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Glasswater Locks

EASTSIDE | BIRMINGHAM

Development Guide



call now: +44 7956 168 784
www.mercy-homes.com

St Joseph
Designed for life



Where life flows.

Glasswater Locks brings convenience and connectivity to comfortable, modern living, set alongside a peaceful waterway. The development benefits from 155m of canal-side frontage for residents to enjoy tranquil views over the canal from their elevated, private courtyard gardens.

The Canal-Side Club residents' facilities will include a 24-hour concierge, business lounge, games room, gym and cinema room. Planned cafés, bars and restaurants will look to offer alfresco drinks and dinner, while public art, interactive water features and an area for outdoor events ensure there's a carefully landscaped, new neighbourhood that caters for everyone.

Glasswater Locks is a short walk from the best of Birmingham's city centre dining, shopping, cultural attractions and the forthcoming high speed rail station*, which will significantly improve travel times to London and other major UK destinations. Motorway networks and the airport can also be easily reached from the city centre.

BIRMINGHAM'S FAMOUS
BULL & BULLRING
SHOPPING CENTRE
WHOSE STORY DATES
BACK TO AROUND 1160



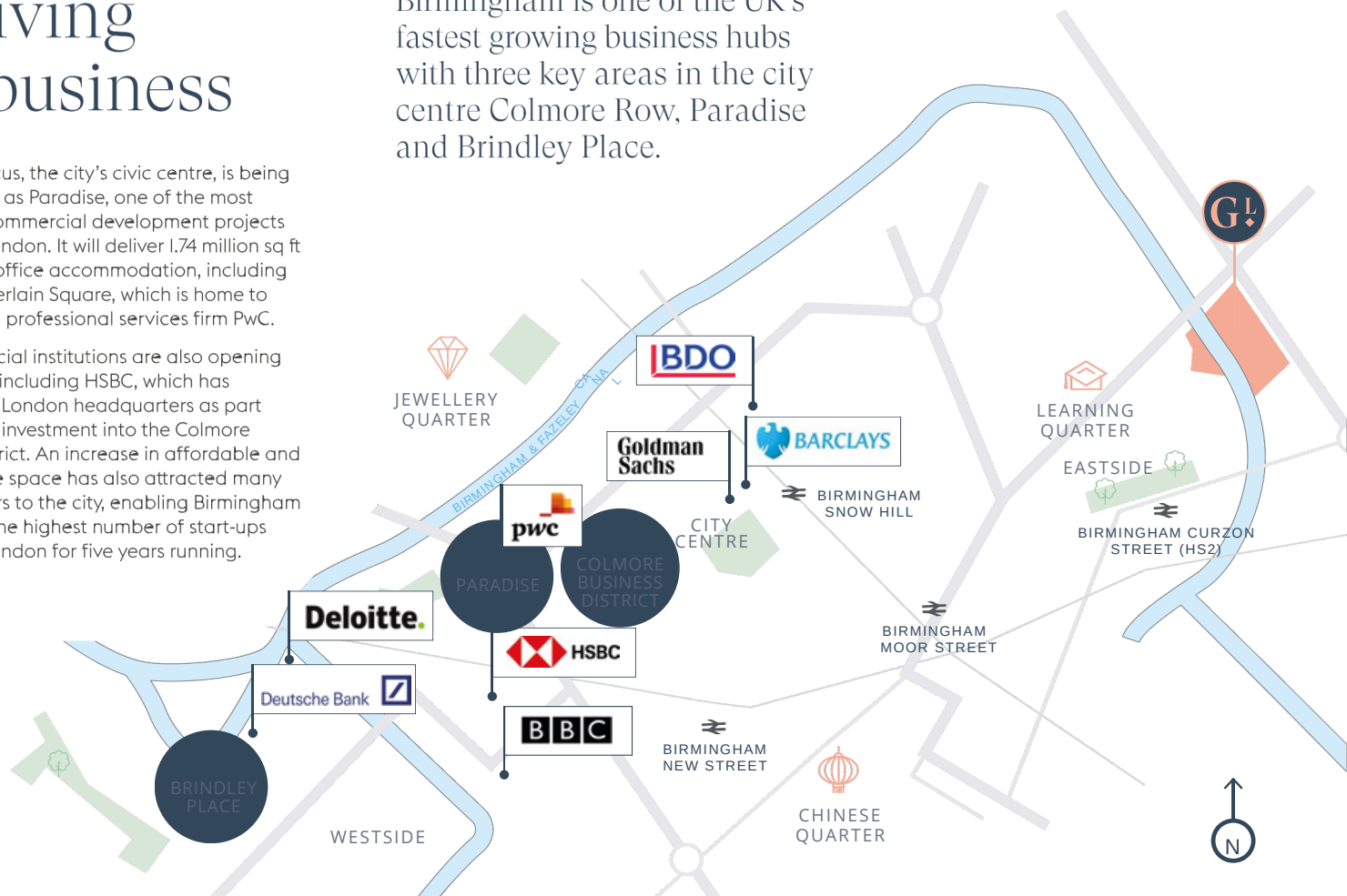
*Phase I of HS2 is due for completion 2029-2033

