

# The Apartments



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** Galliard Homes Birmingham Sales Office  
0121 227 7071

**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** Block B Q1 2025.

**\*Rental Returns** 1 Bed Apartments: £900 – £1,100pcm  
2 Bed Apartments: £1,250 – £1,400pcm

**\*Service Charge** Apartments: £3.10 – £3.40psf

**Tenure** 999 years leasehold.

**Parking Option** £10,000 per space (2 bedroom apartments only).

**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	<b>0121 289 3780</b>	<b>connellsnewbuild@davisons.law</b>
Alan Samuels & Co	<b>020 8349 6630</b>	<b>alan@asamuels.co.uk</b>
PCB Lawyers	<b>0791 204 4370</b>	<b>smolloy@pcb lawyers.com</b>

**Development Associated Financial Advisors**

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

\* Estimated & subject to change.





# 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.

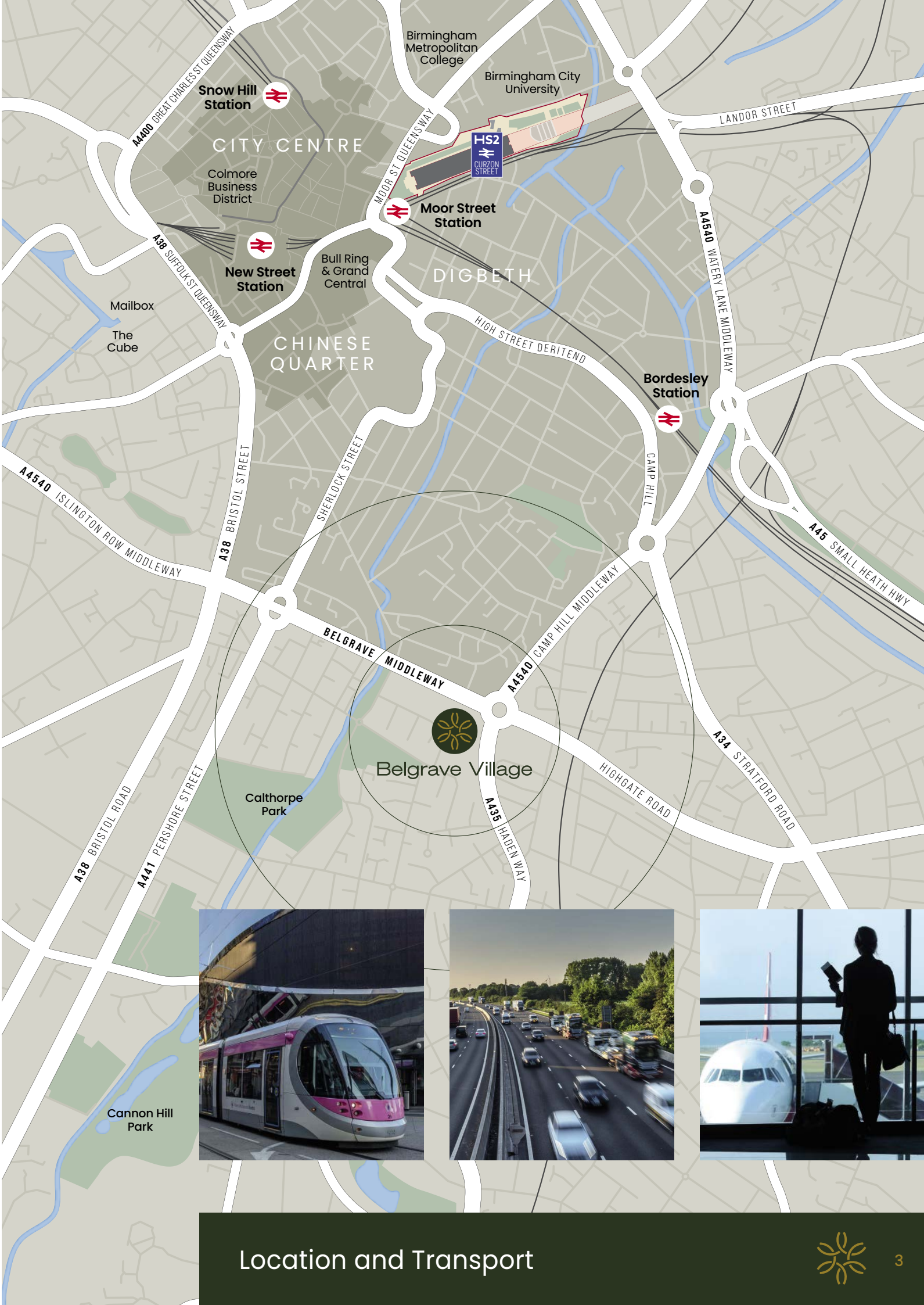
## Typical journey times

### 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:

Coventry	33 mins
Milton Keynes Central	48 mins
London Euston	1hr 30 mins
Bristol Temple Meads	1hr 31 mins
Liverpool Lime Street	1hr 34 mins
Cardiff Central	2hrs



