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IN SAFE HANDS

A UNIQUE RESIDENTIAL OFFERING

Offering just fifteen luxury apartments, The Promenade presents the rare opportunity to purchase an exclusive residence at the largest inland marina in the UK.

Designed by renowned local architects, bi Design, The Promenade complements the Marina's existing award-winning architecture to become a new Derbyshire landmark.

Residents will experience the peace of mind of living on the managed estate with private access to 77 acres of parkland, staff available 7 days a week, and CCTV with security support. Crafted from quality materials, these elegant waterside apartments offer stunning views across the natural Derbyshire landscape, with excellent amenities on your doorstep.

The ideal backdrop to a life of understated luxury.





THE LOCATION

Mercia Marina is a well-established living and leisure destination that brings the buzz of coastal marinas into the peacefulness of rural Derbyshire.

The Promenade brings together the cosmopolitan and the countryside, alongside the restaurants, cafés, boutiques and beauty spa of the Boardwalk and Piazza buildings looking over the Marina lake and grounds.

The private estate features lakes, walks, sculptures, play areas, woodland and abundant wildlife, accredited by David Bellamy Conservation gold awards for the past 13 years. Water, nature and community are at the heart of the estate.

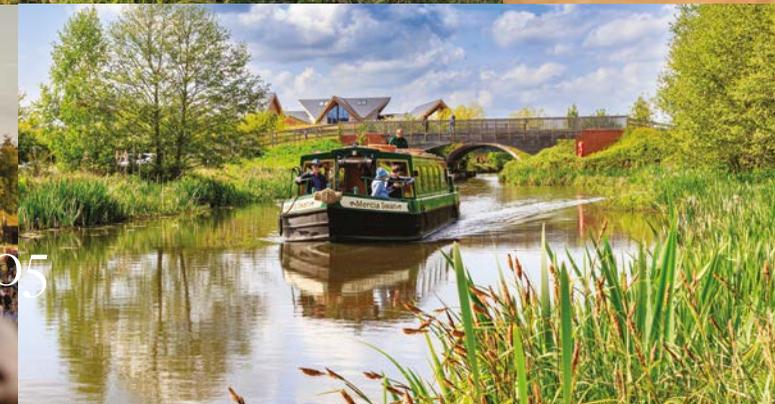
Centrally located in historic Mercia, surrounding villages accommodate the prestigious Repton school founded in 1557. Willington village provides immediate access to mainline train stations and major road networks in the heart of England. The stunning Derbyshire Dales, Peak District and the National Forest are a short distance away.



04



05





This unique architectural example from award-winning architects bi Design displays distinctive geometric form.

Characterised by oversailing gables and large windows to bring the outdoors into your living room, The Promenade reflects the existing architecture of the Boardwalk and Piazza buildings with its own distinction.

Natural materials characterise the building. Every surface is meticulously considered for aesthetics, texture, and permanence. Beautifully simple, clean form is brought to life with the change of seasons.

THE ARCHITECTURE







EFFORTLESS LIVING

At The Promenade we take care of day-to-day living so you can enjoy an effortless lifestyle. The staffed Marina reception is at hand 7 days a week as your concierge to accept food shopping and deliveries when you're not home.

You'll have access to our onsite handyman service as well as a team of helpful people to answer queries. And you will have peace of mind that the building benefits from the Marina's CCTV and security support.

Being part of a managed estate, you know that we're looking after your apartment, keeping you and the estate secure and the grounds pristine.





An apartment at the Promenade is like no other. From inception to completion, every aspect has been carefully considered to deliver residences that are truly individual and unique to the market, inside and out.

- Elevated views of the Marina, the Trent and Mersey Canal, and rural South Derbyshire
 - Generously sized residences, ranging from 947 sq.ft. to 1335 sq.ft.
 - Individually planned bespoke 2 and 3 bedroom apartments
 - Large windows and balconies for light-filled space
 - 2 secure reserved parking spaces per residence
 - Access to the Marina's private estate
- Boutiques, cafés, restaurants, a bar, beauty spa and convenience store on your doorstep
 - CCTV and security patrols
 - 7-day-a-week concierge service
 - On site handyman service
 - Fibre optic internet service to your home
 - Underfloor heating

DNA



With a careful balance of modern tones and traditional detailing, these two and three bedroom apartments offer the perfect setting for residents to create a home.

Quality finishes such as Kardean oak floors and marbled quartz worktops provide elegance and durability in equal measure for effortless contemporary living.

The Shaker style kitchens and wardrobes, positioned alongside modern panelled doors and sleek chrome ironmongery give a timeless and inviting appeal.

Spacious open plan living combined with generous floor to ceiling windows offer an overriding sense of space and light, highlighting the elegant tones of the interior palette.



THE APARTMENTS



Among the beautiful Derbyshire countryside, the open skies and surrounding landscape enrich your sense of wellbeing.

