



THE CHATTOCKS

AN EXCLUSIVE DEVELOPMENT OF 20 NEW HOMES



THE CHATTOCKS

AN EXCEPTIONAL LIMITED EDITION DEVELOPMENT FEATURING
TWENTY NEW 4 & 5 BEDROOM FAMILY HOMES

DEVELOPED BY PEOPLE WHO CARE

An exciting addition to the area of Hodge Hill, this exclusive development offers contemporary and luxurious new homes. Designed and built by renowned professionals to both complement and add a new architectural vibe to this popular area of Birmingham.

Redefining urban living in the UK's second largest city, The Chattocks comprises of a collection of just twenty stunning and spacious new properties.

DESIRABLE HOMES OF STYLE & CHARACTER

You will find a mix of 4 and 5 bedroom homes with design continuity and thoughtful arrangement both on the inside and outside. Fourteen of the new residences are either arranged over two or three storeys and are all detached. The remaining six semi-detached homes are designed over the ground and first floors.

The interior design reflects a blend of neutral palettes for the homeowner to add their personal style alongside the latest contemporary trends and everyday practical solutions. Furnishings and fittings have been expertly chosen and supplied by industry leading companies and craftsmen.

The attractive exterior elevations are formed of superior quality calderdale russet brickwork, sandtoff pan-tiles, argon filled double glazed windows and patio doors in contrasting anthracite with chrome furniture. Many with and attractive bay windows and canopies. Finished with a combination of block paving, patios and lawns.

For peace of mind, each of the twenty new homes is offered with a 10-year ICW structural warranty.

BE PART OF SOMETHING
EXCEPTIONAL

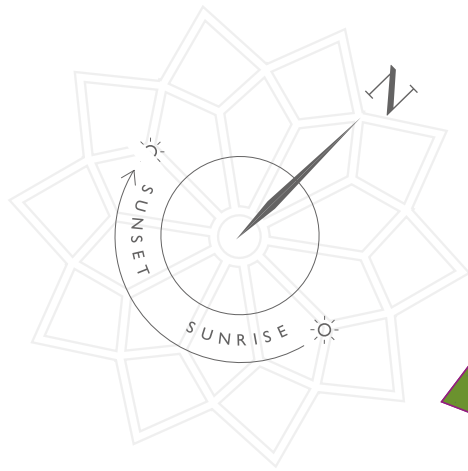


WELCOME TO THE CHATTOCKS



Whatever your life stage, The Chattocks offers a stunning collection of twenty brand-new contemporary homes, arranged around Collingbourne Avenue and two new private roads; Comet Grove & Moat House Farm Grove.

The development consists of six semi-detached and fourteen detached 4 & 5 bedroom luxury properties.



THE STAR

5 BEDROOM HOME
PLOTS 1, 2, 4, 5, 9, 10, 11, 12, 17, 18, 19, 20



THE COMET

4 BEDROOM HOME
PLOTS 3, 6



THE GALAXY

4 BEDROOM HOME
PLOTS 7, 8



THE CRESCENT

4 BEDROOM HOME
PLOTS 13, 14, 15, 16



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. Areas of future residential development are shown for illustration only and are subject to planning. Boundary landscaping is subject to change. Roof colours relate to collection type and are not representative of true colour. The development plan is not to scale. Parking spaces shown are indicative only and parking restrictions may apply. Please speak to our Sales Consultant for further information on parking availability. June 2021.



A SENSE OF COMMUNITY



The carefully considered scheme has been designed to maximise on space, aspects and aesthetics. Transforming and reshaping the landscape and setting the scene for a brand-new neighbourhood. The large properties are perfect for families, couples or individuals wanting to live within an exclusive and private development yet feel part of the wider community and surrounding area.



LOCATION

BIRMINGHAM IS TRULY A PLACE FOR ANYONE TO THRIVE AND HAS BEEN RANKED AS HAVING THE HIGHEST QUALITY OF LIFE OUTSIDE OF LONDON. NOT TO MENTION ONE OF THE FASTEST GROWING CITIES IN THE UK AND EUROPE.



COLLINGBOURNE AVENUE, BIRMINGHAM



BE PART OF THE EXCITEMENT

Birmingham's economy is currently worth £24.8 billion and continues to grow, with planned investment of £10 billion over the next 20 years. The city centre is home to global businesses such as HSBC, KPMG, BT, Deutsche Bank, Deloitte and PwC and the wider urban area attracts a diverse range of employers – from hundreds of tech-based start-ups to major businesses such as Kraft, Amey and Jaguar Land Rover.

