



LIFE AT IRON YARD

A GUIDE TO HELP
YOU LEARN MORE
ABOUT **WHAT COULD**
BE YOUR NEW HOME
AT IRON YARD.





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The Community



Iron Yard is a contemporary residential development in the heart of Sheffield city centre offering 95 stylish 1 and 2 bedroom apartments designed for modern living.

As a build to rent scheme the development features premium resident amenities including a gym, on site Resident Experience Manager, Residents' Lounge, Courtyard and secure parking with EV charging.

Located close to Sheffield's Heart of the City and the train station Iron Yard combines good quality accommodation with excellent connectivity making it an attractive choice for professionals and residents alike.

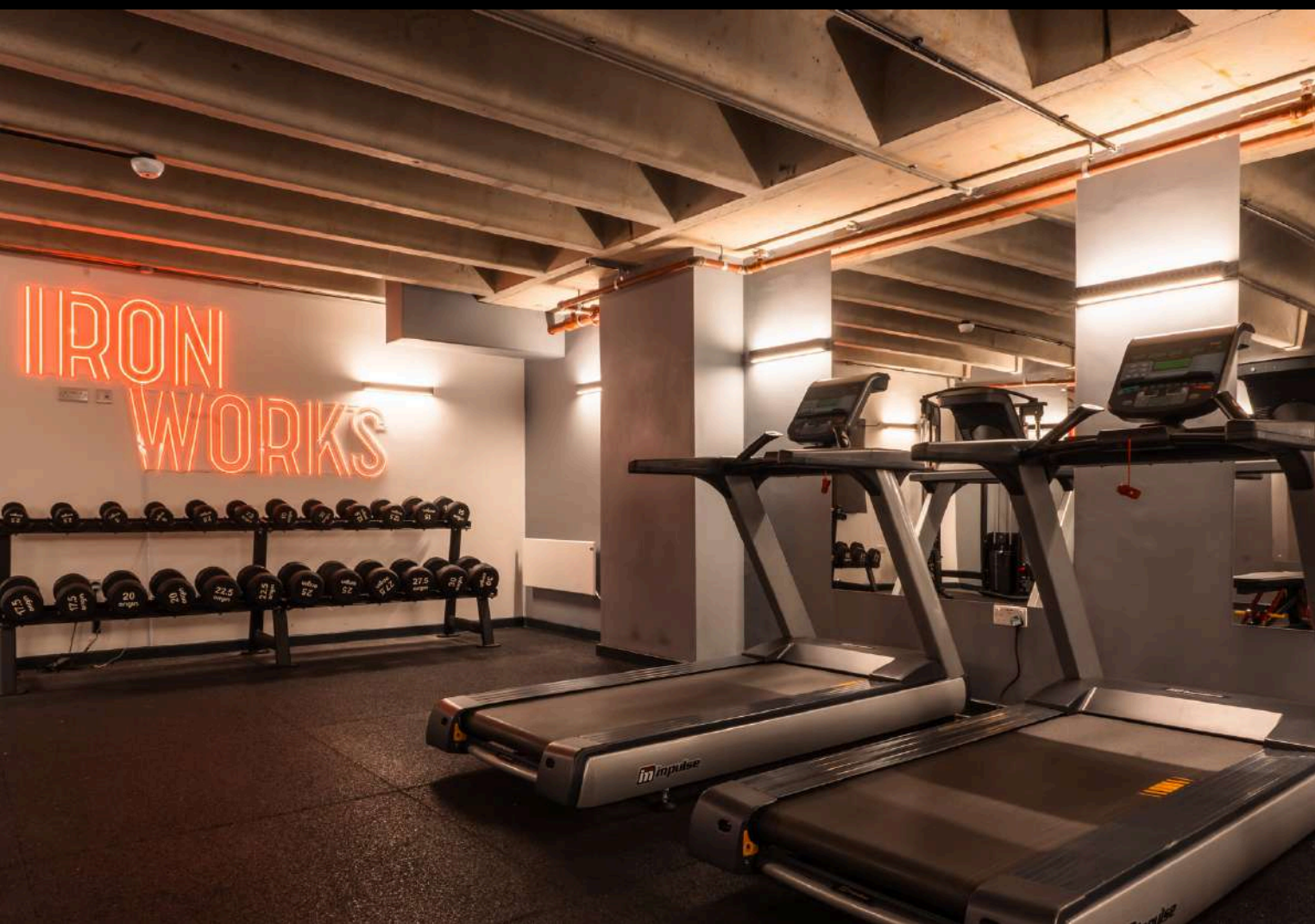
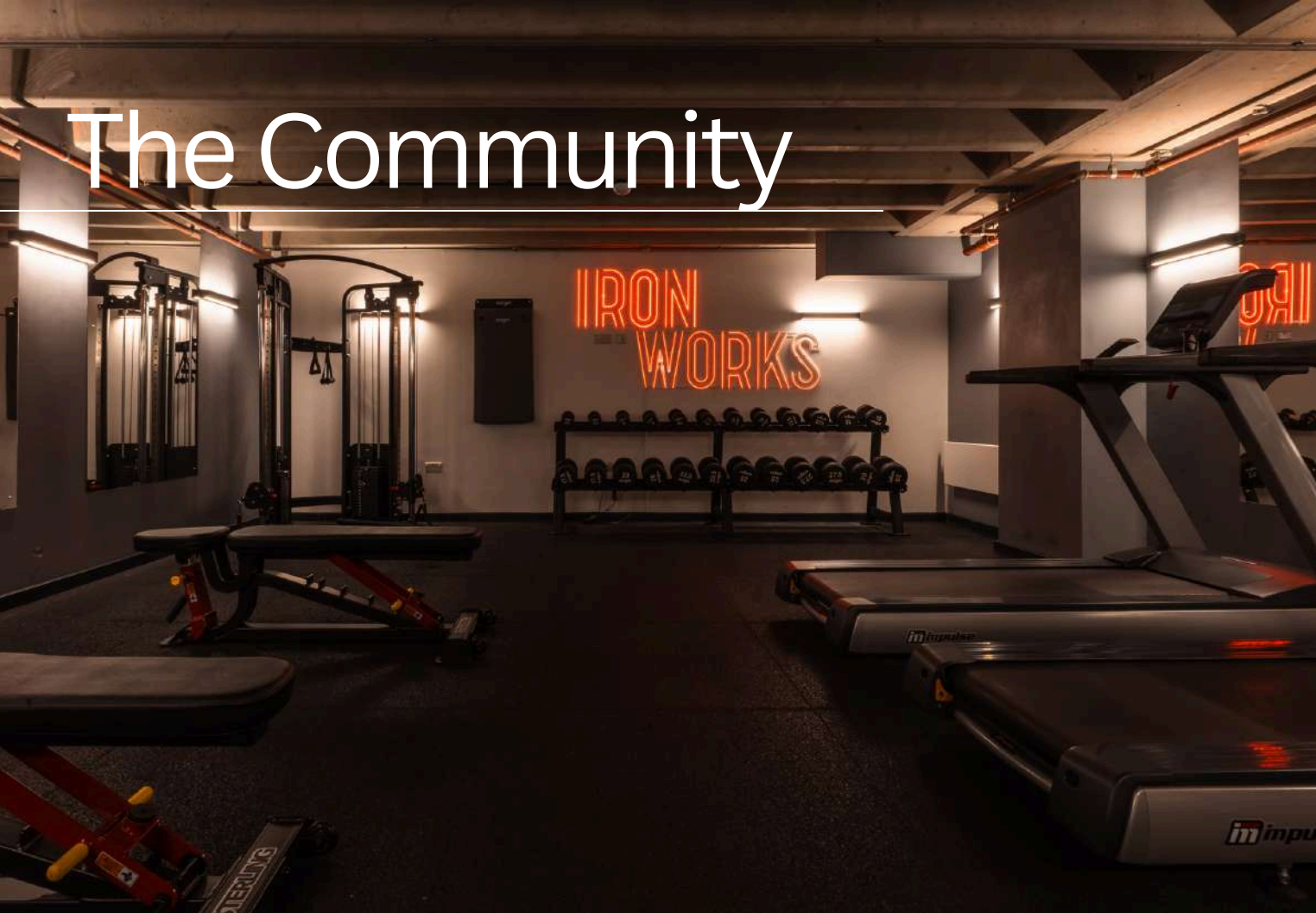


