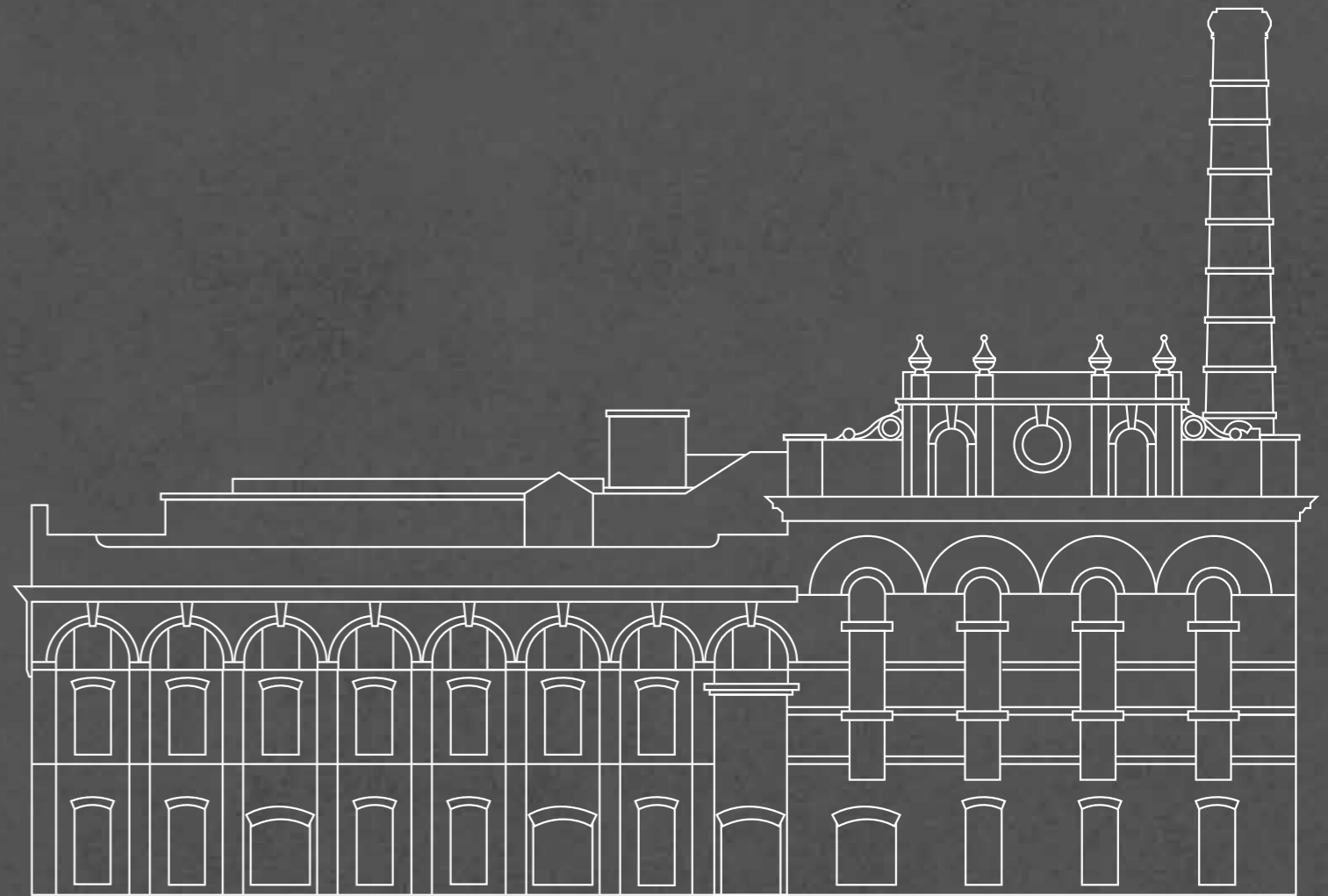


THE BREWERY

DORCHESTER

INTRODUCTION

The Brewery is the jewel in the crown. It is Dorchester's most iconic building, lovingly restored to its former glory, providing twenty nine 1, 2, and 3 bedroom warehouse apartments all with private parking. Rightfully taking centre stage in the heart of the vibrant and stylish Brewery Square complex, this new community is perfectly placed for all that the affluent market town of Dorchester has to offer.



THE PAST

For over 100 years the Eldridge Pope Brewery has towered above Dorchester, a constant symbol of the town's economic prosperity and prestige.



Below the towering chimney stack

Dorchester's renowned brewery was established in the early nineteenth century by Charles and Sarah Eldridge within The Green Dragon pub and brew house. Their ambitions not only focused on the brewing of beer and ale, but also wine and spirits, following the lifting of restrictions imposed during the Napoleonic war.

In the years that followed, a steady expansion of the business took place, with the strategic acquisition of a network of public houses and hotels stretching the length of the south coast from Weymouth to Portsmouth.



Dorchester Brewery Centenary
3rd June 1937



An important role in Dorchester's rich history

The brewery changed hands at several points in its long history, most notably to the Pope family in 1871 who then took full ownership in 1874. The Popes are responsible for commissioning influential architect W.R. Crickmay to design the impressive red brick building that still stands proud today.

Following the purchase of land from the Duchy of Cornwall, the Popes set about creating a new brewery, one set upon a significantly larger footprint that could also boast direct access to the railway. Expansion of their empire, now over 97 freehold outlets, including several railway taverns and station hotels, to include off licences continued throughout the twentieth century, sensing the growing trend for 'take home' trade.

In 1922 disaster struck in the form of a catastrophic fire that gutted the brewery.

Undeterred, the fire was seen as an opportunity to rebuild and re-equip on more modern and hygienic principles. In February 1925 the first brewing in the new building took place. In June of 1937, the Eldridge Pope Brewery celebrated its centenary, a significant day for the whole town, a special ale was brewed to mark the occasion, tours were given, speeches made, and a luncheon feeding 750 people was served.

Decades of further prosperity followed for the Dorchester brewery, one of the biggest employers in the town's long history. Withstanding war, economic hardships and political challenges, throughout its celebrated past, the Eldridge Pope Brewery remained a family owned, controlled and managed business, principles that were instilled at its inception and continued until its sad closure in 2003, following years of unfortunate financial difficulties.

THE PRESENT

The creation of Brewery Square, at the foot of the impressive old brewery building redefines Dorchester and signals a new chapter in an already diverse history.





**Impressive
living spaces**



Communal

- Luxurious lobby design with feature tiling to floor
- Bespoke lighting feature
- Bespoke steel staircase
- Dark grey painted doors to all apartments with brushed brass ironmongery
- Individual post boxes

Kitchen

- Painted in-frame kitchen units in dark grey/green, light grey and off white (not optional)
- Brushed brass or matt black designer knobs and handles
- Under cabinet lighting
- Designer quartz worktops with upstands and drainer grooves
- White subway tiled splashbacks
- Island or peninsula in most apartments with feature pendants above
- Under mounted white ceramic sinks with matt black or brushed brass mixer taps
- Smeg ovens, induction hobs and extractors
- Prima integrated fridge freezers and dishwashers

Bathroom

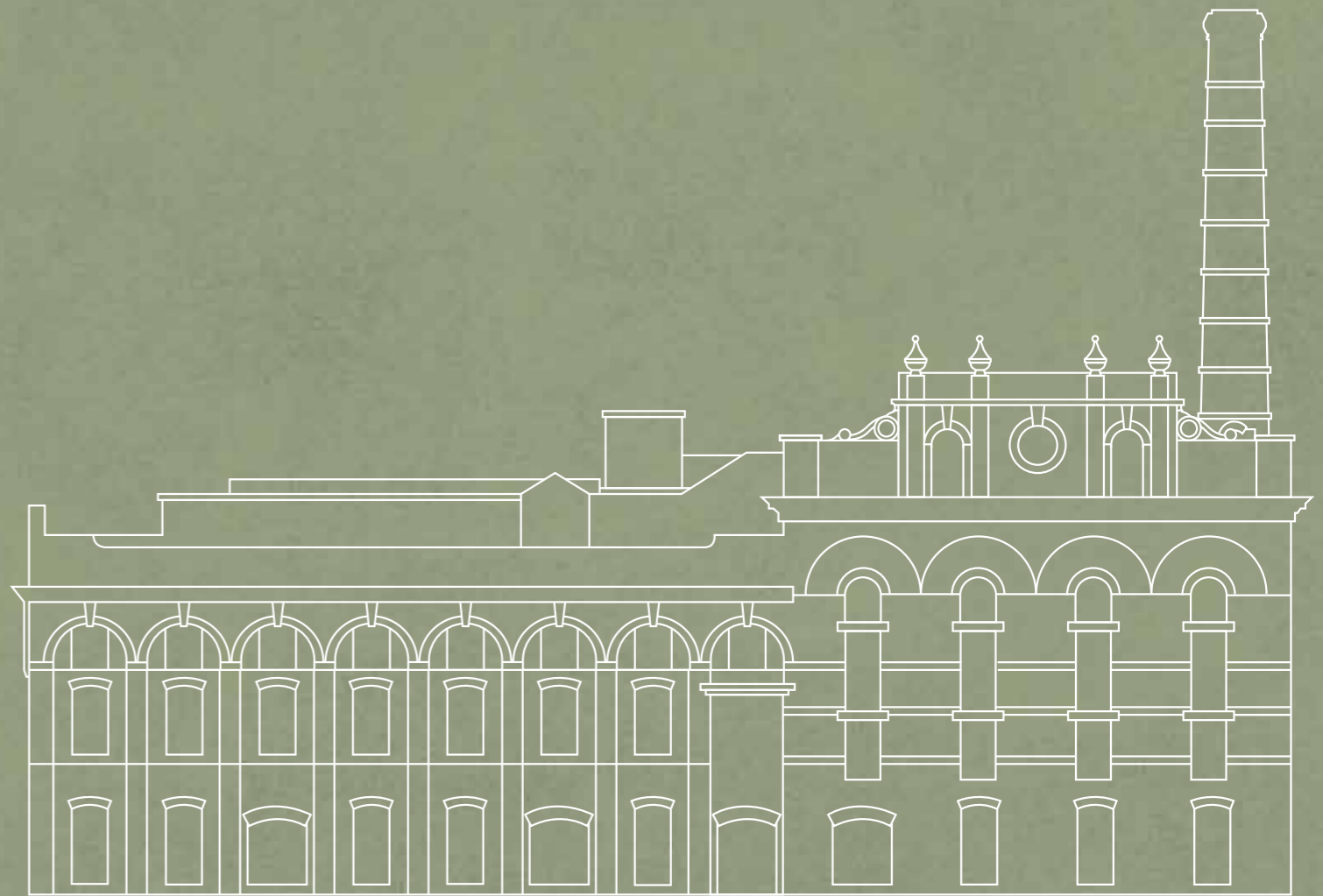
- Vitra concealed cisterns with wall-mounted pans and matt black flush plates
- Vado brushed brass brassware
- Overhead showers with hand showers
- Bath fillers with concealed valves
- White Vitra basins, designed by Claudio Bellini, fitted with either a metal shelf, towel rail and/or a framed illuminated mirror
- Fitted mirrors where illuminated mirror not included
- Matt black electric towel radiators
- Matt black framed shower screens and enclosures
- Low profile shower trays
- Recesses where possible with LED lighting on sensor
- Porcelanosa stone effect tiling with green or white subway tile

