



PROSPERITY



AT OSMASTON, DERBY DE23 8LD



ESTD. 1896  
**THE MILL**

AT OSMASTON



270 OSMASTON, DERBY DE23 8LD

# OSM MILL

18

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Osmaston Mill is a characterful selection of luxury apartments located in a prime position in the centre of Derby.

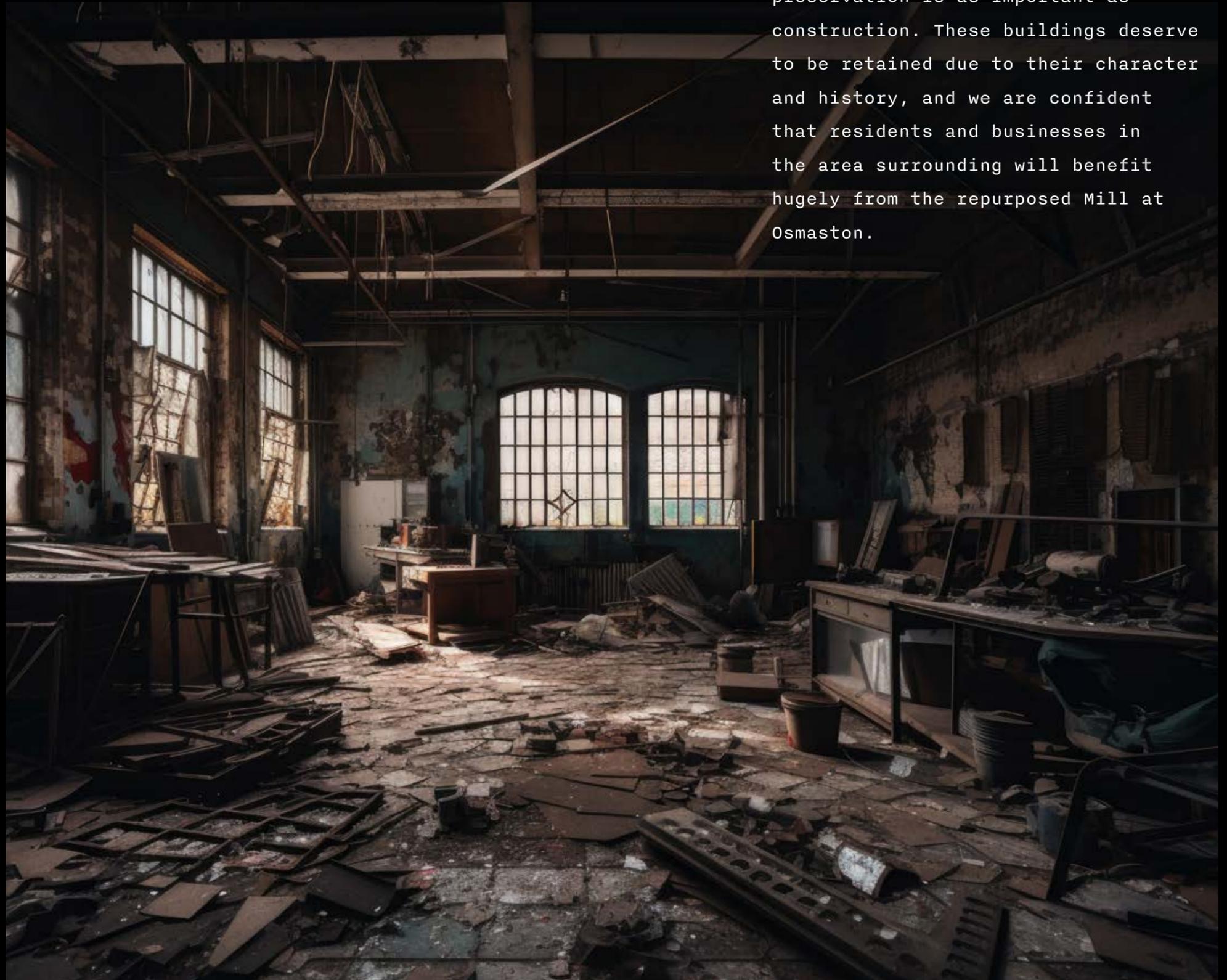
An imposing, iconic Victorian Mill consisting of 70, one and two-bedroom apartments. Formerly the old Metalite Lamp Works, Osmaston Mill offers owners all the heritage and individualistic design features of a traditional building, with the convenience and connectivity of a modern fitted home.



