

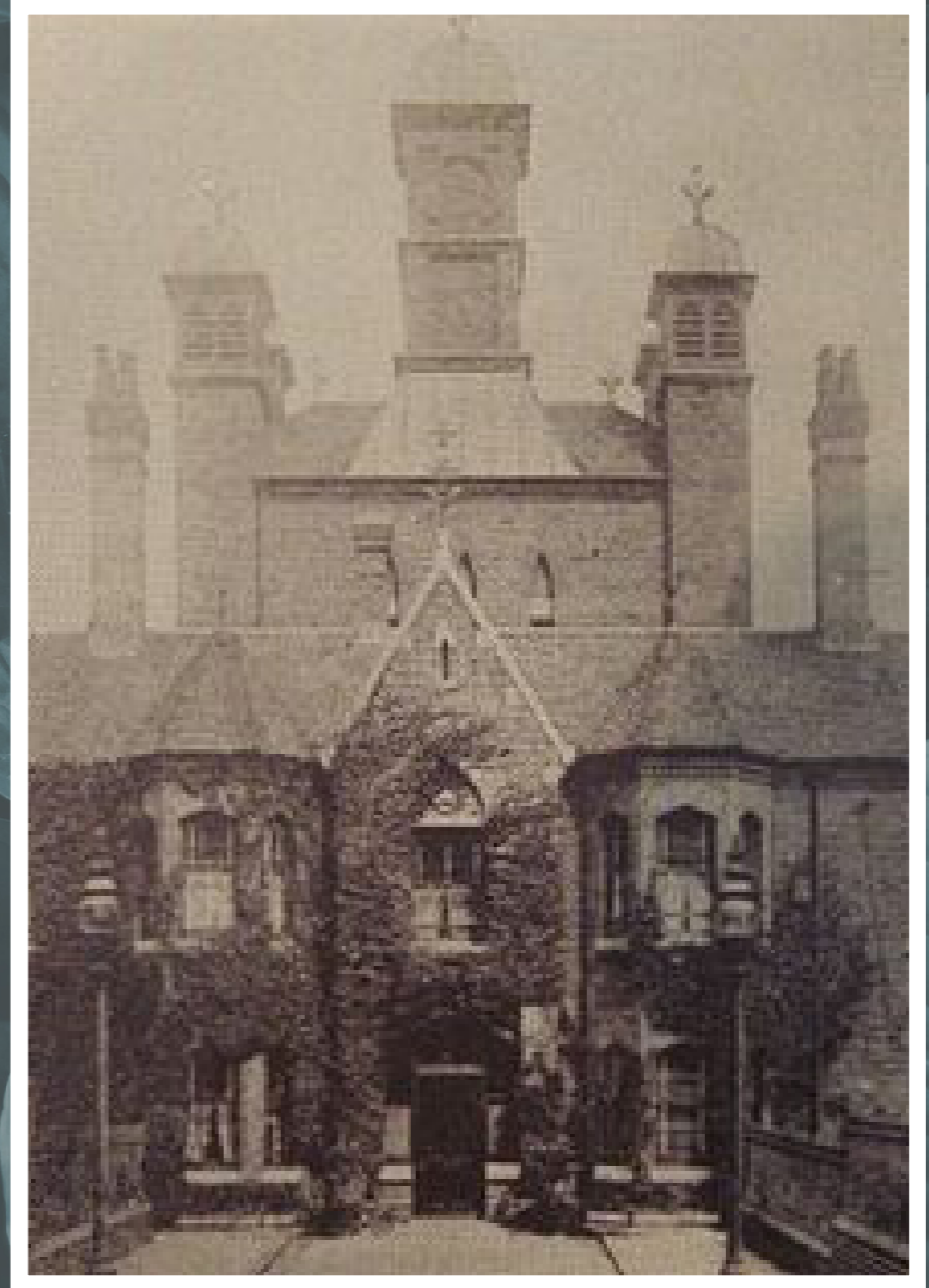


FLORENCE
PLACE

Selly Oak
Birmingham, B29 6WT

Selly Oak Hospital is a historic landmark in the area of Selly Oak in Birmingham. It is a former teaching hospital, affiliated with the University of Birmingham and first opened its doors in 1897.

The hospital was one of many throughout the country constructed following the introduction of the Poor Law Amendment Act of 1834, and was expanded in the early 1900s, before joining the National Health Service in 1948. The Royal Centre for Defence Medicine was formed at the hospital and was officially opened by the Princess Royal in 2001. A “Service of Thanks” was held to commemorate and celebrate a century of caring and to share memories of the hospital in 2010, and the hospital was closed once all services had transferred to the new Queen Elizabeth Hospital in 2011.





Florence
Place

An exciting opportunity has arisen to purchase one of 45 one- or two-bedroom apartments, or one three-bedroom detached house, within the former Selly Oak hospital.

The redevelopment of the former Selly Oak Hospital Site will be completed during 2023.

The luxury properties will be finished to a high specification, with high-quality fixtures and fittings throughout. There will also be one allocated off-street parking space for each property.

