

LONG MORE HOUSE

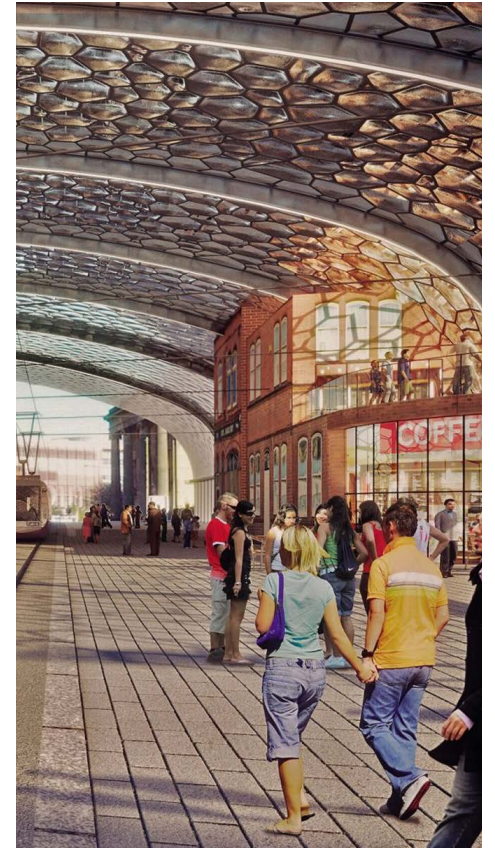
BIRMINGHAM

20 high quality 1 & 2 bedroom apartments with parking



BIRMINGHAM, A CITY TO CALL HOME.







Greater
Birmingham
is the
top 3
UK destination
for Foreign Direct
Investment (EY)

One of the
**fastest-
growing**
financial
services
centres in
the UK

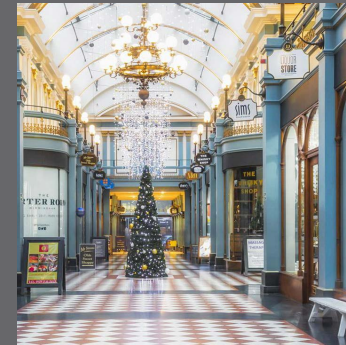
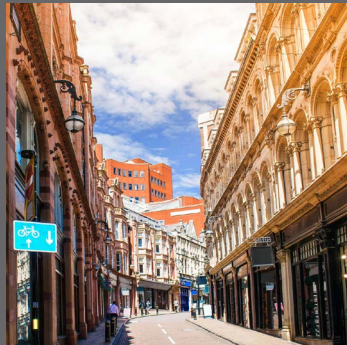
Over
6,000
tech firms
employ more
than
38,000
people

UK's most
entrepreneurial
regional city
with
12,108
start-ups
launched in 2017

60%
of UK's
automotive
Research &
Development
is located in
Birmingham

A CITY OF BUSINESS

As the UK's second largest city, Birmingham has already seen success and is well-equipped for continued success in the future. The city has now the highest concentration of businesses outside of London, contributing £24.8b per annum to the UK's economy.



Elected most investable city in the UK by PwC, Birmingham has a substantial workforce of circa 500,000 serving a wide range of sectors, including a rapidly-growing science and technology sector, as well as the financial services industry. The city centre alone provides more than 150,000 jobs.

The workforce gets regular injections of fresh talent from the city's five highly regarded universities. Birmingham sees many global corporations and institutions relocating from London, most notably HSBC's decision to transfer 1,000 jobs to Birmingham at their new UK headquarters at Arena Central. This followed Deutsche Bank which moved 500 jobs from London to a new address at Brindleyplace.

