

APARTMENT LIVING MADE EASY

THE MALTINGS BURTON-ON-TRENT



A photograph of a modern apartment interior. In the foreground, a grey sofa with patterned cushions sits on a grey and white geometric rug. A round wooden coffee table holds a vase of yellow flowers and some magazines. To the left, a yellow side table is partially visible. In the background, a kitchen with grey cabinetry and a white countertop is visible. The ceiling has several recessed lights.

THE MALTINGS BURTON-ON-TRENT

A STUNNING CENTRALLY LOCATED MILL CONVERSION.

The Maltings is a stunning Grade II listed building centrally located within the close proximity of Burton-on-Trent's town centre. With rich history and an abundance of character the building benefits from having many original features, including original beams and exposed brick work throughout.

In addition to having a unique central glass roofed Atrium with planned ground floor gardens to break up the internal space and bring more light into the

building. The entrance foyer has been architecturally designed as a triple height foyer helping to give this building a sense of space, light and purpose to anyone that first walks into the building. While the character windows provide excellent light into carefully and well designed apartments that are delivered to a very high specification.

In total a collection of 62 two bedroom apartments and 28 one bedroom apartments that come to market at an ideal time as demand from buyers and tenants is at an all time high with properties selling faster than almost anywhere in the Midlands within an impressive average of 29 days between listing and sale.

ESTABLISHED DEVELOPMENT TEAM

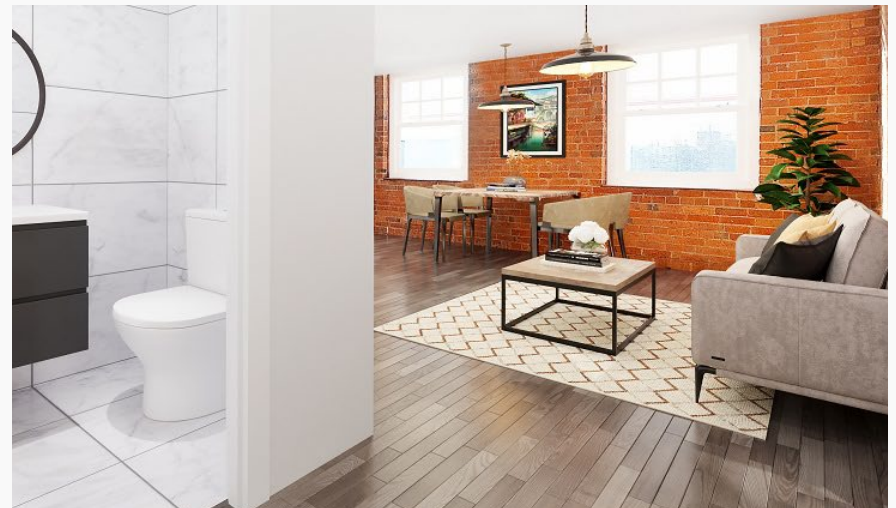
The Maltings is an exciting development in the heart of Burton-on-Trent developed and constructed by Charles Jordan Homes. Arguably one of the leading development teams in the Midlands, Charles Jordan Homes have a demonstrable track record of delivering high specification and highly popular developments.

EXPERIENCED

Delivering residential properties since 2005 Charles Jordan Homes has received recognition for its quality first approach to home building, and has a demonstrable record in identifying key locations with The Maltings being the 11th development across the Birmingham & Midlands market.

OUR TEAM

Beyond the design and build a broader team of in-house and external partners are on hand to support both homeowners and landlords to ensure they get the very best out of their property.