Thriving for business

Paradise Circus, the city's civic centre, is being redeveloped as Paradise, one of the most significant commercial development projects outside of London. It will deliver 1.74 million sq ft of premium office accommodation, including One Chamberlain Square, which is home to international professional services firm PwC.

Global financial institutions are also opening offices here, including HSBC, which has relocated its London headquarters as part of a £200m investment into the Colmore Business District. An increase in affordable and central office space has also attracted many entrepreneurs to the city, enabling Birmingham to produce the highest number of start-ups outside of London for five years running.

Birmingham is one of the UK's fastest growing business hubs with three key areas in the city centre Colmore Row, Paradise and Brindley Place.



Countrywide connections

Birmingham's central location has always maintained strong countrywide connections, where you can access 90% of the UK population within 4 hours.

With the introduction of HS2*, this will elevate the city's transport links to new levels. Curzon Street, which is just an 8-minute walk from Glasswater Locks, will be the fourth mainline station in the city following Moor Street, New Street and Snow Hill.

For those travelling by road, major motorways, including the M5, M6 and M42, are easily reached from the city centre. Furthermore, Birmingham coach station is a national hub that has undergone major refurbishment in recent years.

As for travelling further afield, Birmingham Airport is undergoing a £500 million investment that will further enhance the existing site, which already hosts around fifty airlines that fly to more than 150 destinations.



22
minutes*
WALK



9
minutes
BIRMINGHAM
AIRPORT



1 hour
19 minutes
+15 minutes via HS2

LONDON



1 hour
25 minutes

OXFORD



1 hour
27 minutes

MANCHESTER



1 hour
28 minutes

READING



1 hour
50 minutes

CARDIFF



2 hours
20 minutes

LEEDS

The development

The historic industrial area provides context for the architecture of Glasswater Locks and its proximity to the canal has informed the layout of its seven buildings. The site has been designed to flood the spaces with natural light and to create canal-side views and public spaces, bringing life back to the

canal and creating a vibrant place where people want to live, can enjoy life and where communities can thrive. Apartments and duplexes offer both comfort and style. Contemporary interior design uses contrasting colours to create impact and a sense of spaciousness.

A mix of white woodwork, neutral tones and matte black fixtures and fittings are complemented by floor-to-ceiling windows that flood the rooms with natural daylight.

