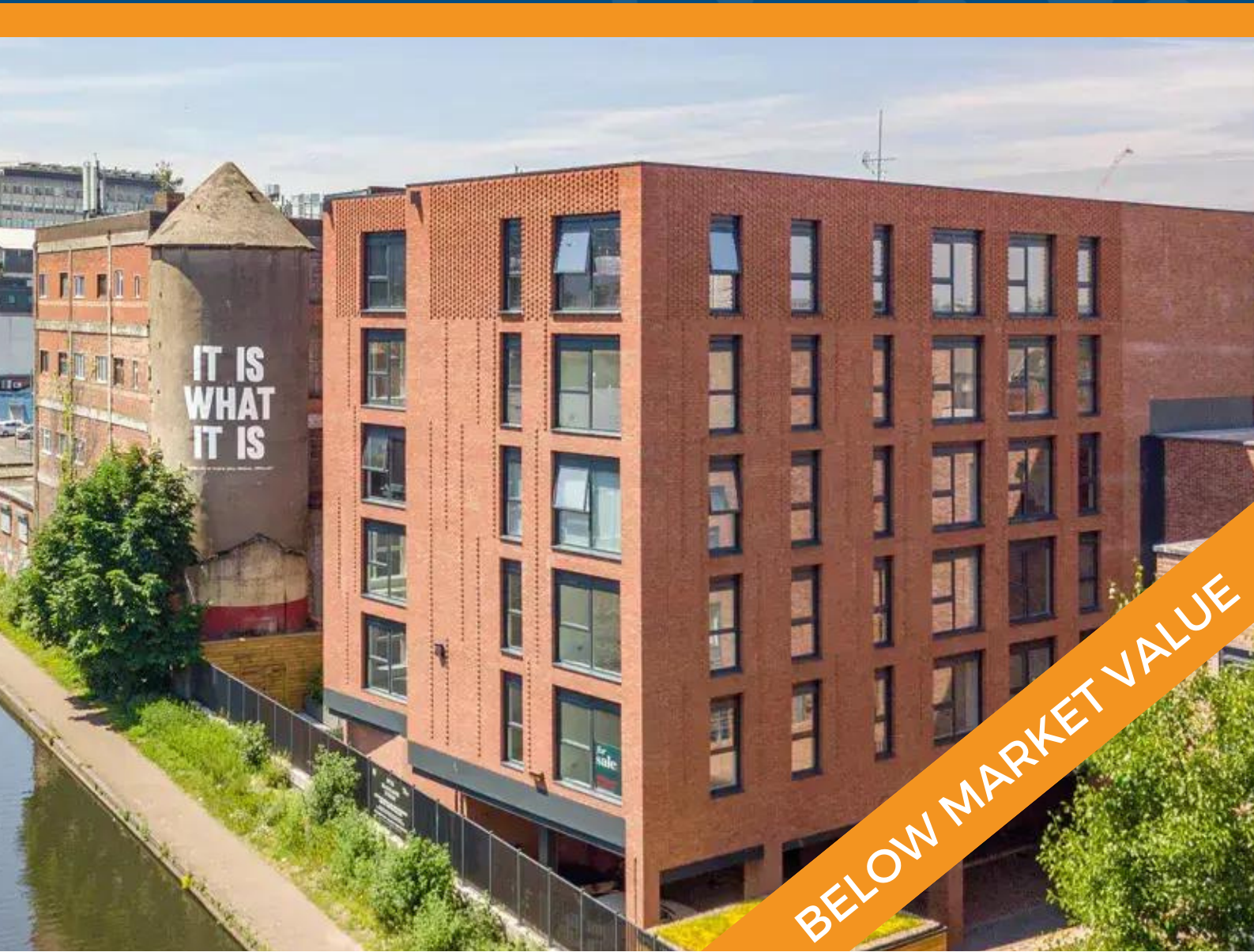


API  
GLOBAL

# CLIVELAND HOUSE, BIRMINGHAM



BELOW MARKET VALUE

# ABOUT: CLIVELAND HOUSE

Located on a quiet stretch of canal within Birmingham's historic Gun Quarter, Cliveland House comprises 52 apartments, just a 10-minute walk from Snow Hill Station and the Jewellery Quarter with more than 30 restaurants, bars and cafes.

The Gun Quarter previously housed weapons assembling factories, and served as a key hub for the country's industrial development over the past 200 years. Today, its picturesque canals, formerly used for the transport of materials, provide scenic waterway views lined with quality residential and lifestyle developments.



