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FIFTY TWO

LUXURY LIVING



1

/  
AERIAL  
SHOT

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# 3

## THE BUILDING & LOCAL AREA

Old Elvet – which can trace its origins to medieval times - is undoubtedly one of the best addresses in Durham.

A broad, peaceful street on the bank of the river, it is just a five-minute walk across Elvet bridge to the historic city centre, where shops and cafés line cobbled lanes in the shadow of the famous cathedral.

Close, too, is the Prince Bishops shopping centre, while across the river is Walkergate – a purpose built complex of bars and restaurants which is also home to the Gala Theatre and Cinema.

And while sunny days can be spent walking – or rowing – by the river or exploring Durham’s numerous parks and gardens, the city’s castle, museums and leisure centre provide plenty to do all year round.

Within easy access of the A19, the A1 and Durham Railway Station, 52 Old Elvet is the perfect base from which to commute to nearby Newcastle or head south to North Yorkshire and beyond.

# 4

## HISTORY

Built around 250 years ago in the mid-1700s, 52 Old Elvet is, quite simply, a Georgian gem.

Originally a family home, this three-storey, Grade II-listed townhouse shot to prominence in 1890 when it was bought by the Durham County Club from an Anthony Wilkinson Esq. for the sum of £4000.

This exclusive gentlemen’s club was formed by 18 leading businessmen, MPs and aristocrats, including the Earl of Durham and the Marquis of Londonderry.

And, over the following 126 years, 52 Old Elvet welcomed many more illustrious visitors, including royalty and as legend has it, HM the Queen who attended an event here as a guest of the club.

The club also had close links with the Durham Light Infantry and its successor The Rifles and regularly hosted Crown Court judges’ lunches and other society events.

When it closed its doors for the final time in April 2016 – it closed the doors, too, on an era.

An era in which leisure and luxury went hand in hand – and which, as 52 Old Elvet enters this new, exciting phase – looks set to return.





# 5

## MAP

### KEY

- 1 52 Old Elvet
- 2 Cathedral
- 3 Castle
- 4 Train Station
- 5 Gala Theatre
- 6 Market Square
- 7 Bus Station



# 6

## DURHAM LIVING

However, it's real charm lies not solely in its past, but in the way in which it blends so seamlessly with the present.

For, while its streets are ancient, the shops, bars and restaurants which line them are most certainly modern. Here you will find everything from big name high street brands to quirky independent retailers and small, family owned restaurants with great reputations for fine, locally sourced produce.

And there's more. Where else in the North East offers such a blend of urban and rural living? Where you can end the working day with a walk along the beautiful banks of the River Wear?

Where you can sip smoothies by the Palace Green, yet be in London in a couple of hours? Where everything from live music and theatre, to big screen films and world class exhibitions are only ever a walk away?

For more than 1000 years, people have come from far and wide to settle in this small but beautifully formed city – which offers so much and delivers so much more. We very much hope you will join them.

When it comes to buying a property, nothing matters more than location, location, location – and Durham ticks every possible box.

As you might expect, the past greets you at every turn. Few sights are more awe-inspiring or magnificent than that of the Cathedral, which casts a benevolent gaze over the city's quaint cobbled streets – and over 52 old Elvet.

The Castle is one of the finest in the north of England, the city's ancient university consistently ranks among the world's best ... for these and many more reasons besides, Durham is utterly unique and a particularly special place to live.

# 7

## OUR VISION

A unique, luxury living space with an eye to the future but a strong nod to the past- that was the vision for 52 Old Elvet.

The challenge was to take a building steeped in history, preserve and respect its character while ensuring that it offered the very finest trappings of a 21st century home. A handpicked design team were brought on board who understood the responsibility of maintaining the many traditional aspects, but at the same time could also incorporate the important features that discerning property buyers want.

You will find luxury brands incorporated throughout - from Bang and Olufsen, NEF appliances to Barker and Stonehouse. And the results speak for themselves, a seamless partnership of old and new – a forever home



# 8

## CHARACTER

52 Old Elvet's charm is apparent before you even step through its grand entrance: the worn stone steps – smoothed by the tread of generations - the bricks, each made by hand and laid with such care and skill.

Inside, the beautiful sculpting of the cornices and ceiling roses, the broad sweep of the staircase with its hand turned oak bannisters, the graceful arch of the glass vaulted former billiard room – individually these are interesting, together, they are fascinating.

For it is these that give this building its character, that set it apart.

52 Old Elvet was built and fitted by highly skilled master craftsmen – and it has been developed by the FiftyTwo Group to the same exacting standard, creating homes rich with character and comfort.



# 9

## THE VILLIERS & THE MONTAGUE

Turn right at the foot of the staircase and you will find the first of 52 Old Elvet's apartments; The Villiers.

Within this apartment you will find a large and light, open plan living room, overlooking the street, with a marble fireplace at one end and, at the other, a fully equipped, dove grey, Shaker-style kitchen, with granite worktops and island.