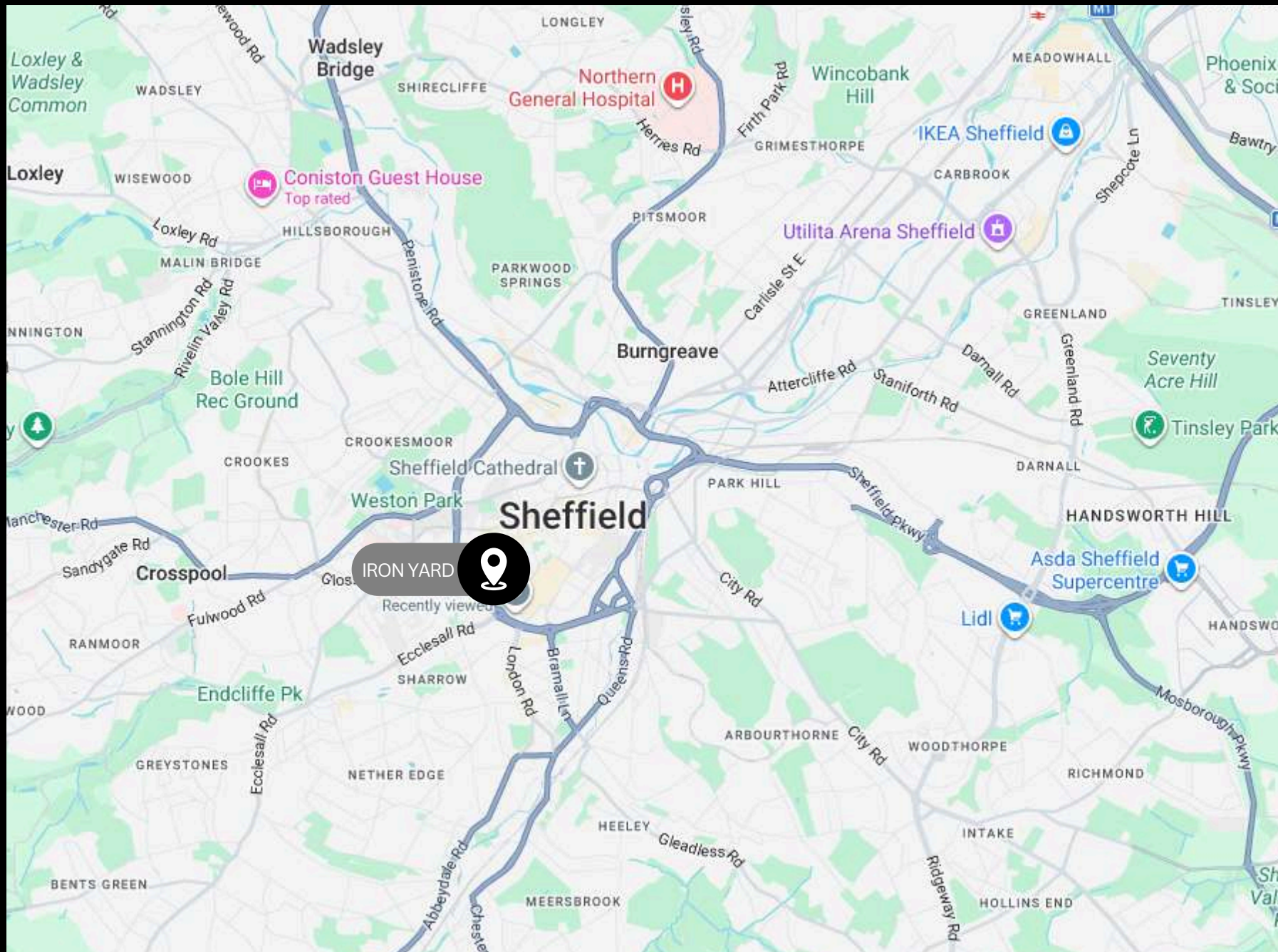
WHATS INCLUDED

- RESIDENT EXPERIENCE MANAGER
- PROFESSIONAL MANAGEMENT
- RESIDENTS' GYM
- RESIDENTS' LOUNGE
- COURTYARD
- EV CHARGING
- SECURE PARKING *Subject to additional charge
- CYCLE STORAGE
- PET FRIENDLY
- SECURE ACCESS
- CCTV SECURITY
- CITY CENTRE
- FURNISHED APARTMENTS
- COMMUNITY LIVING
- LONG TERM RENTAL



