

The Houses



Belgrave Village

BIRMINGHAM

DEVELOPMENT OVERVIEW

IN JOINT VENTURE

THE
GALLIARD APSLEY
PARTNERSHIP



WAVENSHERE
HOMES

Development Belgrave Village

Location Belgrave Middleway, Balsall Heath, Birmingham B12 9ED

Sales Contact Connells Estate Agents, Birmingham City
0121 212 0800

Development Overview

Belgrave Village is a joint venture by Wavensmere Homes and The Galliard Apsley Partnership to regenerate a 12 acre site that has been disused for some 20 years. The masterplan will see the creation of an entire new community with 438 new homes.

The mix will be 326 luxurious 1 & 2 bedroom apartments together with 112 executive 2, 3 & 4 bedroom houses – all set amid open green space, parkland and new landscaped public realm. Residents facilities will include a fully equipped gymnasium, screening room and co-working space, the scheme will also make provision for retail premises and a linear park.

Belgrave Village is located between Birmingham City Centre and Moseley – an ideal location offering both fast access into the heart of the city while providing a green suburban living environment.

***Completion**

Phase 1 from Q3 2023.
Phase 2 from Q2 2024.
Phase 3 from Q4 2024.

***Rental Returns**

1 Bed Apartments: £900 – £1,100pm
 2 Bed Apartments: £1,250 – £1,400pm
 2 Bed House: £1,400 – £1,550pm
 3 Bed House: £1,600 – £1,900pm
 4 Bed House: £1,950 – £2,200pm

***Service Charge**

Houses: £0.54psf
 Apartments: £3.10 – £3.40psf

Tenure Freehold.

Parking Option One allocated space included.

Building Insurer Global Home Warranties.

Payment Structure

- 1) £1,000 payable upon reservation.
- 2) 10% (less reservation fee) due on exchange of contracts (21 days).
- 3) 5% payable 6 months following exchange.
- 4) 5% payable 12 months following exchange.
- 5) 80% due on completion.

Development Independent Solicitors

Davisons Law	0121 289 3780	connellsnewbuild@davisons.law
Alan Samuels & Co	020 8349 6630	alan@asamuels.co.uk
PCB Lawyers	0791 204 4370	smolloy@pcblawyers.com

Development Associated Financial Advisors

Visionary Finance		
Hiten Ganatra	0207 100 4754	hiten@visionaryfinance.co.uk
Remulate		
Marc Cohen	0203 984 1153	marc@remulate-protect.co.uk

* Estimated & subject to change.



112 executive 1, 2, 3 & 4 bedroom homes

Connectivity

By road

Birmingham is strategically located for motorway travel with the M5, M6, M40 and M42 all interconnecting in and around the city. The commute by car into London is around 116 miles, or just over 2 hours on average. Drive times across the Midlands are impressive with a typical journey time of 30 minutes to Coventry, 55 minutes to Leicester and 60 minutes to Nottingham.

By rail

New Street, Snow Hill and Moor Street are the three main rail stations that provide a comprehensive network linking destinations across the UK. The £55 billion development of HS2 will slash current rail journey times to and from London by an anticipated 37 minutes and from Leeds by 50 minutes.

By air

Birmingham International Airport is just 20 minutes from the city centre, enabling domestic and international air travel with ease and convenience. Destinations cover Europe, the Middle East, the Indian sub-continent, North America and the Caribbean.

By tram

West Midlands Metro links Wolverhampton St. George's to the city centre. The ongoing £1.3 billion extension will increase the number of stations to 80 connecting Wolverhampton, Birmingham, North Solihull, the NEC, HS2 and Birmingham Airport.



Computer generated image of forthcoming Curzon Street HS2 Interchange.

