



waters
HOMES

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Welcome to Willowbrook

An exclusive collection of beautifully crafted homes set on the edge of the historic market town of Belper. With its elevated position, this bespoke development boasts far-reaching views across rolling Derbyshire countryside, offering the perfect harmony of town convenience and natural beauty right on your doorstep.

The development features a thoughtfully designed mix of stylish 2, 3, and 4-bedroom houses alongside modern 1 and 2-bedroom apartments. Each home has been created with care and attention to detail, combining contemporary layouts with high-quality finishes—ideal for families, first-time buyers, and those looking to downsize without compromise.

Architecturally, Willow Brook celebrates the area's rich heritage, blending traditional stonework with sleek metal cladding. This striking design pays homage to Belper's industrial history while offering a bold, modern edge.

Sustainability lies at the heart of Willow Brook. From eco-conscious features such as grasscrete parking and a landscaped attenuation pond, to energy-efficient design within the homes themselves, every detail reflects a commitment to greener living.

And yet, perhaps the most remarkable feature of all is the view—an uninterrupted panorama of idyllic countryside that transforms daily life into something truly special.

Willow Brook: Where heritage, design, and nature come together. Could this be your next move?



SITE PLAN



- Apartments
Plots 28, 29, 30, 31, 32, 33, 34, 35 & 36
- Two Bedroom - Type 1
Plots 9, 10, 11, 12, 13, 14 & 15
- Two Bedroom - Type 2
Plots 17, 18 & 27

- Three Bedroom - Type 1
Plots 1, 2, 3 & 4
- Three Bedroom - Type 2
Plots 5, 6, 7 & 8
- Three Bedroom - Type 3
Plots 21, 22, 25 & 26
- Four Bedroom
Plots 16, 19, 20, 23 & 24



Nestled in the rolling countryside of North Derbyshire, Willow Brook is perfectly placed in the charming market town of Belper—at the very heart of the Derwent Valley Mills World Heritage Site.

Belper has proudly earned the title of Great British High Street Award winner, and it's easy to see why. The town combines a thriving mix of independent boutiques, artisan delis, and unique gift shops with the convenience of popular high-street stores and supermarkets.

Food lovers are spoilt for choice, with everything from cosy cafés and stylish bistros to welcoming pubs and fine-dining restaurants. Whether you're meeting a friend for coffee or celebrating with family, Belper has something to suit every taste.

Nature and heritage are woven into everyday life here. The River Derwent meanders through the heart of the town, while the nearby Pennines and Peak District provide breathtaking scenery, miles of walking trails, and countless opportunities for outdoor adventure.

For families, Belper offers an excellent choice of highly regarded schools, while commuters benefit from superb transport links. With the town's train station and the A6 close at hand, Derby, Matlock, Nottingham, and Sheffield are all easily accessible—making Willow Brook an ideal balance of rural tranquillity and modern convenience.



1



2



3



4



5

1. The picturesque River Derwent.
2. The White Hart in Duffield blends cosy comfort with classic pub charm.
3. King St.
4. Ada Belfield Centre and Belper Library.
5. Memorial Gardens in Belper.

Apartments



Plots 28, 29, 30, 31, 32, 33, 34, 35 & 36



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PLOT 28

	METRIC	IMPERIAL
Kitchen/Living/Dining	7.45 x 3.61	24'5" x 11'10"
Double Bedroom	2.90 x 3.86	9'6" x 12'8"
Single Bedroom	2.88 x 2.71	9'6" x 8'11"
Bathroom	1.90 x 2.60	6'3" x 8'6"

PLOTS 29 & 32

	METRIC	IMPERIAL
Kitchen/Living/Dining	5.96 x 3.79	19'7" x 12'5"
Double Bedroom	3.84 x 2.98	12'7" x 9'10"
Single Bedroom	3.84 x 2.14	12'7" x 7'0"
Bathroom	2.60 x 1.90	8'6" x 6'3"

PLOTS 30 & 33

	METRIC	IMPERIAL
Kitchen/Living/Dining	3.77 x 5.16	12'4" x 16'11"
Double Bedroom	4.31 x 2.90	14'2" x 9'6"
Bathroom	2.15 x 2.16	7'1" x 7'1"

PLOT 31

	METRIC	IMPERIAL
Kitchen/Living/Dining	7.45 x 3.61	24'5" x 11'10"
Double Bedroom	2.90 x 3.86	9'6" x 12'8"
Single Bedroom	2.88 x 2.71	9'6" x 8'11"
Bathroom	1.90 x 2.60	6'3" x 8'6"