**IRON
YARD**





Situated in the heart of Sheffield city centre, Iron Yard places residents within easy reach of everything the city has to offer. From award-winning restaurants and independent cafés to leading employers, universities and green spaces, everything is just moments away.

Exceptional Connectivity

- Sheffield City Centre
- Sheffield Train Station
- Supertram Network
- Bus Interchange
- M1 Motorway Access
- Heart of the City
- Kelham Island
- Meadowhall Centre
- Peak District
- Universities Nearby

Whether commuting to work, travelling across the UK or enjoying Sheffield's vibrant lifestyle, Iron Yard offers outstanding convenience. Direct rail services connect Sheffield to Manchester, Leeds, Birmingham and London, while the nearby M1 provides excellent road links throughout the region. With major regeneration projects, cultural attractions and everyday amenities all within walking distance.



Preparing to move in



AFFORDABILITY MADE SIMPLE

To help us complete your affordability checks, we'll ask for a combined annual household income of at least 2.5 times the annual rent.

If you're unable to provide enough evidence of your income for example, if you're a student, starting a new job or just beginning your career you may be asked to provide a guarantor. A guarantor is usually a family member or close friend who agrees to cover your rent if you're ever unable to.

Don't worry if you don't have someone who can act as your guarantor. We can introduce you to Guarantor+, an independent provider that offers professional guarantor services to help support your application.

