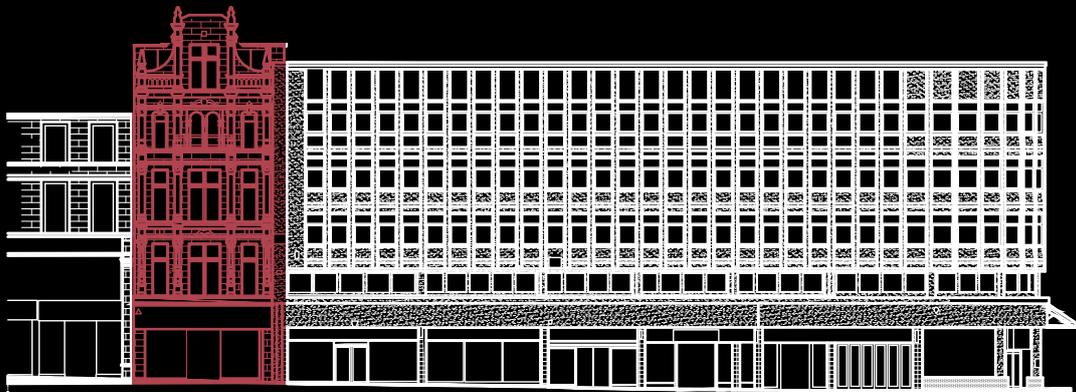


2-18 FARGATE, SHEFFIELD S1 2HE



FARGATE HOUSE

PHASE II



FARGATE HOUSE

PHASE II

A BOUTIQUE DEVELOPMENT
OF TWENTY NINE, ONE & TWO
BED APARTMENTS IN A PRIME
CENTRAL LOCATION IN THE
HISTORIC YORKSHIRE CITY
OF SHEFFIELD.

2-18 FARGATE
SHEFFIELD

PHASE II





FARGATE HOUSE

Fargate House benefits from a prominent corner parade where pedestrianised retail throughfare Fargate meets Church Street, on the main route of the city tram.

The Future High Street Fund is underway with £15.8m of investment to be delivered by March 2024, introducing more local amenities, co-working spaces, and better public realm.

£15.8M

FARGATE REGENERATION
INVESTMENT



PROSPERITY

DEVELOPMENTS

ESTD 2017

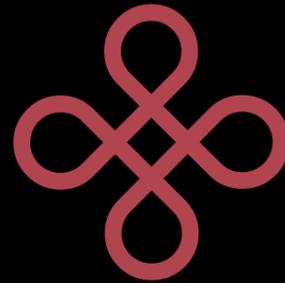
Prosperity Developments embody an independent approach to residential and mixed-used developments – with affordable quality at the heart of everything we do. This philosophy continues to inform our work, refined over fifteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique Fargate House scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime Market Town luxury apartments directly with us, the developer, through our unique purchase and payment options.

Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

Joe Billingham, Director





WE ARE A TEAM OF PASSIONATE CUSTOMER CENTRIC PROPERTY PEOPLE DEDICATED TO DELIVERING QUALITY HOMES & PROPERTY INVESTMENT IN THE SIMPLEST WAY POSSIBLE. OUR RESULTS SPEAK FOR THEMSELVES WITH A 416M PROPERTY PORTFOLIO (2021). INVEST IN PROSPERITY & CHANGE THE WAY YOU LIVE

PROSPERITY

DEVELOPMENTS



PROPERTY

EXPERTS

£416M

A residential and commercial portfolio including 41 new build and conversion projects with a GDV of over £416m

30+

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

£1BN

We're on track to deliver over £1 billion of residential property within the next 5 years.

LAMONT & CO

Offering a fully managed lettings and management service specifically for our investor clients.

CONNECTED LIVING

Fargate House is a stylish development of 29 contemporary apartments located in a vibrant part of Sheffield's central retail quarter.

Designed for a modern connected lifestyle, Fargate House offers the very best in 21st century living.

