

GUNSMITH HOUSE

BIRMINGHAM



THE 'OLD' GUNSMITH HOUSE WILL BE RESTORED TO ITS PAST GLORY, FRAMED BY NEW ARCHITECTURE IN A STYLE THAT COMPLEMENTS THE ORIGINAL BUILDING.

SITTING IN THE CENTRE OF BIRMINGHAM, THIS WILL BE A BUILDING VERY MUCH AT ONE WITH ITS INDUSTRIAL HERITAGE.

- 1 & 2 bedroom apartments including 3 large split-level feature apartments
- Large double bedrooms and own bathrooms for each bedroom
- Balcony and Parking Spaces with selected units

- Short walk to city centre and stations (Grand Central, JQ, Moor St, future HS2)
- Location and design to retain long term tenants
- Private gated landscaped resident's gardens and seating areas



Once home to the finest gunmakers in the world, this historical site & Gunsmith House will be reborn as 85, 1 & 2 bed lofts each echoing the distinctive industrial character of the gun quarters' unique heritage.

Situated on the southern edge of Birmingham's Gun Quarter, well located for the City centre, Business District and Snow Hill Station, this Price Street regeneration scheme will create 85 new residential apartments, many having their own balconies and roof terraces, all benefiting from landscaped gardens, ample cycle storage and some gated parking.



KEY FACTS

Developer:	Elevate Property Group
Address:	50-61 Price Street, Gun Quarter, Birmingham B4 6JZ
Estimated Completion:	Q1 2024
Total nb. of Units:	85 units available 1 beds from £219,500
Tenure:	250 yrs Leasehold
Estimated Service Charge:	£2 psf
Ground Rent:	Zero
Expected Yield:	circa 5.21% gross
Building Warranty:	10 years warranty Buildzone
Furniture Pack:	Available
Parking:	Available with specific units

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THE GEOGRAPHY

The Birmingham Gun Quarter is set to become the City's most attractive area for residential developments. For many years, a centre of the world's gun-manufacturing industry, specialising in the production of military firearms and sporting guns, the Birmingham Gun Quarter remains a predominantly industrial area to the north of the city centre, bounded by Steelhouse Lane, Shadwell Street and Loveday Street.



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LOCAL AREA: GUN QUARTER

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Now the plan is to reinvent it in a similar way to the nearby Jewellery Quarter – which has become a byword for hip and cool and has moved in a different direction from what originally made it famous to ensure it's relevant in today's world. The city itself is determined to give the Gun Quarter a makeover, making it a key part of its Big City Plan. This 20-year masterplan is designed to foster and support Birmingham's continuing transformation into a world-class city.



WORK

Once famed for its industrial power, Birmingham is successfully becoming one of the fastest-growing cities in the country. It's a city driven by an evolving finance economy and one of the largest investments in infrastructure for a generation.

With a large graduation population to choose from, global businesses (Royal Bank of Scotland, HSBC, PWC) already call it home whilst many start ups are taking their first steps out in Digbeth, Southside's neighbouring Creative Quarter. With remote working becoming the norm there's an abundance of well designed flexible spaces to support your work life.

LIFE

No two days in Birmingham are ever the same. Constantly growing, fiercely creative, a community of vibrant businesses and positive people.

Southside proudly comes alive at night, food to satisfy every craving, cultural masterpieces at The Hippodrome, independents like no other. Every history laden corner you turn, there's something new waiting for you.

Just a stone's throw away is Digbeth, awash with arts and music venues, galleries and independent outlets, this area is full of the industrious and individual - you'll find things in Digbeth that you won't find anywhere else.

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WHY INVEST IN BIRMINGHAM

Birmingham's economy currently stands in excess of £120 Billion, and is growing at a higher rate than any other city in the UK. It holds the accolade of the UK's second city after the Capital, which is reflected across the board within the city's key performance statistics.

Birmingham has been voted the best regional city in the UK to live in, with the cost of living approximately 60% lower than London. Many corporates have recognised the value and have already relocated to Birmingham. The property market is growing at an exponential rate, fuelled by the influx of major corporations and the growing deficit of housing supply. Birmingham simply does not have enough residences to meet the occupier demand.

MARKET PROJECTIONS

- Foreign Direct Investment to Birmingham reached £1.1 billion in 2018.
- Birmingham City Centre £500+ per sqft by 2022 according to both Jones Lang LaSalle and Knight Frank.
- Rental value growth +17% and capital growth +15% by 2024.

TRANSFORMATION

Birmingham's framework of six economic growth zones will attract a £1.5 Billion investment programme generating some 1.8 Million square metres of new floor space and create around 50,000 new jobs.

By 2031, Birmingham will have undergone a transformational change that will see substantial economic growth furthering its dynamic presence on the international stage. The six economic zones provide the stimulus for clustering economic activity within high-quality business environments, each accelerating the delivery of growth to benefit the city.

CONNECTIVITY

Birmingham is strategically located for motorway travel with the M5, M6, M40 and M42 all interconnecting in and around the city. Three main rail stations serve Birmingham, New Street, Snow Hill and Moor Street, together providing a comprehensive network linking long-distance destinations across the UK.