## 1 bed

From £199,669

567 Sq Ft - £352 psf

## 2 bed

From £251,163

695 Sq Ft - £361 psf

## KEY FACTS

Developer:	Elevate Property Group
Address:	20 Cliveland Street, Birmingham B19 3SH
Estimated Completion:	Completed Development
Total Development:	52 Units 1 bed duplexes, 1 & 2 bed apartments
Tenure:	250 year leasehold (from 2020)
Expected Yield:	Circa 5% gross
Building Warranty:	Buildzone Warranty
Furniture Pack:	Available



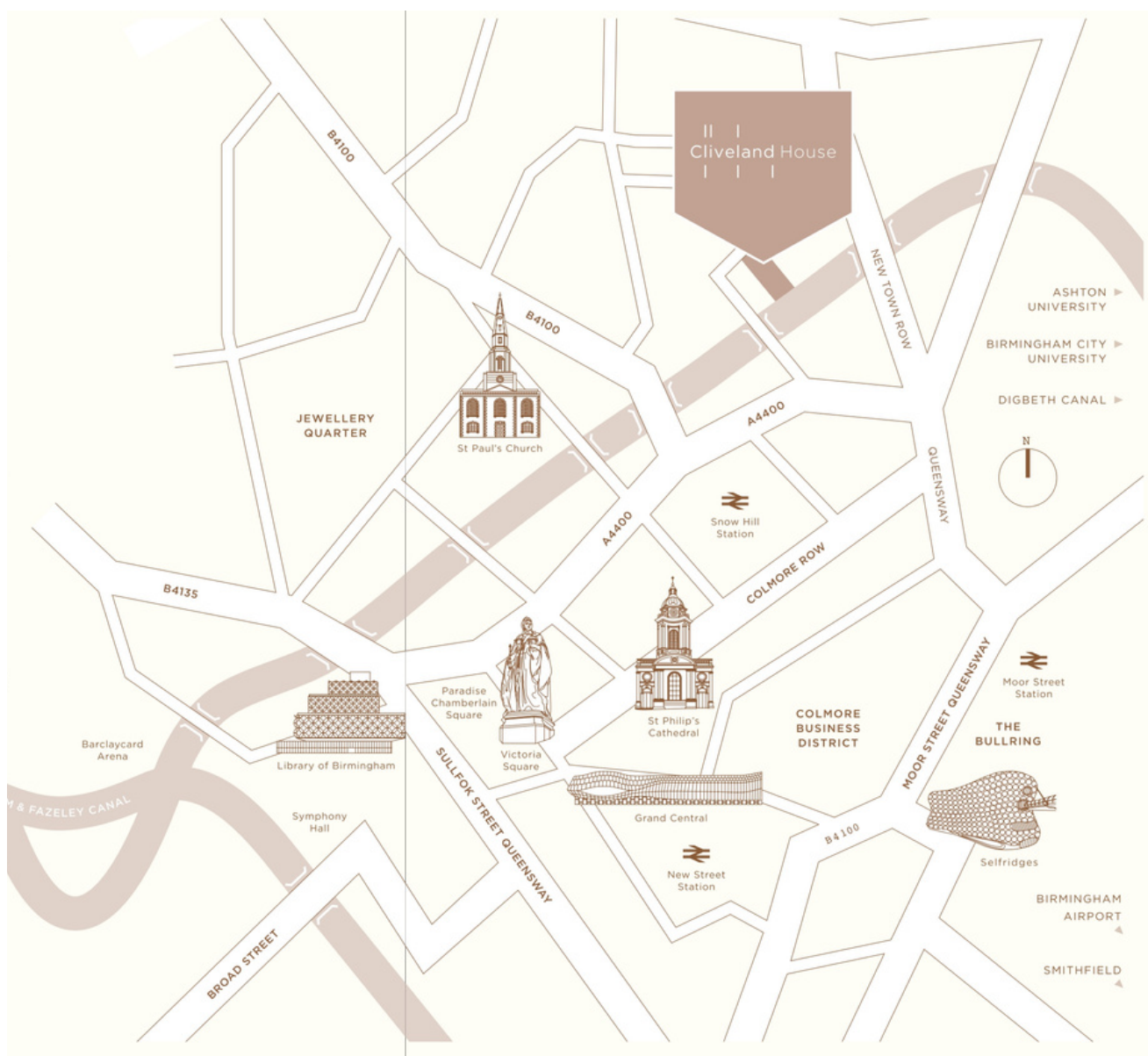
# LOCATION

Set to become the new British property hotspot, Birmingham is a beguiling mix of history infused with future-forward infrastructure development.

