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AN INVESTMENT OPPORTUNITY LIKE NO OTHER

Snow Hill Wharf brings luxury living to Birmingham. These 420 apartments built to the highest level of specification and quality offer a host of unique facilities, such as a 24-hour concierge, residents' gym, cinema room and tranquil landscaped podium gardens.

The development's stunning canal-side location, just minutes from the Colmore Business District and prime transport hubs including the forthcoming high-speed railway station (HS2), combines serenity with the convenience of city centre living.

Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers a thriving rental market for investors.

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PROPERTY**

📞 +852 6606 1819
📞 +852 3896 3726
✉️ info@pitchbookproperty.com
🌐 pitchbookproperty.com

LONDON **HONG KONG** **SHANGHAI**
ROOM A, 29/F, UNITED CENTRE, 95 QUEENSWAY, ADMIRALTY, HONG KONG



Berkeley | **St Joseph**
Designed for life | Designed for life



THE DEVELOPMENT

The Lancaster

| Block D | Quantity | Size (Sq. Ft.) |
|-------------------|----------|----------------|
| 1 bed | 38 | 538 |
| 2 bed | 33 | 720 - 1132 |
| Duplexes 2/3 beds | 9 | 956 - 1611* |

The Barker

| Block E | Quantity | Size (Sq. Ft.) |
|---------|----------|----------------|
| 1 bed | 56 | 478 - 550 |
| 2 bed | 27 | 657 - 938 |
| 3 bed | 5 | 1100 |

The Fazeley

| Block C | Quantity | Size (Sq. Ft.) |
|-----------------|----------|----------------|
| 1 bed | 2 | 584 |
| 2 bed | 58 | 682 - 769 |
| Duplexes 3 beds | 9 | 1388 - 1543 |

The Colmore

| Block A | Quantity | Size (Sq. Ft.) |
|---------|----------|----------------|
| 1 bed | 32 | 502 - 571 |
| 2 bed | 41 | 686 - 904 |

The Regent

| Block B | Quantity | Size (Sq. Ft.) |
|------------|----------|----------------|
| 1 bed | 57 | 454 - 535 |
| 2 bed | 51 | 765 - 943 |
| Penthouses | 2 | 1666 - 1731* |

*not including outdoor space

THE DEVELOPER

St Joseph is the Berkeley Group's newest brand, created to bring our passion for quality and community building to Birmingham and the West Midlands. We plan to build beautiful homes and create communities that work for everyone.

Our name was inspired by the civic improvements delivered by Birmingham's 19th Century mayor, Joseph Chamberlain. We share his belief that an inspiring public realm is the cornerstone of a happy, thriving community and our commitment to deliver the best for local people will be at the heart of everything we do.

LOCATION

Shadwell Street, B4 6LJ

LOCAL AUTHORITY

Newtown, Birmingham City Council

TENURE

250 Year Lease

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

ARCHITECTS

Carey Jones Chapman Tolcher

LANDSCAPE ARCHITECTS

Fira

BUILDING INSURANCE

Local Authority Building Control (LABC)

COMPLETION

The Barker – Complete

The Lancaster – Complete

The Fazeley – May - July 22

The Regent – Q3–Q4 22

The Colmore – Q4 22–Q1 23

PARKING

143 total including 5 unallocated EV charging spaces and 5 unallocated disabled spaces

Car parking service charge is approximately an additional £230 per space. Please speak to the Sales team for more information.

