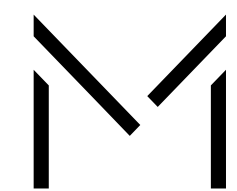


JOHN STREET



MULBERRY
HOUSE

APARTMENTS · DERBY



MULBERRY
H O U S E





MADE
IN

DERBY

MULBERRY HOUSE
JOHN ST. DERBY

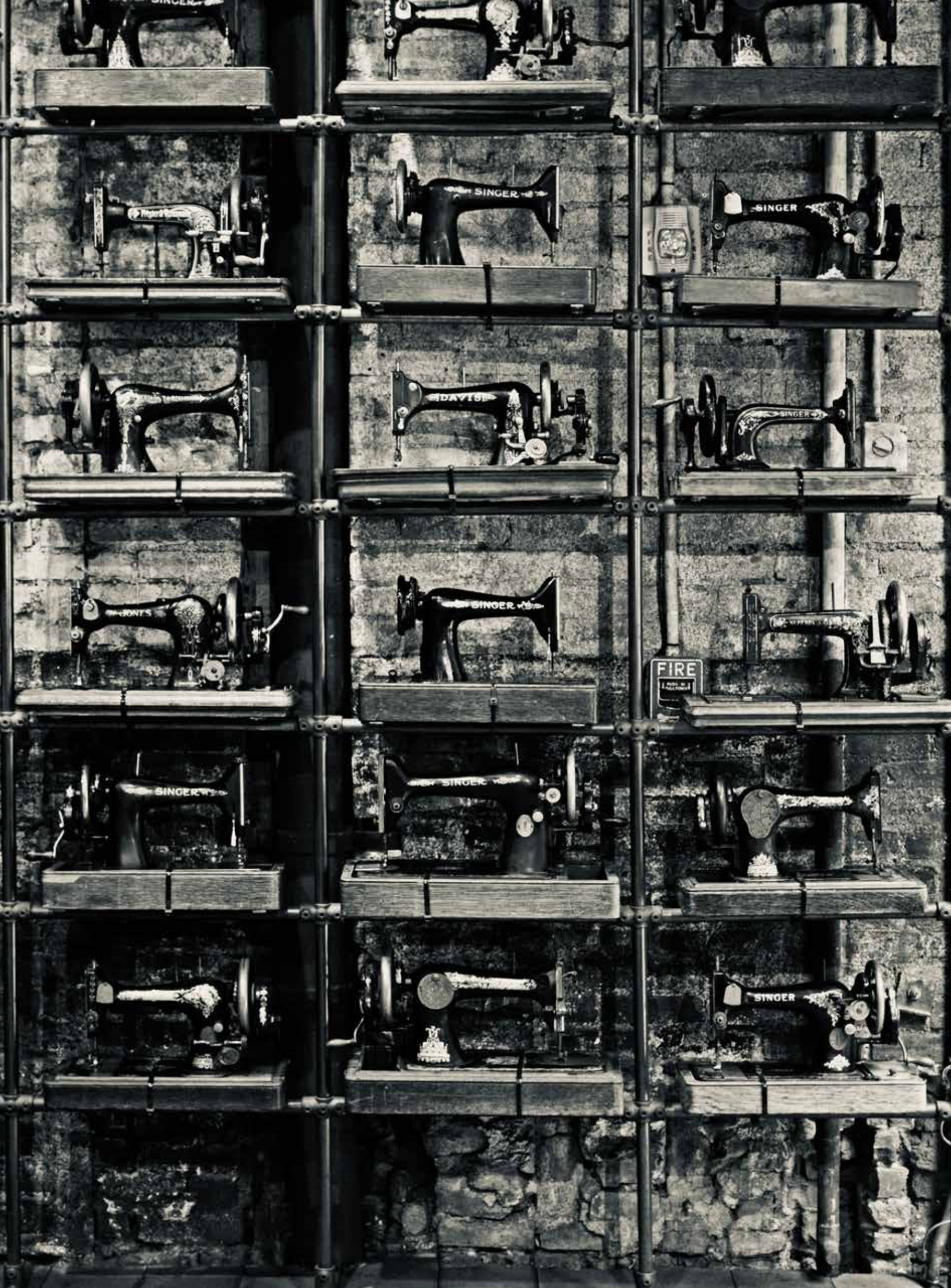
QUALITY GOODS
MADE IN DERBY

MULBERRY HOUSE IS A CURATED
COLLECTION OF 94 STYLISH STUDIOS,
1, 2, & 3 BED APARTMENTS SET AROUND
A CENTRAL GATED COURTYARD,
THAT WILL TRANSFORM JOHN ST.
INTO A MODERN THRIVING
DESTINATION.