MAJOR CORPORATIONS IN BIRMINGHAM



HM Revenue
& Customs

Mondelēz
International

LLOYDS BANK



WHITBREAD PLC

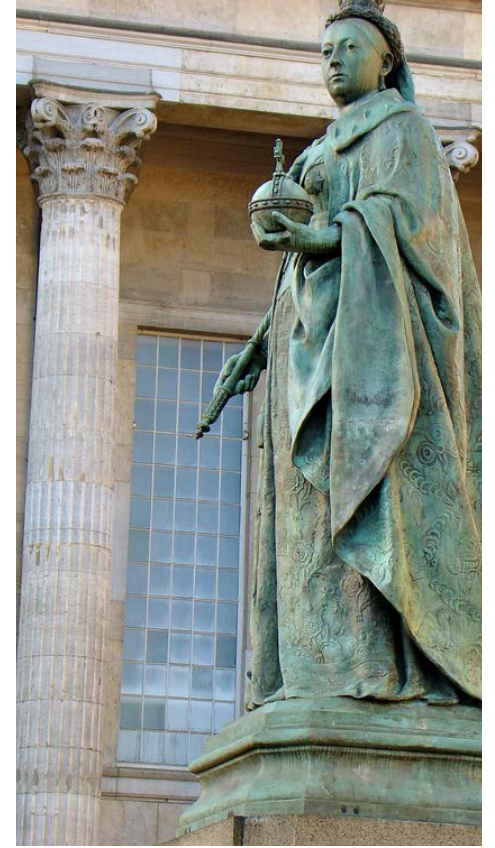


Sainsbury's

national
express



HSBC 



A CITY OF EDUCATION

With five leading universities, including the University of Birmingham, in the top 10 in the UK, the city counts an average of 75,000 students per annum which provides a pool of future talented workforce and tenants in the core city centre.

Top Universities

Students

University of Birmingham	32,355
Birmingham City University	22,540
Aston University	10,985
University College Birmingham	4,995
Newman University	2,985





EDUCATION FAST FACTS



GRADS RETENTION

50% of graduates remain in Birmingham after university.



STUDENT POPULATION

Youngest population in Europe.
40% below 25 years old.



UNIVERSITIES

73,000 students in the top universities in Birmingham.



CITY CENTRE SHOPPING

Choose from an outstanding range of nearby shopping centres, independent retailers and historic markets.

The Cube - 7 minutes by car

Shop and indulge at the new health club and spa and enjoy stunning city views at the skyline restaurant.

Mailbox Birmingham - 8 minutes by car

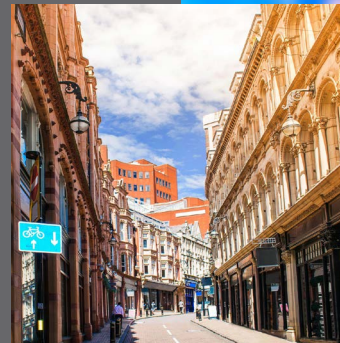
Known as the most stylish shopping and lifestyle destination, its waterside location is also the city's most sophisticated dining quarter.

Frankfurt Christmas Market - 10 minutes by car

The largest authentic German Christmas market outside of Germany, it offers a large range of traditional goods and gifts and a selection of tempting food and drinks.

The Bullring - 10 minutes by car

Important feature of Birmingham since the Middle Ages, it is now the main retail market area with over 200 stylish stores and over 2,000 brands





FOOD

There are thousands of tastes to be explored from every corner of the world in Birmingham's eateries and restaurants.

With more Michelin starred restaurants than any other city in the UK outside of London, Birmingham is the fine dining second capital.

Discover pop-up restaurants, indulge in the large choice of Asian flavours, grab a casual bite at the food markets and get pampered at the numerous gastronomic festivals and events.

Experience the city





WELCOME TO LONGMORE HOUSE 

A HIGH QUALITY INVESTMENT

Longmore House is a high quality investment opportunity to acquire apartments within a block of only 20 apartments bordering Birmingham's busy city centre. The building and its apartments will be finished to a high standard, with quality and style in mind. All appliances and materials have been carefully selected to appeal to today's discerning buyers and tenants that are actively in the market for a quality home with longevity in mind.



The 20 luxury apartments will be delivered as 17 x 1 bedroom apartments and 3 x 2 bedroom apartments and shall be completed by the summer 2020. The unit sizes are investment grade perfection with 1 beds starting at 457 sq.ft and 2 beds starting at 523 sq.ft enabling a good ROI via the rental market. The two top floor apartments have large terraces with accessibility from the living room and master bedrooms via sliding glass doors, perfect for entertaining or relaxing.

Rare for this location, there are 20 parking spaces available for buyers and tenants alike that will be owned within the lease and mortgageable with the purchase of the apartment.



LONG
MORE
HOUSE

WELCOME TO THE NEIGHBOURHOOD

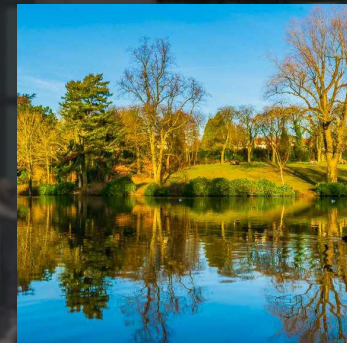
Birmingham's famous Moseley village has been crowned the best place in the UK for city living.