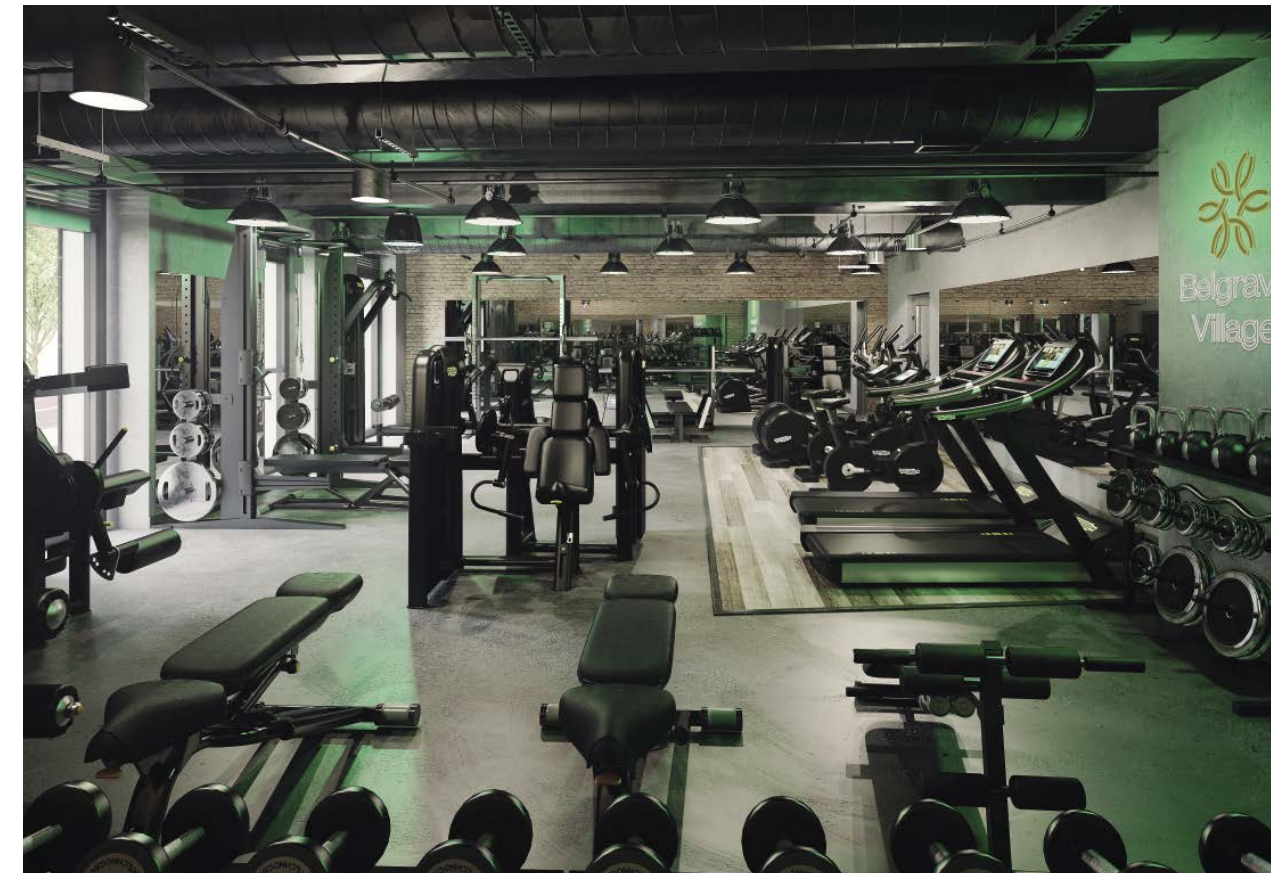


Residents at Belgrave Village will have the benefit of living a fabulous lifestyle amid a green oasis, yet within convenient proximity of Birmingham City Centre.

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

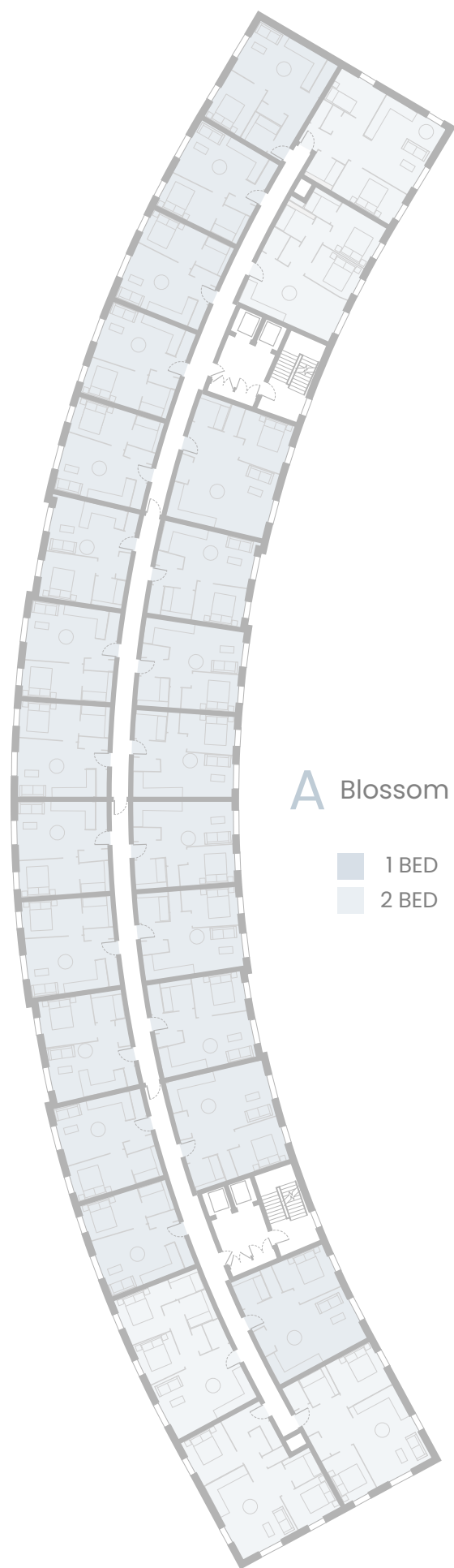
Belgrave Village will offer residents a full suite of concierge services including 24/7 security, visitor management, post and parcel delivery and day to day enquiries.

#### 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.







A Blossom

1 BED  
2 BED



Bluebell B

1 BED  
2 BED

Example first floor plans







### Example 2 bedroom apartment

There are 120 of this apartment style in Block B.

**TOTAL AREA 689 sq.ft**



### Example 1 bedroom apartment

There are 6 of this apartment style in Block B.