MULBERRY
HOUSE

JOHN STREET



MULBERRY HOUSE

CONTENTS

01.
DISTINGUISHED DERBY

02.
DISCOVER DERBY

03.
DESTINATION DERBY





WOVEN FROM HISTORY

MULBERRY HOUSE
JOHN ST. DERBY



01.

DISTINGUISHED DERBY

A VISION WORTHY OF THE HERITAGE

Mulberry House ushers in new life to the heart of central Derby at this landmark historic site. Home to manufacturing for the past 200 years, Mulberry House continues on with a tradition of bringing iconic innovation to the city of Derby.

A short stroll from the River Derwent and nestled between Derby train station and Castleward Park, Mulberry House seamlessly blends accessible and aspirational living. An exceptional residential opportunity, Mulberry House offers a collection of 94 carefully crafted studios, one, two and three bedroom apartments curated for modern living and set amongst organic landscapes and peaceful surroundings.

With unparalleled elegance and impeccable attention to detail, the architectural design is a welcoming vision of homes filled with flexible spaces that fulfil your ever changing needs and provide serenity from the hustle and bustle of the city centre. With the range of accommodation available, owners have the flexibility to choose an apartment that meets their aspirations or investment needs.



EXTERIOR VIEW, CASTLEWARD BOULEVARD



M
MULBERRY
HOUSE



MULBERRY
HOUSE



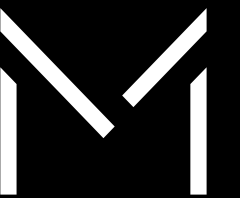


CUT FROM DIFFERENT CLOTH

MULBERRY HOUSE
JOHN ST. DERBY



INSIDE AND OUT MULBERRY HOUSE
APARTMENTS ARE A SEAMLESS BLEND
OF INDUSTRIAL-LUXE DESIGN
AND 21ST CENTURY STYLE THAT
TRANSPORT YOU FROM PAST TO
THE PRESENT – AND SERVE AS THE
FOUNDATION FOR A NEW ICON
OF RESIDENTIAL LIVING.





M
MULBERRY
HOUSE



Mulberry House is an exemplary collection of contemporary residences curated with an aesthetic of sleek, modern style. Expansive, light-filled homes, built for a new generation of living; one designed for freedom, growth, style and ease.

MULBERRY HOUSE

JOHN ST. DERBY





M
MULBERRY
HOUSE

REAP WHAT YOU SOW

20.35%*
PRICE GROWTH

AN ATTRACTIVE PROPOSITION

At Mulberry House, stylish living comes as standard. As the cornerstone of the wider Castleward Urban Village regeneration, this upcoming development will be the destination for living amongst a younger generation of professionals wanting to reside in a prime city centre spot.

As Derby's profile grows, so do the prospects for the city's property market. With a myriad of regeneration schemes underway, this has the potential to push property values by up to 19.7% by 2027.

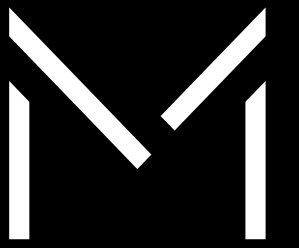
*Forecast East Midlands House price growth of 20.35% from 2025 - 2029 (Savills)





M
MULBERRY
HOUSE

A DIFFERENT GRADE



13%*
RENTAL GROWTH

EMERGING MARKET

The growth in the property market isn't just contained to purchase prices, with the rental market forecasting similar increases in the coming years. Forecasts point to continued price and rental growth, with Derby set to lead the East Midlands thanks to affordability, rising tenant demand, and strong fundamentals. JLL projects cumulative growth of 13% over the next four years, even as national markets soften.

With regeneration schemes totalling £3.5bn around every corner and house price and rental growth across the entire property market set to rise fastest in the cities, Derby and Mulberry House will be a destination for living and investing.

