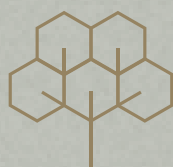


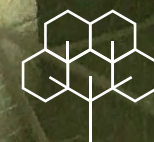
PHASE II



THE MEWS

AT BROADOAKS

SOLIHULL



THE MEWS

AT BROADOAKS

SOLIHULL

STREETSBROOK RD B91 1RD



THE MEWS

AT BROADOAKS

A SENSE OF IDENTITY

Broadoaks is an intimate collection of 9 luxury mews townhouses situated within a secluded setting in the sophisticated haven of Solihull. Set apart but within easy reach of the town centre, this contemporary range of three and four bed homes are perfectly suited to families and professional seeking a more exclusive way of life.

With interior details expertly designed by our team of leading architects and superior specifications throughout, The Mews at Broadoaks is a desirable take on modern living.

BROADOAKS

THE MEWS



SOLIHULL

PHASE II



THE DESIGN

A SENSE OF BELONGING

The Mews at Broadoaks is a new residential community in the heart of affluent Solihull, B91. Its combination of refined living and casual elegance connects past, present, and future. With a mix of contemporary architecture, timeless interiors, and a leafy landscaped courtyard, Broadoaks is the ideal 21st-century lifestyle, and it's a place that you'll love to call home.





MADE FOR WELLBEING

A SENSE OF STYLE

The Mews townhouses are well equipped to deliver a living experience that exceeds expectations.

Well-appointed, light and open spaces include state of the art kitchen and bathrooms and every home comes with Virgin high-speed 1GB internet connections, the best currently available in the area. Each property has a private garden, attractive glazed Juliette balcony to the front and allocated parking which all benefit from an individual electric car charging point.





DESIGNED FOR LIVING

- 3 or 4 bedroom options
- Virgin 1GB High-speed internet connections
- All homes with Juliette balconies and private gardens
- Lift servicing each floor
- Car parking spaces
- Superior specifications throughout including modern contemporary designed kitchens and bathrooms
- Electric car charging points
- ICW build warranty



THE VISION

EVERYTHING IN
ONE PLACE

Broadoaks has something to suit everyone. This three-phase scheme will see a mix of existing and new buildings being developed to the very highest standards. Broadoaks will consist of a range of studios, 1 and 2 bedroom apartments, The Mews exclusive collection of townhouses and a deluxe residents super lounge and gym, which is proposed in phase three.

Whether you are a looking for a family home, upsizing or downsizing, or looking for a luxurious environment



PHASE III



PHASE I



PHASE II
THE MEWS



Residents Super Lounge and gym – Phase III



THE LOCATION

TRADITIONALLY
MODERN

Perfectly positioned, Broadoaks is just a 2 minute stroll to Solihull station and a convenient 5 minute walk to the town centres enticing shops (John Lewis, Waitrose, Touchwood) and hospitality (Carluccio's, The Beech House, Boston Tea Party).

With three-quarters of the borough defined as Green Belt, Solihull is a family friendly place where rural heritage and urban style merge seamlessly into one.

Dating from 1220, this quaint town is steeped in history. Timber framed Tudor houses, picturesque villages and listed buildings sit alongside global luxury brands, first-class leisure, exceptional schools and the best of British business.



Waitrose

TOUCHWOOD



SOLIHULL

CITY LIVING COUNTRY LIFE

Solihull is a rare blend of ancient and modern, independent and international. Stylish streetscapes, green open spaces, boutique shopping, and refined gastronomy are just a short stroll away from your door.

Home to a rich abundance of exclusive hotels such as Hampton Manor and the Hilton Metropole, and coveted gastro pubs like The Beech House, The Boot Inn Lapworth and The Crabmill, Solihull is a place where you can make the most of your valuable downtime.

5



A stellar mix of the great shopping and restaurants, parks and leisure, outstanding schools and unrivalled connectivity.