REMAKING  
HISTORY...  
EST. 1896

THE MILL

@ OSMASTON



Osmaston Works represents the nation's once booming manufacturing might. Many developers are reluctant to take on anything like this, where preservation is as important as construction. These buildings deserve to be retained due to their character and history, and we are confident that residents and businesses in the area surrounding will benefit hugely from the repurposed Mill at Osmaston.



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# DERBY - AN ECONOMIC POWERHOUSE

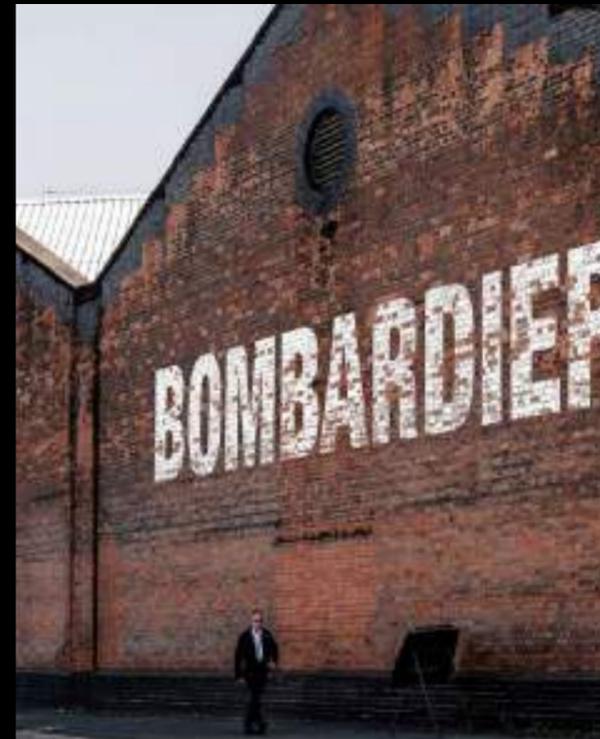
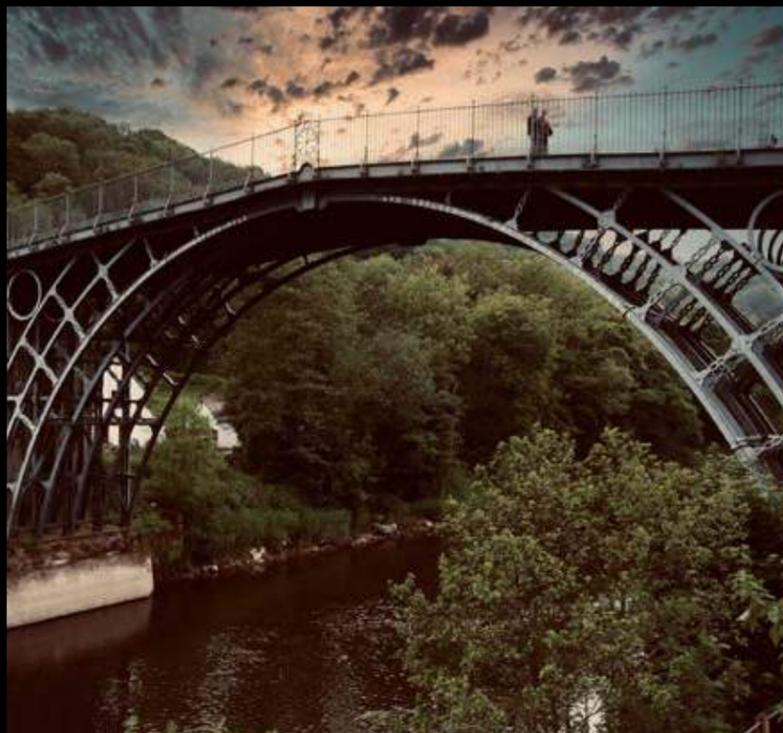
As the biggest rail city in Europe with the likes of Rolls-Royce, Toyota and many other great companies within the city, Derby's economic performance is amongst the strongest outside of London and the south east.