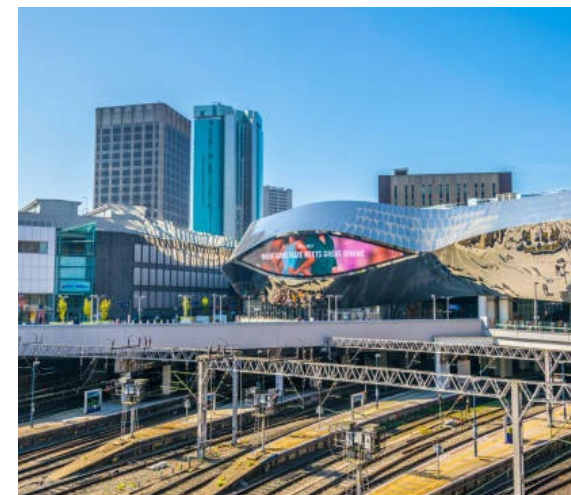
BURTON-ON-TRENT

Known as the UK's capital of brewing, Burton-on-Trent is a West Midlands market town in Staffordshire, close to the county's border with Derbyshire, and a popular commuter town to the cities of both Leicester and Birmingham.

Sit on the River Trent which runs from its source in Staffordshire to its eventual joining of the River Ouse, which flows out to the Humber, and with the Trent and Mersey Canal running through it also, Burton-on-Trent is a bustling and growing market town with a busy high street and three shopping malls.

Owing to its geographical location the town has a strong industrial heritage with excellent connectivity by road, rail and water. With a host of international companies within easy distance and a central position in the UK there is an influx of people seeking jobs in many of the distribution, engineering and manufacturing fields. Understandably over recent years Burton-on-Trent has grown into an important logistics hub.

"Properties in DE14 are selling in just 24 Days"



Birmingham New St Train Station - Just 23 mins by train.

WELL CONNECTED

Burton-on-Trent is growing in status and popularity as a commuter town. Owing in no small part to its excellent connectivity to Birmingham by rail, and to the other employment options in neighbouring towns and employers. Within a 20 mile radius there are Argos and B&Q distribution centres, the Rolls-Royce head office, PWC, Amazon, Pirelli, DHL and UPS to name a few.

Prices in the city centre are reaching £500psf and rents are following suit. Burton-on-Trent is expected to see the ripple effect from Birmingham with current and planned investment into the town. Which will undoubtedly drive both prices and popularity upwards, furthering the existing appeal Burton-on-Trent offers owners and tenants seeking a life away from the city.