The design and building materials have been carefully selected to reflect the surrounding mixed character of the area ensuring Fargate House is appropriate for the next stage of its exciting journey.

The property occupies a prominent position where High Street, Church Street and Fargate meet, opposite the Cathedral Tram Stop, which leads directly to the city centre and primary retail market area. As one of the largest cities in the UK with the country's sixth youngest population, Sheffield is a great place to invest, live or visit. The UK's greenest city, where nature and culture intertwine, Sheffield is a vibrant and cosmopolitan location from which you can thrive.

ONE BEDS FROM £152,995
TWO BEDS FROM £209,995





QUALITY AS STANDARD

Fargate House offers a range of contemporary, cleverly designed living spaces surrounded by classic Yorkshire heritage, international retailers, world class culture, and a vibrant array of bars and restaurants.

Exceptional build and quality are included as standard – along with Prosperity’s superior specification based on our commitment to designing more sustainable living spaces and our passion for detail.

A modern selection of natural colour schemes, designer fixtures and quality finishes result in apartments that are functional and well appointed.





The homes at Fargate House are thoughtfully designed to accommodate the many different aspects of everyday life, from working at home to relaxing and entertaining.



FEATURES

INDUSTRIAL STYLE DESIGN

CUSTOM BUILT KITCHENS

INTEGRATED APPLIANCES

CUSTOM BATHROOM SUITES

& SANITARYWARE



FARGATE HOUSE



All apartments benefit from well configured living spaces that make the most of the natural light. Designed to meet your needs, our interiors provide you with the creative freedom to make these homes your own.



OPPORTUNITY LIVES HERE

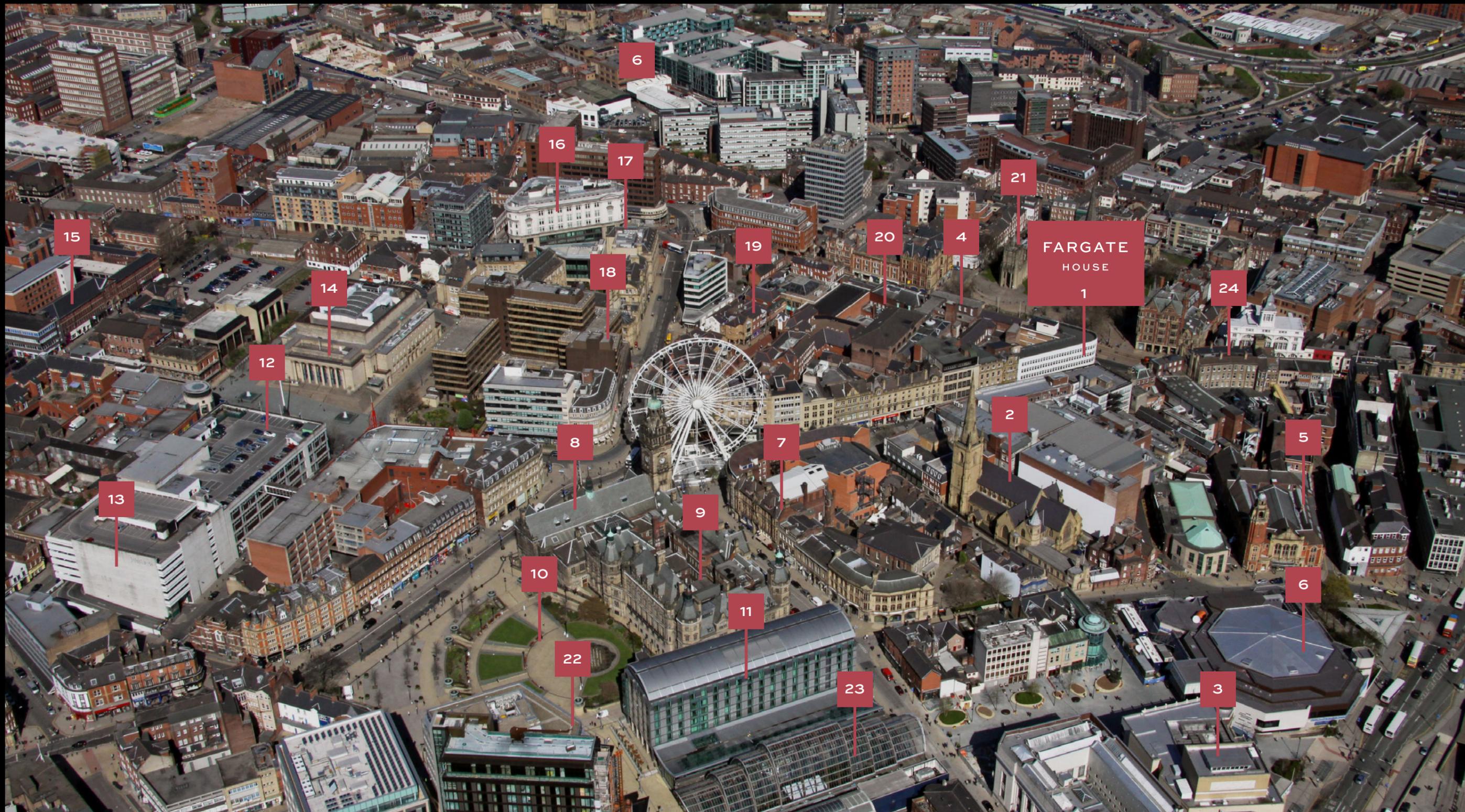
Fargate House is the perfect place to start your journey on the property ladder.

