



CATHEDRAL ONE

Derby

API
GLOBAL

Key / CO Facts

Discover modern living at its finest at Cathedral One.

An inspiring new development of 195 exceptional modern apartments in central Derby, overlooking Cathedral Green and the River Derwent.



Developer:	Wavensmere Homes
Address:	Full Street, Derby, DE1 3AF
Est. Completion:	Q4 2028
Development:	195 Units
Est. Yields:	6.5% Gross
Lease:	999 Years
Ground Rent:	Zero
Service Charge:	£2.34 psf

STUDIO APARTMENT

From £167,000
330 - 349 sqft

ONE BEDROOM

From £184,000
409 - 480 sqft

TWO BEDROOM

From £262,000
550 - 608 sqft



Facilities:	Gym & Residents Lounge
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Cathedral One, Derby

Homes Where History & The Future Meet

Cathedral One is a landmark city-centre development offering 195 contemporary studios, one- and two-bedroom apartments. Set in a prime waterside location, it boasts private balconies, rooftop terraces and panoramic views across Cathedral Green, the River Derwent and Derby Cathedral.

Residents benefit from premium amenities including a gym, co-working space, concierge service and an on-site café, all within walking distance of shops, attractions and Derby Train Station. Blending modern living with rich heritage, Cathedral One delivers an elevated urban lifestyle in the heart of the city.

IT ALL STARTS WITH A PLACE, AN IDEA, A VISION AND A THOUGHTFUL APPROACH.



WAVENSHERE
HOMES

Established in 2015, Wavensmere Homes specialises in urban regeneration, specifically targeting large, complex sites with unique history and character. The business is defying the unprecedented challenges encountered by the housebuilding industry through the strength of its brownfield landbank and construction deliverability.

PLACEMAKING



They create valuable new communities where everything is thoughtfully designed to meet the needs of modern lifestyles. Building high-quality homes within beautiful social environments that are enriched with unique features and amenities. Making places that people love to call home for the long-term.

REGENERATION

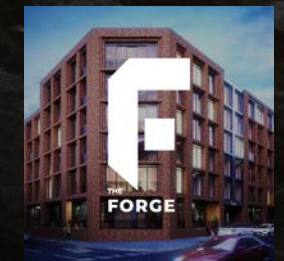


Their specialist approach sees Wavensmere take on the abandoned historical locations, once-loved landmarks and barren brownfield sites. With an urban location focus, they create neighbourhoods that are built out of local relevance and sentiment. Bringing new value into towns and cities across the UK.

SUSTAINABILITY



They care deeply about their role in building a better future, ensuring the construction approaches are conscious of the planet. This starts with the materials they choose and carries through to the way homes are powered, prioritising sustainability from beginning to end. Building homes that are kinder on the environment and more considerate of the future.



Wavensmere Homes is working exclusively with Down to Earth Derby, which is backed by Sir Tim Smitt and the Eden Project. Interactive community-focused gardens are being created at each Wavensmere development within Derby city centre.

Nature projects inspire new communities to form and gel by offering unique opportunities to residents of all ages and physical abilities. Cathedral One's community gardens, allotments, composting zone, and woodland area will form an organic focal point of activity.

The trailblazing project is being planned, planted and maintained by the expert team at Down Earth Derby. Residents can learn about flora and fauna through the changing seasons, while also having the ability to grow and forage fruit and vegetables.

DOWN TO EARTH DERBY

Burton-upon-Trent

A key manufacturing and logistics centre with affordable housing and strong local employment, making it attractive for investors focused on stable yields.

Nottingham

A major regional city with two universities and a growing tech and financial services sector, underpinning consistent rental demand and long-term investor confidence.

East Midlands

One of the UK's largest freight airports and a major employment hub, supporting strong rental demand from logistics, aviation, and supply-chain workers across Derby and the wider region.

Peak District

Located on Derby's doorstep, the Peak District drives strong lifestyle appeal, tourism, and short-let demand, while also supporting long-term value growth due to strict development limitations.