City centre transformation has created new office districts, retail schemes and hotels. These include Brindleyplace, the redevelopment of the Bullring and The Mailbox, as well as the recently completed Grand Central Shopping Centre adjoining New Street Station.

The arrival of the High Speed Rail in 2029 will benefit the city, cutting travel time to London to a mere 49 minutes.

Its growing popularity with tourists - currently at 45.5 million visitors per year - and its reputation as a world-class centre for higher education translates into the city attracting a significant number of international students, graduates and young professionals.



# COMPARABLE PRICES

Development	Size	Price	PPSQFT
<b>1 Bedroom</b>			
Cliveland House 1	567	£199,669	£352
B18	544	£285,000	£523
Gunsmith 1	587	£262,500	£447
<b>2 Bedroom</b>			
Cliveland 503	690	£272,413	£394
Kettleworks	689	£285,000	£413
Gunsmith House 26	691	£305,000	£441

- Cliveland 1 is 4% larger than B18, however is 32% cheaper on a price per square foot basis.
- Cliveland 1 is 3.4% smaller than Gunsmith 1, however is 18% cheaper on price per square foot basis.
- Cliveland 503 is same size as Kettleworks & Gunsmith 26, however is over 4% & 10% cheaper on price per square foot basis.



# WHY INVEST INTO BIRMINGHAM?

## A connected city:



90% of the UK's population is located within a 4 hour drive of the West Midlands, making it a prime location for residents, businesses and tourists.



A recent study suggested that 4,000 homes are needed, every year, for the next 10 years in Birmingham, to keep up with the growing population.



The UK's first high speed railways, HS2 is currently under construction and will reduce travel time between Birmingham and London to just 49 minutes. This will create 3000 jobs when fully operational.

## THE STATS



**8.6%**

Birmingham house prices have increased annually.



**80,000**

New homes needed by 2042, 4400 per year.



**49%**

Graduate retention, the second highest outside of London.



**2029**

High speed rail scheduled for completion.

# DEVELOPMENT VIEW



# LIVING SPACE



# SPECIFICATIONS

## BATHROOM:

The bathrooms in Cliveland House feature European designed Hansgrohe mixers and shower sets, along with Duravit Vero washbasins and vanity units.

The Vero series by Duravit is a modern design classic that has been a bestseller for more than a decade: its consistently rectangular design is not only elegant but also timeless.

Hansgrohe products showcase a unity of form and function for the modern bathroom.

## SANITARYWARE:

Vero Air washbasins with L-Cube vanity units, Vero hand rinse vanity units, Dura style toilets, Eco stat Thermostatic bath mixers, Hansgrohe taps and shower sets, Bette form steel baths with shower screens in 1 beds, addition of a shower tray and shower door in selected 2 beds. Chelmsford Straight towel rails.

## KITCHEN:

The German-made and engineered Kensington Kitchen (Lifestyle range) includes luxury fittings of the highest quality.

## HEATING AND HOT WATER

Gas heating provided via a central plant boiler system and metered in every apartment via a heat exchange unit.

## ELECTRICAL:

White / Dark grey / black inset sockets and switches throughout apartments, details on exact layout are available upon request. IP65 Die-Cast GU10 Insulation Compatible Downlight throughout.

## DOORS

Todd or Vicaima doors (or equivalent) throughout including Steelworx ironmongery in satin stainless steel. Fire rated doors where applicable. Door numeral, door viewer, 5-lever single point keyed locking hatch with barrel, escutcheon plate and internal locking snib, door closer all in satin stainless steel to all entrance doors.

## SKIRTING AND ARCHITRAVE

Pencil round MDF architrave in white satin paint finish and/or rounded one edge Kota in white satin paint finish throughout.

## DECORATION

White emulsion paint to all plastered walls and ceilings.



# RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

**Simultaneous exchange and completion.**

## LEGAL INFORMATION

**SHOOSMITHS**

**Vendors Solicitor**

Shoosmiths

**T:** +44 (0)370 086 3000

**W:** [www.shoosmiths.com](http://www.shoosmiths.com)

**LawrenceStephens\***

**Recommended Buyer's Solicitor**

LawrenceStephens, Sarah Gallagher, Senior Associate

**T:** +44 (0)20 7936 8880 / (0)7593 137 920

**E:** [sgallagher@lawstep.co.uk](mailto:sgallagher@lawstep.co.uk)

## LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management

Register for Letting and Management on reservation to benefit from preferential rates.

**T:** +44 (0) 121 295 1324

**E:** [lettings@redstoneproperty.co.uk](mailto:lettings@redstoneproperty.co.uk)

 **REDSTONE**