THE GREAT WESTERN ARCADE

An arcade of delight and a magnet for the serious shopper, this wonderful Grade II-Listed Victorian covered arcade is home to 40 eclectic outlets. An unmistakable shopping destination featuring a mix of boutique stores and artisan eateries.

THE FORT SHOPPING PARK

A major shopping destination with over 40 top brands of fashion, homeware and beauty to choose from and a great selection of family friendly restaurants. Perfectly located just off the M6.

EXPLORE

Enjoy the innovative architecture or explore the majestic waterways, lined with history, culture & lifestyle or why not treat yourself to an indulgent shopping experience. Visit the Star City entertainment centre for food, film and family fun.

From tranquil parks to the vibrant energy of the city, you can live life at your own pace.

BULLRING & GRAND CENTRAL

The glamorous heart of Birmingham and home to one of the country's most popular shopping destinations. Discover over 240 of the most imaginative and desirable shops, catering for all your fashion and lifestyle needs. When it comes to eating and drinking – there's plenty of choice at Bullring & Grand Central with flavours from around the world to satisfy your taste buds.

CASTLE BROMWICH HALL GARDENS

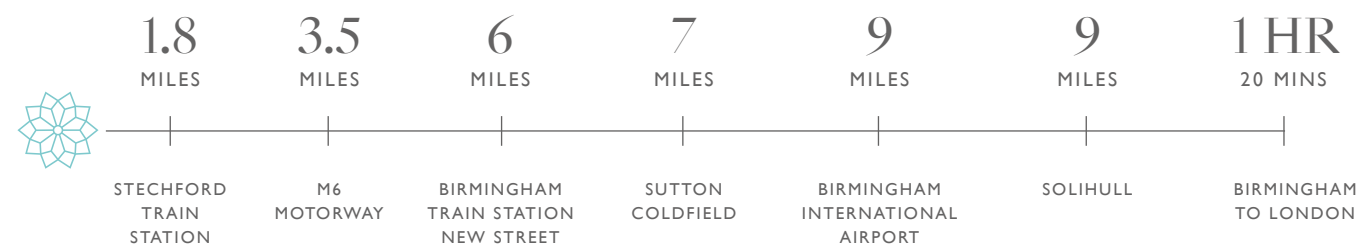
These 10-acre walled gardens are a rare example of formal English garden design, providing an opportunity to enjoy mid-morning coffee or afternoon teas, lunches or evening meals in beautiful historic surroundings.

