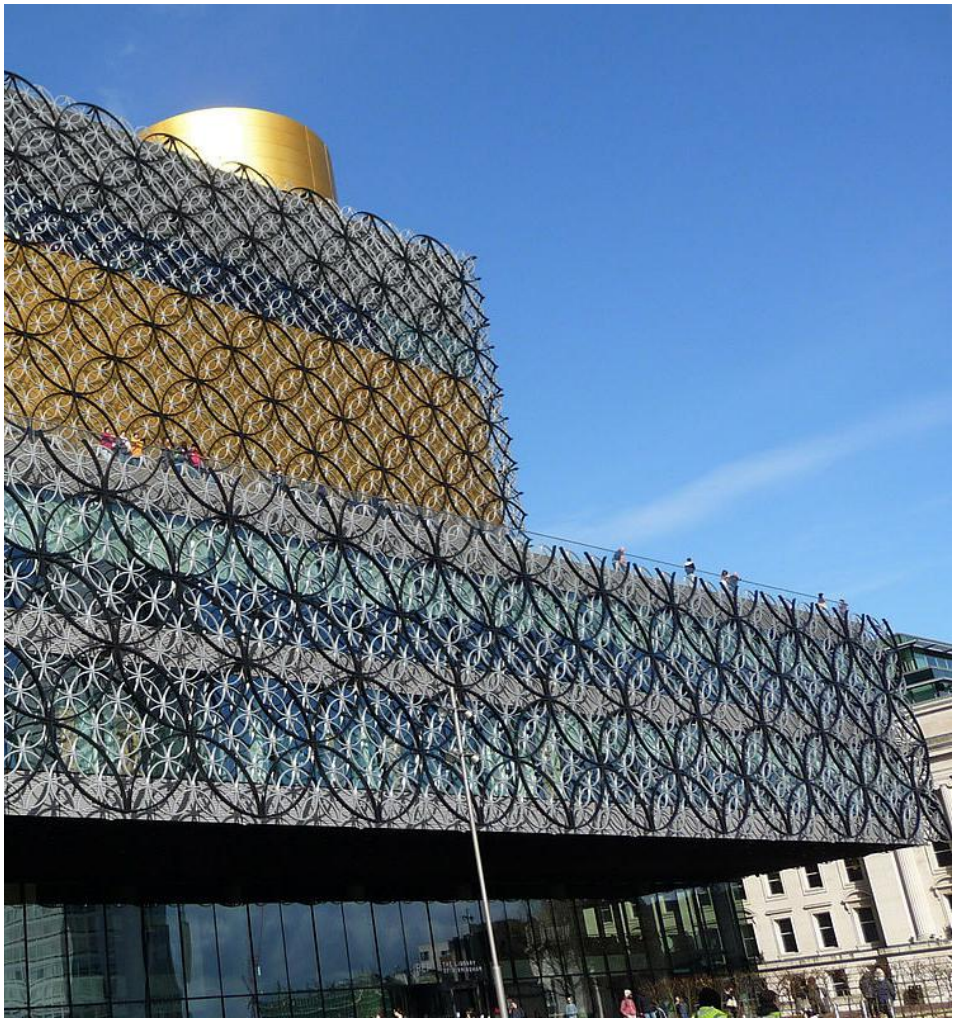
LONG MORE HOUSE

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

ROLLS ROYCE

BT

HM Revenue & Customs

Mondelēz International

LLOYDS BANK

JAGUAR

WHITBREAD PLC

pwc

Sainsbury's

national express

RBS

HSBC

GRAND CENTRAL
Selfridges
Debenhams

A CITY OF EDUCATION

With five leading universities, including the University of Birmingham, in the top 10 in the UK, the citycounts 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 it's 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.

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.