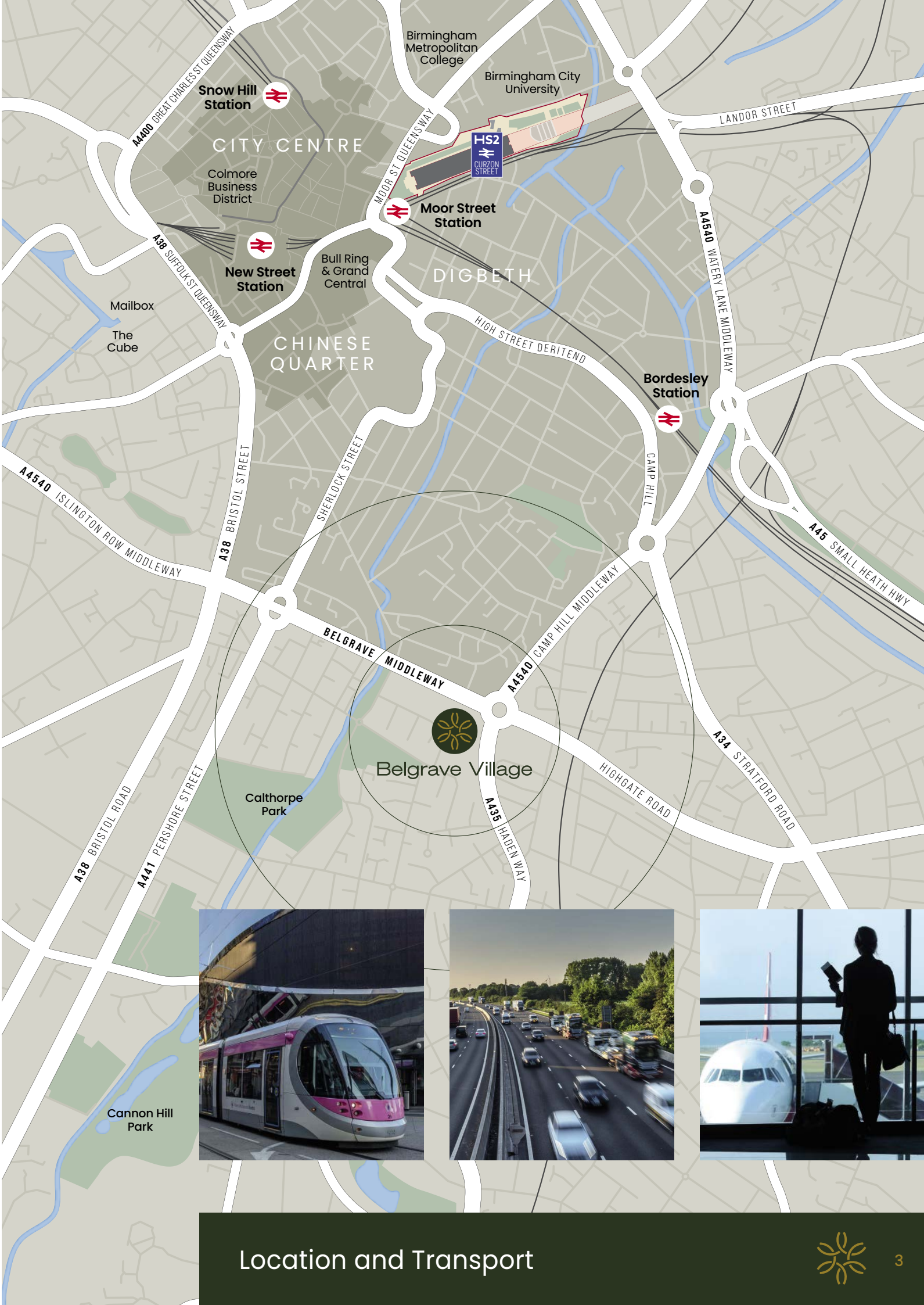
Typical journey times

By car:

Alexandra Theatre	5 mins
Five Ways Station	4 mins
The Mailbox	6 mins
Moor Street Station	7 mins
Bull Ring	7 mins
Selfridges	7 mins

By train:

London Euston	5 mins
Coventry	33 mins
Milton Keynes Central	48 mins
Bristol Temple Meads	1hr 31 mins
Liverpool Lime Street	1hr 34 mins
Cardiff Central	2hrs

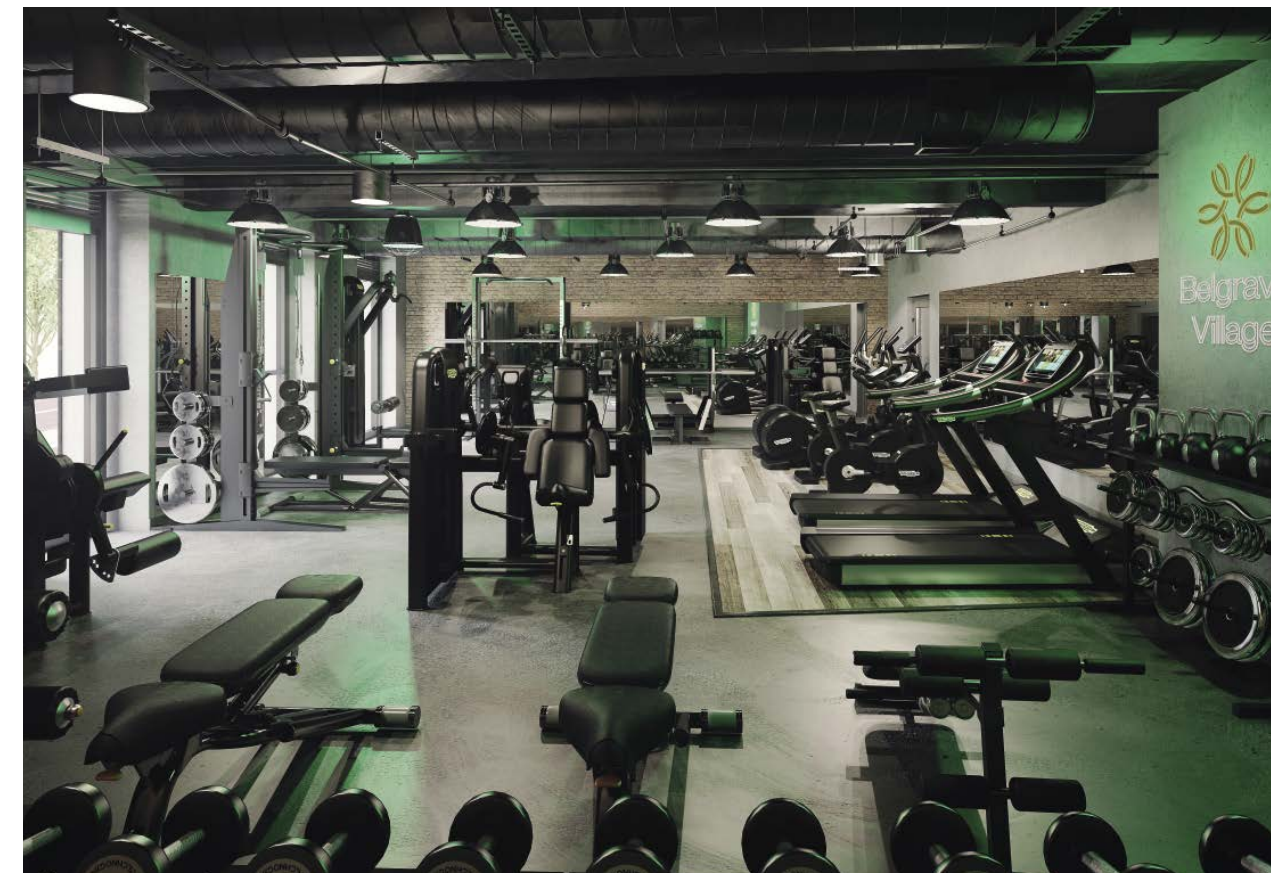


Residents at Belgrave Village will have the benefit of living a fabulous lifestyle amid a green oasis, yet within convenient proximity of Birmingham City Centre.

The development will provide a superb array of amenities including...

A fully equipped gym

Located at ground floor level in Block A (Blossom), the gym will incorporate dedicated areas to work out – including weights, training and open space.



Co-working space

The work space will be located in Block B (Bluebell) at ground level, providing a light airy environment with facilities for comprehensive co-working.

Screening room

Also in Block B, the cinema style screening room will offer the perfect opportunity for residents, friends and family to get together and watch the big screen in privacy and style.