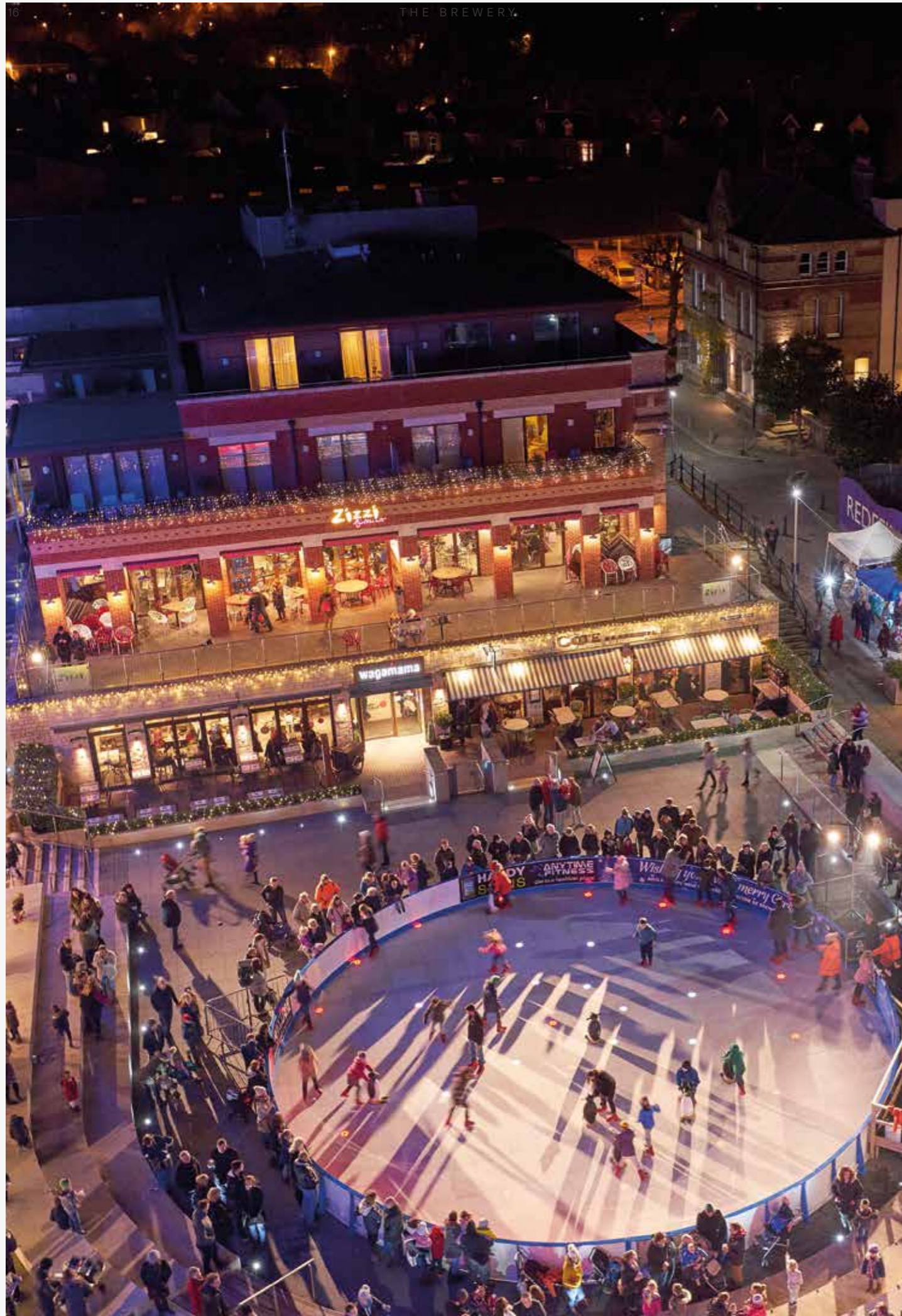
Additional

- LED down lighting throughout
- Matt black toggle light switches
- Underfloor heating
- Utility rooms or cupboards
- High level TV points
- Natural oak real wood engineered flooring
- Luxury carpet to bedrooms
- Contemporary white doors to flat interiors
- Designer brushed brass lever handles and ironmongery
- Square edge skirting and architrave
- Exposed brick walls with exposed black electrical conduit where possible

NEIGHBOURHOOD

Dorchester is the county town of Dorset, a historic market town packed full of character offering great places to eat, two railway stations, two hospitals and a calendar filled with exciting events. Its rich history is carefully detailed and presented in a wealth of museums and local attractions to suit all interests.





Everything you need on your doorstep

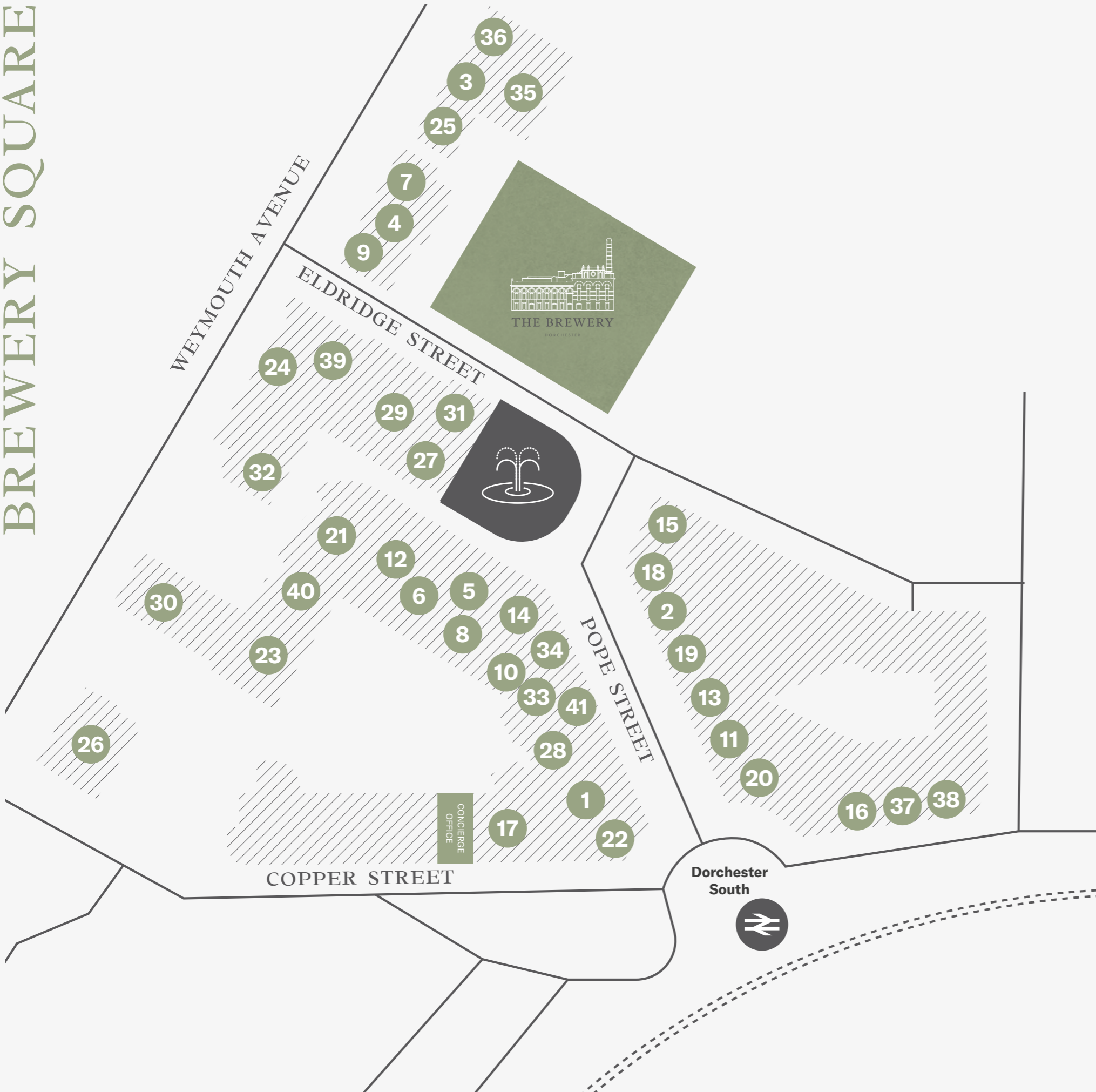


Vibrant Brewery Square is the centre of recent regeneration in the heart of Dorchester. From well-known names to independent businesses, you'll find it all in this key destination; shops, eateries, a gym, entertainment and leisure facilities are all waiting to give you a warm welcome.

With alfresco socialising opportunities to tempt you, alongside the tranquil fountains with their cooling jets of water on a hot day, The Brewery at Brewery Square will become the place to call home for future generations.



Residents at The Brewery benefit from an estate concierge service. On hand to ensure you feel perfectly at home, the team will accept deliveries, hold keys, manage estate parking and ensure the communal areas are maintained to the highest standards. The Brewery Square security team can also offer you peace of mind, on-site 24 hours a day carrying out regular patrols and monitoring CCTV.



