



WATERS VIEW

CARSINGTON, ASHBOURNE
DERBYSHIRE DE4 4DD

VISIONARY ARCHITECTURE WITH
UNRIVALLED VIEWS ACROSS
CARSINGTON WATER

FREEHOLD FOR SALE



FOREWORD

Waters View was originally conceived as a world class National Jewellery and Gemstone Centre, by fine jewellers C W Sellors.

Designed by Award winning architects, Waters View embraces a quality of construction and materials that is rarely seen, with over 20,000 sq ft on a site extending to 17.525 acres (7.092 hectares)

The elevated views across Carsington Water and borrowed landscape beyond are unique as is the opportunity to own this breathtaking piece of Real Estate.



KEY HIGHLIGHTS

Area of outstanding natural beauty

Unrivalled location with elevated views over Carsington Water

Striking headquarters building suitable for a variety of uses, subject to planning permission

Impeccable design and construction credentials

Extensive outside exhibition spaces and parking provision

Scope for further development, subject to planning permission

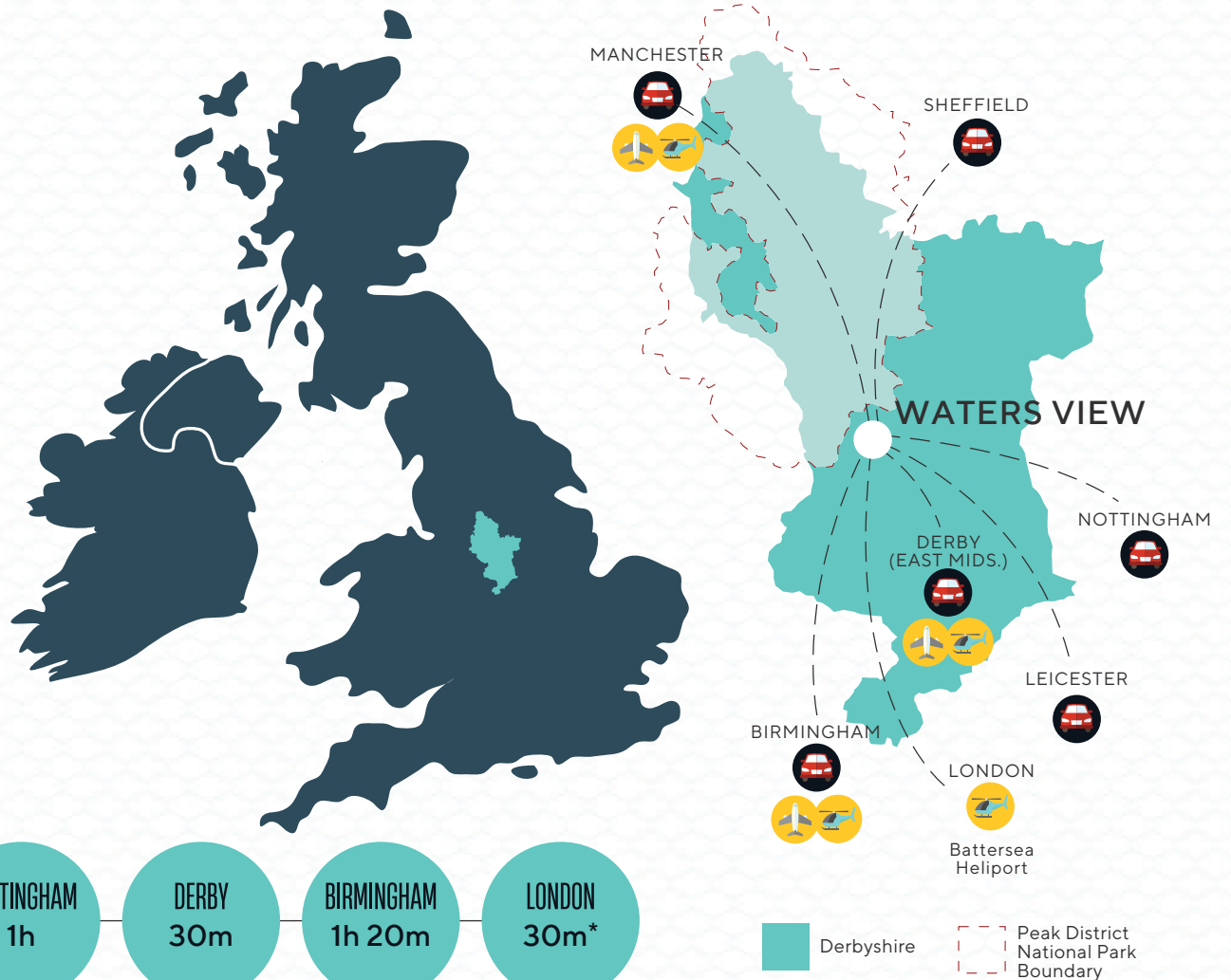
LOCATION

Overlooking Carsington Water, the property lies within the county of Derbyshire in Carsington, on the outskirts of the hamlet of Knockersdown, located on the periphery of the Peak District National Park in an area of outstanding natural beauty.

Around 500m East of the property is Carsington Water visitor centre which sits on the edge of Carsington Water, one of the largest inland bodies of Water in the United Kingdom. The property sits on the hillside, immediately accessed from the B5035.

Emphasising the accessibility and reach of the location, the map opposite illustrates the central positioning of Waters View and the comfortable travel times to nearby gateway cities and town centres.

The property is ideally situated to capitalise on the strong tourist trade, outdoor pursuits market and affluent residential population the surrounding area benefits from, creating a year round destination venue



