



INVESTMENT MEMORANDUM

**423-425 HAGLEY ROAD
BIRMINGHAM, WEST MIDLANDS**

LOCATION

**423-425 Hagley Road,
Birmingham, B17 8BL**

DEVELOPMENT

26 Apartments

CONSTRUCTION TIME FRAME

24 months

SELECTION OF REMAINING APARTMENTS, CONSISTING OF

11 x One Bedroom Apartments

Starting From £275,000

2 x Two Bedroom Apartments

Starting From £345,000

ONLY 13 REMAINING



ESTATES DEVELOPMENTS

LANDMARK



Presenting **423-425 Hagley Road**



Introducing No. 425 Hagley Road, an assortment of 26 beautifully presented apartments lodging a key location within one of Birmingham's most prominent village neighbourhoods. The 20 one-bedroom and 6 two-bedroom apartments have been designed to hold extensive appeal to all from young professionals, first-time buyers and families alike.

The development has a distinguished specification and finish throughout, with branded appliances in the kitchen and bathrooms as well as luxury vinyl flooring in the living areas. Outside, the developer has given particular attention to the layout of the communal areas and landscaped gardens. Residence parking is available to purchase at an additional cost, however, availability is limited. 425 Hagley Road has every possible amenity on its doorstep with easy access to the city centre. The development is nestled in an established neighbourhood, offering a place where quiet tranquillity blends with the city lifestyle, an ideal choice as a quality home.

THE LOCATION: **HARBORNE, BIRMINGHAM**



Harborne is now considered one of the most ambitious suburbs of Birmingham, located 3 miles west of Birmingham City Centre.

This area benefits from exceptional transport links resulting in journey times of just 10 minutes to the City Centre. Waitrose and Marks & Spencer, as well as a range of shops and brasseries, restaurants and independent coffee shops are all within easy walking distance from No. 425, Hagley Road.

The neighbouring affluent suburb of Edgbaston is also renowned for international test cricket matches at the modern Edgbaston Stadium, home of Warwickshire County Cricket Club. Tree-lined Cannon Hill Park attracts joggers and cyclists, while families picnic near the glasshouses in Birmingham Botanical Gardens.

KEY LOCATIONS NEAR 423-425 HAGLEY ROAD, BIRMINGHAM

Harborne High Street (0.5 miles): Shops, cafes, and restaurants.

Edgbaston Reservoir (1 mile): Leisure and outdoor activities.

Birmingham Botanical Gardens (1.5 miles): Gardens and event spaces.

Queen Elizabeth Hospital (2 miles): Major healthcare facility.

University of Birmingham (2 miles): Educational institution.

Broad Street (2.5 miles): Entertainment and nightlife.

Birmingham New Street Station (3 miles): Major transport hub.

The Mailbox (3 miles): Shopping and dining.

Bullring & Grand Central (3.5 miles): Extensive shopping centre.

Jewellery Quarter (4 miles): Historic area with shops and museums.





THE
PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WELCOME TO BIRMINGHAM



Birmingham has undergone extensive regeneration work over the past decade and more, with the result that the city centre has some outstanding new urban neighbourhoods.

Regeneration work includes the already completed £350 million Brindleyplace development, a further £1.1 billion in the vibrant mixed used developments of Arena Central and Paradise Birmingham, which together are providing some 3m sq ft of space.

Recent large-scale premium lets include HSBC, Deutsche Bank and Deloitte.

The area around New Street Station is another prime example of this, with the transformation of the station used as a catalyst for regenerating the local neighbourhood.

Connectivity and HS2

90% of the UK is within 4 hours of Birmingham, making it **one of the UK's best transport hubs.**

Europe's largest infrastructure project, the HS2 will bring **London within 38 minutes** of Birmingham and significantly cut journey times to Manchester, Edinburgh and Newcastle. This will increase accessibility to jobs and attract businesses to the area.

Birmingham is home to HS2's construction headquarters, and **1,500** jobs will be created in the city from now until the project's completion and produce **GBP 4 billion** increase in economic output per year in the West Midlands.



A LEADING UK DESTINATION

Many businesses are also becoming increasingly aware of Birmingham's potential. HSBC brought 1,000 key staff to Birmingham from London, while PwC has recently taken on 150,000 square feet of commercial space in the inner city's One Chamberlain Square building, as part of the Paradise regeneration. Offering far more affordable commercial and residential premises than the capital, along with a young, talented population.

Birmingham has much to offer the corporate world. This has, naturally, impacted on the city's property market, with many investors opting to put their money into Birmingham instead of London. With lower prices and stronger yields, Birmingham is a natural choice. The December 2018 Hometrack UK Cities House Price Index revealed that Birmingham has led the UK for urban house price growth since the Brexit vote in June 2016, with the average property there rising by 16% in value between then and December 2018.