Whether it's an invigorating morning run overlooking the water or a more leisurely walk along our woodland pathways and parkland, you'll get that therapeutic sense of being at one with nature.

For those who love wildlife, the Marina grounds are a flourishing paradise of biodiversity. Your neighbours will be otters, butterflies, dragon flies and a multitude of bird life.

INSPIRED BY NATURE





ALWAYS CONNECTED

Set in the tranquil heart of canal country, The Promenade lies on the scenic Trent and Mersey Canal, with footpaths leading to the nearby villages of Willington, Findern and Repton. A serene sanctuary in which to escape the everyday, yet perfectly positioned to capitalise on a fast and reliable transport infrastructure.

Located close to the A38/A50 junction, the Marina has easy access to the M1 and M6, with London 2 hours away, 1 hour from Manchester and 30 minutes to Birmingham, with East Midlands Airport only 20 minutes away.

Regular train services travel directly from Willington to Birmingham, Nottingham, Derby and Burton-upon-Trent, with regular bus services between Derby and Burton minutes from your front door.

At the heart of some of the UK's most stunning areas of natural beauty, The Peak District, Derbyshire Dales, and National Forest are a short drive away. For the historians, some of the country's finest stately homes include nearby Calke Abbey, Haddon and Hardwick Hall and Chatsworth House.

Perfectly Positioned

Birmingham 30 mins

Manchester 1 hour

Repton School 5 mins

National Forest 10 mins

Derbyshire Dales 20 mins

Calke Abbey 20 mins

The Peak District 33 mins

Chatsworth House 1 hr

The PROMENADE



East Midlands Airport 25 mins



Burton-upon-Trent 15 mins

Derby 20 mins

Nottingham 35 mins

Birmingham 54 mins

Central London 2 hours

Please note:
All travel times
are estimates only



FLOORPLANS

Apartment numbering is subject to change on issue of final postal addresses from the Local Authority.

Apartment 1

First Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	21' 11" x 25' 4"	6.67 x 7.71
Utility	2' 4" x 4' 4"	0.70 x 1.33
Bedroom 1	11' 7" x 16' 1"	3.52 x 4.89
En Suite	4' 7" x 8' 2"	1.40 x 2.50
Bedroom 2	15' 4" x 10' 5"	4.67 x 3.18
Bedroom 3 / Study	9' 11" x 9' 3"	3.01 x 2.83
Bathroom	8' 0" x 6' 1"	2.43 x 1.85
Total	1109 sq.ft.	103 m²

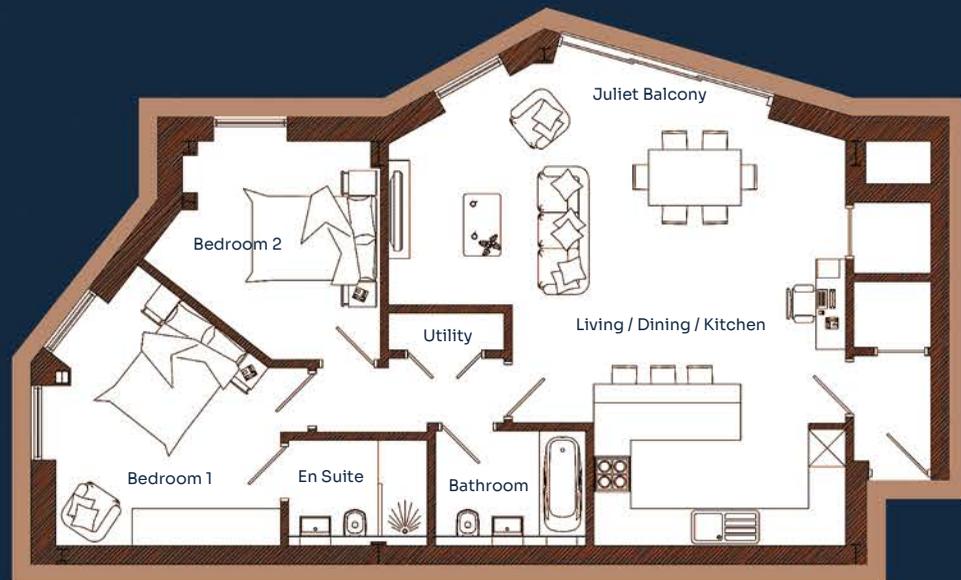


Apartment 2

First Floor



Dimensions	ft	m
Living / Dining / Kitchen	24' 3" x 25' 4"	7.40 x 7.71
Utility	6' 3" x 2' 0"	1.90 x 0.60
Bedroom 1	13' 5" x 14' 7"	4.09 x 4.45
En Suite	7' 5" x 5' 7"	2.25 x 1.70
Bedroom 2	13' 11" x 11' 7"	4.25 x 3.52
Bathroom	8' 0" x 6' 1"	2.43 x 1.85
Total	947 sq.ft.	88 m²