TRAVEL TIMES

MANCHESTER
1h 30m

SHEFFIELD
1h

NOTTINGHAM
1h

DERBY
30m

BIRMINGHAM
1h 20m

LONDON
30m*

*From Derby Train St.



OVERVIEW

The property comprises a three-storey bespoke building of modernist design, constructed to the highest standard, using a steel frame with a mix of feature glass and local, natural materials with extensive local stone cladding and using a low profile design to blend in with the immediate landscape.

It sits on an elevated position, with a large, surfaced car park in landscaped grounds, along with serviced space for events and overspill plateaued car parking, on four levels accessed via an integral service road.

The property is accessed via a large double-glazed entrance, leading to a striking triple height atrium, with lift and feature staircase to the upper and lower levels.

The entrance lobby enjoys extensive natural light, primarily from a full height glazed elevation, with far reaching views across Carsington Water.

Within this level is the main retailing gallery, along with two workshops, whilst the upper floors comprise administrative space with retailing, hospitality, marketing suite and studio, along with access to an open plan roof terrace, with separate bar servery and holding kitchen.

The lower ground floor comprises a potential restaurant and kitchen area, with sales support office, studio and conference room.

Extensive customer and staff welfare facilities are provided throughout the building, together with ancillary plant room.



An aerial night photograph of a modern, multi-story building with a flat roof and stone-clad lower levels, situated on a grassy hill. The building is illuminated from within, and its reflection is visible in a small pond nearby. In the background, a large lake stretches across the landscape, surrounded by rolling green hills and trees. The sky is dark and filled with numerous stars, creating a serene and scenic atmosphere.