46 Properties

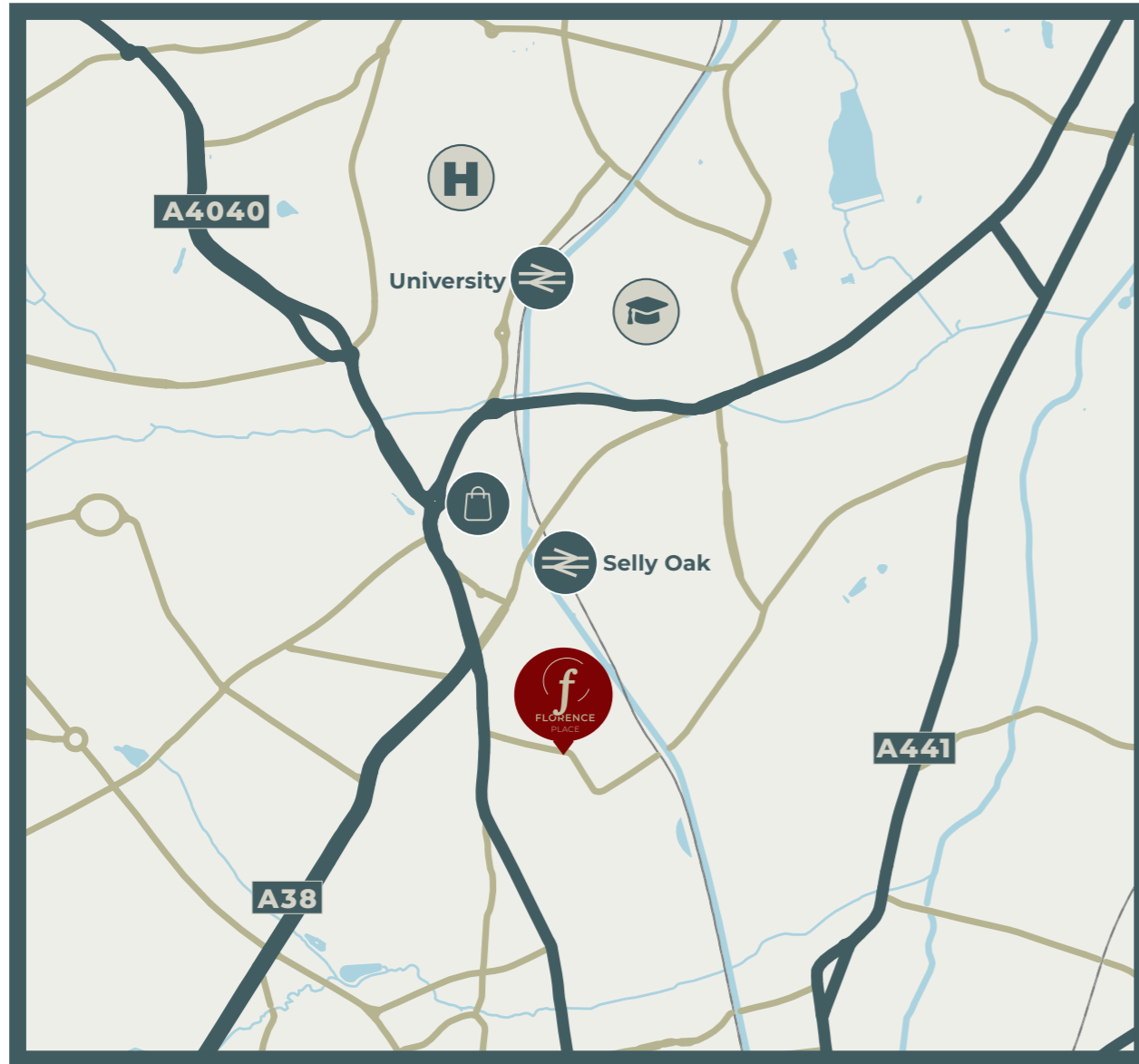
8	1,2,3 Bed Townhouses
22	1,2 Bed Apartments
15	1,2 Bed Duplex Apartments
1	3 Bedroom Detached House








Location

Florence Place is located in the heart of Selly Oak, on the site of the former Selly Oak Hospital, a well-known, historic landmark, on Raddlebarn Road. Following the successful conversion of West Lodge, also on Raddlebarn Road, Mia Property Group have transformed this Victorian teaching hospital into a stunning selection of luxury homes, while taking great care to preserve and reflect the memory of its period construction. These individual buildings, known as Knightingale House, Nurses House and Well House, have been converted, along with some new build Townhouses which will be located adjacent to Nurses House. The development is set within formal landscaped gardens with onsite residents' parking and is ideally located close to many local amenities, Birmingham University, and the Queen Elizabeth Hospital. Raddlebarn Road leads onto Oak Tree Lane which connects to the main A38 Bristol Road into the city centre. Selly Oak is located in the south west of Birmingham, just over four miles from the city centre. Selly Oak is considered to be one of the most unique areas of Birmingham to live, being home to families, young professionals and it also has one of the most concentrated student populations anywhere in the country. Selly Oak has a busy High St which offers many great amenities, bars and restaurants, it also benefits from a great retail offering with the addition of the retail park located a short walk from the development.

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The
Location



-  NHS Queen Elizabeth Hospital
-  University of Birmingham
-  University Station
-  Selly Oak Station
-  Retail Park


From
Florence
Place

0.5 miles

Selly Oak
Station

0.9 miles

Selly Oak
Retail Park

1 mile

Birmingham
University

1 mile

Birmingham
University Station

1.4 miles

Queen Elizabeth
Hospital


From
Selly Oak
Station

11 mins


Birmingham New
Street Station

9 mins

Birmingham Airport
(via New Street Station)

1hr 29 mins

London Euston
(via New Street St.)


Driving

4 mins / 0.9 miles

Birmingham
University

18 mins / 4.6 miles

Birmingham
City Centre

19 mins / 9.8 miles

M5 / M42 /
M40 / M6

35 mins / 12.2 miles

Birmingham Airport

Selly Oak has excellent transport links with regular trains running from Selly Oak and Birmingham University stations, along with a number of buses into the city centre. Selly Oak is connected to Birmingham by the Pershore Road (A441) and the Bristol Road (A38). Birmingham University station, being one of the busiest in the West Midlands, is undergoing major redevelopment to improve facilities for passengers. Birmingham is centrally located with strong transport connections by rail, road, and air, and the forthcoming HS2 will cut journey times to London to under an hour.



Education

Birmingham is home to five universities all offering an exceptionally high standard of education to over 80,000 students. The city's universities are recognised globally and nationally, with Birmingham University being ranked in the top 100 universities globally and also an Elite Russell Group Institution. Aston University is a former Guardian University of the Year and is known to be one of the leading business schools of England.

Birmingham also has the highest retention rate in the UK (49%) and part of the youngest region with 1.3 million of the population under 25. Nearly 94% of homes have an Ofsted rated outstanding school as their nearest primary school, compared with 14% across the West Midlands. Employment growth of 5.5% over the last five years is projected to increase by a further 17% by 2039.