6



1



2



3



4



- 1 Apple store, Touchwood
- 2 St George's Hotel, town centre
- 3 Cocktails at The Beech House
- 4 Touchwood Shopping Centre
- 5 The Boot Inn Lapworth gastro pub
- 6 Boston Tea Party

THE BROADOAKS WORK LIFE BALANCE

As one of the UK’s most desirable property hotspots Solihull is a much-coveted location. Interconnected and enterprising, it’s a town bristling with opportunity. Neighbouring Birmingham is just a 9 minutes train ride away, the M42 motorway network a short drive (2 minutes) and with Solihull train station within a 2 minute stroll you are in a great position from which to connect to Manchester, the North, London, and the South. With Solihull becoming a hub for international business (Jaguar Land Rover), it’s a rewarding place to invest in with its growing employment market and a vibrant social scene.

4



- 1 The Ivy, Birmingham
- 2 Historical Knowle
- 3 Luxury brands and shopping
- 4 Jaguar Land Rover
- 5 Blythe Valley Business Park
- 6 Countryside and cycle routes

1



3



2



5



6



- 1 Harvey Nichols, The Mailbox
- 2 Grand Central Hotel
- 3 Grand Central Station
- 4 Hotel Du Vin
- 5 Adams, Michelin starred dining
- 6 Brindleyplace business district

1



2



3



4



5



BIG CITY NEIGHBOURS



From Broadoaks you can enjoy all the benefits that come from neighbouring a resurgent Birmingham, a city literally rebuilding itself and its reputation. Renowned for being home to 1000 trades it's a melting pot of rich history fused with a sussed, connected lifestyle with an intimate feel. Alongside its picturesque canals, outstanding culture, and thriving commercial sector, is an explosion of Michelin Starred restaurants (6), world-class shopping, makers & innovators whose influence is being recognised far and wide. Playing host to the 2022 Commonwealth Games will see this great city once again take to the world stage.

6





A WISE MOVE

REASONS TO INVEST IN THE MEWS AT BROADOAKS

TRANSPORT LINKS - HS2

With the confirmed HS2 interchange near Birmingham International linking you to Birmingham Airport in 7 minutes and London in just under 40 minutes, the opportunity to make a sound investment in this part of the Midlands is clear.

Planned for 2026, the HS2 interchange station will fast track connections to the North and South and boost Solihull's appeal exponentially. With a variety of car parking options, taxi ranks, bus stops, cycle storage, pedestrian bridge, and a public plaza, it will truly be an interchange in name and nature.

HS2 will bring economic growth, not only to Solihull but to its inhabitants and further secure the town's standing as one of the UK's most desirable property hotspots.

SUPERBLY CONNECTED

- Birmingham International Airport: 5 miles
- Solihull train station: 2 minute walk connecting to Birmingham (9 minutes); Warwick (15 minutes); Stratford upon Avon (28 minutes); and London (1 hour 38 minutes)

- HS2 Interchange station (from 2026): connecting to London Euston and Manchester (under 40 minutes)
- M42, Junction 5 (2.5 miles) with direct connections to M6, M6 Toll, M5, M40 and M1
- Local bus network to nearby villages such as Knowle and Dorridge

GREEN SATISFACTION

A recent winner of 'Best Place to Live in the UK', Solihull delivers on all levels. With a population that consistently records high rates of satisfaction (85%) towards living in the area Solihull is a place made for modern life.

If you want some downtime, you can easily walk to the centre's two local parks. Brueton Park and Tudor Grange feature cycle tracks, lakes and play areas. In fact, Solihull has 1500 acres of green space, parks and green belt and is internationally recognised with a green flag award. Aptly, Solihull's motto is 'Urbs in Rure' or 'town in the country'.

FIRST CLASS EDUCATION

Solihull is renowned for its exceptional education establishments.

- Two of the four senior schools have an Ofsted rating of 'Outstanding' (Tudor Grange Academy and St Peter's) while Alderbrook and Lode Heath both have a 'Good' rating.
- The area's two private schools both have a pass rate of 100% at GCSE.
- Nine of the 10 junior schools have been rated 'Outstanding' or 'Good' by Ofsted.