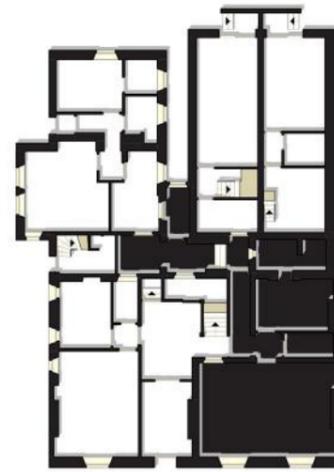
There are two spacious bedrooms, each with its own en-suite bathroom, tiled in neutral shades of stone, along with a fantastic walk-in wet room, unique to this apartment.

The Montague is similar in size and shape and is located directly above, on the first floor.

Like its ground floor twin, it has two bedrooms and bathrooms and a light and spacious living room/kitchen – but it can also lay claim to a royal link.

For it was in this very room that HM the Queen dined during a visit to the building in its previous incarnation, as Durham County Club.

Like so many of the rooms within the 52 Old Elvet development, this still possesses its intricate cornicing, deep skirting and ceiling roses, offering modern living on a truly stately scale.



GROUND FLOOR



FIRST FLOOR



# 10

## THE BARRINGTON & THE MORTON

To the left of the entrance hall lies The Barrington and, again, this one-bedroom property offers a charming combination of period features and contemporary styling.

With a bathroom to the right – decorated in calming shades of stone and slate – a spacious bedroom overlooking the lane to the side of the building and a sizeable living room/kitchen, this gracious apartment offers plenty of scope in terms of décor.

Overhead, on the first floor, designed to a similar layout, is The Morton, where the kitchen contains one rather special, additional feature; a beautiful shelf lined cupboard, so historically important it is independently listed.

Beautifully crafted – and immensely practical in its new use as a pantry - this is one of the oldest original features in the entire building.



GROUND FLOOR



FIRST FLOOR



# 11

## THE EGERTON, THE GRAY & THE FORDHAM

These three, two-bedroom apartments can be found in the west wing of the building and, while they are contemporary in terms of layout and style, again, each offers something unique.

The Egerton, for example, is the only apartment within the main block to boast its own private entrance at the side of the building.

This discreet front door would originally have been the service entrance and leads directly into what would have been the kitchen. The apartment now boasts two spacious bedrooms and a large open plan kitchen living room.

One of only six known ranges still in situ produced and manufactured in Durham, it provides a focal point for the room and its adjoining, more contemporary island kitchen.

The Gray, directly above, on the first floor, and The Fordham above that, are both constructed to the same L-shape design – and, they too retain echoes of an earlier era.

For not only can they be accessed through the building's imposing front entrance, but they also enjoy sole use of the rear staircase giving owners the enviable advantage of a front and back door to their property.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# 12

## THE WOLSEY & THE TUNSTALL

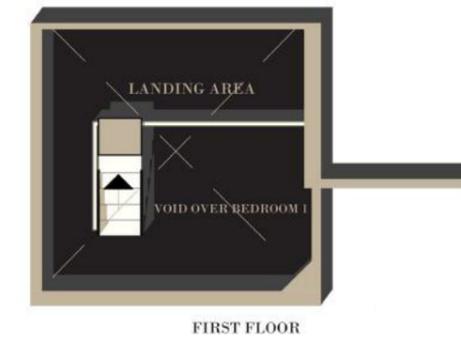
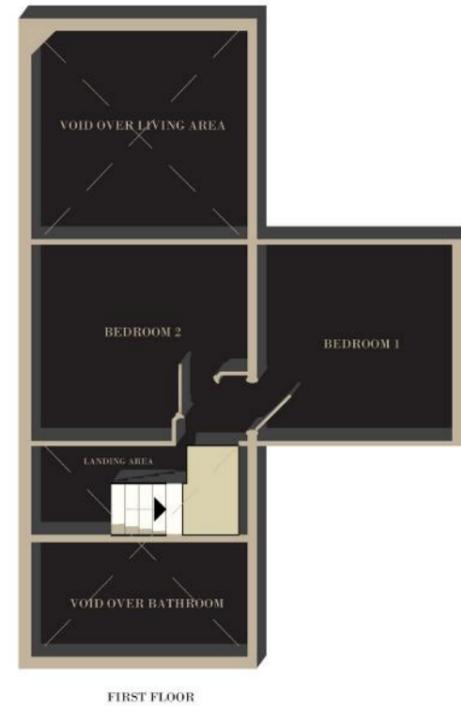
Throughout the 19th century, when Queen Victoria was on the throne and Durham's coalfields put the North East at the forefront of the Industrial Revolution, some of the county's most prominent figures would meet here, at 52 Old Elvet.

Here deals were made, royalty was entertained and, when dinner was over, cigars smoked and port poured, they would retire to a purposely-built billiard room to the rear of the building.

Designed by Charles Hodgson Fowler – also architect to the Dean and Chapter of Durham - this vast, vaulted room, whose glass panelled roof is supported by polished timbers in the Art Nouveau style, has now been beautifully converted into two, highly contemporary, split-level apartments.