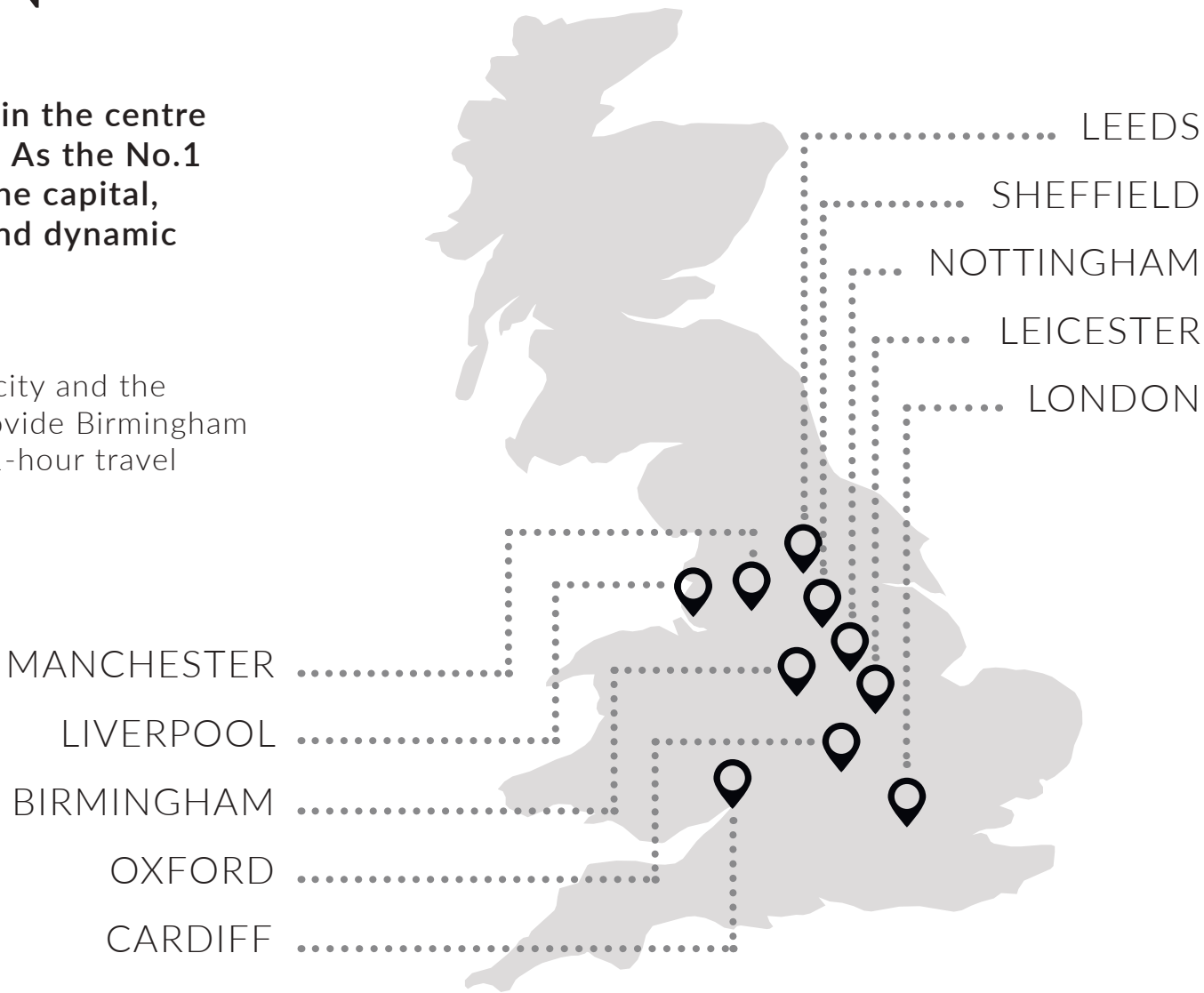
The area's biggest asset is the 215-acre Cannon Hill Park with its lakes and formal gardens designed in the Victorian era.