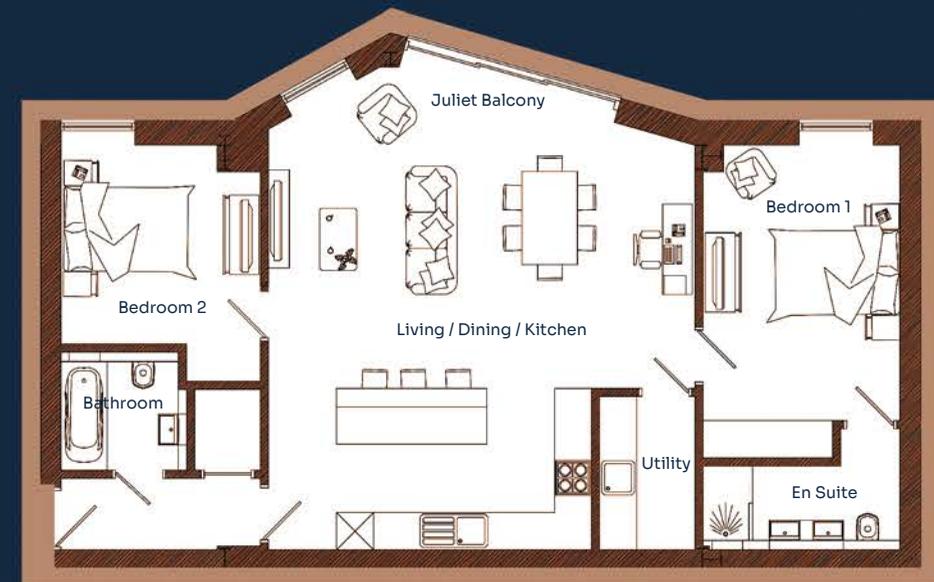


Apartment 3

First Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	22' 7" x 25' 4"	6.88 x 7.71
Utility	5' 1" x 8' 1"	1.55 x 2.47
Bedroom 1	10' 6" x 16' 6"	3.19 x 5.04
En Suite	10' 6" x 4' 5"	3.19 x 1.35
Bedroom 2	10' 7" x 13' 0"	3.23 x 3.96
Bathroom	6' 8" x 6' 1"	2.04 x 1.85
Total	1023 sq.ft.	95 m²



Apartment 4

First Floor



Dimensions	ft	m
Living / Dining / Kitchen	24' 11" x 25' 4"	7.59 x 7.71
Utility	5' 1" x 8' 1"	1.55 x 2.47
Bedroom 1	14' 10" x 16' 11"	4.53 x 5.16
En Suite	9' 1" x 5' 11"	2.76 x 1.80
Bedroom 2	10' 7" x 13' 1"	3.23 x 4.00
Bathroom	6' 1" x 7' 9"	1.85 x 2.36
Total	1141 sq.ft.	106 m²

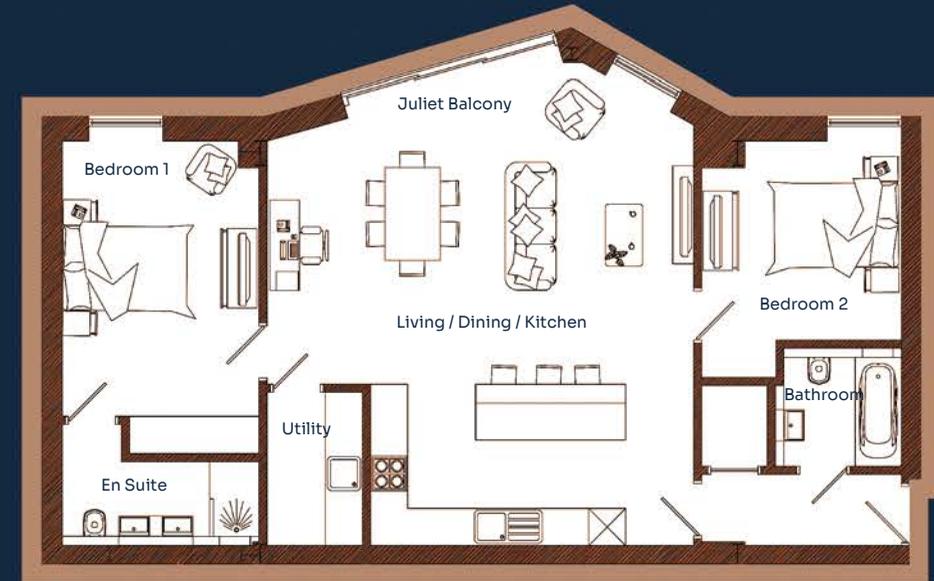


Apartment 5

First Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	22' 7" x 25' 4"	6.88 x 7.71
Utility	5' 1" x 8' 1"	1.55 x 2.47
Bedroom 1	10' 6" x 16' 6"	3.19 x 5.04
En Suite	10' 6" x 4' 5"	3.19 x 1.35
Bedroom 2	10' 7" x 13' 0"	3.23 x 3.96
Bathroom	6' 8" x 6' 1"	2.04 x 1.85
Total	1023 sq.ft.	95 m²