Both entered from the rear of the building, they are noticeably more modern.

In The Wolsey, which has two bedrooms, a delightful, wrap-around staircase leads to the upper floor, while, in its one bedroom neighbour, The Tunstall, stairs lead to a cleverly designed upper floor space, ideal for a study or den.



# 13

## THE LANGLEY & THE KIRKHAM

On the second floor of 52 Old Elvet, at the top of the majestic main staircase, to the front of the building, lie The Langley and The Kirkham.

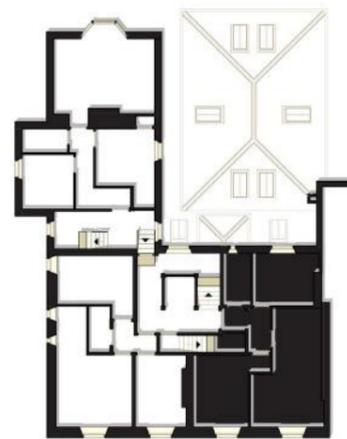
Mirror images of each other, they offer two large bedrooms and a luxuriously equipped bathroom – but that is not all.

They also offer the most sought-after commodity in the entire city; views of the Cathedral itself.

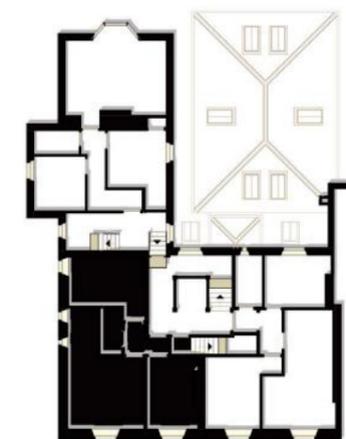
From the windows of their elegant kitchen living rooms, homeowners and their guests can admire this magnificent monument in all its Norman splendour – these truly are rooms with a view.

When work began on The Langley, the removal of false walls uncovered a wealth of original features – such as a fireplace, cornicing and woodwork.

Hidden from view for at least 50 years, they have now been fully restored as a highlight of this lovely apartment.



SECOND FLOOR



SECOND FLOOR



# 14

## THE TALBOT PENTHOUSE

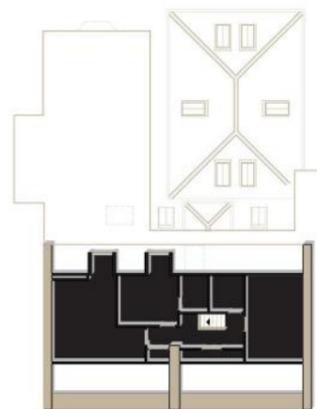
This was great fun to design and will be even more fun to call home.

Full of light – thanks to a profusion of dormer windows and skylights - and space (ceilings were raised to create additional height), this super-stylish and characterful apartment also provides stunning views of the Cathedral.

This spectacular two-bedroom conversion is accessed via its own staircase leading from the second floor landing.

With a vast master bedroom – with an en-suite bathroom, a state-of-the-art kitchen and a kitchen living room, this is luxurious living at its most modern.

Here, rooflights and exposed brickwork, chrome fittings and granite worktops combine to create a Manhattan-style loft space in a Downton Abbey-style setting.



ATTIC

THE  
TALBOT  
PENTHOUSE





# 15

/  
**UNITS**

/  
**BATHROOMS**

/  
**KITCHEN UNITS**

## APARTMENT SPECIFICATIONS

LIKE everything else in our stunning 52 Old Elvet apartments, we have designed our kitchens and bathrooms to a very high specification.

Clean, modern lines and stylish touches are matched by top brand appliances, units, fixtures and fittings to create areas designed to be as functional and hard-wearing as they are aesthetically stunning.

Our apartments offer two distinct styles of doors on all kitchen cupboards and appliances.

The two apartments created in the former Billiard Room features the Ticino style, an icy-white door which provides a clean modernist feel.

Light reflects and rebounds due to the high gloss lacquer, creating a bold statement, particularly when paired with stainless or brushed steel, while the handle-free doors feature an integrated scoop handle to maintain the clean lines of the room.

The remaining ten apartments utilise Dartmouth Grey, a classic ash-effect wood grain shaker style, manufactured in the UK.

The doors feature a natural wood effect graining and are hard-wearing enough to stand up to the test of even the busiest of families. The light greys are perfect for accessorising with other shades, while the granite worktops, offset by the cool blue grey tones, create a fresh and modern look.

From large, luxurious bathtubs to powerful, striking showers, the quality and design of our bathrooms is second to none. Clean lines, sliding doors and modern touches are all standard in our bathrooms, and many of our units feature hidden cupboards and cabinets to ensure clutter-free elegance.

We refuse to skimp on design or functionality, and as a result our bathrooms feature only the finest fixtures, all handpicked to for their timeless design and unrivalled functionality.

For our taps and showers, we work with German designer Hansgrohe, famed for its award-winning designs which bring a modern elegance into our bathrooms.