CONVENIENTLY CONNECTED FOR ROAD, RAIL, AIR & MORE

AN ESTABLISHED RESIDENTIAL AREA AND IDEALLY SITUATED FOR ALL AMENITIES, TRANSPORT, EDUCATION & ATTRACTIONS

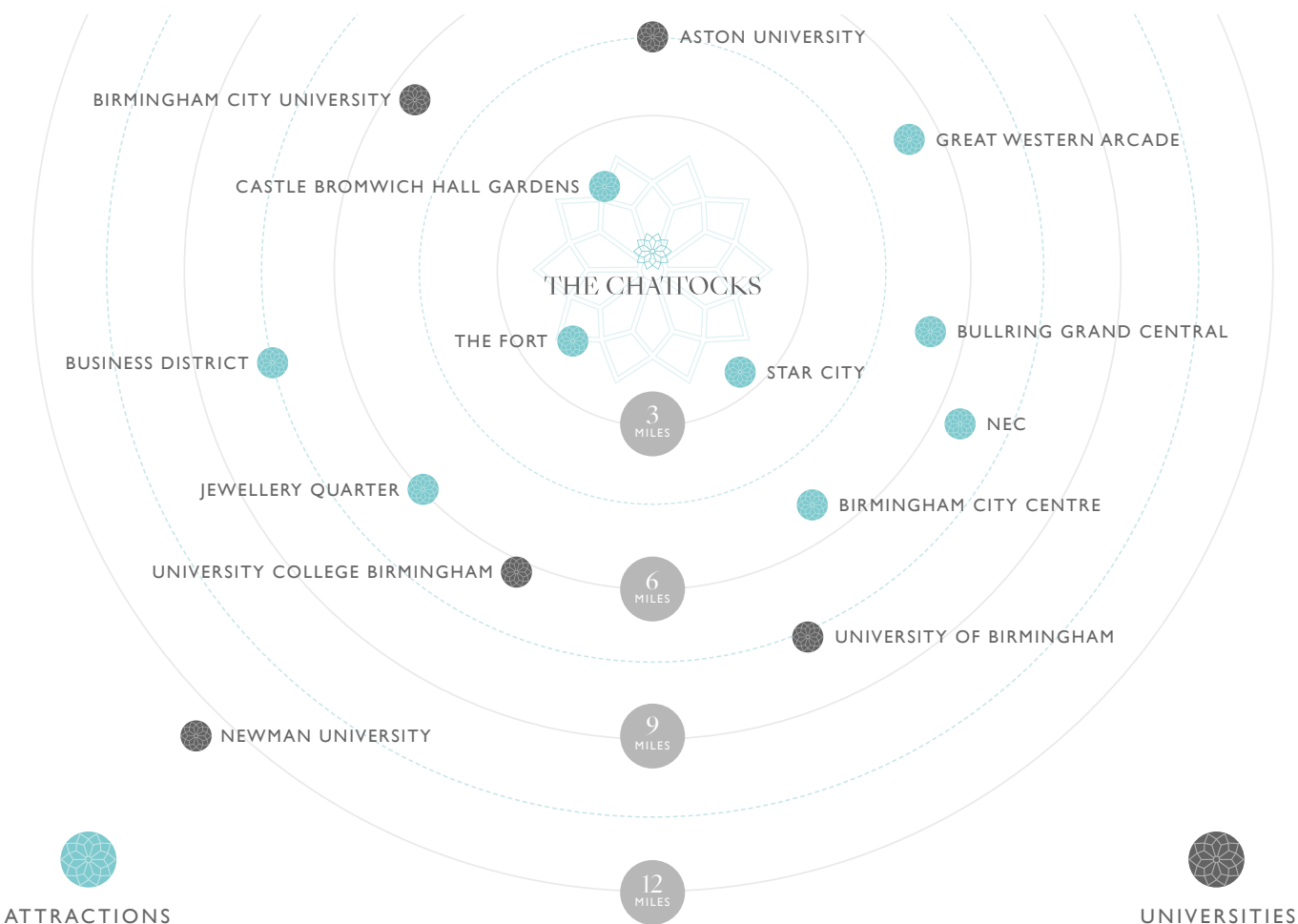
With Birmingham hosting the 2022 Commonwealth Games, major investment and development is also coming to the area. The city and wider region will benefit from £778m worth of investment from the government to stage the event. This will bring forward more exciting developments in the city, further improving this top business region.

The forthcoming new Birmingham Curzon HS2 railway station opening from 2026* will provide fantastic opportunities for residents to thrive in Britain's second city. High-speed rail links to London, Leeds and Manchester in under an hour will open up the area to countless possibilities for those living and working in Birmingham.



“ A city beating at the heart of the country with a quiet confidence like no other. ”
We're a hotbed of culture that's rich and diverse.

VISITBIRMINGHAM.COM



CHOSEN, CONSIDERED, CHERISHED

THE CHATTOCKS SPECIFICATION

STRUCTURE

- Exterior Ibstock Calderdale Russet Brickwork
- Grey Sandtoff pan tiles on main roofs and small plain tiles on bay windows and canopies
- Argon filled Anthracite double glazed windows and patio doors with chrome furniture

WALLS, FLOORS & CEILINGS

- Screed floors with Enertherm PIR Insulation
- Gtec square edge plasterboard. Fireboard stairwells and ceilings with moisture board to bathrooms and en-suite
- Dulux paint throughout in matt brilliant white

FLOORING

- Supreme quality carpets in contemporary neutral shade
- Tiles to bathrooms and en-suite
- Tiles to kitchen, utility and hallway

KITCHENS by Porcelanosa

- Individually designed
- Porcelanosa Gamadecor cabinetry in Zinc
- Integrated aluminium handle in door edge, aluminium plinth and Deco Glaze splash back
- Square edge Carrera white work-surface from the spectra collection
- Stainless Steel Reginox Minister sink with drainer
- Reginox Thames tap in Chrome finish
- Bosch Serie 4 Stainless steel single built-in oven with 3D hot air for achieving perfect baking and roasting results on up to three levels simultaneously
- Bosch gas hob with front-mounted controls in elegant stainless-steel design. Continuous cast-iron pan supports for maximum stability. Biomethane ready
- Canopy extractor
- Integrated 70/30 fridge freezer
- Integrated dishwasher

Gamadecor is committed to environmental care and its kitchens are harvested from responsibly managed forests. Combining innovative design, latest trends, aesthetic perfection and practicality

