

COOKLEY WORKS

WELCOME TO COOKLEY WORKS

Cookley Works is a brand new development for Brierley Hill.

One of the most exciting regions in the West Midlands and an area experiencing significant redevelopment. This development of 2, 3 and 4-bedroom homes represents a new standard of modern, affordable living for buyers and is ideally located to take advantage of exceptional transport links across the West Midlands, excellent retail facilities at Merry Hill and plenty of attractive local employment opportunities.





BRITREX



WELCOME TO BRIERLEY HILL

Brierley Hill is a key town in the West Midlands and represents the heart of the Dudley borough. While the town has a long industrial history and is home to several major manufacturers, it's increasingly becoming a popular place to live, mainly for the quality retail, schools and employment opportunities it can provide.

With over 31,000 people now living in the area - the result of a 128% increase in population over the last decade - the council is pushing through a number of large-scale regeneration projects to improve various aspects of the town centre alongside transport links and local housing demand.

This has resulted in a £5 million project to regenerate the town centre along with individually funded projects that are providing new homes - such as Cookley Works - and extending key

transport links such as the Midlands Metro.

Nearby attractions include the nationally-recognised Black Country Museum and Dudley Zoo, both of which are key tourist hotspots for the entire West Midlands.

Thanks to a central location in the West Midlands, Brierley Hill has easy access to several major destinations across the region:

BIRMINGHAM

35

MINUTES BY CAR

(40 minutes by public transport)

WOLVERHAMPTON

30

MINUTES BY CAR

(59 minutes by public transport)

STOURBRIDGE

12

MINUTES BY CAR

(17 minutes by public transport)

WALSALL

36

MINUTES BY CAR

(80 minutes by public transport)

DUDLEY

13

MINUTES BY CAR

(20 minutes by public transport)

KIDDERMINSTER

27

MINUTES BY CAR

(37 minutes by public transport)

TAKING CENTRE STAGE

We're increasingly seeing Brierley Hill and Cookley Works increasing in popularity because of the major regeneration projects that are transforming the region.

The £5 million redevelopment scheme of the town centre is now underway and will completely refurbish the high street (including public spaces) as well as the library. New seating, cycle paths and green spaces are featured in the plan, most of which are being funded through the Future High Street Fund.



AMENITIES

CONVENIENCE STORE	PUBLIC HOUSE	GYM	PHARMACY
1	1	4	4
MIN	MIN	MINS	MINS
0.3	0.5	1.3	1.3
MILES	MILES	MILES	MILES

ATTRACTIONS

MERRY HILL	ODEON CINEMA	SALTWELLS NATURE RESERVE	DUDLEY ZOO & CASTLE
6	7	11	14
MINS	MINS	MINS	MINS
1.5	2.1	3.2	3.9
MILES	MILES	MILES	MILES

CONNECTIVITY

BUS & COACH STATION	DUDLEY CITY CENTRE	TITPON RAILWAY STATION
6	13	17
MINS	MINS	MINS
1.6	3.7	5.9
MILES	MILES	MILES

connections to Birmingham, Coventry and London

TRANSPORT LINKS

M5, M6, M456

EDUCATION

THE WORDSLEY HIGH SCHOOL	BRIERLEY HILL PRIMARY SCHOOL	DUDLEY COLLEGE	ST MARY'S CATHOLIC PRIMARY SCHOOL
2	5	5	6
MINS	MINS	MINS	MINS
0.5	1.5	1.2	1.4
MILES	MILES	MILES	MILES



It's expected this project will complete in 2024 and help support further investment into the area.

This follows the redevelopment of Merry Hill and The Waterfront, which have created attractive spaces for spending downtime and delivered a vast range of shops, restaurants and bars to the area. With plenty of new amenities now available, as well as easy access to public transport and the M5, it's no surprise that younger first-time buyers and families are considering Brierley Hill.

To meet this new demand, a number of new housing developments and apartment complexes have either completed or started work across the region, designed to offer attractive places to live and support the rising population.

BRIERLEY HILL

ABOUT COOKLEY WORKS

Cookley Works represents the new standard of living that is available in Brierley Hill, offering a range of 2, 3 and 4-bedroom homes right at the heart of the area. With all of the amenities that a modern family could need on your doorstep, plus Merry Hill just a seven-minute drive away, Cookley Works is a beautiful new development at the heart of an emerging hotspot in the West Midlands.

Presented by Platform Housing Group and built by Lovell Homes, each and every home within Cookley Works will feature modern, high-quality fixtures and fittings to ensure better build quality and a higher standard of living.