**TOTAL AREA 538 sq.ft**

## 139 luxurious new 1 & 2 bedroom apartments

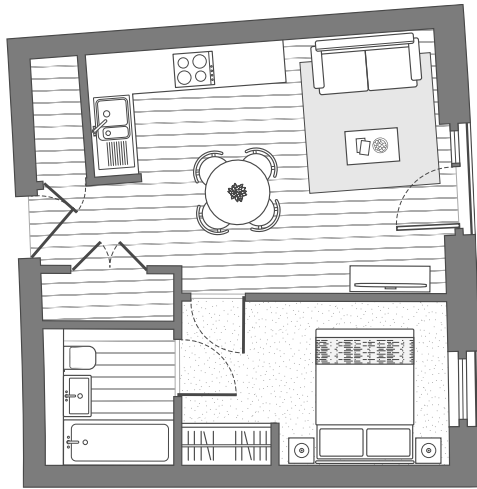
ARRANGED FROM GROUND TO 11TH FLOOR

1 Beds from • **430 – 657 sq.ft**

2 Beds from • **656 – 689 sq.ft**



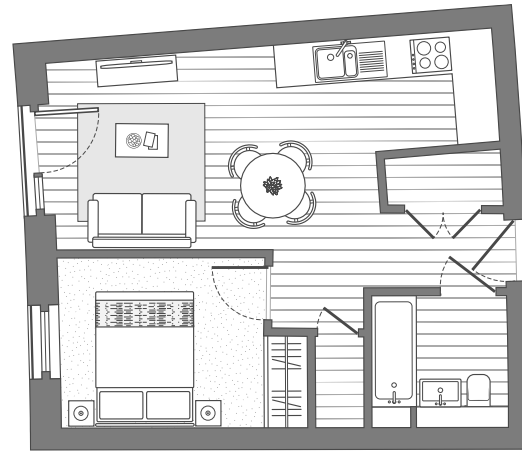




#### 1 BEDROOM APARTMENT • Type C

Gnd 03 04 05 06 4th 04 05 06  
1st 04 05 06 09 5th 04 05 06  
2nd 04 05 06 09 6th 04 05 06  
3rd 04 05 06 09

Total Area: 40.0 sq.m 430 sq.ft



#### 1 BEDROOM APARTMENT • Type M

1st 01 14 15 16 19  
2nd 01 14 15 16 19  
3rd 01 14 15 16 19  
4th 01 09  
5th 01 09  
6th 01 09  
7th 01 09  
8th 01 09  
9th 01 09  
10th 01 09  
11th 01 09