BURTON-ON-TRENT

DRIVE TIMES

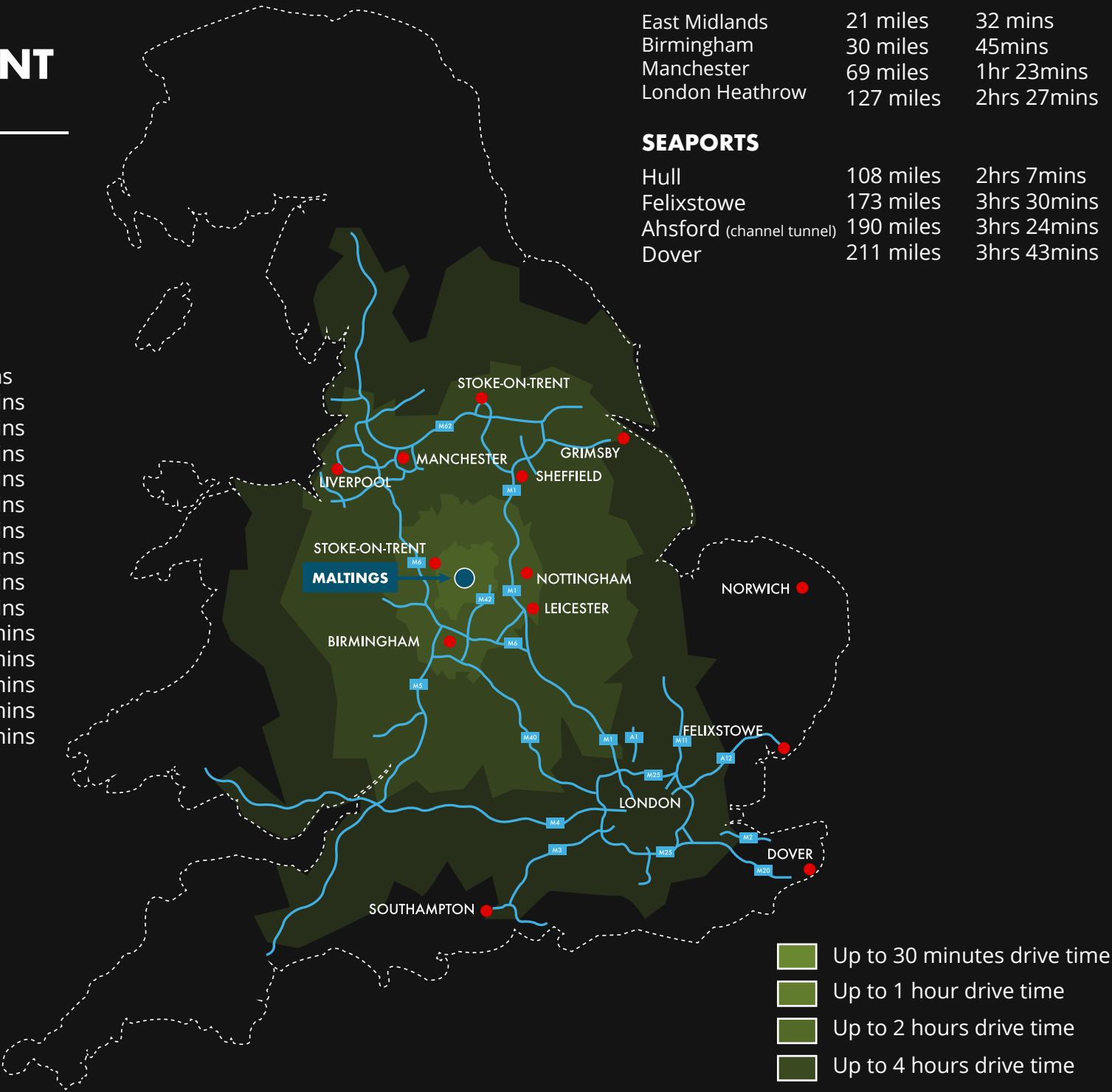
Derby	20mins
Coventry	35mins
Birmingham	40mins
Leicester	50mins
Nottingham	45mins
Sheffield	1hr 5mins
Leeds	1hr 30mins
Cheltenham	1hr 30mins
Gloucester	1hr 30mins
Milton Keynes	1hr 30mins
Oxford	1hr 40mins
Liverpool	1hr 40mins
Luton	1hr 40mins
Hull	1hr 50mins
York	1hr 50mins
Cambridge	2hrs 00mins
Bristol	2hrs 00mins
London	2hrs 30mins
Cardiff	2hrs 30mins
Southampton	2hrs 45mins

AIRPORTS

East Midlands	21 miles	32 mins
Birmingham	30 miles	45mins
Manchester	69 miles	1hr 23mins
London Heathrow	127 miles	2hrs 27mins

SEAPORTS

Hull	108 miles	2hrs 7mins
Felixstowe	173 miles	3hrs 30mins
Ahsford (channel tunnel)	190 miles	3hrs 24mins
Dover	211 miles	3hrs 43mins





The River - Burton on Trent

AN AREA OF OUTSTANDING BEAUTY

Burton-upon-Trent is an attractive and vibrant Market Town set on the River Trent in East Staffordshire, close to the border of Derbyshire and just 22 minutes by train to the north east of Birmingham. The National Forest encompasses the town and extends eastwards to Ashby-de-la-Zouch.

The historic buildings within the town, coupled with the The National Forest and the winding river Trent make it a very popular choice for those working in and around the town and is very popular with Birmingham commuters looking for a different pace and lower cost to the city centre itself.

Beyond the town centre there is plenty to go at from walks in Tucklesholme Nature Reserve and Needwood Forest to bike rides around the Croxall Lakes, while Rosliston Forestry Centre and Foremark Reservoir are other popular spots for Burton-on-Trent residents.