Featuring a range of new-build properties, the redevelopment of the Cookley Works site will also unlock an attractive canal-side park, providing extra green space and a place for residents to enjoy during warm weather.

Residents of Cookley Works will never be short of things to do, with Brierley Hill town centre, Merry Hill shopping centre and The Waterfront all nearby, providing an exciting mix of restaurants, bars, leisure facilities and shopping.

Access to the wider West Midlands, including Birmingham & Wolverhampton, is provided by nearby bus and train links as well as easy access to the M5.

Available as part of our Shared Ownership and Rent to Buy schemes, Cookley Works represents an affordable, accessible opportunity to buy in an emerging location that has plenty to offer.

A DISTINCTIVE
COLLECTION OF

2, 3 & 4

BEDROOM HOMES

AVAILABLE WITH
SHARED OWNERSHIP
& RENT TO BUY

AT ITS

THE ART







The Mill	2 Bed Semi Detached	15, 16, 17, 26, 27, 28, 29, 30, 31, 34, 35, 39, 40, 54, 55, 56
The Forge	2 Bed End Terrace	36 & 38
The Weld	2 Bed Mid Terrace	37
The Bloom	3 Bed Semi Detached	13, 14, 32, 33
The Burr	3 Bed Semi Detached	18, 22 & 53
The Hearth	3 Bed Semi Detached	23, 24, 25
The Ingot	3 Bed Semi Detached	57 & 58
The Camber	4 Bed Semi Detached	19 & 20
The Titanium	4 Bed Detached	21





– THE MILL –

2 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

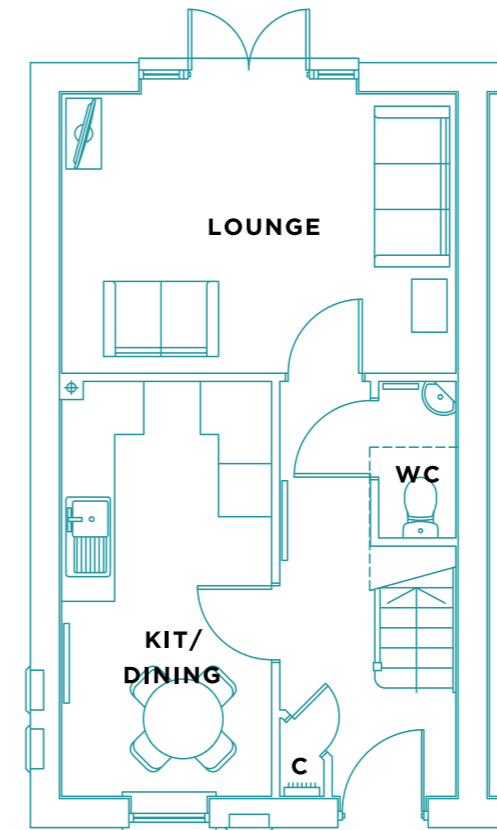
GROUND FLOOR	SQM	SQFT
Living	14.09	152
Kitchen / Dining	11.14	120

