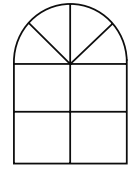




SMITHFIELD HOUSE

RESIDENCES



SMITHFIELD HOUSE



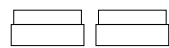
APARTMENTS

211



ONE-BED

£219,995



TWO-BED

£309,995



COMPLETION - SUMMER

2027

OVERVIEW

- ADDRESS: REA STREET, BIRMINGHAM B5 6HT
- APARTMENT SIZES: 441SQ FT - 677SQFT
- TWO STAIRCASES + TWO LIFTS
- PARKING: NONE
- PLANNING CONSENT: FULL CONSENT
- DEVELOPER/CONTRACTOR: PROSPERITY DEVELOPMENTS
- SERVICE CHARGE: 1/2 BED £1800/£2000 (ESTIMATED)
- GROUND RENT: ZERO

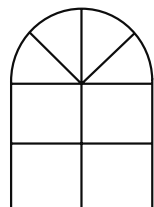
LEGALS

- LEASE TERMS: 999 YEARS
- FREEHOLDER: PROSPERITY DEVELOPMENTS
- WARRANTIES: PROPERTY WILL HAVE THE BENEFIT OF WARRANTY COVER TO BE PROVIDED AT COMPLETION ACCEPTABLE UNDER THE CML PROVISIONS TO BARCLAYS BANK PLC OR EQUIVALENT. BUILDING WARRANTY PROVIDED BY EITHER NHBC, ZURICH MUNICIPAL, PREMIER GUARANTEE, LABC OR BUILD ZONE
- LEGALS: FELDON DUNSMORE ORCHARD COURT, 4 BINLEY BUSINESS PARK, HARRY WESTON ROAD, COVENTRY, CV3 2TQ
- CLIENT LEGALS: ARCH LAW T: 0333 242 3976
E: MARTIN.MCQUEEN@ARCH.LAW W: WWW.ARCH.LAW