ECONOMIC GROWTH

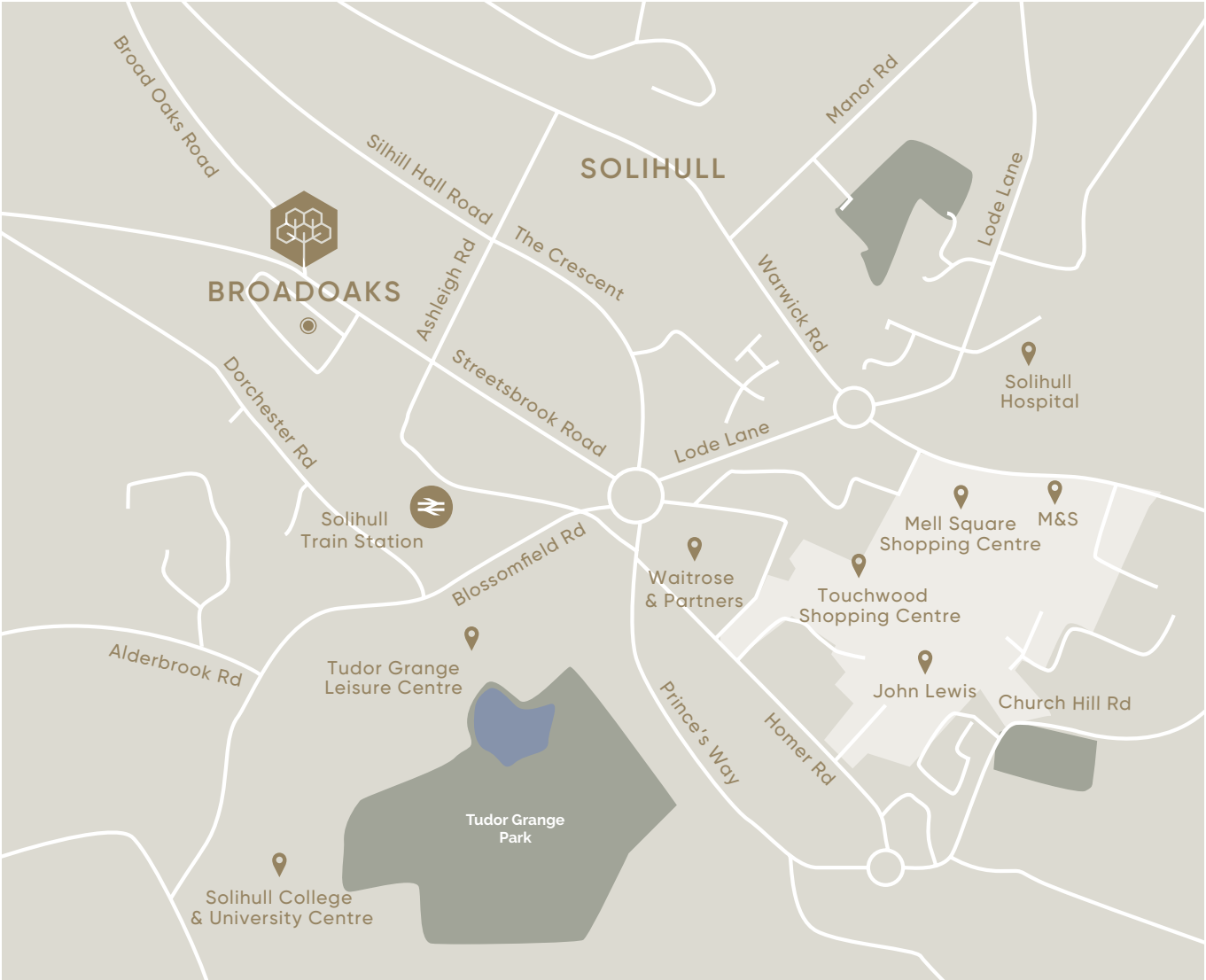
Home to Blythe Valley Business Park and over 8,000 businesses including Jaguar Land Rover, Solihull has one of the highest employment rates in the region.