Shops

- | | |
|--|-------------------------------------|
| 1. Morrish & Banham Wine Merchant and Tasting Room | 10. Dorchester Art Gallery |
| 2. Vinyl Van | 11. Margo & Mya |
| 3. Avenue Interiors | 12. Phase Eight |
| 4. Dorset Hideaways | 13. Jacqueline's Pre-Loved Boutique |
| 5. Gallery on the Square | 14. Belle Modelle |
| 6. Hobbs | 15. Seventh Seal |
| 7. Stems Florist | 16. Copper Street Brewery |
| 8. Joules | 17. Moorland Express |
| 9. Maxgate Properties | 18. Loco Loves |
| | 19. Situ |
| | 20. Woods Furniture |

Restaurants, Bars & Cafés

- | | |
|-------------------------|--------------------|
| 21. Nando's | 27. Wagamama |
| 22. Costa Coffee | 28. Thyme |
| 23. Creams Café | 29. Zizzi |
| 24. Vivo Lounge | 30. Pizza Express |
| 25. The Hendover Café | 31. Côte Brasserie |
| 26. Brewhouse & Kitchen | 32. Luccio's |

Health & Beauty

- | | |
|---|------------------------------|
| 33. Thomas J William Hair and Beauty Design | 35. The Atrium Health Centre |
| 34. The Highbrow Clinic Aesthetics | 36. Tout's Pharmacy |

Gym & Fitness

- | | |
|-------------------------|---------------------|
| 37. The Breathing Space | 39. Anytime Fitness |
| 38. Hygge Wellness | |

Cinema

40. Odeon Cinema

Hotel

41. Premier Inn

Voted as one of the happiest places to live in the UK

Dorchester sits within the beautiful Dorset countryside, amid breathtaking scenery with miles upon miles of cycling trails and walking routes, which are just moments from the town centre. With so much on offer, it's no wonder Dorchester was voted as one of the happiest places to live in the UK in 2019.





A heritage town full of character and charm

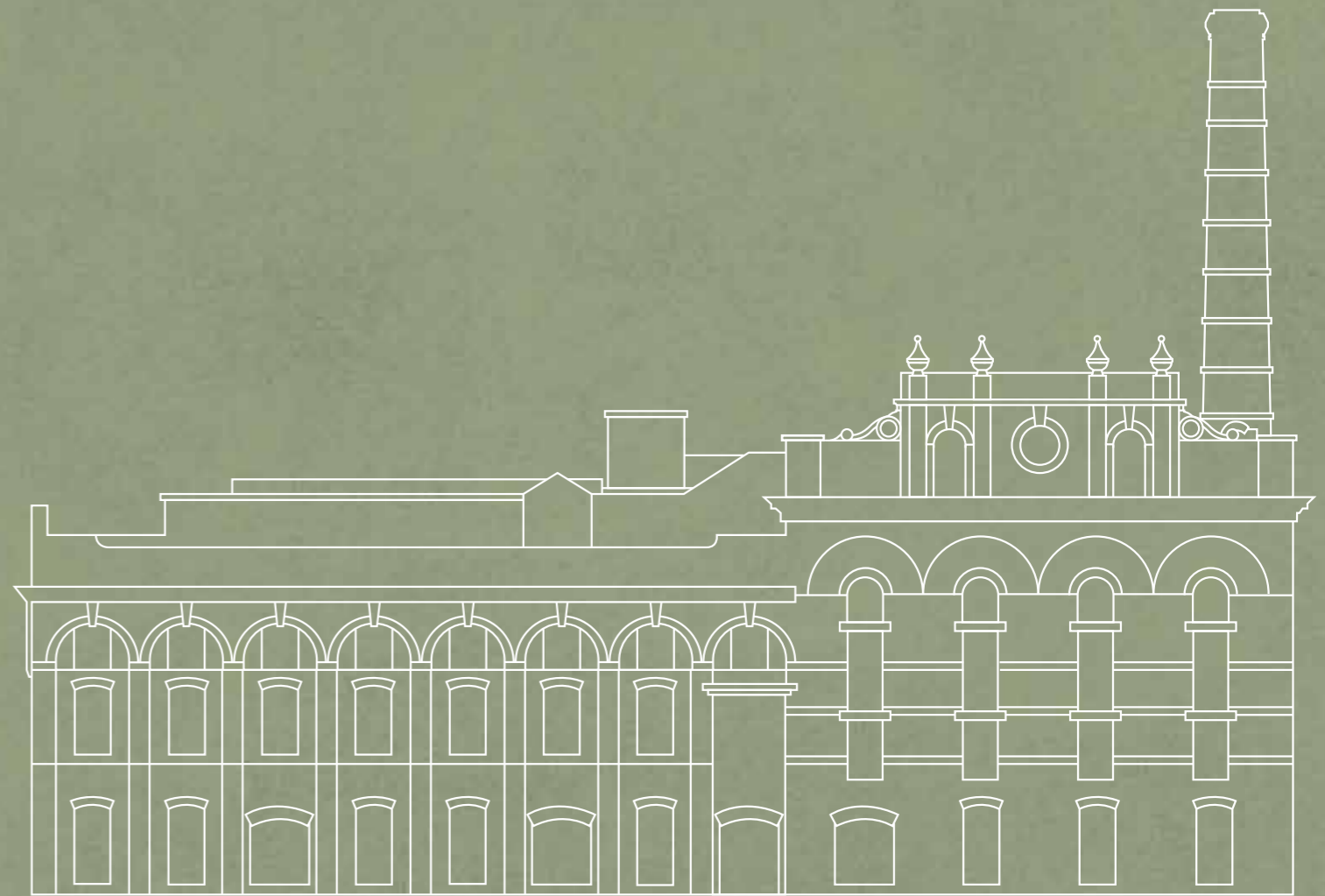


The building of the renowned Dorset County Museum received the support of the prominent Pope family and is still to this day a popular tourist attraction, charting the county's fascinating story from prehistory to present day.

For lovers of literature, Dorchester's connection to Thomas Hardy is priceless. Featured in many of his novels as the fictitious 'Casterbridge', Dorchester proudly displays references to the great man dotted around the town with the prominent Hardy's Cottage, now managed and preserved by the National Trust.

THE DEVELOPMENT

The Brewery has been converted to perfectly suit modern living whilst retaining many of the unique architectural features of the original building, including imposing riveted steel beams, cast iron columns, expansive windows and exposed brickwork. This landmark structure has been meticulously restored and revitalised to provide a balanced industrial feel whilst paying homage to its history. Each home has its own bespoke layout and personal features that truly make them one of a kind.



29 unique apartments over 7 spacious floors



Eldridge Mews

Pope Street

Brewery Square

Chimney Tower

THE BREWERY
DORCHESTER

B | Basement

Apartment 1 – 3
The basement level features just three individual 1 and 2 bedroom apartments, each offering something different; open plan layouts, private terraces and lavish bathrooms. The basement level is also home to a communal residents' cycle store and storage unit.

G | Ground Floor

Apartment 4 – 7
On the ground floor you'll find the impressive reception area leading to the iron stairwells and all important lift. Just four unique 1 and 2 bedroom apartments are on this level offering features such as private terraces and separate utility rooms.

1 | First Floor

Apartment 8 – 17
The first floor is home to ten 1 and 2 bedroom spacious apartments. The bespoke features to the homes on this level include private balconies, separate dining and utility rooms as well as dressing rooms.

2 | Second Floor

Apartment 18 – 26
The second floor features eight 1, 2 and 3 bedroom apartments as well as the generous ground floor of a 2 bedroom duplex. Stand out elements of the homes on this floor include an impressive wrap around private terrace, spacious open plan living, en suites to master bedrooms, and quiet balconies.

3 | Third Floor

Apartment 18, 23, 27 – 29
On the third floor you'll find the substantial residents' communal terrace alongside just two 2 and 3 bedroom apartments, the second floor of the 2 bedroom duplex complete with unique winter garden leading onto a private terrace and the ground level of the 2 bedroom, three floored penthouse. These benefit from separate utility rooms, en suites to the master bedroom, versatile study space, and private terraces.

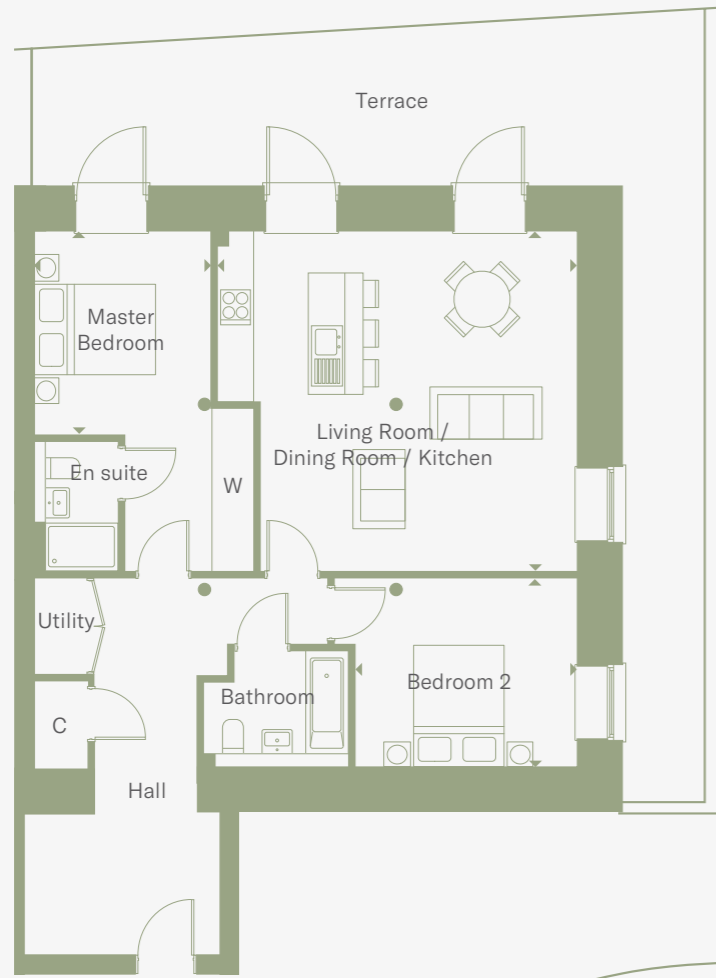
4 | Fourth Floor

Apartment 28
The fourth floor is exclusively home to the second level of the penthouse. One of the two sun terraces can also be accessed via a private spiral staircase from the main residents' terrace.

5 | Roof Terrace

Apartment 28
A further roof terrace sits on this level, offering panoramic views of the local area, exclusively to the penthouse residents.