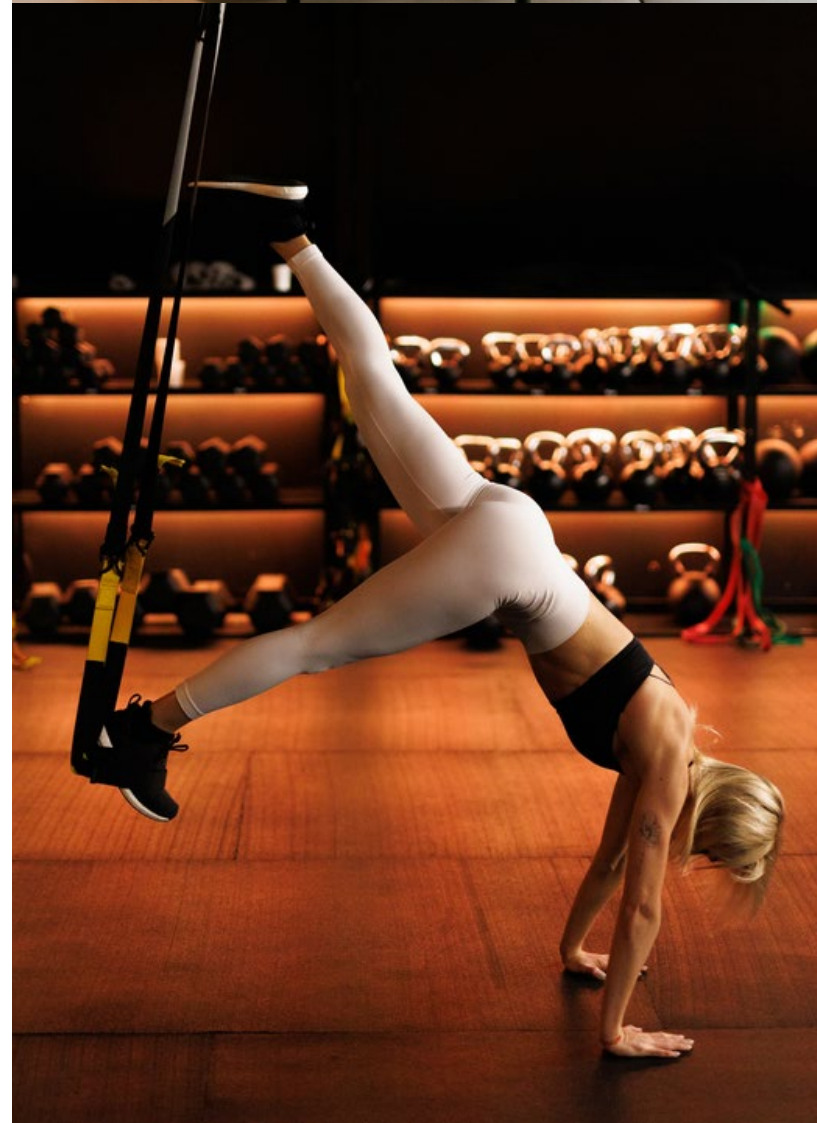
RECEPTION LOUNGE



LIVE THE SMITHFIELD LIFESTYLE

AMENITIES

24HR CONCIERGE *RESIDENTS' LOUNGE*
GYM & CINEMA *ROOF TERRACE*
DINING KITCHEN *LANDSCAPED GARDENS*
CO-WORKING SPACE *GAMES ROOM*



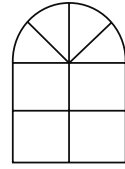




SMITHFIELD HOUSE

RESIDENCES

POCKET PARK COURTYARD



SMITHFIELD HOUSE

SPECIFICATION

GENERAL

- Smoked oak veneer front door with inset bronze panel, etched apartment number, integrated spy-hole and multi-locking system.
- Bronze door handle.
- White matt finished flush internal doors.
- Internal walls, architraves and skirtings painted in a soft grey finish.
- Feature wall in kitchen in two-bedroom apartment to feature specialised finish.
- Cuba Cotton White / dark timber engineered timber flooring throughout.
- Heated rail in bathrooms and en-suites.
- Full-height mirrors in all bedrooms, bathrooms and en-suites.
- Sliding doors where applicable
- Passenger lift to serve all floors.

KITCHEN

- Bespoke fitted kitchens featuring satin / matt lacquer cabinetry with handle-less doors.
- Trim and plinth matching
- Soft closing mechanism to all doors and drawer units. Integrated pull-out recycling bin system and cutlery tray.
- 20mm composite worktops and full-height splashbacks.
- Undermounted stainless steel single bowl sink.
- CEA single-lever kitchen mixer tap with arched swivel spout and pull-out handshower in a satin steel finish.
- LED task lighting under wall units.
- Combination of pop-up and concealed electric sockets and data points within kitchen cabinetry.
- Concealed multi-gang appliance panel.
- Copper industrial style extractor above hob & oven
- Siemens built-in multi-function oven
- Siemens ceramic induction 4-zone hob with touch controls and bevelled glass edge.
- Siemens integrated fridge/freezer.
- Siemens fully integrated dishwasher

BATHROOMS, EN-SUITES & WCS

- Fully fitted bathrooms with high-quality sanitaryware and brushed stainless steel CEA mixer taps and showerheads throughout.
- Cuba Cotton White / timber engineered timber flooring
- Full-height mirror

- Large format stone tiles on all walls, with a feature wall and towel rails (excluding WCs).
- Feature bronze back-painted glass wall / timber effect to all bath/shower areas.
- Feature vanity unit with Corian counter and integrated basin featuring a linen-lined pull-out drawer.
- Piano wall-hung WC with easy-clean soft-close seat system, concealed cistern and brushed stainless steel dual flush plate.
- Brushed stainless steel robe hooks and toilet roll holders installed throughout.
- Extractor fan.

LIGHTING & ELECTRICS

- Downlighters in all rooms, LED strip lights on the underside of kitchen wall units.
- brushed metal sockets and switches throughout.
- TV points in all living rooms and bedrooms.
- TV point and sockets set at high level in all bedrooms to facilitate wall-mounted television.
- BT point in hallways and living rooms.
- Each apartment has sufficient space made available for the installation of a home office desk. Electrical sockets, a BT phone socket and internet connection (wired ready for connection) have been provided at the home office location.
- Comprehensive telephone, FM and TV (with Sky+) capability in living area and all bedrooms.

SECURITY & SAFETY

- Apartment entrance door with multi-locking system.
- Colour video entry system linked to television and telephone (including mobile phones).
- Main entrance accessible via a personal electronic key fob.
- Main entrance monitored by 24-hour CCTV.
- Security locks to all windows and balcony doors.
- Smoke alarms and heat detector fitted in kitchen.