Our vanity sink units are supplied by Geberit, utilising its Acanto range offering a range of ergonomically designed basins with cabinets offering hidden storage space with a slender appearance.

We also feature Geberit's Smyle W/Cs, which feature the brand's trademark rimless design with its soft close feature. Our other pieces include mirrored storage solutions from Keuco along with practical but striking towel radiators from Zehnder.

The heart of any home is its kitchen, and at 52 Old Elvet the kitchens are far more than just a place to cook. With our open-plan living, kitchens blend seamlessly with the living area to enhance its elegant design, while offering a fully-functioning cooking experience.

All apartments are fitted with a NEFF single oven, integrated microwave and ceramic hob. The oven features NEFF's unique CircoTherm hot air system, while the frameless microwave ensures it fits effortlessly into the overall design of the room.

The easy-clean, black glass hob is as effective as it is stylish, and comes with electronic controls, LED displays and timers.

Our apartments also come with a range of integrated appliances such as washing machines, dishwashers, fridges, freezers and extractors which are all hidden behind stunning doors to complete the clean, clutter-free ambience of the development.

# 16

## INTERNALS

In choosing a new home, space is nearly always paramount – and at 52 Old Elvet you will find it in abundance.

From the spacious hallway that greets residents and visitors alike, the broad, sweeping staircase leading to upper floors and to the generous proportions of so many of the rooms in our apartments – this is a building where size and scale matter.

Space also has its practical uses and that is why we have utilised every inch to ensure it meets the needs of modern lives.

Looking for somewhere to leave your bike? No problem. Perhaps you've downsized and want a little extra storage? We have it covered. For, like all grand houses of its period, 52 Old Elvet boasts a rather impressive basement. Once used as a place in which to lay down fine wines, this well-ventilated, bone dry and spacious area has been carefully sectioned to provide secure storage for each of our apartments.

Parking, too, can be an issue for city centre dwellers, which is why we have adapted the old walled garden to the rear of the building to make a limited number of spaces available, solely for the use of our home owners.



# 17

/  
STREET  
VIEW



# 18

/  
DURHAM  
UNIVERSITY

LIKE many university cities, Durham really comes to life during the academic year, when students from around the globe gather here to obtain a world-class further education.

Although Durham was one of England's leading centres of medieval scholarship, it only became a university in its own right in 1832 – making it the third oldest university in England.

A member of the prestigious Russell Group of universities, it is the joint 78th best university in the world according to the QS World University Rankings® 2018.

It also ranks among the top 10 universities in the world for Theology, divinity and religious studies, Archaeology and Geography.

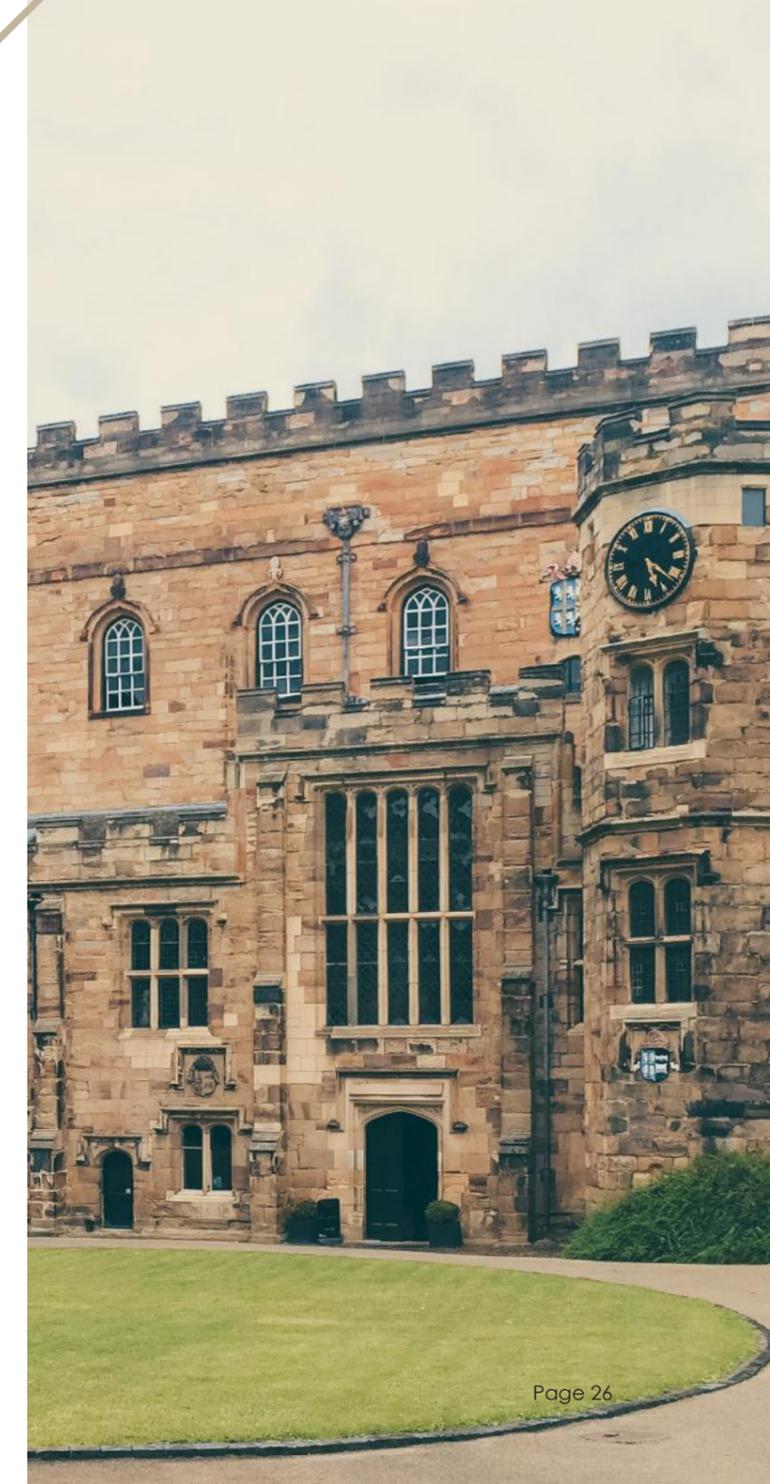
A pioneering research university, it was one of the first to admit women on an equal footing to men and the first to award civil and mining engineering degrees to meet regional and national needs during the industrial revolution.

