



CHAPMANS YARD

UPPER GOUGH STREET

EST. 2024

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CHAPMANS YARD
BIRMINGHAM

CHAPMANS YARD BIRMINGHAM

59 One-Bed Apartments
47 Two-Bed Apartments
5 Duplexes

Brand New Build:

With enhanced specification,
10-year Warranty,
EWS 1 'A' rating and EPC 'B'
banding (in the top 10% energy
efficient homes in the country).

Outdoor Space:

Two inner courtyards, Roof Terrace
and Garden with Juliette balconies
to many of the apartments.

1 Bedroom

From £240,000

2 Bedroom

From £352,500

Duplexes

From £435,000



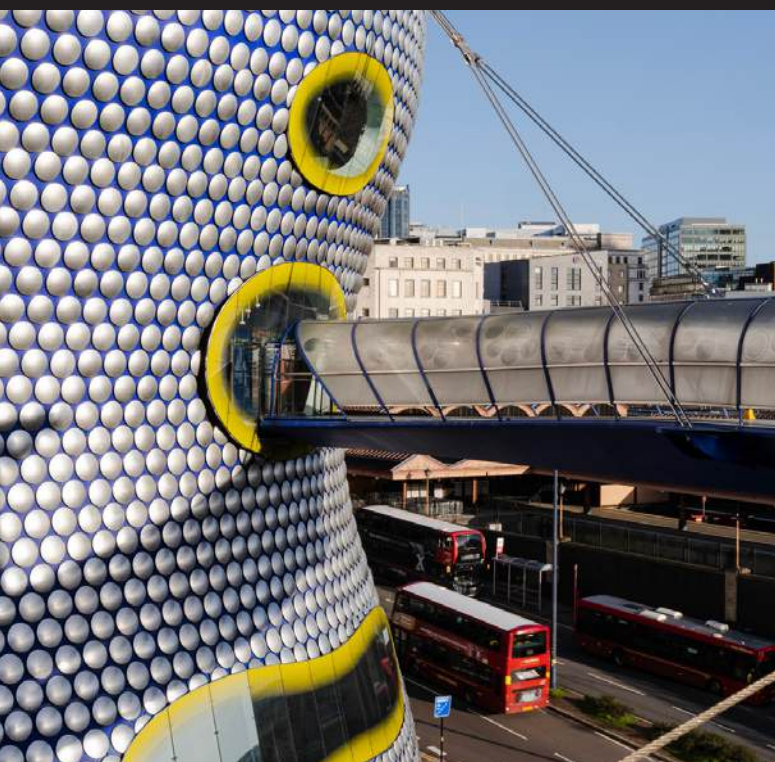
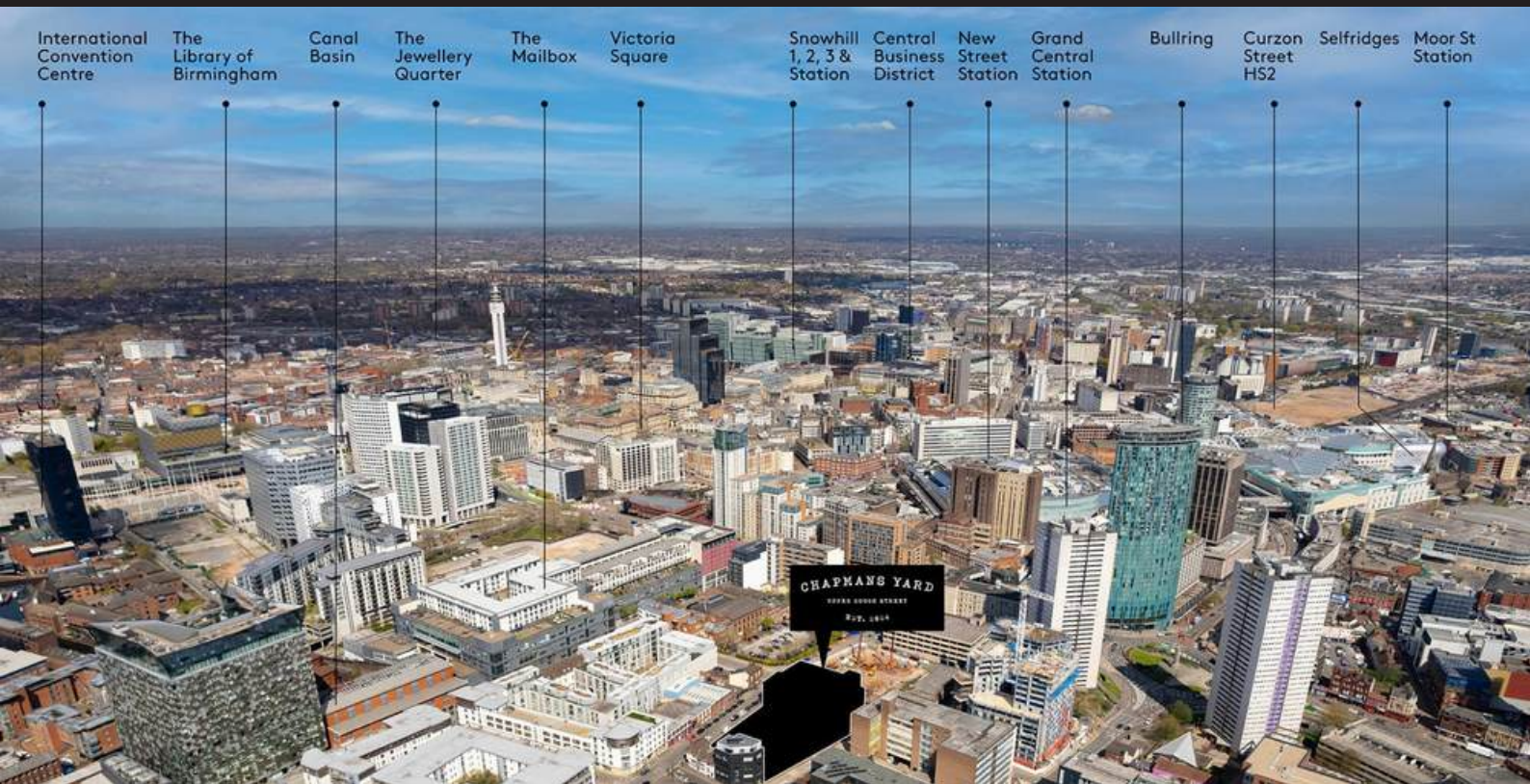