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1

Basement Floor
Living Room / Dining Room / Kitchen
 5673mm x 5223mm 18' 7" x 17' 2"
Master Bedroom
 3405mm x 2953mm 11' 2" x 9' 8"
Bedroom 2
 3663mm x 3130mm 12' 0" x 10' 3"

Overall: 947ft²

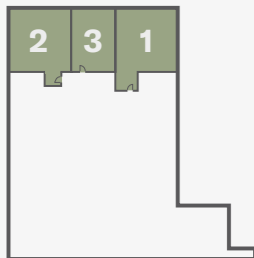


2

Basement Floor
Living Room / Dining Room / Kitchen
 5492mm x 5398mm 18' 0" x 17' 9"
Master Bedroom
 4254mm x 2928mm 13' 11" x 9' 7"
Bedroom 2
 3848mm x 3280mm 12' 7" x 10' 9"

Overall: 839ft²

Basement Floor



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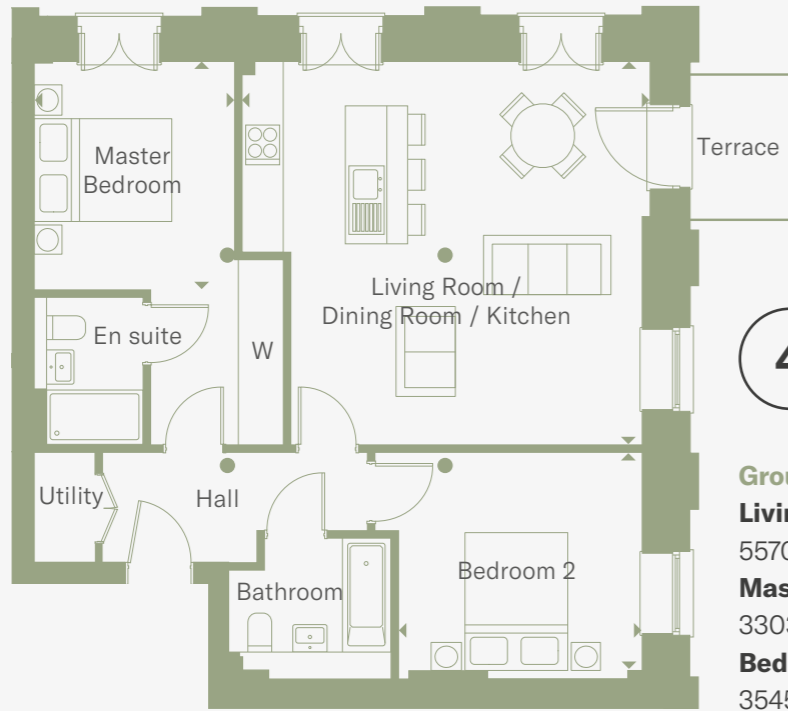
Basement Floor
Living Room / Dining Room / Kitchen
 8861mm x 3798mm 29' 1" x 12' 6"
Bedroom
 4456mm x 2528mm 14' 7" x 8' 4"

Overall: 602ft²

Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

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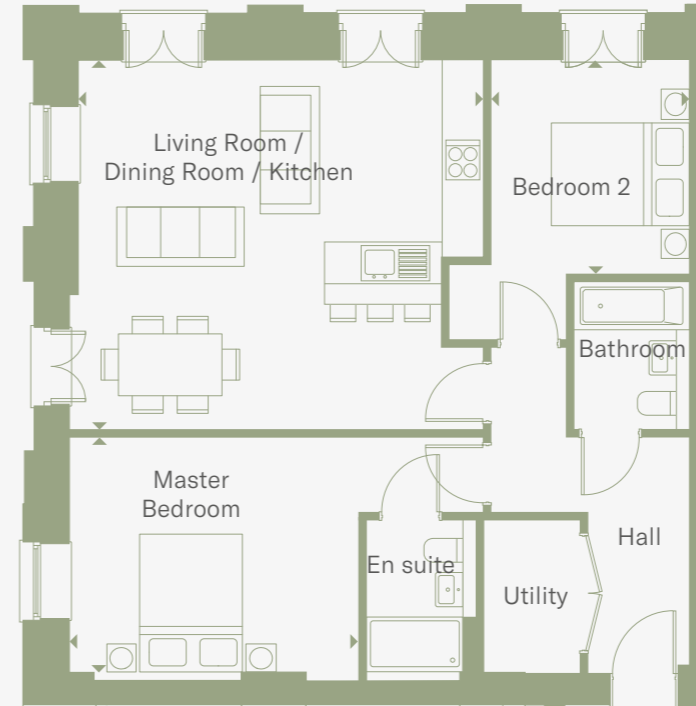
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4

Ground Floor
Living Room / Dining Room / Kitchen
 5570mm x 5105mm 18' 3" x 16' 9"
Master Bedroom
 3303mm x 2953mm 10' 10" x 9' 8"
Bedroom 2
 3545mm x 3190mm 11' 8" x 10' 6"

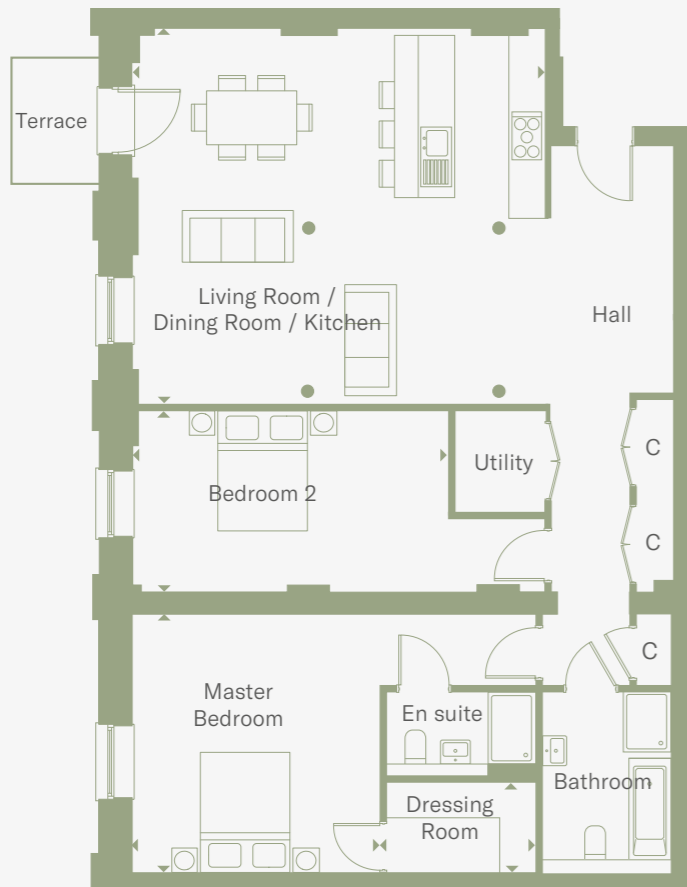
Overall: 839ft²



6

Ground Floor
Living Room / Dining Room / Kitchen
 5492mm x 5415mm 18' 0" x 17' 9"
Master Bedroom
 4215mm x 3425mm 13' 10" x 11' 3"
Bedroom 2
 3152mm x 2928mm 10' 4" x 9' 7"

Overall: 839ft²



5

Ground Floor
Living Room / Dining Room / Kitchen
 6770mm x 6155mm 22' 3" x 20' 2"
Master Bedroom
 4315mm x 4125mm 14' 2" x 13' 6"
Dressing Room
 2530mm x 1530mm 8' 4" x 5' 0"
Bedroom 2
 4320mm x 3035mm 14' 2" x 9' 11"

Overall: 1291ft²

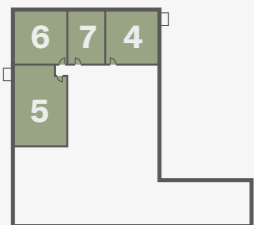


7

Ground Floor
Living Room / Dining Room / Kitchen (max)
 8819mm x 3798mm 28' 11" x 12' 6"
Bedroom
 4354mm x 2528mm 14' 3" x 8' 4"

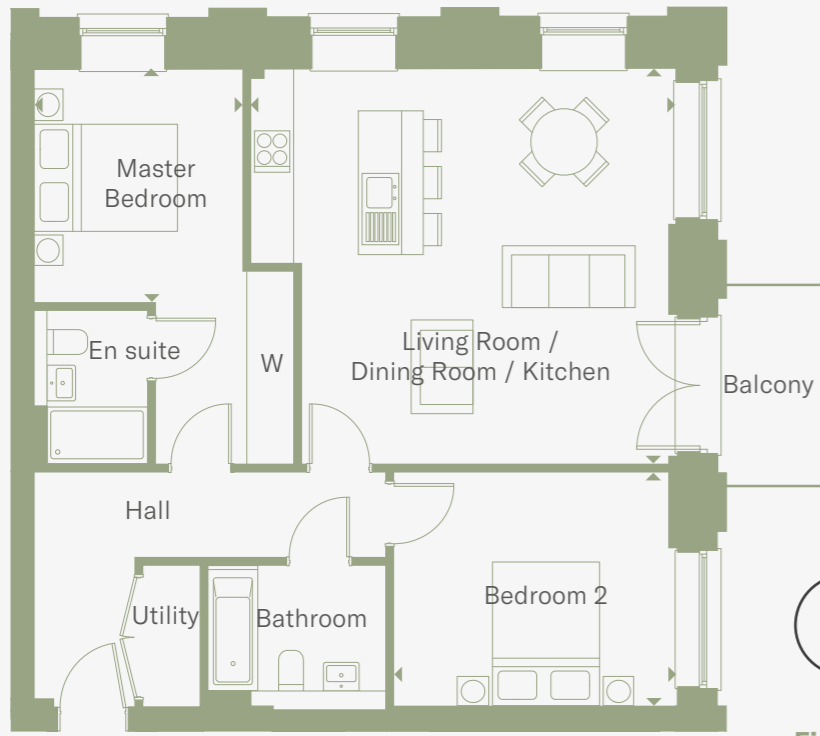
Overall: 602ft²

Ground Floor



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8

First Floor
Living Room / Dining Room / Kitchen
 5515mm x 5123mm 18' 1" x 16' 10"
Master Bedroom
 3248mm x 2928mm 10' 8" x 9' 7"
Bedroom 2
 3863mm x 3275mm 12' 8" x 10' 9"