BATHROOM by Porcelanosa

- Marne Blanco wall hung vanity with soft close drawers and aluminium handle
- Marne wall hung stone basin
- MONM Hotels Lav single lever deck mounted chrome tap
- Urban C Blanco close couple WC
- SP One XL glossy white acrylic bath
- MONM Hotels chrome bath/shower mixer tap
- Thermostatically controlled City shower in chrome
- Inter 2B glass and aluminium shower with 6mm high-safety tempered glass

- Contemporary ladder heated tower rail in chrome finish
- Madagascar feature tile Ona Natural stone effect in matt finish
- Madagascar Natural stone effect square tile in glazed finish
- Espejo Canto polished edge mirror

ENSUITE by Porcelanosa

- Marne Ceniz Ash Cherry wall hung vanity with soft close drawers and aluminium handle
- Lavabo Marne wall hung stone basin
- Urban C Blanco close couple WC
- MONM Hotels Lav single lever deck mounted chrome tap
- Inter 1 shower enclosure aluminium and sanitaria 6mm high-safety tempered glass
- Contemporary Light Stone flat shower tray
- Smart Shower Column
- Contemporary ladder heated tower rail in chrome finish
- Shaver socket
- Madagascar feature tile Ona Blanco stone effect in matt finish
- Madagascar Blanco stone effect square tile in glazed finish

HEATING

- Energy efficiency A rated gas central heating
- S-Plan unvented hot water with separate water tank

ELECTRICAL

- A mix of white sockets, switches and USB
- White Schneider spotlights and pendants

JOINERY

- Contemporary profile Bullnose skirting and 40mm architrave finished in Dulux Satin Wood Brilliant White
- Vertical panel interior doors with chrome furniture finished in Dulux Satin Wood Brilliant White

WARRANTY

- 10 year ICW Structural Warranty

SECURITY & PEACE OF MIND

- Wiring for alarm and BT Dialler installation located under stairs for control panel
- Composite multi lever arch door locks
- Carport with brick pillars and block paved drive
- Contemporary up and down lighting to front door
- Infrared sensor floodlight to rear elevation
- Child safety window locks to all windows including pivot windows
- Multiple mains smoke alarms
- Wi-Fi connectivity data points to master bedroom and living room
- Wheelchair access via front elevation
- Garden lawns turfed with paving to paths and patio



RELAX, UNWIND & FEEL AT HOME



Influenced by contemporary aesthetics, high quality and practical solutions, every aspect of the interior finishing has been carefully considered and designed with uncompromising attention to detail. The properties offer understated luxury and contemporary finishes.

As the heart of the home, kitchen and dining areas at The Chattocks strike the perfect balance between cooking and bringing family and friends together while offering you an orderly space fitted with the latest cabinetry and appliances.

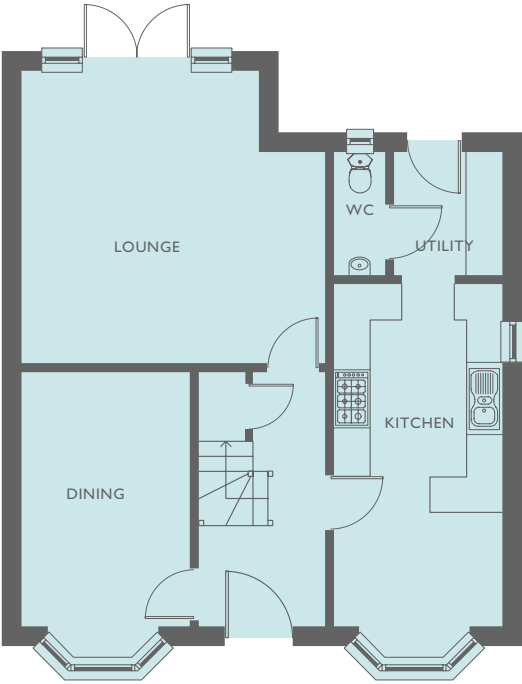


THE STAR

PLOTS 1 , 2 , 4 , 5 , 9 , 10 , 11 , 12 , 17 , 18 , 19 , 20

5 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 173.8 SQ M (1870.8 SQ FT)



