



LANGLEY COUNTRY PARK

LOCAL AMENITIES



 REDROW

Stepping into this beautiful collection
at Langley Country Park is truly like

COMING HOME

Just minutes from the vibrant centre of Derby and located on the edge of the Derbyshire countryside is Langley Country Park, a community of 2, 3, 4 and 5 bedroom homes. With a plethora of amenities, activities, leisure and education on the doorstep, life at Langley Country Park offers a perfect balance between the demands of contemporary living and a place to unwind with diverse pastimes that include theatre, walking, sports, artisan produce and more.

TRANSPORT

Getting out and about from Langley Country Park couldn't be simpler with the A52 0.3 miles away to the north, leading into the centre of Derby within minutes and to the Peak District. The A38 is 1.2 miles from home with the A50 Derby Southern Bypass 6.4 miles, linking to the M1 Junction 25 10 miles away. To the west the M6 at Stafford is 33 miles away, leading to Birmingham and Manchester.

Derby Railway Station is 3.6 miles away and perfect for commuters and day trippers alike. London St Pancras takes 1hr 29 minutes, Nottingham 20 minutes, Sheffield 28 minutes and Birmingham 34 minutes. Alternatively, you can reach the centre of Derby in 27 minutes by catching the number 9 bus from Radbourne Lane.

East Midlands Airport takes 13 minutes by train and is 22 miles in the car.

SHOPPING

Everyday grocery shopping is well catered for with a Co-op 1.2 miles away, Aldi 2.6 miles and Tesco 2.2 miles by car.

Away from the everyday essentials there is plenty to enjoy in and around Derby you'll be spoilt for choice. Kingsway Retail Park offers a Marks & Spencer, Next, TK Maxx, Argos and Boots, located only 2.6 miles from Langley Country Park. The Cathedral Quarter is a haven for foodies, with its café culture, chef's demonstrations, independent boutiques and culture galore, all dotted along historical, pedestrianised streets.

For High Street and designer fashion try into Derby which is 14 minutes away by car. Featuring everything from homewares, fashion, restaurants, leisure and a cinema, it is perfect for a whole day out.

SPORT & LEISURE

The Peak District National Park with its wealth of opportunity for trekking, cycling and relaxing is just 22 minutes drive away. Willow Sports Centre and Megazone in the Cathedral Quarter, offers a range of competitive indoor and outdoor team sports and leisure activities including a Megazone laser tag game.

For a spot of golf head over to Mickleover Golf Club or Kedleston Golf Course in the grounds of the impressive National Trust mansion, Kedleston Hall, both within 10 minutes by car.

Cyclists can make use of the 250m indoor cycling track at Derby Arena 13 minutes away. Fowotball and cricket fans have Derby County Cricket Club 10 minutes away and Pride Park Stadium, home to Derby County FC, just 4 miles away.

Enjoy Derbyshire's famous real ales at the host of bars and pubs in the centre of Derby, or at the local pub, The Great Northern on Station Road. A traditional country pub in relaxing settings, half a mile walk from Langley Country Park.

Derby's Cathedral Quarter has something for everyone. From enjoying a coffee in one of the Quarter's cafes or enjoying some retail therapy in a boutique shop. The area transforms into a vibrant hive of activity after dark with nightclubs, bars, pubs and restaurants offering entertainment late into the night.

Into Derby isn't just for shopping, the multi million pound centre offers a Showcase Cinema De Lux for all the latest box office showings, a Hollywood Bowling Alley and Paradise Adventure Mini Golf providing entertainment for all the family.

EDUCATION

Langley Country Park is close to several Ofsted good rated infant, primary and secondary schools, with Kirk Langley CofE Primary School, Brackensdale Infant School and Nursery and Ashgate Primary School all within a few minutes drive.

The outstanding rated Ecclesbourne School is nearby Langley Country Park, offering education for children aged 11 -18. The independent Derby High School caters for education for boys and girls aged 3 to 11 years, and girls only from 11 to 18, while Derby Grammar School offers boys education from ages 7 to 18, with a mixed intake from ages 16 to 18.

Local amenities are well catered for in the area, with Mickleover Surgery, (01332 519160 Sat Nav DE3 9BJ) and Mackworth Dental Practice, (01332 380490 Sat Nav DE22 4AU), both 5 minutes drive away.



RADBOURNE LANE, DERBY DE22 4LU

01332 425 649

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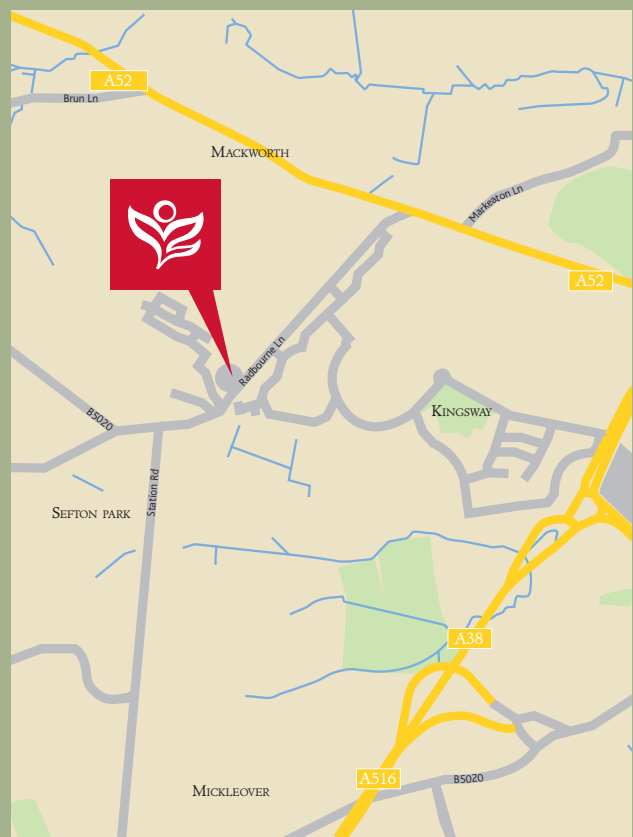


RADBOURNE LANE, DERBY

Directions

From the M1 Junction 25

Merge onto the A52/Brian Clough Way. At the roundabout take the second exit to Eastgate/The Underpass. Take a slight right onto The Underpass. Continue onto St Alkmund's Way/ A601 and follow the road. Turn right onto 68/Friar Gate/A52. Continue on the A52 until the roundabout. Take the second exit onto Ashbourne Road/A52. Turn left into Radbourne Lane.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. July 2017.



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