Since the beginning of the Industrial Revolution, Derby has been a home to innovators and thought leaders. Businesses have always recognised the unique strengths and potential of the UK's most central city.

Home to the global headquarters of Rolls Royce, Toyota, Bombardier, and the UK's largest cluster of rail companies, Derby is the city of choice for businesses wanting to thrive. The city has exceptional connections to local, national and international destinations. It lies at the heart of the UK's road and rail network which offers direct daily services to London St. Pancras.

A vibrant community of independent shops, cosy pubs, award winning restaurants, bars, cafes, and bistros, all located at the gateway to the Peak District - providing an outstanding place to live and work, Derby has a host of cultural, sporting and leisure gems.

The locality is renowned for the Royal Derby Hospital, opened by the Queen in 2010, a state of the art medical facility with 1,159 beds and over 3,000 employees, less than 2 miles from The Mill at Osmaston itself.





# PROSPERITY

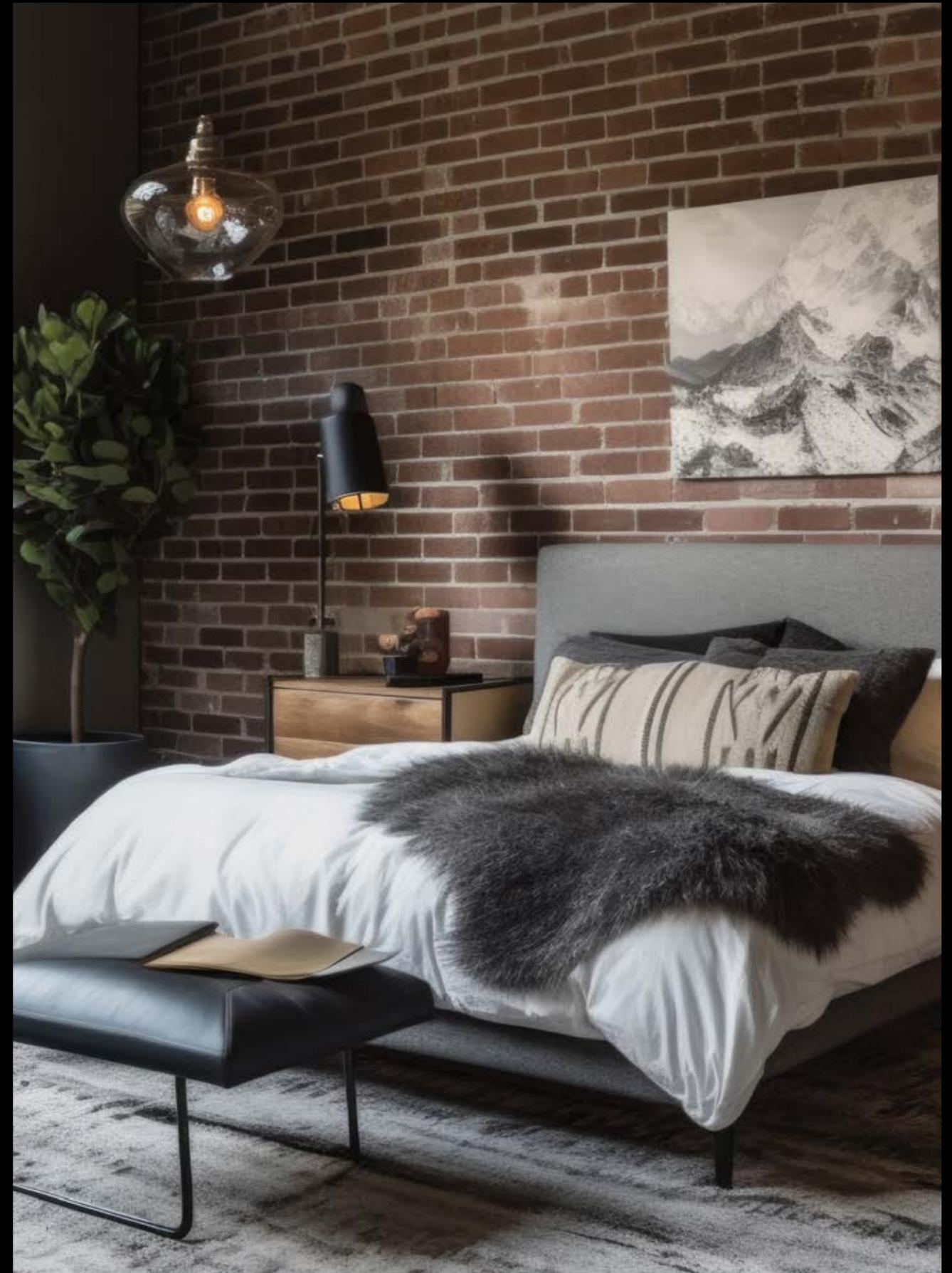
Prosperity Developments embody an independent approach to residential and mixed-used developments - with affordable quality at the heart of everything we do. This philosophy continues to shape our work, refined over fifteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique 'Osmaston Mill' scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime, luxury apartments directly with us, the developer, through our unique purchase and payment options.

Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

*J. Billingham*

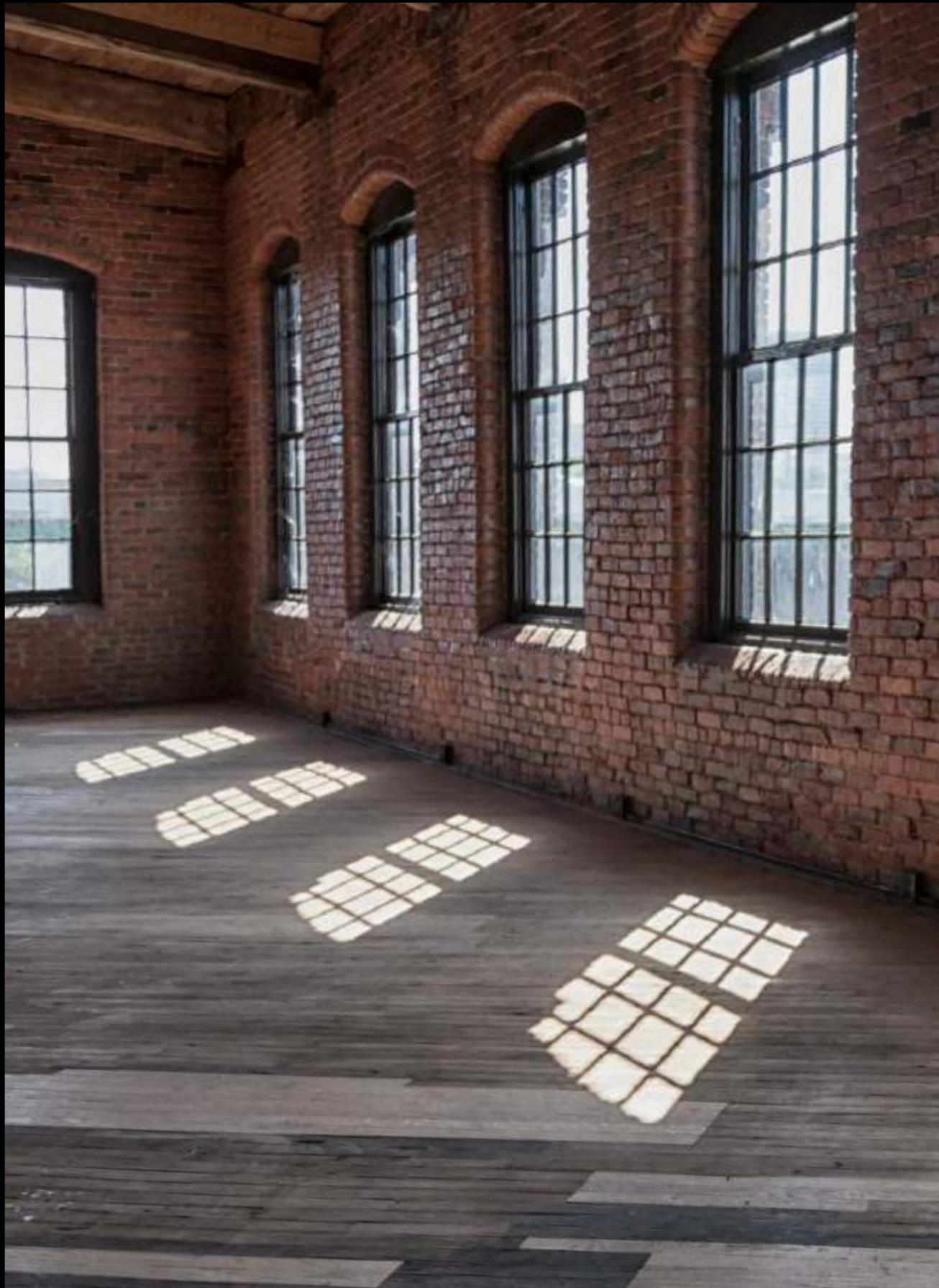
Joe Billingham, Director



THE MILL

@ OSMASTON

WE ARE A TEAM OF PASSIONATE CUSTOMER  
CENTRIC PROPERTY PEOPLE DEDICATED TO  
DELIVERING QUALITY HOMES & PROPERTY  
INVESTMENT IN THE SIMPLEST WAY  
POSSIBLE. OUR RESULTS SPEAK FOR  
THEMSELVES WITH A 455 MILLION POUND  
PROPERTY PORTFOLIO (2023). INVEST IN  
PROSPERITY & CHANGE THE WAY YOU LIVE.



**THE MILL**

@ OSMASTON



# PROSPERITY

**455 MILLION**

---

A residential and commercial portfolio including 46 new-build and conversion projects with a GDV of over £455m

**1 BILLION**

---

We're on track to deliver over £1 billion of residential property within the next 5 years.

**90+**

---

Over 90 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

**LAMONT & CO**

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Offering a fully managed lettings and management service specifically for our investor clients.



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AT OSMASTON MILL INDIVIDUALISM IS THE ORDER OF THE DAY. DESIGNED TO MEET YOUR EVERY NEED, THESE HOMES PROVIDE YOU WITH THE SPACE & FREEDOM TO MAKE YOUR OWN MARK ON THIS HISTORIC MASTERPIECE.

Prosperity Homes allows us the privilege to build and deliver affordable, characterful homes directly to the owner occupier, located in areas containing high quality amenities, good schooling, high grade transport links, recreation and leisure venues.

To build the very best homes, we work with the most talented trades people. So, when you move into your new home, you can expect truly unrivalled quality at every touchpoint.



Precision's the order of the day at Prosperity Homes. We take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. Our homes come in a range of sizes and designs, and the details will slightly differ depending on the type of home you choose.