A desirable place to invest, Sheffield has experienced the highest residential price growth in Yorkshire, and one of the highest in the UK. High rental and sales values are underpinned by a strong jobs markets, universities and a young graduate population.

With a population of 1,570,000 people, the city and local area has a great pool of talent for all types of business from world leading specialist manufacturers and multi national retailers and distributors and with over 7, 000 projected for the city centre alone in 2030.

The Heart of the City investment scheme in Sheffield city centre plans to repurpose large parts of the centre to offer a variety of newly configured retail, leisure and hospitality space, enhancing the existing city centre facilities.





FARGATE NEIGHBOURHOOD

- | | | |
|------------------------------|---------------------------------------|---|
| 1 Fargate House Development | 9 Sheffield Town Hall | 17 City Hall Tram Stop |
| 2 St Marie's Cathedral | 10 Peace Gardens | 18 Leopold Hotel Sheffield |
| 3 Crucible Theatre | 11 St Paul's Hotel & Spa | 19 Orchard Square Shopping |
| 4 Cathedral Tram Stop | 12 Chap Fountains\ | 20 Cutlers' Hall Conference Centre |
| 5 Victoria Hall Events Venue | 13 John Lewis Department Store | 21 Sheffield Cathedral |
| 6 Sheffield Theatres | 14 Sheffield City Hall | 22 Millennium Square Tourist Attraction |
| 7 The Montgomery Theatre | 15 The Circle Conference Centre | 23 Winter Garden Tourist Attraction |
| 8 Sheffield City Council | 16 Steel City House Conference Centre | 24 McDonalds |



WELL CONNECTED

The M1 links Sheffield with London to the south and Leeds to the north; the M18 links the city with Doncaster, Doncaster Sheffield Airport and the Humber ports.

The Midland Main Line is the major railway through Sheffield, providing routes to the capital and London St Pancras station, the terminus of the Eurostar services to Europe.