The average price for property in Solihull stood at £404,916 in January 2021. This is a growth of 4.52% in the last 12 months (2020-21) and in general house prices in the area is well above the national average.



BROADOAKS

SOLIHULL



THE MEWS

THE REGION



THE MEWS
AT BROADOAKS

PLACES & TRAVEL TIMES	BY TRAIN	BY CAR
• Birmingham Moor Street (City Centre)	9 mins	27 mins
• Birmingham International Airport	7 mins (with HS2)	15 mins
• Coventry	57 mins	26 mins
• Worcester	1 hr 22 mins	45 mins
• London Marylebone	1 hr 45 mins	2 hrs 18 mins
• London from HS2 Interchange	38 mins	-

SOLIHULL

THE MEWS
AT BROADOAKS

CONNECTED PLACES	DISTANCE
• National Exhibition Centre	5 miles
• Resorts World (NEC)	5 miles
• HS2 Birmingham Interchange	8 miles
• M42 (J5)	1.9 miles
• M42/M6	7.5 mins
• M42/M40	10.8 mins
• M42 /M5	18.0 mins

PHASE II



THE MEWS
BROADOAKS



THE MEWS
PLANS & SPECIFICATIONS

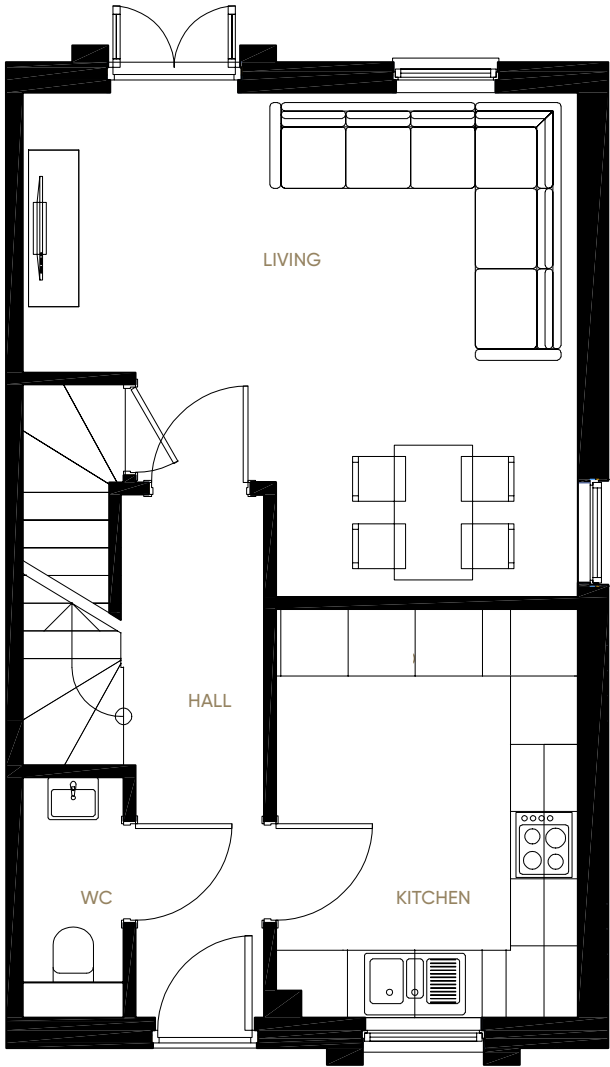
THE MEWS

SITE PLAN



THE BRUETON

4 BEDROOM

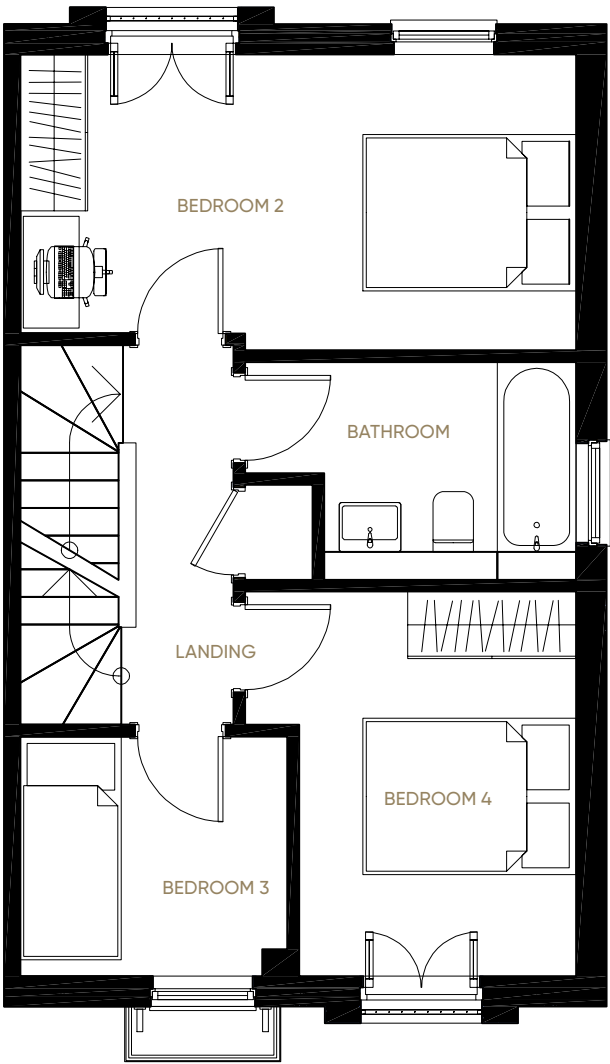


GROUND FLOOR

Gross Internal Area Room dimensions -	Metric - 109 sqm largest dimensions	Imperial - 1175 sqft
Kitchen	3.65 x 2.69m	12' x 8.8'
Living Dining	4.95 x 4.5m	16.2' x 14.7'
WC	2.14 x 0.90m	7' x 2.9'
Bed 1	4.25 x 6.45m - inc. dressing	13.9' x 21.1'
Master ensuite	2.38 x 2.10m	7.8' x 6.9'
Bed 2	4.95 x 2.65m	16.2' x 8.7'
Bed 3	3.45 x 2.47m	11.3' x 8'
Bed 4	2.38 x 2.14	7.8' x 7'
Bathroom	3.01 x 1.95m	9.9' x 6.4'