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**THE PROPERTY IS IDEALLY
SITUATED TO CAPITALISE ON
THE STRONG TOURIST
TRADE, OUTDOOR PURSUITS
MARKET AND AFFLUENT
RESIDENTIAL POPULATION**



FLOOR AREA

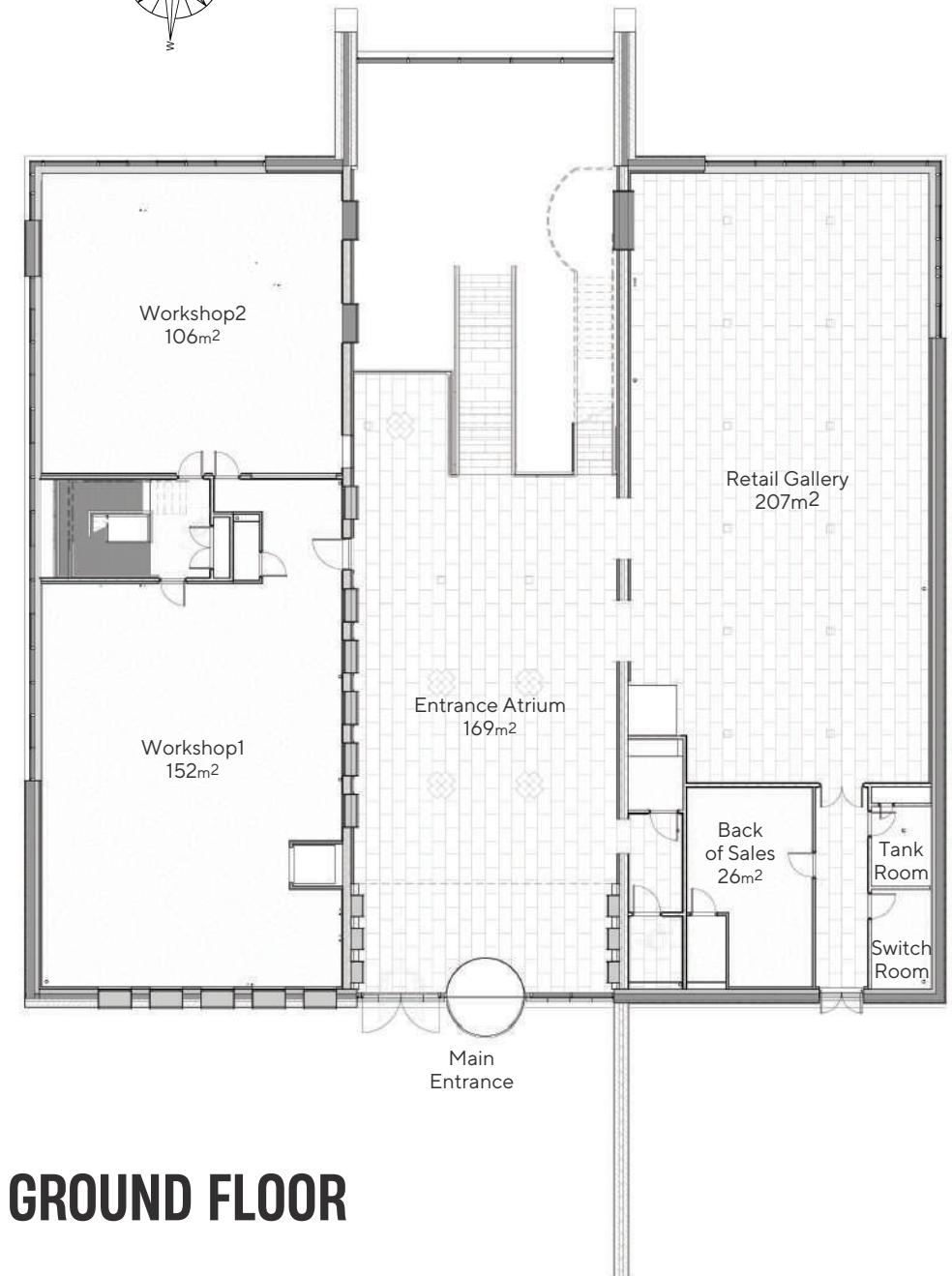
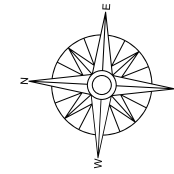
COMMERCIAL OVERVIEW