And, while it has a medieval World Heritage Site at its heart, it is clearly forging the future, both academically and locally, by playing a vital role in city life.

Throughout the year it runs an extensive programme of public lectures and seminars, given by experts and renowned academics speaking on a myriad of topics.

And not only do these events provide an interesting and thought provoking social climate but they are often held in spectacular locations such as the Great Hall of historic Durham Castle.

The university's place at the social and cultural centre of Durham is a perfect example of 'town' and 'gown,' working and living in harmony together.



# 19

## DURHAM CATHEDRAL

If Durham's university is a world class seat of learning, its cathedral is quite simply, one of the greatest buildings of the Western world.

Officially named The Cathedral Church of Christ, Blessed Mary the Virgin and St Cuthbert of Durham, Durham Cathedral is first and foremost a 'working,' Anglican church – with daily services, a highlight of which is the Durham Cathedral Choir.

But that is simply the tip of the iceberg. For not only is the Cathedral, which was founded in 1093AD, one of the finest examples of Norman architecture in the world but it has also been designated a UNESCO World Heritage Site along with Durham Castle, which faces it across Palace Green.

And, like so much of Durham city, the Cathedral's heritage exists in harmony with its present, 21st century role.

In 2016 a multi-million pound redevelopment of the 14th century Great Kitchen – one of only two intact surviving medieval monastic kitchens in England – resulted in a new permanent home for The Treasures of St Cuthbert.

This spectacular octagonal space with its vaulted ceiling now houses a fascinating array of antiquities related to the Saint, whose relics have lain at Durham since monks from his home at Lindisfarne fled with them in 875AD to escape Viking raids.

This outstanding collection includes St Cuthbert's preserved wooden coffin and his exquisite gold and garnet pectoral cross.

Also on display are the ivory comb and portable altar buried alongside him, Anglo-Saxon vestments gifted to his shrine, and the original Sanctuary Ring.

However, to younger visitors – and film lovers – Durham Cathedral is famous for a completely different reason; as the Hogwarts School of Witchcraft and Wizardry.

And who knows, perhaps if you gaze long enough, at the right time of day, from the windows of Old Elvet, you may just catch a glimpse of Harry Potter and his classmates playing quidditch



# 20

## LOCAL LANDMARKS & EVENTS

LIGHTS, cameras, action! We have mentioned Durham Cathedral's part in the phenomenally successful Harry Potter films but, in fact, the cathedral and the city itself frequently play host to stars of the silver screen.

Earlier this year, for example, Robert Downey Junior and Chris Hemsworth were in town filming The Avengers: Infinity War, much to the delight of residents and visitors alike.

But the city doesn't just rely on Hollywood for its bright lights.

Each year, Durham provides the backdrop for Lumiere, the UK's largest light festival, during which the city and its famous landmarks are lit by dozens of awe-inspiring light sculptures and installations.

And we don't just rely on famous film heart throbs for our drama, either.

Not far from Durham, in the grounds of historic Auckland Castle, hundreds of local people of all ages take part each summer in Kynren - An epic tale of England, alongside a supporting cast of horses, sheep, goats, cattle, geese and ducks.

This spectacular live-action open air night show – which brings 2000 years of British history to life - attracted audiences of around 100,000 when it was first held in 2016 and this year it was even bigger and better.

History is also at the fore just north of Durham where Beamish: The Living Museum of the North, gives visitors, all year round, the chance to walk through perfectly reconstructed buildings, streets and even villages, from the Victorian era onwards.

It's not all about history though as cricket fans discover at nearby Chester-le-Street. Here at the home of Durham County Cricket Club, they can enjoy everything from friendlies to international test matches.