PLOT 34

	METRIC	IMPERIAL
Kitchen/Living/Dining	5.96 x 3.79	19'7" x 12'5"
Double Bedroom	3.84 x 2.98	12'7" x 9'10"
Single Bedroom	3.84 x 2.14	12'7" x 7'0"
Bathroom	2.60 x 1.90	8'6" x 6'3"

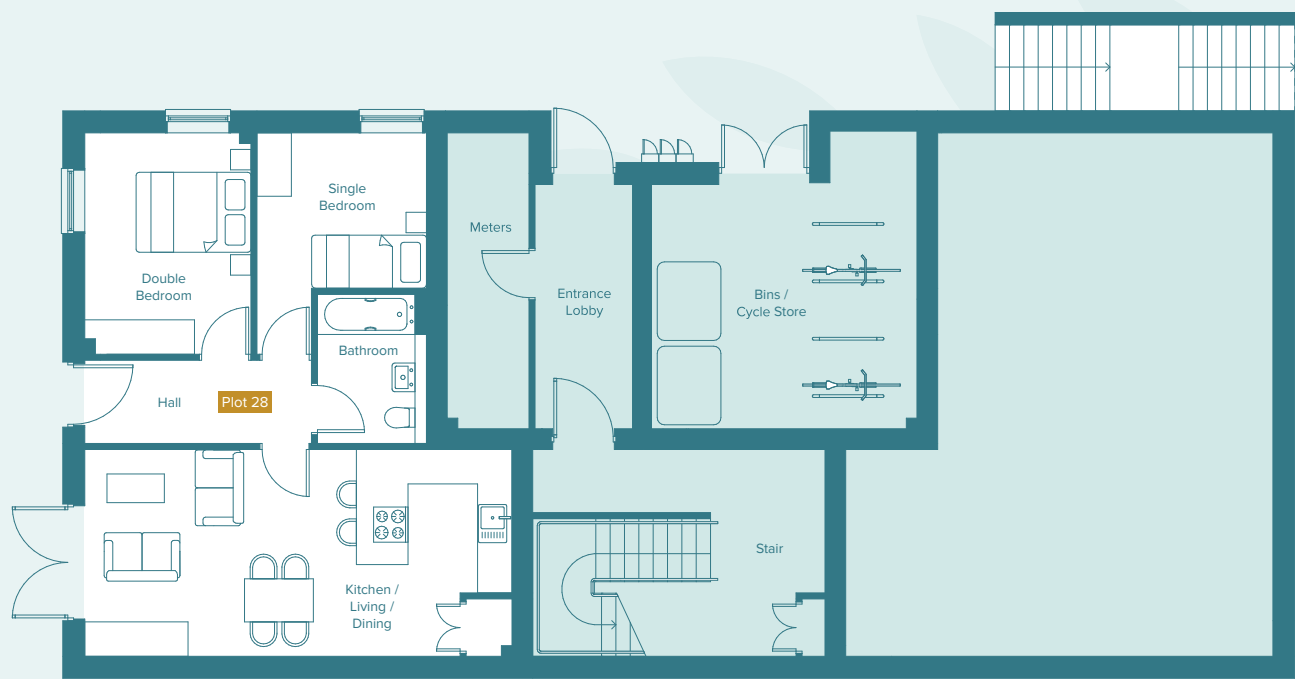
PLOTS 35 & 36

	METRIC	IMPERIAL
Kitchen/Living/Dining	4.19 x 5.79	13'9" x 19'0"
Double Bedroom	3.60 x 3.65	11'10" x 12'0"
Bathroom	2.62 x 2.49	8'7" x 8'2"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only.