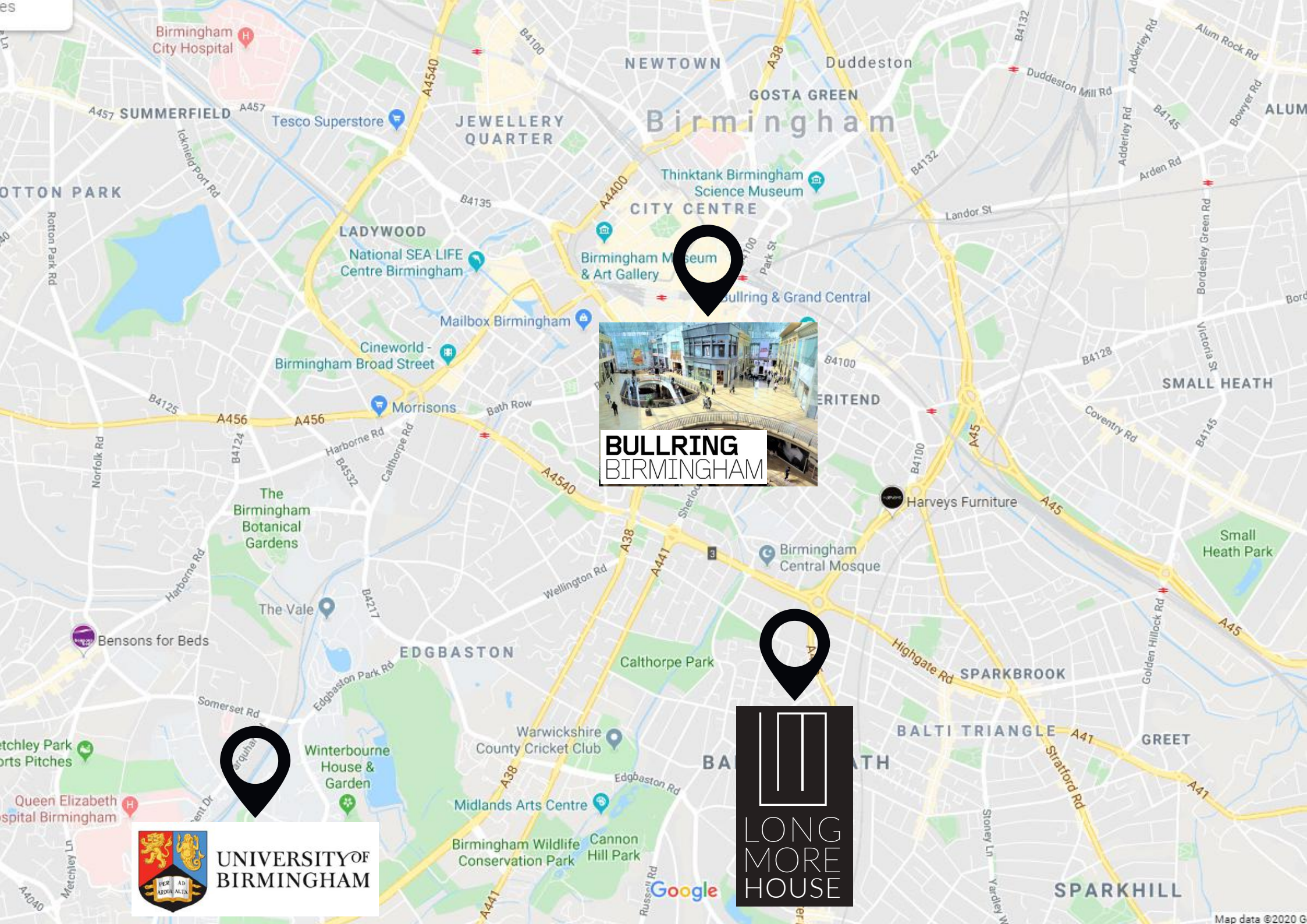
The area is a popular cosmopolitan residential location and leisure destination, with many independent bars and restaurants. Moseley also has a number of boutiques and specialist retailers.

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
LONG MORE HOUSE
UNIVERSITY OF BIRMINGHAM
Birmingham City Hospital
NEWTOWN
Duddeston
GOSTA GREEN
Birmingham
SUMMERFIELD
Tesco Superstore
JEWELLERY QUARTER
Thinktank Birmingham Science Museum
CITY CENTRE
LADYWOOD
National SEA LIFE Centre Birmingham
Birmingham Museum & Art Gallery
Bullring & Grand Central
Mailbox Birmingham
Cineworld - Birmingham Broad Street
Morrisons
Bath Row
SMALL HEATH
Harvey Furniture
The Birmingham Botanical Gardens
Birmingham Central Mosque
Small Heath Park
The Vale
Bensons for Beds
EDGBASTON
Calthorpe Park
SPARKBROOK
Winterbourne House & Garden
Warwickshire County Cricket Club
BALTI TRIANGLE
Queen Elizabeth Hospital Birmingham
Midlands Arts Centre
Birmingham Wildlife Conservation Park
Cannon Hill Park
SPARKHILL
Google

DISTANCES

Education

Park Hill School	5 mins
Joseph Chamberlain College	8 mins
University of Birmingham	12 mins
Aston University	14 mins