/ Cathedral One

£7.5Bn

GVA

Derby's Renaissance

Derby is the UK's most central city boasting 261,000 residents, of which 40% of the workforce are employed in professional roles, with a further 2.1 million people living within a 45 minute radius.

The city recently ranked second in the UK Powerhouse City Growth Tracker report, sitting between Cambridge and Oxford. Derby is an international hub for the aerospace, automotive and rail industries and is expected to see an influx of 10,000+ jobs by 2030, making it the fastest growing economy in the East Midlands

2nd

Highest income per person outside of London & the South East

261K

People living within the city centre

35K

Students within a top 20 university

£4Bn

Invested into the city in the past 2 years, with £2bn in the pipeline

12%

Highest employment in advanced manufacturing in the UK

12%

Annual increase in annual rental growth from 2024 to 2025

Derby



Shortlisted as UK City of Culture 2025, Derby offers a wealth of cultural and entertainment venues, while also boasting six 'Green Flag' status parks.

Rated the "best place in the world to drink real ale" by travel gurus Lonely Planet, there are dining and drinking establishments to suit every palate and budget. One of the newest venues is the Electric Daisy – a nature-inspired space created by Wavensmere's friends at Down To Earth Derby. The new Market Hall destination and 3,500 capacity venue at Becketwell both open in 2025.

The Derby Museum & Art Gallery, located on the Strand, is home to a varied range of internationally significant collections, whilst the Museum of Making at The Silk Mill showcases the city's rich industrial heritage.

The Cathedral Quarter has held Purple Flag status for the past decade for the safeness of its night-time economy.

It also plays host to CQ Saturdays, as well as the Derby Comedy Festival, Derby Festé, and Derby Folk Festival. The spectacular 18th Century Cathedral also runs an annual programme of services, concerts and events.

Market Place hosts QUAD, a modern cinema, gallery, café bar and workshop venue, while the nearby Guildhall Theatre offers live theatre and musical performances throughout the year. The Chocolate Factory venue and annual Darley Park Weekender are both only a five-minute drive from Friar Gate.

Additional music festivals take place across the wider region every year, including the Y Not Festival in the Derbyshire Dales village of Pikehall. Starting life as a house party in 2005, Y Not has since expanded into a festival set in some of the most stunning countryside the UK has to offer.



/ Cathedral One

Derbion

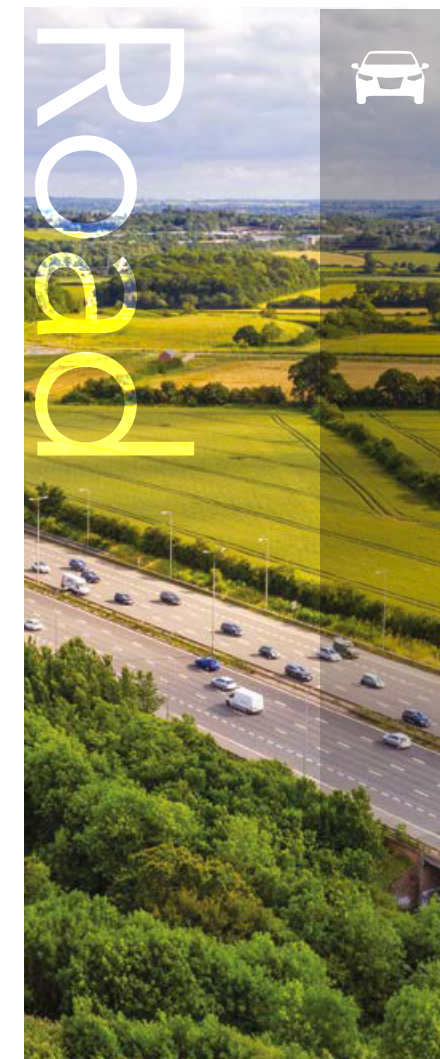
With over 200 brands in one place, from well-known high street stores to independent retailers, Derbion has it all. In addition to fashion favourites such as All Saints, Frasers, Hugo Boss, TAG Heuer, Tommy Hilfiger, and Zara, the new Food Terrace, restaurants and entertainment venues provide fun for the whole family.