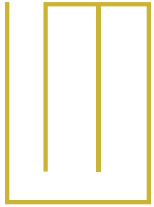
This trendy district, famous for its pubs, independent shops and cultural scene, came out tops above London suburbs such as Muswell Hill, Mayfair and Blackheath in a list compiled by The Sunday Times. The 600-year-old suburb topped the list of Britain's top 50 urban districts and comes just days after a report ranked Birmingham alongside Rome in a global index rating the quality of life for city dwellers.

Moseley is praised for its village community and huge array of amenities whilst having quick and easy access to the City Centre, Edgbaston, Solihull and The University of Birmingham.

The area's biggest asset is the 215-acre Cannon Hill Park with its lakes and formal gardens designed in the Victorian era.

The area is a popular cosmopolitan residential location and leisure destination, with many independent bars and restaurants. Moseley also has a number of boutiques and specialist retailers.

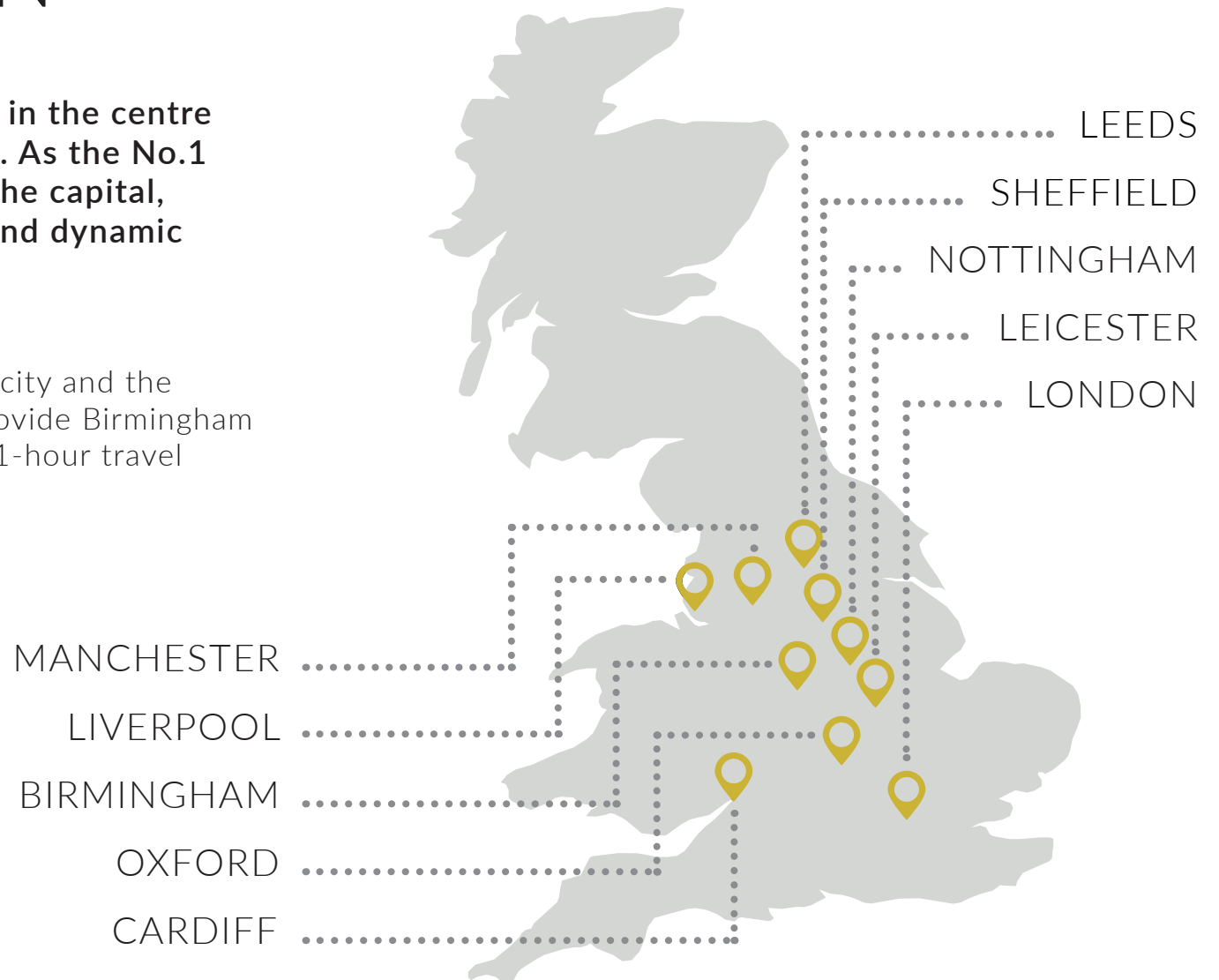


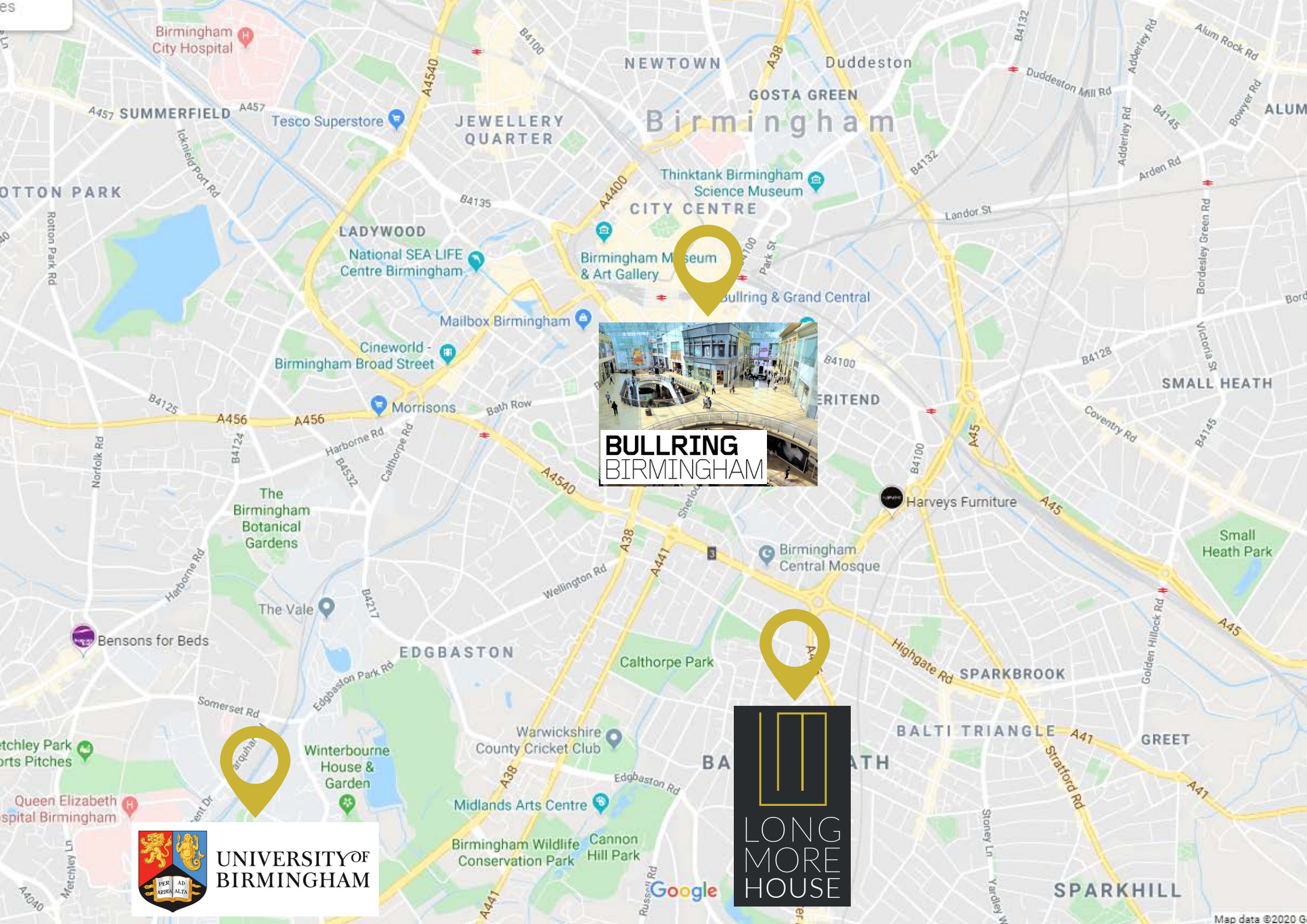


EXCELLENT LOCATION

Birmingham is strategically positioned in the centre of the UK, just 112 miles from London. As the No.1 destination to live for people leaving the capital, Birmingham is the UK's most vibrant and dynamic second city.