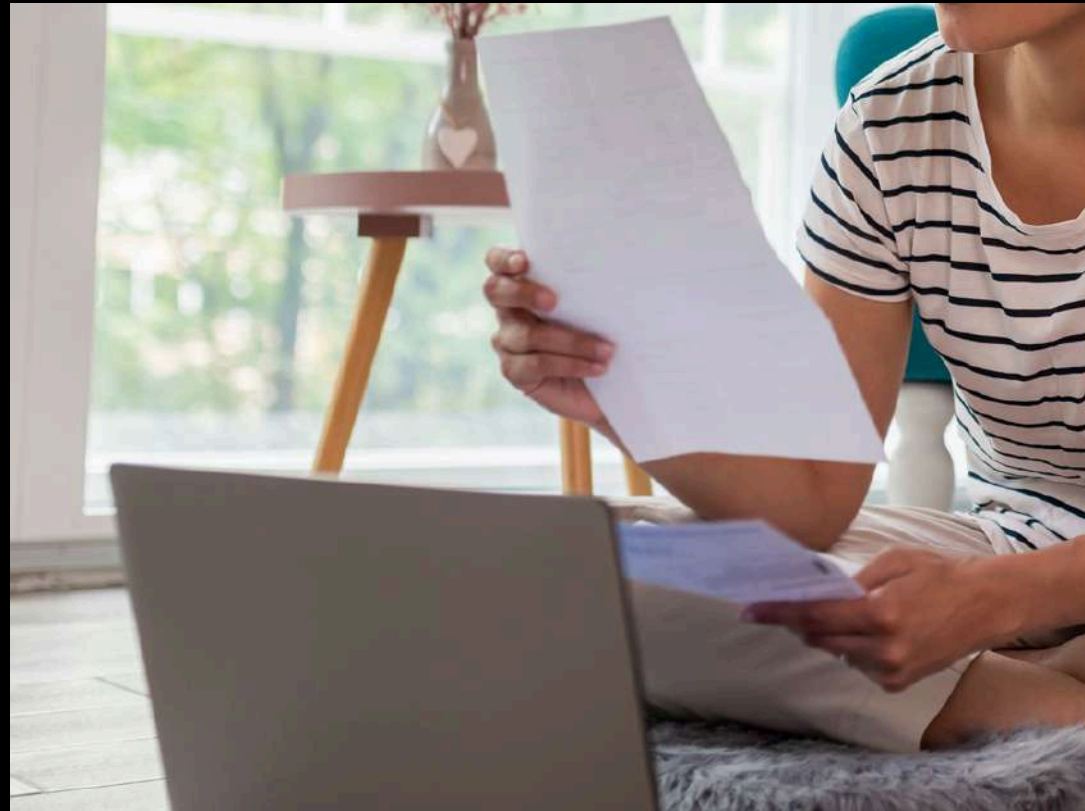
WHAT YOU'LL NEED TO PAY

Once you've found your perfect apartment, we'll ask you to submit your application and pay a holding deposit equivalent to one week's rent. This secures your home, takes it off the market and will be deducted from your first rental payment.

Once you have successfully passed referencing, you'll be asked to sign your Tenancy Agreement

Before you move in, you'll need to pay your pro-rata rent (covering the period from your move-in date to your first rent payment date) along with your chosen security deposit option.

You can choose between Reposit our convenient zero deposit alternative or a traditional security deposit which is protected through the TDS Custodial Scheme. We'll explain both options during your application so you can choose the one that works best for you.



4.

RENT PAYMENTS

We want to make paying your rent as simple and straightforward as possible. Rent is due on the **1st of each month**, in line with the terms of your tenancy agreement.

**IRON
YARD**

Furnished Apartments

5.

Our thoughtfully designed apartments come furnished with everything you need to feel at home from day one.

OUR FURNISHED APARTMENTS INCLUDE:



UK King Size bed



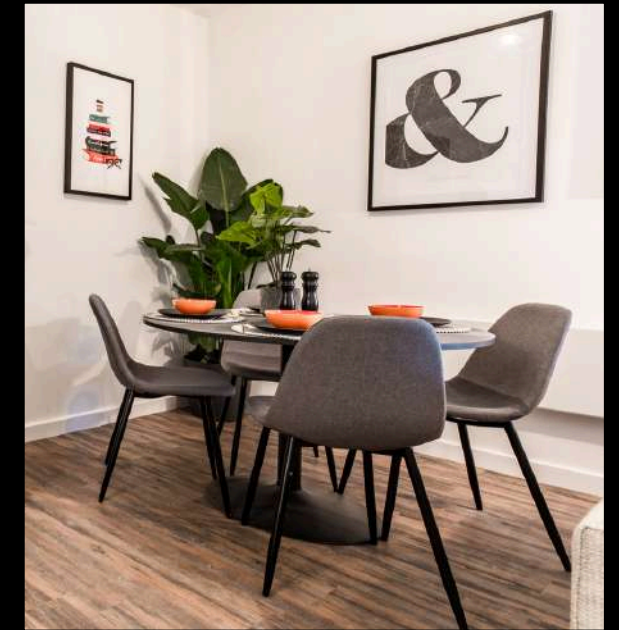
Built-in wardrobe storage



Comfortable sofa



TV stand



Dining table and chairs

All white goods essential household appliances such as a **fridge freezer**, **washing machine** and **dishwasher** are also provided as standard.

Community Events

6.

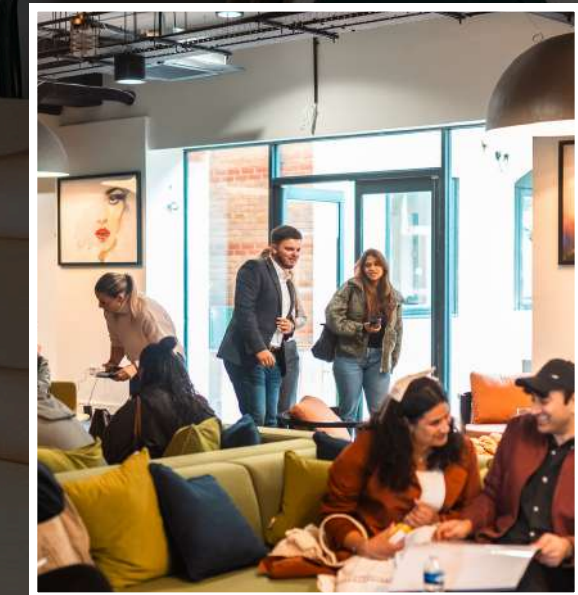


At Iron Yard, we believe that a great home is about more than just the space you live in; it's about **feeling part of a welcoming community.**

Throughout the year, we host resident events and activities designed to help you meet your neighbours, connect with the community and make the most of living here.