KEY FACTS

Developer:	ELEVATE
Address:	Upper Gough Street, Birmingham B1
Estimated Completion:	Q2 2025
Total Development:	59x One-Bed apartments, 47x Two-Bed apartments, 5x Duplexes
Expected Yield:	5.5%
Building Warranty:	10 year Warranty
Ground Rent:	ZERO
Service Charges:	£2.20 PSF
Years On Lease	250 years

LOCATION

Adjacent to Mailbox, The Cube, ICC and a short walk to Grand Central Station.



DEVELOPMENT VIEW



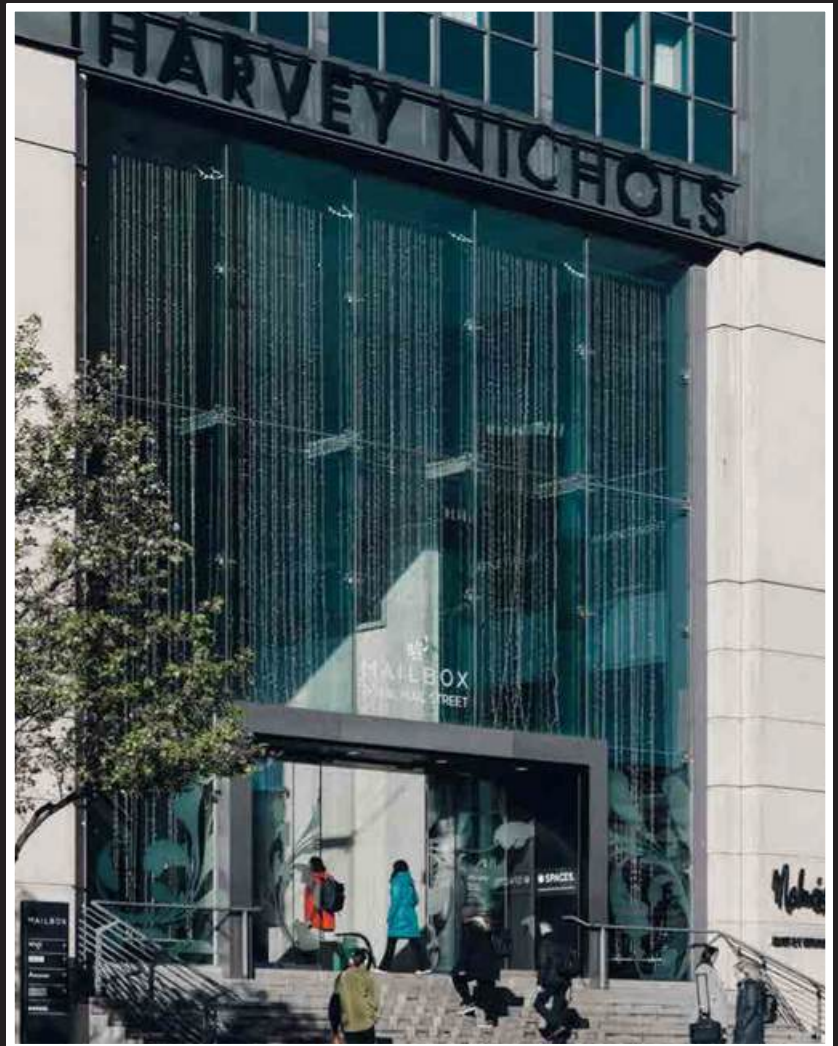
THE GOODS DIRECTORY

Commerce. Connectivity.

HSBC	10 min walk
BBC	4 min walk
Paradise Birmingham	12 min walk
Brindleyplace	
(Deutsche Bank, Deloitte)	11 min walk
New Street Station	10 min walk
One Snow Hill	17 min walk
Colmore Business District	12 min walk
Digbeth Creative Quarter	10 min walk
Aston University	15 min walk
Birmingham City University	15 min walk
Millenium Point	20 min walk
HS2 Curzon Street Station	20 min walk