FIRST FLOOR	SQM	SQFT
Bedroom 1	13.20	142
Bedroom 2	10.50	113

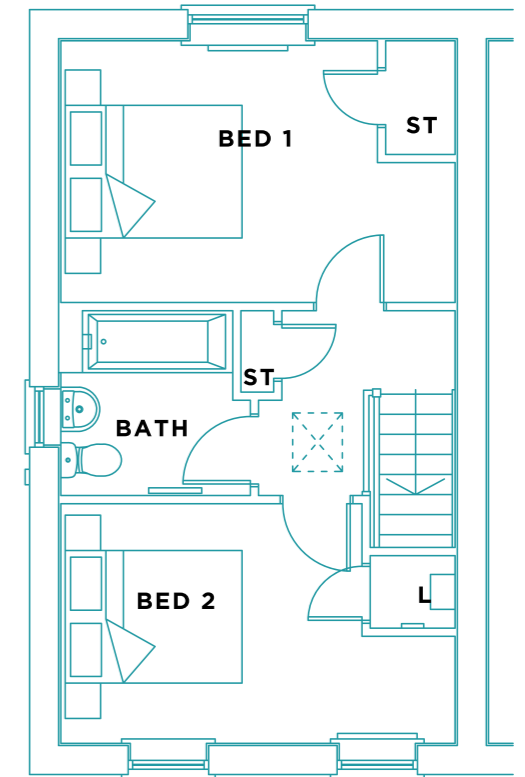
TOTAL FLOOR AREA	SQM	SQFT
	70.88	763

PLANS

GROUND FLOOR



FIRST FLOOR



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



– THE FORGE –

2 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

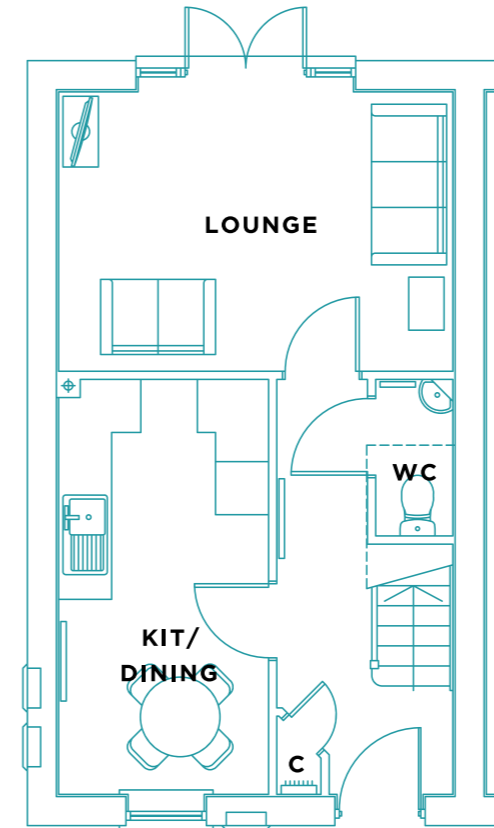
GROUND FLOOR	SQM	SQFT
Living	14.09	152
Kitchen / Dining	11.14	120

FIRST FLOOR	SQM	SQFT
Bedroom 1	13.20	142
Bedroom 2	10.50	113

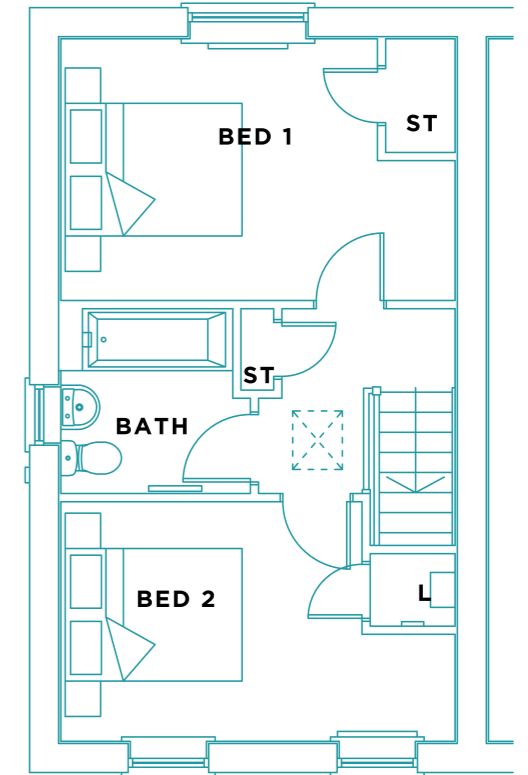
TOTAL FLOOR AREA	SQM	SQFT
	70.88	763

PLANS

GROUND FLOOR



FIRST FLOOR



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– THE WELD –

2 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

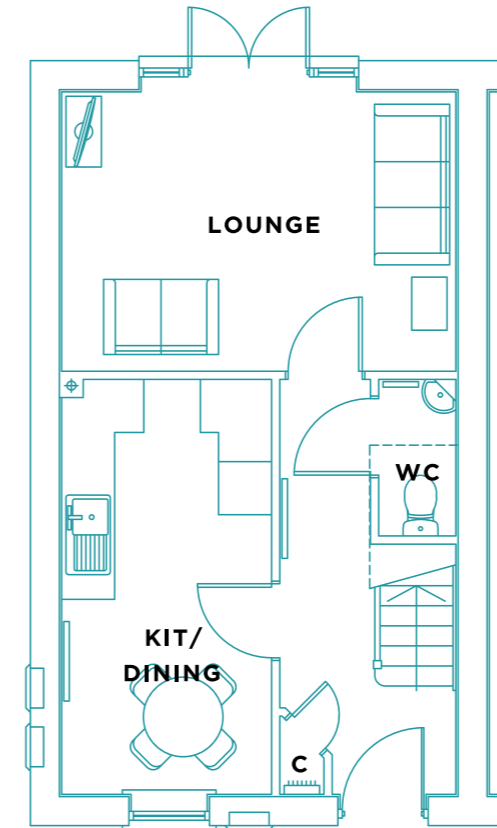
GROUND FLOOR	SQM	SQFT
Living	14.09	152
Kitchen / Dining	11.14	120