*JLL forecast for Derby 2025 – 2029





THE RAW MATERIALS



Services	Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.
Heating and hot water	Heating system via wall mounted electric panel heaters with smart wifi controls; hot water generated via electric hot water cylinder.
Electrical	Brushed stainless steel effect sockets and switches throughout apartments.
Kitchen	Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.
Sanitaryware	Duravit sanitaryware and Hansgrohe brassware, boosted hot water. One beds have a bath with a shower over. Two beds have an ensuite shower room with shower tray and screen with a bath to the second bathroom.
Doors	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
Skirting and architrave	Pencil round skirting and architrave finished in white eggshell paint.
Decoration	White emulsion paint to all plastered walls and ceilings.
Ceramic tiling	Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.
Flooring	Carpets in bedrooms and laminate throughout other than in wet areas.
Door entry	Keypad entry with intercom access from apartments.
TV distribution	Digital aerial and signal distribution to TV point in each apartment.
Telephone and data	Block A – BT Fibre Blocks B & C – BT Fibre data cable to a single outlet in living room.



SPIN A GOOD YARN

MULBERRY HOUSE
JOHN ST. DERBY



02.

DISCOVER DERBY

CRAFTED BY INNOVATION

A day spent in Derby is not complete without a look into the city's colourful past.

The River Derwent has always played an integral part in Derby's history of innovation. In 1717 the first silk mill in England was built on its banks by John Lombe and for over a century, the Old Silk Mill was the town's largest employer.

The invention of steam powered rail also left an indelible mark on the fabric of the city, with the Midland Railway company making Derby its home and becoming Britain's third largest operator by the turn of the century.

With roots dating back to the industrial era, Derby has built an expansive collection of global manufacturers, including Rolls-Royce, Bombardier Transportation and Toyota, to name a few.

This history of industry and innovation continues to drive the city forward and makes Derby a place facing a bright future.



THE SILK MUSEUM ON THE BANKS OF THE RIVER DERWENT



DERBY CITY CENTRE AND THE CATHEDRAL

A NEW CHAPTER UNFOLDS



CURATED FOR MODERN LIVING

Mulberry House is a new chapter for Derby’s residential sector and will be an unrivalled blend of metropolitan city living with a relaxed country lifestyle.

Designed to support your passions, your work, your life and your free time - Mulberry House seamlessly connects you to what matters most.

With the natural wonders of the Peak District and the River Derwent nearby, and a multitude of parks and open spaces within close proximity, Mulberry House provides residents with the healthy active lifestyle they crave.