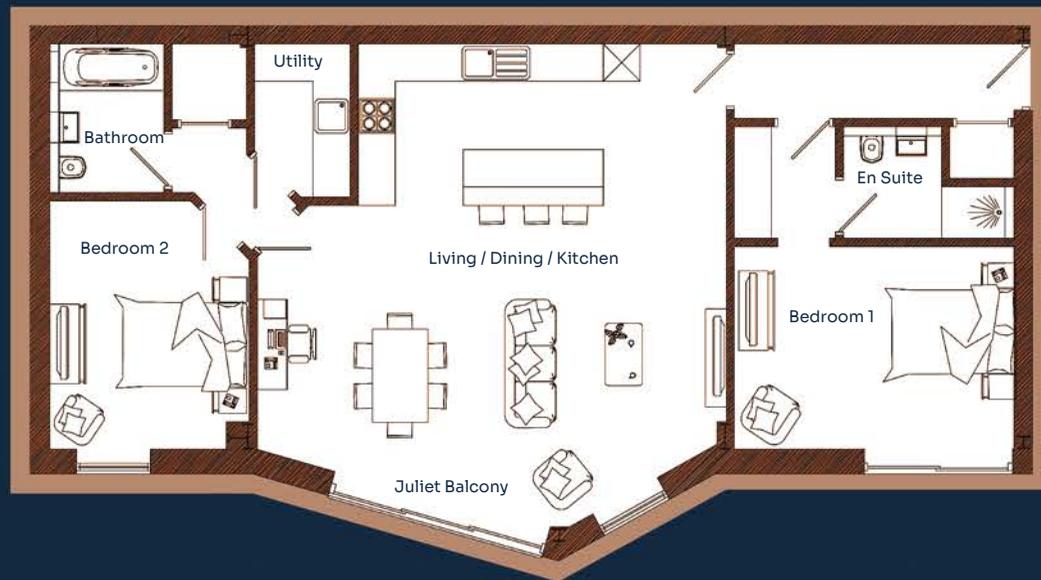


Apartment 6

First Floor



Dimensions	ft	m
Living / Dining / Kitchen	24' 11" x 25' 4"	7.59 x 7.71
Utility	5' 1" x 8' 1"	1.55 x 2.47
Bedroom 1	14' 10" x 16' 11"	4.53 x 5.16
En Suite	9' 1" x 5' 11"	2.76 x 1.80
Bedroom 2	10' 7" x 13' 1"	3.23 x 4.00
Bathroom	6' 1" x 7' 9"	1.85 x 2.36
Total	1141 sq.ft.	106 m²

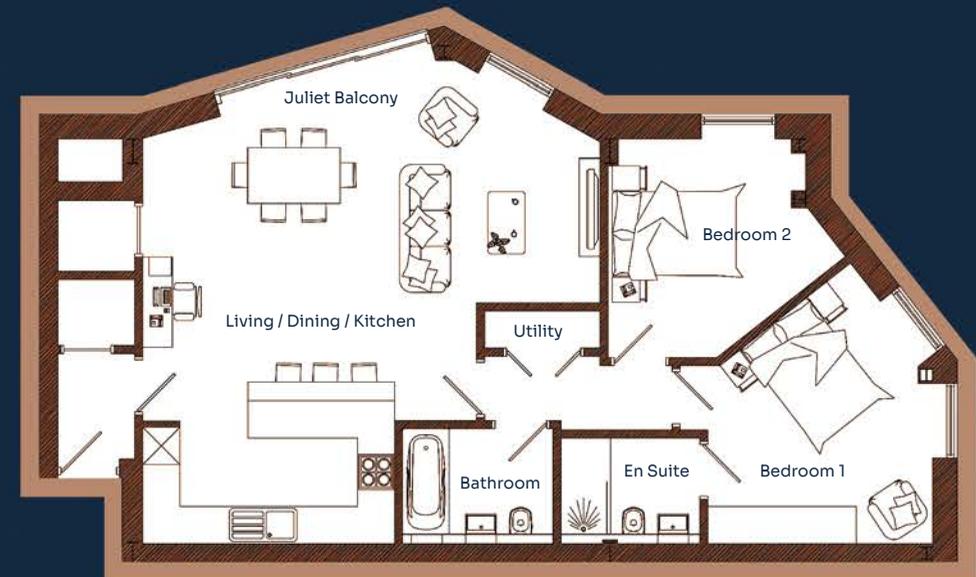


Apartment 7

First Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	24' 3" x 25' 4"	7.40 x 7.71
Utility	2' 4" x 4' 4"	0.70 x 1.33
Bedroom 1	11' 11" x 14' 7"	3.64 x 4.45
En Suite	7' 5" x 5' 7"	2.25 x 1.70
Bedroom 2	13' 11" x 11' 4"	4.25 x 3.45
Bathroom	8' 0" x 6' 1"	2.43 x 1.85
Total	947 sq.ft.	88 m²



