

ABBHEY CENTRAL

Abbey Road, West Bridgford, Nottinghamshire NG2 5NE

ABBHEY CENTRAL

PEVERIL
HOMES TO BUILD A LIFE IN

In partnership with
 **Stagfield**

peverilhomes.co.uk

Peveril Homes, Beech Lawn, Green Lane, Belper, Derby DE56 1BY

 clevercherry

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 **Stagfield**

Welcome TO ABBEY CENTRAL



An exclusive collection of 71 eco-friendly homes, Abbey Central offers a harmonious blend of modern design and ecological consciousness in the charming town of West Bridgford in Nottinghamshire.

Abbey Central is an innovative residential development with a range of two to four-bedroom stunning new homes that are fit for the future. Its prime location ensures that everything you need is just a stone's throw away, while still providing a peaceful retreat amidst a humming community.

*Deveril Homes &
The Stagfield Group*



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ABOUT THE DEVELOPERS

Peveril Homes proudly partner with the Stagfield Group to deliver high-quality homes tailored to the ever-changing needs of our valued customers.

ABOUT PEVERIL HOMES

We're committed to our customers and care unreservedly about the homes we build and communities we create. Using the latest techniques, highest quality materials, and advances in energy efficiency, we design and build beautiful homes that continue to stand the test of time.

Proudly part of the family-owned Bowmer + Kirkland Group, we ensure every home, from one-bedroom apartments to five-bedroom houses, reflects the uniqueness of our customers, making them feel like part of the Peveril family.

ABOUT STAGFIELD GROUP

The Stagfield Group is an innovative developer who shares a commitment to building high-quality and low-energy residential homes.

We believe we must act responsibly both as a business and neighbour in the communities we build, and so are committed to delivering well-designed and sustainable homes which create exceptional places for people to live, work and relax in for years to come.

Peveril Homes has partnered with The Stagfield Group to build 71 new homes at Abbey Central. All sales will be handled through Peveril Homes.

PEVERIL
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ABBEY CENTRAL

The Local Area

WEST BRIDGFORD

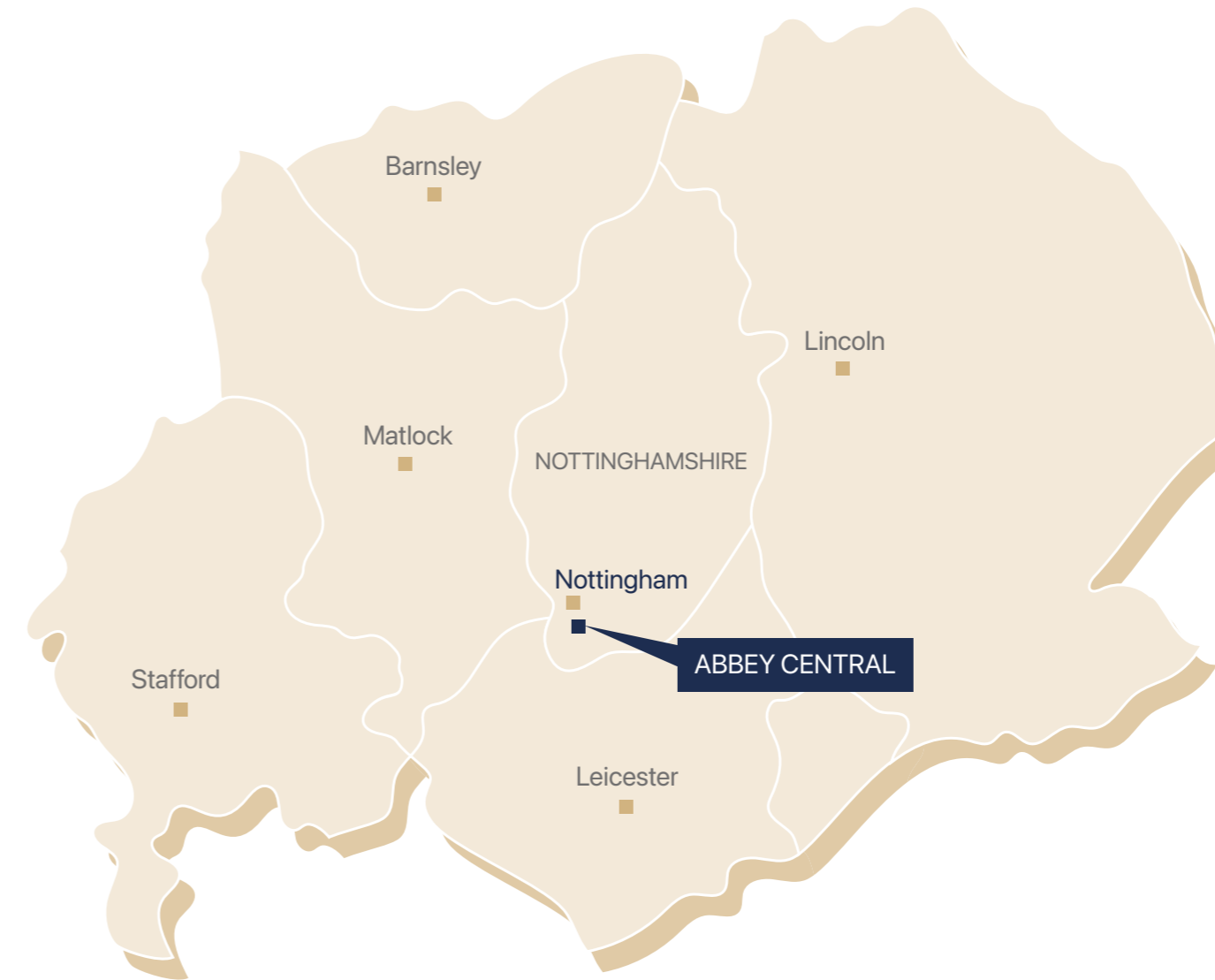
Located in the county of Nottinghamshire, West Bridgford is a town with a captivating history. Dating back to the 11th century, it has witnessed various developments and changes throughout its existence, and today West Bridgford continues to embrace its past while embracing progress and growth.