MULBERRY HOUSE APARTMENTS



THE PEAK DISTRICT

JOHN STREET DE1

ARBORETUM PARK - THE FIRST PUBLIC PARK IN BRITAIN



BLANK CANVAS

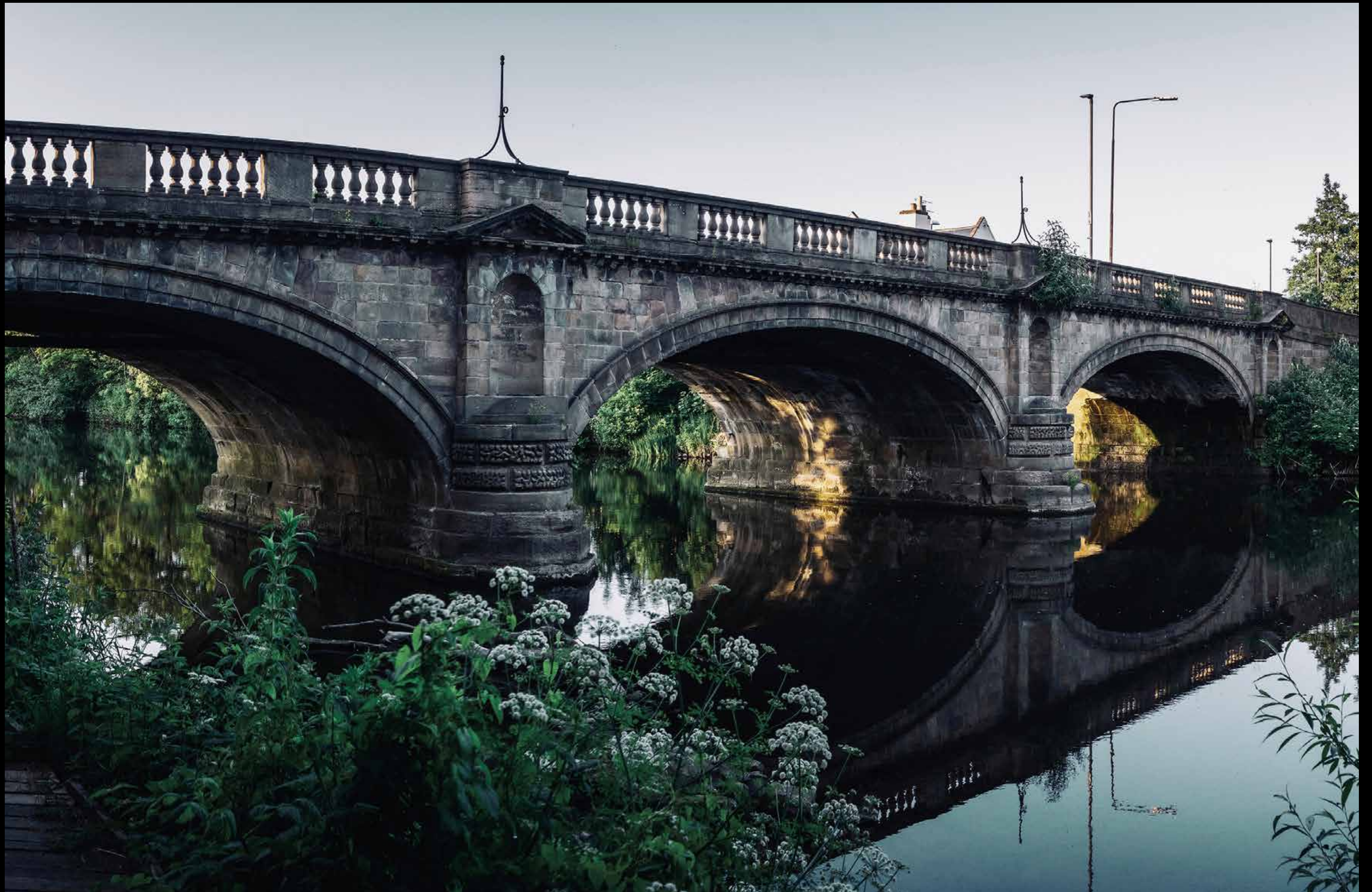


RIVER DERWENT



One of the cradles of the Industrial Revolution, the River Derwent provides a picturesque backdrop to Derby's cobbled streets and plentiful green landscapes.





RIVER DERWENT



TRAIN MAKER BOMBARDIER

£12m

INNOVATION HUB



A BEACON OF OPPORTUNITY

Already established as the sixth most productive city in the UK, a £3.5 billion regeneration master plan will deliver a wealth of new employment opportunities and amenities into the area, attracting more than 250,000 visitors each year making Derby the fastest growing economy in the East Midlands.

Derby also has an established foundation of creative and hi-tech employment opportunities. The cornerstone of Derby’s tech industry is the city’s £12 million iHub Innovation Centre, where you’ll find several global businesses, including Airbus, Composite Braiding and VRCO.

With its modern workforce brimming with graduates and young professionals, the city is on an upward trajectory.

By matching Derby’s growing ambition, Mulberry House will be the obvious choice for aspiring like-minded individuals attracted by this vision.



DERBY COLLEGE





TALENTED RICHES

With a thoughtful expansion of the city’s core this one-of-a-kind development will play an integral part in Derby’s exciting future. Nestled amongst new amenities, leisure hubs and so much more, Mulberry House will become a cornerstone in Derby’s growing property market.

This city centre development not only benefits from Derby’s expanding cultural hub, it’s also situated amongst the city’s ambitious business district. With exciting manufacturing giants and progressive digital businesses around every corner, Mulberry House will be the obvious choice for young professionals looking for the city’s next hotspot.

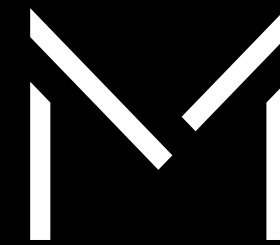
Connecting like minded professionals seeking the ultimate metropolitan lifestyle, this unique development will curate a community of thriving young workers climbing the corporate ladder.

Mulberry House is the next step in what Derby residents are looking for.