Consume. Culinary. Cocktails.

Mailbox	1 min walk
Harvey Nichols	1 min walk
Malmaison	1 min walk
Hyatt	8 min walk
The Cube	1 min walk
Grand Central	10 min walk
Bullring (Selfridges)	13 min walk
Chinese Quarter	10 min walk
The Grand Hotel	14 min walk
The Ivy	12 min walk
Orelle Restaurant	12 min walk
Jewellery Quarter (JQ)	20 min walk



Culture.

B'ham Museum & Art Gallery	11 min walk
Town Hall	11 min walk
Library of Birmingham	13 min walk
Repertory Theatre	10 min walk
Symphony Hall	11 min walk
Utilita Arena	11 min walk
National Sea Life Centre	11 min walk
Birmingham Hippodrome	8 min walk
O2 Academy	2 min walk
O2 Institute	17 min walk



THE GOODS DIRECTORY



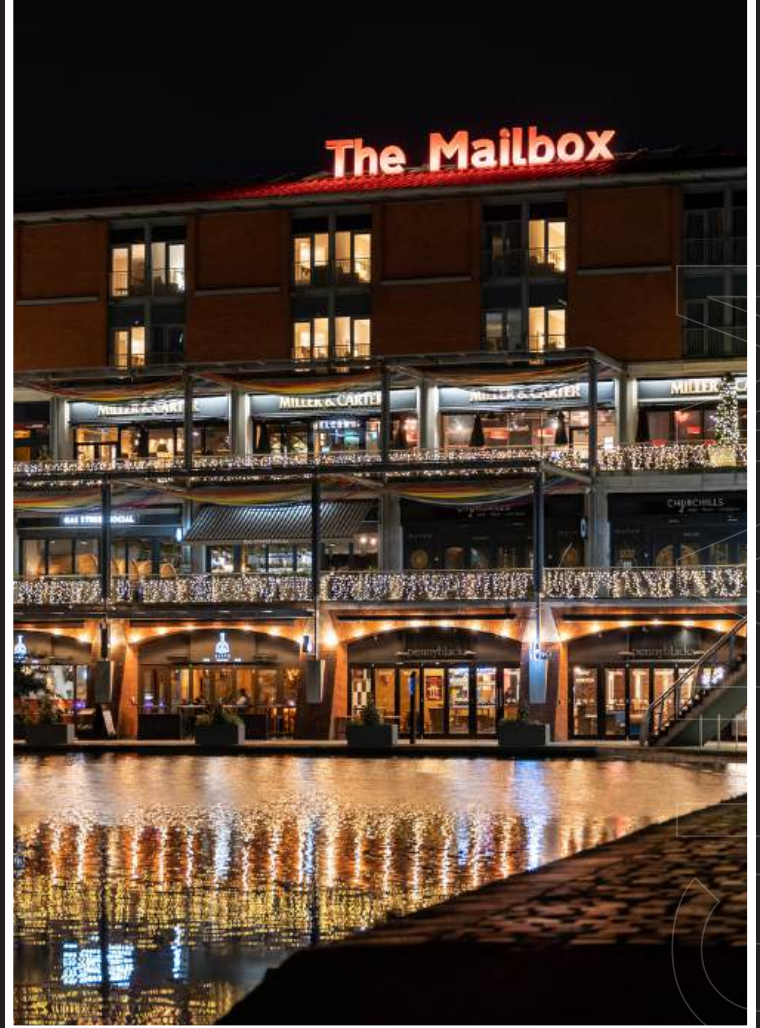
WHY INVEST IN BIRMINGHAM

UK's Second City - largest regional economy outside the capital with 2nd largest business, professional and financial sector.