ASHTED WHARF

59 PRIVATE APARTMENTS

9 STOREYS – Ground Floor + 8 residential floors

BELMONT WHARF

60 PRIVATE APARTMENTS

9 STOREYS – Ground Floor + 8 residential floors

CARDIGAN WHARF

78 PRIVATE APARTMENTS

9 STOREYS – Ground Floor + 8 residential floors

CURZON WHARF

78 PRIVATE APARTMENTS

9 STOREYS – Ground Floor + 8 residential floors

GLASSWATER TOWER

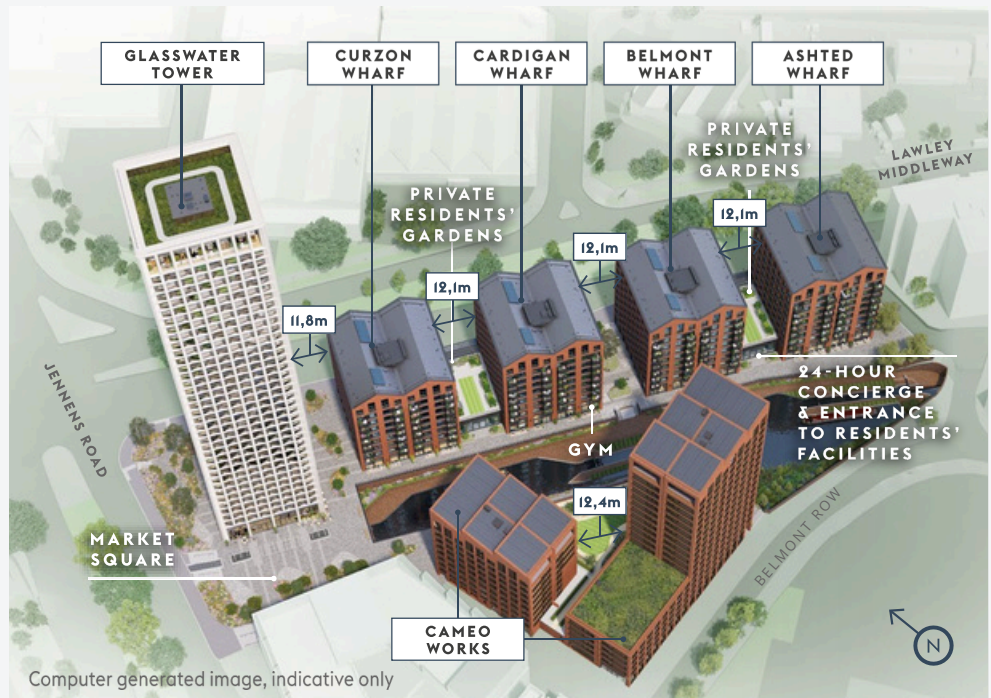
37 STOREYS – Ground Floor + 36 residential floors

CAMEO WORKS

5 STOREYS – Ground Floor + 4 residential floors

9 STOREYS – Ground Floor + 8 residential floors

17 STOREYS – Ground Floor + 16 residential floors



Apartment mix

The Wharf Buildings					Estimated Completion Date	
	Size Range (Sq. Ft.)	Starting Prices from (£)*	Rental Range (£/m)	Gross yield approx	From	To
1 Bed	457 - 668	£250,000	£1,200 - £1,350	5 - 5.5%	Q1 2025	Q4 2025
2 Bed	683 - 1,154	£335,000	£1,600 - £2,000	5 - 5.5%	Q1 2025	Q4 2025

* Prices correct at time of print.

Education

Birmingham is home to 5 universities including the University of Birmingham, one of the UK's elite Russell Group universities.



BIRMINGHAM CITY UNIVERSITY

Specialisms in the creative arts with unique links to the Jewellery Quarter. Just 2 mins walk.



ASTON UNIVERSITY

Specialisms in business management and accountancy. Just 8 mins walk.



UNIVERSITY COLLEGE BIRMINGHAM

Specialisms in business, tourism, creative industries, health and sport. Just 7 mins by car.



BIRMINGHAM UNIVERSITY

Specialisms in science, engineering and commerce. Just 9 mins by car.



NEWMAN UNIVERSITY

Specialisms in health, food, sports, business, arts and tourism. Just 23 mins by car.



*Approximate travel times taken from Glasswater Locks based on weekday journey at 8am. Source: www.google.com/maps

Dynamic city of culture

Birmingham is considered a young and vibrant cultural epicentre with a majority percentage of residents below the age of 25. Birmingham's evolution is rooted in rich industrial heritage yet is infused with the diversity of its modern population. The city is proud to have five globally recognised universities and welcomed 5 million people to the city during the 2022 Commonwealth Games.

Birmingham's cultural calendar is always packed with world-class art, drama, dance, music, festivals and exhibitions – not surprisingly, as the city boasts six major theatres and nearly 100 art venues, galleries and museums. High speed rail links also make Birmingham one of the UK's top shopping and dining destinations. The Victorian-era Piccadilly Arcade and Selfridges' landmark building are as popular as the five Michelin-starred restaurants located in the city centre.



BIRMINGHAM IS A MEMBER OF BIOPHILIC CITIES, A GLOBAL NETWORK OF CITIES WHICH ARE DEDICATED TO IMPROVING THE CONNECTION BETWEEN RESIDENTS AND URBAN NATURE.