£3.5bn
REGENERATION PLAN



STRONG THREAD



001

SIXTH

Sixth most productive
city in the UK

002

45K

Manufacturing sector
contributes over
45,000 jobs

003

40%

40% of the workforce
are employed in
professional roles

004

iHUB

The £12 million iHub
Innovation Centre is the
cornerstone of Derby's
tech industry

005

BUSINESS

iHub is where you'll find
several global businesses,
including Airbus, Composite
Braiding and VRCO

006

GLOBAL

Derby has a collection
of global manufacturers,
including Rolls-Royce,
Bombardier and Toyota

007

4,500

Over 4,500 jobs
created in the
past 3 years

008

£7.1BN

Predicted that Derby's
economy will be the
fastest growing in the
East Midlands by the
end of 2023

009

GRADUATE

Highest graduate
salary outside
of London

010

10,000

Derby is expected to see
an influx of 10,000+ jobs
by 2030, making it the fastest
growing economy in the
East Midlands

011

LEADING

Industrial engineering
contributes millions to
the local economy, Derby
continues to bolster
economic growth across
the wider region

012

300 YEARS

Derby Museum offers
insight into 300 years
worth of history and
industrial heritage

03.

DESTINATION DERBY

A CULTURED LIFE

What signifies a leading UK city? Opportunity, connectivity and above all, a thriving culture. 'City Culture' can vary, but one thing remains constant - authentic hospitality complemented by leading global brands. Derby surpasses all expectations, with an iconic shopping centre and expansive independent presence striking a unique city culture.

The Derbion is an anchor in the city's retail sector, housing premium brands from Hugo Boss to Flannels, as well as city staples, such as H&M and All Saints. With the addition of restaurants, theatres and cinemas, the Derbion has established the city as a leading destination for living, working and shopping.

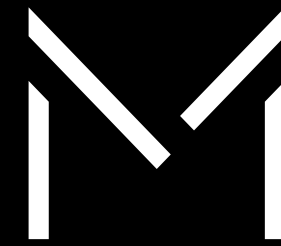




THE GRADE II LISTED ST MARY'S CHURCH, DESIGNED BY AUGUSTUS PUGIN IN 1837



MULBERRY HOUSE APARTMENTS



Dynamic Derby is culture and commerce,
compact and connected. It is history and yet
it is now. Forever evolving and somehow always
maintaining the charm for which it is
world-famous. For the young, the old,
and everything in between.

MULBERRY HOUSE

JOHN ST. DERBY

ALL SEWN UP

M



Derby is a destination for retail therapy, and for every designer brand the city houses, it has several independent businesses. A stroll down Sadler Gate offers just a glimpse of Derby's ambitious collection of unique retailers. Whether you're looking for one-off pieces or vintage steals, you won't need to look far - Derby strikes the perfect balance of premium names and one-of-a-kind brands.





MULBERRY HOUSE APARTMENTS



JOHN STREET DE1



Bustler Market is another treasure within the city. Located within Derby's newest and biggest destination for independent events, Bustler Market gets its name from the hustle and bustle of these vibrant occasions. As well as hosting some of the UK's best street food traders, you can expect good beer and even better company.

This independent hotspot is just a taste of what Derby has to offer. Not only does the city host a plethora of independent retailers, it is also known for its unique hospitality offering. From quaint coffee shops, to authentic eateries, and live entertainment, it's no surprise that Derby is an increasingly popular destination amongst a range of demographics.



THE NEIGHBOURHOOD

DE1



AVERAGE WALKING TIMES

ENTERTAINMENT

1 Bustler Market	3 Minutes
2 Derby Theatre	6 Minutes
3 Showcase Cinema de Lux	6 Minutes
4 Nadia Jane Performing Arts	13 Minutes
5 Derby Museum & Art Gallery	16 Minutes
6 Silk Mill	15 Minutes
7 Derby Arena	27 Minutes

RETAIL

8 Boutique Florist	1 Minute
9 Derbion	1 Minute
10 Sainsburys	6 Minutes
11 M&S	7 Minutes
12 KRCS (Apple Retailer)	8 Minutes
13 Orchids Flowers	8 Minutes
14 H&M	8 Minutes
15 Hui's Oriental Flowers	9 Minutes
16 Lee Longlands	10 Minutes