Birmingham has been named the most entrepreneurial UK city outside of London with more start-ups than any other regional city.

London-based occupiers relocating HSBC, Deutsche Bank and Goldman Sachs.

Londoners preferred destination 7500+ people relocated to Birmingham from the capital in 2017.



76,000



Birmingham's population is forecast to rise by 6.6% to 2040, adding an extra 76,000 residents.

5 UNIVERSITIES

With 80,000 students at five universities in the City, Birmingham retains 41% of its students upon graduation.



40%



Birmingham is the youngest city in Europe with 40% of the population under the age of 25 creating a large dynamic and highly skilled workforce.

£2.1BN

The Big City Plan - 20-year masterplan contributing £2.1bn YoY to local economy, 5000 new jobs and 5000 new homes.



19.9%

Expected house price growth 2024-2028.



Source:

JLL residential forecast report 2024-2028 (2024)

SPECIFICATIONS

SERVICES

Electric and water to each apartment with drainage connected to mains.

HEATING AND HOT WATER

Electric heating throughout with stylish WiFi controlled panel heaters, hot water cylinder with electric immersion provided by air source heat pump with heat exchanger. MVHR ventilation system per unit.

ELECTRICAL

Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.

KITCHEN

Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. High-quality appliances including electric cooker, hob and extractor, built in fridge/ freezer, integrated dishwasher and integrated washer/dryer in all apartments.

SANITARY WARE

Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.

DOORS

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

LIGHTING

Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.

SPECIFICATIONS

FIRE PROTECTION

Fire protection sprinklers throughout including stand-alone smoke/heat detectors.

SKIRTING AND ARCHITRAVE

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

CERAMIC TILING

High quality ceramic Porcelanosa tiles to bathrooms and part tiled walls in wet areas.

FLOORING

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

ACOUSTICS

Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.

DOOR ENTRY

Keypad entry to communal entrance with video intercom access from apartments, with CCTV monitoring of entrances.

TV DISTRIBUTION

Digital aerial and Freeview signal distribution to TV point in living room and bedroom.

TELEPHONE AND DATA

Virgin/BT incoming high speed cable to each individual apartment.



MEET THE DEVELOPER



Elevate Property Group — 30 years industry experience in land acquisition, design, planning and construction.

Elevate Property Group

RESIDENTIAL DEVELOPMENTS

Individually and collectively breathtaking, our residential developments are a complement of historic landmarks and impeccably crafted contemporary living spaces.



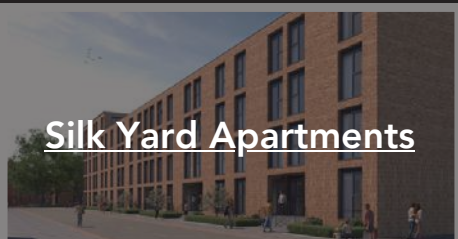
Imperial House



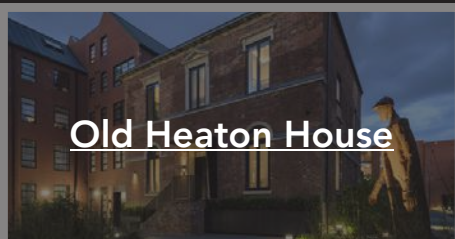
Trent Bridge Quays -
Phase II



Gunsmith House



Silk Yard Apartments



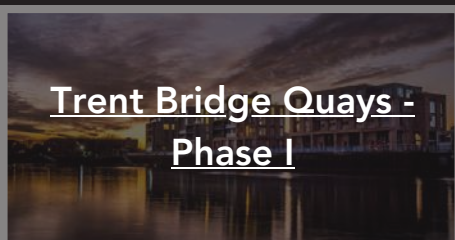
Old Heaton House



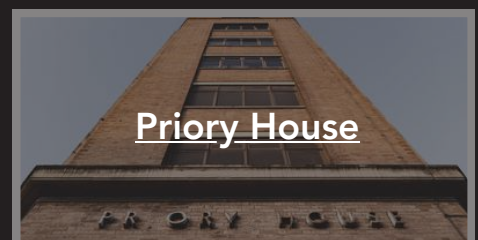
Sapcote Yard



Heaton House



Trent Bridge Quays -
Phase I



Priory House

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% exchange (minus £5000)

80% on completion

LEGAL INFORMATION



Recommended Buyer's Solicitor

Serena Summerfield

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E: S.Summerfield@davisons.law

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