THE BRUETON

4 BEDROOM



FIRST FLOOR

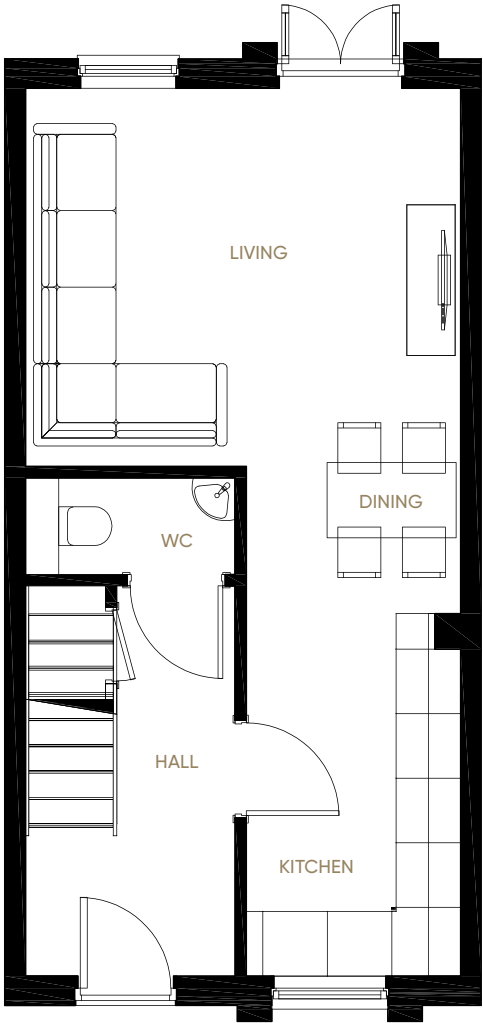
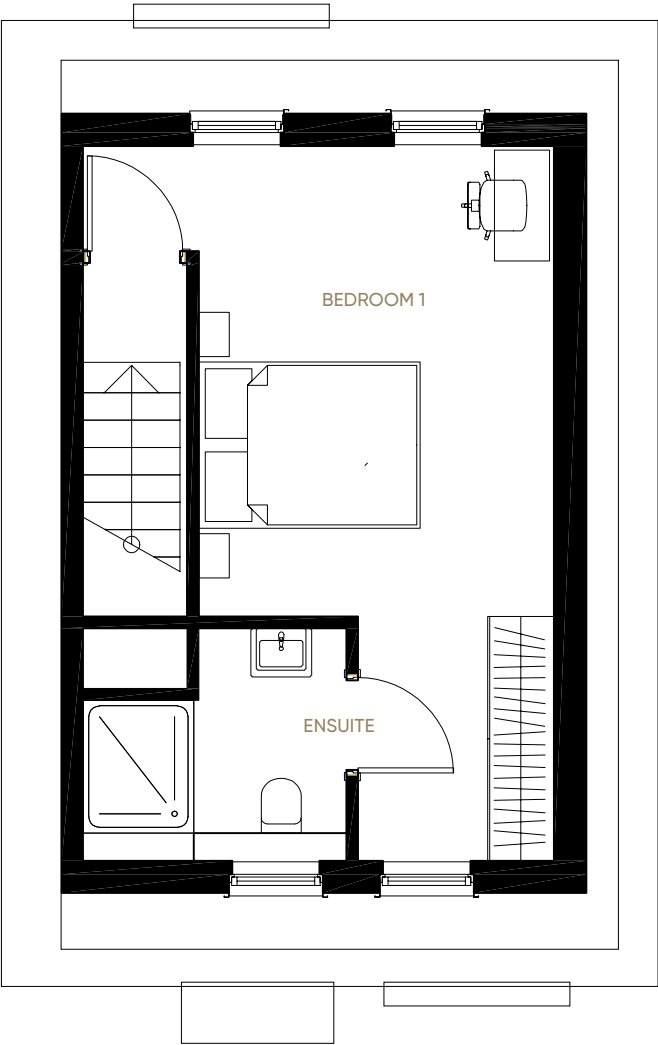
Gross Internal Area Room dimensions -	Metric - 109 sqm largest dimensions	Imperial - 1175 sqft
Kitchen	3.65 x 2.69m	12' x 8.8'
Living Dining	4.95 x 4.5m	16.2' x 14.7'
WC	2.14 x 0.90m	7' x 2.9'
Bed 1	4.25 x 6.45m - inc. dressing	13.9' x 21.1'
Master ensuite	2.38 x 2.10m	7.8' x 6.9'
Bed 2	4.95 x 2.65m	16.2' x 8.7'
Bed 3	3.45 x 2.47m	11.3' x 8'
Bed 4	2.38 x 2.14	7.8' x 7'
Bathroom	3.01 x 1.95m	9.9' x 6.4'