Birmingham International is approx twenty-five minutes drive from the development, enabling domestic and international air travel with ease and convenience.



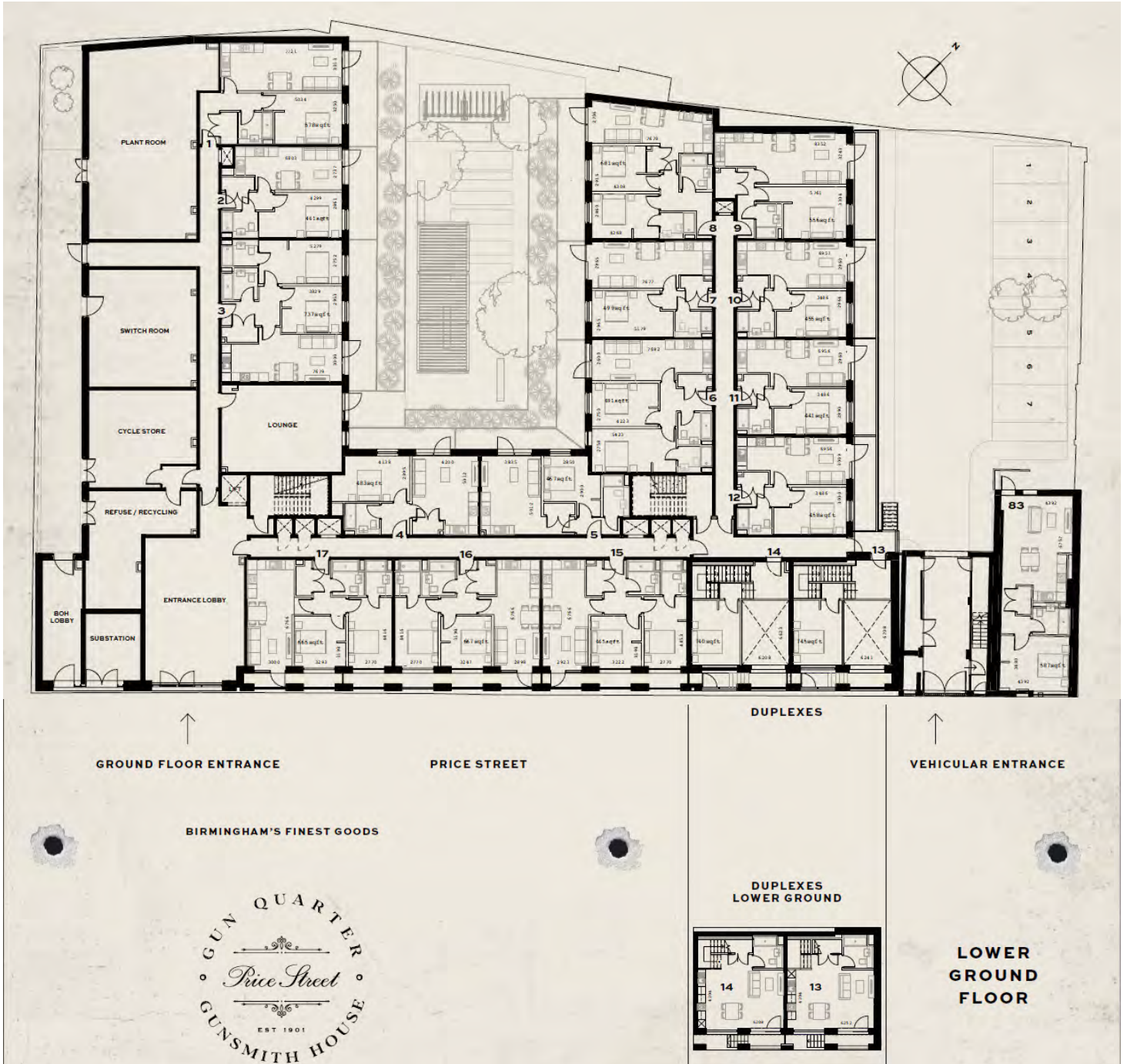
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DEVELOPMENT VIEWS



