



CONSORT HOUSE

APARTMENTS

WATERDALE | DONCASTER | DN1 3HR



BEAUTIFUL MODERN APARTMENTS IN A FAST-DEVELOPING TOWN

Set in one of the most business-focused districts of Doncaster, Consort House offers stylish, modern apartments in the Civic Quarter: an area that's home to the town's central library, a performing arts theatre and Doncaster Museum & Art Gallery. It's also just a short walk from Town Fields Park & Garden, one of Doncaster's largest open green spaces.

It's a vibrant, up-and-coming neighbourhood with lots going on. Nearby are inviting restaurants, a popular events venue and, for those who enjoy a challenge, the Enigma 'Live Escape' Rooms, which are literally just around the corner.

OVERVIEW

- Desirable and stylish apartments
- Modern, well equipped facilities
- Off-plan prices
- Completion date: Q4 2020

**BUILT TO THE VERY HIGHEST STANDARDS,
CONSORT HOUSE IS BEING TURNED INTO
SOME OF THE TOWN'S MOST DESIRABLE
LIVING SPACES.**

Consort House is also a great location for those with jobs in the area; close by are the offices of numerous professional practices and healthcare agencies, and the main offices of Doncaster Council stand only 150m from the property's front door.

Built to the very highest standards, Consort House is the prestigious new incarnation of a former office building, now being turned into some of the town's most desirable living spaces. Planning consent for this multimillion-pound development project was granted in 2019, ready for opening Q4 2020.



DETAILS AT A GLANCE

- A brand-new residential project
- A mix of 70 single-bedroom apartments
- Well-located for parks and cultural attractions
- Easy access to shops, banks and major local employers

**UPON COMPLETION,
CONSORT HOUSE
WILL BOAST**



70 NEW SINGLE-BEDROOM UNITS



FIVE STOREYS OF
RESIDENTIAL PROPERTY



PRIVATE PARKING LEVEL

THE NEIGHBOURHOOD

CONSORT HOUSE IS LOCATED ON WATERDALE IN CENTRAL DONCASTER, A ROAD ON WHICH STAND NUMEROUS IMPORTANT AND IMPRESSIVE BUILDINGS. DONCASTER COUNCIL HAS ITS HEADQUARTERS HERE, WITH NEIGHBOURS INCLUDING THE REGISTRY OFFICE, DONCASTER CENTRAL LIBRARY, DONCASTER COUNTY COURT, AND THE PERFORMING ARTS THEATRE CAST.

The property is conveniently located for access to the whole of the town's Civic Quarter, but also for open parkland. The picturesque Regent Square lies less than 150m away, and a little over 500m away is Town Fields. One of Doncaster's largest parks and gardens, it boasts open spaces for walking, a public fitness course, sports pitches and a number of clubs including squash and field sports.



LOCAL AMENITIES ARE CLOSE AND PLENTIFUL. THE TOWN CENTRE IS JUST 400M AWAY – AN EASY WALK – AND CONSORT HOUSE ITSELF IS SURROUNDED BY SHOPS, CAFES AND RESTAURANTS.

“WATERDALE IS CURRENTLY UNDERGOING A COMPLETE REVAMP WITH SCHEMES SUCH AS THE COUNCIL-BACKED CINEMA AND NEW LIBRARY AND MUSEUM ALREADY UNDER CONSTRUCTION.”

DONCASTER FREE PRESS
AUGUST 2019



DISTANCES AT A GLANCE

- 150m to Doncaster Council
- 200m to Cast performing arts theatre
- 200m to Doncaster Central Library
- 250m to Doncaster Museum & Art Gallery
- 300m to Waterdale Shopping Centre
- 300m to Doncaster Little Theatre
- 400m to city centre
- 450m to nearest banks
- 600m to Frenchgate Shopping Centre
- 600m to Town Fields Park & Garden
- 700m to Doncaster Railway Station
- 800m to Town Field Primary School
- 800m to the Minster Church of St George

DONCASTER TOWN CENTRE

DONCASTER IS PROVING TO BE AN INCREASINGLY POPULAR TOWN IN WHICH TO LIVE. IT'S PART OF A THRIVING CITY REGION, WHERE BUSINESS GROWTH AND JOB CREATION ARE GOING HAND-IN-HAND, AND WHERE MORE AND MORE BIG-NAME EMPLOYERS ARE NOW CHOOSING TO INVEST.

Economically, all the signs point to steadily rising standards of living, and this is coinciding with Doncaster's own ambitious plans for urban regeneration. In all, around £300 million are being spent on local improvements – an investment that must inevitably have a positive long-term effect on local property values and residents' quality of life.