With its close-knit community, the town offers a range of local amenities that cater to residents, including an array of shops, pubs, restaurants, and community groups, fostering a lively and welcoming atmosphere.

West Bridgford benefits from excellent transport connections, ensuring easy accessibility to nearby towns and cities. The town is conveniently located less than three miles from Nottingham City Centre, which also provides regular services to prominent destinations such as Derby, Leicester, Birmingham, and beyond. This opens up many opportunities for exploration, entertainment, and family outings.



Wilford Suspension Bridge, West Bridgford.





Sherwood Forest

HISTORY AND COUNTRYSIDE

The name West Bridgford is simply derived as 'the ford near the bridge' - the bridge being the crossing of the River Trent which connects the town with the city of Nottingham. Following a huge building operation in late Victorian times, the population rose sharply, and over the years, growth has continued, with families attracted by the town's reputation for good schools, leisure opportunities and transport links.

Surrounded by picturesque countryside, West Bridgford offers an escape into natural beauty. The town is blessed with scenic landscapes, meandering rivers, and green spaces. The River Trent flows through the area, providing opportunities for leisurely walks along its banks and enjoying the tranquil atmosphere. The countryside surrounding West Bridgford offers stunning views, making it an ideal destination for nature enthusiasts and outdoor lovers.

Adding to the town's allure are its historical landmarks and buildings. St. Giles' Church, with its origins dating back to the 12th century, stands as a testament to West Bridgford's enduring history.

ARTS AND ENTERTAINMENT

West Bridgford boasts a vibrant scene with a range of options to suit various tastes. The town is home to a diverse array of entertainment venues, including independent shops, cafes, bars, and restaurants. Additionally, West Bridgford is less than 15* minutes away from the bustling city of Nottingham, where residents can find cozy cafes to

relax in, lively bars for nights out, and a selection of shops in Victoria Centre and beyond.

The local area also hosts various community events and activities, including art exhibitions, music festivals, food markets, and more, showcasing the town's vibrant arts scene and community spirit.

For those who are fans of sport, West Bridgford is home to the legendary Trent Bridge Cricket Ground, an iconic venue renowned for its cricketing heritage, as well as the City Ground, home to Nottingham Forest Football Club and also the National Watersports Centre at Holme Pierrepont.



Nottingham Forest Football Club Stadium

EDUCATION

The town is well-regarded for its excellent educational institutions. West Bridgford School is a co-educational secondary school that consistently receives high ratings and has a strong academic reputation. The school offers a broad curriculum, including a wide range of subjects and extracurricular activities. Another highly regarded secondary school in West Bridgford, Rushcliffe School is known for its academic excellence and supportive learning environment.

There is also an array of primary schools, including Jesse Gray Primary School and Abbey Road Primary School, which is an esteemed primary school located only a six* minutes' walk from Abbey Central.

The town also has excellent links to Nottingham universities, including the University of Nottingham and Nottingham Trent University, both of which are extremely popular.

*Please note all times are approximate.

Information correct at time of print. Please see schools' individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.



The River Trent

Specifications

FEATURES AND FINISHES

Our valued relationships with our range of nationally and internationally renowned partners ensure that each home is finished with high-end fixtures and fittings, and our well thought-out interiors perfectly capture the needs of modern day living. We only work with the highest quality brands, such as Symphony, Caple, AEG, Trojan, Methven, Merlyn, and Karndean.

Our optional extras are also worth considering. Discover a world of possibilities as you explore our collection of premium upgrades, thoughtfully curated to cater to your unique taste and lifestyle. Speak to your Sales Executive for more information.



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WHAT MAKES OUR HOMES SUSTAINABLE?

Abbey Central is poised to redefine sustainable urban family living for those with a commitment to even greater sustainability. All homes in this development have been meticulously designed, incorporating modern technology to facilitate a 'gas-less' community.

Abbey Central also follows the same approach utilised across all our new builds. This involves the conscious selection of sustainable materials like responsibly sourced bricks and timber, prioritising local suppliers to reduce transportation distances and carbon footprints. Additionally, each residence boasts premium insulation, double-glazed windows, and energy efficient appliances for uncompromising quality and efficiency.



Key features

- Low Energy Design
- Energy Efficient Glazing
- Air Source Heat Pumps (ASHP)
- Under Floor Heating (UFH)
- Solar Photovoltaics (PV)
- Electric Vehicle Charging (EV)
- Smart Home System



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Our Homes

LIGHT AND DRY

Our homes allow for full-length, open-plan living; large windows enable light to flood through the property and create a contemporary space. The internal layouts are complemented by clean, high-spec detailing, with internal features finished to a high standard within the manufacturing facility.

VARIED SPACES

As life changes, whether it's a need to work from home or welcome a new addition to the family, our light, spacious and modern homes can change and adapt as fast as the people living in them. Our homes have been fitted with bespoke balcony areas providing an effective way of connecting outdoor and indoor spaces.

