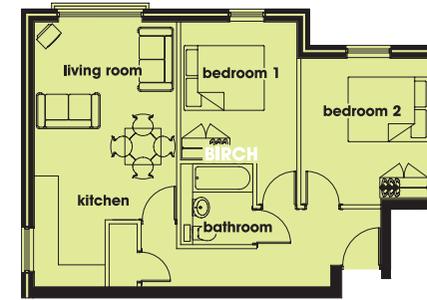
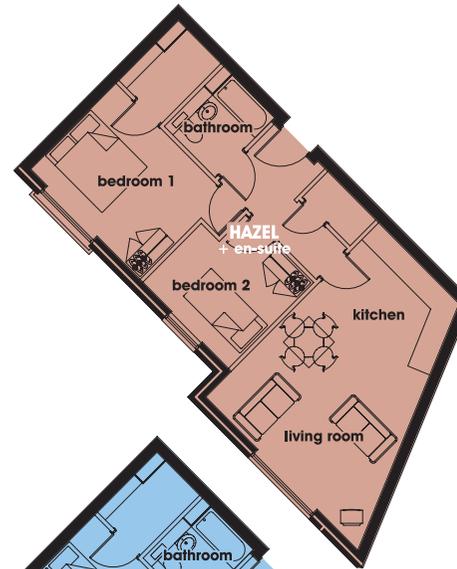
living/dining/kitchen	4906.0 x 6099.5	16' 1" x 20' 0"
bathroom	1800.0 x 1970.0	5' 11" x 6' 6"
bedroom 1	2784.5 x 4035.5	9' 2" x 13' 3"
bedroom 2	2810.5 x 3132.5	9' 3" x 10' 3"

### poplar

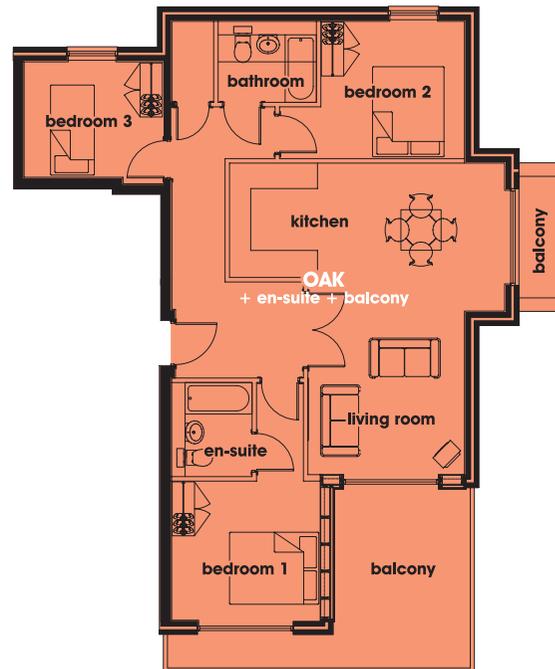
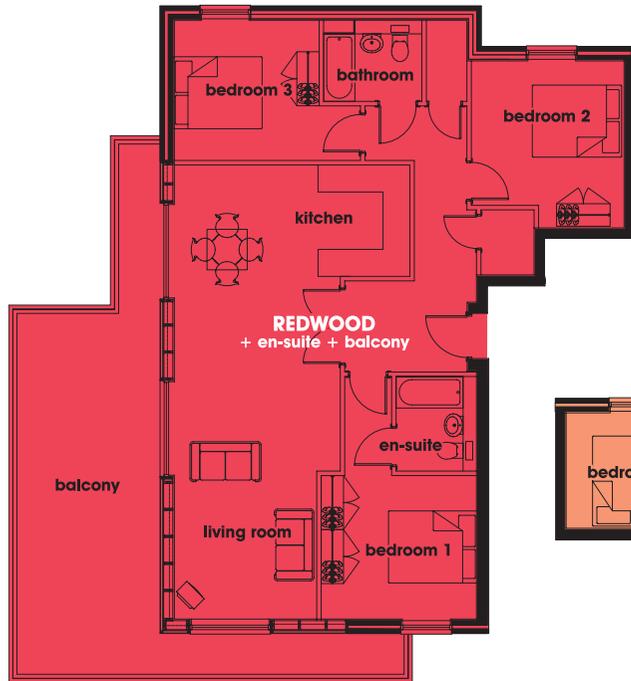
living/dining/kitchen	4982.5 x 6101.0	16' 4" x 20' 0"
bathroom	1794.0 x 1950.0	5' 11" x 6' 5"
bedroom 1	3205.0 x 4667.5	10' 6" x 15' 4"
bedroom 2	2166.5 x 2685.5	7' 1" x 8' 10"