From
Florence
Place

1 mile University of Birmingham



UNIVERSITY OF BIRMINGHAM



Healthcare

Queen Elizabeth Hospital was opened in 2010 and lies within easy walking distance of Florence Place. When the hospital opened, it was the city's first new acute hospital for 70 years. The new main hospital building is located on the site of the original Queen Elizabeth Hospital, with services provided across the whole site. The hospital has clinical expertise in treating trauma patients and military personnel, and has subsequently been designated as both a Level 1 Trauma Centre and host of the UK's only £20million National Institute for Health Research, Surgical Reconstruction, and Microbiology Research Centre.

The Queen Elizabeth Hospital offers outstanding employment opportunities for medical professionals in the area, with a vast range of services over various different specialisms and departments. These include but are not limited to, accident and emergency, cancer services and studies, a regional centre for trauma and burns, cardiac services, dementia services, geriatric medicine, neurology, plastic surgery, rheumatology, stroke, and urology, and the hospital has the largest solid organ transplantation programme in Europe. In addition to this, it is a national specialist centre for liver, heart, and lung transplantation. Staff and patient feedback following the most recent Care Quality Commission inspection was very positive and most areas of the hospital were rated as "good".



From
Florence
Place

1.5 miles Queen Elizabeth Hospital





Lifestyle & Employment

Voted to have the best quality of life

One of the greenest cities in the UK with over 8000 acres of parkland and green space. 35 miles of canals – said to be more than Venice

Most Michelin restaurants outside of London

Voted as top 3 of the most visited cities for shopping

The UK's first 5G test bed rolling out 100% superfast broadband coverage

Independent food has taken off in the last 2-3yrs

'Florence Place is a development situated in a location of great potential, Selly Oak is a hub for education, research and is also home to one of the largest hospitals in Europe 'The Queen Elizabeth hospital'. With the mix of a large student population, medical professionals and City centre commuters it is one of Birmingham's Buy To Let hotspots, with access to the city in under 10 minutes direct by train and continued regeneration in the area Selly Oak offers investors high tenant demand with sustainable growth due to continued regeneration'

Liam Smith – Head of Residential Investment - Knight Frank

Key Employers



pwc

BARCLAYS



KPMG

Deutsche Bank

HSBC

RBS
The Royal Bank of Scotland

Deloitte

NHS



Cadbury

Mondelēz International

BDO

BT

UNIVERSITY OF BIRMINGHAM

BBC

JAGUAR



6 Reasons to Invest

Birmingham is “on the precipice of exciting opportunities for economic growth” (The Greater Birmingham Chamber of Commerce).

Growth in population, income, and employment are likely to support further rental affordability. Over the last five years, migration into Birmingham from London has been higher than the other way around. This demonstrates Birmingham’s ability to attract talent, and therefore potential renters. Over the next 10 years, it is projected that 49,530 new employment opportunities will be created in Birmingham LA. Employment growth is considered a key driver of Private Rental Sector and Build To Rent demand.



3

THE NUMBER OF FULL-TIME STUDENTS LIVING IN BIRMINGHAM LA HAS INCREASED BY 21% OVER THE LAST FIVE YEARS (SINCE 2014/15), FROM OVER 54,100 STUDENTS TO OVER 65,300 STUDENTS. STUDENTS AND RECENT GRADUATES FORM A POTENTIAL DEMAND POOL FOR BTR

4

FORECASTS SUGGEST THAT ANNUAL GROWTH RATES IN EMPLOYMENT IN BIRMINGHAM LA OVER THE NEXT 20 YEARS WILL BE C. 0.43% PA, WHICH IS MUCH HIGHER THAN THE GROWTH EXPECTED FOR THE WEST MIDLANDS (0.21%) AND THE UK AS A WHOLE (0.26%)



1

THOSE AGED 20 TO 34 ACCOUNT FOR 25% OF THE POPULATION IN CENTRAL BIRMINGHAM. THIS IS A KEY DEMAND GROUP FOR BTR, WHICH HAS SEEN A 13% GROWTH IN POPULATION SINCE 2010

2

THERE ARE C. 85,835 PRS HOUSEHOLDS IN CENTRAL BIRMINGHAM, WHICH ACCOUNTS FOR 54% OF THE TOTAL HOUSEHOLDS. THIS IS A SIGNIFICANT INCREASE FROM 29% IN 2001



5

OVER THE LAST FIVE YEARS, AVERAGE ANNUAL RENTAL GROWTH IN CENTRAL BIRMINGHAM HAS BEEN AT 1.41% (IN NOMINAL TERMS), WITH TOTAL GROWTH OF 7.24% OVER THE PERIOD. THIS GROWTH IS LOWER THAN THAT OF BIRMINGHAM LOCAL AUTHORITY (18.55%) AND THE SOUTH WEST AS A WHOLE (17.96%)

6

PROJECTIONS SUGGEST THAT THE AVERAGE ANNUAL NOMINAL RENTAL GROWTH IN BIRMINGHAM LA COULD REACH 5.27% PER ANNUM, GIVING A FIVE-YEAR GROWTH PROJECTION OF 29.26%. THIS IS DRIVEN BY A HIGH FORECAST GROWTH IN HOUSEHOLD DISPOSABLE INCOME (HDI) OF 21.34%. HDI IS CONSIDERED A KEY DRIVER OF RENTAL GROWTH



f
The
Specification

KITCHENS / LIVING AREA

- Crown Imperial - renowned world-class British manufacturer of high quality British furniture
- Soft close luxury drawers and doors
- Complementary work tops
- Integrated Siemens Oven, Siemens Hob, And Siemens (Appliances may vary from apartment to apartment)
- Fridge freezer and washer dryer
- Stainless steel modern mixer tap
- LED downlights
- Karndean flooring through hallway and Kitchen / Living Area