High Street Shopping

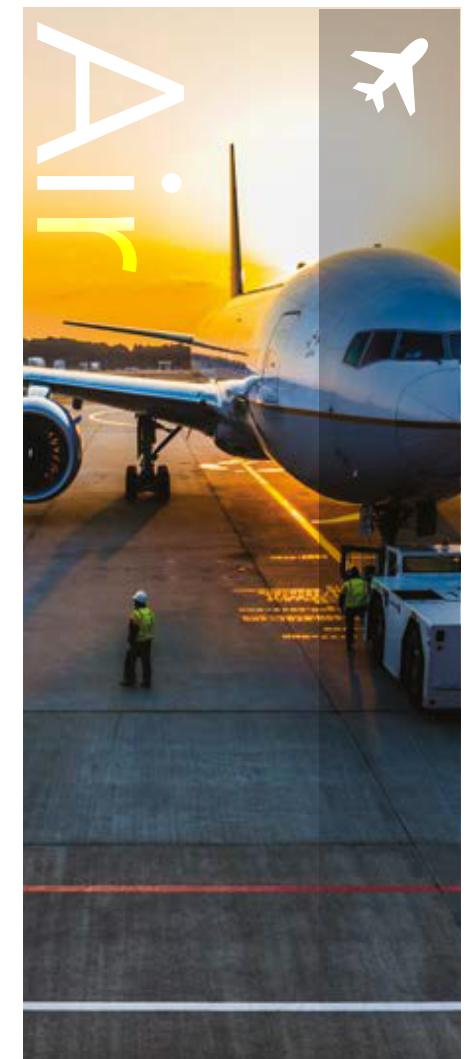
In and around the paved, pedestrianised streets of St Peter's Quarter, you can browse familiar brands alongside local artisan shops such as Anvil Gallery, Martin's Fruits and Deli, Retro World, and Tubo Gift Shop.