We also encourage residents to get involved and share ideas for their own events, activities or gatherings. Whether it's a coffee morning, a social get-together or a resident-led activity, we'd love to support opportunities for neighbours to connect and build a community together.

Keep an eye out for upcoming events through resident communications, building updates and our management team.





We know pets are part of the family which is why we're proud to offer pet friendly homes where you and your companion can feel welcome.

PET TERMS & CONDITIONS

To help create a safe and enjoyable environment for everyone, residents are asked to obtain written approval from the management team before bringing a pet into their home. Approval is subject to our Pet Policy, which helps ensure all pets are well cared for and considerate of our community.



For the comfort and safety of all residents dogs prohibited under UK legislation including the Dangerous Dogs Act 1991 and subsequent amendments cannot be accommodated.



Utilities, Bills and Wifi

8.



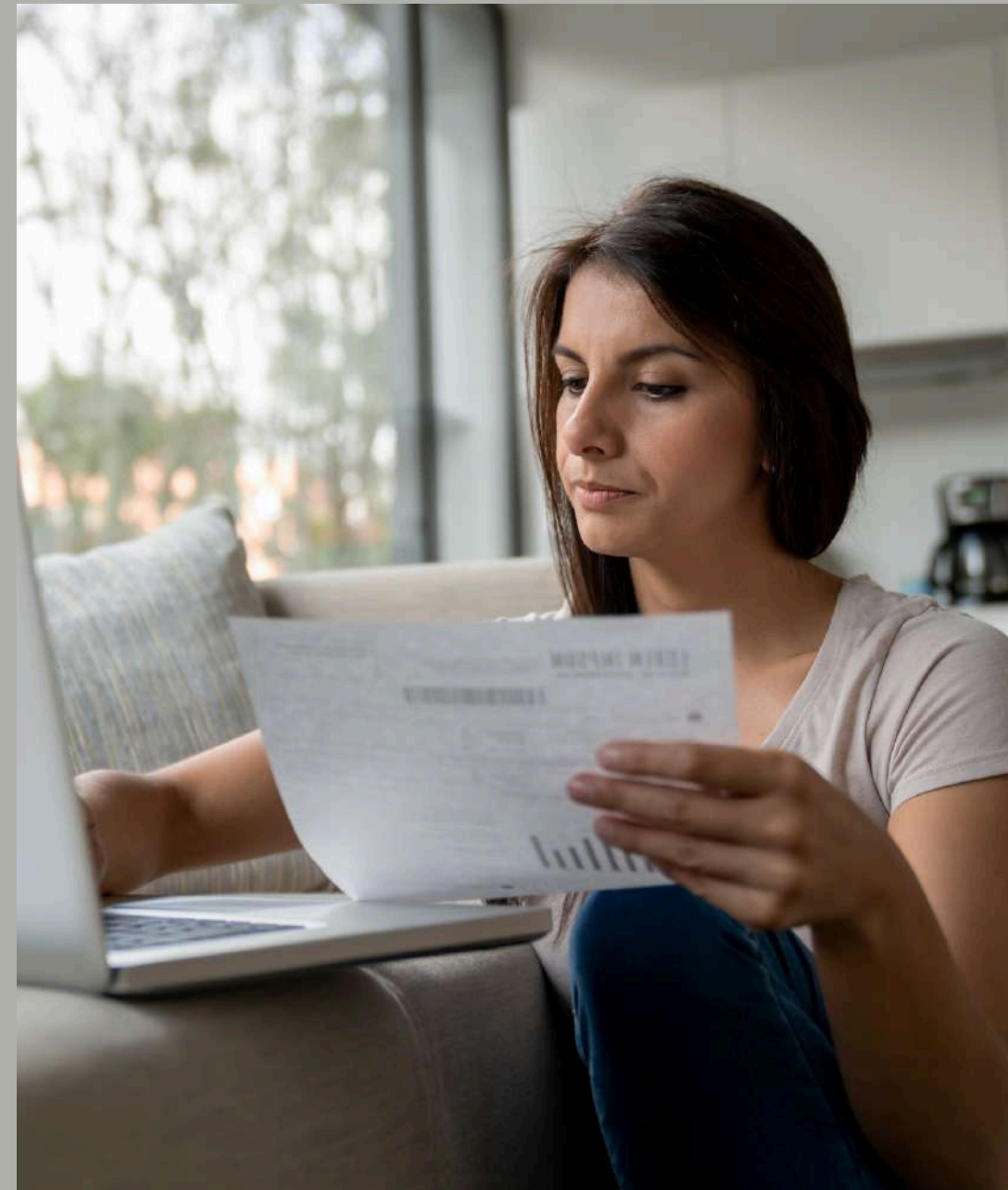
UTILITIES

Residents are responsible for arranging and paying for their own utilities and household bills. This includes electricity, water, council tax, broadband, TV licence and other service providers.

COUNCIL TAX

Residents are responsible for registering with Sheffield City Council and paying their own Council Tax.

Most apartments at Iron Yard are currently in **Council Tax Band B**; however, residents should confirm the banding for their individual apartment with Sheffield City Council before moving in.



WIFI

50Mbps wireless broadband is included with your tenancy. Once you've created your Hyperoptic account, you can enjoy the included service or choose to upgrade to a faster package at an additional cost.



**IRON
YARD**

Building Access & Fire Safety

9.

Your safety and wellbeing are our priority. As part of our commitment to supporting all residents, we ask whether there are any health conditions, disabilities, support needs, communication requirements or other circumstances that you would like us to be aware of.

Sharing this information allows us to provide appropriate support, assist with fire and emergency evacuation planning where required and consider any reasonable adjustments that may help you during your tenancy.

Any information you provide will be treated confidentially and will only be used for the purpose of providing appropriate support planning for fire and emergency evacuation and making reasonable adjustments where necessary.