Apartment 8

First Floor



Dimensions	ft	m
Living / Dining / Kitchen	21' 11" x 25' 4"	6.67 x 7.71
Utility	6' 3" x 2' 0"	1.90 x 0.60
Bedroom 1	11' 7" x 16' 1"	3.52 x 4.89
En Suite	4' 7" x 8' 2"	1.40 x 2.50
Bedroom 2	15' 4" x 10' 5"	4.67 x 3.18
Bedroom 3 / Study	9' 11" x 9' 3"	3.01 x 2.83
Bathroom	8' 0" x 6' 1"	2.43 x 1.85
Total	1109 sq.ft.	103 m²

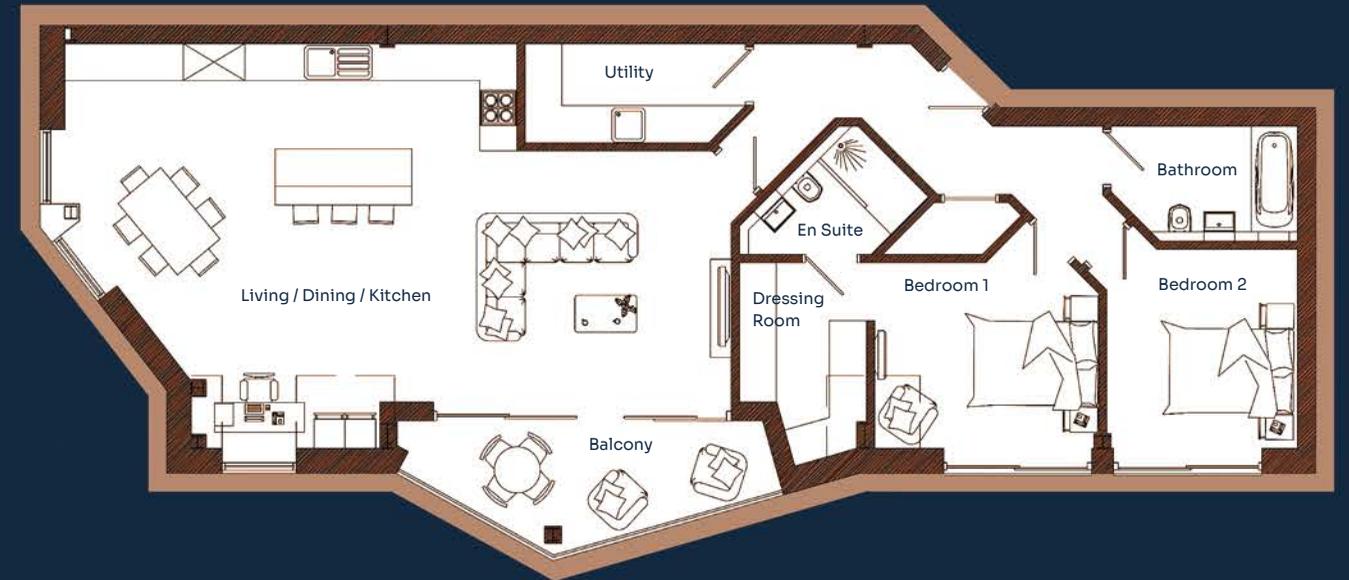


Apartment 9

Second Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	35' 5" x 21' 5"	10.79 x 6.52
Utility	11' 9" x 5' 3"	3.57 x 1.60
Bedroom 1	11' 11" x 9' 10"	3.63 x 3.00
En Suite	8' 2" x 6' 0"	2.50 x 1.83
Dressing Room	6' 9" x 9' 10"	2.06 x 3.00
Bedroom 2	10' 2" x 10' 6"	3.09 x 3.21
Bathroom	9' 11" x 6' 1"	3.02 x 1.85
Balcony	19' 5" x 7' 6"	5.92 x 2.29
Total	1216 sq.ft.	113 m²