Concierge desk

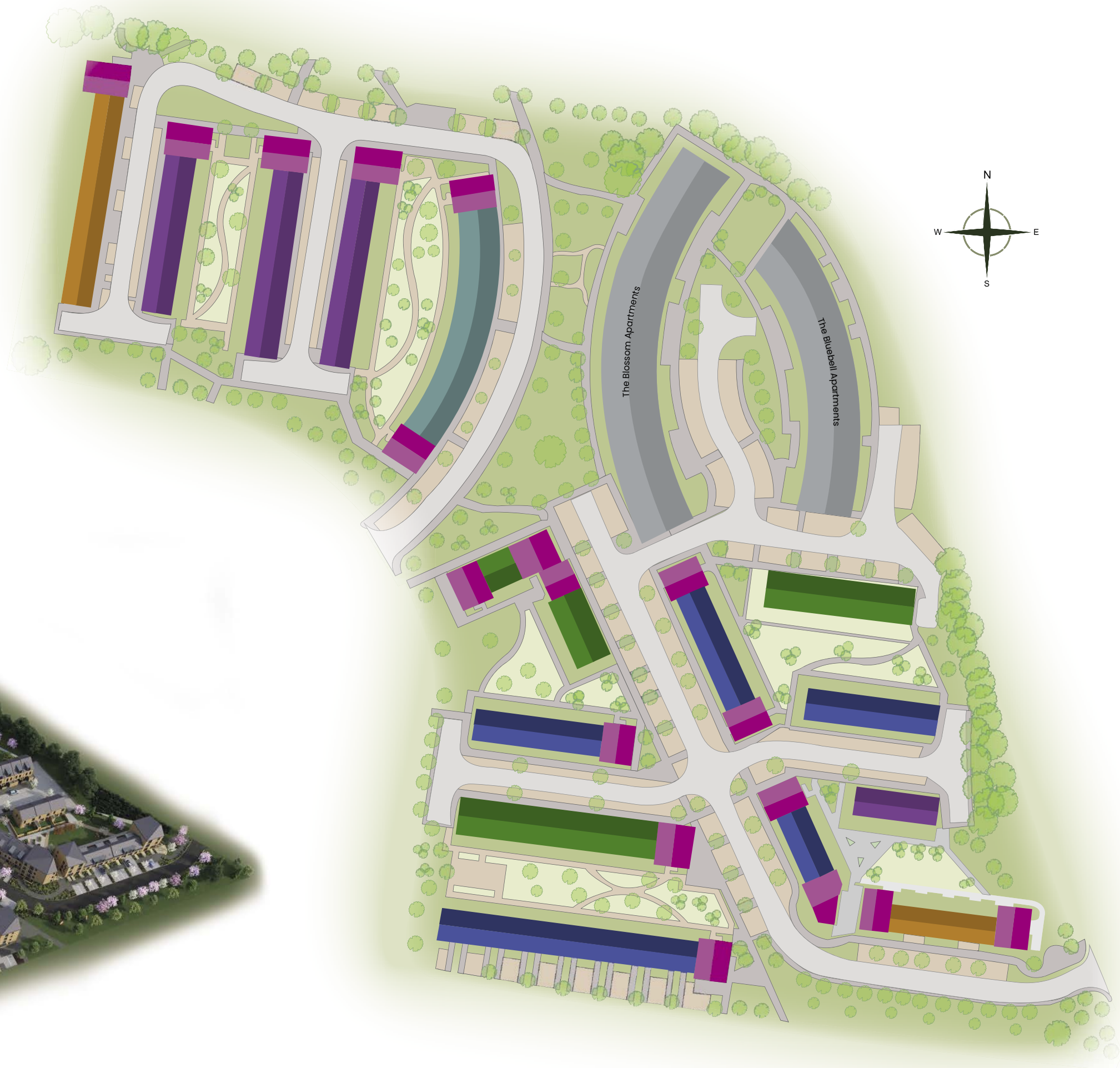
Belgrave Village will offer residents a full suite of concierge services including 24/7 security, visitor management, post and parcel delivery and day to day enquiries.

Green space

The development has been designed to maximise on green open space with all homes situated amid courtyard gardens, new landscaped public realm, tree lined thoroughfares and a linear park.



-  The Boulton - 4 bed
-  The Hudson - 3 bed
-  The Lucas - 3 bed
-  The Mitchell - 2 bed
-  The Hill - 2 bed
-  The Griffiths & The Abrams - 1 & 2 bed



Computer generated image of Site plan, shown for illustrative purposes only.

1ST



GND



The Hudson 3 bedroom terraced house

There are 23 of this house style.

TOTAL AREA 1016 sq.ft



The Abrams 2 bedroom bookend apartment

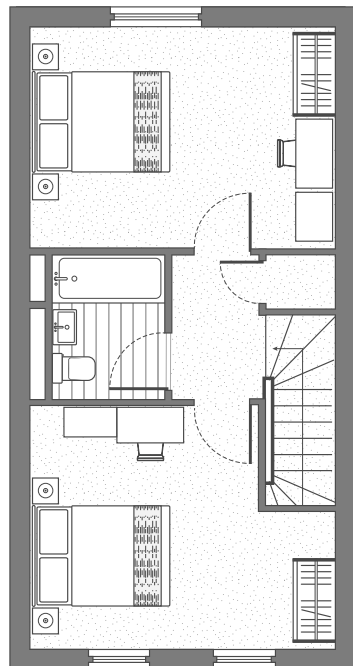
There are 34 of this apartment style.

TOTAL AREA 648 sq.ft

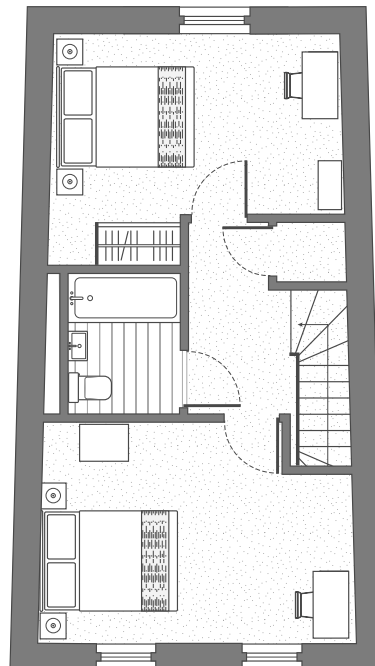
112 executive new 1, 2, 3 & 4 bedroom homes

- 1 Beds from • **557 sq.ft**
- 2 Beds from • **648 – 839 sq.ft**
- 3 Beds from • **1016 – 1079 sq.ft**
- 4 Beds from • **1289 sq.ft**