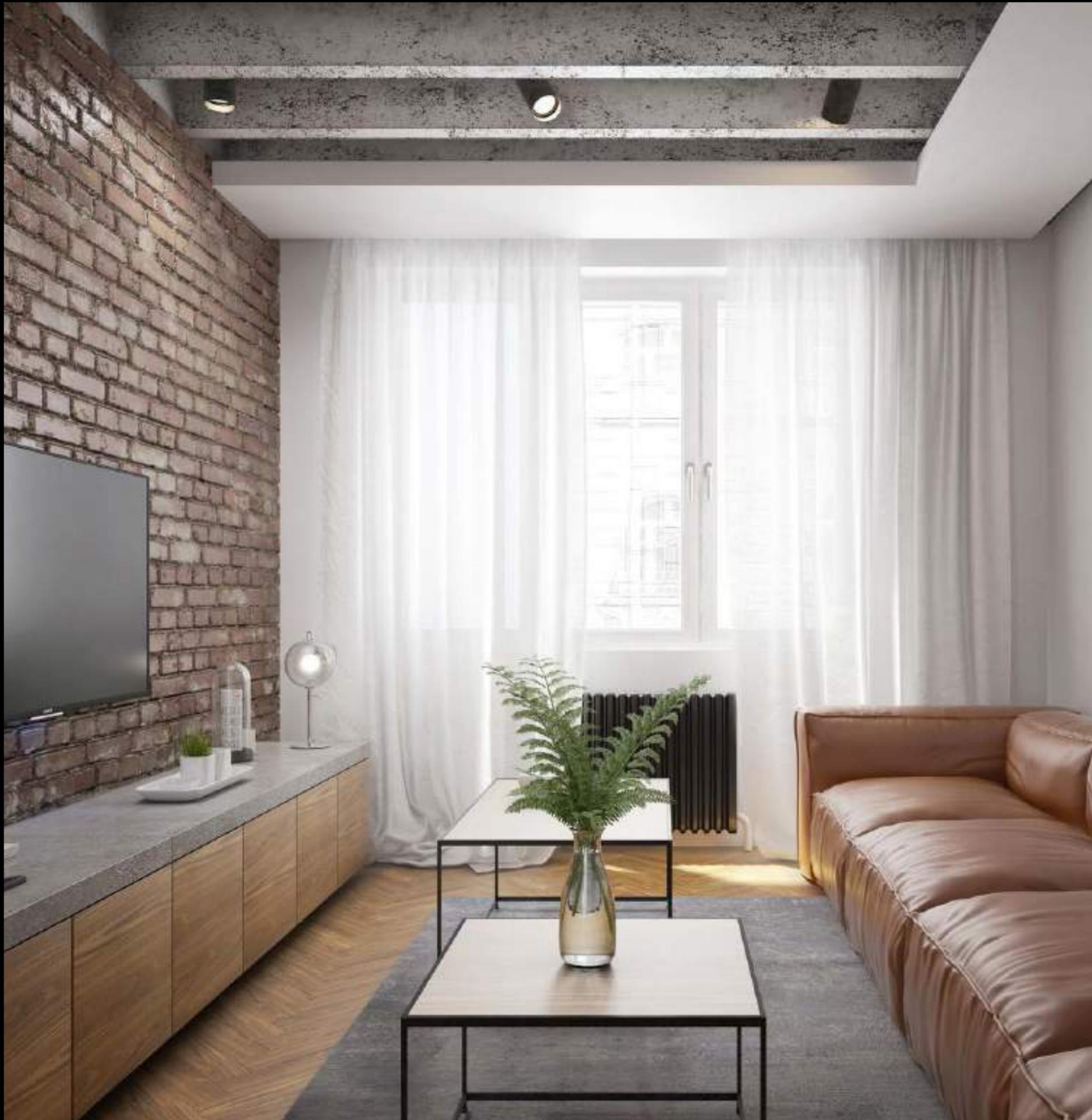


All homes at Osmaston Mill have been thoughtfully designed to accommodate the many different aspects of everyday life, from working at home to relaxing and entertaining.



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OSMASTON RD  
DERBY

A PLACE THAT'S ALWAYS BEEN DEFINED BY INDUSTRY & INNOVATION

**DERBY - THE HISTORIC BEATING HEART OF ENGLAND! HOME TO A VIBRANT CULTURAL SCENE, DIVERSE RESTAURANTS, SUSTAINABLE LIVING AND A FASCINATING HISTORY - ADVENTURE IS NEVER FAR AWAY. WIDE OPEN GREEN SPACES, MAGICAL DALES, FLOWING RIVERS, & THE AWE-INSPIRING BEAUTY OF THE PEAK DISTRICT ARE WAITING TO BE EXPLORED.**

Derby has established itself as an investment destination whose appeal and strengths in advanced manufacturing and numerous other high-value sectors that continues to support one of the highest rates of average earnings in Britain. A region of employment growth and urban regeneration - forces that will inevitably boost local rental demand, with official forecasts predicting population rise of upwards of 25% to 312,000. Derby has excellent transport links which makes the city popular as a place for companies as well as employees to locate. The East Midlands - and Derby - saw the highest rise in rents and house prices in 2022 according to the office of national statistics. This rising population is highlighting the potential of Derby property going forward as well. JLL suggests that Derby could see property values increase by 17.5% by 2026.