SUSTAINABILITY FEATURES

- Low energy lighting throughout.
- Kitchen appliances all have an energy rating of at least A++.
- Dual flush WC.
- Low flow taps.
- Secure cycle store located on the ground floor.
- Full air ventilation system with 'boost' to create open window effect.
- Brown roof incorporating an urban drainage system and bird and bat boxes.



LOUNGE/DINNER, 1 BEDROOM APARTMENT



CULTURE. COMMUNITY.*CONNECTION.*

LOCATED JUST MINUTES FROM THE CENTRAL FINANCE AND LEISURE DISTRICT, SMITHFIELD HOUSE WILL BE AT THE HEART OF AN EXCLUSIVE NEW NEIGHBOURHOOD IN THE THRIVING CREATIVE QUARTER OF DIGBETH, BIRMINGHAM'S FORMER INDUSTRIAL HEARTLAND AND PART OF THE VIBRANT EASTSIDE DISTRICT.

A PLACE CURRENTLY UNDERGOING A ONCE IN A GENERATION TRANSFORMATION, THE £1.9BN SMITHFIELD REGENERATION PROJECT WILL BE PIVOTAL IN THE WIDER, LONG-TERM REGENERATION OF BIRMINGHAM. FACILITIES. SMITHFIELD WILL BE A WORLD CLASS DESTINATION WITH SOMETHING FOR EVERYONE.

AT ITS HEART WILL BE THE NEW MARKET, FESTIVAL SQUARE AND IMMERSIVE CULTURAL SPACES. BUSINESS AND LEISURE SPACE, INCLUDING HOTELS, CAFÉS, RESTAURANTS AND BARS, WILL ALL HELP CREATE AN ESTIMATED 8,000 JOBS.

THE PLANS ALSO INCLUDE SPACE FOR OVER 3,000 SUSTAINABLE AND MODERN HOMES IN A GREEN SETTING, SUPPORTED BY A RANGE OF COMMUNITY FACILITIES AND GREEN SPACE AT SMITHFIELD PARK, WHICH WILL IMPROVE WELLBEING AND BIODIVERSITY.



CONVENIENCE. COMMUTE.*CAPITAL.*

SMITHFIELD WILL BE THE MAIN BENEFICIARY OF A NUMBER OF KEY INFRASTRUCTURE PROJECTS WITH THE MAIN HIGH-SPEED 2 (HS2) CURZON ST STATION A SHORT STROLL AWAY FROM SMITHFIELD HOUSE. HS2 WILL REDUCE JOURNEY TIMES BETWEEN LONDON AND BIRMINGHAM TO JUST 49 MINUTES.

ESTIMATED TO INCREASE BIRMINGHAM'S ECONOMIC OUTPUT BY GBP £4 BILLION PER YEAR, IT WILL ALSO CREATE 26,000 LOCAL JOBS WHICH WILL ACCELERATE THE GROWTH OF THE CITY'S ECONOMY, POPULATION, AND – SUBSEQUENTLY – ITS PROPERTY MARKET.