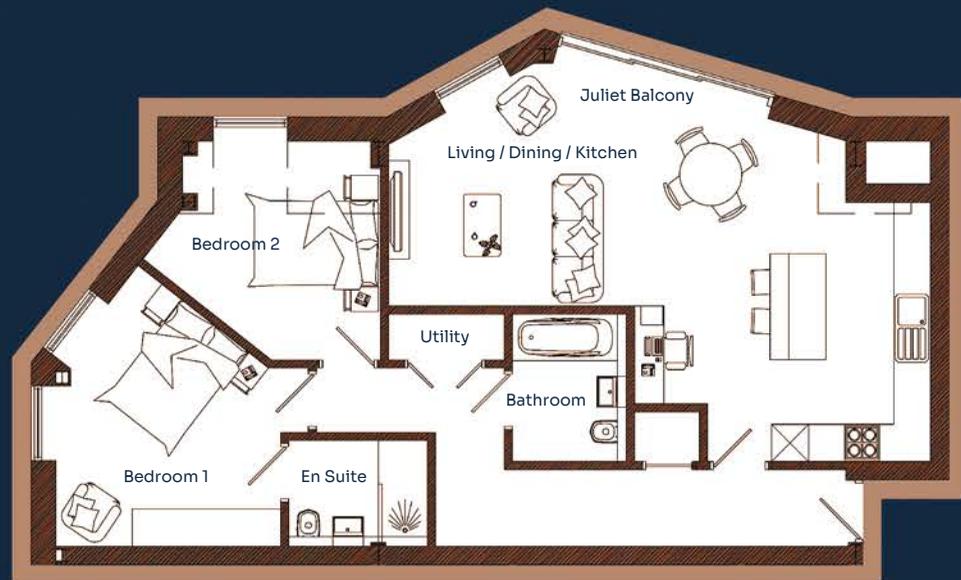


Apartment 10

Second Floor



Dimensions	ft	m
Living / Dining / Kitchen	28' 10" x 20' 10"	8.78 x 6.35
Utility	6' 2" x 2' 5"	1.87 x 0.74
Bedroom 1	13' 5" x 14' 7"	4.09 x 4.45
En Suite	7' 5" x 5' 7"	2.25 x 1.70
Bedroom 2	13' 11" x 11' 7"	4.25 x 3.52
Bathroom	6' 1" x 7' 9"	1.85 x 2.37
Total	958 sq.ft.	89 m²

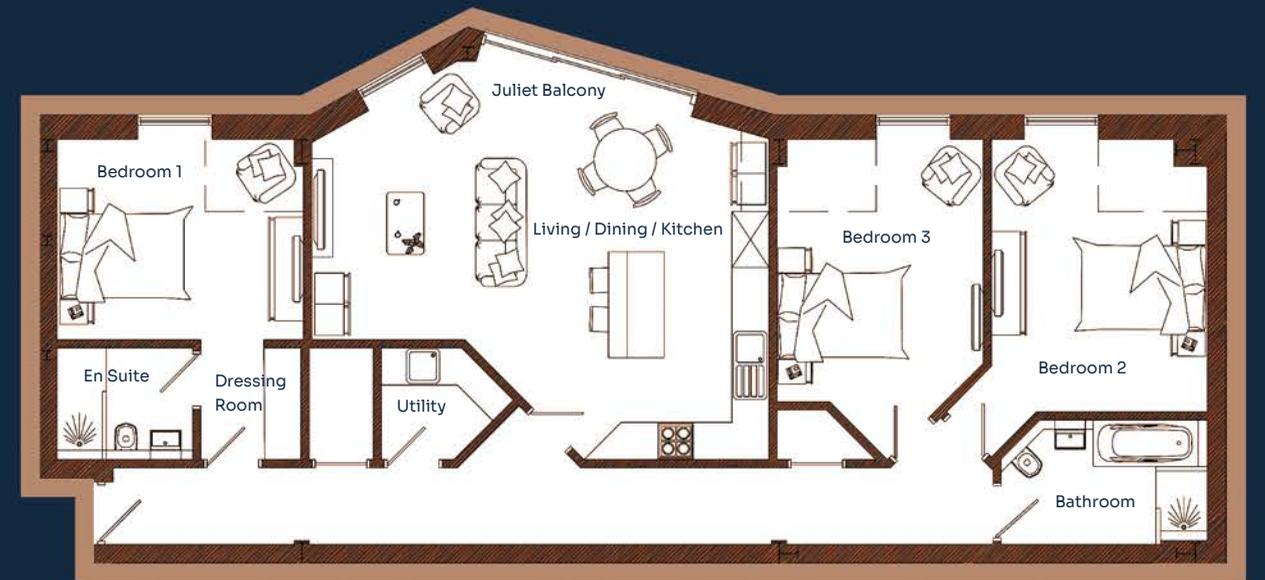


Apartment 11

Second Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	24' 3" x 20' 10"	7.40 x 6.35
Utility	6' 11" x 5' 11"	2.10 x 1.80
Bedroom 1	13' 1" x 10' 7"	4.00 x 3.23
En Suite	7' 3" x 5' 11"	2.20 x 1.80
Dressing Room	5' 4" x 5' 11"	1.63 x 1.80
Bedroom 2	11' 6" x 14' 5"	3.50 x 4.39
Bedroom 3	10' 6" x 16' 11"	3.21 x 5.15
Bathroom	10' 11" x 6' 5"	3.34 x 1.96
Total	1335 sq.ft.	124 m²