Meanwhile, Savills has flagged up the Midlands (along with the North) as leading the UK for prime residential price growth over the coming five years, with growth of 15.3% projected between 2019 and 2023.



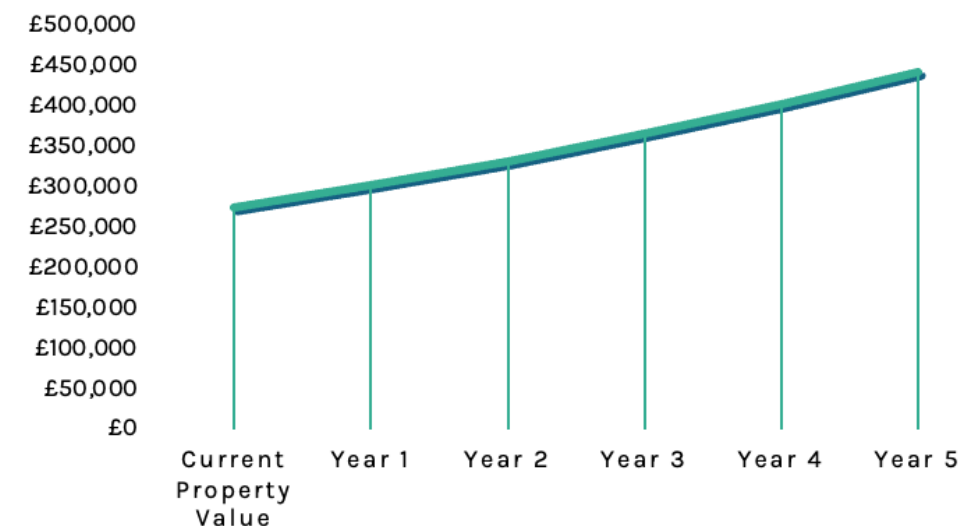


INVESTMENT CASE

Investing in No. 425 Hagley Road offers a prime opportunity in one of Birmingham's most sought-after neighbourhoods, Harborne. This development features 26 luxury apartments strategically located just three miles from Birmingham City Centre, providing excellent transport links and access to top-tier amenities.

The Birmingham property market has seen a 16% rise in values since 2016, underscoring its strong growth potential. It is projected that Birmingham will see a 10% annual rise in property prices over the next 5 years. No. 425 Hagley Road not only promises capital appreciation but also offers a vibrant community life with easy access to the bustling city centre, making it a highly desirable investment. Be part of Birmingham's dynamic future with promising returns and a high standard of living.

PROJECTED PROPERTY VALUE





INTEREST FREE REAL ESTATE PURCHASE



The interest free real estate purchase model is an innovative ethical financing model of real estate acquisition. In such an acquisition model the ownership diminishes against the developer and increases in favour of the ultimate Purchaser. In this case the Developer's share is gradually bought out by ultimate Purchaser. This innovative model is offered to promote and foster cooperative real estate acquisition.

EXAMPLE OF THIS INNOVATIVE PROPOSAL FOR HNW AND SOPHISTICATED INVESTORS

We are offering an innovative interest-free acquisition model to purchase properties off-plan in the development at No. 425 Hagley Road. The developer is offering homes for off-plan purchases with a 10% deposit. The construction period is set for 24 months. This allows you to spread the other 40% of the acquisition value over 24 months. Once

the construction of the apartment is completed, the real estate will be transferred into an SPV, which will have 240 shares, owned 50/50 between the Developer and the Purchaser. After the legal transfer and handover to the SPV, the Purchaser then buys the remaining shares on a monthly basis by paying a fixed amount every month for the next 10 years, i.e. 120 months. This can be done from the proceeds of the rental income of the apartment as it will be ready to generate income. It is guaranteed by the Developer that the monthly purchase of the one share will be no more than the monthly rental income of the apartment, if managed by one of the approved Letting Agents.

After the handover, the buyer remains free at any time to sell the real estate at a higher price. In which case, the Developer will still only be entitled to the outstanding amount at that time. All the additional uplift in value shall be retained by the buyer.



DUE DILIGENCE

Address:

423-425 Hagley Road,
Birmingham, B17 8BL

Leasehold/Freehold:

Leasehold

Apartments:

26 Apartments

Build/Construction Time Frame:

24 months

Selection of Apartments, consisting of:

20 x One Bedroom Apartments
6 x Two Bedroom Apartments

Engaging and collaborating with Landmark Group

1) Discuss the commercial terms and returns

Bespoke commercial terms for the property you wish to acquire

Confirmation that you are a high net worth and/or sophisticated investor

Understand the specifications of the property being acquired

2) Engage legals to complete documents

Agree initial heads of terms

Agree and sign shareholders agreement

Transfer of funds

We pride ourselves on changing **skylines**,
unlocking **potential** and delivering **results**.



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ESTATES DEVELOPMENTS

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