GROUND FLOOR

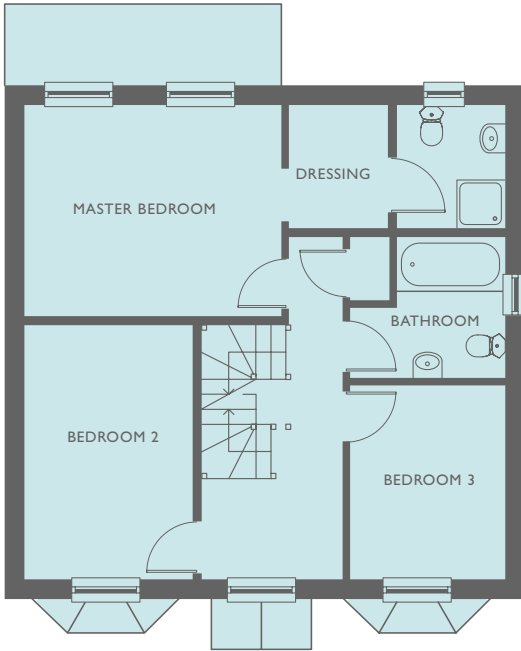
DINING ROOM	4.23 X 2.80 SQ M	13.88 X 9.19 SQ FT
LOUNGE	5.05 X 4.86 SQ M	16.57 X 15.94 SQ FT
KITCHEN	5.69 X 2.80 SQ M	18.67 X 9.19 SQ FT

FIRST FLOOR

MASTER BEDROOM	4.27 X 3.51 SQ M	14.01 X 11.52 SQ FT
DRESSING ROOM	1.65 X 2.05 SQ M	5.41 X 6.73 SQ FT
BEDROOM 2	2.80 X 4.23 SQ M	9.19 X 13.88 SQ FT
BEDROOM 3	3.22 X 2.58 SQ M	10.56 X 8.46 SQ FT

SECOND FLOOR

BEDROOM 4	2.84 X 5.97 SQ M	9.32 X 19.59 SQ FT
BEDROOM 5	2.55 X 5.97 SQ M	8.37 X 19.59 SQ FT

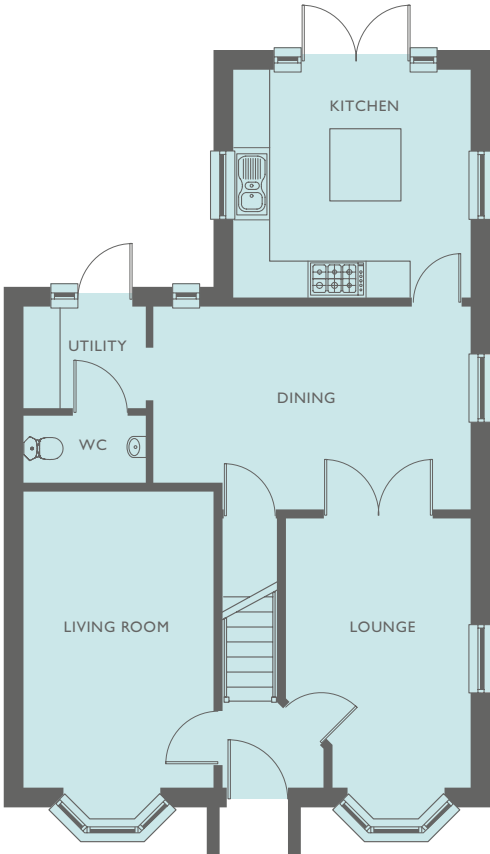


THE COMET

PLOTS 3 , 6

4 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 142.7 SQ M (1536 SQ FT)

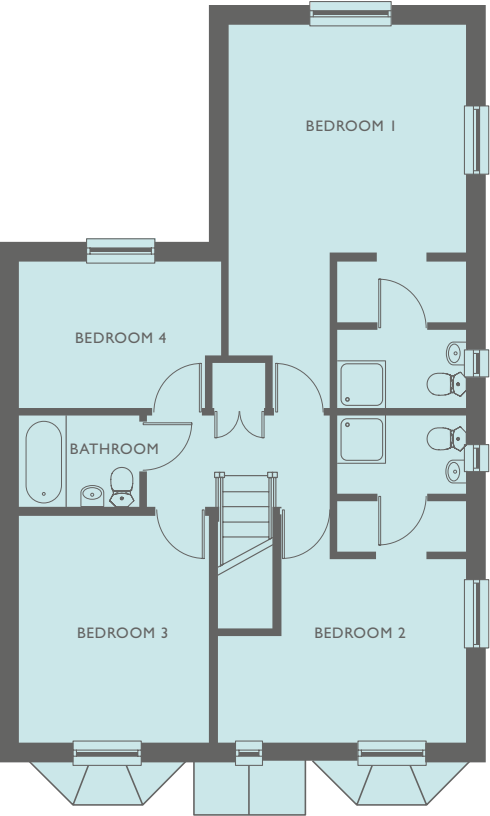


GROUND FLOOR

DINING ROOM	5.28 X 3.37 SQ M	17.32 X 11.06 SQ FT
LOUNGE	3.07 X 4.86 SQ M	10.07 X 14.70 SQ FT
KITCHEN	3.95 X 3.79 SQ M	12.96 X 12.43 SQ FT
LIVING ROOM	3.16 X 4.92 SQ M	10.37 X 16.14 SQ FT

