

SNOW HILL WHARF

BIRMINGHAM B4



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An investment opportunity like no other

Snow Hill Wharf brings luxury living to Birmingham. These 404 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.

TIME TO INVEST



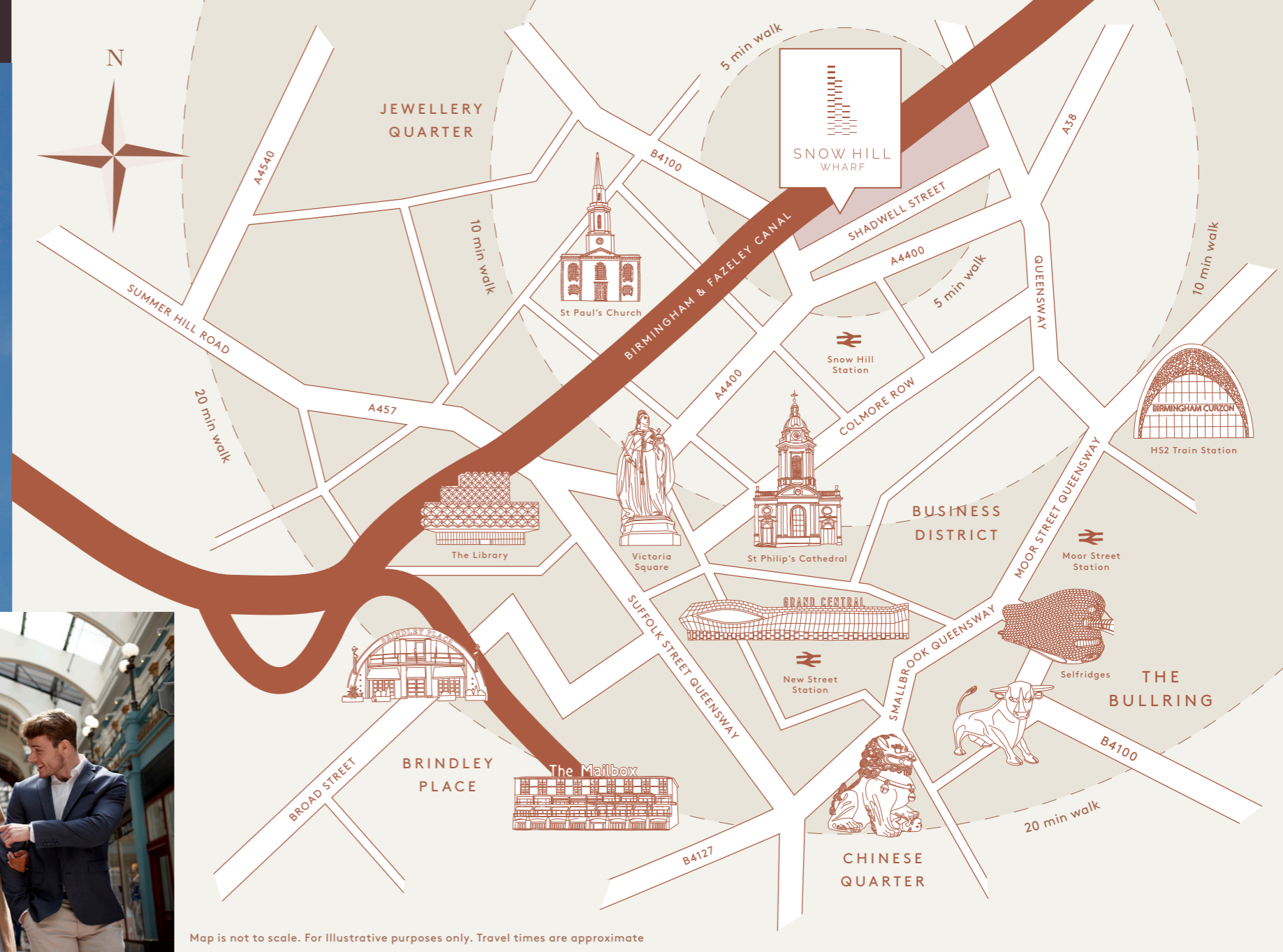
St Philip's Cathedral



Victoria Square



Great Western Arcade



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

BIRMINGHAM, THE UK'S SECOND CITY IS ONE OF THE FASTEST GROWING CITIES IN EUROPE WITH A POPULATION OF OVER 1.1 MILLION AND RANKS AS ONE OF THE MOST POPULAR PLACES IN WHICH TO INVEST.

In the last 5 years, property within 2km of Birmingham New Street Station has increased by 44%.