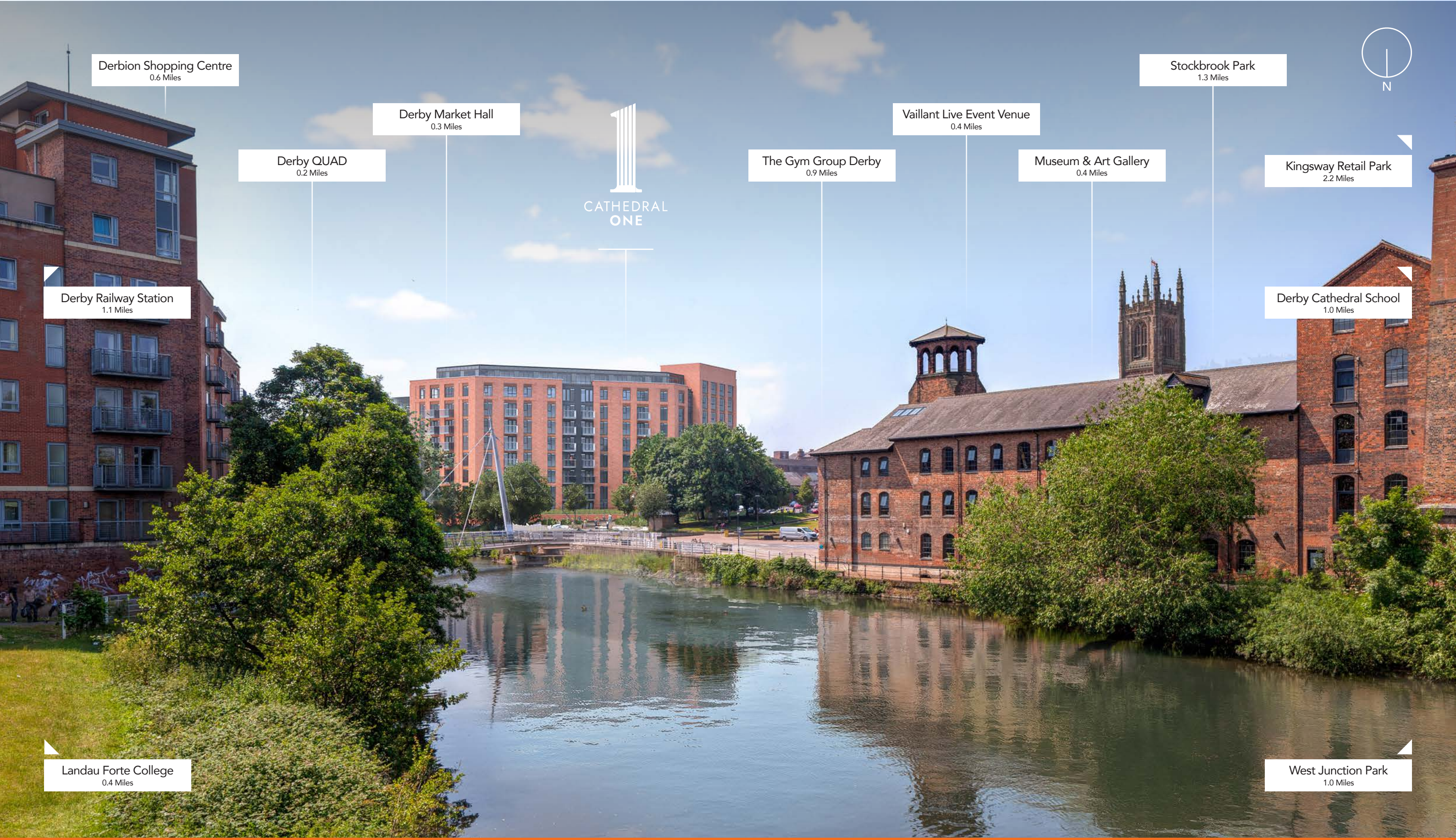
Derby mainline is a comprehensive regional hub, linking long-distance destinations across the UK. The commute to London St. Pancras is 83 minutes, while Manchester Piccadilly and Birmingham New Street can be reached in 92 minutes and 34 minutes respectively.



Derby is strategically located, with the M11 motorway close by and major A-roads such as the A6 and A38 giving easy access to the North and South. Drive times across the Midlands are impressive with a typical journey time of just 50 minutes to Birmingham, 40 minutes to Leicester and 22 minutes to Nottingham.



East Midlands Airport is under a 20 minute drive from Cathedral One, facilitating domestic and international air travel with ease and convenience. East Midlands Airport offer direct flights to Europe, the Middle East, the Indian Sub-Continent, North America and the Caribbean.



Derbion Shopping Centre
0.6 Miles

Derby Market Hall
0.3 Miles

Derby QUAD
0.2 Miles

CATHEDRAL
ONE

Vaillant Live Event Venue
0.4 Miles

The Gym Group Derby
0.9 Miles

Museum & Art Gallery
0.4 Miles

Stockbrook Park
1.3 Miles

Kingsway Retail Park
2.2 Miles

Derby Cathedral School
1.0 Miles

Derby Railway Station
1.1 Miles

Landau Forte College
0.4 Miles

West Junction Park
1.0 Miles





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CATHEDRAL
ONE

By Rail



Nottingham	17 mins
Leicester	18 mins
Birmingham	34 mins
Leeds	73 mins
London	83 mins
Manchester	92 mins

By Foot



Derby QUAD	3 mins
Market Hall	4 mins
Museum & Art Gallery	8 mins
Vaillant Live	9 mins
Landau Forte College	9 mins
Derbion Mall	13 mins
The Gym Group	21 mins
West Junction Park	21 mins
Derby Station	21 mins