FIRST FLOOR

MASTER BEDROOM	3.95 X 3.79 SQ M	12.96 X 12.43 SQ FT
BEDROOM 2	4.13 X 3.05 SQ M	13.55 X 10.01 SQ FT
BEDROOM 3	3.16 X 3.77 SQ M	10.37 X 12.37 SQ FT
BEDROOM 4	3.36 X 2.44 SQ M	11.02 X 8.00 SQ FT



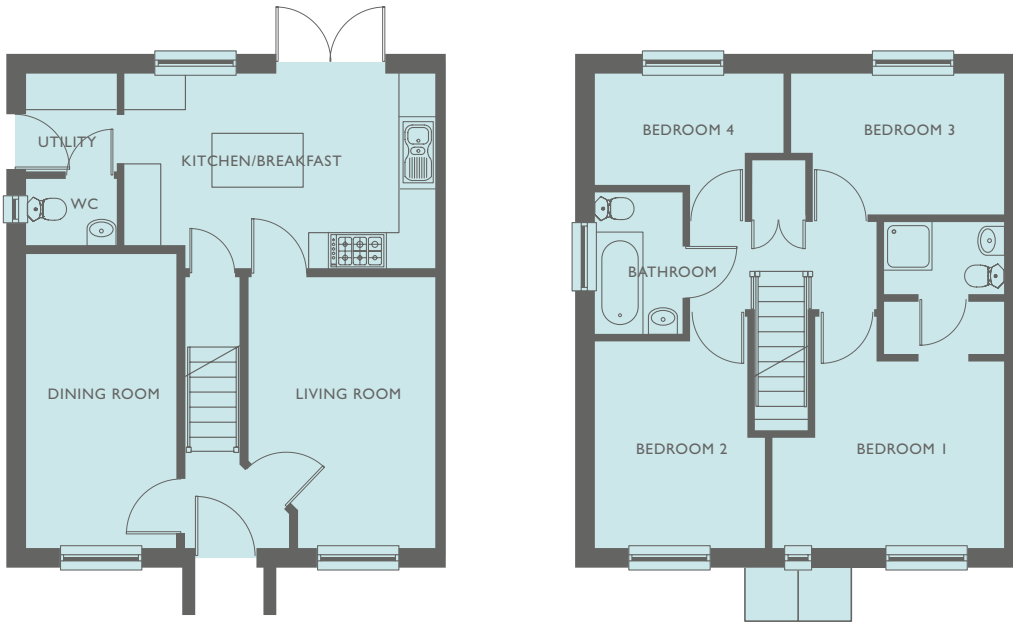
All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units.Total Internal Floor Space measurement: excludes outdoor areas.They are to finished measurements and are not intended for carpet sizes or items of furniture.The developer operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Boiler positions may be subject to change. Please ask the Selling Agents for detailed information regarding specific properties.

THE GALAXY

PLOTS 7 , 8

4 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 100.5 SQ M (1081.7 SQ FT)



GROUND FLOOR

DINING ROOM	2.50 X 4.89 SQ M	8.20 X 16.04 SQ FT
LIVING ROOM	3.11 X 4.50 SQ M	10.20 X 14.76 SQ FT
KITCHEN	5.17 X 3.24 SQ M	16.96 X 10.63 SQ FT