GROUND FLOOR

Plot 28



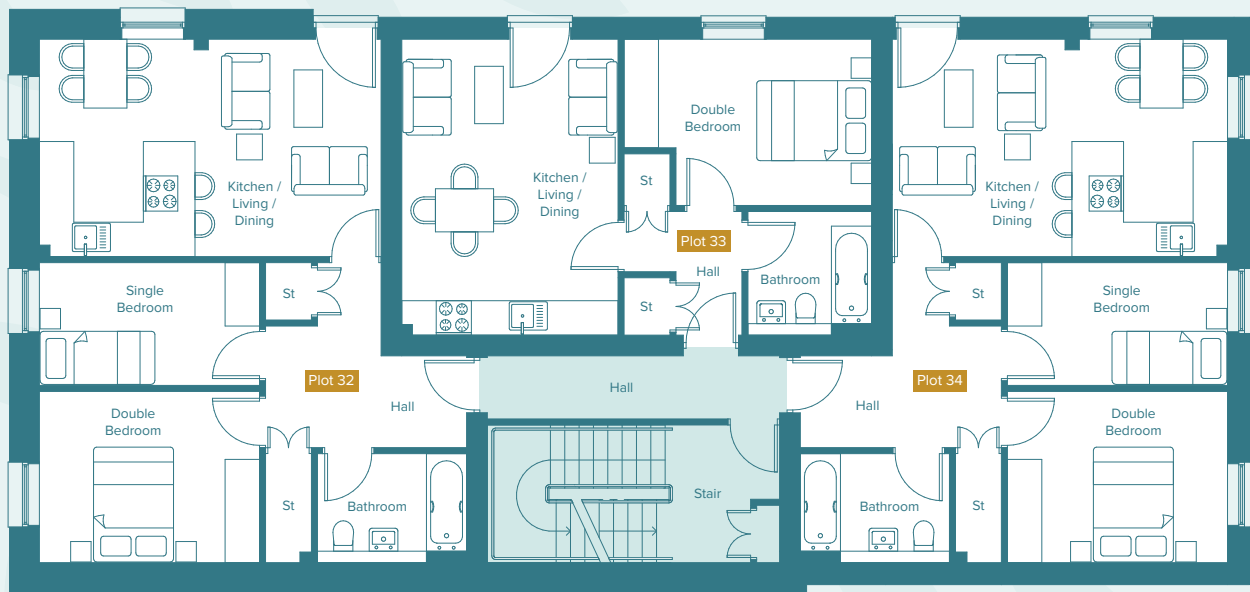
FIRST FLOOR

Plots 29, 30 & 31



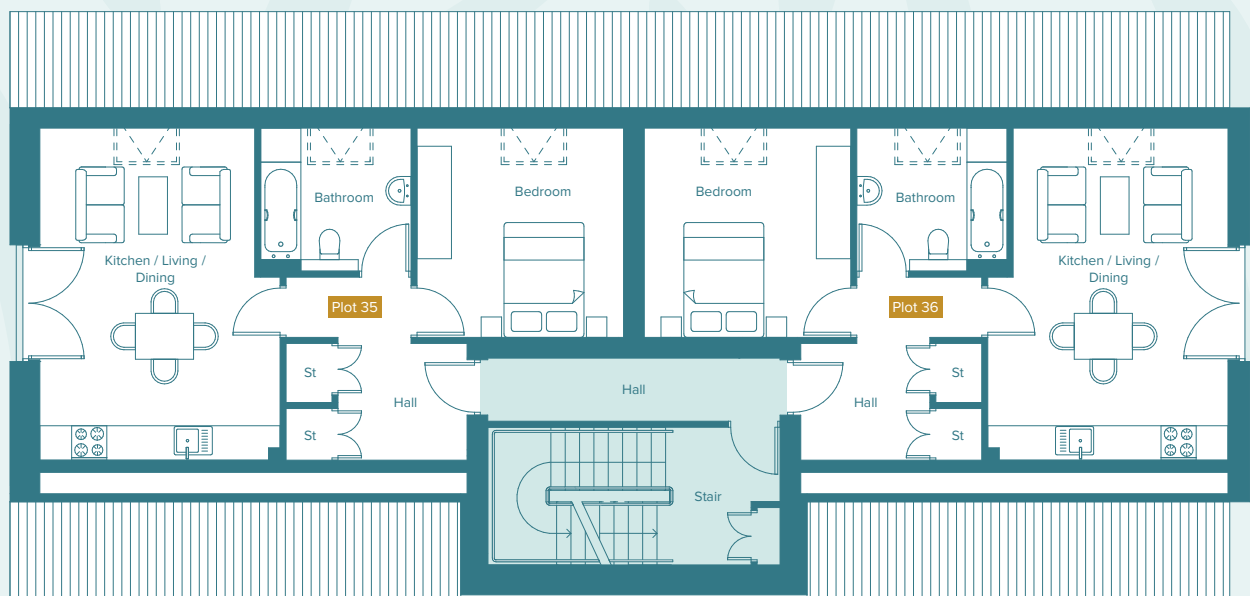
SECOND FLOOR

Plots 32, 33 & 34



THIRD FLOOR

Plots 35 & 36



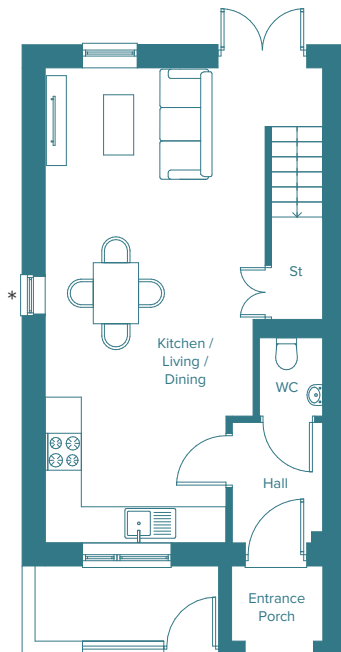
Two Bedroom - Type 1



Plots 9, 10, 11, 12, 13, 14 & 15 | NB: Plots 10, 12 & 14 are handed

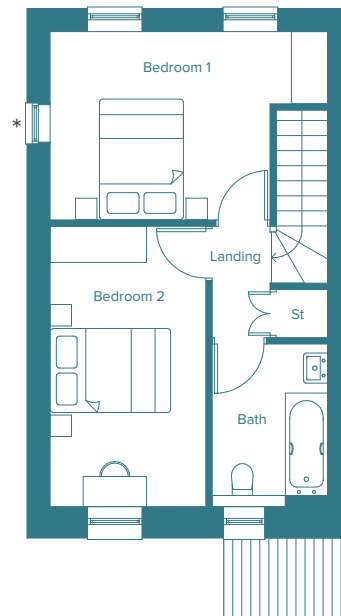


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GROUND

	METRIC	IMPERIAL
Kitchen/Living/Dining	3.65 x 7.89	12'0" x 25'10"
WC	1.05 x 1.30	3'5" x 4'3"



FIRST

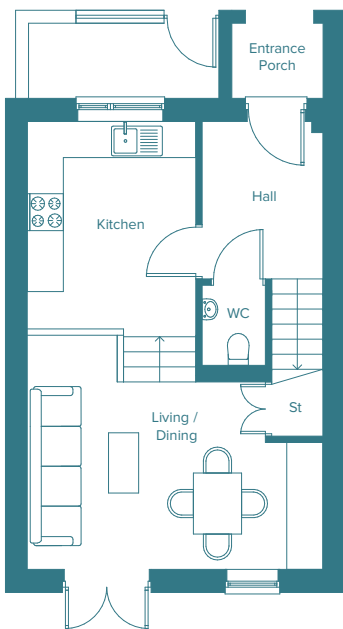
	METRIC	IMPERIAL
Bedroom 1	4.61 x 3.13	15'1" x 10'3"