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All apartments at Iron Yard are strictly no smoking.

**IRON
YARD**

Frequently Asked Questions

10.

HOW LONG DOES THE APPLICATION PROCESS TAKE?

We expect applications to be completed within 5 to 7 working days, provided that referees are readily available.

CAN I RENT AN APARTMENT IF I AM MOVING FROM ABROAD?

Yes, we accept bookings from overseas applicants. However, you will most probably need either a UK guarantor or company guarantor such as Guarantor Plus if you are unable to pass references. Please note that UK Right to Rent regulations require us to meet you in person and verify your identification documents before you move in.

HOW LONG CAN I STAY IN MY APARTMENT?

Our homes are designed for long-term living, with open-ended tenancies that provide flexibility for residents to stay as long as they wish, subject to the required 2 month's notice period.

IS THE HOLDING DEPOSIT REFUNDABLE?

Holding deposits are non-refundable if you withdraw your application and choose not to proceed with the tenancy, do not meet Right to Rent requirements or provide information that is found to be false or misleading.

CAN STUDENTS RENT AN APARTMENT?

Yes. Students can rent with us if you are age 18 or over. To make the process easier, we accept Guarantor+ by Zero Deposit, which provides a guarantor arrangement helping students secure their home with added peace of mind.

DO I NEED TO VIEW AN APARTMENT BEFORE BOOKING?

While it is not mandatory, we strongly encourage all prospective residents to view the apartment and communal spaces before booking. This allows you to ensure you're completely satisfied with your choice and gives us the opportunity to explain the benefits of living with us.

WILL MY RENT INCREASE?

Your rent will not increase during the first 12 months of your tenancy. After this period, rent reviews may take place in line with market rates.

IS CONTENTS INSURANCE INCLUDED?

No, contents insurance is not included. We strongly recommend arranging your own policy to protect your belongings.



WELCOME HOME

We hope your new home provides the perfect place to relax, connect, and enjoy everything Sheffield has to offer. Our team is here to help you settle in make the most of your apartment, and ensure you have a positive experience throughout your tenancy.

Thank you for choosing Iron Yard.
We look forward to welcoming you to your new home.