HIGH ENERGY EFFICIENCY

Superior insulation to floors and walls creates a warm, ventilated home that's easy to heat and retains warmth. Our standard homes with solar PV panels have high EPC ratings.



Features of Our Homes

All our homes feature energy-efficient, light-filled contemporary spaces designed for modern living.

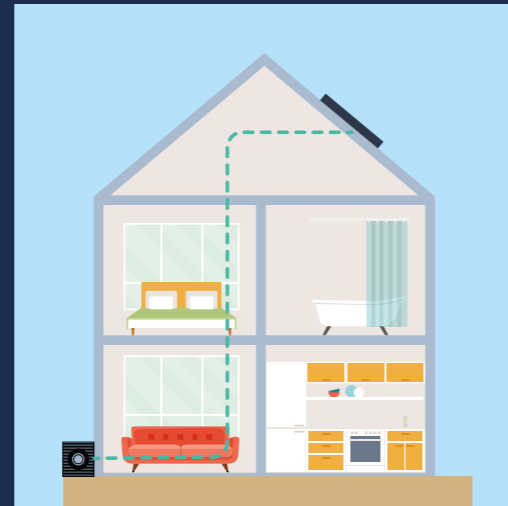


Low Energy Homes

FABRIC: All walls, floors, and roofs are designed to be highly insulated, while all windows and doors are airtight to retain heat and stop draughts.

EFFICIENCY: We use highly efficient LED lighting that uses less than a quarter of the energy of a halogen bulb as well as super efficient water fittings and ventilation systems.

RENEWABLE ENERGY: Our homes utilise a range of low carbon energy technology such as air source heat pumps which reduces a home's carbon footprint. In addition, solar panels are used to help generate clean on-site or surplus electricity.



FABRIC FIRST

- Super-insulating walls, floors and loft
- High performance walls and windows
- Quality design, quality control and workmanship
- Effective airtightness

ENERGY EFFICIENCY

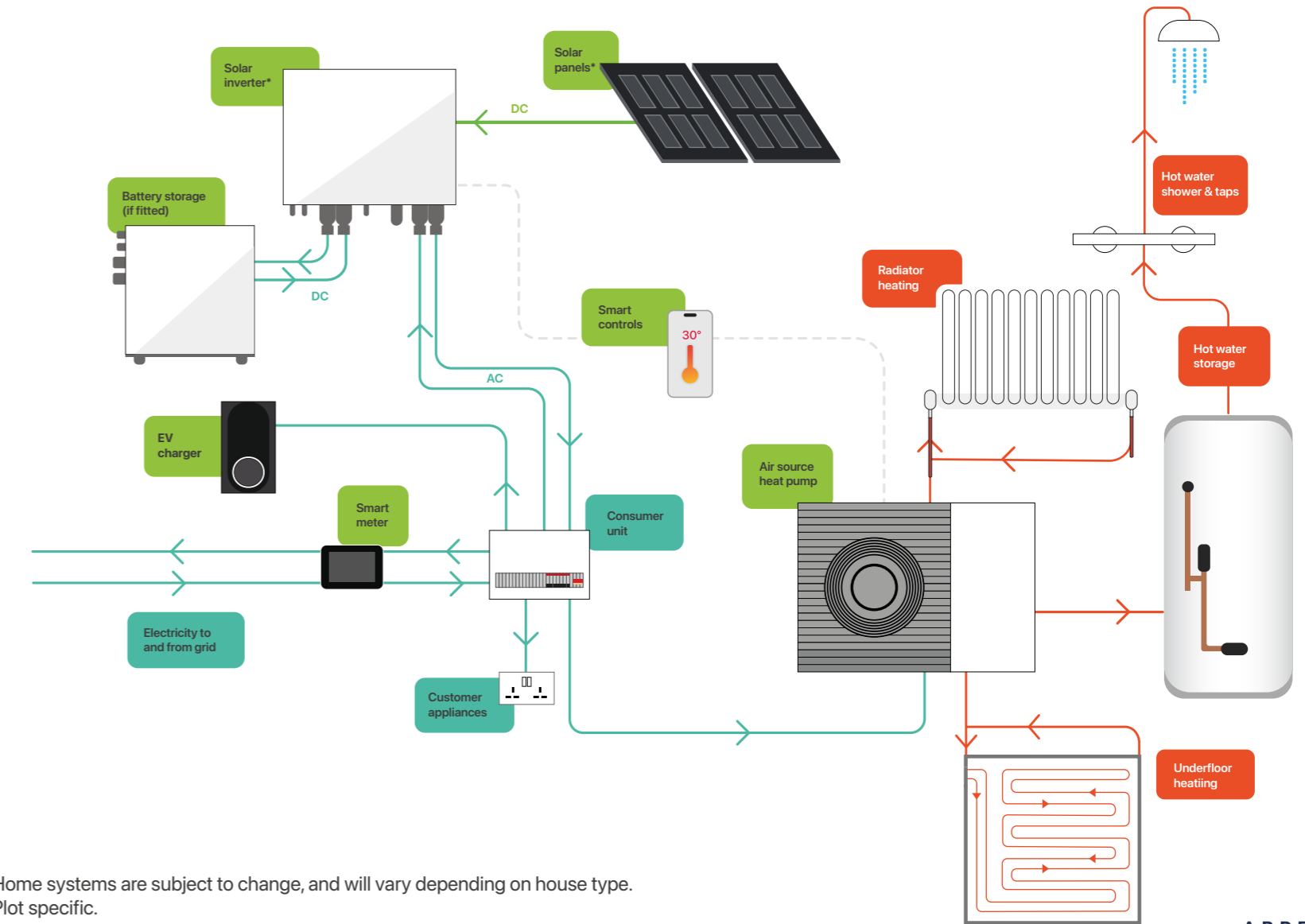
- Efficient lighting
- Ventilation
- Water fittings
- Appliances
- Smart meter and controls
- Rainwater harvesting

RENEWABLE ENERGY

To reach Zero Carbon, we need to add:

- Solar PV panels
- Battery technology
- Excess solar

Our Complete Home System



Home systems are subject to change, and will vary depending on house type.
*Plot specific.