BATHROOMS / EN-SUITES

- Designer sanitary ware with vanity unit and ceramic basin
- Either 'L' shape or standard bath with shower mixer
- Mono basin mixer tap
- Low profile shower tray and shower thermostatic mixer bar with riser mix
- Toilet frames with dual flush button and concealed WC cistern
- Wall hung square toilet pan with soft close seat
- Chrome radiator

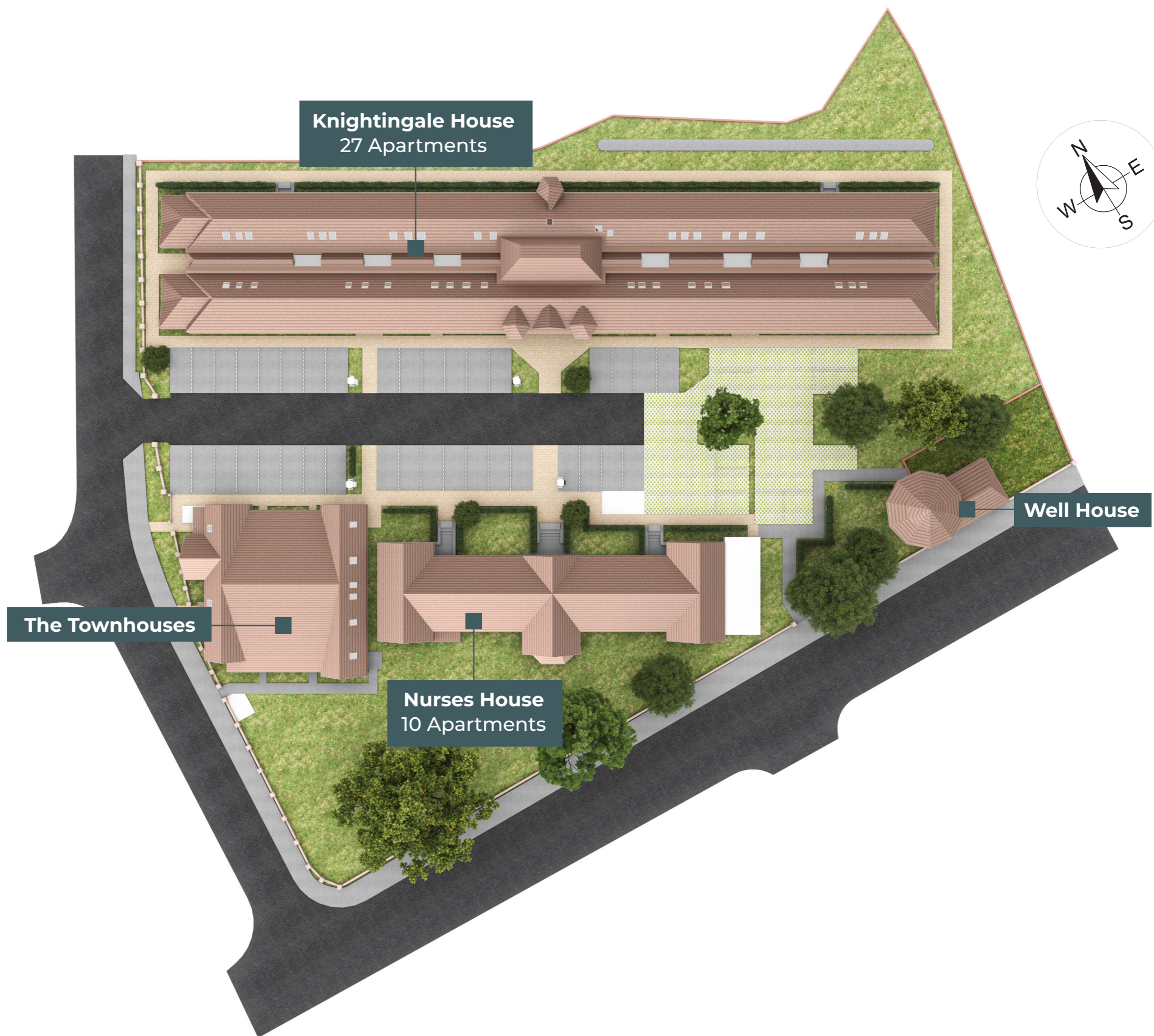
HALLWAY

- Pendant light
- Karndean flooring / Carpet
- Modern Crown matt paint finishes on wall BEDROOMS
- Pendant light
- Modern Crown matt paint finishes on wall
- Luxury modern carpet in bedrooms
- Smart Hive / Nest thermostat
- Access is controlled via Intercom system to front entrance with colour video phone receivers
- Worcester Bosch boiler - one of the best boilers for their quality of standards and energy efficiency ratings
- Off road parking
- Each apartment has a TV aerial system and telephone port