Overall: 861ft²

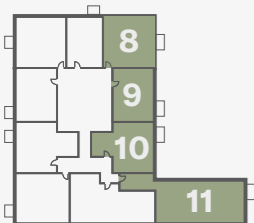
9

First Floor
Living Room / Dining Room / Kitchen (max)
 7155mm x 5663mm 23' 6" x 18' 7"
Bedroom
 3710mm x 3312mm 12' 2" x 10' 10"
Dressing Room
 2135mm x 1200mm 7' 0" x 6' 11"

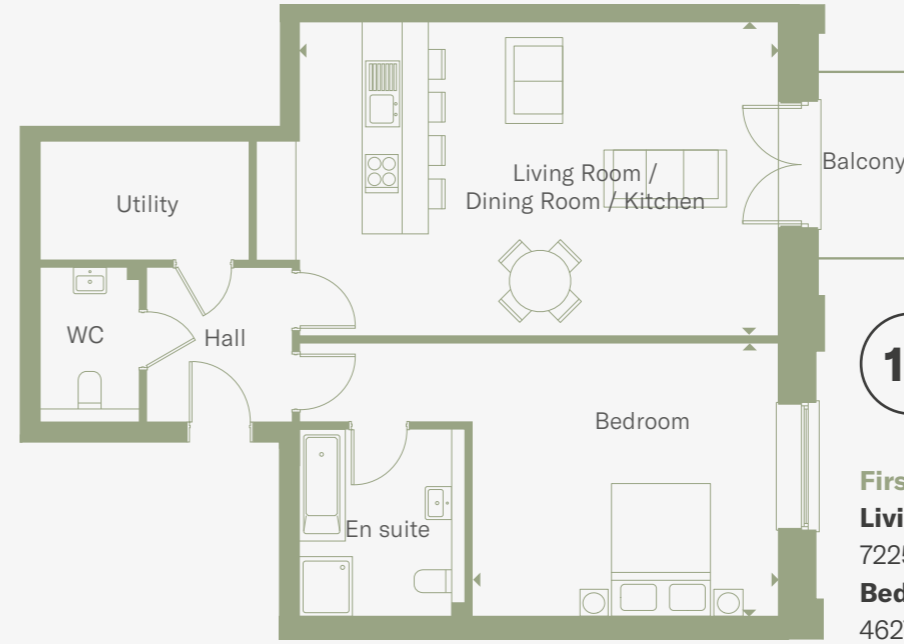
Overall: 731ft²



First Floor



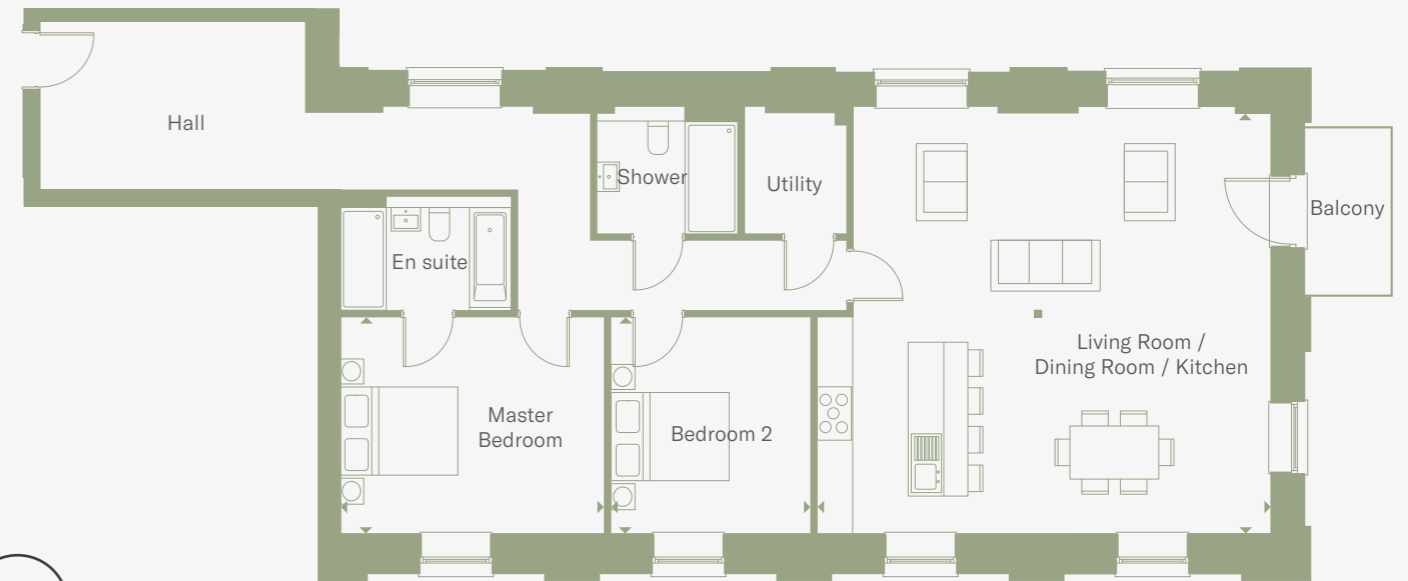
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10

First Floor
Living Room / Dining Room / Kitchen
 7225mm x 4727mm 23' 8" x 15' 6"
Bedroom
 4627mm x 4103mm 15' 2" x 13' 6"

Overall: 871ft²



11

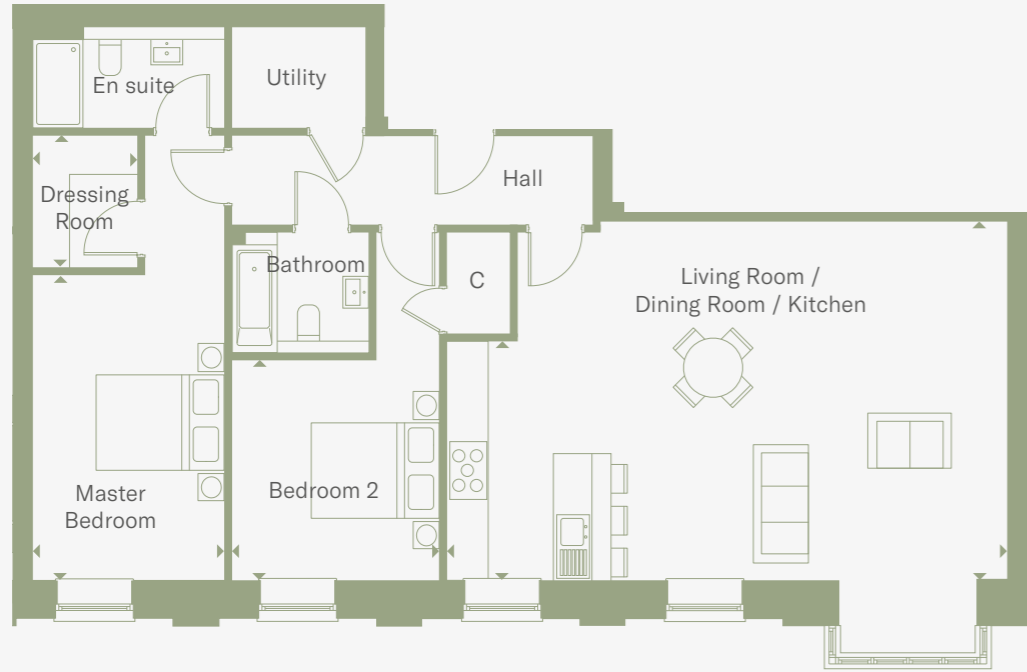
First Floor
Living Room / Dining Room / Kitchen (max)
 7688mm x 7242mm 25' 3" x 23' 9"
Master Bedroom
 4465mm x 3652mm 14' 8" x 12' 0"
Bedroom 2
 3640mm x 3460mm 11' 11" x 11' 4"

Overall: 1388ft²

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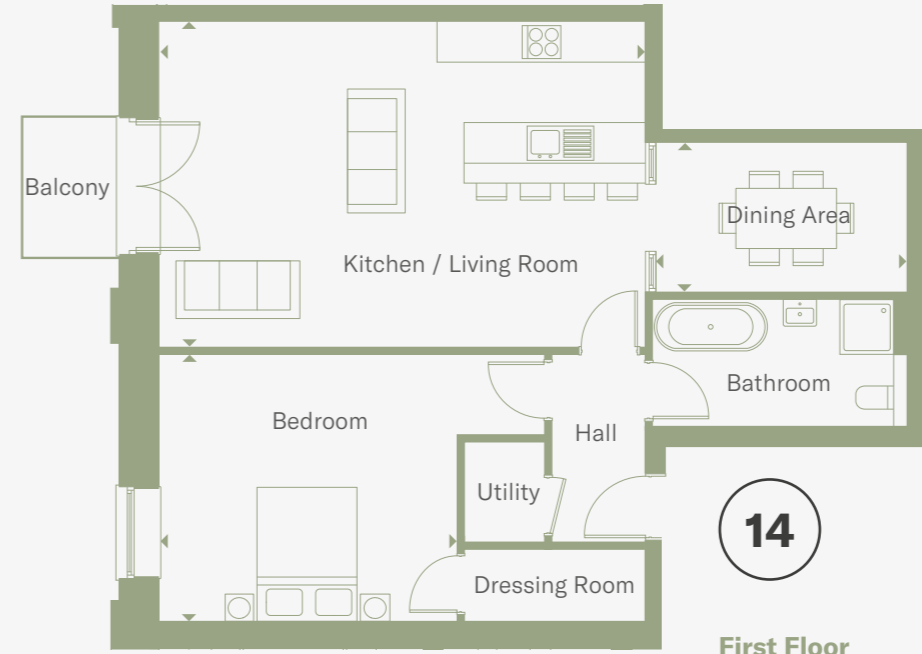
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12

Mr Pope's Office
Living Room / Dining Room / Kitchen
 8910mm x 5500mm 29' 2" x 18' 0"
Master Bedroom
 4808mm x 3007mm 15' 9" x 9' 10"
Dressing Room
 2080mm x 1678mm 6' 10" x 5' 6"
Bedroom 2
 3458mm x 3255mm 11' 4" x 10' 8"