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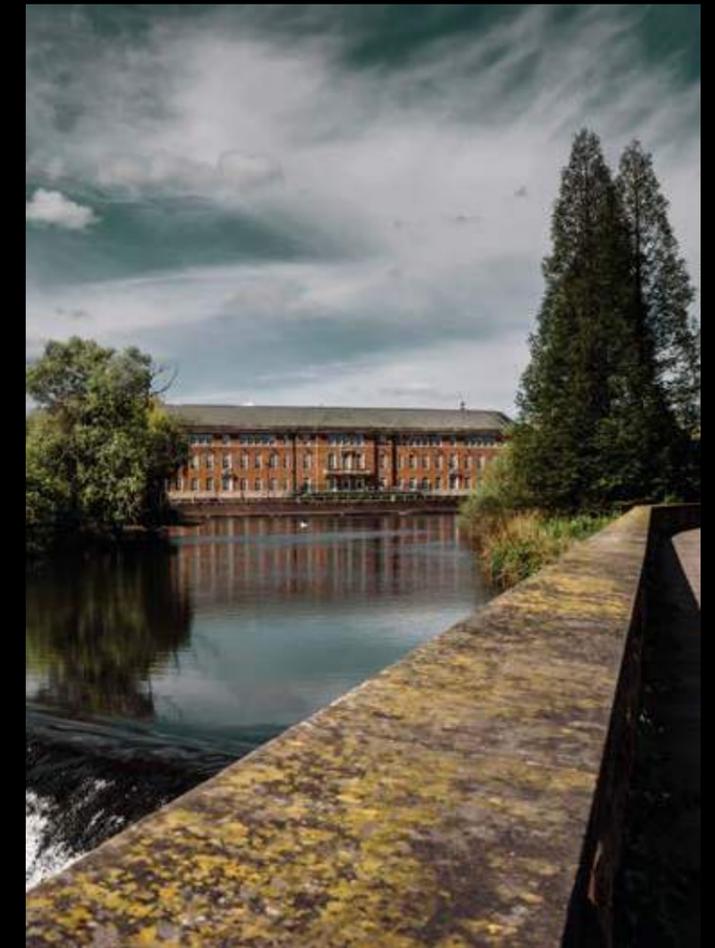


DERBY - ONE OF THE  
HAPPIEST PLACES  
TO LIVE IN THE EAST  
MIDLANDS - RANKED  
7TH IN THE REGION.

