

# CROWN WORKS

BURTON



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## Details

74 Apartments  
One Bed from £134,995  
Two Bed from £167,995  
Completion Q4 2025

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## Overview

- Address: CROWN WORKS, New St, Burton upon Trent, DE14 3SL
- Apartment Sizes: 37sqm – 62sqm
- Lift: Yes
- Parking: N/A
- Planning Consent: Full detailed planning approved
- Developer/Contractor: ALB
- Service Charge: 1 bed £1,000 (estimated)
- Ground Rent: Zero

## Legals

- Lease Terms: 999 years
- Freeholder: Prosperity Developments
- Warranties: Property will have the benefit of warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone
- Legals: Feldon Dunsmore Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ
- Client Legals: ARCH LAW  
T: 0333 242 3976

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# SPECS

## FLOORING

- Safetred anti-slip vinyl flooring
- Bedroom areas fitted with contemporary carpeting

## KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, and fridge freezer as per kitchen supplier's proposals

## BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail



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# BURTON UPON TRENT

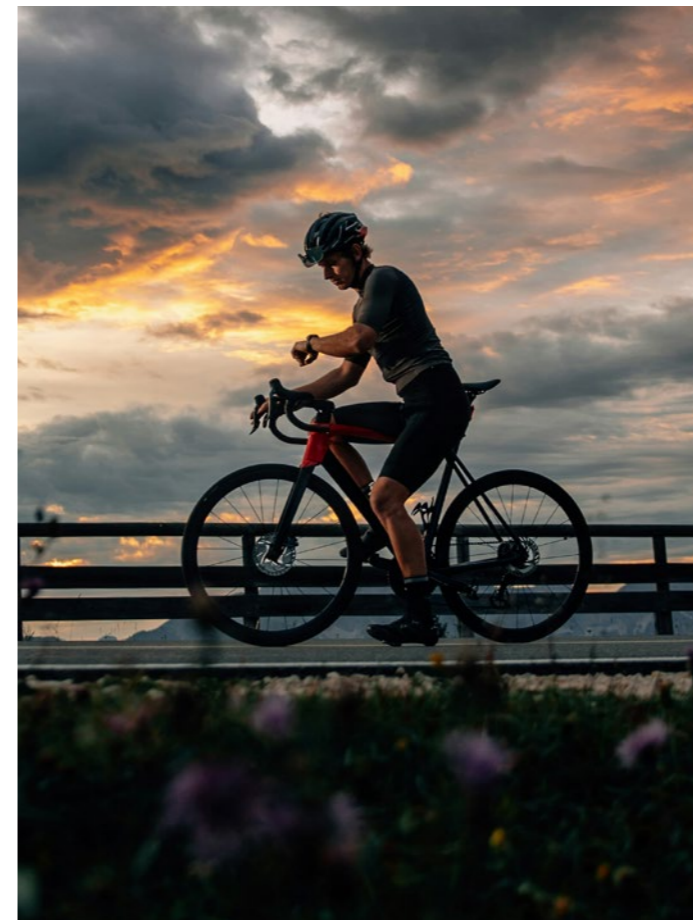
## TOWN & COUNTRY COMBINED

Surrounded by open green space, 'Burton' offers the best of both worlds, with good road and rail connections - a town full of amenities, together with easy access to the beautiful Peak District National Park and surrounding green spaces.

CROWN WORKS is perfectly located for those looking for a relaxed environment - with all the benefits of a busy centre full of shops, restaurants, bars, and coffee shops, alongside one of the most beautiful parts of the country to walk and explore.

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# QUALITY OF LIFE

## EASY DOES IT

Burton has a vast selection of popular retail outlets, eateries, cafes bars and restaurants, many of these set beside the Trent and Mersey canal, which runs majestically through the town.

Due to the local employment base, unemployment rates and crime rates are unusually low against the UK average. Having carved out a reputation as a thriving commercial hub utilised by sectors from retail, manufacturing, legal services and more, it also benefits from a strong sense of community spirit. This all providing a great quality of local life, earning Burton a top-three town ranking in the UK.

CROWN WORKS

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# HAVE IT ALL

## Education

Home to renowned institutions, providing excellent educational opportunities for all ages.

## Social life

A diverse culinary scene with local and international cuisine in various restaurants, cafés, along with a vibrant bar and club scene.

## Shopping

A mix of independent boutiques and major retail centres, ensuring a variety of shopping experiences.

## Arts & Culture

Rich cultural heritage with theatres, art galleries, and museums showcasing local talent and history.

## Transport

Excellent connections to nearby cities through air, rail, and road, enhancing its appeal.

## Investment

A thriving economy with ongoing developments, presenting an attractive investment opportunity

# WHY INVEST



## Global

Burton is home to some of the largest names in global Service and Manufacturing - Amazon, Nestle, DHL and JCB are all within a 25 mile radius.

## Connected

Close to Derby, Nottingham, Leicester and Birmingham, giving it a fantastic, strategic location within the Midlands, Burton has excellent connectivity. A train to Birmingham New St takes just 23 minutes.

Easy access to major UK road networks provides easy connectivity across the region and country.

A short journey away are East Midlands Airport and Birmingham International Airport, with flights to domestic and international destinations.

## Economy

Burton has a fast-growing economy, outperforming the national average, with diversified sectors including manufacturing, services, technology.

## Rental Market

Burton has a vibrant rental market with a steady flow of tenants, providing attractive rental yields. grow by 26% by 2035.

## Investment

Burton's stable and resilient property market is appealing for long-term investment along with a favourable environment for appreciation with infrastructure improvements and increasing investments.

## Jobs

With one of the youngest populations in Europe with 48% of people aged under 35, providing a strong worker base. It's also home to one of the fastest growing economies in the UK with 21,300 new jobs forecasted in the local area by 2028 and the population set to


## Regeneration

Centrum 100 Business Park: Prime commercial spaces near major roads, attracting established companies and start-ups.

Brewery Wharf Redevelopment: Transforming a historic area into a vibrant mixed-use development, preserving cultural significance.

Burton Waterside Development: Creating a vibrant waterfront community with residential properties, commercial spaces, leisure facilities.



Queens Hospital 

Burton Albion Football Club 

Burton upon Trent

YEOMAN BUSINESS ESTATE

Shobnall Leisure Complex 

Lidl 

Burton Town Hall 

ALDI 


The Range, Burton on Trent 

Burton on Trent Rail Station 

Sainsbury's 


Burton Place Shopping Centre 


B&Q Burton 

Christchurch primary school and nursery 

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 Burton Market Hall

Asda Burton on Trent Superstore 

 Burton and South Derbyshire College

The Octogan Shopping centre 



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**INVESTMENT SIMPLIFIED**

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