FIRST FLOOR

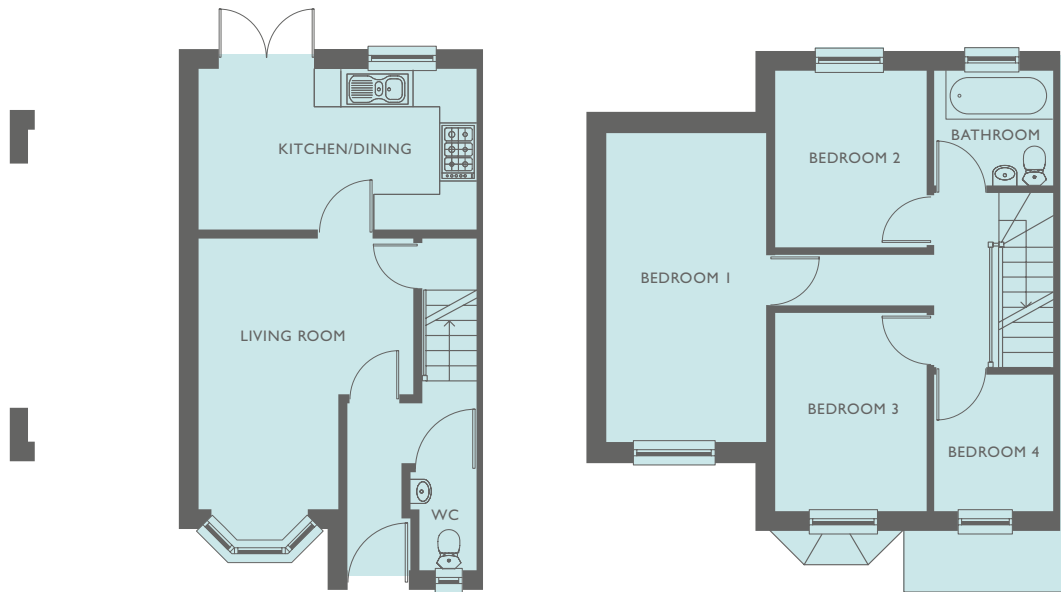
MASTER BEDROOM	3.85 X 3.10 SQ M	12.63 X 10.17 SQ FT
BEDROOM 2	2.83 X 3.44 SQ M	9.28 X 11.29 SQ FT
BEDROOM 3	3.54 X 2.34 SQ M	11.61 X 7.68 SQ FT
BEDROOM 4	3.14 X 1.85 SQ M	10.30FT X 6.07 SQ FT

THE CRESCENT

PLOTS 13 , 14, 15 , 16

4 BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE 80.3 SQ M (864.3 SQ FT)



GROUND FLOOR

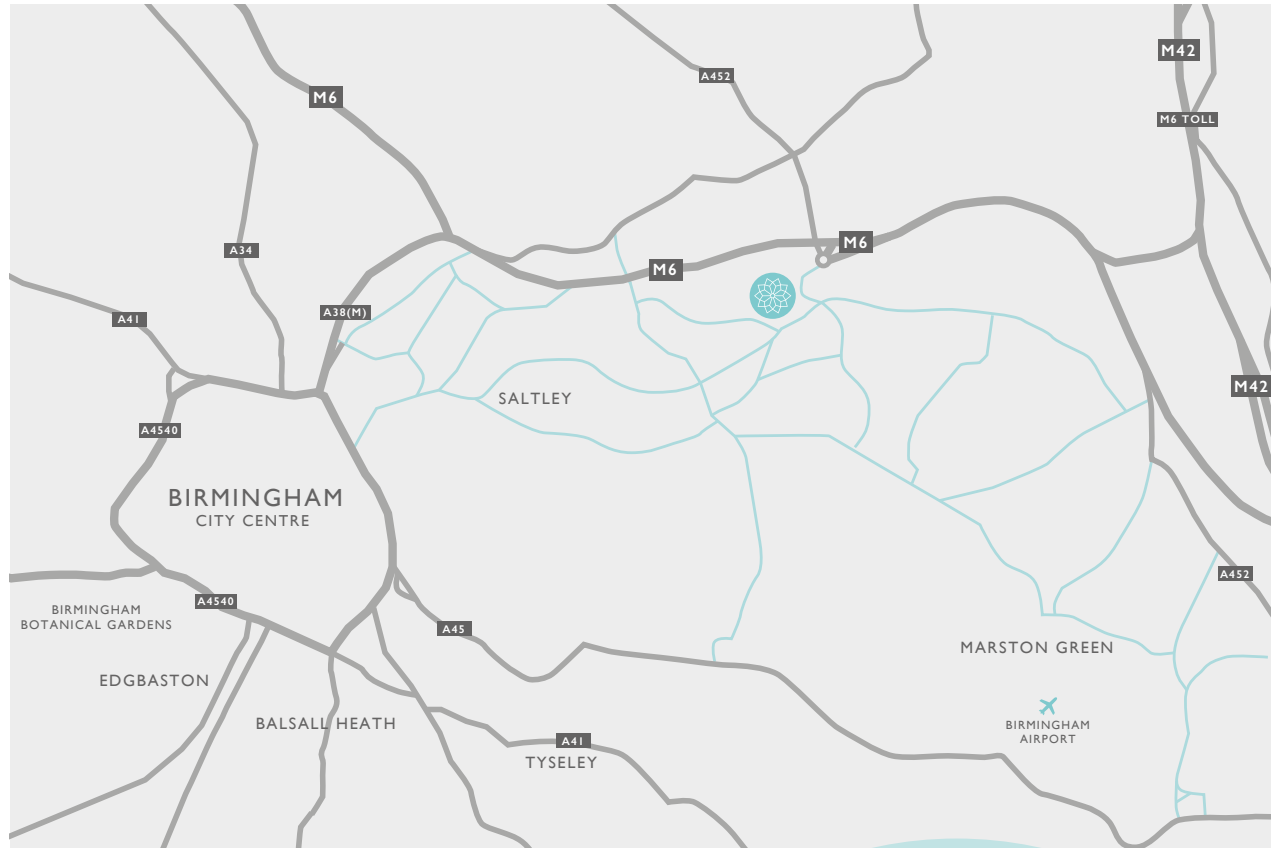
KITCHEN/DINING ROOM	5.17 X 3.24 SQ M	16.96 X 10.63 SQ FT
LIVING ROOM	3.57 X 4.50 SQ M	11.71 X 14.76 SQ FT