2023 Rightmove survey

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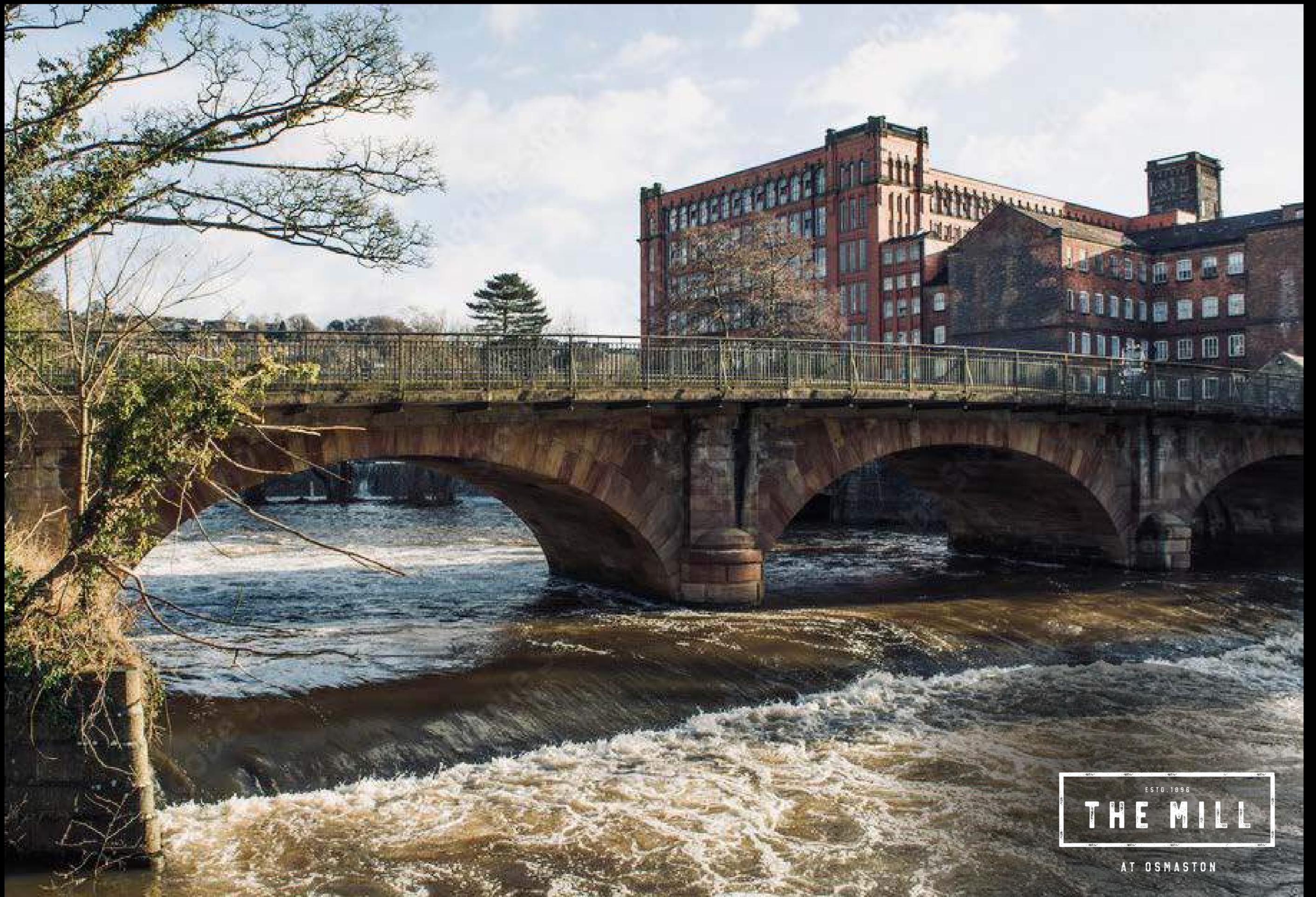
# RANKED THE BEST PLACE TO LIVE IN THE UK FOR YOUNG PEOPLE BY TOTALLY MONEY (2023)