FIRST FLOOR	SQM	SQFT
Bedroom 1	13.20	142
Bedroom 2	10.50	113

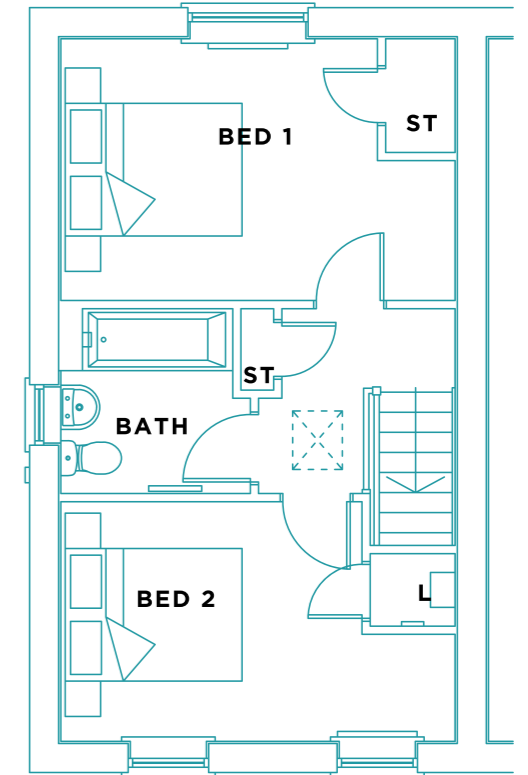
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	70.88	763

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GROUND FLOOR



FIRST FLOOR



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– THE BLOOM –

3 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

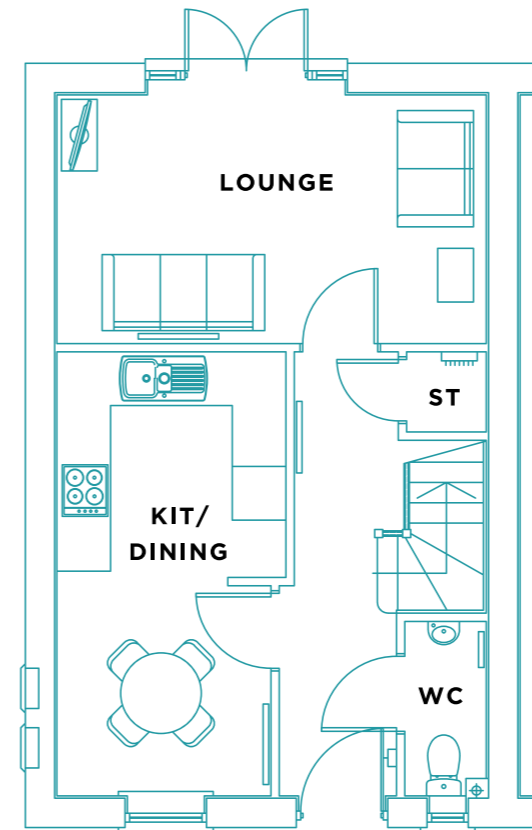
GROUND FLOOR	SQM	SQFT
Living	13.33	143
Kitchen / Dining	12.29	132
		0
FIRST FLOOR		0
Bedroom 1	9.16	99
Bedroom 2	6.80	73
Bedroom 3	6.66	72