LEISURE

17 Starbucks	7 Minutes
18 Coffee Grazia	7 Minutes
19 Pizzeria Da Alessia	12 Minutes
20 Carnero Lounge	12 Minutes
21 BEAR Coffee Lounge	14 Minutes
22 Turtle Bay	15 Minutes
23 Slug & Lettuce	15 Minutes
24 Hari Hari	15 Minutes
25 RASK	16 Minutes
26 Dolce Salato Italian	16 Minutes

HEALTH & WELLBEING

27 Calm Yoga Studio	3 Minutes
28 PureGym	9 Minutes
29 Spa Diamond	12 Minutes
30 Jasmine Thai Massage	13 Minutes
31 The Yoga Centre	13 Minutes
32 The Gym Group	13 Minutes



RICH SEAM



GO FAR

Anchored in the centre of Derby, Mulberry House directly benefits from the city’s connectivity.

A 15-minute walk to Derby train station, serving Northern powerhouses Manchester and Leeds, and providing regular services to the capital in just 90 minutes, Derby as a whole, not only appeals to the young professionals of the city, but both inward and outward commuters.

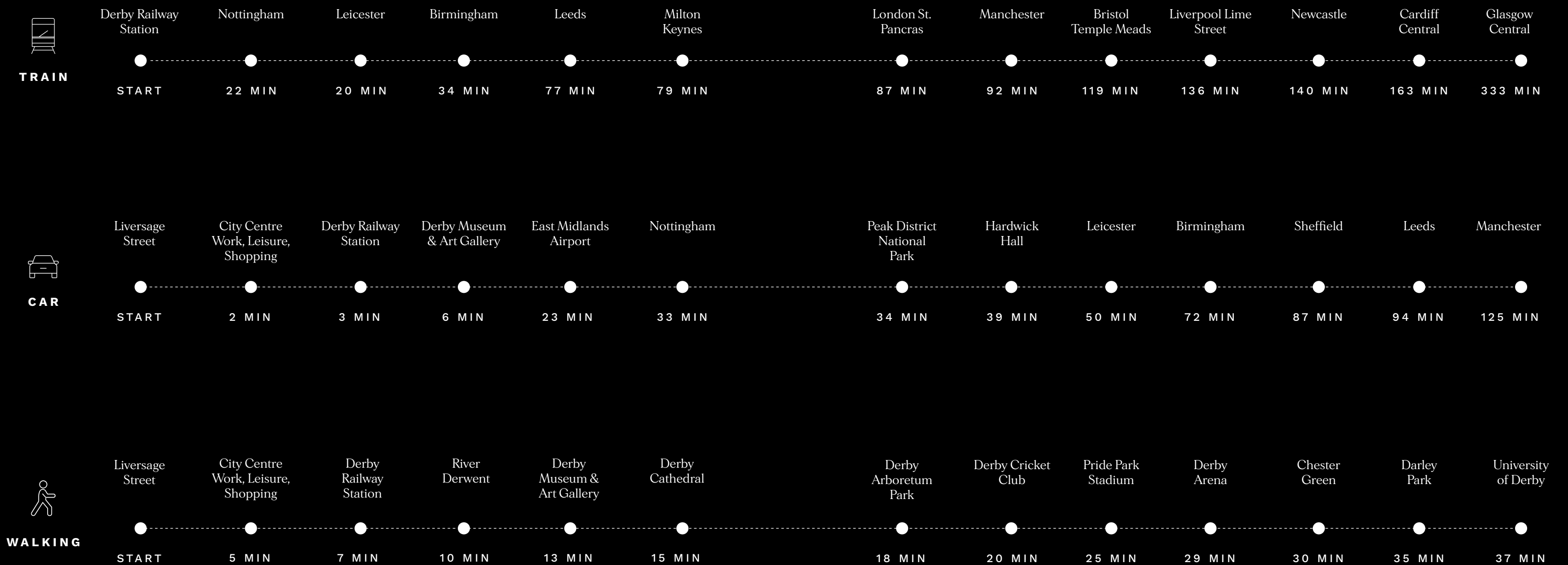
Located just 42 miles from the UK’s second city and 15 miles from Nottingham, Derby is a hub for inward commuters. With over 25,000 employees travelling to the city for work from the wider region, Derby has the most inward commuters across the country.