Even closer to home, on the River Wear which flows to the rear of 52 Old Elvet, the Durham Regatta – second only to Henley Royal Regatta – takes place every summer.

At various points, events such as Durham's Traditional Christmas Festival, held on Palace Green, showcase locally manufactured produce, arts and crafts, while the Durham Book Festival, held annually in October, brings authors, poets and playwrights from across the UK to the city for readings and discussions.

And, at 52 Old Elvet, these events and attractions – and many more besides – will be right on your doorstep...putting you at the heart of the action.

# 21

## / DISTANCES

One of the reasons Durham has been so attractive to so many people, for so long, is, without a doubt, its location.

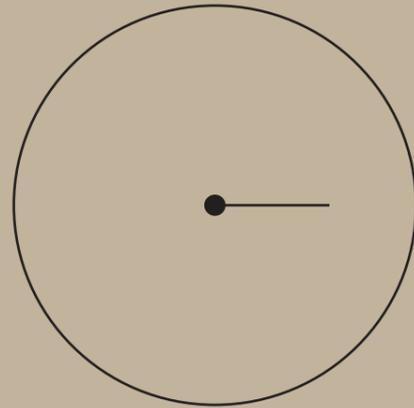
With stunning heritage coastline to the east and mile upon mile of unspoilt countryside to the west it offers superb landscapes to explore and enjoy.

But that is just the start. Whether you travel by rail or road it is within easy commuting distance to Newcastle to the north and its position on the East Coast line means London is just a little over two hours away.

Air travellers, too, are spoilt for choice with Durham Tees Valley and Newcastle International Airport both easily accessible.

And 52 Old Elvet could not be in a better position. With superb road, rail and transport links, the world suddenly seems a much smaller place.

### 01



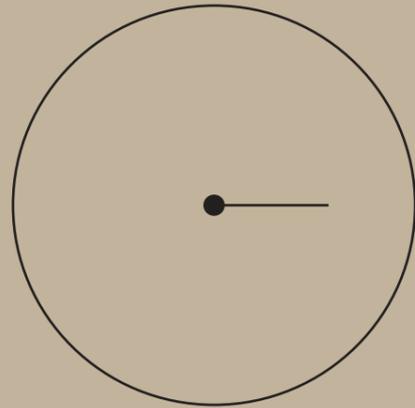
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#### BY PLANE

Newcastle International Airport To

London Heathrow	1 hours 15 mins
Madrid	2 hours 40 mins
Dubai	10 hours 50 mins
USA	10 hours 30 mins

### 02



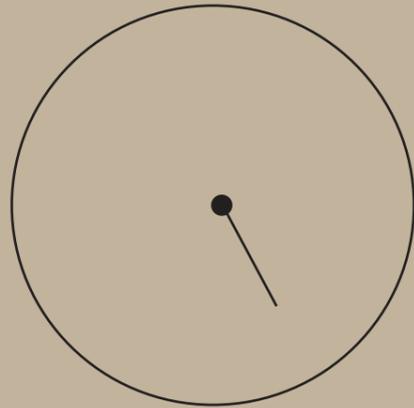
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#### BY TRAIN

Durham To

London	2 hours 55 mins
Edinburgh	2 hours 45 mins
Newcastle	15 mins
Manchester	3 hours
York	51 mins

### 03



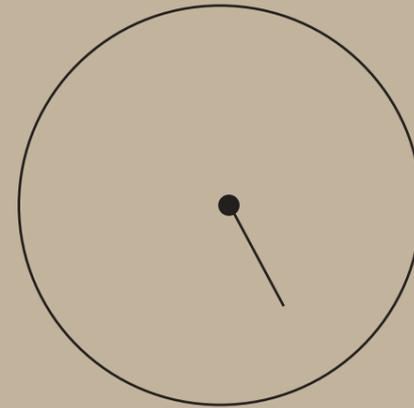
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#### BY CAR

Durham To

A1 (Motorway)	6 mins
Newcastle Airport	41 mins
Newcastle (City Centre)	28 mins
Sunderland (City Centre)	30 mins
Manchester	2 hour 28 mins
London	4 hour 36 mins
Edinburgh	2 hour 27 mins

### 04



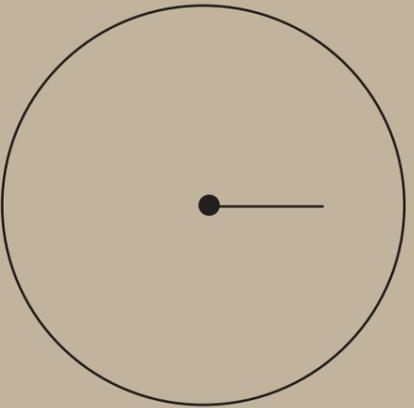
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#### BY BUS

Durham Bus Station To

Newcastle	55 mins
Leeds	2 hour 20 mins
Manchester	4 hour 30 mins
London	6 hour 05 mins
Edinburgh	4 hour 50 mins