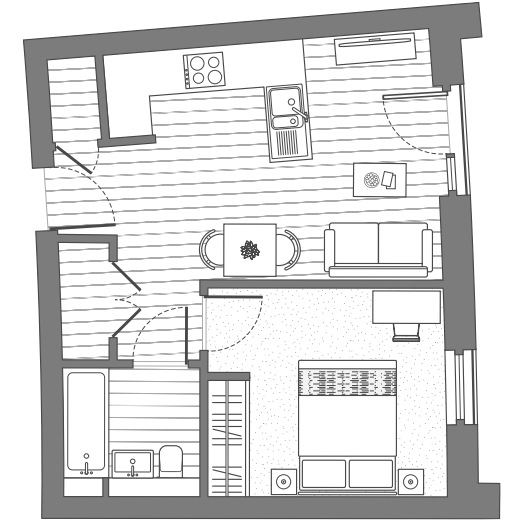
Total Area: 40.0 sq.m 430 sq.ft



#### 1 BEDROOM APARTMENT • Type Q

4th 07 8th 07  
5th 07 9th 07  
6th 07 10th 07  
7th 07 11th 07

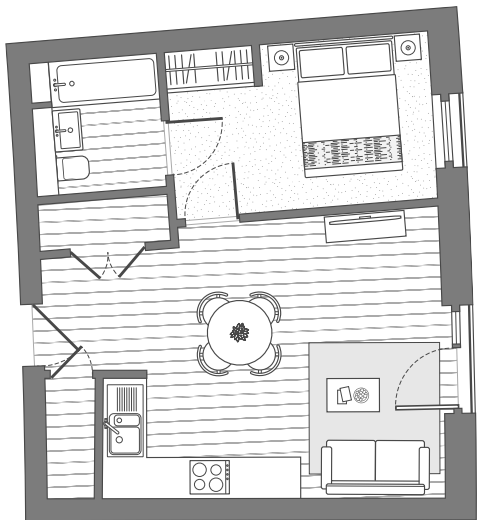
Total Area: 44.0 sq.m 473 sq.ft



#### 1 BEDROOM APARTMENT • Type I

1st 08 3rd 08  
2nd 08

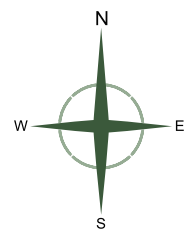
Total Area: 41.0 sq.m 441 sq.ft



#### 1 BEDROOM APARTMENT • Type C1

1st 07  
2nd 07  
3rd 07

Total Area: 44.0 sq.m  
473 sq.ft



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.



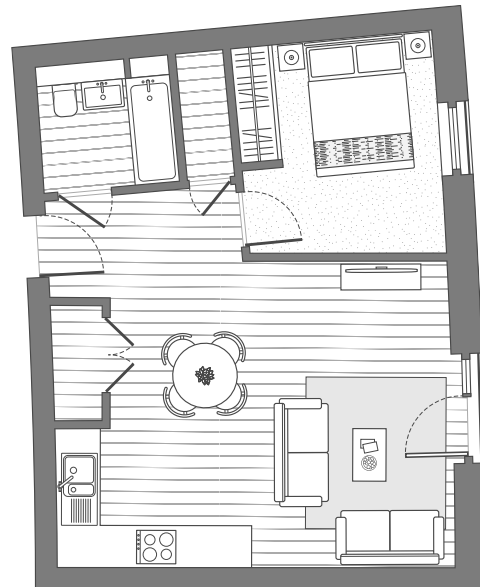




#### 1 BEDROOM APARTMENT • Type R

4th 08      8th 08  
 5th 08      9th 08  
 6th 08      10th 08  
 7th 08      11th 08