TOTAL FLOOR AREA

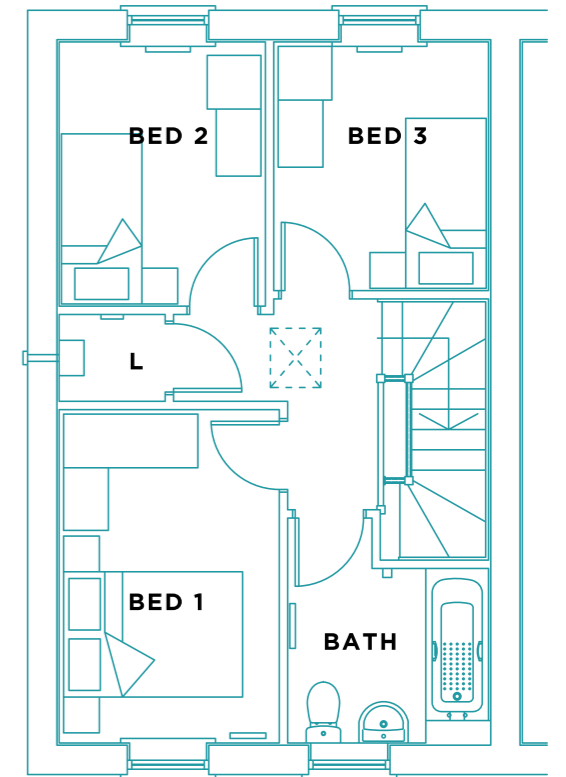
75.17 **809**

PLANS

GROUND FLOOR



FIRST FLOOR



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– THE BURR –

3 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

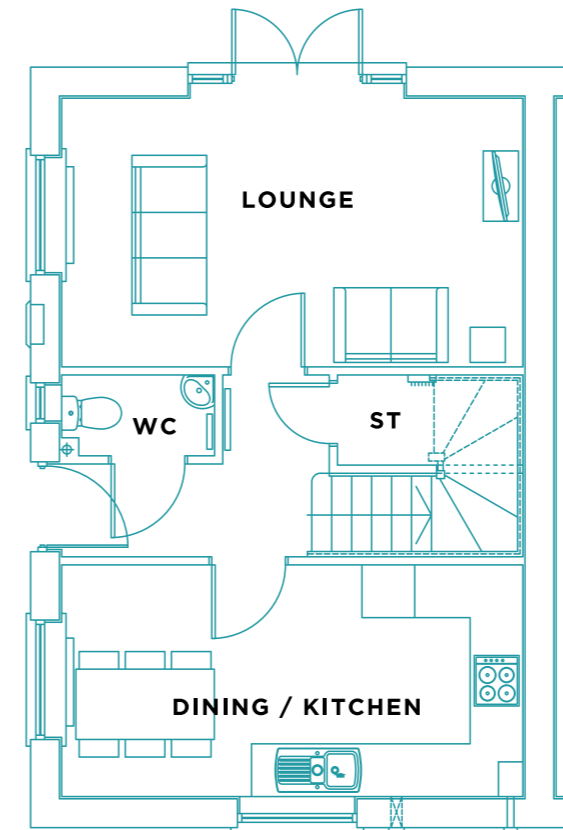
GROUND FLOOR	SQM	SQFT
Living	16.04	173
Kitchen / Dining	13.83	149