Site Plan

Abbey Central presents a unique and limited collection of 71 eco-friendly homes, seamlessly combining modern design with a strong commitment to ecological consciousness. Nestled in the delightful town of West Bridgford, Nottinghamshire, this development exudes a harmonious balance between contemporary living and sustainable practices.



THE MILAN
A charming two-bedroom, two-storey retreat.



THE MADRID
A sophisticated four-bedroom, three-storey residence.



THE OSLO
A uniquely shaped four-bedroom, three-storey home.



THE MALAGA
A versatile three-bedroom, two-storey home.



THE STOCKHOLM
An expansive three-bedroom, three-storey home.



THE MUNICH
A stylish three-bedroom, two-storey contemporary home.



THE ATHENS
A beautiful four-bedroom, three-storey home.

- **The Milan** 796 sqft 2-bedroom, 2-storey home
- **The Malaga** 1170 sqft 3-bedroom, 2-storey home
- **The Munich** 1306 sqft 3-bedroom, 2-storey home
- **The Madrid V1** 1526 sqft 4-bedroom, 3-storey home
- **The Madrid V2** 1561 sqft 4-bedroom, 3-storey home
- **The Stockholm** 1732 sqft 3-bedroom, 3-storey home
- **The Athens** 1754 sqft 4-bedroom, 3-storey home
- **The Oslo** 1850 sqft 4-bedroom, 3-storey home
- Shared Ownership / Affordable Housing

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ABBAY CENTRAL



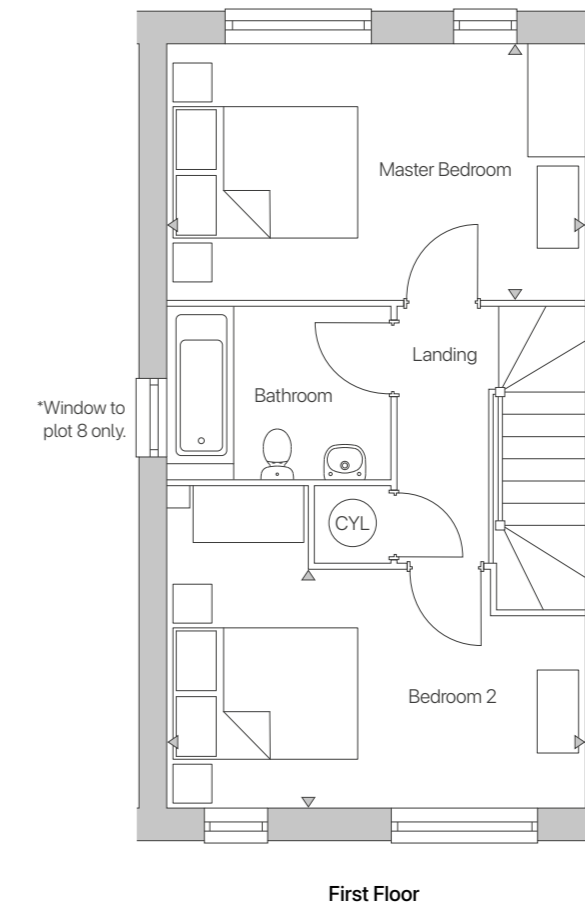
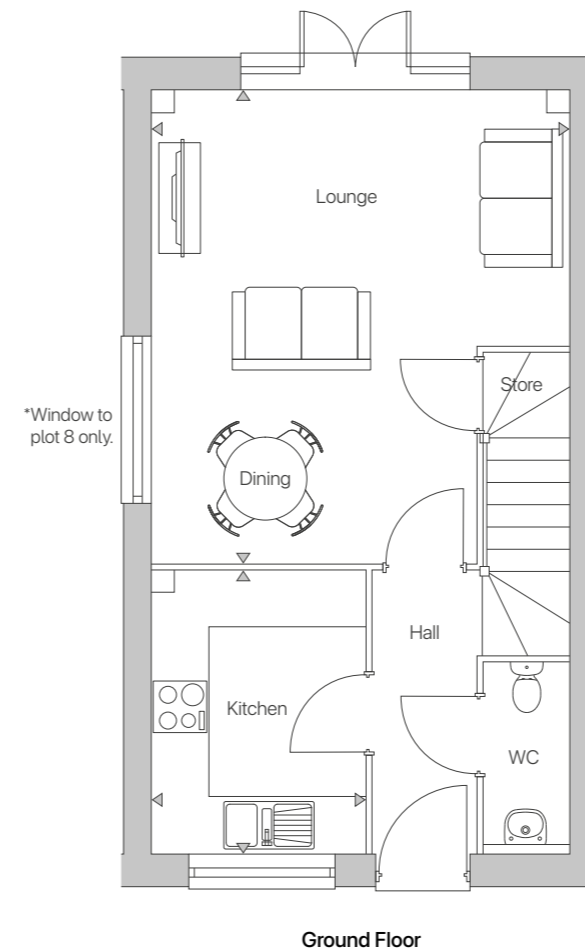
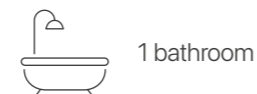


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The Milan

The Milan is a charming two-bedroom, two-storey property designed for modern living. The ground floor beckons with an inviting open-plan lounge and diner, a well-appointed kitchen, and a convenient WC.