Total Area: 50.0 sq.m    538 sq.ft



#### 1 BEDROOM APARTMENT • Type V

Gnd 07      2nd 10  
 1st 10      3rd 10

Total Area: 50.0 sq.m    538 sq.ft



#### 2 BEDROOM APARTMENT • Type S

1st 11      3rd 11  
 2nd 11

Total Area: 61.0 sq.m    657 sq.ft



#### 2 BEDROOM APARTMENT • Type S2

Gnd 08

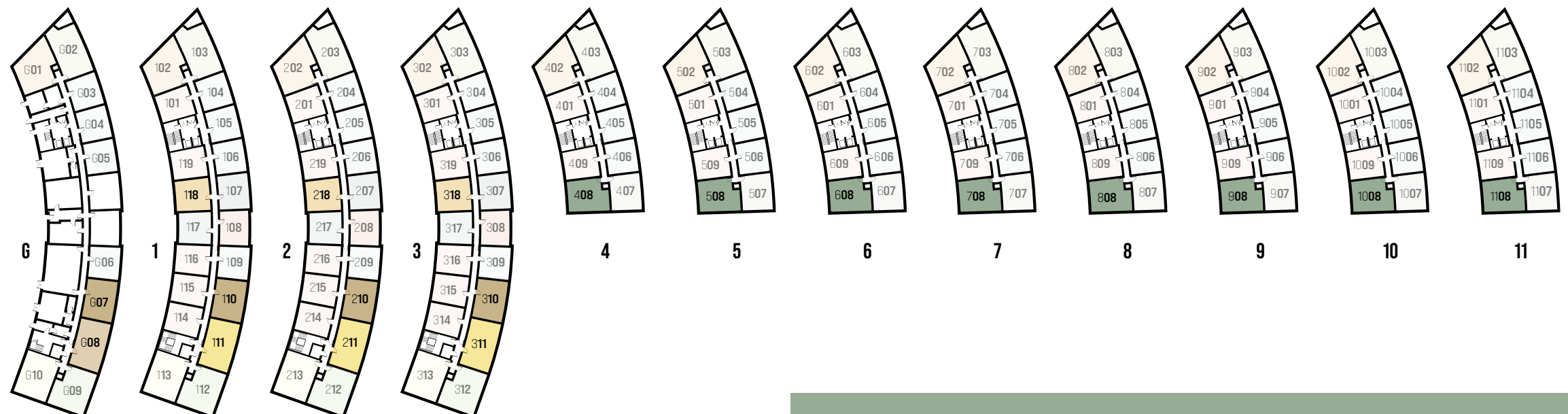
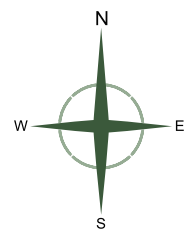
Total Area: 61.0 sq.m    657 sq.ft