FIRST FLOOR	SQM	SQFT
Bedroom 1	13.83	149
Bedroom 2	9.20	99
Bedroom 3	6.55	71

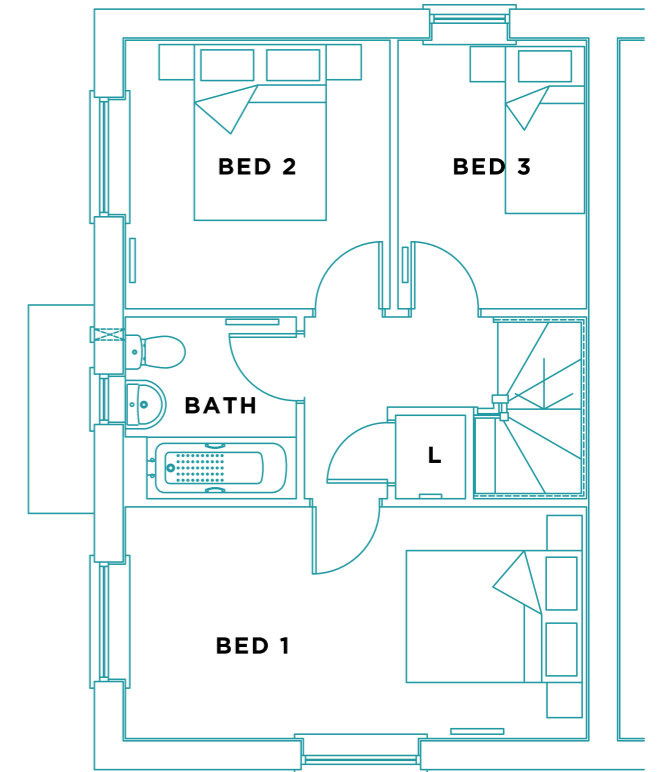
TOTAL FLOOR AREA	SQM	SQFT
	83.40	897

PLANS

GROUND FLOOR



FIRST FLOOR



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– THE HEARTH –

3 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

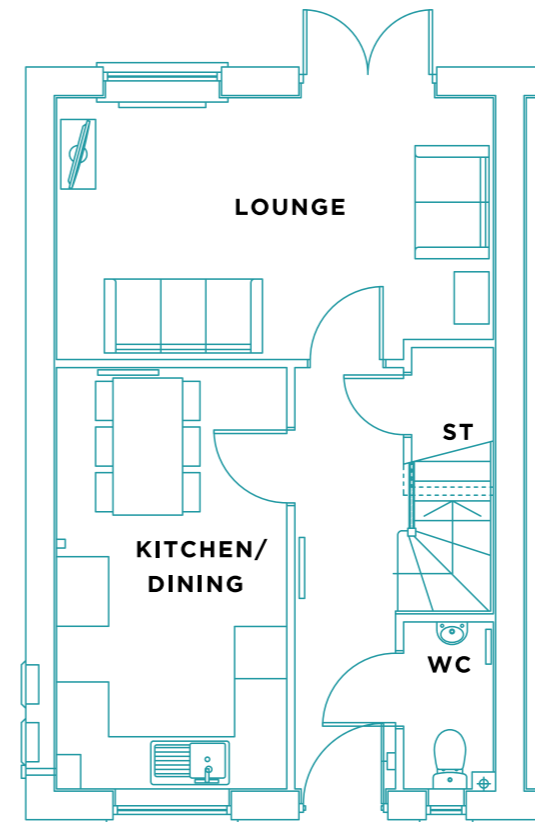
GROUND FLOOR	SQM	SQFT
Living	14.87	160
Kitchen / Dining	12.82	138

FIRST FLOOR	SQM	SQFT
Bedroom 1	11.85	128
Bedroom 2	10.23	110
Bedroom 3	5.86	63

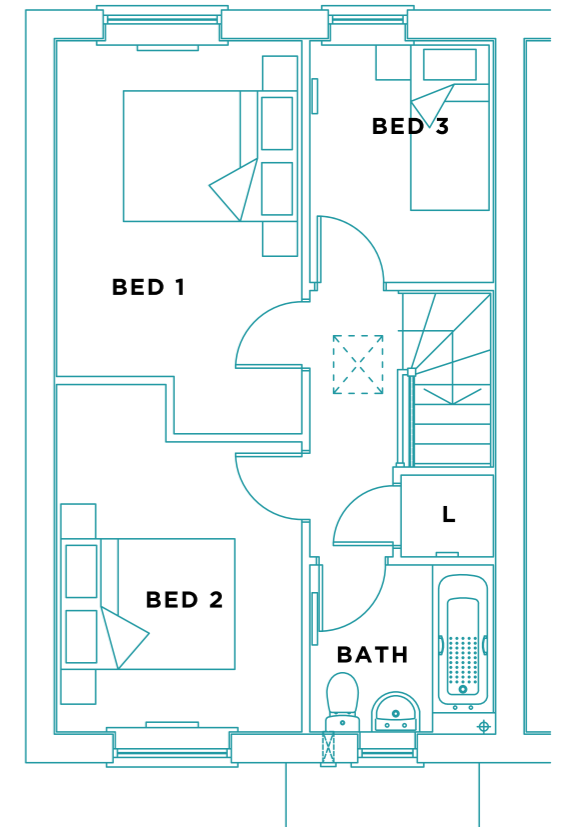
TOTAL FLOOR AREA	SQM	SQFT
	79.82	759

PLANS

GROUND FLOOR



FIRST FLOOR



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– THE INGOT –
3 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