### 05



/

#### BY FOOT

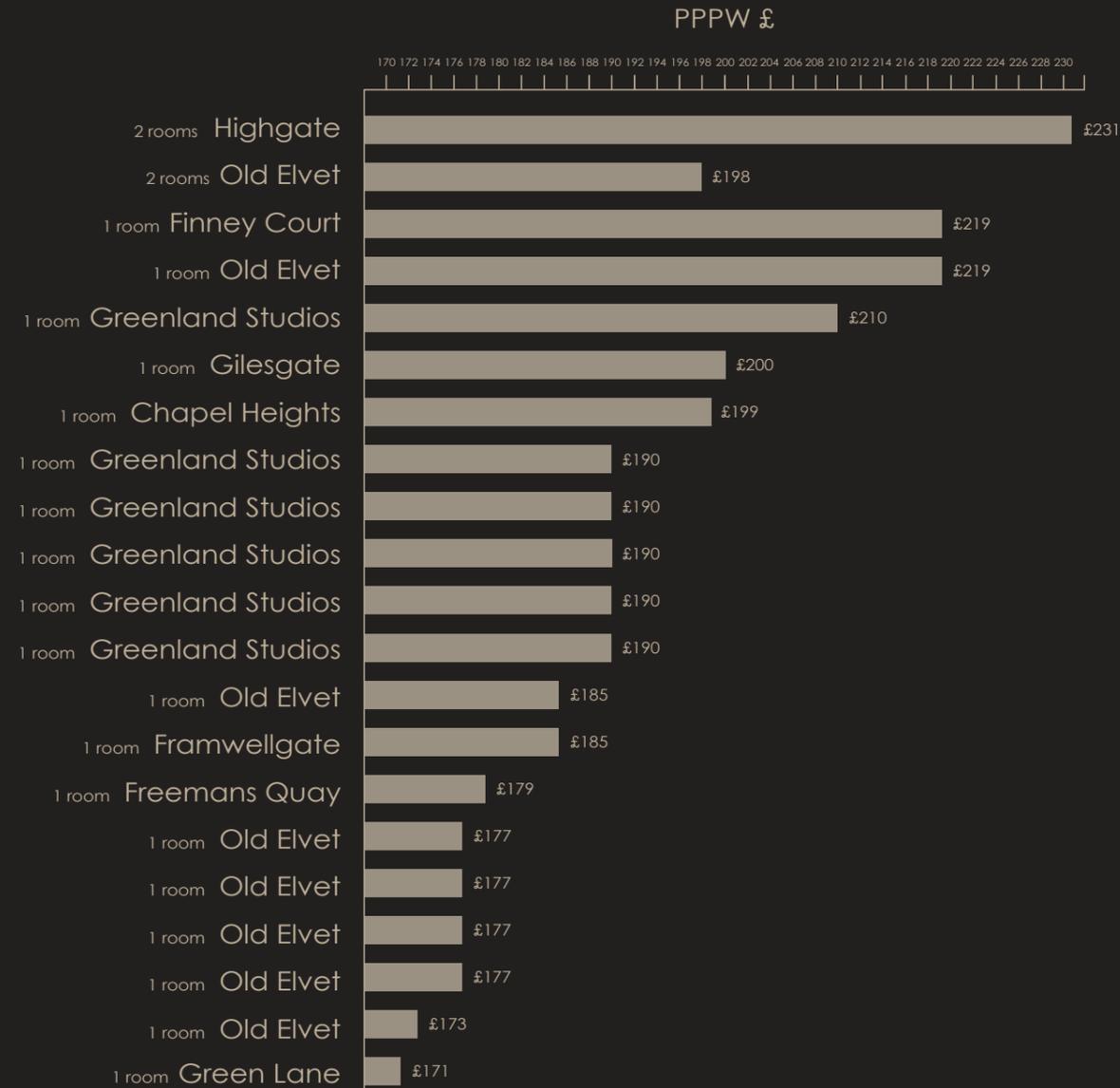
Minutes | Miles To

Cathedral & Castle	9 mins   0.4 miles
River (Elvet Racecourse)	3 mins   0.2 miles
City Centre (Market Square)	7 mins   0.3 miles
Train Station	15 mins   0.6 miles
Bus Station	12 mins   0.6 miles