ESTIMATED SERVICE CHARGE

The Lancaster - £3.67 psf

The Barker - £3.73 psf

The Fazeley - £3.67 psf

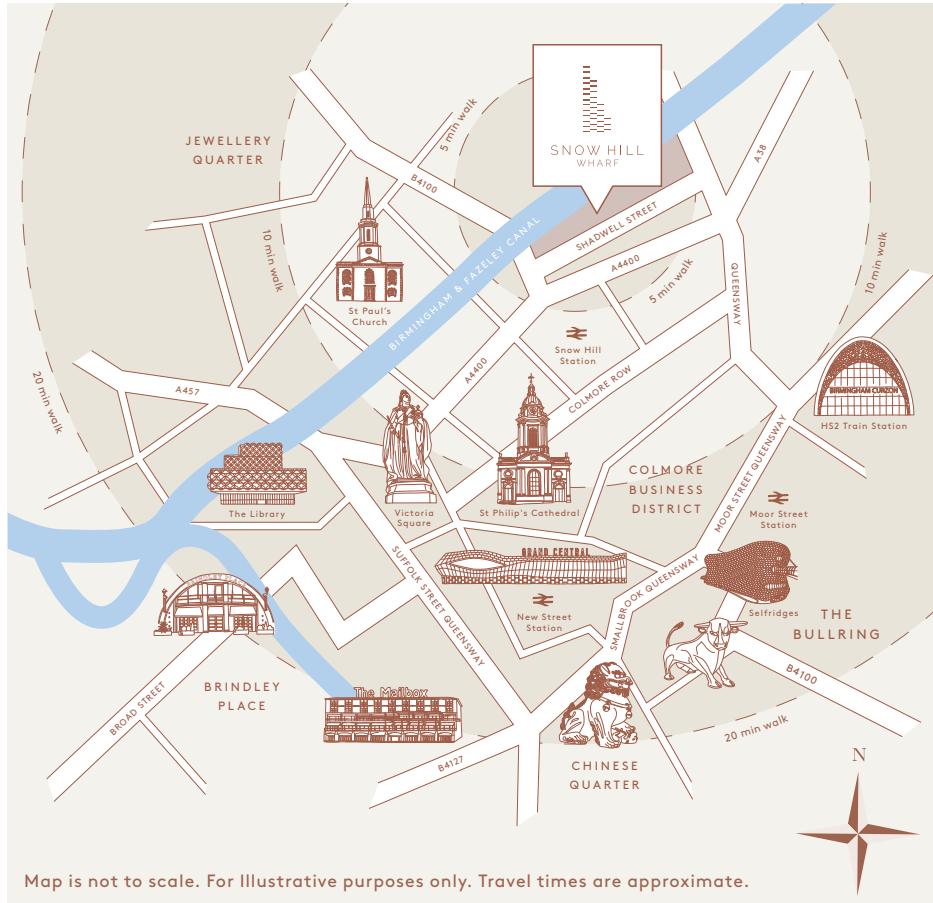
The Colmore - £3.79 psf

The Regent - £3.65 psf

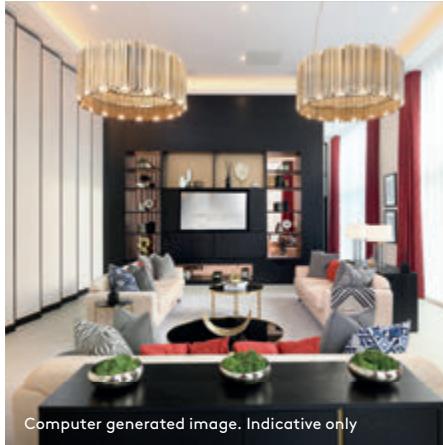
*Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date. Charges also vary based on building.

A WEALTH OF BENEFITS

- 1) High-quality build – exceptional standards and design specifications.
- 2) A well connected city – easy access to Snow Hill and New Street train stations, tram links and the M5, M6 & M42 motorways.
- 3) Canal-side living – scenic waterway location for walkers and joggers.
- 4) Amenities on the doorstep – near to local supermarkets, gyms, shops, Michelin star restaurants and chic bars.
- 5) Exclusive facilities – residents-only cinema, gym, sauna, steam room, meeting rooms and 24-hour concierge.
- 6) Convenient for employees – expanding Colmore Business District close by. Ideal for students by being close to Aston University, Birmingham City University, and Birmingham Children's Hospital.



Map is not to scale. For illustrative purposes only. Travel times are approximate.



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WHY CHOOSE SNOW HILL WHARF

Located within the city's iconic 'Gun Quarter', Snow Hill Wharf is a high quality development of 420 new apartments delivered by St Joseph, the latest brand from the award-winning Berkeley Group of companies.

There are three individually landscaped podium gardens to enjoy. These unique green spaces in the heart of the city, will include materials that draw inspiration from the area's rich craft manufacturing heritage. Residents can also benefit from a 24-hour concierge service and exclusive facilities, including a cinema room, gym, sauna & steam room and residents' lounge.

THE START OF THE HIGH-SPEED ERA

Birmingham is already one of the best connected cities in the UK. Snow Hill Station is within easy walking distance, and nearby New Street Station offers direct links to London Euston. The city also benefits from convenient links to the UK's major motorways.

The arrival of Curzon Street Station (HS2) in 2029* crowns a period of transport investment that will be a major catalyst for regeneration of the city. With billions already committed to upgrading Birmingham's infrastructure, this will have a transformational effect on the entire

region – accelerating growth, creating jobs and driving economic prosperity.

- With HS2, the journey time between London and Birmingham will be cut from 1 hour 24 minutes to just 49 minutes.
- The area is experiencing a £3 billion upgrade to the transport infrastructure.
- 90% of the country reached within a 4-hour drive of the city.
- New public thoroughfares, pedestrian walkways and cycle routes will improve congestion and air quality.



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GROUND RENTS & COUNCIL TAX

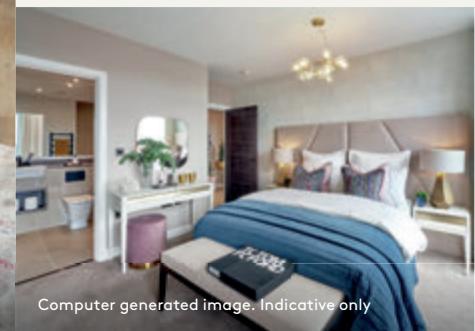
COUNCIL TAX

1 Bed Apartments – Band C
2 Bed Apartments – Band D
3 Bed Apartments – Band E

Band C - £1,607.34
Band D - £1,808.26
Band E - £2,210.09

GROUND RENTS

Ground Rent will become peppercorn from 30th June 2022



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TERMS OF PAYMENT

1. Reservation fee of £2,000 or £5,000 subject to apartment value, payable upon reservation.
2. 10% (less reservation fee) payable on exchange and 90% on completion for UK purchasers
3. 15% (less reservation fee) payable on exchange and 85% on completion for overseas purchasers.

DOCUMENTATION FOR RESERVATION

- One form of photo identification – passport, driving licence or ID card.
- One form of proof of address – a current utility bill or bank statement showing name and home address no older than three months, a valid UK driving license is also acceptable.
- Confirmation of source of funds.
- Confirmation of occupation.

Please ensure that the solicitors or Snow Hill Wharf Sales Team have signed and certified the original copies of the above.

If the purchase is being taken in a company name then the following must be provided:

- A copy of the certificate of incorporation and memorandum of articles and association.
- Evidence of the company's registered address.
- A list of directors and shareholders.
- Individual Photo ID and proof of address for directors and shareholders.

SOLICITOR

Gowling WLG, Birmingham, B4 6WR

T +44 (0)121 233 1000

F +44 (0)370 904 1099

MANAGEMENT COMPANY

Rendall & Rittner



Proud member of the
Berkeley Group



Disclaimer

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Snow Hill Wharf are indicative only. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The buyer is acquiring a flat with a 250 year leasehold. J402/05CA/0722