Overall: 1162ft²



14

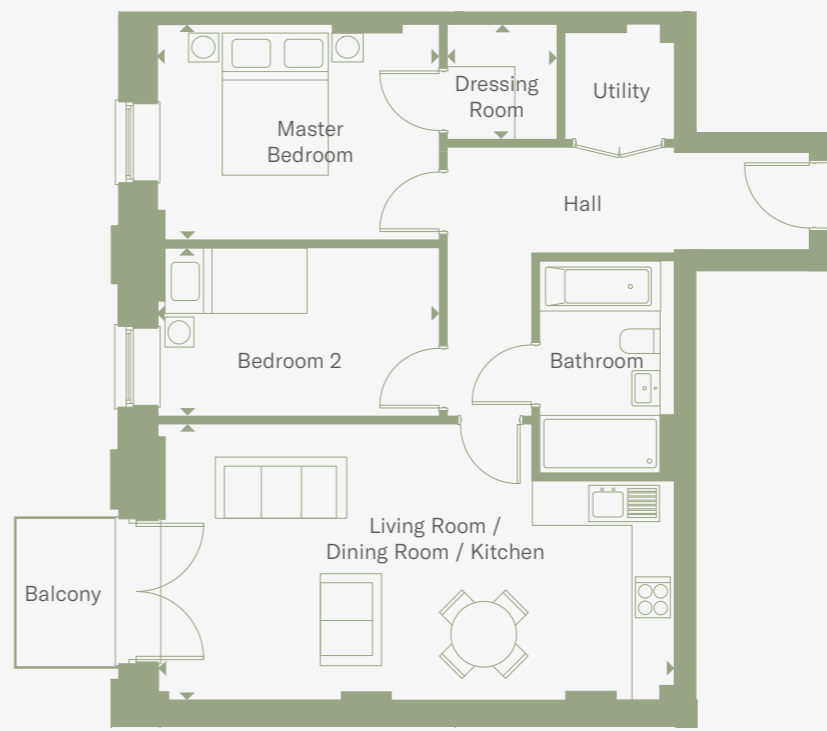
First Floor
Kitchen / Living Room
 7260mm x 4840mm 23' 10" x 15' 11"
Dining Room
 3762mm x 2240mm 12' 4" x 7' 4"
Bedroom
 4475mm x 3990mm 14' 8" x 13' 1"

Overall: 871ft²

13

First Floor
Living Room / Dining Room / Kitchen
 5878mm x 5422mm 19' 3" x 17' 9"
Master Bedroom (max)
 5422mm x 3028mm 17' 9" x 9' 11"
Bedroom 2
 3933mm x 3200mm 12' 11" x 10' 6"

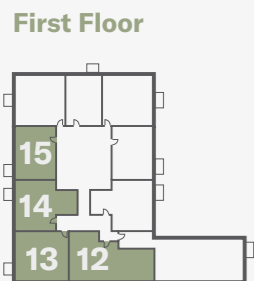
Overall: 893ft²



15

First Floor
Living Room / Dining Room / Kitchen (max)
 7101mm x 3870mm 23' 4" x 12' 8"
Master Bedroom
 4000mm x 3035mm 13' 1" x 9' 11"
Dressing Room
 1635mm x 1580mm 5' 4" x 5' 2"
Bedroom 2
 3873mm x 2355mm 12' 8" x 7' 9"

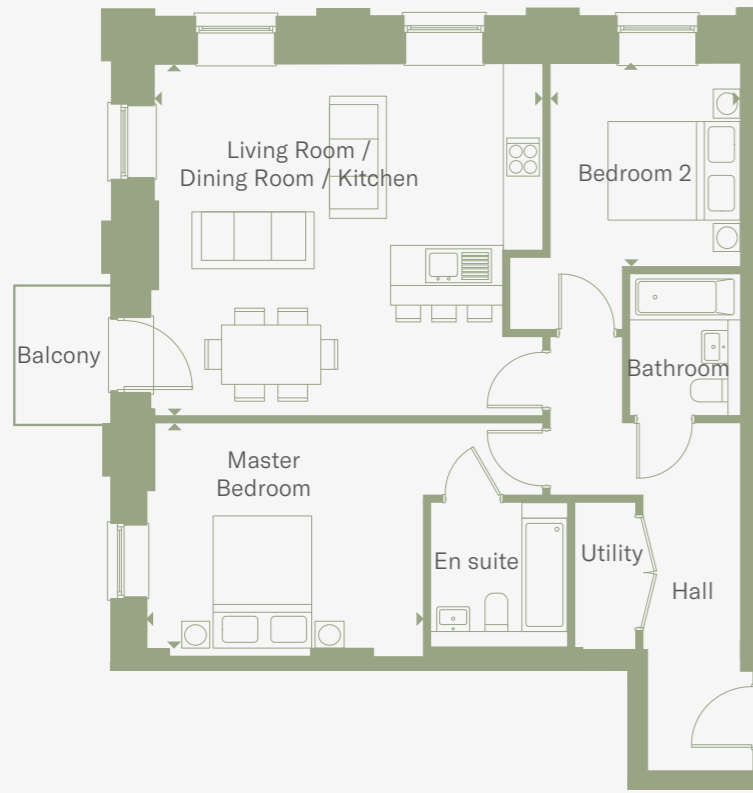
Overall: 731ft²



Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

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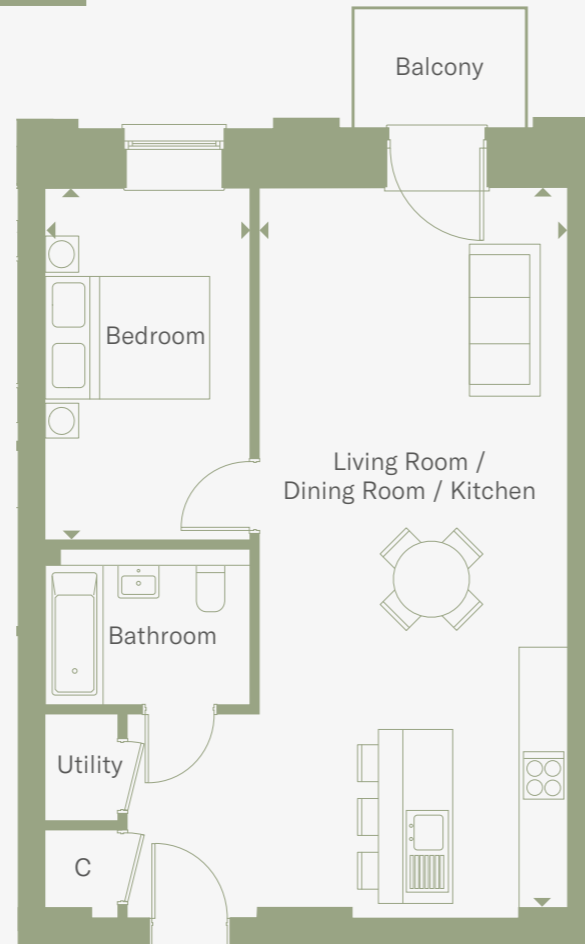


16

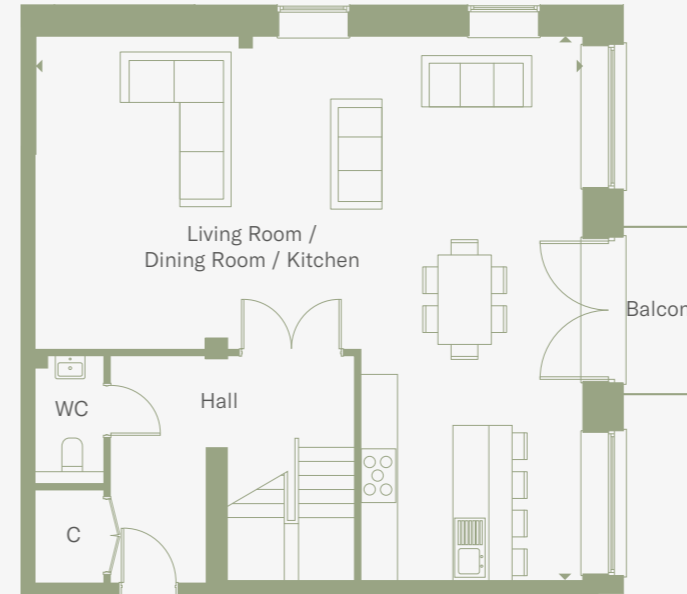
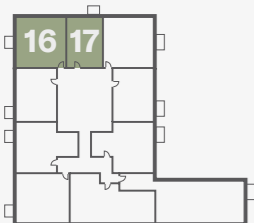
First Floor
Living Room / Dining Room / Kitchen
 5343mm x 5310mm 17' 6" x 17' 5"
Master Bedroom
 3898mm x 3400mm 12' 9" x 11' 2"
Bedroom 2
 3097mm x 2928mm 10' 2" x 9' 7"
Overall: 839ft²

17

First Floor
Living Room / Dining Room / Kitchen
 8764mm x 3773mm 28' 9" x 12' 5"
Bedroom
 4299mm x 2502mm 14' 1" x 8' 3"
Overall: 602ft²



First Floor



18

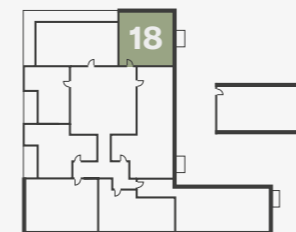
Second Floor
Living Room / Dining Room / Kitchen - L shaped (max)
 9190mm x 9151mm 30' 2" x 30' 0"



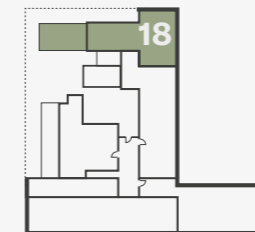
Third Floor
Master Bedroom
 5757mm x 3036mm 18' 11" x 10' 0"
Dressing Room
 2155mm x 1607mm 7' 1" x 5' 3"
Bedroom 2 (max)
 4836mm x 3003mm 15'10" x 9' 10"
Study
 2707mm x 2528mm 8' 11" x 8' 4"
Winter Garden
 4628mm x 3612mm 15' 2" x 11' 10"
Terrace
 7900mm x 4400mm 25' 11" x 14' 5"