THE BRUETON

THE MALVERN

4 BEDROOM

3 BEDROOM



SECOND FLOOR

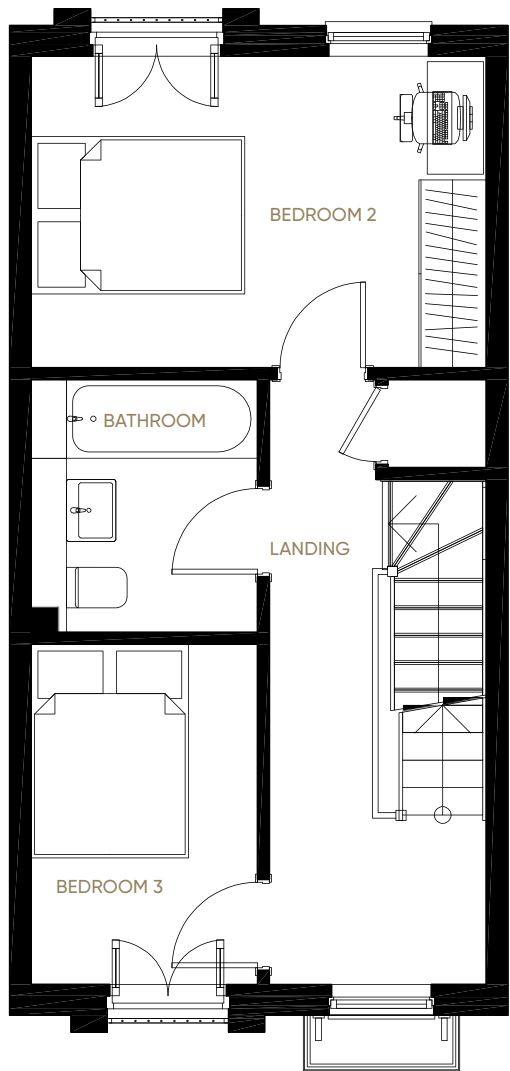
GROUND FLOOR

Gross Internal Area Room dimensions -	Metric - 109 sqm largest dimensions	Imperial - 1175 sqft
Kitchen	3.65 x 2.69m	12' x 8.8'
Living Dining	4.95 x 4.5m	16.2' x 14.7'
WC	2.14 x 0.90m	7' x 2.9'
Bed 1	4.25 x 6.45m - inc. dressing	13.9' x 21.1'
Master ensuite	2.38 x 2.10m	7.8' x 6.9'
Bed 2	4.95 x 2.65m	16.2' x 8.7'
Bed 3	3.45 x 2.47m	11.3' x 8'
Bed 4	2.38 x 2.14	7.8' x 7'
Bathroom	3.01 x 1.95m	9.9' x 6.4'

Gross Internal Area Room dimensions -	Metric - 92.90 sqm largest dimensions	Imperial - 1000 sqft
Kitchen Dining	1.99 x 4.73m	6.5' x 15.5'
Living	4.05 x 3.51m	13.3' x 11.5'
WC	1.95 x 0.90m	6.4' x 3'
Bed 1	4.55 x 4.05m inc. dressing	15' x 13.3'
Master ensuite	1.80 x 4.05m	6' x 7.0'
Bed 2	4.05 x 2.77m	13.3' x 9'
Bed 3	3.02 x 2.01m	9.9' x 6.6'
Bathroom	2.25 x 2.01m	7.4' x 6.6'