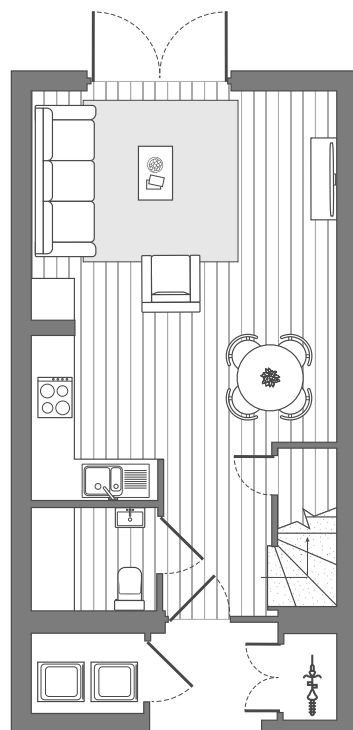
1ST



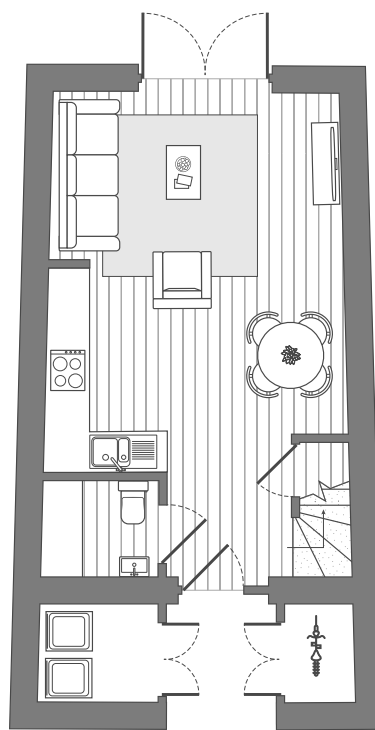
1ST



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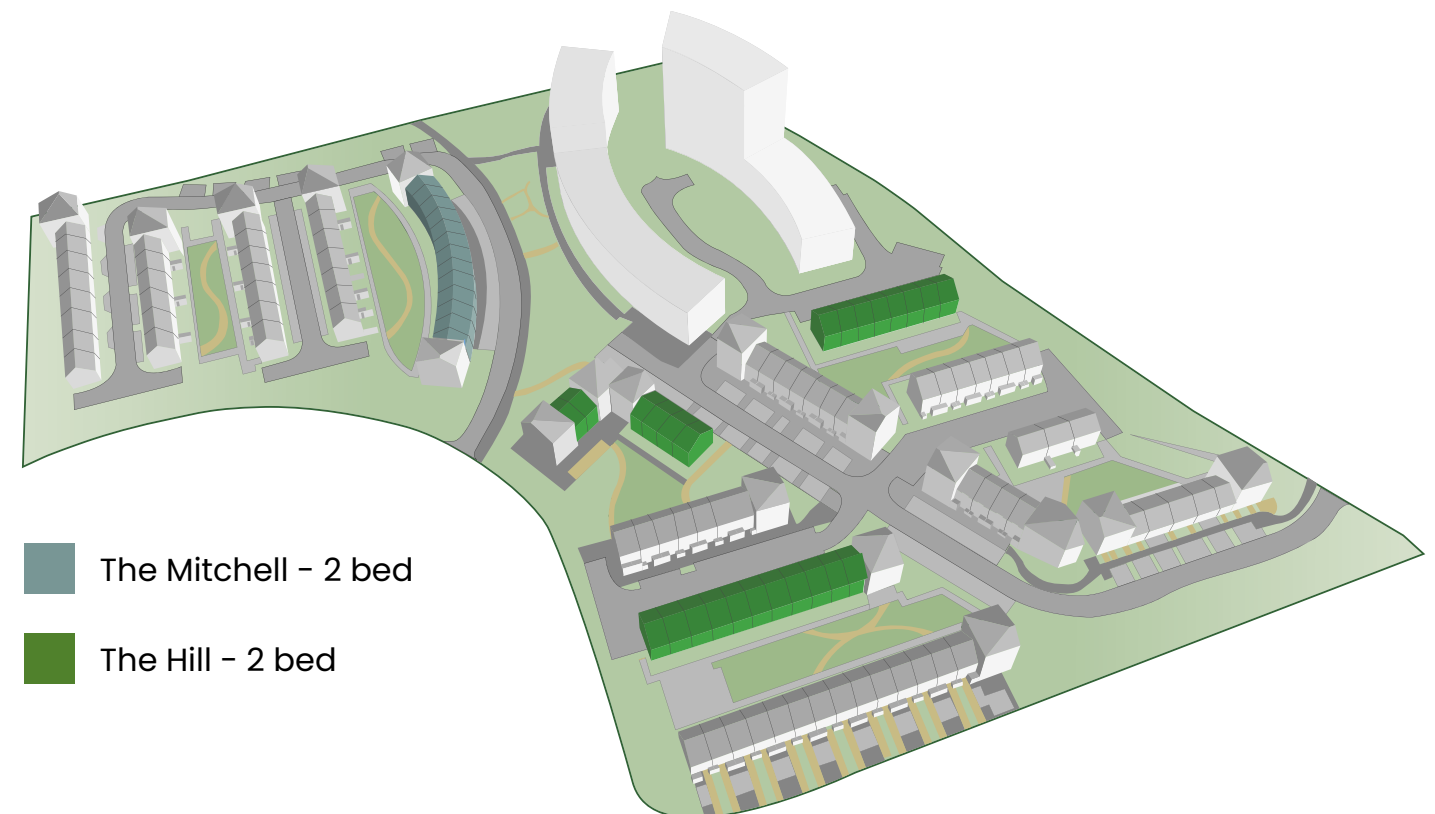