GROUND FLOOR	SQM	SQFT
Living	16.10	173
Dining	6.78	73
Kitchen	6.86	74

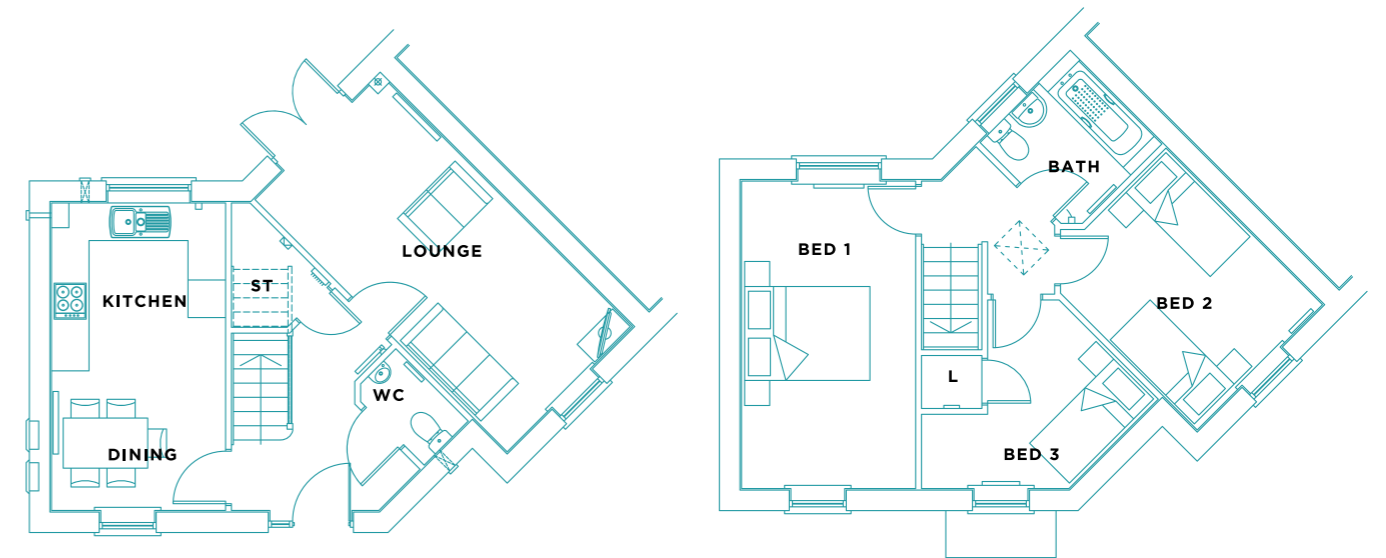
FIRST FLOOR	SQM	SQFT
Bedroom 1	13.64	147
Bedroom 2	9.97	107
Bedroom 3	7.18	77

TOTAL FLOOR AREA	SQM	SQFT
	84.28	907

PLANS

GROUND FLOOR

FIRST FLOOR



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– THE CAMBER –

4 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

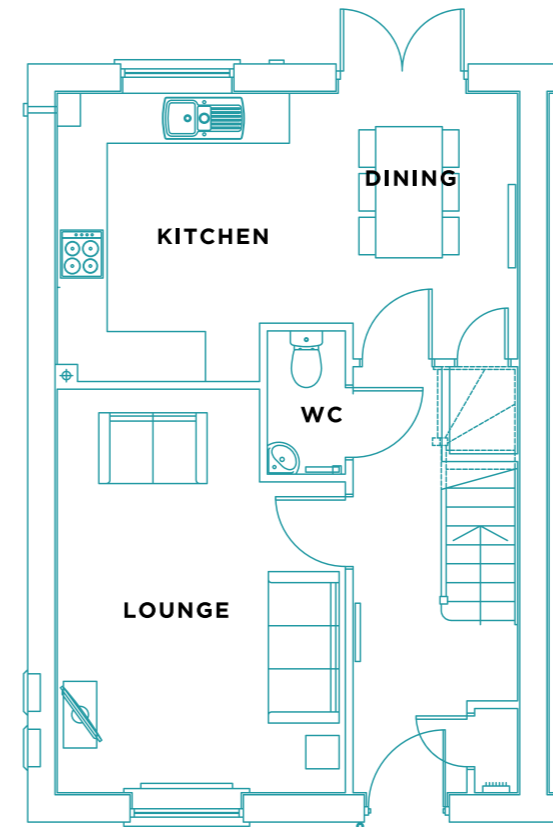
GROUND FLOOR	SQM	SQFT
Living	15.61	168
Dining	8.41	91
Kitchen	9.40	101

FIRST FLOOR	SQM	SQFT
Bedroom 1	10.71	115
Bedroom 2	10.60	114
Bedroom 3	6.73	72
Bedroom 4	6.67	72