East Midlands Airport is accessible in under half an hour by road, meaning international travel links are always to hand. East Midlands Airport serves 90 destinations around the world - an exciting prospect for residents of Mulberry House.

This connectivity is not only attracting new demographics to the city, it’s also keeping them in the East Midlands.

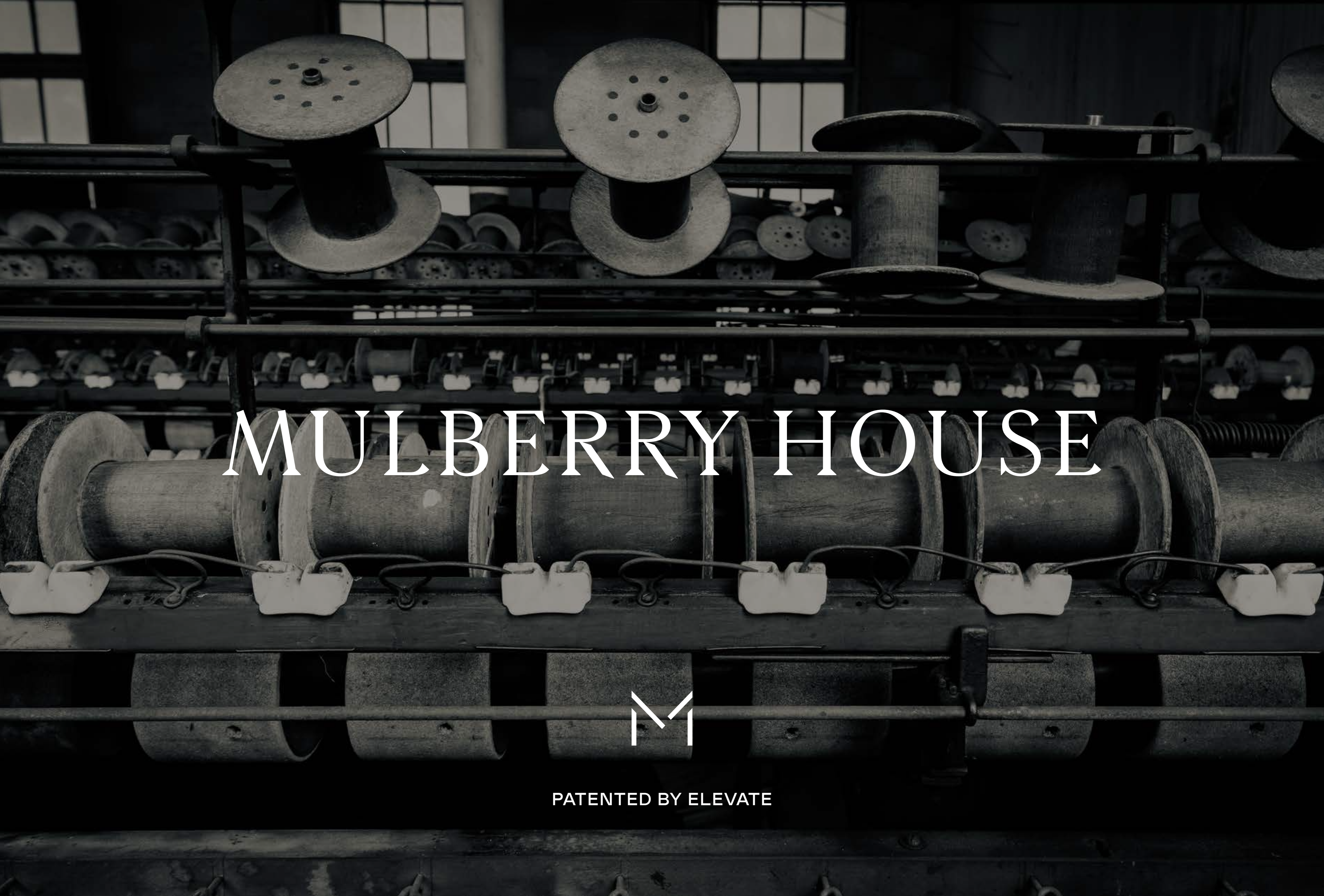


CHOOSE YOUR DESTINATION





THE SILK MUSEUM ON THE BANKS OF THE RIVER DERWENT



MULBERRY HOUSE



PATENTED BY ELEVATE

DYED IN THE WOOL



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