By Road



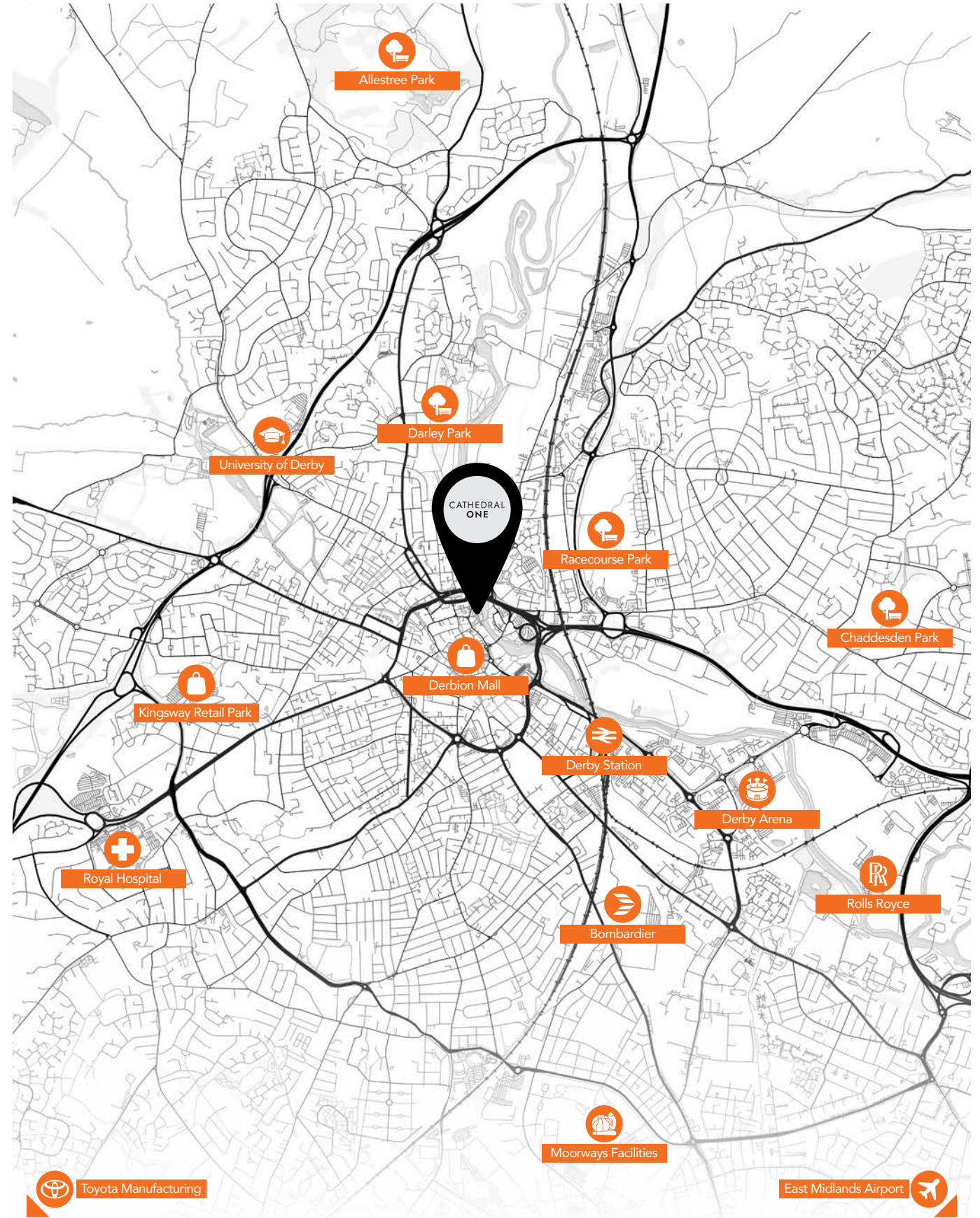
Darley Abbey & Park	5 mins
University of Derby	5 mins
Derby Arena	7 mins
Royal Hospital	10 mins
Rolls Royce	10 mins
Bombardier	11 mins
Moorways Facilities	14 mins
Toyota	18 mins
Airport	20 mins
Nottingham	27 mins
Peak District	32 mins
Leicester	44 mins
Birmingham	60 mins

By Bike



Cathedral School	8 mins
Stockbrook Park	9 mins
Kingsway Retail Park	17 mins

Derby's array of city centre amenities and attractions are within a short walk, while several bus routes are located around Cathedral One.