THE HILL 2 BEDROOM HOUSE

Total Area: 77.6 sq.m 836 sq.ft

THE MITCHELL 2 BEDROOM HOUSE

Total Area: 77.9 sq.m 839 sq.ft

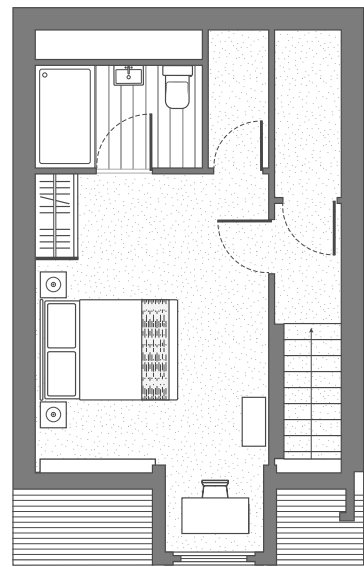


The Mitchell - 2 bed

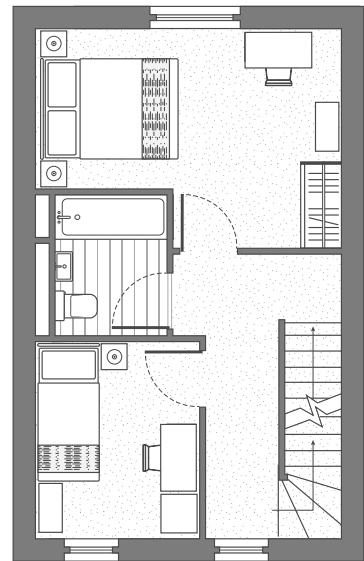
The Hill - 2 bed



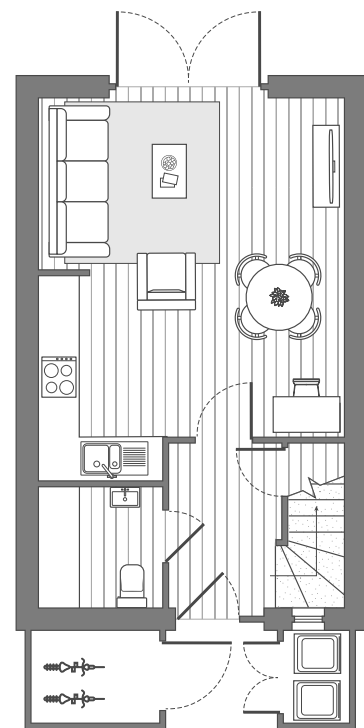
2ND



1ST



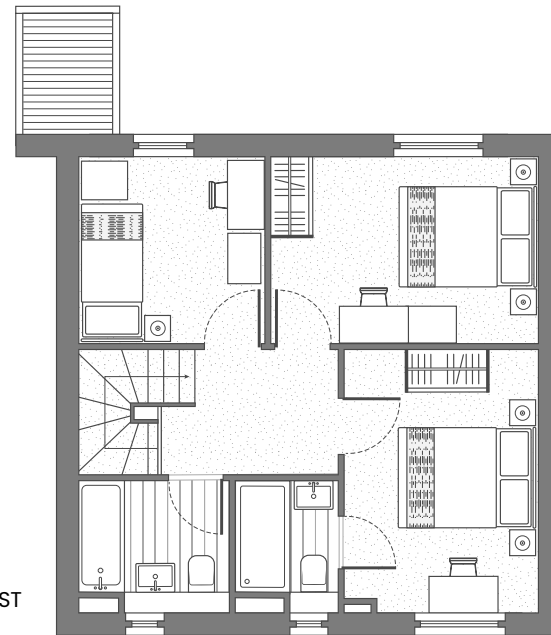
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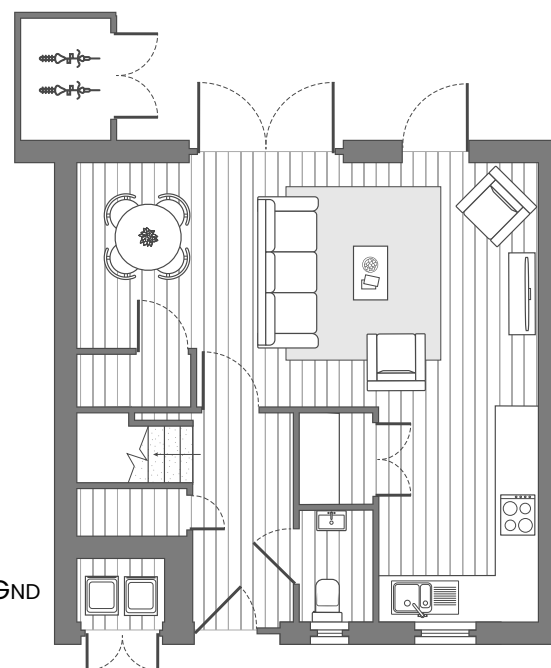
THE LUCAS 3 BEDROOM HOUSE