Upstairs, the master bedroom and bedroom two create cosy havens and share a thoughtfully designed bathroom, blending comfort and style for a truly delightful living experience.



Room	Measurements	
Lounge / Dining Area	4.48m x 5.10m	14'9" x 16'9"
Kitchen	2.28m x 3.04m	7'6" x 10'
Master Bedroom	4.48m x 2.74m	14'9" x 9'
Bedroom 2	4.48m x 2.55m	14'9" x 8'4"
Plots 8*, 9(H), 10, 11(H), 12(H), 25, 26(H), 48(H), 49(H), 50(H)		

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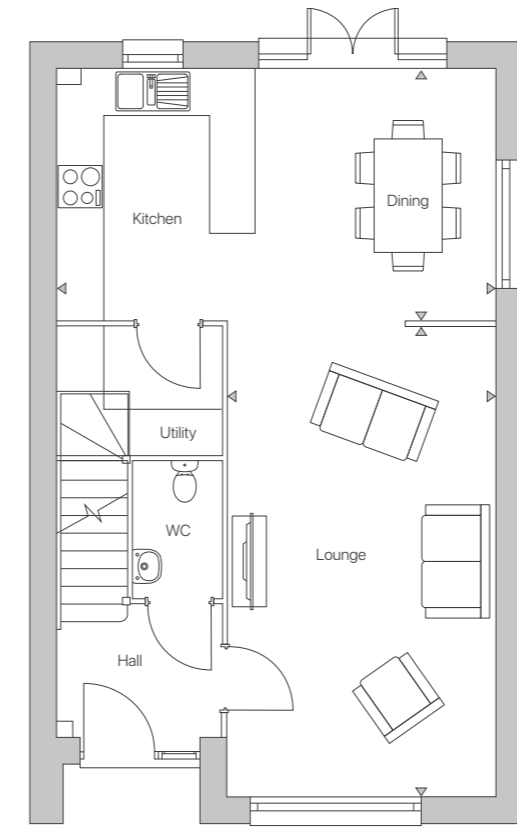
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The Malaga

Discover the charm of The Malaga, a versatile three-bedroom, two-storey residence that can be either detached or semi-detached. The ground floor unveils an open-plan kitchen, dining, and lounge, complemented by a practical utility room and a convenient WC.

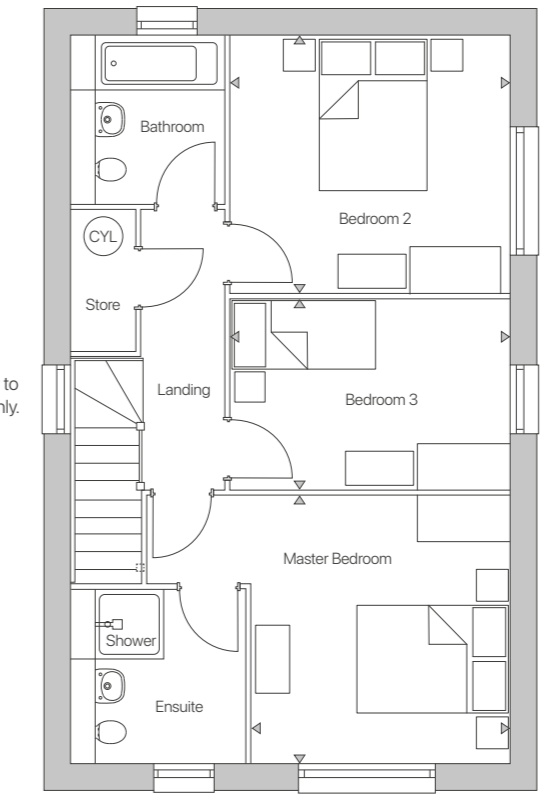
Upstairs, there is a master bedroom with a private ensuite, and two additional bedrooms share a well-designed bathroom, completing the thoughtful layout of The Malaga.

-  1170 sqft
-  3 bedrooms
-  2 bathrooms
-  Driveway



Ground Floor

*Window to plot 69 only.