A Market Town

A PLACE TO LIVE

Burton-on-Trent is a historic market town and bustling centre that boasts three excellent shopping centres, with a good mix of specialist shops and the country's leading retailers. The Victorian town hall in all its Gothic splendour, is the ideal venue for concerts, exhibitions and other functions. The Brewhouse Arts Centre is a multi-purpose arts building incorporating a 230 seat theatre, gallery, studios, media centre, cinema, darkroom and a delightful bar bistro in which to relax.

For public transport, the town is served by Burton-on-Trent railway station with two platforms. Platform One for Derby, Nottingham, London and the North; Platform Two for Tamworth, Birmingham and the South. The station is situated on the Cross-Country route, between the principal cities of Derby and Birmingham.

Local primary schools include the Violet Way Academy, Shobnall Primary and Newton Solney CofE, which are all rated as outstanding by Ofsted. Likewise John Taylor High School just south of town, with Abbot Beyne School and the De Ferrers Academy providing other good options closer to the town centre.



A PLACE TO WORK

Perhaps the biggest draw for Burton-on-Trent is it's industry. Owing to the town's location on the river and its central position to Birmingham, Leicester, Nottingham and Derby the town has always been a powerhouse. From being the centre of the world's brewing industry to a modern logistics hub, Burton-on-Trent has been a great place for professionals to set up home.

The town centre itself offers a wealth of local business which, outside of the brewing brands, include a particularly strong engineering and manufacturing sector.

The town centre is supported by the Queens Hospital located just 2 miles from the development. While major international hubs of DHL, Rolls-Royce, JCB, Amazon, PwC are all big employers to the town's growing professional population.

NHS

JCB

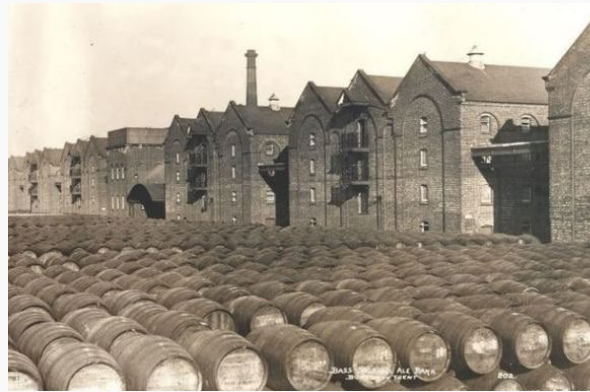
amazon

THE MALTINGS

The Maltings is centrally located on Wetmore Road, within walking distance to the town centre, the train station and offers excellent connectivity in and out of the town by road. All properties are sold inclusive of parking.

This stunning character building benefits from having many original features in regard to original beams and exposed brick work. The character windows are a central feature bringing a great dynamic and character to the apartments, complementing an upgraded finish and high specification throughout. The entrance foyer has been architecturally designed as a triple height foyer helping to give this building a sense of space, light and purpose to anyone that first walks into the building.

A stunning and bespoke glass roof atrium allowing light to cascade down to filter from the top floor to the lower levels, houses a selection of trees and plants to fill this truly impressive space, a further element to help secure this development as one of the places to be in Burton-on-Trent.



The building has a rich history and is an important architectural building for the town itself. The Bass Maltings were constructed in 1864 for the Bass & Co. The building was one of the first multi storey maltings with a four storey building accommodating a Malting hall, Hoist House, Steeping Rooms and a Bagging Room. Attached to this building there was a further three storey building which accommodated the Kilns and a Kiln floor where the malted barley was spread out to dry. At the time of construction over half of the population of Burton-on-Trent worked in the brewing industry.

THE LOCAL MARKET & GENERATION RENT

Burton-on-Trent is a very popular choice for those working in and around the town as well as an emerging commuter town for those looking for a different pace of life to Birmingham city centre.

Prices are affordable but rising, properties that come to market are selling faster than the rest of the region in an average of just 24 days. In addition to the buying market, the rental market is incredibly strong owing to the amount of opportunity for work.