90% of the UK is within 4 hours from the city and the upcoming high speed railway, HS2, will provide Birmingham with access to 45 million people within a 1-hour travel period.





**BULLRING
BIRMINGHAM**



**UNIVERSITY OF
BIRMINGHAM**



**LONG
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DISTANCES



Education

Park Hill School	 3 mins
Joseph Chamberlain College	 4 mins
University of Birmingham	 6 mins
Aston University	 6 mins


Shopping

Lidl Hypermarket	 2 mins
Local shops, bars and high-street	 2 mins
City Centre shops and bars	 6 mins
Bullring Shopping Centre	 6 mins

Transport

Bus Station	 2 mins
New Street Rail Station	 6 mins
Five Ways Rail Station	 6 mins
Birmingham Int Station & Airport	 17 mins

Business

Birmingham International Convention Centre	 8 mins
Arena Central HSBC, HMRC & RBS	 8 mins
Colmore Row	 8 mins
Jewellery Quarter	 8 mins



TRAVEL

TRAIN (FROM GRAND CENTRAL)

49 mins	London via HS2
15 mins	Birmingham Airport
15 mins	National Exhibition Centre (NEC)

PLANE

55 mins	Dublin
1hr 15 mins	Paris
7hr	Dubai
13hr 5 mins	New York

CAR

23 mins (via M6)	Birmingham Airport
1 hr 25 mins (via M6)	Manchester
2hrs (via M1)	Leeds
2 hr 30 mins (via M6 & M1)	London



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*Typical Finish





THE FACTS



20 x apartments with parking space included

17 x 1 bed:
475sq.ft - 614 sq.ft

3 x 2 beds:

523 sq.ft (plus 300 sq.ft private terrace) - 774 sq.ft
Prices from **£159,500** including parking space

Service Charge: £1.80 psf
Ground Rent: 0.01% p.a. (fixed 10 years RPI)
Lease: 200 years

Reservation Fee: £2,500.00
Payment Plan: 20% on Exchange minus reservation fee
80% on Completion

Start Date: Q2 2019
Completion Date: Q3 2020

Warranty 10 Year fully CML Compliant

SPECIFICATIONS

Apartments will benefit from having a range of 1 & 2 bedroom apartments all with luxury fitted kitchens with a range of appliances to include oven/hob and extractor, washing machine and full height fridge/freezer.

White high gloss doors

White matt body of units

Soft close mechanism on wall and base units

High Quality flooring through and fire safety doors

Metal box drawers with solid board bases

Matt frosted glass on wall glass unit

Wall mounted energy saving electric heater

BOSCH stainless steel oven with programmable timer

BOSCH stainless steel extractor hood with push button control, 3 speeds and light

BOSCH black frameless hob

BOSCH frost free fridge/freezer

BOSCH washer/dryer

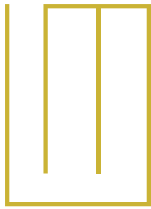
Safe and secure complex with CCTV and a bespoke door entry system

Modern and high quality fixtures and fittings

Luxury fitted kitchens and bespoke modern bathrooms

BT Ultra-Fast fibre broadband with up to 1GB

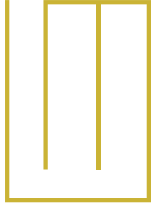
High-Quality technology double glazed windows with noise reduction