Bedroom 2	2.59 x 4.65	8'6" x 15'3"
Bathroom	1.92 x 2.70	6'3" x 8'10"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only. * Windows applicable to plots 9 and 13 only.

Two Bedroom - Type 2

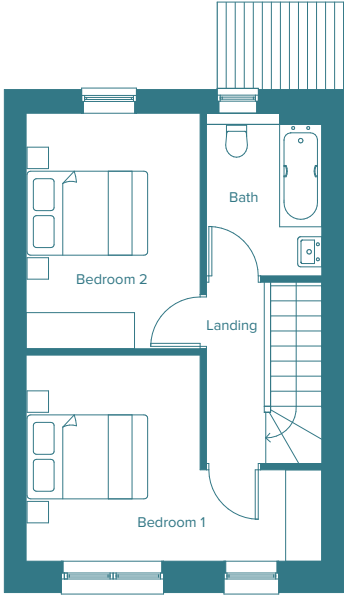


Plots 17, 18 & 27 | NB: Plot 18 is handed



GROUND

	METRIC	IMPERIAL
Kitchen	2.80 x 3.55	9'2" x 11'8"
Living/Dining	4.91 x 3.89	16'1" x 12'9"
WC	1.05 x 1.33	3'5" x 4'4"



FIRST

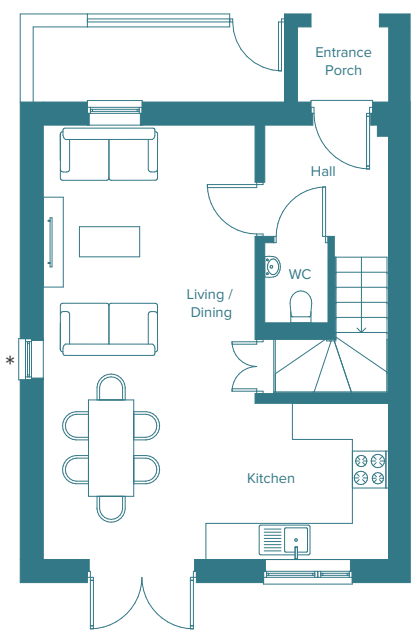
	METRIC	IMPERIAL
Bedroom 1	4.91 x 3.42	16'1" x 11'3"
Bedroom 2	2.89 x 3.91	9'6" x 12'0"
Bathroom	1.92 x 2.70	6'3" x 8'10"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only.

