



ISLAND LIFE

WELCOME

Hello and welcome to Island Life, a brand new quarterly newsletter for residents of Kelham Riverside. Each issue will keep you up to date on all the latest news, local events and things to enjoy on Kelham Island. We'd also like to hear what you think about the Island and welcome any feedback you have about the Kelham Riverside development, your life on the island or any suggestions or comments about the surrounding area. Plus, if you need to discuss any aspect of your apartment, or have any general enquiries, we'd be delighted to hear from you, simply call me in the sales office on 0114 275 6830.

We hope you enjoy the read!

Julie Hawley
Kelham Riverside Sales ■



A MOST UNIQUE PLACE FOR YOUNG PROFESSIONALS AND URBANITES TO PUT DOWN ROOTS.

BRISK SALES IN A TOUGH CLIMATE

It's fantastic to see Kelham Riverside fast becoming a thriving community and over the next few years, as it develops into a true urban village, it will become a most unique place for young professionals and urbanites to put down roots.

At Kelham Riverside we are doing all we can to nurture the island community and give buyers a helping hand to owning a home here, despite the current tough conditions the housing market is facing.

The sales office is receiving a large number of enquiries which gives us confidence that the remaining apartments will soon be snapped up.

Kelham Riverside developer, The Raven Group is renowned for being a responsible

developer and interest in Kelham Riverside is being boosted by the great deals we are able to offer potential buyers such as our cashback, rent to buy and shared equity deals.

Our 'rent to buy' deal – the first of its kind in Sheffield, has to-date, been a great success in assisting buyers to afford to buy. It's a great offer but one that we're only offering to people who are genuine about buying a property at Kelham Riverside. We don't want a development full of rentals, that's not our vision for the island and our commitment to creating a long term waterside community. To find out more about any sales deals contact Julie in the sales office. ■



SHOPPING ON YOUR DOORSTEP

Kelham Riverside is one of the few riverside locations in the city, offering an outstanding opportunity for retail and leisure businesses to operate in a picturesque and vibrant setting. Retail and restaurant space is attracting a wide range of interest from fashion retailers, independent outlets and local convenience stores. In addition to outlets within the development, a new Tesco Extra superstore is due to open nearby this Autumn, offering residents easy access to groceries, clothing and electricals. ■



PARKING

Several measures have now been introduced to prevent unauthorised parking on the development. The access road leading into the development has been marked with no waiting traffic cones and police enforced ticket fines are in operation in this area. In addition, no parking signs within Kelham Square have been erected preventing non residents from parking here. Parking enforcement fines are in place 24-hrs a day should anyone be in breach of this. We hope that this goes a long way to alleviate the problems some residents have encountered and will ensure that parking on the development is reserved only for those who rightfully own the space. ■

AROUND THE ISLAND



Where else would you have the choice to step out of your apartment and meander along the riverfront, meet friends for coffee or check out the local established real ale hosteleries – all surrounded by historical architecture in a part of Sheffield that dates back 900 years! There's loads to do on and around the Island, here's a quick rundown of events and activities for your diary:

Kelham Island Museum - FREE admission Sunday 25 October – Friday 30 October

Kelham Island Museum opens its doors free of charge to visitors during Sheffield school holidays. The museum tells the story of Sheffield's industrial past, from the "Little Mesters" to mass production plus the quality products, invention and innovation the Steel City is famous for!



Kelham Island Museum Victorian Christmas Market 2009 - Saturday 5 December 10am – 7pm and Sunday 6 December 10am – 5pm

Our much loved Victorian Christmas market returns in its 18th year. New for 2009, the Museum will host individually themed market quarters including a food market, jewellery and gifts quarter and penny bazaar. Our Christmas shop will offer a selection of handmade Christmas decorations, cards and gifts to get you into the festive spirit.

We'll also showcase 'Sheffield Made', where local craftspeople will demonstrate their traditional crafts and skills including a Blacksmith, Spinners/Weavers and Dyers, Lacemakers and Woodcrafts.

A host of entertainment will be lined up to compliment the traditional Victorian feel of the market. From the unusual and quirky, to the more traditional Christmas performers and musicians plus a special visit from Santa and Scrooge!