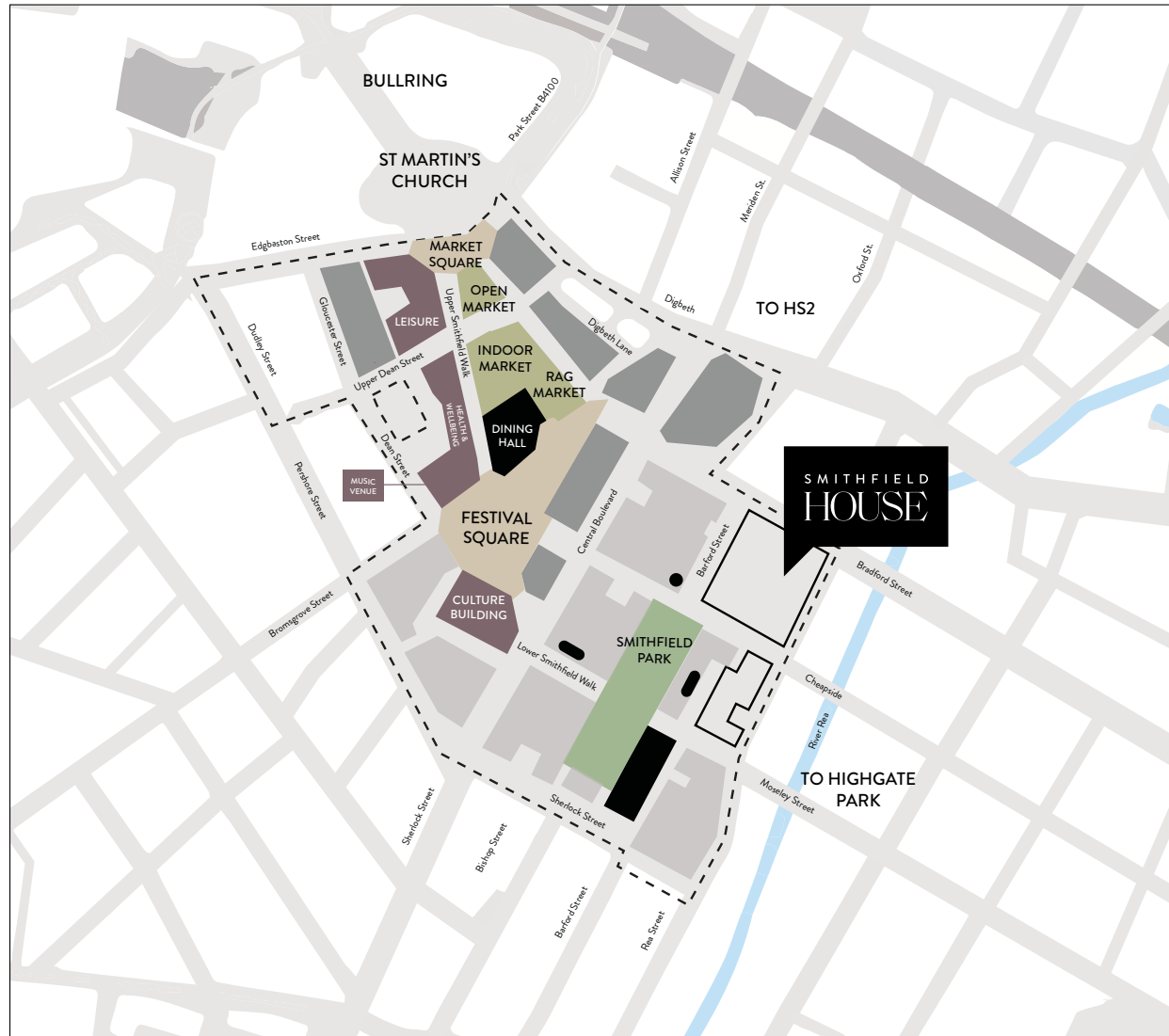
19.2% PRICE RISE

2024 SUGGESTS THAT BIRMINGHAM PRICES COULD RISE BY 19.2% FROM 2023 TO 2027 AT AN AVERAGE OF 3.6% PER YEAR AS NEW LAND SUPPLY DATA SHOWS HUGE LACK OF LAND, HOUSING AND CURRENT HOMES.