Three Bedroom - Type 1

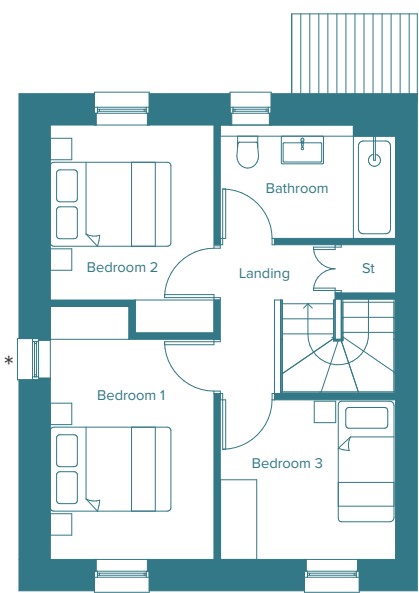


Plots 1, 2, 3 & 4 | NB: Plots 2 & 4 are handed



GROUND

	METRIC	IMPERIAL
Kitchen	2.22 x 2.59	7'3" x 8'6"
Living/Dining	3.52 x 7.21	11'6" x 23'8"
WC	1.05 x 1.33	3'5" x 4'4"



FIRST

	METRIC	IMPERIAL
Bedroom 1	2.72 x 4.20	8'11" x 13'9"
Bedroom 2	2.72 x 3.45	8'11" x 11'4"
Bedroom 3	2.91 x 2.65	9'7" x 8'8"
Bathroom	2.91 x 1.89	9'7" x 6'2"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only. * Windows applicable to plot 1 only.

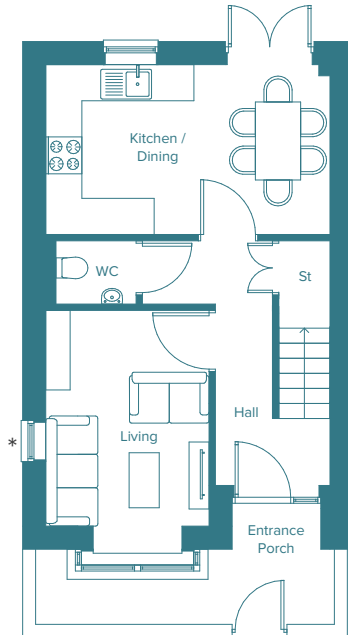
Three Bedroom - Type 2



Plots 5, 6, 7 & 8

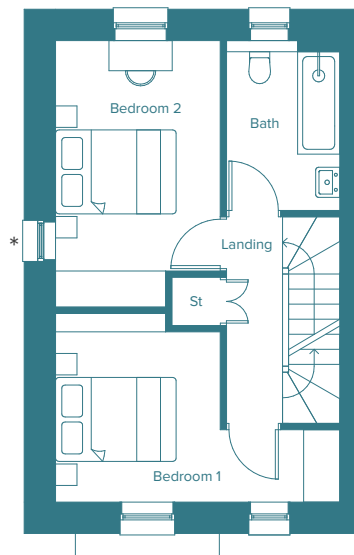


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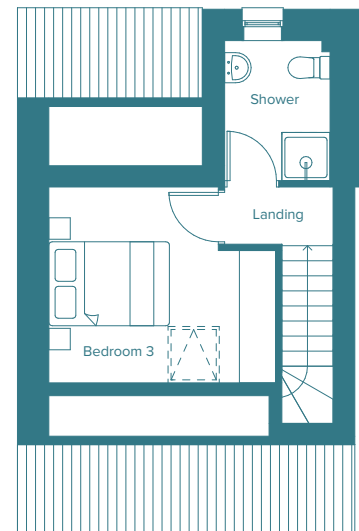
GROUND

	METRIC	IMPERIAL
Kitchen/Dining	4.72 x 2.82	15'6" x 9'3"
Living	2.71 x 3.58	8'11" x 11'9"
WC	1.33 x 1.05	4'4" x 3'5"