FARGATE HOUSE





FLOORPLANS

& SPECIFICATIONS

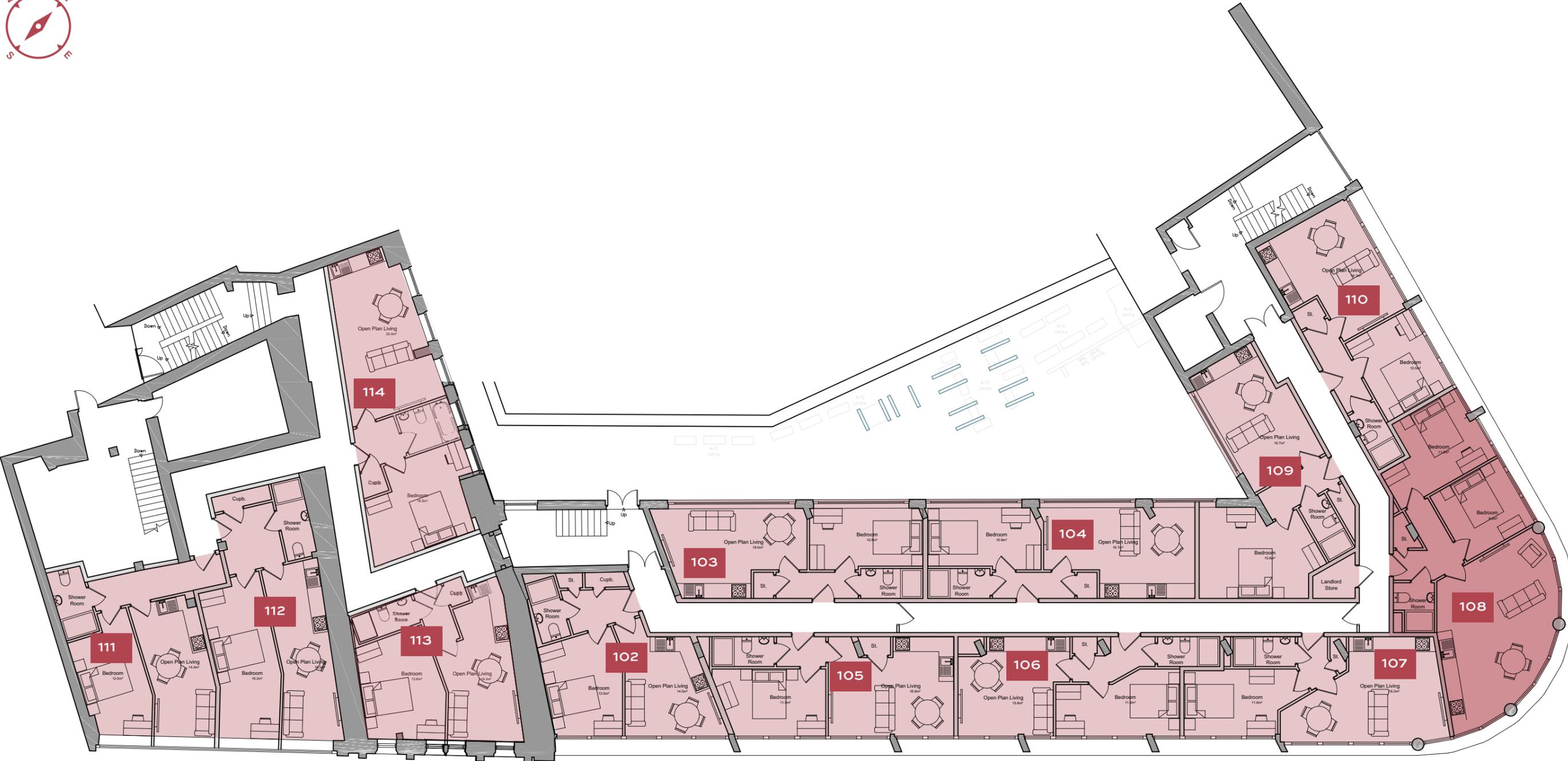


FARGATE HOUSE

FIRST FLOOR

APARTMENTS

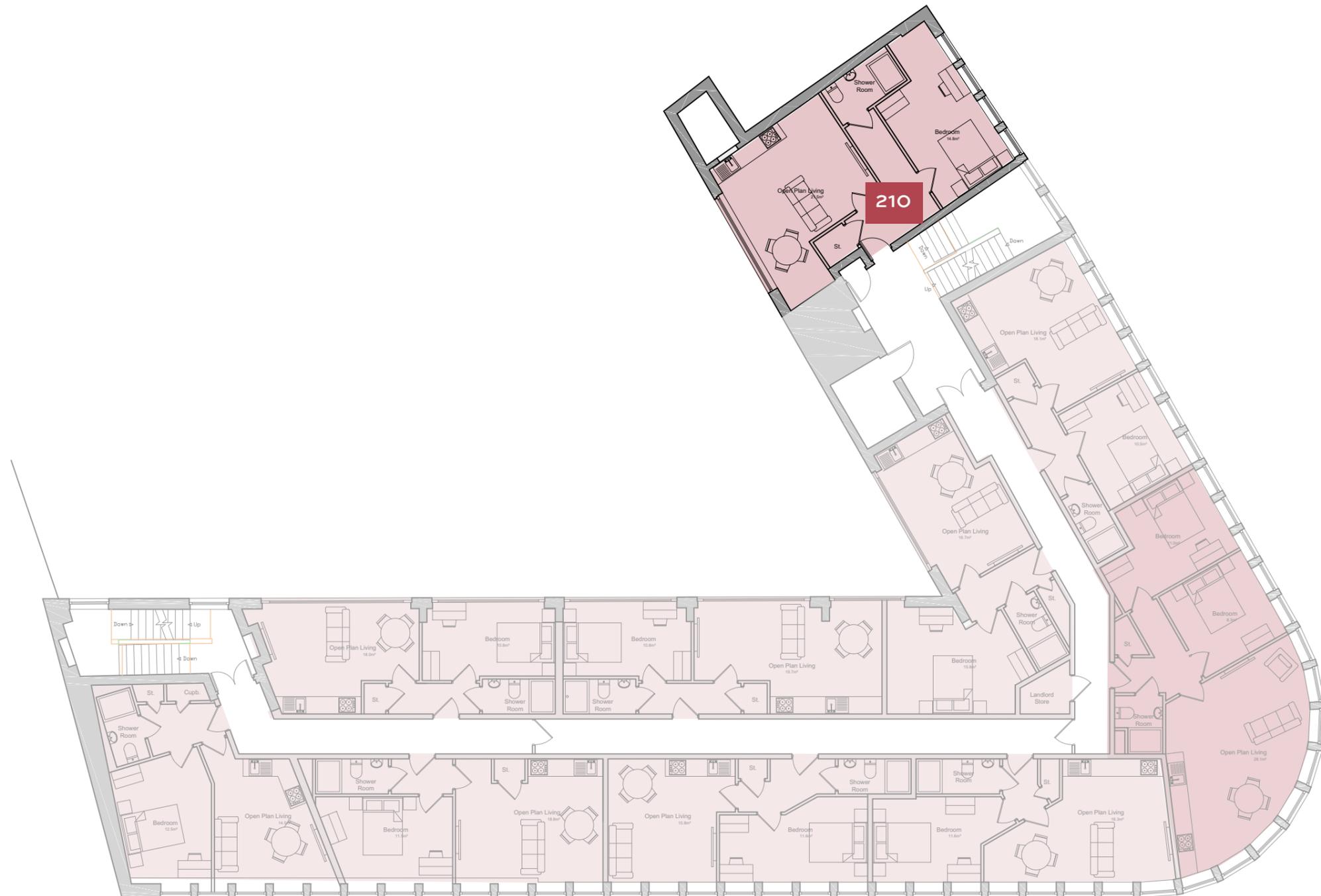
- 12 x One Bedroom
- 1 x Two Bedroom



SECOND FLOOR