First Floor

Room	Measurements	
Kitchen / Dining Area	5.76m x 3.30m	18'11" x 10'10"
Lounge	3.51m x 6.18m	11'6" x 20'3"
Master Bedroom	3.38m x 3.51m	11'1" x 11'6"
Bedroom 2	3.66m x 3.37m	12' x 11'1"
Bedroom 3	3.66m x 2.50m	12' x 8'2"
Plots 69*, 70, 71(H)		

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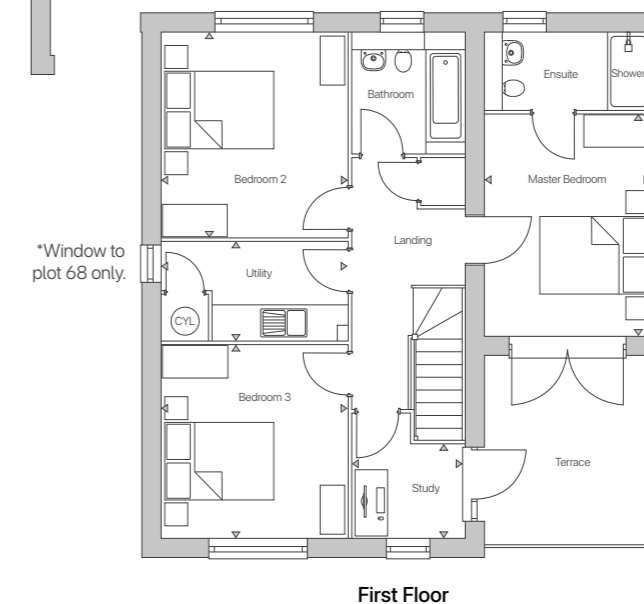
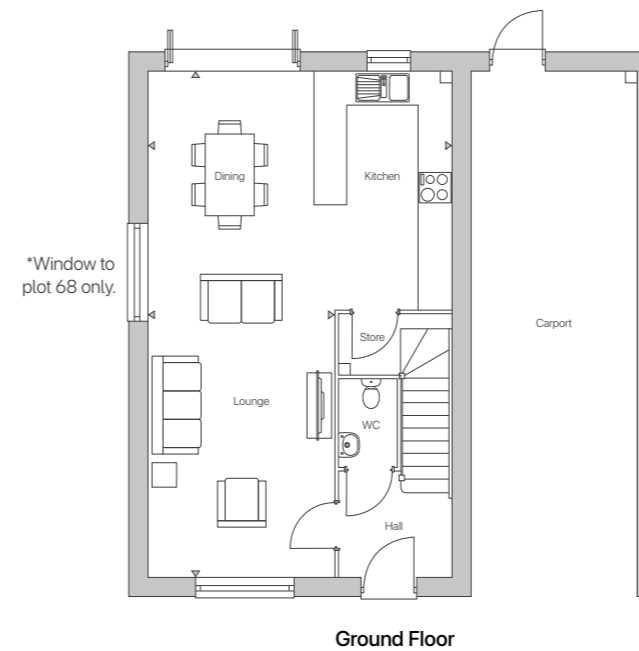
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The Munich

Immerse yourself in the modern elegance of The Munich, a thoughtfully designed three-bedroom, two-storey home. The ground floor invites you into a stylish residence featuring a convenient WC, an open-plan kitchen, dining, and lounge area. This property also offers the convenience of a private carport.

Upstairs, the master bedroom awaits with its ensuite, offering a private sanctuary. Two additional bedrooms, a dedicated study, a utility room, and a charming terrace complete the second floor.

	1306 sqft		3 bedrooms
	2 bathrooms		Carport



Room	Measurements
Kitchen / Dining / Lounge Area	5.53m (3.39m) x 9.24m 18'2" (11'2") x 30'4"
Study	2.04m x 1.69m 6'9" x 5'7"
Utility	3.39m x 1.80m 11'2" x 5'11"
Master Bedroom	3m x 4.04m 9'10" x 13'3"
Bedroom 2	3.39m x 3.74m 11'2" x 12'3"
Bedroom 3	3.39m x 3.51m 11'2" x 11'6"
Plots 13, 14, 15, 64, 65(H), 66(H), 67(H), 68(H)*	

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The Madrid V1

Step into the splendour of the Madrid, an exquisite four-bedroom, three-storey residence designed to elevate your living experience. Immerse yourself in the expansive open-plan lounge, kitchen, and dining area, complemented by convenient access to a separate WC.

The first floor unveils a master bedroom with a lavish ensuite, while the family room opens up to a spacious and beautiful terrace. Additional features include a separate WC and utility space.

Ascend to the second floor, where bedroom two boasts its own ensuite, while the two remaining bedrooms share a tastefully appointed bathroom. This property also has an integral garage.

-  1526 sqft
-  4 bedrooms
-  3 bathrooms
-  Integral single garage



Room	Measurements	
Kitchen / Dining / Lounge Area	4m (6.63m) x 8.91m	13'2" (21'9") x 29'3"
Family Room	2.78m x 5.09m	9'2" x 16'9"
Master Bedroom	2.75m x 3.72m	9' x 12'3"
Bedroom 2	2.58m x 2.75m	8'6" x 9'1"
Bedroom 3	2.78m x 2.80m	9'2" x 9'2"
Bedroom 4	2.78m x 3.14m	9'2" x 10'4"
Plots 18, 21, 24, 51(H), 54(H), 58(H)		

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The Madrid V2

The Madrid is a captivating four-bedroom, three-storey home that redefines spacious living. Enter a vast open-plan lounge, kitchen, and dining area, seamlessly connected with a separate WC for added convenience.

The first floor unveils a master bedroom featuring an ensuite, while the family room extends to a generously sized and stunning terrace. A separate WC and utility space add practicality to this luxurious layout.

On the second floor, bedroom two boasts its private ensuite, while the remaining two bedrooms share an elegantly designed bathroom. There is also an integral garage, offering both convenience and secure parking.