### cedar + balcony

living/dining/kitchen	3317.5 x 6029.0	10' 11" x 19' 9"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom 1	3345.0 x 3710.0	11' 0" x 12' 2"
bedroom 2	3047.5 x 3242.5	10' 0" x 10' 8"



# three bedroom apartments



## Room Dimensions THREE BEDROOM APARTMENTS bradbury place

### redwood + en-suite + balcony

living/dining/kitchen	5272.5 x 10087.5	17' 4" x 33' 1"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom 1	3477.5 x 5387.5	11' 5" x 17' 8"
bedroom 2	3420.0 x 3710.0	11' 3" x 12' 2"
bedroom 3	3112.5 x 4167.5	10' 3" x 13' 8"
en-suite	1800.0 x 2100.0	5' 11" x 6' 11"

### oak + en-suite + balcony

living/dining/kitchen	6160.0 x 6922.5	20' 3" x 22' 9"
bathroom	1800.0 x 2200.0	5' 11" x 7' 3"
bedroom 1	3325.5 x 5310.5	10' 11" x 17' 5"
bedroom 2	3050.0 x 4140.0	10' 0" x 13' 7"
bedroom 3	2710.0 x 3132.0	8' 11" x 10' 3"
en-suite	1800.0 x 2090.0	5' 11" x 6' 10"



All measurements are to maximum room dimensions. These measurements are approximate and for guidance only. The individual plans of each apartment are not all to the same scale. Individual room sizes may vary from those shown. Please do not use dimensions for flooring, furnishings, appliances, etc

# the place for peace of mind

let bradbury place ease your worries

Whether you are looking to purchase an apartment to live in or as an investor we can guide you through the process

## reservation

In the first instance you will require to reserve your apartment with a Reservation Fee £300.00 (non-refundable). In the event of receiving your fee we will then withdraw your apartment from sale and it will not be subject to any price increases during the reservation period.

## exchange of contracts

You will be expected to exchange contracts 28 days after you have made your reservation fee. If you do not, then Bradbury Hall Developments Ltd will retain the full reservation fee. At the time of exchange of contracts you will have to pay a deposit of 5% of the purchase price.

## mortgage service / buy to let

We can organise either mortgage funding or buy to let funding through our Independent Financial Advisors. They will have access to the whole of the market place for both products, and have the advantage of up to date information. We will be more than happy to guide you through the process from the start to completion.

## solicitor / conveyancer

You will need to instruct a solicitor or conveyancer. We can also assist with this and can recommend solicitors local to you who already have our sales packs ready and waiting. Most of this process can be dealt with by post to save time.

## completion

We will require to have sight of your funding offer from your mortgage provider as soon as possible before completion. If of course you are going through us then we will track the process internally. We will give you 28 days written notice to advise when your apartment is ready to move into.



### DISCLAIMER:

This brochure/sales information is intended to supply general information only.

Full details of the specification are available from the sales office and will be discussed in detail before a reservation is taken.

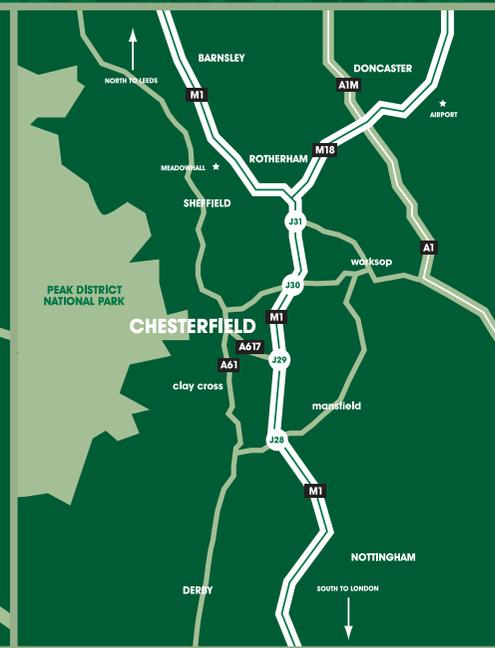
This document should be treated as general guidance only and not relied upon accurately for the purpose of carpets, fixtures and fittings. Nor do the contents of this document constitute a contract/part of a contract or warranty.



Bradbury Place Location (Chesterfield Close up)



Chesterfield (Where in the Country)



Bradbury Place  
Chatsworth Road, Chesterfield, S40 2AU  
t 01246 555 588 (Site Office)

[www.bradburyplace.co.uk](http://www.bradburyplace.co.uk)



Bradbury Hall Developments Ltd.  
Furnace Hill, Clay Cross, Chesterfield, S45 9NF  
t 01246 868 900 f 01246 591 670 e [info@bhd-uk.com](mailto:info@bhd-uk.com)