FIRST FLOOR

MASTER BEDROOM	2.66 X 5.14 SQ M	8.73 X 16.86 SQ FT
BEDROOM 2	2.52 X 2.94 SQ M	8.27 X 9.65 SQ FT
BEDROOM 3	2.52 X 3.30 SQ M	8.27 X 10.83 SQ FT
BEDROOM 4	1.98 X 2.27 SQ M	6.50 X 7.45 SQ FT

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HOW TO FIND US



THE CHATTOCKS
COLLINGBOURNE AVENUE
BIRMINGHAM
B36 8JP

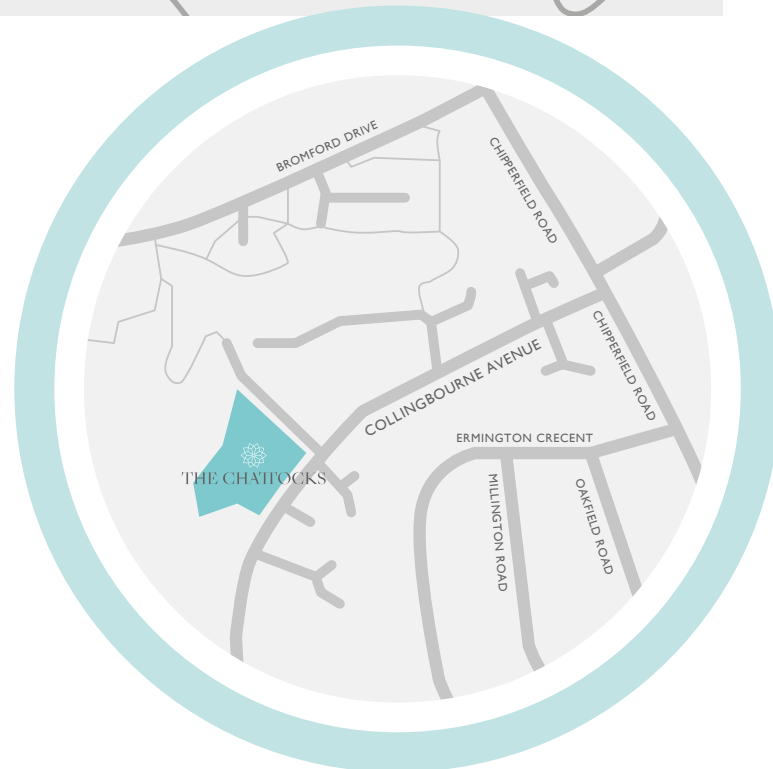


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WHY BUY IN BIRMINGHAM?



5 Universities in Birmingham with 52,000 graduates each year

90% of the UK within a 4 hour drive

38,000 more jobs forecasted in the next 2 years

40% of the population aged under 30

UK's second largest city and growing

Home to global businesses

Colmore Business District (CBD) is the commercial heart of the city

5 Michelin starred restaurants

Birmingham International Airport, with 50 airlines
travelling to 150 destinations

New High Speed Rail 2 terminal launching in 2026 - linking Birmingham
to London in under 50 minutes

Thriving arts and cultural scene



THE CHATTOCKS

WWW.THECHATTOCKS.COM



0121 747 4722

castlebromwich@shipways.co.uk

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