Kelham Island Museum is open Monday to Thursday 10am-4pm and Sunday 11am-4.45pm. Admission charges: adult £4.00, concessions £3.00 accompanied children FREE. Free admission applies during Sheffield school holidays only. ■



DELICIOUS DINING

The Raven Group is in talks with a visionary idea to create a chefs' training 'restaurant' at Kelham Riverside, utilising Yorkshire produce. The exciting vision is to create an affordable restaurant for local people to dine in, whilst offering a training ground for chefs to create dishes using only Yorkshire produce. The cooking ethos would be firmly rooted in Yorkshire traditional food and drink, and chefs would resurrect some of the best 'original' Yorkshire recipes for the menu, helping to sustain interest and pride in regional food and drink.

And that's not all, after hearing about the potential on Kelham Island, a well-known celebrity chef has shown a keen interest in supporting the restaurant idea. Plans are currently being discussed, and as soon as we have any big announcements to make, you'll be the first to know! ■



FAST MAKING A NAME FOR ITSELF AS ONE OF SHEFFIELD'S BEST GASTRO PUB AND RESTAURANTS

AWARDWINNING PUBS

Kelham Island is lucky enough to be home to two of the city's oldest real ale pubs. The award winning Fat Cat and Kelham Island Tavern both boast a great menu of real ales and pub grub with regular entertainment and a great atmosphere.

The Fat Cat is full of character and with over 25 ales on the menu its no wonder the place remains so popular. The pub even has its own brewery and has won countless awards for its ales. There's always something happening at the Fat Cat from musical entertainment to beer festivals, attracting a loyal following of students, walkers and a bohemian and eclectic crowd. Every Monday is quiz night with beer offers all night and curry for £2.95 – why stay in!! Look out for details of the pub's 'Christmas Beers Week' from 17th-24th December.

At Kelham Island Tavern enjoy Folk Night every Sunday and on the third Monday of the month the pub hosts Old Tyme/ Bluegrass, an informal jam of American Old Time music, string band tunes and singing. There's a list of constantly changing guest ales and a must is big Jim's General Knowledge QUIZ-every Monday from 9pm onwards, where you can enjoy free snacks and win a gallon of beer.

For something more refined The Milestone is a fast making a name for itself as one of Sheffield's best gastro pub and restaurants. Nestled on the corner of Green Lane and Ball Street the restaurant is dedicated to carefully sourcing and championing local produce. Why not try the early bird menu, two courses plus a glass of house wine or pint of local ale for just £12.00. Served daily from 5pm-7pm – perfect for an after work catch up with friends. ■



NATURE IN THE CITY

The millrace clean up works are continuing with the complete dredging of the river bed now complete, this has removed all silt to re-instate the flow of water. New riverside railings have been fitted to make the area more visible and a footpath has been created to provide local residents with access to peaceful riverside walks. Plans to re-establish the natural habitat of wildlife that once flourished in the area are also in place with nesting tunnels, plants and bulrushes being introduced to encourage heron, kingfishers and water voles. Landscape gardeners will also be visiting the development on a monthly basis to ensure green areas are maintained and kept weed free by using environmentally friendly pesticides that will not harm the wildlife or the planet! ■



ONE OF THE REASONS WE CHOSE TO BUY HERE WAS THE PROSPECT OF WHAT THIS AREA WILL BECOME IN THE FUTURE



WHAT THE RESIDENTS SAY!

Claire Jordan who lives at Kelham Riverside with her partner is one of the residents already enjoying the benefits of living in this waterside location. She said: "There's so much nature all around us and lots of different wildlife and riverside walks – all within a short walking distance of the city, which is a real plus. We were intrigued about the history of the area and that really sets it apart from other developments, transport links are good and there are plenty of bars and amenities close by, it's got everything we need."

Euan Hamilton and Lee Gallagher who moved into their two bedroom apartment last month are loving the Kelham Riverside lifestyle: Euan said: "You can really see the area taking shape and one of the reasons we chose to buy here was the prospect of what this area will become in the future. The quality of the property we purchased is fantastic, with lots of attention to detail, and there's a lovely safe community feel to the development. There is something to appeal to everyone and a great atmosphere in the local bars and Kelham Tavern. Our view of Sheffield is amazing from this side of the city, something we hadn't bargained for but it's a definite plus!" ■

USEFUL NUMBERS

Sales office: Julie Hawley 0114 275 6830 Management Company: Andy Brooks 0114 2638510
 Sheffield City, GP Health Centre 0114 241 2700 www.onemedicare.co.uk Sheffield City Council 0114 272 6444 www.sheffield.gov.uk