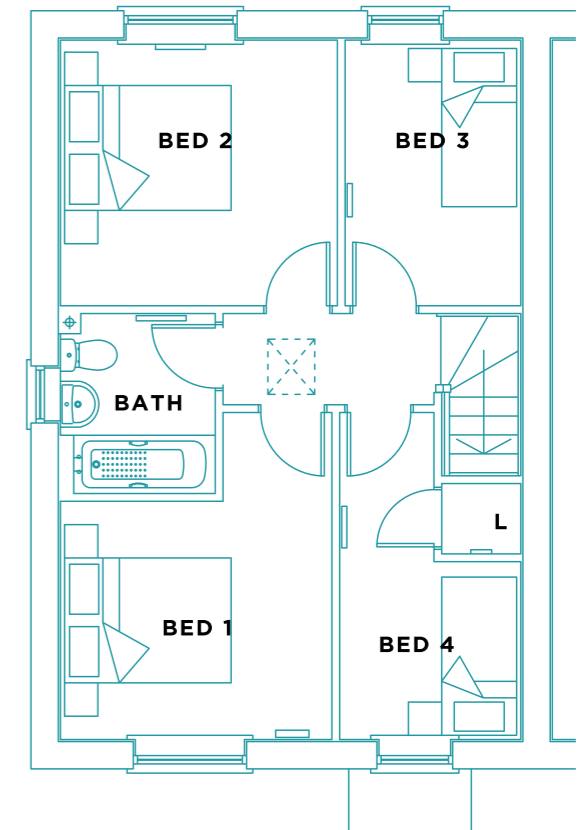
TOTAL FLOOR AREA	SQM	SQFT
	92.84	999

PLANS

GROUND FLOOR



FIRST FLOOR



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– THE TITANIUM –

4 BEDROOMS

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/bathroom
- Turfed rear garden

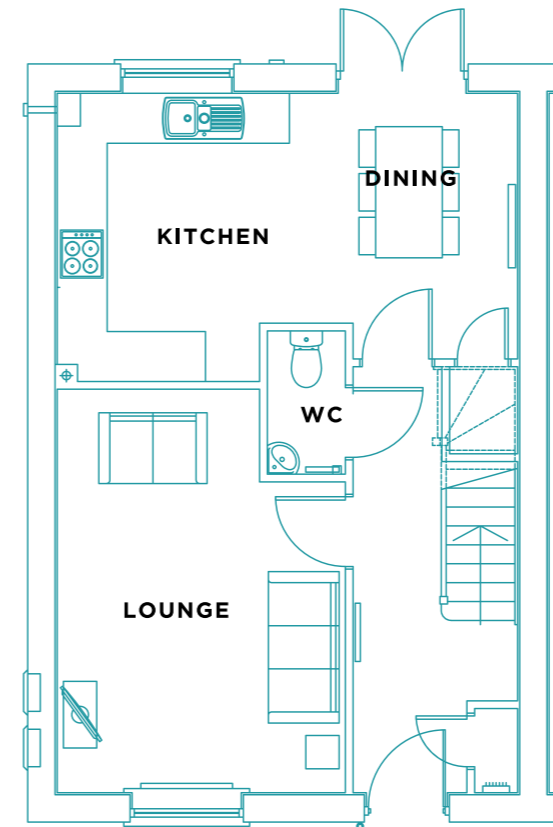
GROUND FLOOR	SQM	SQFT
Living	15.61	168
Dining	8.41	91
Kitchen	9.40	101

FIRST FLOOR	SQM	SQFT
Bedroom 1	10.71	115
Bedroom 2	10.60	114
Bedroom 3	6.73	72
Bedroom 4	6.67	72

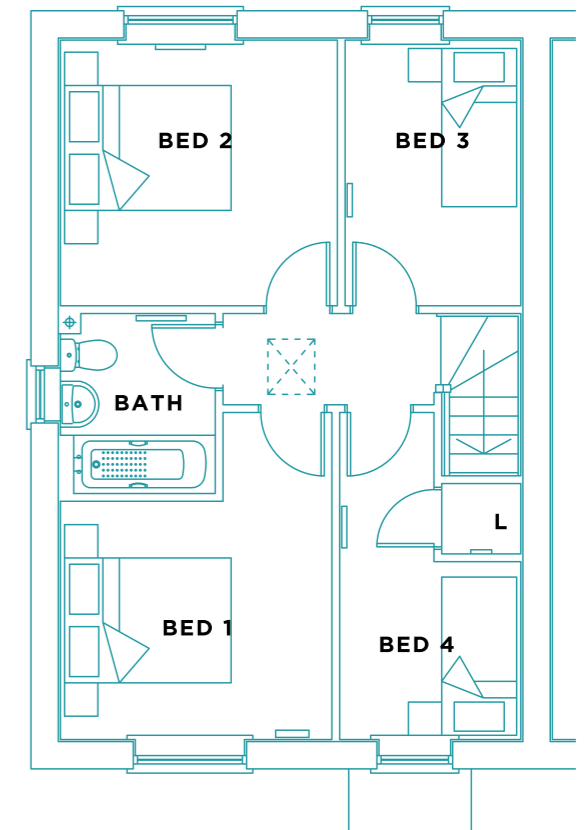
TOTAL FLOOR AREA	SQM	SQFT
	92.84	999

PLANS

GROUND FLOOR



FIRST FLOOR



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**COOKLEY WORKS,
LEYS ROAD, BRIERLEY HILL, DY5**

FOR MORE INFORMATION CONTACT

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0333 200 7304**



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