Total Area: 100.2 sq.m 1079 sq.ft

1ST

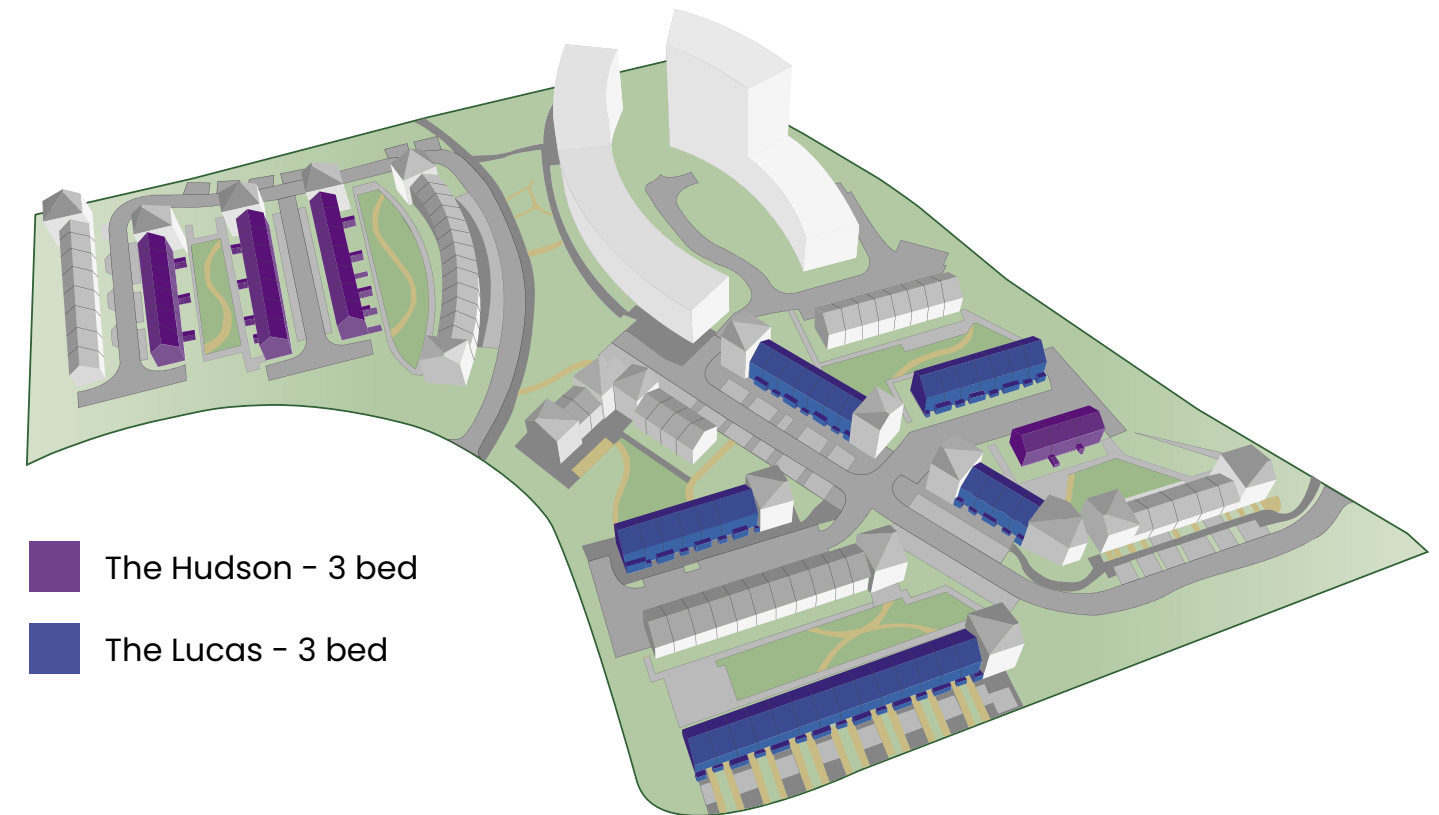


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THE HUDSON 3 BEDROOM HOUSE

Total Area: 94.3 sq.m 1016 sq.ft



- The Hudson - 3 bed
- The Lucas - 3 bed

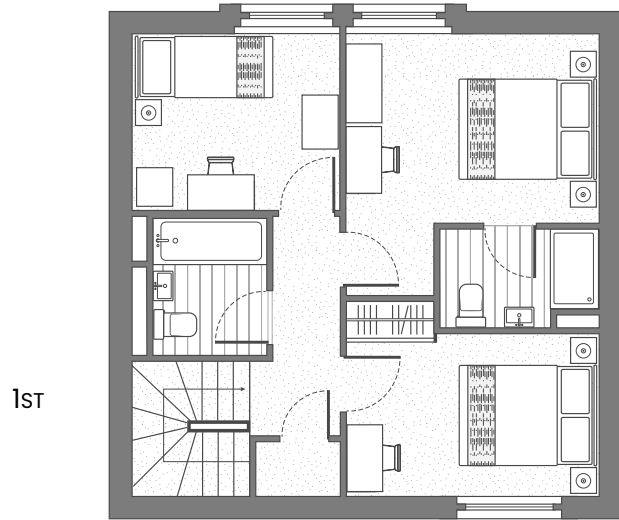


THE LUCAS TERRACED HOUSE

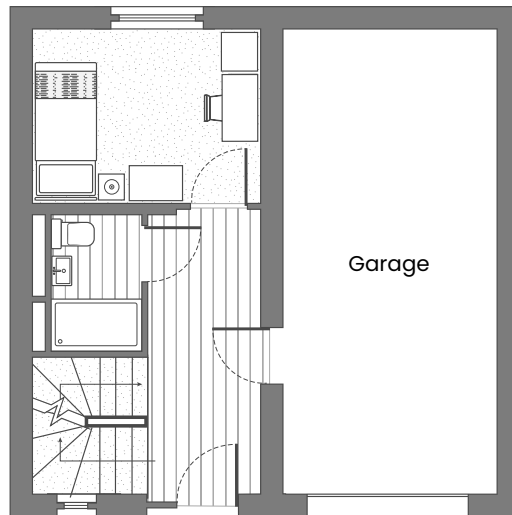


THE HUDSON TERRACED HOUSE

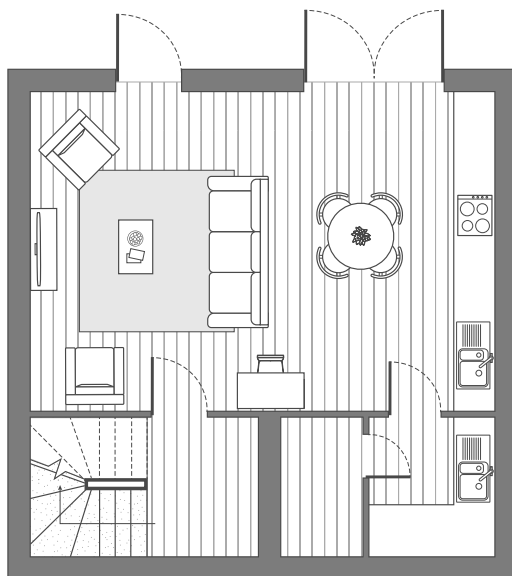
Floor plans are intended to be correct, precise architectural details may vary. Furniture shown for illustrative purposes only. Room dimensions and total areas stated are accurate to within 5% but maybe subject to variation during final build construction.