FIRST

	METRIC	IMPERIAL
Bedroom 1	4.72 x 3.13	15'6" x 10'3"
Bedroom 2	2.73 x 4.42	9'0" x 14'6"
Bathroom	1.88 x 2.82	6'2" x 9'3"



SECOND

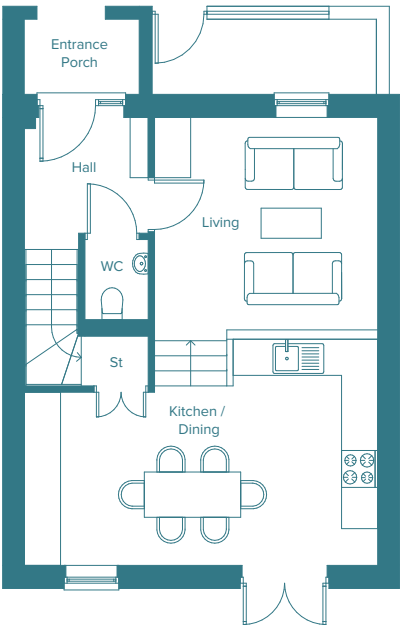
	METRIC	IMPERIAL
Bedroom 3	3.76 x 3.25	12'4" x 10'8"
Shower	1.75 x 2.33	5'9" x 7'8"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only. * Windows applicable to plot 5 only.

Three Bedroom - Type 3

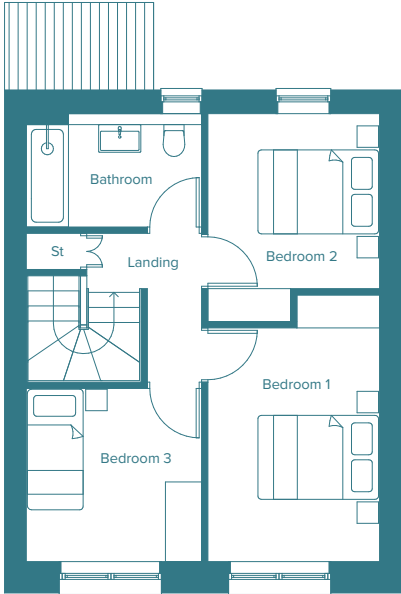


Plots 21, 22, 25 & 26 | NB: Plots 21 & 25 are handed



GROUND

	METRIC	IMPERIAL
Kitchen/Dining	5.87 x 3.75	19'3" x 12'4"
Living	3.71 x 3.68	12'2" x 12'1"
WC	1.05 x 1.33	3'5" x 4'4"



FIRST

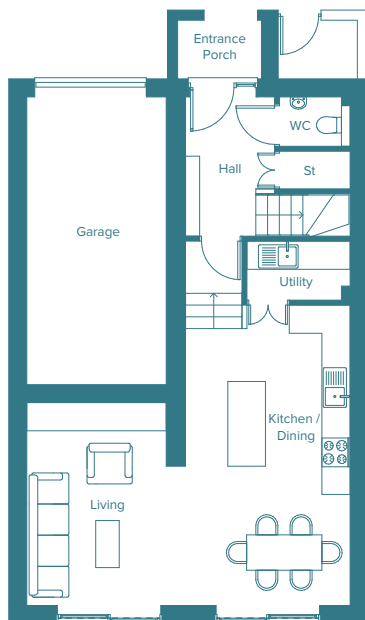
	METRIC	IMPERIAL
Bedroom 1	2.85 x 4.43	9'4" x 14'6"
Bedroom 2	2.85 x 3.45	9'4" x 11'4"
Bedroom 3	2.91 x 2.87	9'7" x 9'5"
Bathroom	2.91 x 1.88	9'7" x 6'2"

PLEASE NOTE: All measurements are approximate. Floor plans are indicative only.