Birmingham's economy is worth £24.8 billion and continues to grow, with planned investment of £10 billion over the next 20 years.

The £600 million redevelopment of New Street Station, £200 million expansion of Birmingham International Airport and launch of the forthcoming High Speed railway to London (HS2), makes Birmingham the most attractive regional city for major firms relocating.

The city centre is already home to global businesses such as HSBC, Deutsche Bank, Deloitte and PwC. The wider urban area attracts a diverse range of employers – from hundreds of tech-based start-ups to major businesses such as Kraft, Amey and Jaguar Land Rover.

A city with one of the youngest populations in Europe with an estimated 45% of the residents under 30, Birmingham offers a thriving rental market for investors.

With business booming and growing demand for new homes, Snow Hill Wharf from St Joseph offers you an ideal opportunity to invest in Birmingham.

Why choose Snow Hill Wharf

Located within the city's iconic 'Gun Quarter', Snow Hill Wharf is a high quality development of 404 new apartments delivered by St Joseph, the latest brand from the award-winning Berkeley Group of companies.

Within walking distance of major transport connections at New Street and Snow Hill and the site of the forthcoming Birmingham Curzon (HS2) station, Snow Hill Wharf is not only connected to the city centre, with a fantastic array of shops, restaurants and bars, all on your doorstep but also with the rest of the UK.

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 and steam room and residents' lounge.

The Development

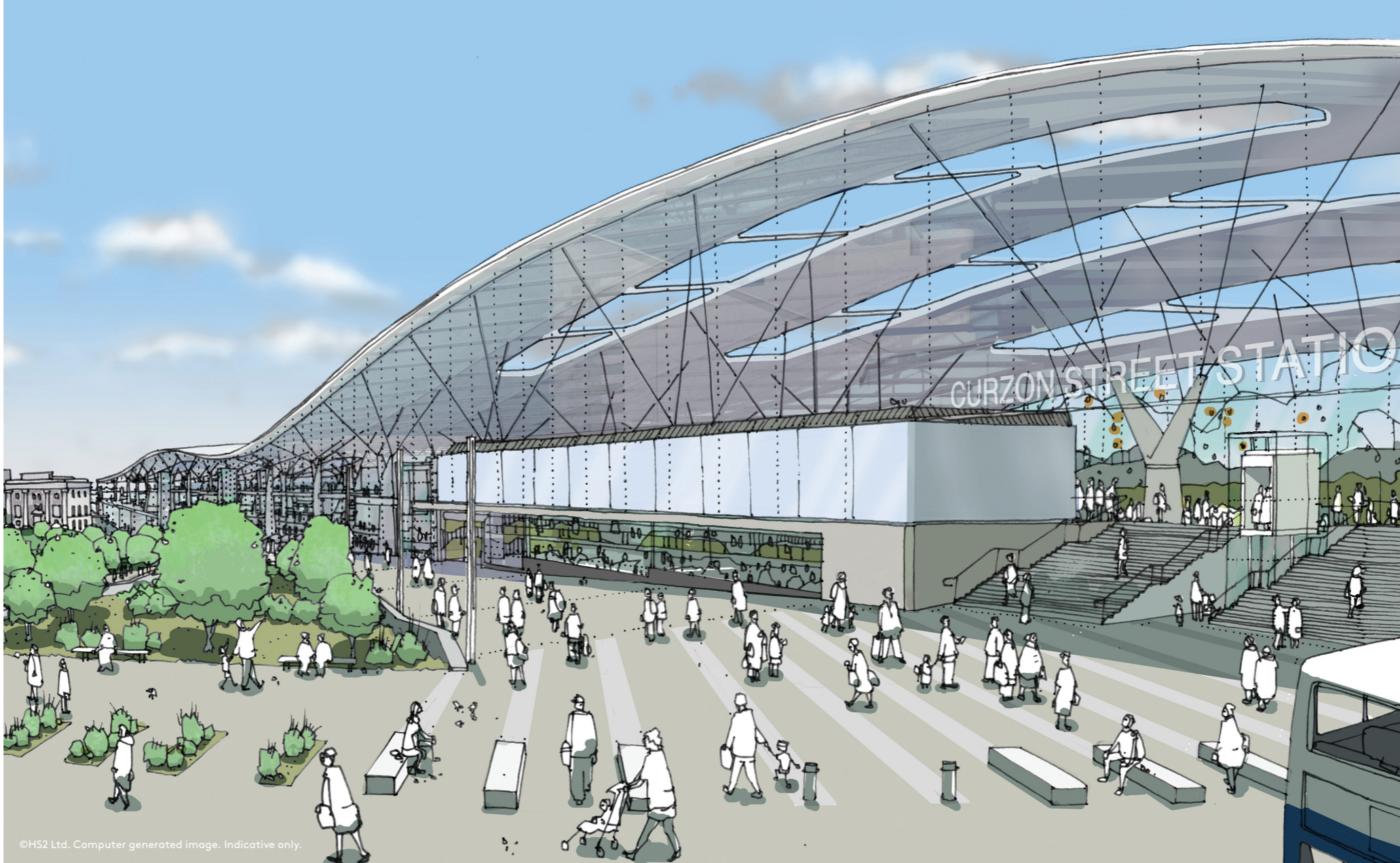
- 1) High quality build – exceptional standards and design specifications.
- 2) A well connected city – easy access to Snow Hill and New Street stations, tram links and the M5, M6 & M42 motorways.
- 3) Canal-side living – scenic waterway location for walkers and joggers.
- 4) Amenities on the doorstep – near to local supermarkets, gyms and shops.
- 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.