1ST



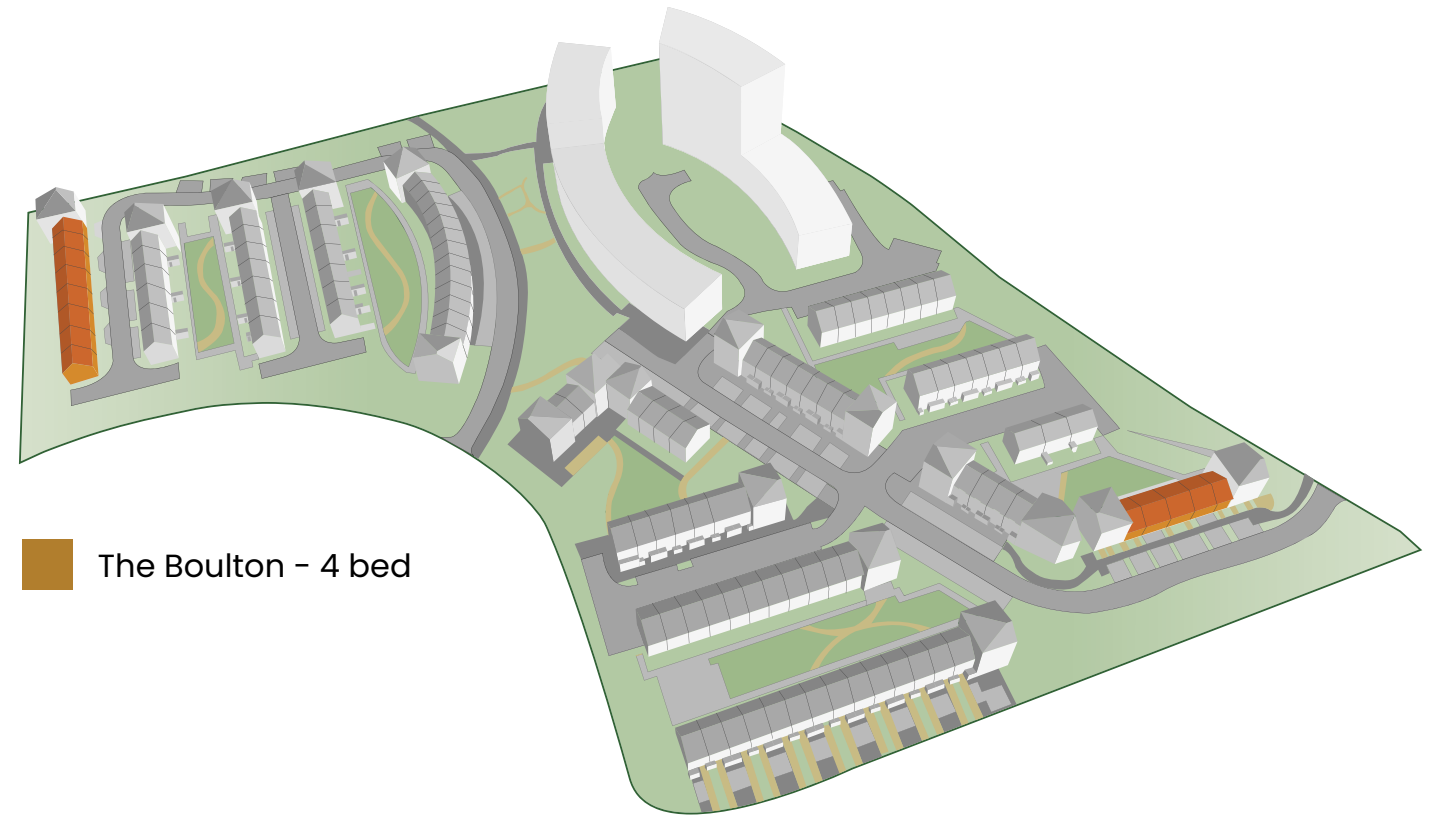
GND



LOWER
GND

THE BOULTON 4 BEDROOM HOUSE

Total Area: 119.7 sq.m 1289 sq.ft

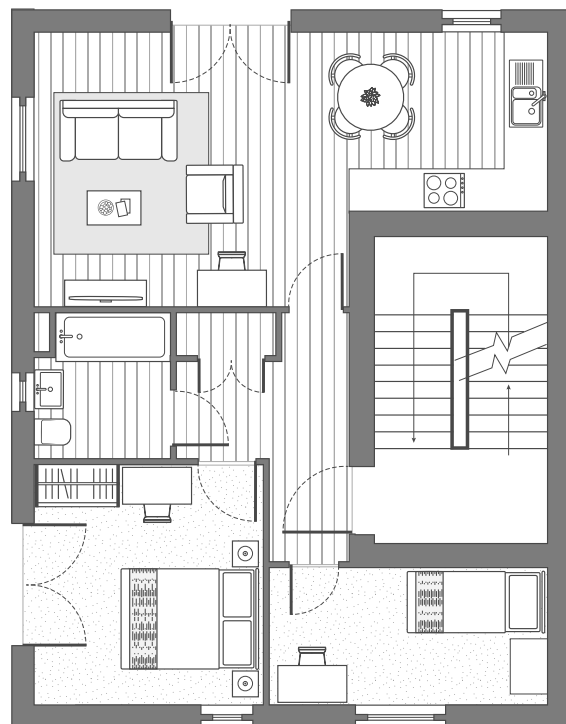


 The Boulton - 4 bed



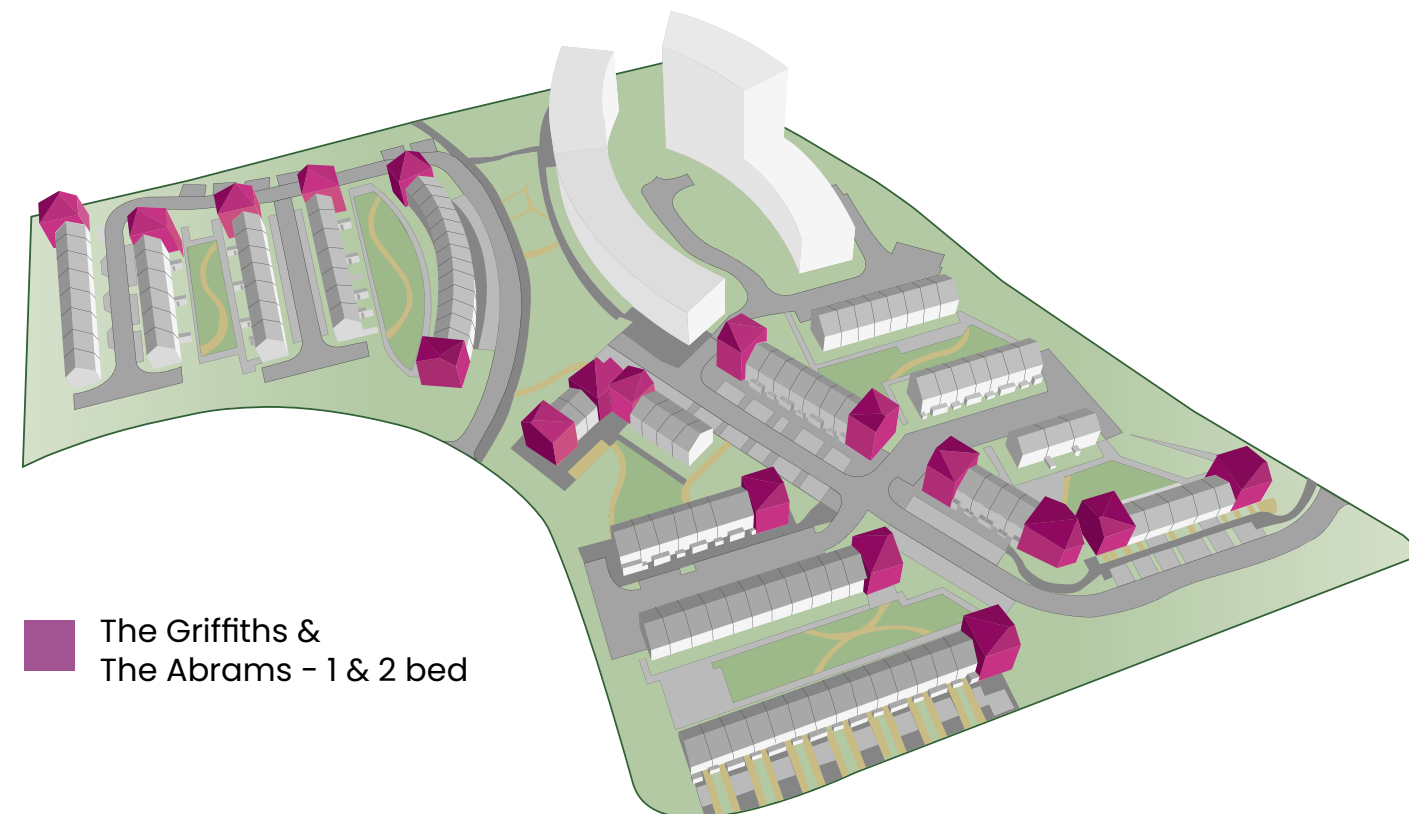
THE HUDSON TERRACED HOUSE

1ST



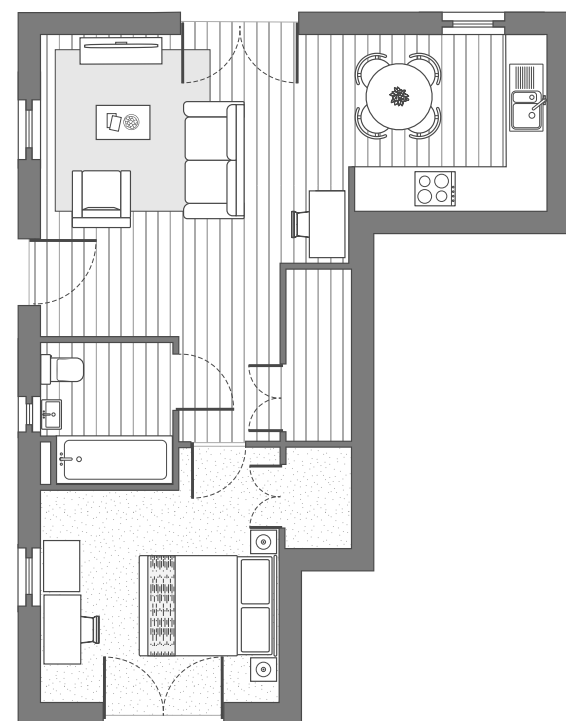
THE ABRAMS 2 BEDROOM BOOKEND

Total Area: 60.2 sq.m 648 sq.ft



 The Griffiths &
The Abrams - 1 & 2 bed

GND



THE GRIFFITHS 1 BEDROOM BOOKEND

Total Area: 51.7 sq.m 557 sq.ft



THE GRIFFITHS BOOKEND



THE ABRAMS BOOKEND



Principal living area of a 3 bedroom house

COMPUTER GENERATED IMAGE



Kitchen

- White gloss fitted, handleless kitchen by HATT or equal approved.
- Single oven, cooker hood, ceramic hob, microwave, integrated dishwasher, integrated wash dryer and free-standing white fridge freezer by Zanussi or equal approved.
- 28mm worktops with 100mm upstand.

Bathrooms

- Contemporary style bathroom suite by Geberit or equal approved comprising back to wall toilet with concealed cistern, vanity sink unit and combined shower mix over bath.
- Wall tiling 200mm x 100mm brick white splashback to basin with full height tiling to shower area.
- Contemporary style brassware.

Bedrooms

- All bedrooms to be fitted with carpet where applicable.

Lighting

- Downlights to kitchen area and bathrooms.
- Pendant lighting to bedrooms, lounge and dining area where applicable.

Internal details

- Skirting and architrave in white matt finish.
- Walls to be plasterboard, finished in single-coloured emulsion (walls) and white emulsion (ceiling).

Heating

- Gas combination boiler – Ideal Logic ESP1 30 Combi or similar approved.
- Chrome towel radiators to bathrooms/en-suites.

Flooring

- Luxury vinyl tile LVT flooring to all of ground floor and bathrooms.
- Carpets to hall, stairs and landing where applicable.

Windows

- Double-glazed windows – anthracite grey.

External details

- Outside tap.
- Patio where applicable.



House specifications at Belgrave Village combine contemporary style with excellent ergonomic design.