WARRANTY

- 10 year ICW warranty





Knightingale House
27 Apartments

The Townhouses

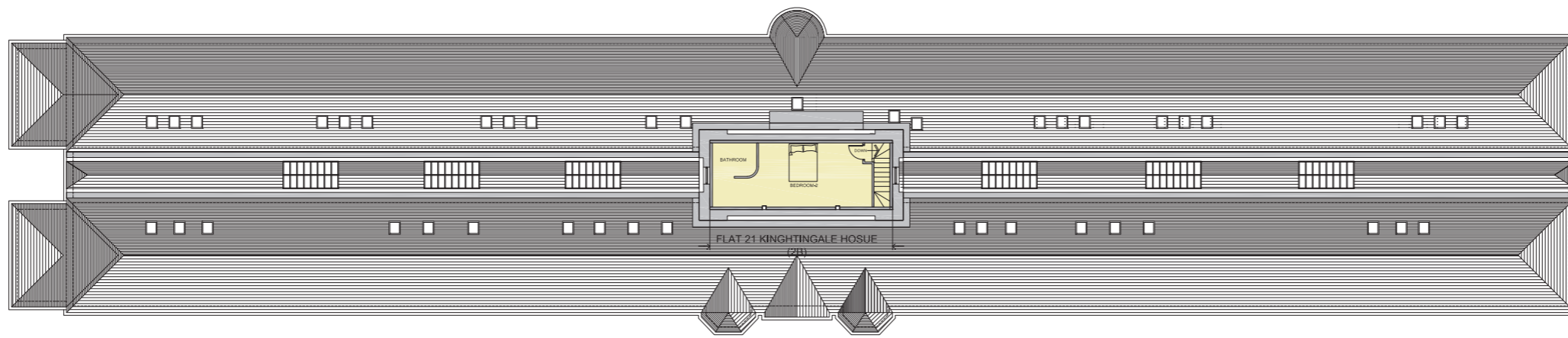
Nurses House
10 Apartments

Well House

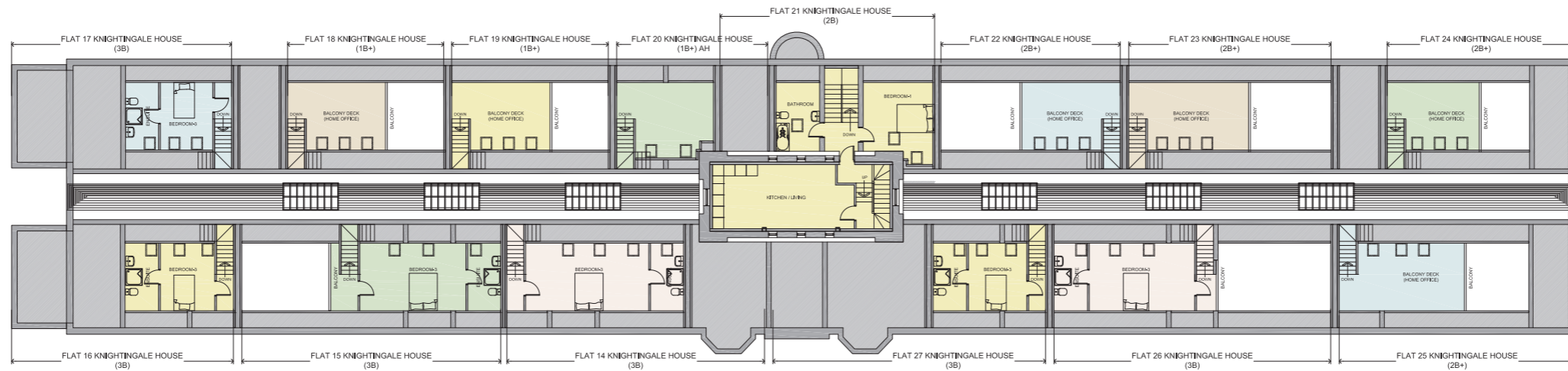


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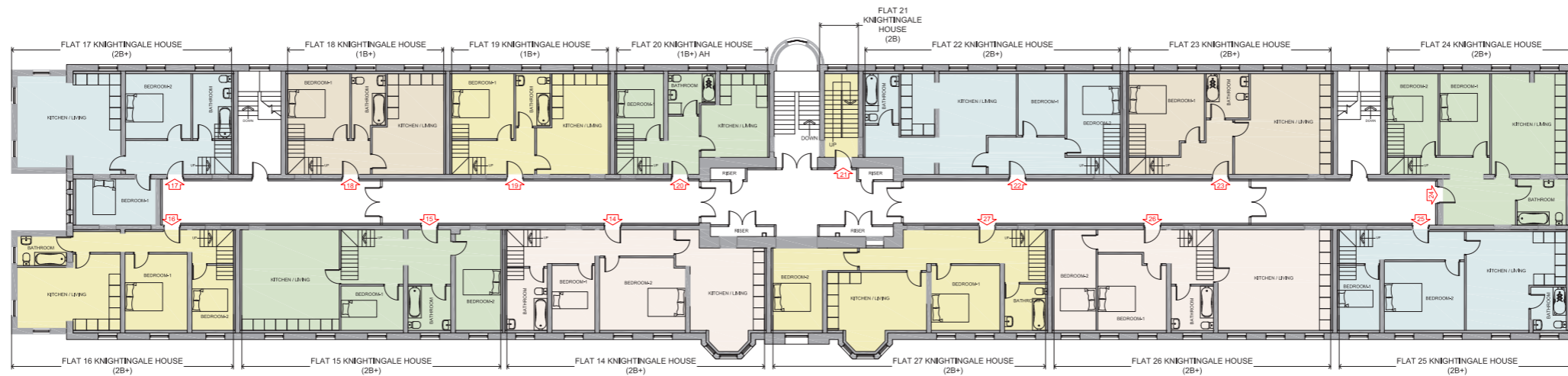
The
Floorplans