Four Bedroom

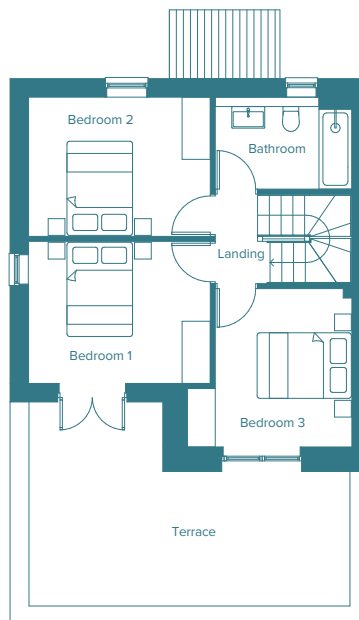


Plots 16, 19, 20, 23 & 24 | NB: Plots 19 & 23 are handed



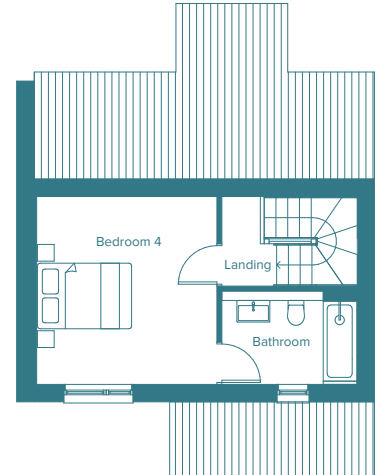
GROUND

	METRIC	IMPERIAL
Kitchen/Dining	3.50 x 6.39	11'6" x 20'11"
Living	3.37 x 4.31	11'1" x 14'2"
Utility	2.19 x 1.25	7'2" x 4'1"
WC	1.50 x 1.05	4'11" x 3'5"



FIRST

	METRIC	IMPERIAL
Bedroom 1	3.86 x 3.02	12'8" x 9'11"
Bedroom 2	3.86 x 2.96	12'8" x 9'9"
Bedroom 3	3.50 x 3.37	11'6" x 11'1"
Bathroom	2.91 x 1.96	9'6" x 6'5"



SECOND

	METRIC	IMPERIAL
Bedroom 4	3.83 x 3.99	12'7" x 13'1"
Bathroom	2.87 x 1.98	9'5" x 6'6"

PLEASE NOTE: All measurements are approximate. Floorplans are indicative only.

Specification

At Willow Brook, every detail has been carefully considered. From designer kitchens to landscaped gardens, these bespoke homes combine timeless craftsmanship with modern luxury.

Kitchen – The Heart of Your Home

- Premium fitted kitchens with a wide choice of finishes
- Neff stainless steel electric oven, induction hob and canopy hood
- Choice of Porcelanosa designer ceramic wall tiles

Bathrooms & Plumbing

- Contemporary white sanitaryware with chrome taps and fittings
- Heated chrome towel rails to bathroom and en-suite
- Thermostatic shower over bath with glass screen
- Plumbing and space for washing machine and dishwasher
- Energy-efficient Ideal Logic boilers tailored to each home size
- Outside tap for convenience

Electrical & Connectivity

- Mains-connected smoke detectors
- Stylish outside lighting and doorbell included
- Photovoltaic panels
- TV point in the living area
- Shaver point in bathroom
- High-speed BT Fibre broadband connection

Internal Finishes

- Choice of Porcelanosa ceramic tiles in kitchens and bathrooms
- Choice of tiled or Amtico flooring in kitchens and bathrooms
- Panel doors with polished chrome handles
- 5" Pencil round skirting & 3" Pencil round architraves
- Smooth plastered ceilings throughout
- Elegant decoration palette:
 - White ceilings
 - Cornforth White walls
 - White satin woodwork

External & General Features

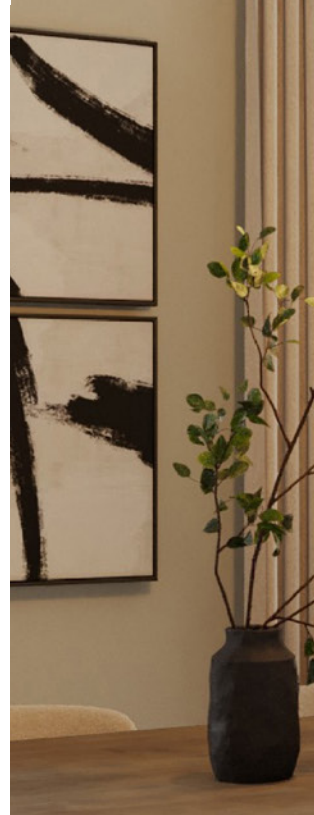
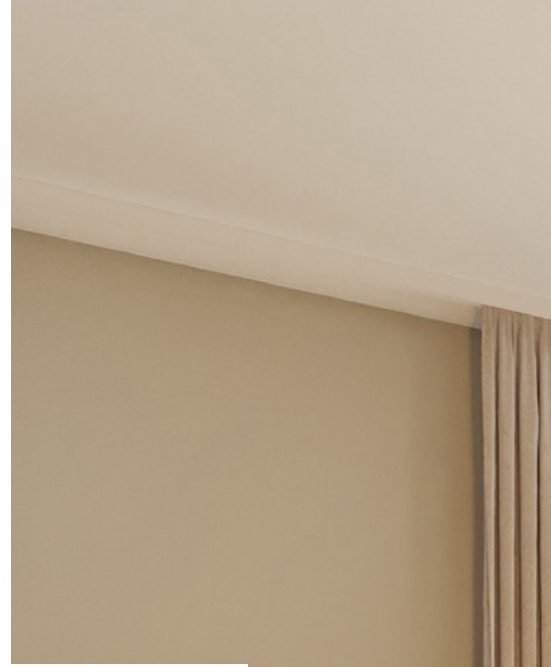
- Turfed rear gardens with gated access
- Electric car charging point
- Thoughtful landscaping & planting
- Aluminium double-glazed windows with sliding/ French doors to gardens
- Elegant deep flow UPVC guttering
- Private tarmac and block-paved access road within landscaped setting