-  1561 sqft
-  4 bedrooms
-  3 bathrooms
-  Integral single garage



Room	Measurements	
Kitchen / Dining / Lounge Area	3.97m (4.97m) x 8.91m	13'1" (16'4") x 29'3"
Family Room	2.78m x 5.09m	9'2" x 16'9"
Master Bedroom	2.75m x 3.72m	9' x 12'3"
Bedroom 2	2.64m x 2.76m	8'8" x 9'1"
Bedroom 3	2.80m x 2.78m	9'2" x 9'1"
Bedroom 4	2.80m x 3.15m	9'2" x 10'4"
Plots 62, 63		

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The Stockholm


Discover the Stockholm – a breathtaking three-bedroom, three-storey home that seamlessly blends elegance and functionality. On the ground floor, this residence features a spacious and open-plan kitchen, dining, and welcoming lounge area with a handy utility room and a separate WC.


On the first floor, you will find the luxurious master bedroom with an ensuite and a versatile family room with access to the spacious private terrace.

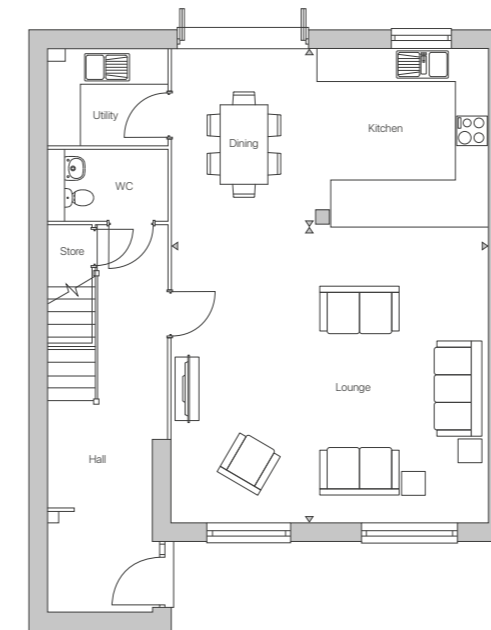
The two additional bedrooms are accessed on the second floor and share a well-appointed bathroom. There is also a dedicated study and a smaller, private terrace.

 1732 sqft

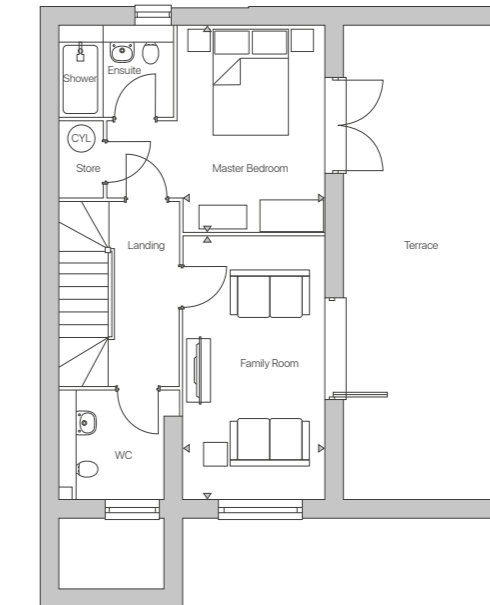
 3 bedrooms

 2 bathrooms

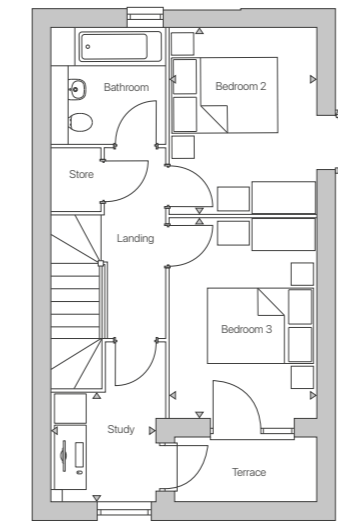
 2 x parking spaces



Ground Floor



First Floor



Second Floor

Room	Measurements	
Kitchen / Dining Area	5.95m x 3.34m	19'6" x 11'
Lounge	5.95m x 5.53m	19'6" x 18'2"
Family Room	2.63m x 4.94m	8'8" x 16'3"
Study	1.93m x 2.02m	6'4" x 6'8"
Master Bedroom	2.63m x 3.87m	8'8" x 12'9"
Bedroom 2	2.75m x 3.49m	9' x 11'5"
Bedroom 3	2.75m x 3.74m	9' x 12'4"

Plots 16, 17(H), 19(H), 20, 22, 23(H), 52, 53(H), 55(H), 56(H), 57, 59, 60, 61(H)