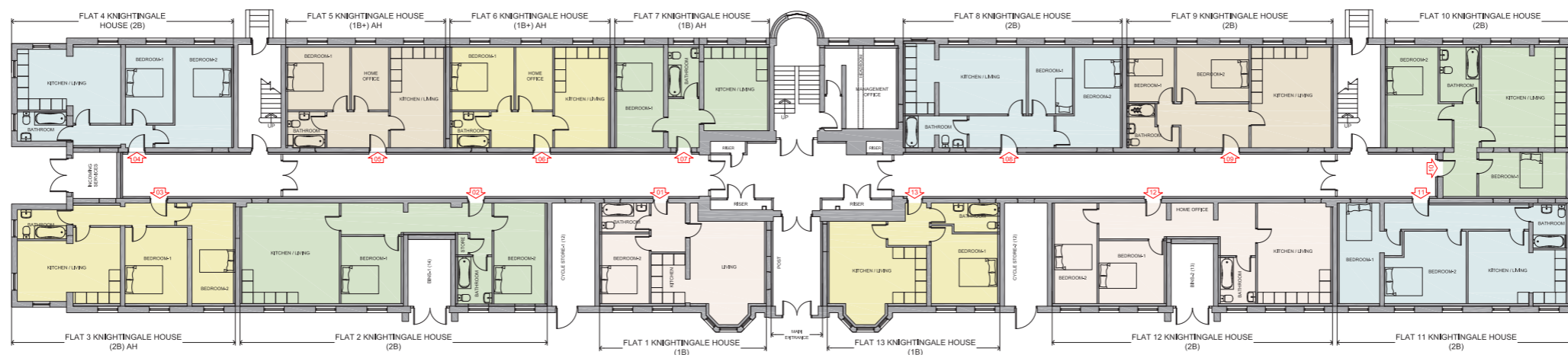
Third Floor Plan



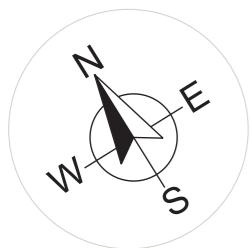
Second Floor Plan

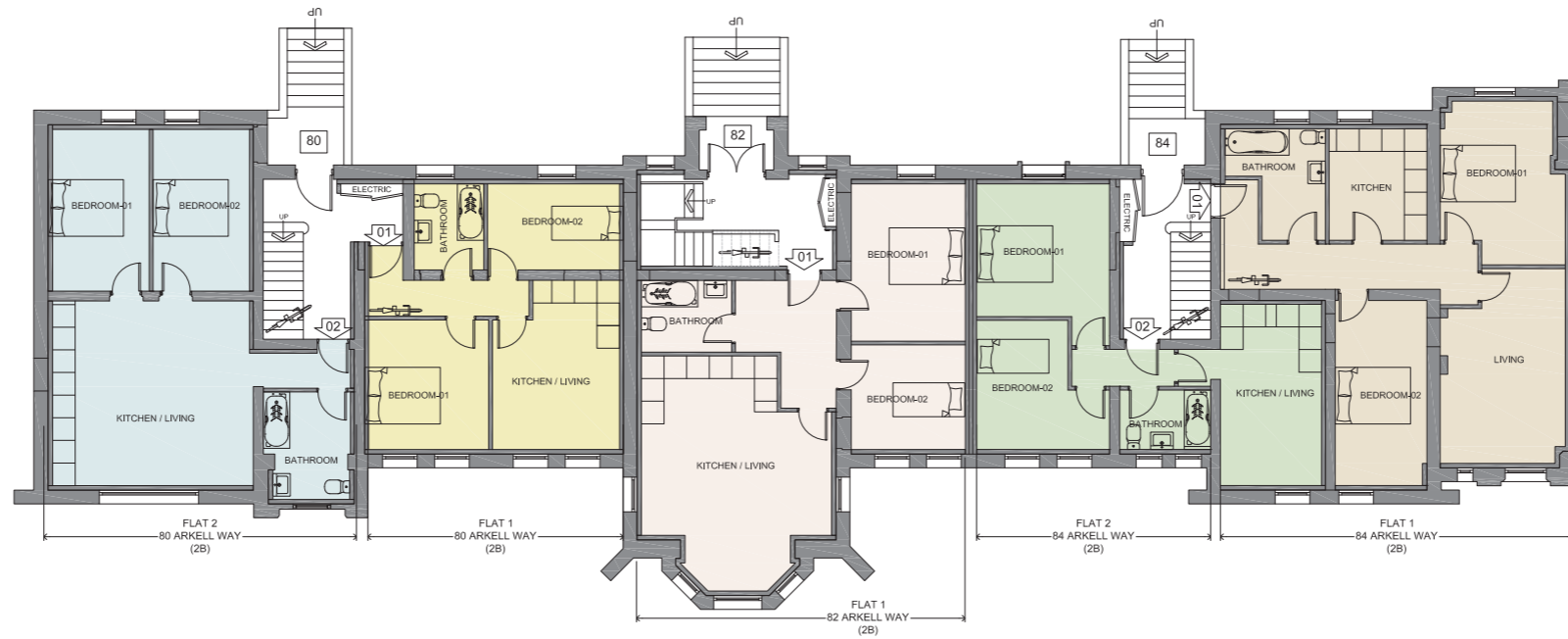


First Floor Plan

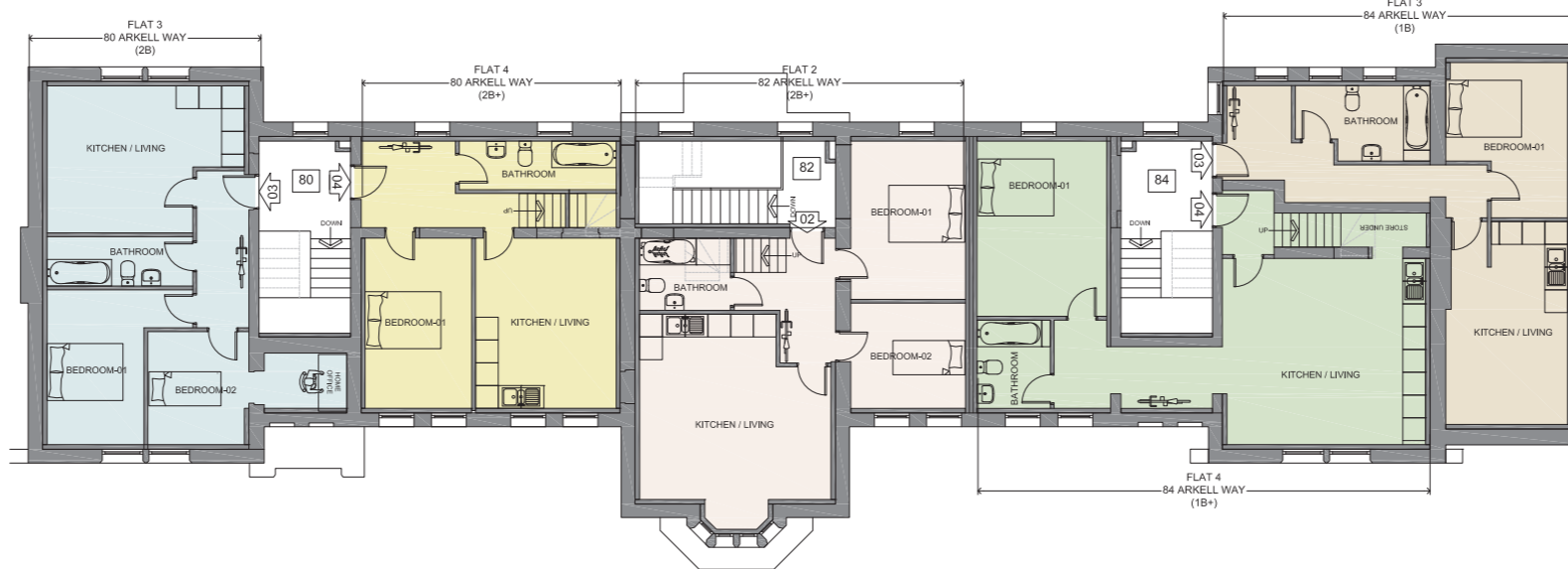


Ground Floor Plan

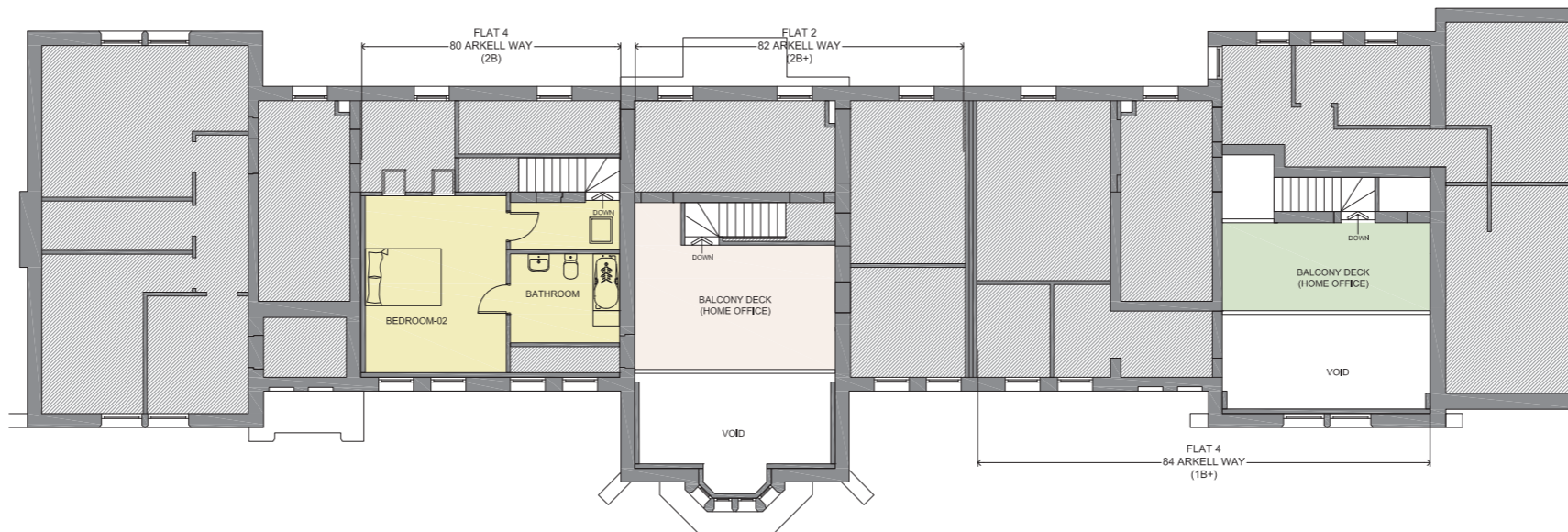




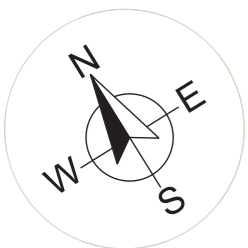
Ground Floor Plan



First Floor Plan



Second Floor Plan





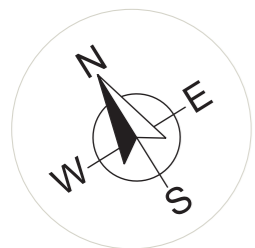
Ground Floor Plan



First Floor Plan

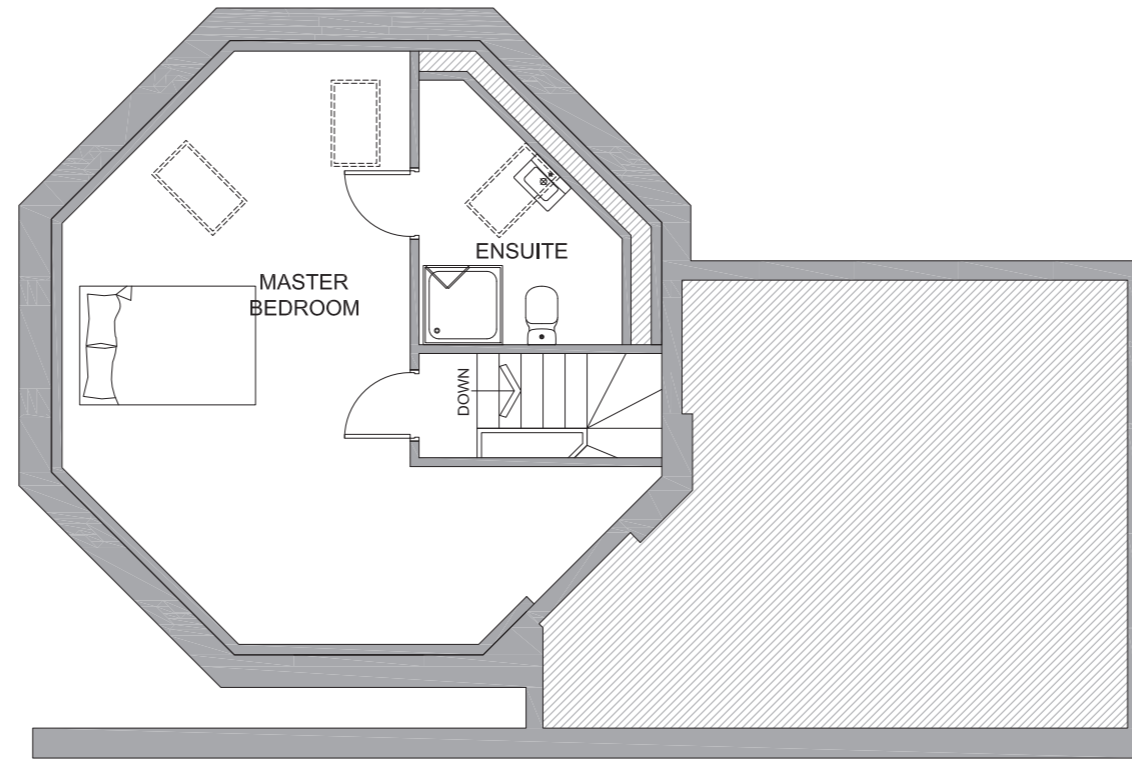


Second Plan

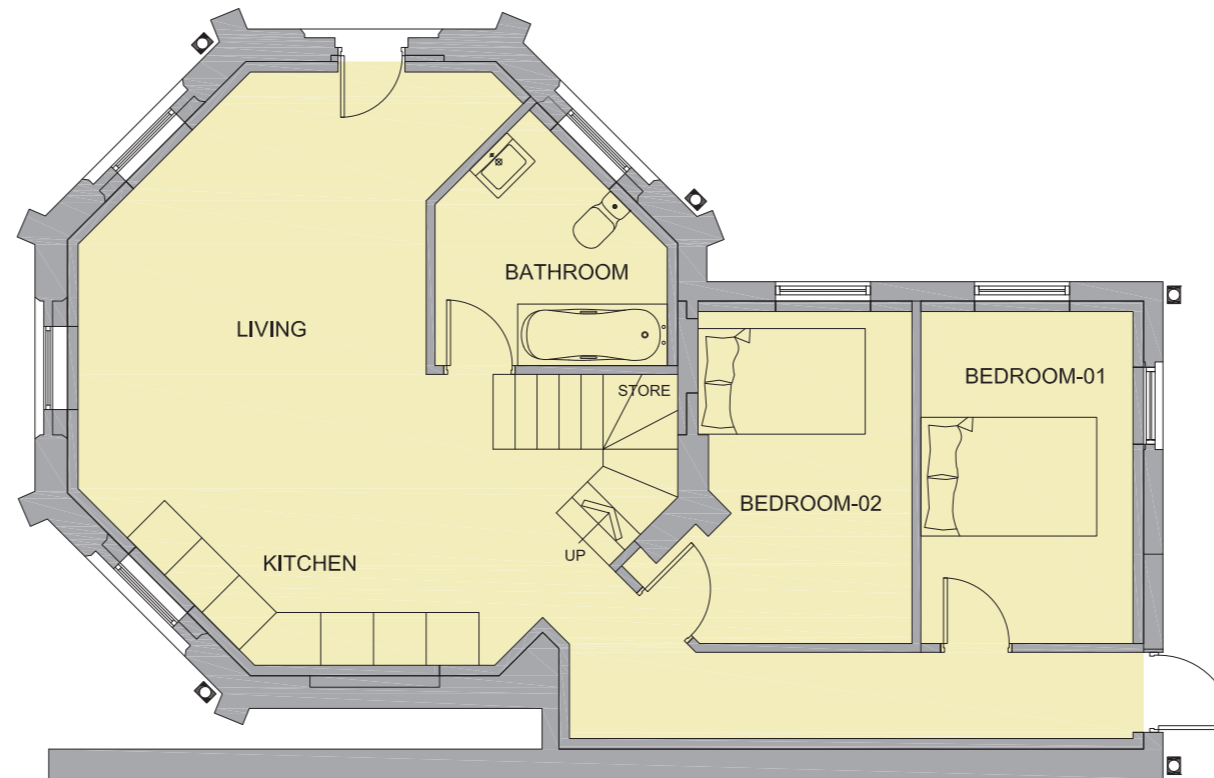




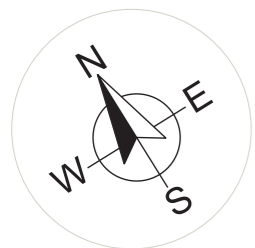
Well House



First Floor Plan



Ground Floor Plan



About MIA Property Group

Transforming unloved properties into modern, versatile living and workspaces is key to the ethos of MIA. Since its humble beginnings in the 1980s, the founders have strived to create properties that provide long-lasting homes and workplaces.