Warranty

- 10-Year Structural Warranty (Build Warranty Insurance Services Ltd)



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Quality craftsmanship
as standard



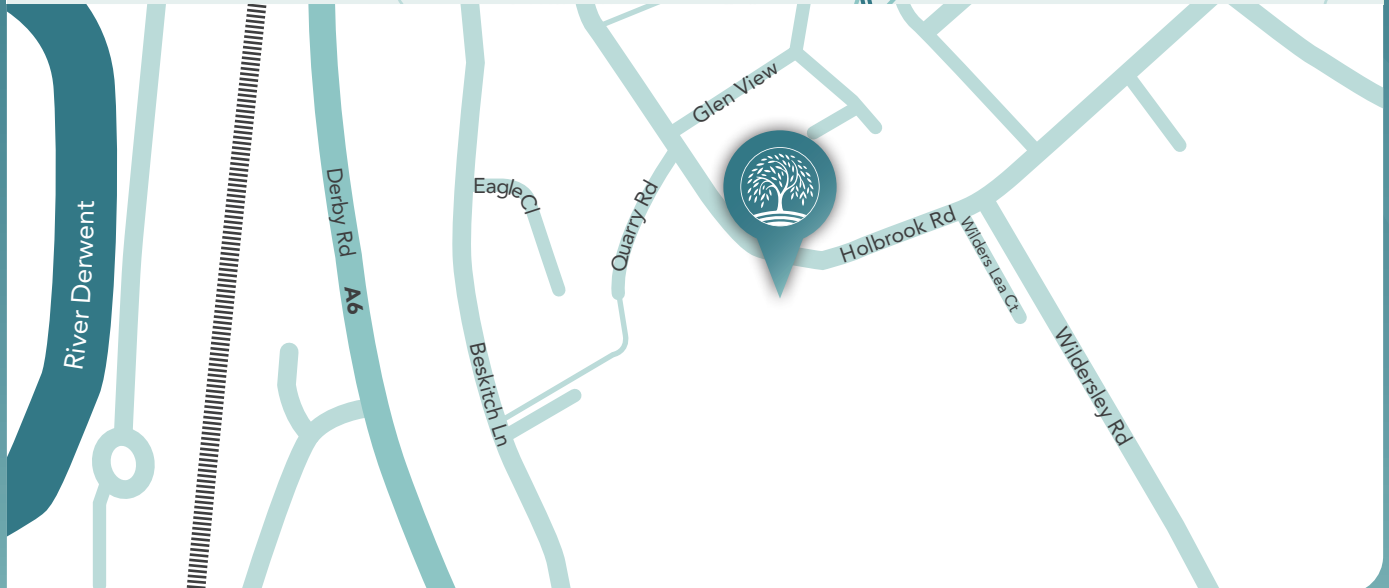
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Location Map



Willowbrook, Holbrook Road, Belper DE56 1PA





Master Builders of Bespoke Private Homes

Over the years we have built hundreds of new homes and renovated some wonderful buildings. In each and every one of our projects, one thing has stood out; the reaction of our purchasers when they see the finished product.

It's the detail and the special features that make it a home rather than a house.

Why choose a Waters home?

Whilst the bricks and the mortar are really important (trust us, we build to the best standards) we strive to create developments where the style of the homes is influenced by the surrounding architecture and exemplar environments so that we can deliver homes that are as distinctive as you are.

We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.

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