#### 1 BEDROOM APARTMENT • Type W

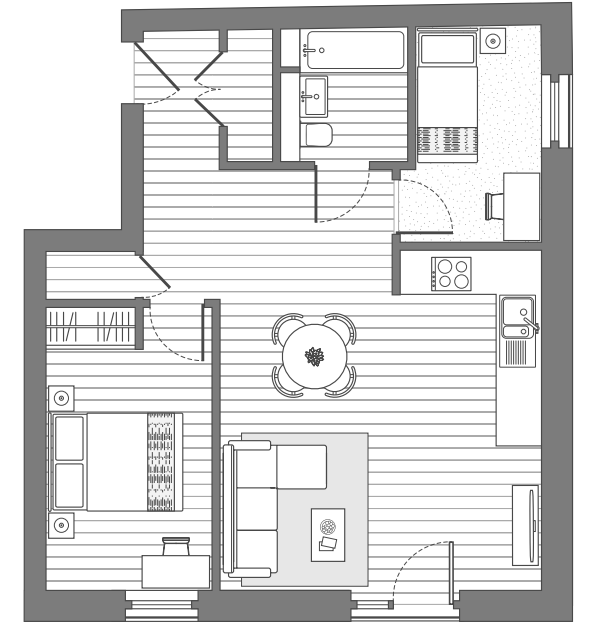
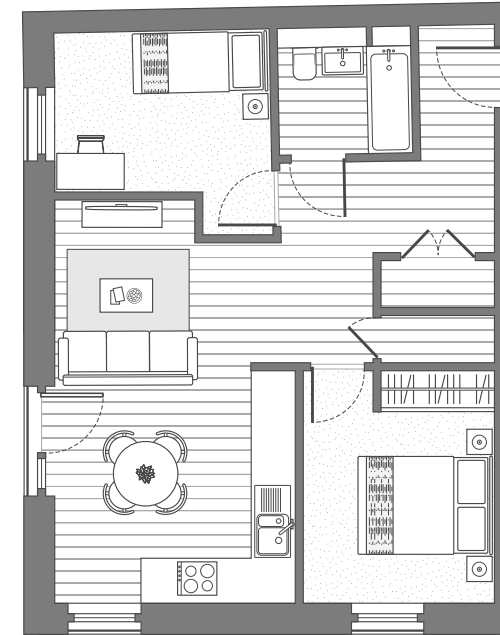
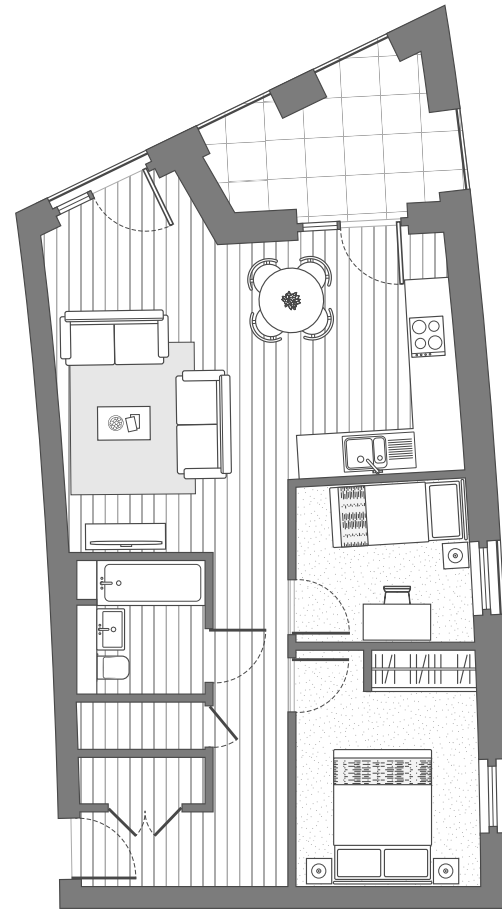
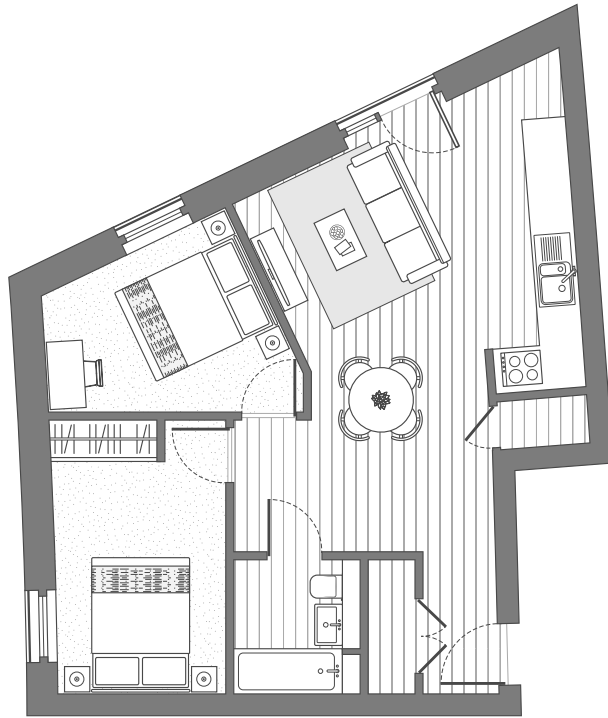
1st 18  
 2nd 18  
 3rd 18

Total Area: 44.0 sq.m  
 473 sq.ft



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#### 2 BEDROOM APARTMENT • Type O

Gnd 01 6th 02  
1st 02 7th 02  
2nd 02 8th 02  
3rd 02 9th 02  
4th 02 10th 02  
5th 02 11th 02

Total Area: 62.0 sq.m 667 sq.ft

#### 2 BEDROOM APARTMENT • Type P

Gnd 02 6th 03  
1st 03 7th 03  
2nd 03 8th 03  
3rd 03 9th 03  
4th 03 10th 03  
5th 03 11th 03

Total Area: 64.0 sq.m 689 sq.ft

#### 2 BEDROOM APARTMENT • Type N

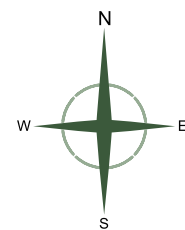
Gnd 10 2nd 13  
1st 13 3rd 13

Total Area: 51.0 sq.m 657 sq.ft

#### 2 BEDROOM APARTMENT • Type L

Gnd 09 2nd 12  
1st 12 3rd 12

Total Area: 62.0 sq.m 667 sq.ft



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Principal living/dining area of 2 bedroom apartment (Type P) in Block B