THE MILL

@OSMASTON

Museums, live music, galleries, shops and rugged wilderness - the city of Derby is recognised by many as the perfect place to put down roots. Derby is located in southern Derbyshire and is the county's only city. It occupies one of the most central positions in Britain and has excellent connections to Manchester, Nottingham, Sheffield and Birmingham.

Once one of Britain's industrial powerhouses, it is regarded as one of the hubs of modern industry. Part of the Derwent Valley Mills UNESCO World Heritage site sits within Derby's boundaries. With its reputation for industry and two of its biggest employers are Rolls-Royce and Toyota. However, it also has a flourishing cultural scene and shopping district. Schools in Derby are also well respected - Derby Pride Academy and Landau Forte College are just two of the institutions awarded the top rating by Ofsted.



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# WHY INVEST...



HOSTING ROLLS-ROYCE, BOMBARDIER AND TOYOTA, THESE GLOBAL COMPANIES CONTRIBUTE OVER 45,000 JOBS TO DERBY'S WIDER ECONOMY, ATTRACTING AN ARRAY OF PROFESSIONALS AND GRADUATES FROM ALL OVER THE UK. A GROWING DIGITAL HUB IN DERBY IS PUTTING PROGRESSIVE NEW BUSINESSES IN THE SPOTLIGHT, CONTRIBUTING TO ITS POSITION AS THE 6TH MOST PRODUCTIVE CITY IN THE UK. IN MAY 2022, IRWIN MITCHELL'S UK POWERHOUSE REPORT PROJECTED THAT, BY THE END OF 2023, DERBY WOULD CREATE THOUSANDS MORE NEW JOBS AND HAVE THE FASTEST-GROWING ECONOMY IN THE EAST MIDLANDS.

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- |                               |   |
|-------------------------------|---|
| 01 The Mill at Osmaston       | 13 University of Derby                                    |
| 02 Rolls-Royce                | 14 Derbyshire County Cricket Club                         |
| 03 Rolls-Royce                | 15 Sinfin Golf Course                                     |
| 04 Rolls-Royce A Site         | 16 East Midlands Airport                                  |
| 05 Rolls-Royce, Moor Lane     | 17 Royal Derby Hospital (main entrance)                   |
| 06 Peartree                   | 18 The Osmaston Surgery                                   |
| 07 Derby                      | 19 London Road Community Hospital - Boiler House Car Park |
| 08 Pride Park Stadium         | 20 Florence Nightingale Community Hospital                |
| 09 Derby Arena                | 21 River Derwent  |
| 10 Derby Museum & Art Gallery | 22 Elvaston Castle Country Park                           |
| 11 Markeaton Park             |   |
| 12 Darley Park                |   |



AT OSMASTON



**PROSPERITY**

Invest with us

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