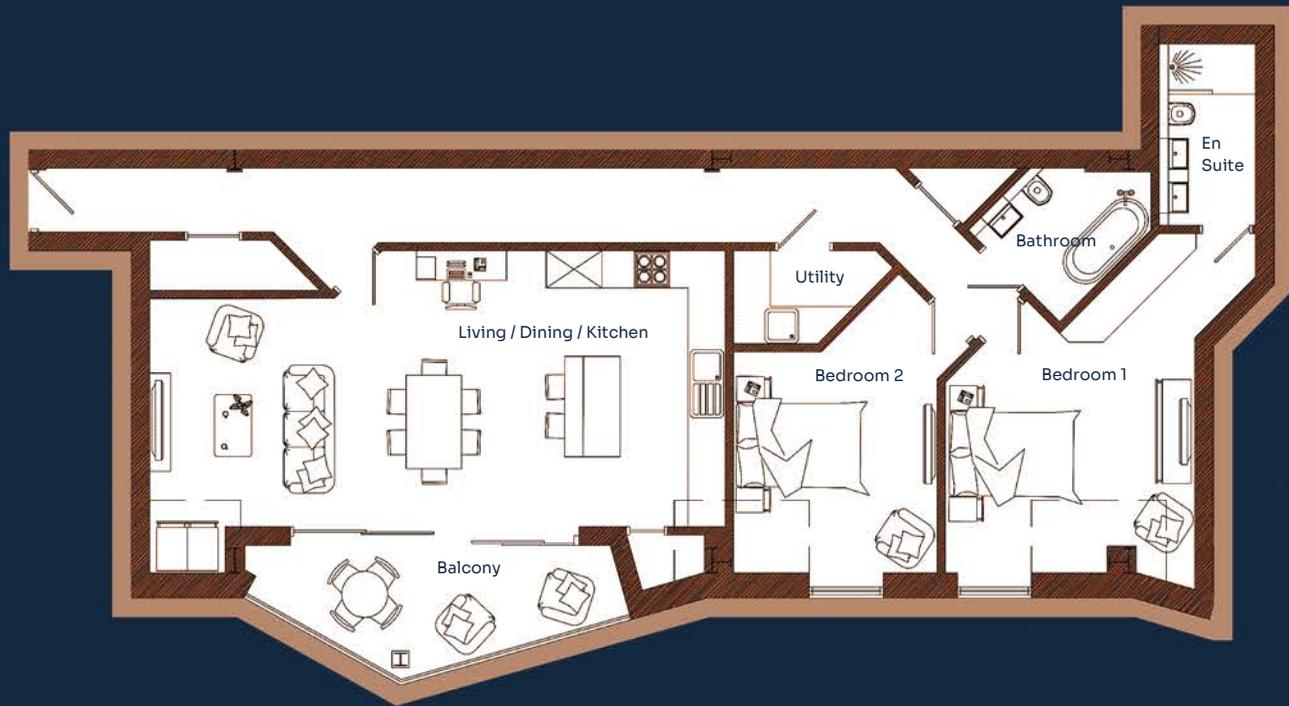


Apartment 12

Second Floor



Dimensions	ft	m
Living / Dining / Kitchen	30' 7" x 14' 6"	9.32 x 4.43
Utility	8' 0" x 4' 11"	2.45 x 1.50
Bedroom 1	13' 4" x 18' 3"	4.07 x 5.55
Bedroom 2	10' 10" x 12' 6"	3.30 x 3.81
En Suite	6' 6" x 9' 7"	1.98 x 2.91
Bathroom	6' 10" x 9' 0"	2.09 x 2.75
Balcony	19' 5" x 7' 6"	5.92 x 2.29
Total	1216 sq.ft.	113 m²



34

Apartment 13

Second Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	21' 6" x 20' 8"	6.56 x 6.31
Utility	6' 4" x 5' 5"	1.92 x 1.64
Bedroom 1	14' 5" x 13' 11"	4.39 x 4.24
Dressing Room	4' 9" x 10' 3"	1.46 x 3.12
Bedroom 2	12' 6" x 13' 3"	3.81 x 4.05
En Suite	9' 2" x 6' 5"	2.80 x 1.96
Bedroom 3 / Study	10' 1" x 14' 8"	3.08 x 4.47
Bathroom	7' 7" x 9' 8"	2.30 x 2.94
Balcony	19' 5" x 7' 6"	5.92 x 2.29



Total 1270 sq.ft. 118 m²

35



Apartment 14

Second Floor



Dimensions	ft	m
Living / Dining / Kitchen	28' 10" x 20' 8"	8.78 x 6.31
Utility	7' 9" x 4' 4"	2.35 x 1.33
Bedroom 1	11' 11" x 14' 7"	3.64 x 4.45
Bedroom 2	13' 11" x 11' 4"	4.25 x 3.45
En Suite	7' 5" x 5' 7"	2.25 x 1.70
Bathroom	6' 1" x 7' 9"	1.85 x 2.37
Total	1023 sq.ft.	95 m²



Apartment 15

Second Floor

Floorplans

Dimensions	ft	m
Living / Dining / Kitchen	37' 3" x 21' 5"	11.35 x 6.52
Utility	10' 6" x 5' 3"	3.21 x 1.60
Bedroom 1	14' 0" x 9' 10"	4.27 x 3.00
Dressing Room	5' 11" x 6' 6"	1.80 x 1.99
Bedroom 2	12' 0" x 12' 4"	3.67 x 3.76
En Suite	7' 1" x 6' 6"	2.15 x 1.99
Bathroom	6' 7" x 10' 0"	2.00 x 3.05
Balcony	19' 5" x 7' 6"	5.92 x 2.29
Total	1206 sq.ft.	112 m²







SPECIFICATION

Design & Construction

Contemporary design mirroring the award winning architecture of the neighbouring Boardwalk and Piazza buildings.