APARTMENTS

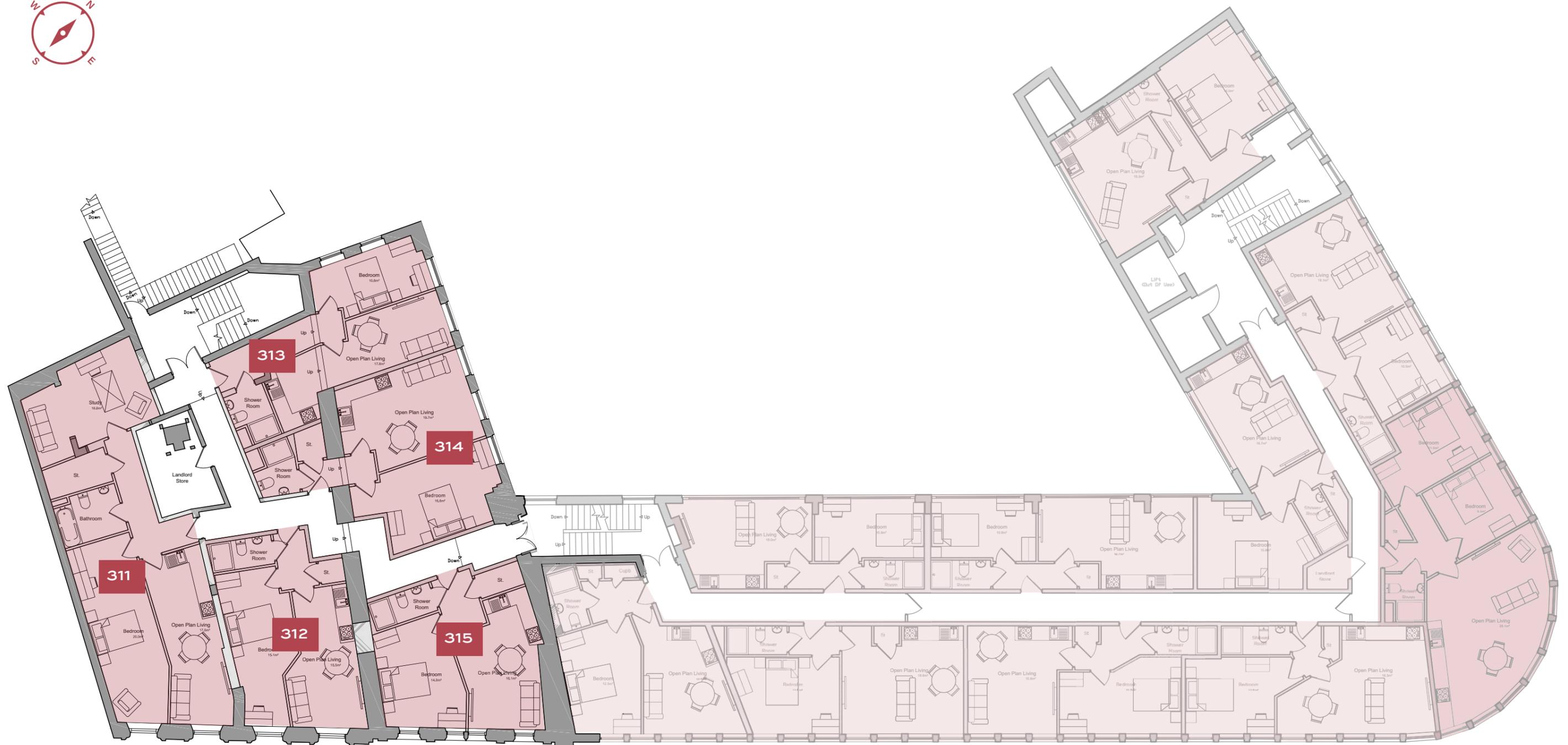
• 1 x One Bedroom



THIRD FLOOR

APARTMENTS

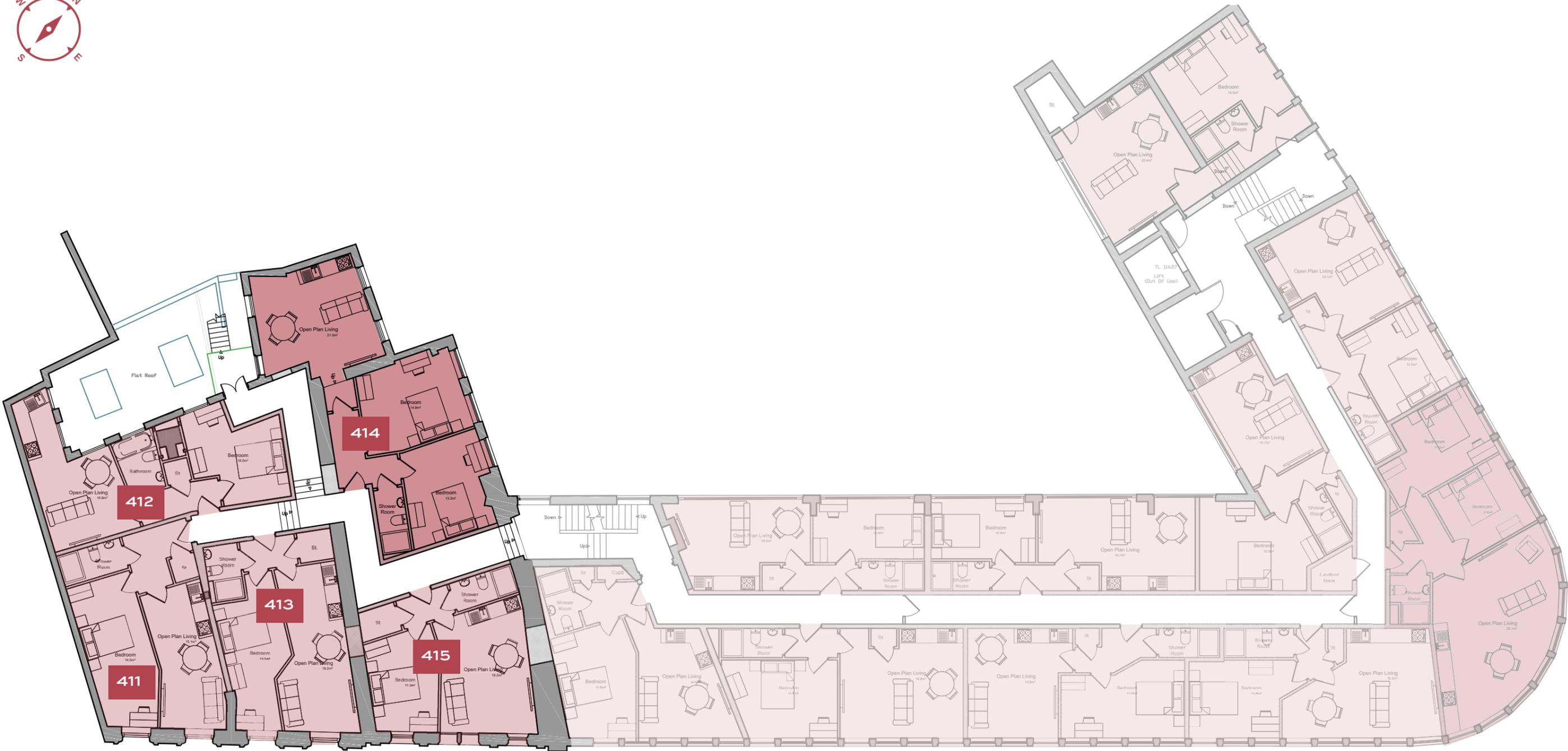
• 5 x One Bedroom Apartments



FOURTH FLOOR

APARTMENTS

- 4 x One Bedroom Apartments
- 1 x Two Bedroom Apartments



FIFTH FLOOR

APARTMENTS

- 5 x One Bedroom Apartments



SPECIFICATIONS

FLOORING

- Anti-slip vinyl flooring
- Contemporary carpeting

KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor and fridge freezer as per kitchen supplier's proposals

BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail

Invest with us



PROSPERITY
DEVELOPMENTS

T : +44 (0) 121 237 4610 E : info@prosperity-wealth.co.uk
W : www.prosperity-wealth.co.uk