For property buyers, Doncaster offers a rare combination of attractions: impressive town-centre improvements, a thriving economy and easy transport connections to some of the region's biggest employment zones.





"A LOT OF THINGS SEEM TO HAVE COME INTO ALIGNMENT AT THE SAME TIME IN DONCASTER, WHICH HAVE LED TO SOME REAL MOMENTUM IN THE TOWN."

RACHEL CLARK
DIRECTOR OF TRADE
AND INVESTMENT
SHEFFIELD CITY REGION

DONCASTER AT A GLANCE

LOCATION:	SOUTH YORKSHIRE, ENGLAND
TOWN POPULATION:	109,805
BOROUGH POPULATION:	306,400
ECONOMY:	£4.94 BILLION
TOWN CENTRE IMPROVEMENT WORKS:	£300 MILLION IN PROGRESS

**AROUND £300 MILLION
ARE BEING SPENT ON
LOCAL IMPROVEMENTS**

LOCAL REGENERATION

Importantly, Waterdale is an area that is currently witnessing big investments in urban regeneration. In 2019, Doncaster was shortlisted to benefit from the government's Future High Streets Fund, and councillors have confirmed that Waterdale will be the focus for any future spending.

Meanwhile Waterdale Shopping Centre has recently seen a £3 million revamp in the form of a new retail and leisure project. The Kingsgate development comprises 12,300 sq ft of space on the ground floor, plus a further 12,000 sq ft on the first floor, which has been earmarked for retail, commercial and leisure use.



More generally, the local council is pressing ahead with its Doncaster Urban Masterplan, which is driving important new developments across the town. The ongoing regeneration of Waterdale is a key component of this, as the council recently explained. It stated: "The Civic and Cultural Quarter is transforming Waterdale, reconnecting it to the town centre (and) raising the profile of this part of town to new levels. ... It is already becoming a big attraction that draws people in and encourages redevelopment in the neighbouring areas."

For prospective new residents, this is all excellent news. Waterdale is undoubtedly one of the most exciting and fast-regenerating areas of Doncaster. With millions pouring into the neighbourhood, the coming years should see a continuing local transformation, and Consort House will stand at the very heart of it.



"THE VILLAGE AT WATERDALE SHOPPING CENTRE, IN THE HEART OF DONCASTER, IS CELEBRATING A SUCCESSFUL 12 MONTHS OF REGENERATION WITH THE LAUNCH OF ITS NEW SPECULATIVE DEVELOPMENT ON KINGSGATE."

WE ARE DONCASTER
JULY 2019

DONCASTER TRANSPORT LINKS

DONCASTER IS A VERY WELL-CONNECTED TOWN. ITS EXCELLENT LOCATION IS ONE OF THE REASONS WHY LARGE CORPORATIONS SUCH AS AMAZON AND LIDL HAVE SET UP MAJOR DISTRIBUTION CENTRES HERE, AND WHY IT WAS RECENTLY CHOSEN FOR THE SITE OF THE £500 MILLION IPORT RAIL FREIGHT INTERCHANGE.

Good highway connections also make for short journey times to popular leisure destinations such as the Peak District National Park, Creswell Crags and the National Trust's Clumber Park. However, many other attractions lie closer still; a wealth of nature reserves, historic castles, sports centres and more.

Doncaster Railway Station also makes for easy travel. Standing on the East Coast Mainline, it is one of South Yorkshire's most important stations, connecting passengers to local destinations as well as popular urban centres such as Edinburgh, Leeds, York, Manchester and Newcastle. From here, the journey to London's King's Cross station takes less than 2 hours.

SHORT JOURNEY TIMES TO POPULAR LEISURE DESTINATIONS





DISTANCES AT A GLANCE

ROTHERHAM:	18KM	11 MILES
BARNSELY:	24KM	15 MILES
SHEFFIELD:	28KM	17 MILES
WAKEFIELD:	30KM	19 MILES
CHESTERFIELD:	37KM	23 MILES
LEEDS:	41KM	25.5 MILES

SOUTH YORKSHIRE AIRCRAFT MUSEUM:	1.5KM	1 MILE
LAKESIDE VILLAGE OUTLET SHOPPING:	1.8KM	1 MILE
CONISBROUGH CASTLE:	8KM	5 MILES
RSPB DEARNE VALLEY:	16KM	10 MILES
MAGNA SCIENCE ADVENTURE CENTRE:	21KM	13 MILES
ROTHER VALLEY COUNTRY PARK:	24KM	15 MILES
NATIONAL TRUST CLUMBER PARK:	28KM	18 MILES
PEAK DISTRICT (NEAREST EDGE):	32KM	20 MILES



CONSORT HOUSE
APARTMENTS

THE DEVELOPMENT

CONSORT HOUSE IS AN IMPRESSIVE PROPERTY THAT COMPRISES FIVE STOREYS BUILT OVER THEIR OWN PRIVATE PARKING LEVEL.