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.
- Sliding mirrored wardrobes 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

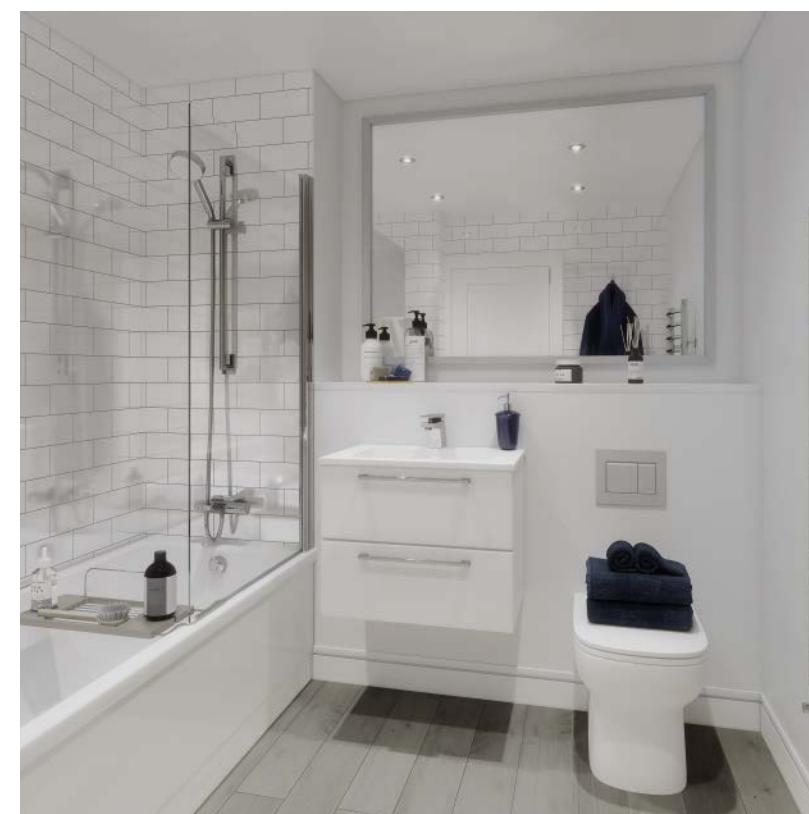
- Electric heating – panel heaters by Dimplex or similar.
- Heated towel rails.

## Flooring

- Luxury vinyl tile LVT flooring to bathrooms, lounge, kitchen and apartment entrance.

## Windows

- Double-glazed windows – anthracite grey.



Apartment 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.



Belgrave  
Village



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.



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.



#### LETTING & MANAGEMENT

LiFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with around 8,000 tenancies to date.

LiFE now employ 170 personnel and have expanded internationally with offices in Hong Kong and Singapore, they also have 9 branches located strategically across Central London.

LiFE have numerous accolades including 'Best Overall Lettings Agent in the UK (2020)'.

**+44 (0) 208 896 4990**

**[info@liferesidential.co.uk](mailto:info@liferesidential.co.uk)**

**[www.liferesidential.co.uk](http://www.liferesidential.co.uk)**



#### FURNITURE SOLUTIONS

New Concept Furnishings provide furniture pack solutions for virtually all Galliard developments and have become an integral part of its operation both in the UK and internationally.

Whether for owner/occupier or buy to let landlord, New Concept Furnishings provide a fabulous looking product often tailor made to suit a home – from starter studios to townhouses and multi-million penthouses.

All furniture is delivered and installed by an in-house team of experts. The company has furnished over 5,000 apartments within the last decade.

**+44(0) 208 502 3308**

**[sales@newconceptfurnishings.com](mailto:sales@newconceptfurnishings.com)**

**[www.newconceptfurnishings.com](http://www.newconceptfurnishings.com)**







# 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 • AUGUST 2023