THE MALVERN

3 BEDROOM

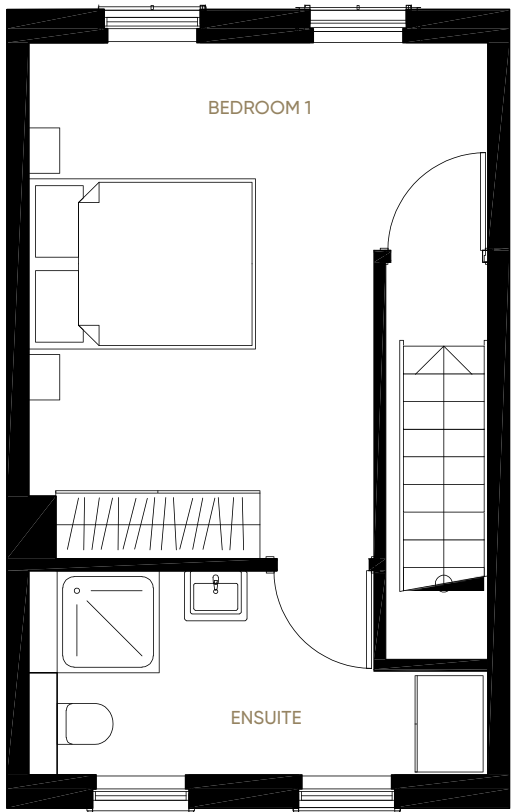


FIRST FLOOR

Gross Internal Area Room dimensions -	Metric - 92.90 sqm largest dimensions	Imperial - 1000 sqft
Kitchen Dining	1.99 x 4.73m	6.5' x 15.5'
Living	4.05 x 3.51m	13.3' x 11.5'
WC	1.95 x 0.90m	6.4' x 3'
Bed 1	4.55 x 4.05m inc. dressing	15' x 13.3'
Master ensuite	1.80 x 4.05m	6' x 7.0'
Bed 2	4.05 x 2.77m	13.3' x 9'
Bed 3	3.02 x 2.01m	9.9' x 6.6'
Bathroom	2.25 x 2.01m	7.4' x 6.6'

THE MALVERN

3 BEDROOM



SECOND FLOOR

Gross Internal Area Room dimensions -	Metric - 92.90 sqm largest dimensions	Imperial - 1000 sqft
Kitchen Dining	1.99 x 4.73m	6.5' x 15.5'
Living	4.05 x 3.51m	13.3' x 11.5'
WC	1.95 x 0.90m	6.4' x 3'
Bed 1	4.55 x 4.05m inc. dressing	15' x 13.3'
Master ensuite	1.80 x 4.05m	6' x 7.0'
Bed 2	4.05 x 2.77m	13.3' x 9'
Bed 3	3.02 x 2.01m	9.9' x 6.6'
Bathroom	2.25 x 2.01m	7.4' x 6.6'

THE MEWS

SPECIFICATION

KITCHEN / BREAKFAST ROOM

- Fully fitted kitchen
- Quartz worktop
- Quartz Splashback
- Integrated NEF appliances: Fidge Freezer, Dishwasher, Oven hob and hood
- Rangemaster – undercounter sink
- Rangemaster monoblock mixer tap
- Brush Steel Downlighters
- Ceramic Tile Flooring

BATHROOMS / ENSUITES & CLOAKROOMS

- Vitra – Sanitaryware
- Rhoper Rhodes – Vanity unit
- Vitra, Nest Cloakroom Wall Hung Vanity & Washbasin (4 Beds)
- Bristan – Fixtures, showers and fittings
- Bathroom Mirror – fitted above the vanity unit
- Porcelain tiles 600 x 300
- Brush Steel Downlighters
- Chrome Towel Radiators
- Ceramic Tile Flooring

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. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey

MEDIA & COMMUNICATIONS

- Vaillant Gas Boilers
- Nest heating system
- Planar horizontal radiators

INTERIORS

- Vesta Space Wardrobes to Master Bedroom in three bed and bed two in the four bed
- White Panelled internal doors
- Brushed chrome sockets and switches throughout
- Glass Balustrade with stainless steel handrails

EXTERIORS

- Aluminium Grey External Doors
- Powder coated Juliette Balconies
- GRP Composite Black Entrance Door
- Wall lights
- Electric car charging facility
- Patio (Buff/Charcoal) area to rear
- Marshalls paving to the front
- Hard and soft landscaping
- Fencing
- Remote Bollard Access
- Turfing

times stated are approximate, sourced from google.com. Walking times and distances taken from google.com. Interior and exterior images are computer generated and are for illustrative purposes only. Broadoaks is a preferred marketing name only.

A PROJECT BY

INVESTIN
PLC

B
BESPOKE

INVESTINPLC.COM BESPOKECONSTRUCTION.CO.UK

THE MEWS

AT BROADOAKS