In 2019, it was purchased by Empire Property Concepts, a developer with a proven track record of creating high quality accommodation in popular towns and cities.

Planning consent has now been granted for the property to be converted into 70 single-bedroom units. The scheme is expected to be ready for opening in Q4 2020.








CONSORTI HOUSE
APARTMENTS

CONSORTI HOUSE
APARTMENTS

PRESTO



CONSORT HOUSE

APARTMENTS



The building's transformation from offices to top quality apartments involves a complete remodelling of the interior, and substantial improvements to its brick-built shell. Upon completion, the property will meet all the latest standards for safety, accessibility and energy efficiency. Buyers can therefore be assured of secure, comfortable accommodation and low running costs.

Inside the building, the 70 new apartments will be built to meet the most exacting requirements. Rooms will be open, bright and well equipped with furniture and white goods. Property sizes will range between 30.2 and 46.5 square metres, and there will be private parking for approximately 25 vehicles.

DETAILS AT A GLANCE

- 70 single-bedroom apartments
- Five residential storeys
- One private parking level
- 25 parking spaces
- All properties backed by a 10 year warranty
- Help To Buy available

THE APARTMENTS

EMPIRE PROPERTY CONCEPTS SPECIALISES IN DEVELOPING STYLISH, HIGH QUALITY APARTMENTS FOR DISCERNING BUYERS. CONSEQUENTLY, CONSORT HOUSE IS BEING DEVELOPED WITH ALL THE COMPANY'S USUAL TRADEMARK TOUCHES.

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THE LAYOUT OF CONSORT HOUSE AFFORDS A CHOICE OF APARTMENT FORMATS, WITH PRICES VARYING ACCORDINGLY

FEATURES AT A GLANCE

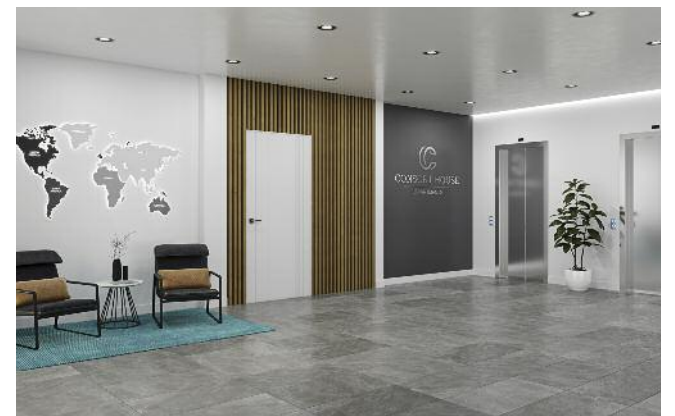
- Stylish, comfortable and secure
- Energy efficient heating, lighting and insulation
- Light and open
- A choice of layouts and prices











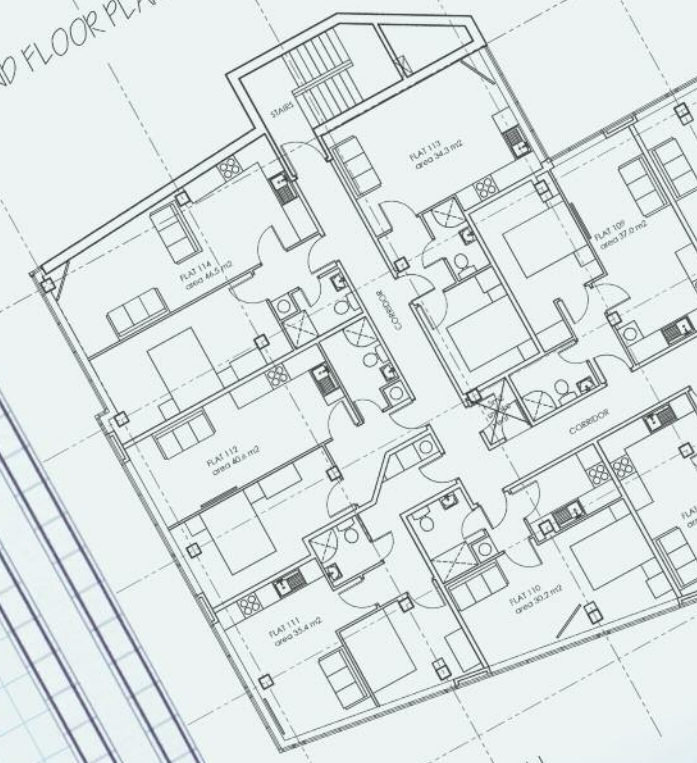


Typical one bedroom layouts

Finished to the highest specification
all apartments are spacious, bright
and airy with the emphasis being on
comfortable, low-carbon living