Average property price in Burton on Trent

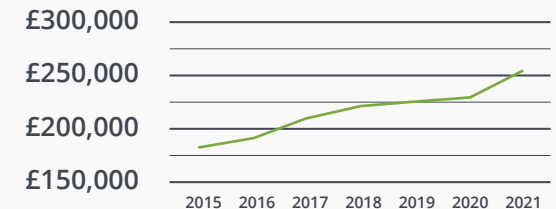
£241,667

+3.7%

Last 12 months

+21.6%

Last 5 years



SPECIFICATION OF FINISHES

The Maltings apartments will benefit from having a range of units all with luxury fitted kitchens with a range of appliances, such as oven/hob and extractor, washing machine and full height fridge freezers.

MAIN FEATURES

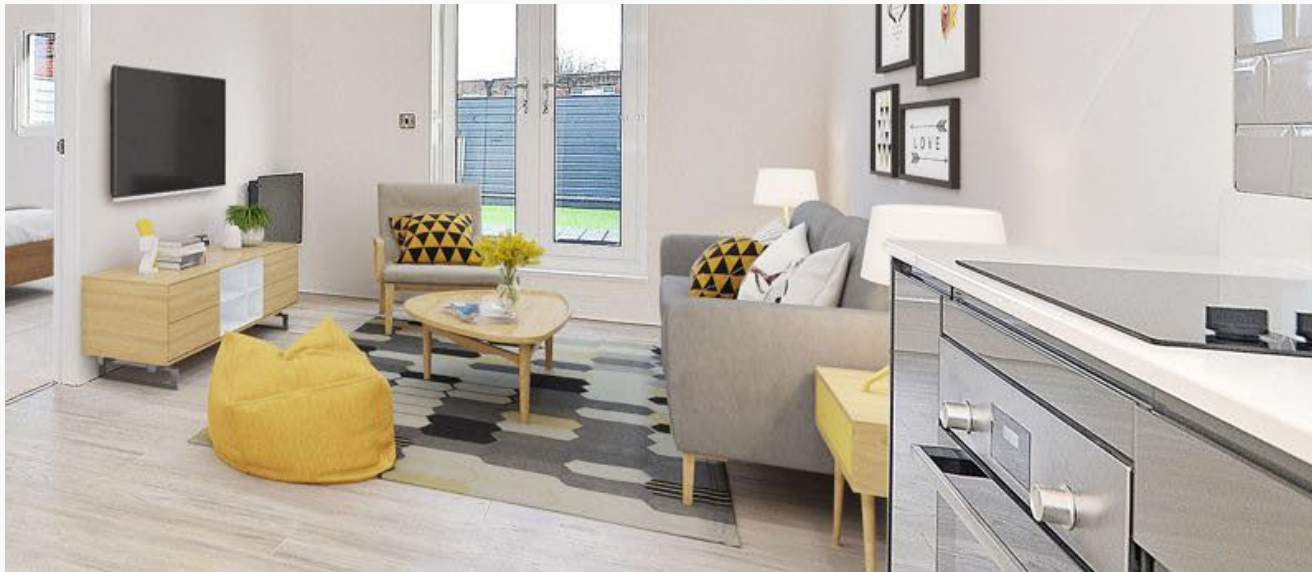
Wren Kitchens
LTV Flooring
Vantage 10mm Laminate Flooring Glacier Oak
Luxury carpet in bedrooms
All doors are fire rated
Aluminium Windows
WIFI Heaters 2KW in bedroom and lounge/kitchen
Door intercom

KITCHEN

White High Gloss Doors
White Matt Body of units
Soft close mechanism on wall and base units
Base units stand on legs and come with 15cm tall plinths for each unit
Metal box drawers with solid board bases
Matt frosted glass on wall glass unit
Bosch oven and hob
washer dryer
70/30 Integrated Fridge Freezer
Curved Glass Chimney Cooker Hood
Iris Tap - High Pressure
Luxury laminate worktop

BATHROOM

Mira 9.8kW Electric Shower
White marble style tiles
Bespoke 600mm Freestanding Bathroom Vanity Unit
Black taps
Round Mirror with under shelf
900x900 Shower enclosure with black accents
Stone resin tray



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