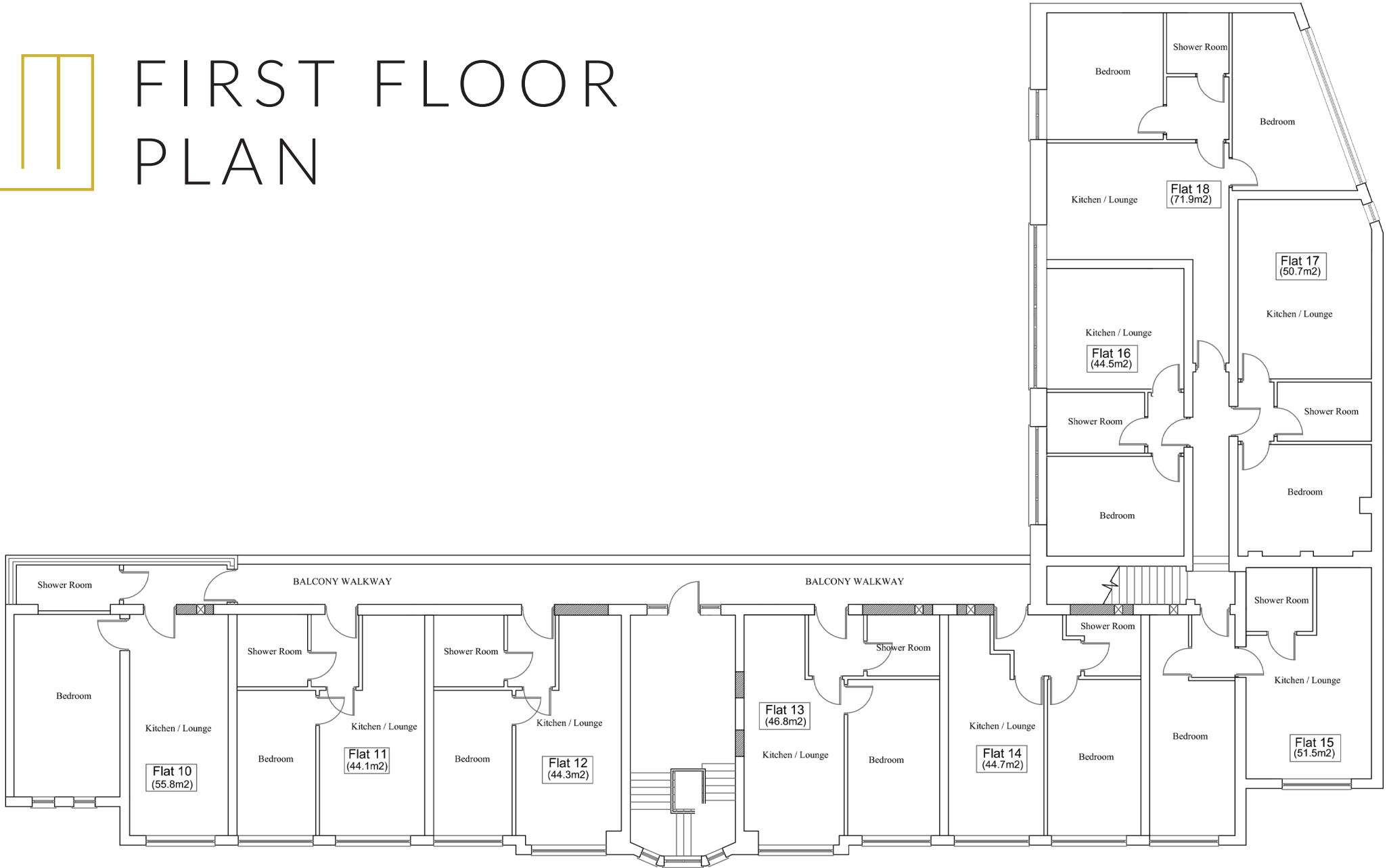
GROUND FLOOR PLAN



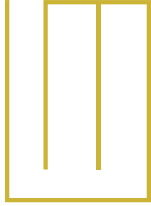
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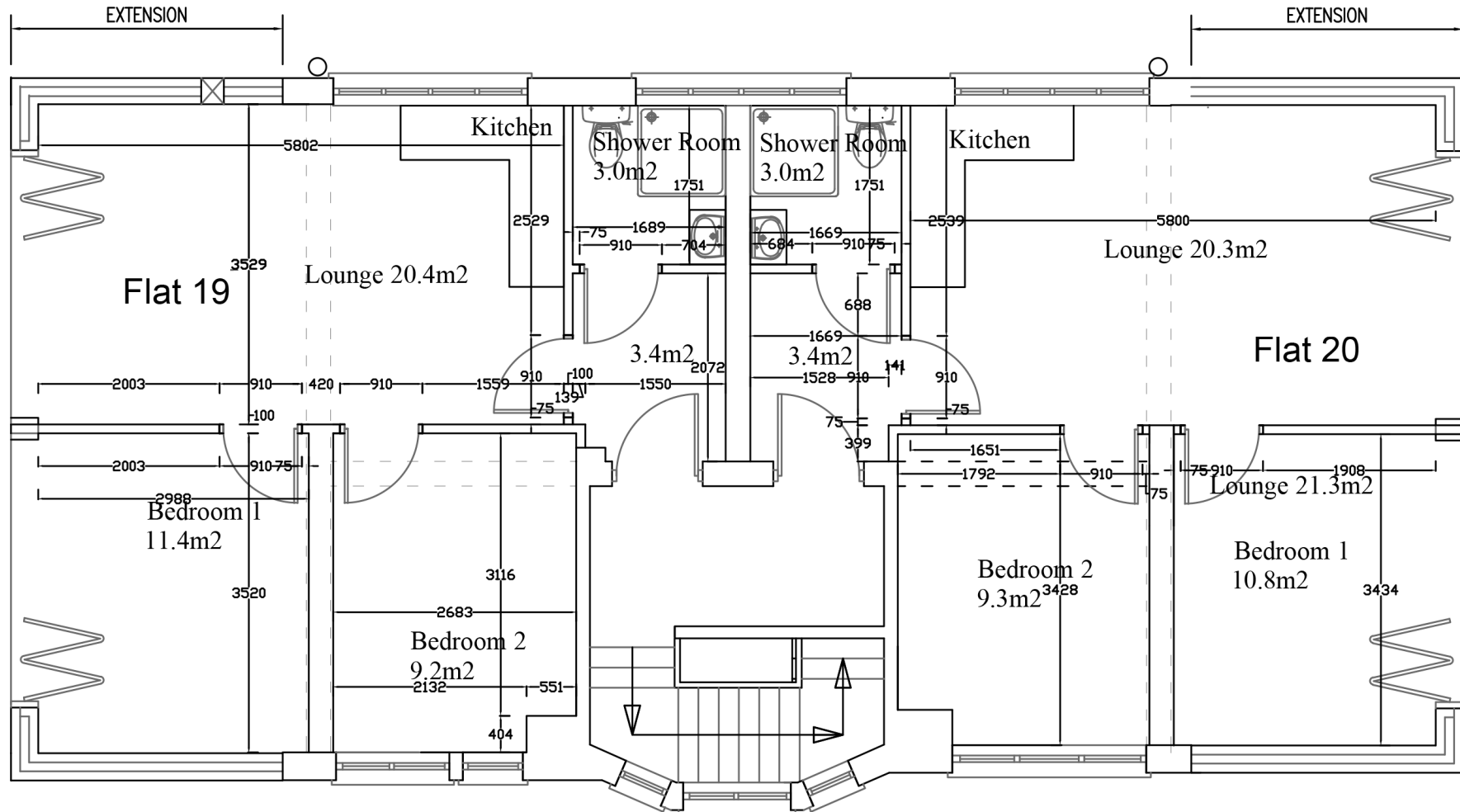
FIRST FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MEET THE DEVELOPER

Tay Dean Limited is owned by Avtar Sandhu, a renowned Developer, land owner and landlord in Birmingham.

RECENT PROJECTS:

The Interchange

35 Apartments
Sheldon, Birmingham
B26 3BW



The Swan Courtyard

100+ Units
Yardley, Birmingham
B26 1BU



Longmore House

20 Apartments
Moseley, Birmingham
B12 9PQ



CONVEYANCING

DEVELOPER SOLICITOR:

Clark Brookes Turner Cary Solicitors

The logo for Clark Brookes Turner Cary Solicitors, featuring the company name in a blue sans-serif font on a white rectangular background.

Baldev.Kang@cbtcsolicitors.co.uk

3rd Floor Guardian House, Cronehills Linkway, West Bromwich, West Midlands, B70 8GS.
Switchboard: 0121 553 2576 | Fax: 0121 500 5021

BUYER SOLICITOR:

Ashley James Solicitors

The logo for Ashley James Solicitors, featuring a circular emblem with the letters 'AJ' and the text 'Ashley James SOLICITORS' to its right.

i.deu@ajsolicitors.com

Centre Court, 1301 Stratford Road, Hall Green, Birmingham, B28 9HH
Phone: 0121 702 1580 | Fax: 0121 702 1589



LONG MORE HOUSE



Backed by
HM Government

Development registered with Help to Buy
Registration Reference: NP10170 - TAY DEAN LTD