GROUND FLOOR PLAN



FIRST FLOOR PLAN





Set in the Civic Quarter, it is close to many of Doncaster's biggest employers, including the council and Doncaster Royal Infirmary, which lies just over a kilometre away to the north east. Consequently, many residents might easily be able to make the daily commute on foot with no concern at all for rush hour traffic. However, for those who do wish to travel further afield, transport links are excellent.

GETTING AROUND

ON FOOT:

All town centre amenities are within easy walking distance. A radius of just 400 metres encompasses the council offices, the central library, numerous high street banks, the Waterdale Shopping Centre and a host of cafes, bars, restaurants and shops.

BUSES:

Several bus stops stand very close to the property. The nearest is the Hall Gate/Princes Street stop, which can be found just around the corner - less than 50m from the front door. Here, passengers can travel to various local destinations including Armthorpe, Barnby Dun, Moorends and Stainforth. Buses also go to the main bus station – part of Doncaster Interchange – which runs services to most regional destinations.

RAIL:

Standing less than 1km from Consort House, Doncaster Railway Station is part of the East Coast Mainline. From here, services run to regional towns and cities as well as other major destinations such as Edinburgh, Manchester and London. Though most will find it an easy walk, the station is also part of the Doncaster Interchange transport hub, so the journey to and from it can be made via regular bus services.

ROAD:

Consort House is just 500m from the A638, which links to major arterial routes such as the A18 and A19. The motorway network is also in easy reach; 4km to the west is junction 36 of the A1(M), while a similar distance to the south is junction 3 of the M18.

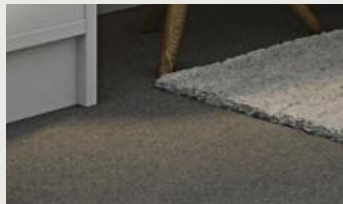
SPECIFICATIONS

GENERAL



- Smooth plastered walls finished with emulsion in a natural shade
- Smooth plastered ceilings with white emulsion
- Modern square skirting and door frames
- Grey gloss finish to skirting boards and door frames
- Wooden doors
- Contemporary chrome door handles
- Chrome window furniture

FLOOR COVERINGS



- Living area - Quality carpet
- Dining Area - Quality carpet
- Hallway - Quality carpet
- Bedrooms - Quality carpet
- Bathroom - Karndean flooring
- Kitchen - Karndean flooring

ELECTRICAL AND MECHANICAL



- Chrome light switches
- Chrome plug sockets with USB charging point to lounge and bedrooms
- Chrome downlighting throughout
- Phone point to lounge area
- Satellite point to living area
- Bathroom to have chrome wall mounted heated towel rail

KITCHEN



- **Quality high gloss kitchen including base units and a selection of eye level cupboards.**
- Soft close doors
- Quality complimentary laminate work surface
- Fan assisted single electric oven
- 600mm induction hob
- Below counter fridge and washing machine
- Brushed steel extractor fan housing and fan
- Stainless steel sink
- Chrome mixer tap
- Fully tiled splashbacks

BATHROOM



- Walls tiled around wash hand basin shower areas
- Floor standing WC with push button flush
- Floating hand basin with cabinet surround
- Fully enclosed shower with glass door
- Overhead shower with mixer and riser
- Wall mounted chrome heated towel rail
- Forced extraction



CONSORT HOUSE

APARTMENTS

HELP TO BUY



Help to Buy is a government scheme designed to make it easier to find the deposit necessary to buy a home. It takes the form of an equity loan and it works like this:

- **The buyer provides a deposit of just 5%**
- **The UK Government provides a loan for up to 20% of the property's value**
- **The loan is interest-free for 5 years**

This helps to overcome the common hurdle of finding the initial deposit. It also means that the buyer then only has to agree a 75% loan-to-value mortgage, which will often be available at better rates. Where required, ES1 will be happy to help clients to take advantage of the Help To Buy scheme, and to identify a selection of appropriate, competitively-priced mortgage products.



SUMMARY

- Doncaster's newest residential development
- An excellent town centre location
- Set in the rapidly developing Civic Quarter
- £300m of spending on local regeneration schemes
- Excellent prospects for increasing value
- Built to the highest standards
- Backed by a 10 year warranty
- Help To Buy available
- Completion date Q4 2020



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