DERBY
UNITED KINGDOM

52° 55' 21.11" N | 1° 28' 28.63" W

Innovation Capital

"Rolls-Royce has signed the biggest UK Ministry of Defence (MoD) contract in its history. The Unity contract stretches over eight years and brings together all elements of research and technology, design, manufacture and in-service support of the nuclear reactors that power the Royal Navy's fleet of submarines. This contract between Rolls-Royce Submarines Ltd and the UK MoD, forms a single, harmonious capability portfolio."

This eight-year
Unity contract is
worth circa:

9

Billion

300

Aerospace Specialist
Companies

13,000

Rolls-Royce Staff in
Derby Alone

150M+

Invested in redeveloping it's
Derby Campus

Derby is the UK Capital for innovation and home to some of the world's leading engineering, aerospace and nuclear employers. In total about 300 specialist companies contribute their capabilities to the global aerospace industry through the Midlands supply chain.

The University of Derby's new city centre Business School will open shortly, while the iHub Innovation Centre has attracted some of the biggest names in automotive, rail and aerospace supply chain industries.

Derby is home to the global headquarters of Rolls-Royce Civil Aerospace. Rolls-Royce employs 13,000 staff in Derby (its largest concentration of employees in the UK) and recruits over 200 apprentices each year.

The company brings significant value into the region through its activities and the local supply chain, and is currently investing £150m+ in redeveloping its Derby campus to create a world-class centre of excellence.

Alstom's UK transport division and Toyota's principal UK manufacturing plant are also based in Derbyshire. Together, these

three corporations employ over 20,000 people locally, with many more working for companies who form part of their extensive supply chains.

Innovative SMEs are also choosing Derby, such as tech firm Bam Boom Cloud, which has opened its global HQ in the city centre. Meanwhile, well-known names in the warehousing, contact centre and food production sectors (Tet Baker, JD Sports, FirstSource, HelloFresh) recruit substantial numbers from the city.



ROLLS-ROYCE

Bringing Innovation to Derby

Offering careers in Artificial Intelligence, Business,
Nursing, Engineering, Law, Biomed, Teaching,
Psychology, History, and much more.

NO.
#2

For Employability &
Course Quality

/ Uni Compare
2026

TOP
10

UK University

/ Uni Compare
2026

NO.
#1

For Accomodation

/ Global Student Living Awards
2025, 2024, 2023, 2022

%
94

Of Graduates in Work /
Further Study

/ Latest HESA Graduate
Outcomes survey

TOP
25

In the UK for Overall
Student Satisfaction

/ Complete University
Guide 2025

Derby is Growing.

Today, Derby is a city of outstanding statistics with an impressive regional economy. It also sets an exceptional benchmark for quality of life, with its income per person being the second highest in the UK outside of London.