Elevations dressed in thermally treated timber cladding inspired by the Japanese shou sugi ban wood burning technique, natural stone and contemporary cladding.

Floor to ceiling aluminium window and balcony doors.

Juliet balconies to all apartments and covered external balconies to Marina facing penthouse apartments.

Lobbies & Common Parts

High performance vinyl flooring to ground floor arrival lobbies.

Level access thresholds and platform lifts serving each level of the building.

Fob security access with video activated remote release.

Apartment Finishes

Individually designed two and three bedroom apartments.

High quality and durable Karndean flooring in oak throughout hallways, receptions, kitchens and utility areas.

Bespoke skirting and architrave detailing.

Robust panelled doors and chrome ironmongery throughout.

High quality carpets to bedrooms and dressing rooms.

Bespoke fitted wardrobes to the principal bedroom.

Bathrooms

Large porcelain tile floor finishes and tiled skirtings to bathrooms.

Feature wall tiles to bath and shower areas.

Tiled niches with feature PIR controlled pin lighting.

Vanity units with drawer storage and feature PIR controlled pin lighting.

Grohe sanitary ware including thermostatic rain and pull-out showers.

Wall mounted Grohe WCs with soft close toilet seats and concealed cisterns.

Electric thermostatic ladder towel rails.

Kitchen & Utility Rooms

Individually designed Symphony kitchen cabinetry in Shaker style with soft close doors and drawers and chrome ironmongery.

Silestone composite quartz worktops and splash backs to kitchens.

Undermount stainless steel sinks and Grohe pull out mixer taps in chrome.

AEG induction hob and chimney extract hood.

AEG integrated oven and combi microwave oven.

AEG integrated fridge/freezer.

AEG integrated dishwasher.

Separate utility cupboard or room with AEG washer and dryer.

Symphony cabinetry and Silestone composite quartz worktops to utility rooms.



Lighting, Electrics & Data

Recessed LED downlights throughout.

Feature pendant points to living space, dining space, and kitchen islands.

Matt white screwless electrical fixings with USB points to bedrooms, living room and kitchen.

Automatic PIR controlled low level pin lighting to bathrooms.

Full superfast fibre to the property from the Marina's fibre network.

Data points to TV positions and study areas (television services by streaming).

External wall lights to balconies (Marina facing penthouse apartments).

Heating & Cooling

Underfloor heating to principal receptions, hallways and bedrooms.

Electric underfloor heating to bathrooms.

Individual thermostatic heating control.

Mechanical ventilation heat recovery to all rooms offering fresh air throughout the apartment.

Security

Video entry system operating private entry to the development.

Fob access to common parts with key override.

High security door keys.

Alarm panel with door contacts.

External lighting to selected areas.

Door viewfinders.

Car Park & Storage

Two car parking spaces to each apartment.

Bollard controlled secure parking.

Locked bicycle storage.

Metered electrical point for installation of EV charging.

On Site Services & Facilities

Marina staff present 7 days a week, 9am to 5:30pm and on emergency call outside of hours.

Parcel and food shopping collection in hours when you are not home.

Access to the Marina's 77-acre private estate including parkland, playground, trim and nature trails as well as fishing spots.

On site restaurants, cafés, bars, and independent retailers as well as entertainment and community events.

Management Company

A management company will be established to administer the efficient operation and maintenance of common facilities at the Promenade.

A service charge will be levied and apportioned to each apartment for the benefit offered.

Lease

An anticipated period of 999 years.



Mercia Marina are extremely proud to bring to the market The Promenade, the culmination of 16 years of passion and dedication that has curated a thriving destination for living and leisure.

Our team will support you with that same care and commitment through your purchase journey. We have partnered with highly respected local agents Fletcher and Co. to remove the stress and confusion that can often be associated with buying a new home. With offices situated at the Marina, you know you are dealing with local, knowledgeable professionals who are on hand when you need them.

Should you need assistance in the conveyancing of your new property, or sale of your existing, local experts Taylor Rose are available to provide you with independent advice to streamline the buying process and protect your investment.

Disclaimer: The information and imagery provided within this brochure is indicative and is intended to act as a guide only as to the finished product. We believe all information is correct at time of going to print.

The information provided has been prepared in good faith and does not constitute a contract, or warranty.

Applicants should not rely on any of the information provided within this brochure and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided and to obtain legal advice from a properly qualified solicitor.

IN
SAFE
HANDS



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