Established in 1984, MIA Property Group has grown to become one of the leading Real Estate developers in the West Midlands, having delivered hundreds of units. Within the industry, the Group remains diversified and owns a large portfolio of commercial assets, and in the last 2 years alone, the Group has completed 7 mid-large projects.



Track Record - Developments

Westlodge, Selly Oak

The former clinic at Selly Oak Hospital in Birmingham has been transformed into a range of stunning apartments. The idyllic village of Bournville is seen as a picturesque place to live for many, and with the development of 10 new affordable properties (one- and two-bedroom flats have been created) on the edge of the historic village, this could well become a reality for some.



Fairlawns, Yardley

Fairlawns is a small, exclusive development consisting of four houses (three terraced townhouses and one detached) and four apartments. All properties are finished to MIA's usual high standards and include central heating, double glazing, and are fully carpeted throughout.



Oakview, Moseley

Located on Wake Green Road, MIA demolished the existing building and constructed a four-storey replacement to include 36 luxury apartments, tastefully built in keeping with the Victorian style of this popular and fashionable area of Birmingham.



Heron's View, Solihull

A cul-de-sac collection of just seven, four- and five-bedroom canal-side family homes, perfect for modern family life and all bursting with the unmistakable bold and beautiful Kingslea MIA personality! Located just a short stroll away from the drawbridge in Majors Green, Heron's View enjoys a relaxed location alongside the Stratford Canal and is within easy reach of Shirley Railway Station, Shirley Parkgate, Dickens Heath, and central Solihull. All homes come with quality flooring, luxury underfloor heating, high-end appliances, and fitted master bedroom furniture is included.



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