Overall: 1689ft²

Second Floor

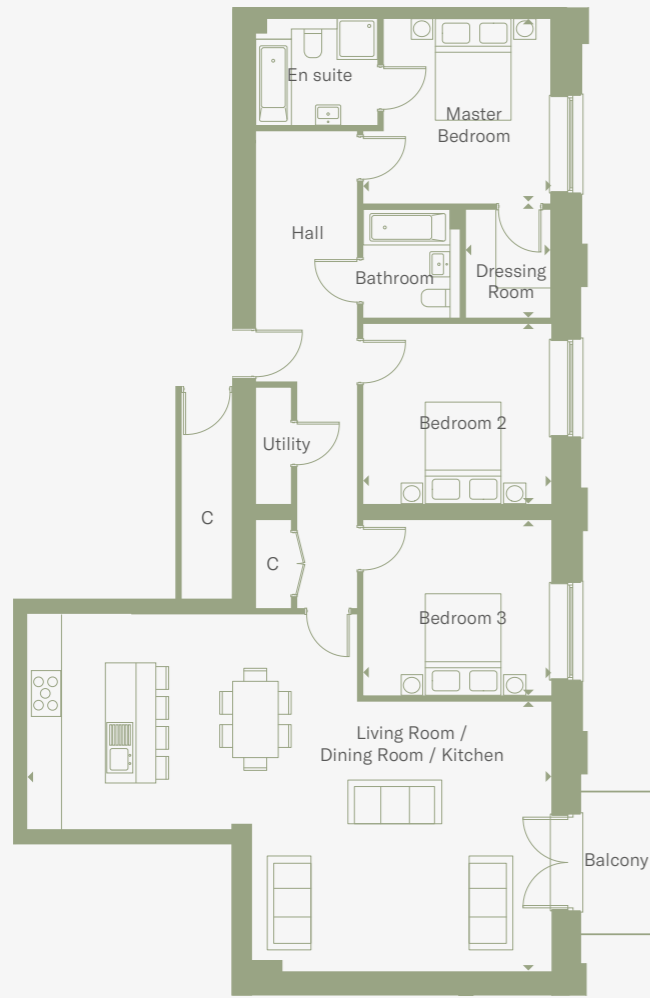


Third Floor



Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

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19

Second Floor

Living Room / Dining Room / Kitchen (max)
10235mm x 7060mm 33' 7" x 23' 2"

Master Bedroom (max)
3693mm x 3660mm 12' 1" x 12' 0"

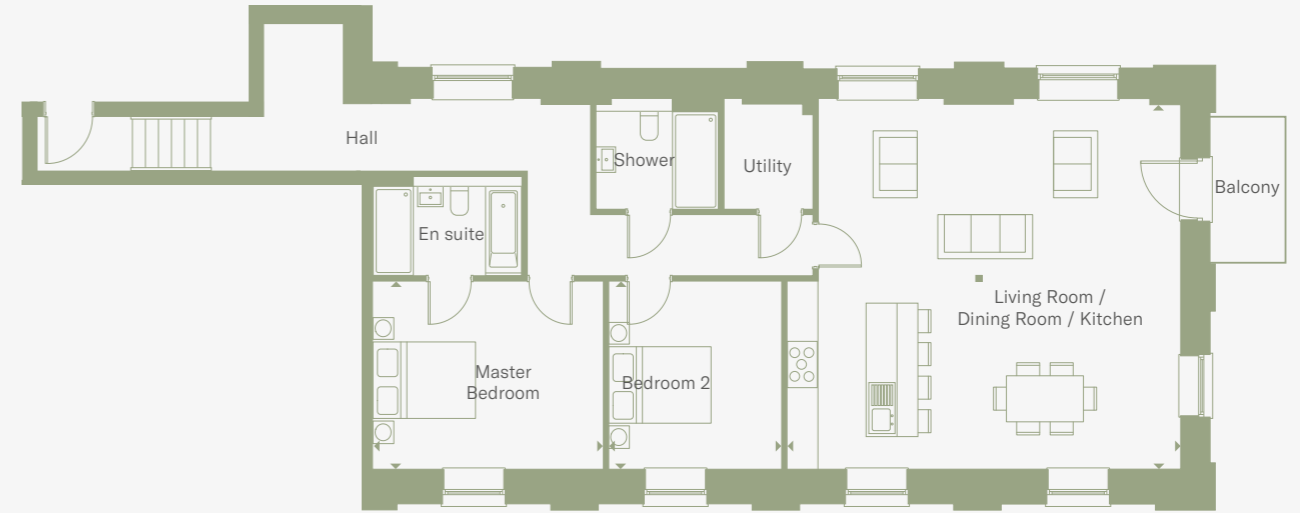
Dressing Room
2180mm x 1693mm 7' 2" x 5' 3"

Bedroom 2
3692mm x 3565mm 12' 1" x 11' 8"

Bedroom 3
3692mm x 3440mm 12' 1" x 11' 3"

Overall: 1399ft²

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21

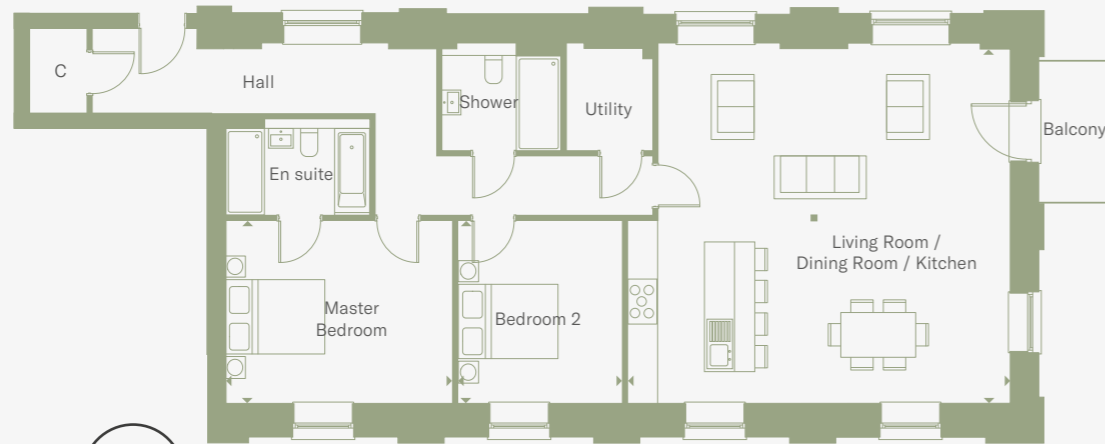
Second Floor

Living Room / Dining Room / Kitchen (max)
7688mm x 7330mm 25' 3" x 24' 1"

Master Bedroom
4465mm x 3660mm 14' 8" x 12' 0"

Bedroom 2
3660mm x 3460mm 12' 0" x 11' 4"

Overall: 1194ft²



20

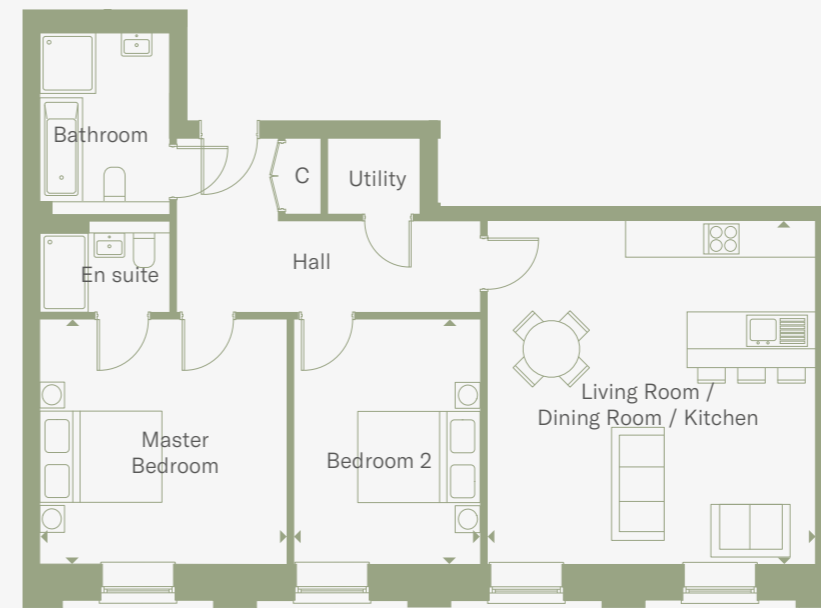
Lower Second Floor

Living Room / Dining Room / Kitchen (max)
7688mm x 7330mm 25' 3" x 24' 1"

Master Bedroom
4465mm x 3760mm 14' 8" x 12' 4"

Bedroom 2
3660mm x 3460mm 12' 0" x 11' 4"

Overall: 1227ft²



22

Second Floor

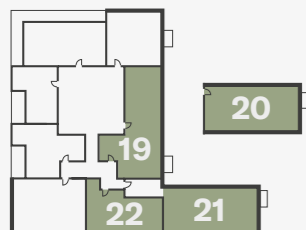
Living Room / Dining Room / Kitchen
5628mm x 5385mm 18' 6" x 17' 8"

Master Bedroom
4078mm x 4005mm 13' 5" x 13' 2"

Bedroom 2
4005mm x 3080mm 13' 2" x 10' 1"

Overall: 893ft²

Second Floor



Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

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23

Second Floor
Living Room / Dining Room / Kitchen
 8453mm x 5433mm 27' 9" x 17' 10"
Master Bedroom
 4158mm x 3628mm 13' 8" x 11' 11"
Bedroom 2
 3950mm x 3027mm 13' 0" x 9' 11"