PROUD HOSTS OF 2022
COMMONWEALTH GAMES



Birmingham enjoys over 8,000 acres of green space and 571 parks – 15 of which have been awarded Green Flag status, an international accolade for good management and public accessibility.

Around 25% of the dynamic city is green space, making it the UK's fourth greenest city. Birmingham also boasts 53 miles of canals – even more than Venice.

10 reasons to buy at Glasswater Locks

£31.9bn

BIRMINGHAM'S ECONOMY IS WORTH £31.9 BILLION

19.3%↑

RENTAL GROWTH FORECAST OVER NEXT 5 YEARS

HS2

STRONG CONNECTIONS BY RAIL, ROAD AND AIR. FORTHCOMING HS2 TO CURZON STREET STATION



ONE OF THE TOP 3 MOST VISITED CITIES IN THE UK FOR SHOPPING



MOST MICHELIN-STARRED RESTAURANTS OUTSIDE OF LONDON



5 UNIVERSITIES, 4 OF WHICH ARE WITHIN 5 MILES OF GLASSWATER LOCKS



EUROPE'S YOUNGEST POPULATION WITH 40% UNDER 25 WITH 80,000 STUDENTS IN THE CITY

19.2%↑

5-YEAR BIRMINGHAM HOUSE PRICE FORECAST

4.5%↑

BIGGEST BUSINESS HUB OUTSIDE OF LONDON WITH GVA GROWTH SET TO RISE TO 4.5% THIS YEAR

49%

OF GRADUATES CHOOSE TO STAY AND WORK IN THE CITY

Sources: JLL Big Six Residential Development Report, Winter 22/23

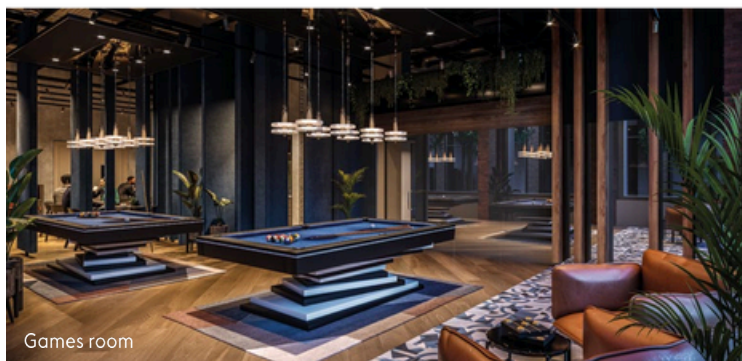
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24-hour concierge



Residents' lounge



Games room



Cinema room

Amenities

The Canal-Side Club will include:

- Elevated, residents-only courtyard gardens
- 24-hour concierge
- Residents' lounge
- Reading and co-working area
- Cinema room
- Gym
- Games room
- 155m of canal-side frontage

Location

Belmont Row, Birmingham B4 7RQ

Local authority

Birmingham City Council

Council tax

Band G - TBC per annum

Band H - TBC per annum

Ground rent

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

Tenure

250-year lease

Building insurance

10-year NHBC warranty from date of legal completion

Service charge*

Wharf Buildings est. service charge £3.90psf

Terms of payment

1. Booking fee of £5,000 subject to apartment value, payable upon reservation.
2. UK and international purchasers are required to enter into a binding contract to purchase within 21 days of receipt of contract papers by their solicitor.
3. 15% of purchase price less reservation deposit is payable upon exchange of contracts.
4. Further 5% down payment after 6 months from exchange.
5. Balance of 80% is payable upon completion.

*Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan – 31 December). The Managing Agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated March 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matters outside of the control of Berkeley St Joseph. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Energy Costs will be charged in addition to the estimated Service Charge. The Energy Charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: March 2024.

Parking

A limited number of underground parking spaces available on selected plots by separate negotiation.

An RTP can be purchased for £30,000.

The service charge on an RTP is est at £550.00 per annum.

St Joseph

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 this to local people will be at the heart of everything we do.

GLASSWATER LOCKS

Sales & Marketing Suite, Belmont Row, Birmingham, B4 7RQ.

Call us: 0121 387 3400 | Email: glasswaterlocks@berkeleygroup.co.uk
glasswaterlocks.co.uk



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