Hand selected finishes and fittings ensure a perfect balance of luxury and quality with emphasis on functionality in each living space.



THE
GALLIARD APSLEY
PARTNERSHIP

Apsley House Capital plc was formed by leading professionals from the property sector in response to a rapidly expanding institutional demand for well managed private rented sector (PRS) residential property portfolios around London and other major UK cities.

Led by Chairman Gerard Nock, the company turned its focus to the massive regeneration potential that Britain's second capital city – Birmingham both needed and could benefit from.

Sharing Birmingham City Council's vision to transform the city into an exceptional destination, Apsley House Capital assembled a city centre portfolio of development sites and in 2017 entered into a partnership with London developer Galliard Homes – 'The Galliard Apsley Partnership' to transform this into a collection of residential schemes which offered outstanding quality and value together with being fantastic places to live and enjoy a city lifestyle.

The partnership is currently developing 5 major sites in Birmingham and 2 close to Bristol City centre.



WAVENSHERE
HOMES

Over the past seventeen years, Wavensmere Homes have specialised in urban regeneration and unique placemaking renovation projects in extraordinary sites and developments that have allowed the company to reinstate classic architecture back to its former glory.

Due to their rich and experienced background in traditional craftsmanship, they understand the importance of detail and quality. Wavensmere's diverse team successfully restores, revives and transforms underutilised land into environments underpinned by their communities to create a sense of place for future generations.





Belgrave Village

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Apsley Partnership and Wavensmere Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate. Interiors and selected images of the developments may be computer generated, precise details may vary. Development title may be a preferred marketing name only and may not be adopted as part of the final postal address.

VERSION 1 • JULY 2023