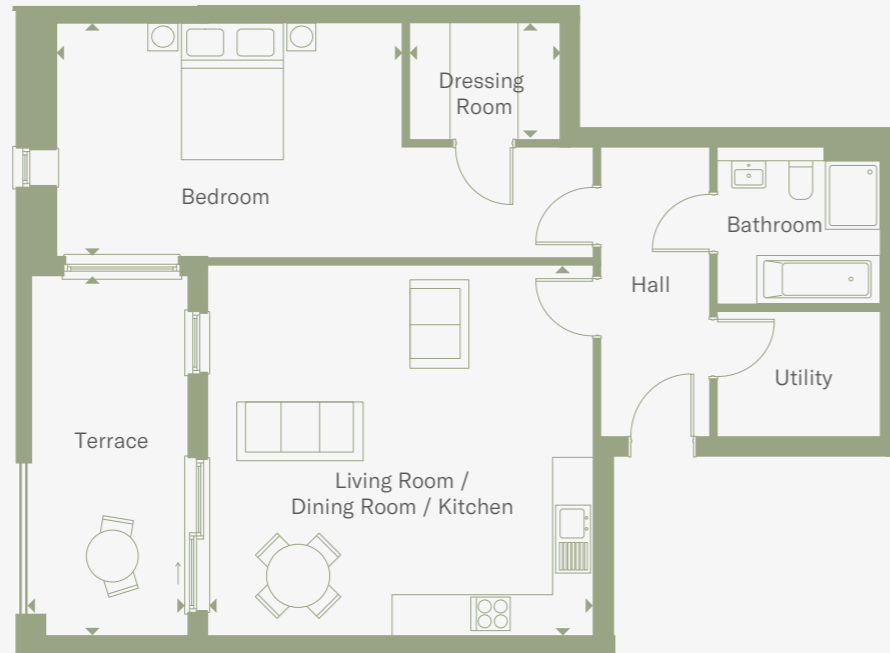
Third Floor
Winter Garden (max)
 11150mm x 2966mm 36' 7" x 9' 9"
Terrace - L Shaped (max)
 10000mm x 8500mm 32' 10" x 27' 11"

Overall: 1474ft²

24

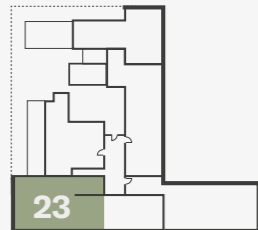
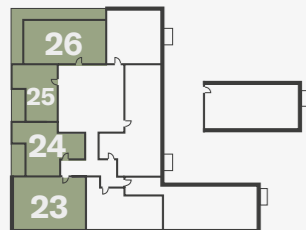
Second Floor
Living Room / Dining Room / Kitchen
 5678mm x 5410mm 18' 8" x 17' 9"
Bedroom
 5090mm x 3427mm 16' 8" x 11' 3"
Dressing Room
 2228mm x 1728mm 7' 4" x 5' 8"
Terrace
 5100mm x 2000mm 16' 9" x 6' 7"

Overall: 814ft²

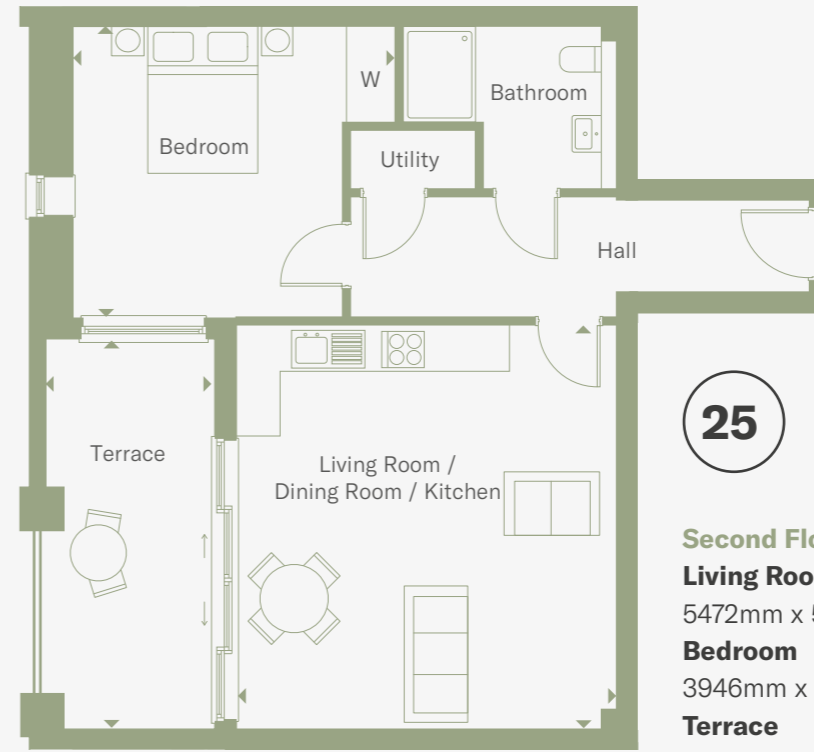


Second Floor

Third Floor



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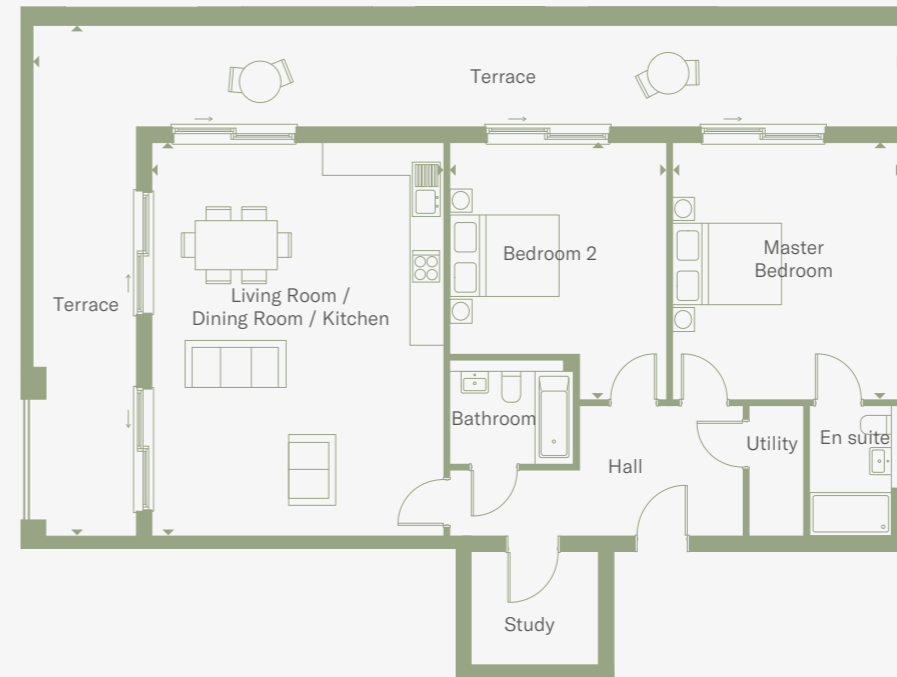


25

Second Floor
Living Room / Dining Room / Kitchen
 5472mm x 5175mm 17' 11" x 17' 0"
Bedroom
 3946mm x 3693mm 12' 11" x 12' 1"
Terrace
 5300mm x 2000mm 17' 5" x 6' 7"

Overall: 624ft²

26



Second Floor
Living Room / Dining Room / Kitchen
 7212mm x 5347mm 23' 8" x 17' 7"
Master Bedroom
 4715mm x 4227mm 15' 6" x 13' 10"
Bedroom 2 (max)
 4715mm x 3980mm 15' 6" x 13' 1"
Study
 2550mm x 1920mm 8' 4" x 6' 4"
Terrace L shaped (max)
 1530mm x 1700mm 50' 2" x 5' 7"

Overall: 1054ft²

Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



27

Third Floor

Living Room / Dining Room / Kitchen (max)

8800mm x 6005mm 28' 10" x 19' 8"

Master Bedroom

3778mm x 3372mm 12' 5" x 11' 1"

Dressing Room

1923mm x 1530mm 6' 4" x 5' 0"

Bedroom 2

3988mm x 2762mm 13' 1" x 9' 1"

Bedroom 3

4047mm x 3380mm 13' 3" x 11' 1"

Fourth Floor

Winter Garden (max)

8400mm x 2130mm 27' 7" x 6' 12"

Terrace (max) (accessed via Winter Garden)

8000mm x 2050mm 26' 3" x 6' 9"

Overall: 1633ft²

29

Third Floor

Living Room / Dining Room / Kitchen (max)

9802mm x 4165mm 32' 2" x 13' 8"

Master Bedroom (max)

5204mm x 4678mm 17' 1" x 15' 4"

Bedroom 2

3766mm x 3428mm 12' 4" x 11' 3"

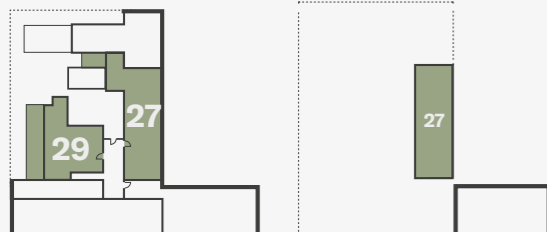
Terrace

12700mm x 2900mm 41' 8" x 9' 6"

Overall: 990ft²

Third Floor

Fourth Floor



28

Third Floor

Kitchen

3538mm x 3030mm 11' 7" x 9' 11"

Dining room

5394mm x 3042mm 17' 8" x 10' 0"

Master Bedroom

4866mm x 3193mm 16' 0" x 10' 6"

Bedroom 2

3755mm x 3643mm 12' 4" x 11' 11"

Fourth Floor

Living Room

7250mm x 4255mm 23' 9" x 14' 0"

Belvedere

3903mm x 2950mm 12' 10" x 9' 8"

East Terrace

7000mm x 3600mm 22' 12" x 11' 10"

West Terrace

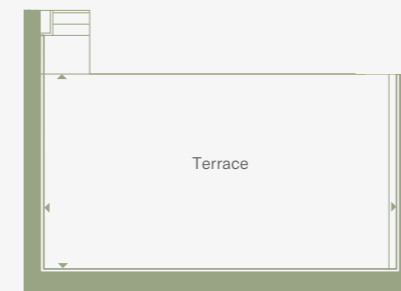
7000mm x 3600mm 22' 12" x 11' 10"

Fifth Floor

Terrace

7400mm x 4100mm 24' 3" x 13' 5"

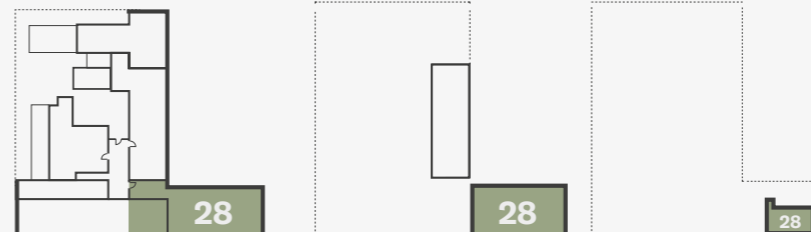
Overall: 1674ft²



Third Floor

Fourth Floor

Fifth Floor



Please note: floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

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**CONSUMER
CODE FOR**

The information within this document is indicative and is intended to act as a guide only to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