Why choose Birmingham

Birmingham has been ranked as having the highest quality of life of any English city outside the Capital. Its 8,000 acres of parkland and open spaces make it one of the greenest conurbations in the country.

As a city in the midst of ambitious regeneration and growth, more people and businesses are choosing to relocate here. With 52,000 students graduating every year from the city's 4 Universities, many are attracted to stay in Birmingham because of its employment opportunities, excellent transport connections and its unique lifestyle.

The market for new homes includes the entire city region of 4.1 million people yet there is a predicted shortfall between now and 2031, making it likely that prices will continue to increase.



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The start of the high-speed era

The arrival of HS2 to Birmingham in 2026 will be a major catalyst for regeneration and expansion. Over the next 30 years, HS2 will have a transformational impact on the city and wider region – accelerating growth, creating jobs and driving economic prosperity.

The forthcoming HS2 terminus will make Birmingham a gateway to Europe's high-speed rail network. Birmingham Curzon will be a world-class station wired into the city's unique position in the UK and the skills of its population.

With HS2, journey time between London and Birmingham will be cut from 1 hour 24 minutes to just 49 minutes.

90%

of the country reached within a 4-hour drive of the city.



50 airlines fly to 150 destinations from Birmingham International Airport



4 Michelin-starred restaurants – the most anywhere outside of London



Commonwealth Games coming to Birmingham in 2022

A city connected

Snow Hill Wharf is surrounded by a fantastic array of local shops, restaurants and bars. Just minutes from Birmingham's shopping hotspots and all the amenities you would expect from central city living. Snow Hill Station is within easy walking distance as well as major transport hubs at New Street and the forthcoming Birmingham Curzon HS2 Station (opening 2026).

The area is experiencing a £3 billion upgrade to the transport infrastructure, including an enhanced Metro Tram and improved bus services. With 90% of the country within a 4-hour drive of the city, Birmingham is one of the best connected cities in the UK.

Across Birmingham, new public thoroughfares, pedestrian walkways and cycle routes will improve congestion and air quality, making the area as a whole a well-connected and attractive place to live.



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University of Birmingham



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The Developer

St Joseph is the Berkeley Group's newest brand, created to bring our passion for quality and placemaking 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

Architects

Carey Jones Chapman Tolcher

Landscape Architects

Fira

Interior Design

Julia Palmer Design

Building Insurance

Local Authority Building
Control (LABC)

Completion

Q3 2021 The Fazeley
Q1 2022 The Colmore

Parking

139 total including 5 unallocated
EV charging spaces

Service Charge

£2.60 per sq ft*

* Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.



The Development

The Fazeley

Block C	Quantity	Size (Sq. Ft.)
1 bed	2	584
2 bed	58	682 - 769

The Colmore

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



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Ground Rents & Council Tax

Council Tax TBC

Ground Rents

1 and 2 beds 0.1% of purchase price per annum

Terms of Payment

1. Booking fee of £2,000 or £5,000 subject to apartment value, payable upon reservation.
2. 10% of purchase price less reservation deposit is payable upon exchange of contracts.
3. 10% advance payment is payable. 5% at 12 months and a further 5% at 18 months.
4. Balance of 80% is payable upon completion (anticipated Q3 2021 / Q1 2022).

Documentation for Exchange

Documentation required for exchange of contracts:

- 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.
- Confirmation of source of funds.
- Confirmation of occupation.

Please ensure that the solicitors have signed and certified the original copies of the above.

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

If the purchase is being taken in

CONTACT DETAILS

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snowhillwharf@stjosephhomes.co.uk www.snowhillwharf.co.uk 0121 203 2600



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/1118