SPACE	SIZE m ²	SIZE ft ²	AREA REF.
Entrance Atrium	169	1,819	Ground Floor
Retail Gallery (inc. 26m ² back of sales)	233	2,508	Ground Floor
Workshop1	152	1,636	Ground Floor
Workshop2	106	1,141	Ground Floor
Lower Atrium	125	1,346	Lower Ground Floor
Sales Support Office	150	1,614	Lower Ground Floor
Conference Room	112	1,206	Lower Ground Floor
Studio Workshop	134	1,442	Lower Ground Floor
Restaurant/Café*	169	1,819	Lower Ground Floor
VIP Suite & Executive Terrace	202	2,174	Terrace
South Terrace	268	2,885	Terrace

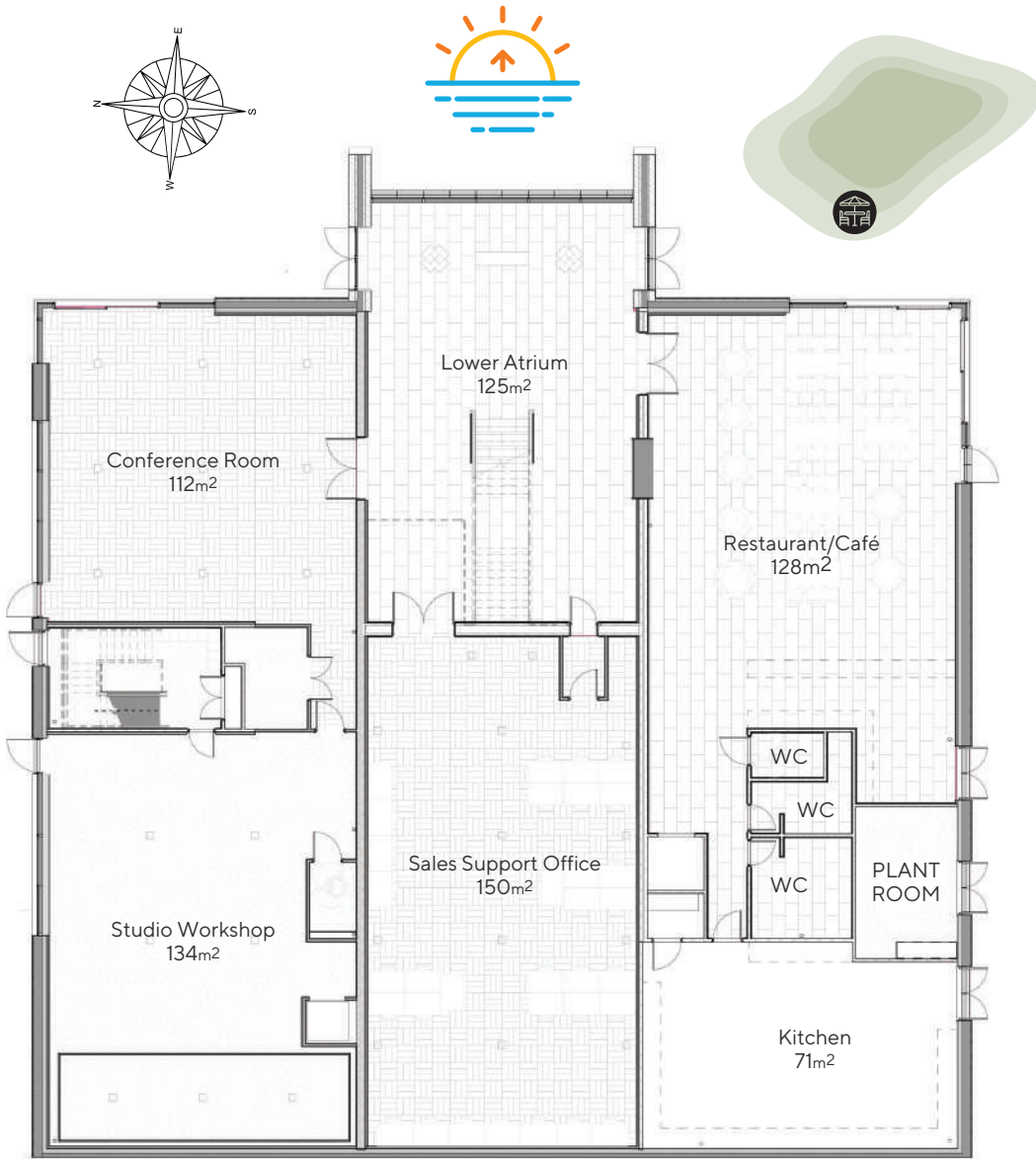
*Accompanying Restaurant/Café Space:

Kitchen	71	764
Male/Female/Access WC	22	237
Outdoor Seating	TBA	

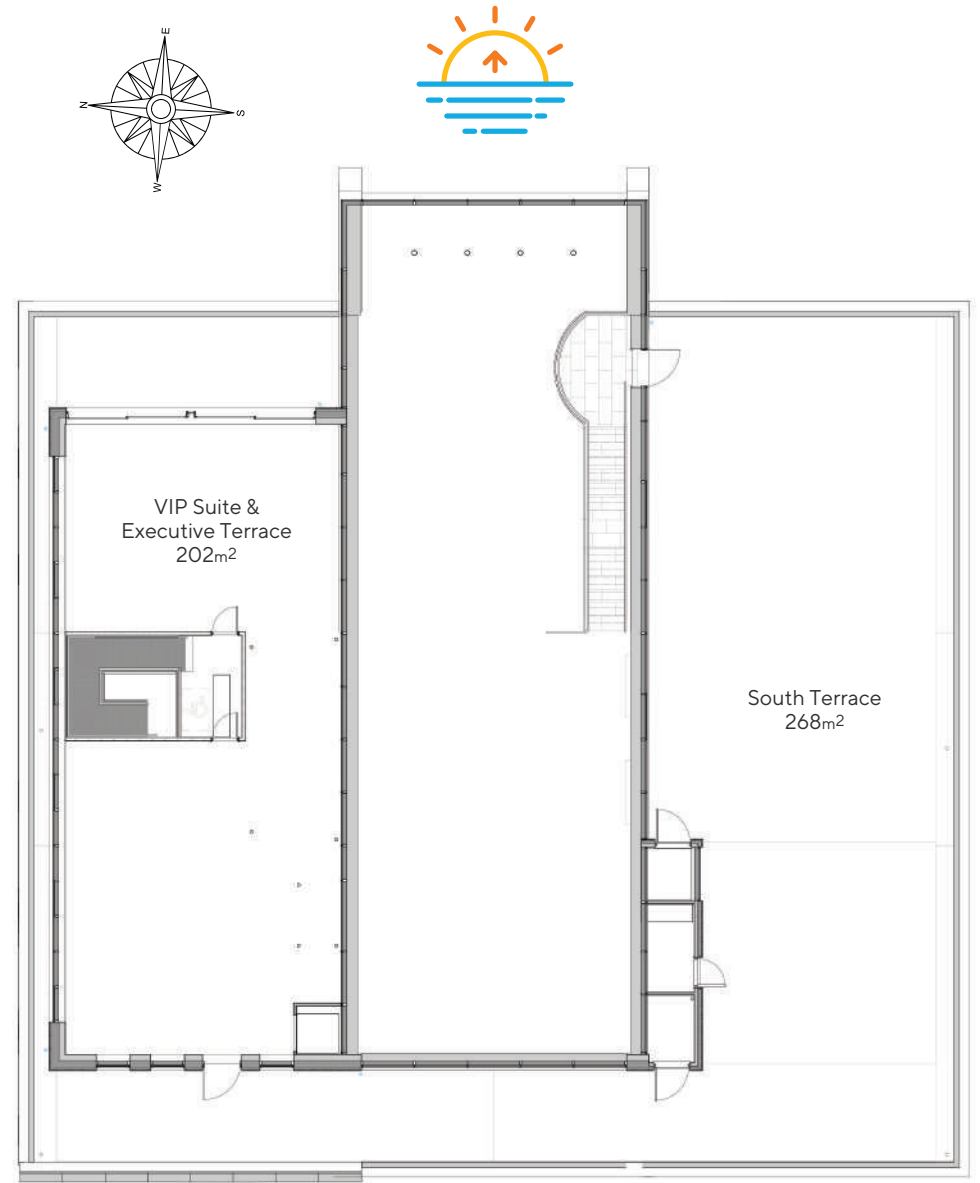
Total Commercial Space	1,820	19,590
(Including all ancillary space)	1,913	20,591