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



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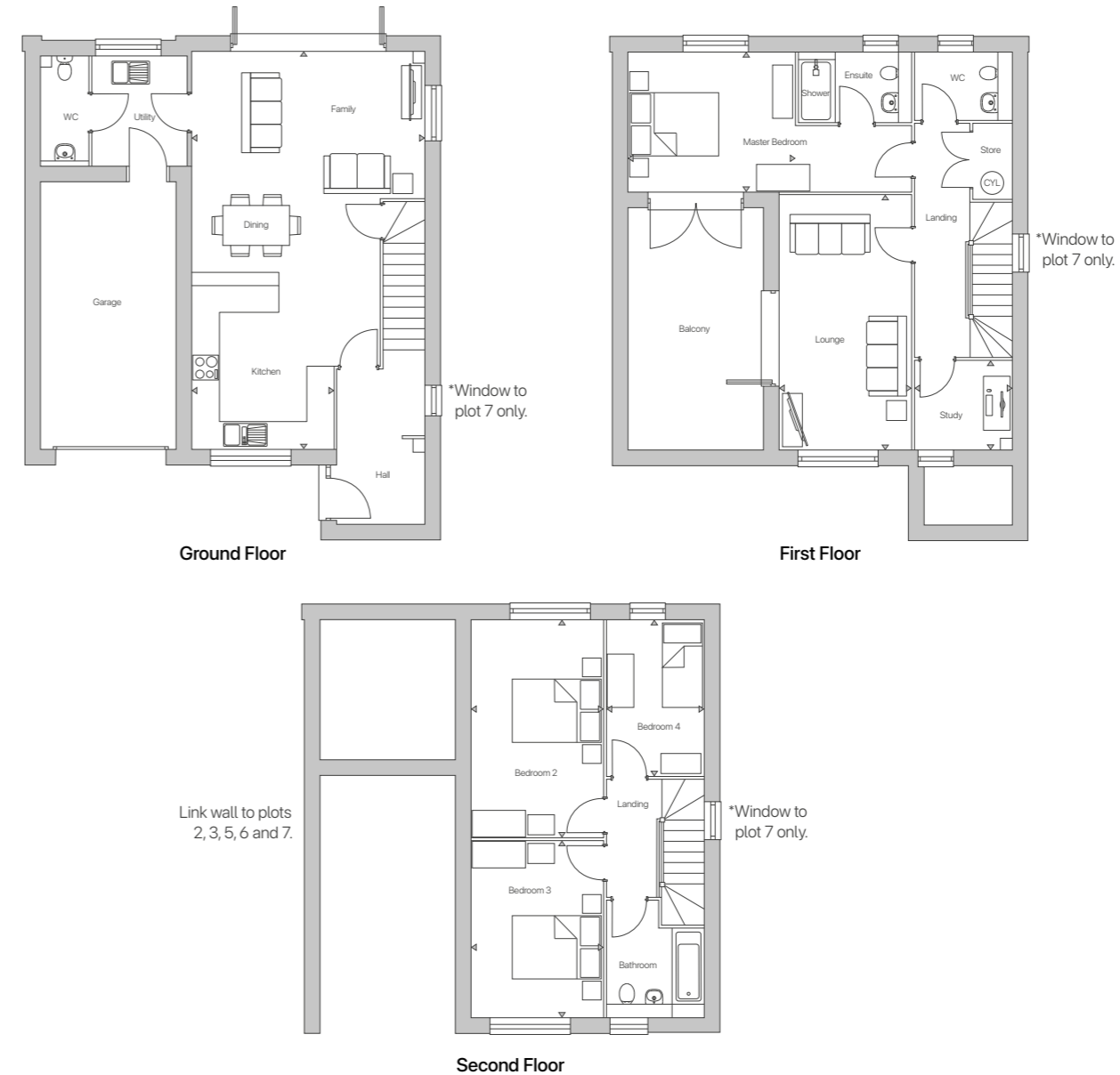
The Athens

Introducing The Athens, an exquisite four-bedroom, three-storey home that seamlessly blends elegance and practicality. Boasting an integral garage, the ground floor unveils a harmonious blend of spaces, featuring a spacious kitchen, diner, family room, utility room, and a convenient WC.

Ascend to the first floor, where the master bedroom takes centre stage with its ensuite. There is also a dedicated study, a separate WC, and a lounge that exudes comfort and style and provides access to the inviting balcony.

On the second floor, three further bedrooms await, creating a welcoming haven for family and guests. A thoughtfully designed shared bathroom completes this level, ensuring both style and functionality throughout.

-  1754 sqft
-  4 bedrooms
-  2 bathrooms
-  Integral single garage



Room	Measurements	
Family / Dining / Kitchen Area	5.19m (3.16m) x 8.91m	17'1" (10'5") x 29'3"
Lounge	2.94m x 5.71m	9'8" x 18'9"
Study	2.16m x 1.97m	7'1" x 6'6"
Master Bedroom	3.73m x 3.10m	12'3" x 10'2"
Bedroom 2	2.94m x 4.85m	9'8" x 15'11"
Bedroom 3	2.94m x 3.94m	9'8" x 12'11"
Bedroom 4	2.16m x 3.47m	7'1" x 11'5"
Plots 1, 2, 3, 5, 6, 7*		

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The Oslo

Discover the distinctive charm of The Oslo, a uniquely shaped four-bedroom, three-storey home that embodies modern living. The ground floor welcomes you with an open-plan lounge, kitchen, and diner, complemented by a utility room and a convenient WC. The integral garage adds both convenience and secure parking to this stylish residence.

On the first floor, you will find a spacious master bedroom featuring an ensuite, a versatile family room, a convenient WC, and a delightful terrace – perfect for unwinding or entertaining.

On the second floor, three additional bedrooms beckon, with bedroom two boasting its own ensuite. A well-appointed bathroom serves the remaining rooms, completing the thoughtful design of The Oslo.

-  1850 sqft
-  4 bedrooms
-  3 bathrooms
-  Integral single garage



Room	Measurements	
Lounge / Dining Area	7.81m x 5.24m	25'8" x 17'2"
Kitchen	4.01m x 3.18m	13'2" x 10'5"
Family Room	4.85m x 5.20m	15'11" x 17'1"
Master Bedroom	3.73m x 4.21m	12'3" x 13'10"
Bedroom 2	3.62m x 4.21m	11'11" x 13'10"
Bedroom 3	3.45m x 3.30m	11'4" x 10'10"
Bedroom 4	4.08m x 3.28m	13'5" x 10'9"
Plot 4		

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