35,000

Students Living and Studying in Derby

A Top 20 University at the Heart of the City

1,000

Acres of Green Spaces and Parks in the City Centre

Creating the Ideal Environment for Work-life balance

1 in 8

People are Working in the High-tech Sectors

A City of Innovation

9.45%

Expected Population Growth by 2028

21,300 New Jobs Forecast to be Created

45,000

People Employed in Engineering & Manufacturing

Highest in the East Midlands



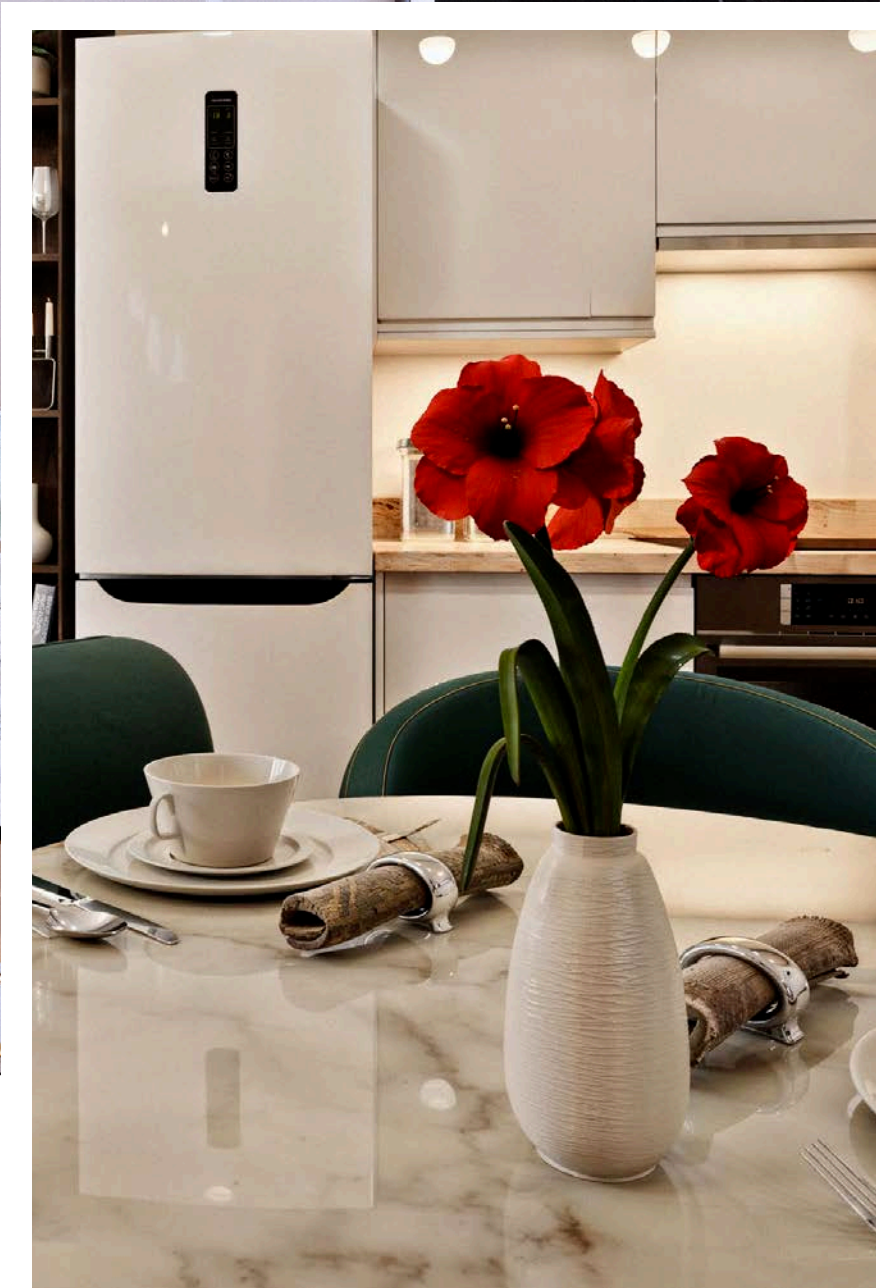
Cathedral One, Living Room

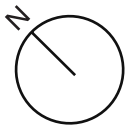


Cathedral One, Bedroom



Cathedral One, Kitchen





EXISTING RESIDENTIAL

EXISTING HOTEL

Cathedral One, Amenities



Derby

Reservation Process.

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

20%

On Exchange

80%

On Completion

/ CATHEDRAL ONE

LEGAL INFORMATION
Buyers Recommended Solicitor
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