GROUND FLOOR



LOWER GROUND FLOOR



TERRACE



VEHICLE ACCESS POINT



VEHICLE ACCESS POINT

**THE PROPERTY OCCUPIES
A SLOPING SITE OF
APPROXIMATELY
17.725 ACRES
(7.092 HECTARES)**

— SITE BOUNDARY

SUSTAINABILITY

Waters View was designed to adhere to and embrace the need to be a sustainable rural workspace, with the building boasting excellent sustainability credentials. Every element has been designed to be in tune with the natural splendour of its location, including its heating, cooling, DHW and power systems.

Such is the specialist and unique design of Waters View heating and ventilation system, the building has been nominated and a finalist in several industry awards - recently winning 'Ground Source Project of the Year' at The National ACR & Heat Pump Awards.

The build also features locally sourced materials, which include a unique fossil limestone from the fondly nicknamed "The Once A Week Quarry" incorporated into its impressive dry-stone walling. Using local suppliers has ensured Waters View considerably reduced its carbon footprint during the building phase.

Externally, attenuation ponds, wildflower meadows, intelligent green planting, and further scope for landscaping will help with the natural maintenance of the grounds and allow the building to merge into its setting.



AIR EXCHANGE SYSTEM TO CLEAN AND HEAT AIR



8000M OF UNDER FLOOR HEATING & COOLING PIPEWORK THROUGHOUT THE BUILDING



32KW PHOTOVOLTAIC INSTALLATION OF 75 X 380W SOLAR PANELS TO SAVE UP TO 6 TONNES OF CO2 PER ANNUM



CONSTRUCTION EFFICIENCIES LOCAL MATERIALS, LOCAL ARCHITECT, LOCAL BUILDING FIRM



TOTAL POWER CAPACITY 350KVA, WITH FUTURE PROOF CAPACITY FOR MULTIPLE ELECTRIC CAR CHARGING AND SOLAR PANELS



HEAT RECOVERY: 3 X 42KW GROUND SOURCE HEAT PUMPS DRAWING HEAT FROM 22 BORE HOLES 100M DEEP



STATE-OF-THE-ART, ENVIRONMENTALLY FRIENDLY BUILDING



ULTRA-HIGH LED LIGHTING



PLANNING

Full planning consent was granted by Derby Dales District Council in September 2015, for the creation of a jewellery design centre of excellence , incorporating

Workshop, educational ,and retail uses, with associated car parking and landscaping (Ref 14/00796/FUL), subject to various subsequent variations.

The property is outside the jurisdiction and boundary of the Peak District National Park.

Interested parties should make their own enquiries on Derbyshire Dales District Council planning policy, which can be found at the following website <https://www.derbyshiredales.gov.uk/>

TENURE

Freehold, title number DY512229, with vacant possession upon completion.

EPC

Available upon request

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitor's details.

GUIDE PRICE

Offers in excess of £3,950,000 exclusive

LEGAL COSTS

Each party to bear their own legal costs incurred

VAT

VAT is not applicable



VIDEO LINK

VIEWINGS

Strictly by appointment only with the Sole Agent.

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