SAVILLS

SMITHFIELD HOUSE

SMITHFIELD CITY PLAN



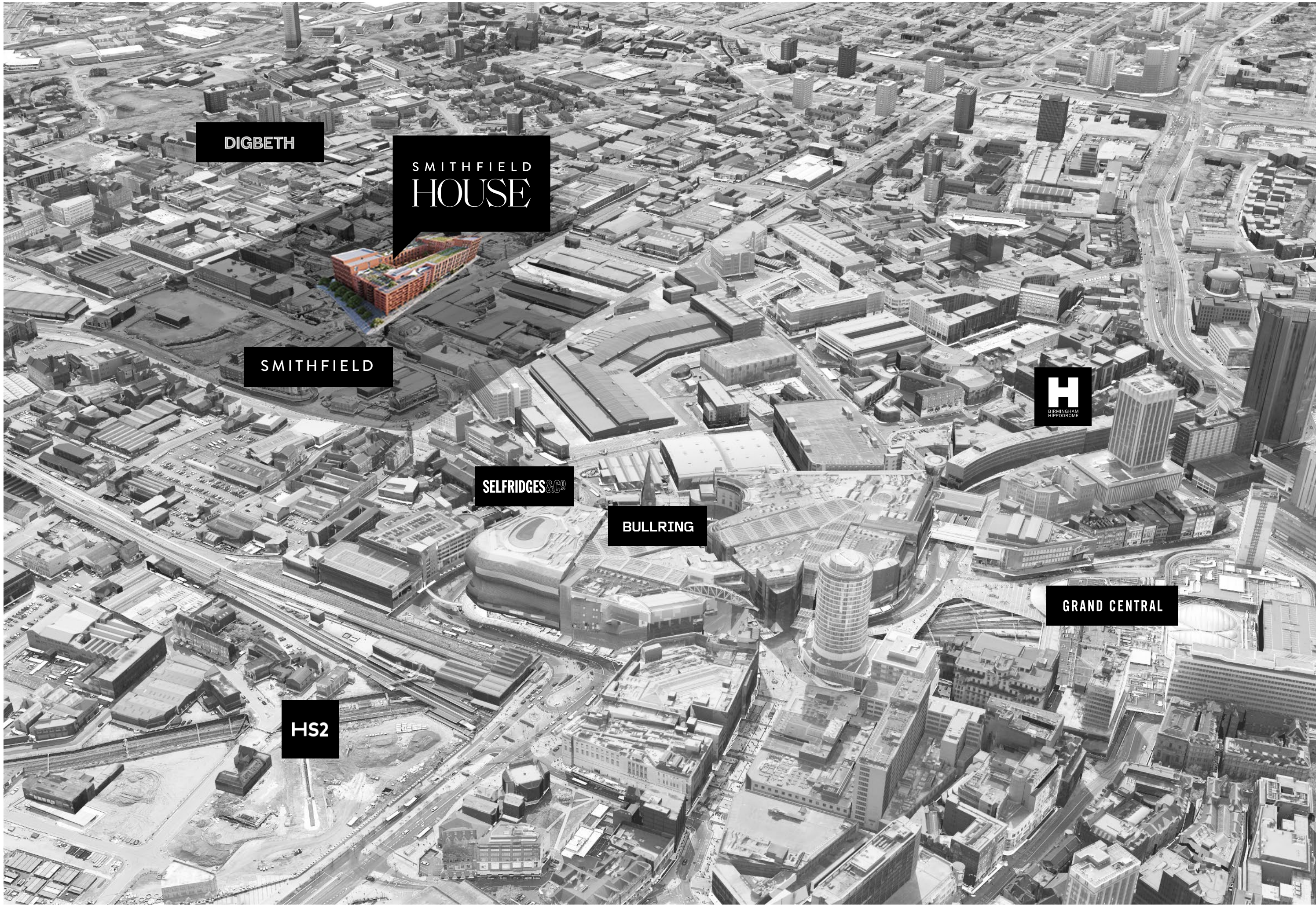
- OPEN MARKET
- RAG MARKET
- MEAT AND FISH MARKET
- DINING HALL
- LEISURE AND CULTURE
- OFFICE AND WORKSPACE
- RESIDENTIAL
- COMMUNITY FACILITIES
- PUBLIC SQUARES
- SMITHFIELD PARK

SMITHFIELD HOUSE

INTEGRATED CITY PLAN



- METRO STOPS
- BUS STOPS
- EASTSIDE METRO EXPANSION
- POTENTIAL METRO ROUTE THROUGH SMITHFIELD
- PROPOSED DEDICATED CYCLE ROUTES
- PROPOSED CYCLE ROUTES
- EXISTING DEDICATE CYCLE ROUTES
- EXISTING CYCLE ROUTES
- GREEN PEDESTRIAN BOULEVARD
- PRIMARY PEDESTRIAN NETWORK
- SECONDARY PEDESTRIAN NETWORK
- TERTIARY PEDESTRIAN NETWORK
- PROPOSED ROADS TO BE STOPPED AND TO BE PEDESTRIAN / CYCLE / LOCAL ACCESS ONLY



DIGBETH

SMITHFIELD
HOUSE

SMITHFIELD

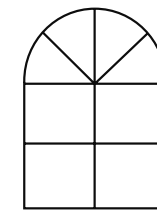
SELFRIDGES & CO

BULLRING



GRAND CENTRAL

HS2



SMITHFIELD HOUSE *COUNTRY*

GOODBYE CITY, HELLO NATURE. STEP OUT OF THE HUSTLE AND INTO SERENITY. IMMERSE YOURSELF IN A SLOWER PACE AS YOU ABSORB THE STUNNING SURROUNDINGS OF CUMBRIA'S LAKE DISTRICT.

AS A SMITHFIELD HOUSE RESIDENT, ENJOY ACCESS TO YOUR OWN, RESIDENTS ONLY,

SECOND HOME - NESTLED ON THE LAKESIDE SHORE OF LAKE WINDERMERE.

RELAX AND UNWIND IN YOUR PRIVATE COUNTRY HOME FROM HOME WITH ALL THE INIMITABLE STYLE AND QUALITY YOU'VE COME TO EXPECT, LIVING THE SMITHFIELD LIFE.