# 22

## RENTAL COMPARISONS

A market cross section of rental values within 0.5m of 52 Old Elvet



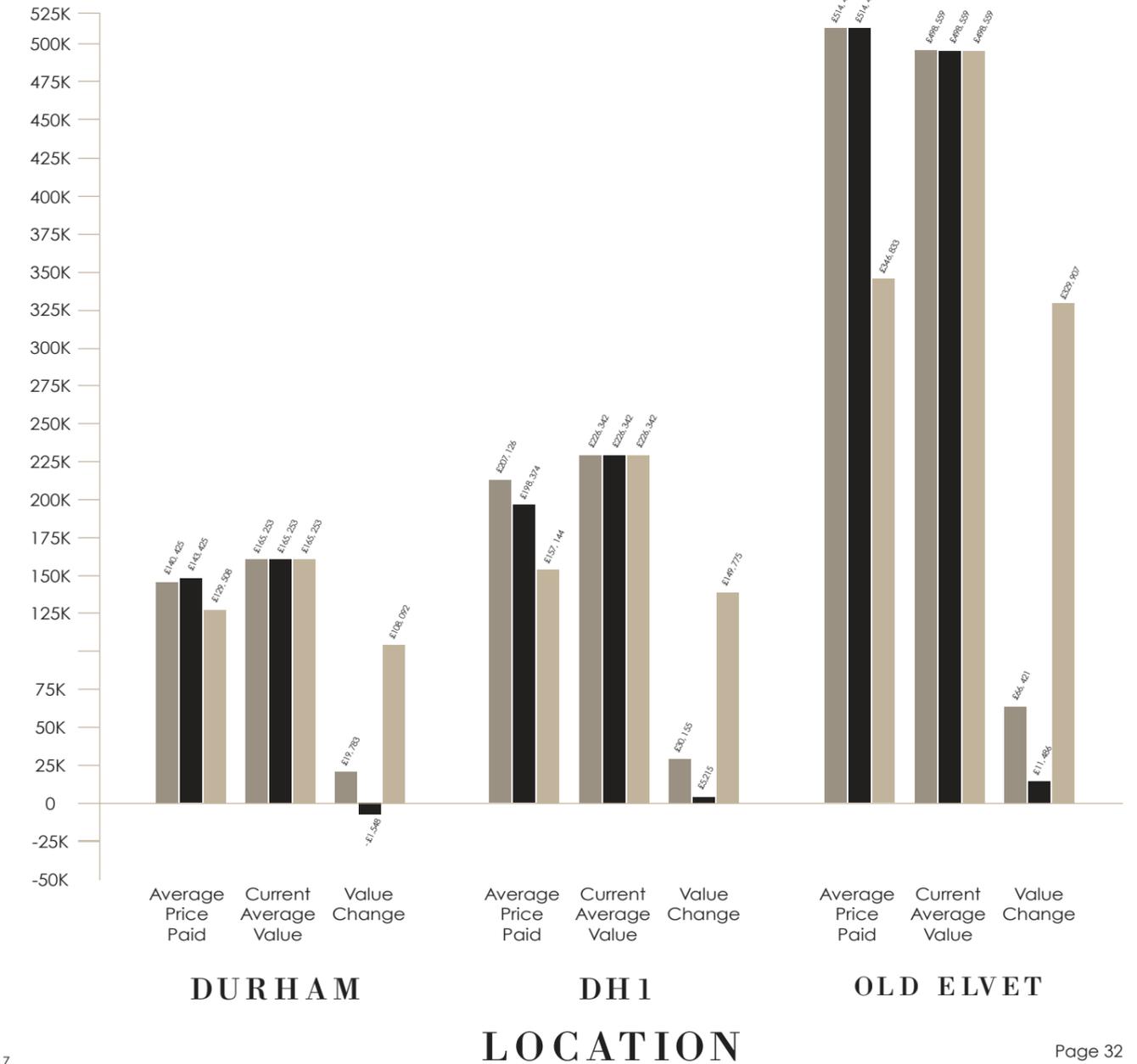
\*information taken from Zoopla and Rightmove company March 2017

# 23

## CAPITAL GROWTH OF LOCAL AREA

### KEY

- 5 Years
- 10 Years
- 20 Years



\*information taken from Zoopla and Rightmove company March 2017

# 24

## ABOUT FIFTY TWO GROUP



## FIFTY TWO

THE DEVELOPMENT OF 52 OLD ELVET HAS BEEN CARRIED OUT BY BOUTIQUE NORTH EAST PROPERTY COMPANY, FIFTYTWO GROUP.

It joins an impressive portfolio of development projects, which encompasses everything from student housing and hotel renovations to domestic and commercial premises.

However, the Group's primary focus is the conversion of Grade II listed buildings and it has garnered an excellent reputation – within the property sector and with home buyers – for producing exceptionally high-quality builds.

Key to each such development are the Group's attention to detail and its determination to honour and respect each building's architectural heritage.

In doing this, directors, Fergus Bell and Daniel Gibson, draw on a wealth of experience and a commitment to quality at every turn; from the design and build to the fixtures and fittings.

Although primarily developers of luxury living space in the North of England, FiftyTwo Group also facilitates off market high value opportunities for its clients through a strong network of global investors and affiliated organisations.

If you would like to find more information about the work we do at FiftyTwo Group please visit [www.FiftyTwo-Group.com](http://www.FiftyTwo-Group.com).



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## CONTACT INFORMATION

The FiftyTwo Group has selected Daniel Craig Residential as its partner for all sales enquiries and for accompanied viewings of the show apartment at 52 Old Elvet.

Daniel Craig Residential will be able to deal with any specific queries on all matters pertaining to the sales of the apartments.

For further information please contact 0191 265 6555.

For more information and an interactive overview of the building through our virtual floor plans, please visit [www.52oldelvet.com](http://www.52oldelvet.com).



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LUXURY LIVING