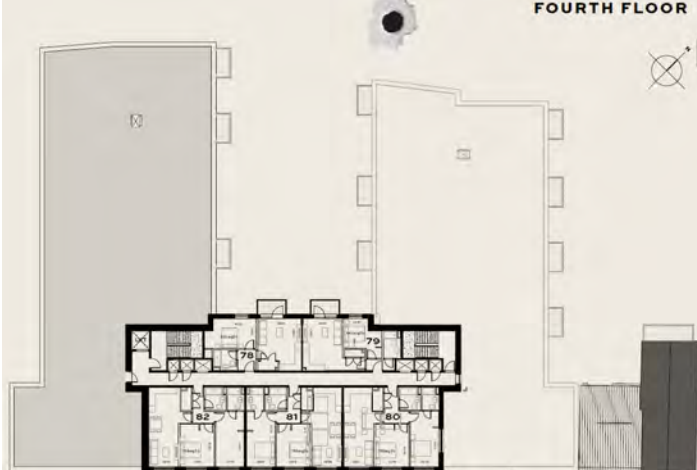
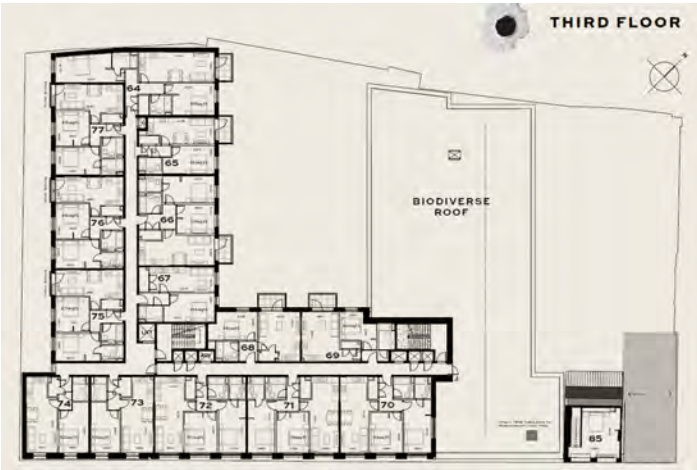
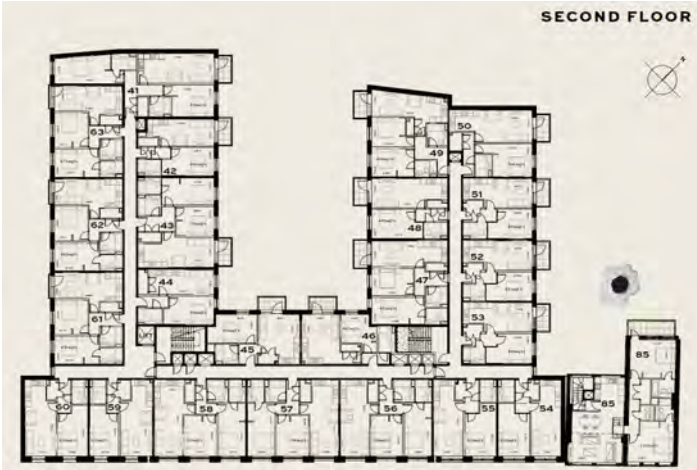
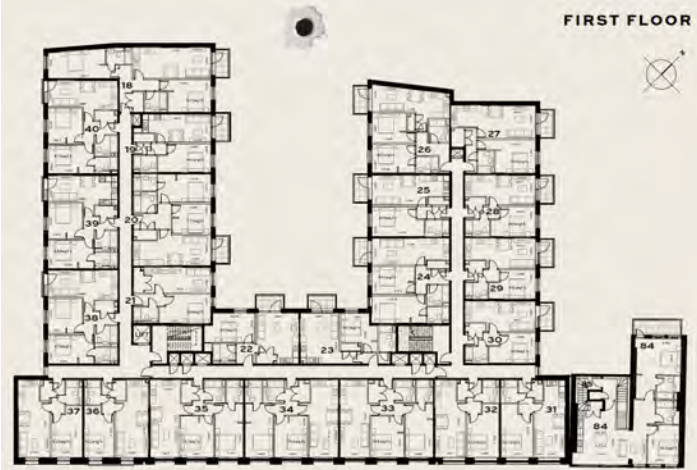
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FLOORPLANS



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LIVING SPACE



DETAIL

"It's not just another property to us, it's a way to live. So an Elevate home is crafted without compromise. Our design-led interiors are rich in detail and diverse in character. The very essence of individual."

We create luxury Interiors that stand the test of time. Comfort, sophistication and practicality are our game. Quality, precision and care are our tools of the trade."

- Elevate Property Group



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AMENITIES & SPECIFICATIONS



SERVICES

- Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.

HEATING AND HOT WATER

- Heating system via wall mounted electric panel heaters with smart wifi controls; hot water generated via electric hot water cylinder.

ELECTRICAL

- Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.

KITCHEN

- Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.

SANITARYWARE

- Duravit sanitaryware and Hansgrohe brassware, boosted hot water.
- One beds have a shower. Two beds have an ensuite shower room with shower over bath in second bathroom.

DOORS

- Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.

SKIRTING AND ARCHITRAVE

- Pencil round skirting and architrave finished in white egg shell paint.

DECORATION

- White emulsion paint to all plastered walls and ceilings.

CERAMIC TILING

- Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.

FLOORING

- Carpets in bedrooms and LVT throughout other than in wet areas.

DOOR ENTRY

- Audio/visual door entry systems in apartments.

TV DISTRIBUTION

- Digital aerial and signal distribution to TV point in each apartment.

TELEPHONE AND DATA

- Virgin and BT Fibre data cable to a single outlet in living room.

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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.

20% on Exchange and 80% on Completion

LEGAL INFORMATION



RECOMMENDED BUYER'S SOLICITOR

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LETTINGS AND MANAGEMENT



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