Shopping

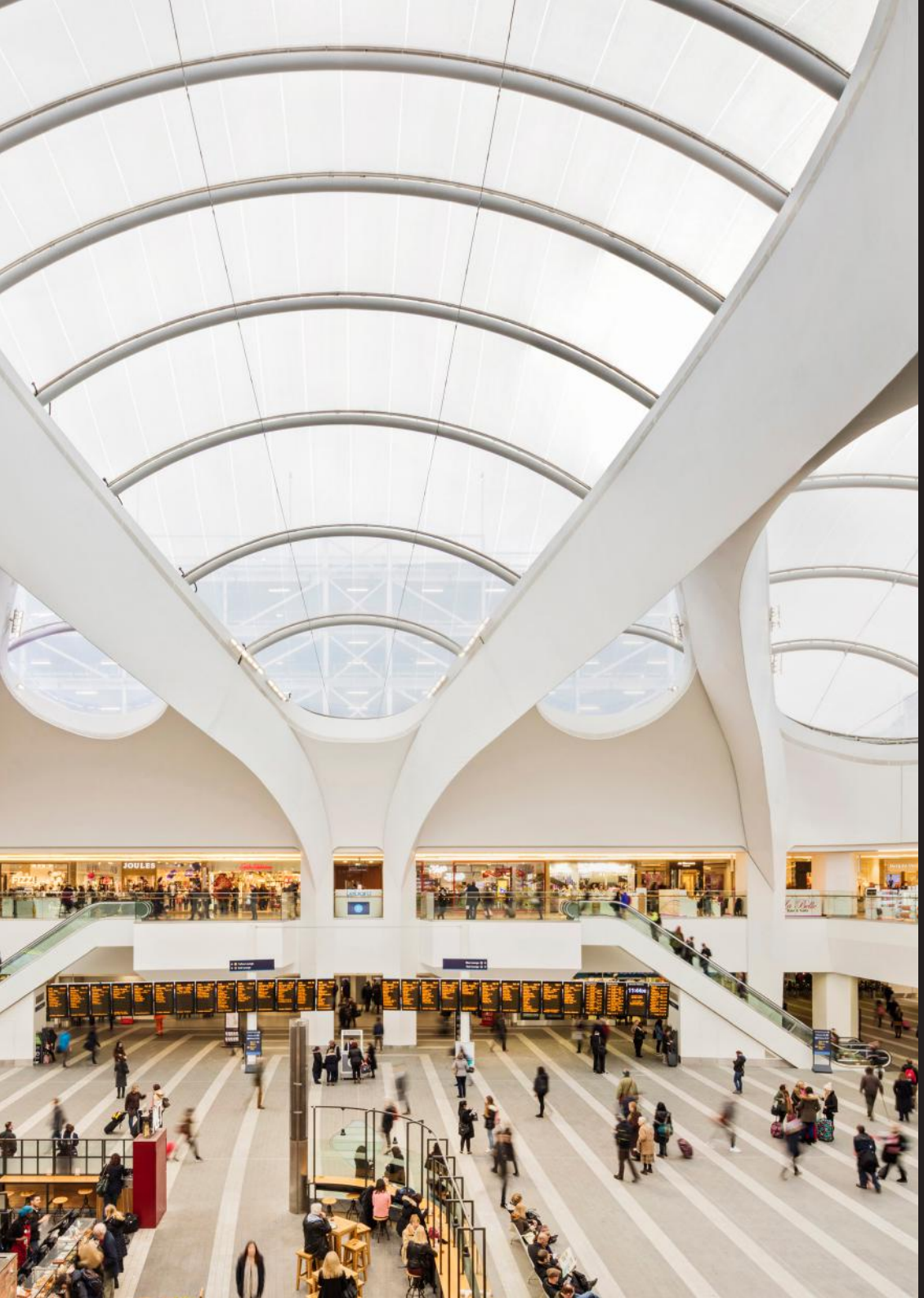
Lidl Hypermarket	2 mins
Local shops, bars and high-street	2 mins
City Centre shops and bars	10 mins
Bullring Shopping Centre	10 mins

Transport

Bus Station	2 mins
New Street Rail Station	10 mins
Five Ways Rail Station	10 mins
Birmingham Int Station & Airport	23 mins

Business

Birmingham International Convention Centre	11 mins
Arena Central HSBC, HMRC & RBS	12 mins
Colmore Row	13 mins
Jewellery Quarter	14 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

*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 £173,250 parking included.

Service Charge:	£1.80 psf
Ground Rent:	0.01% p.a. (fixed 10 years RPI)
Lease:	200 years
Expected Yield:	5.5%
Reservation Fee:	£2,500.00
Payment Plan:	25% on Exchange minus reservation fee 75% on Completion
Start Date:	Q2 2019
Completion Date:	Q3 2020

Warranty 10 Year fully CML Compliant

SPECIFICATIONS

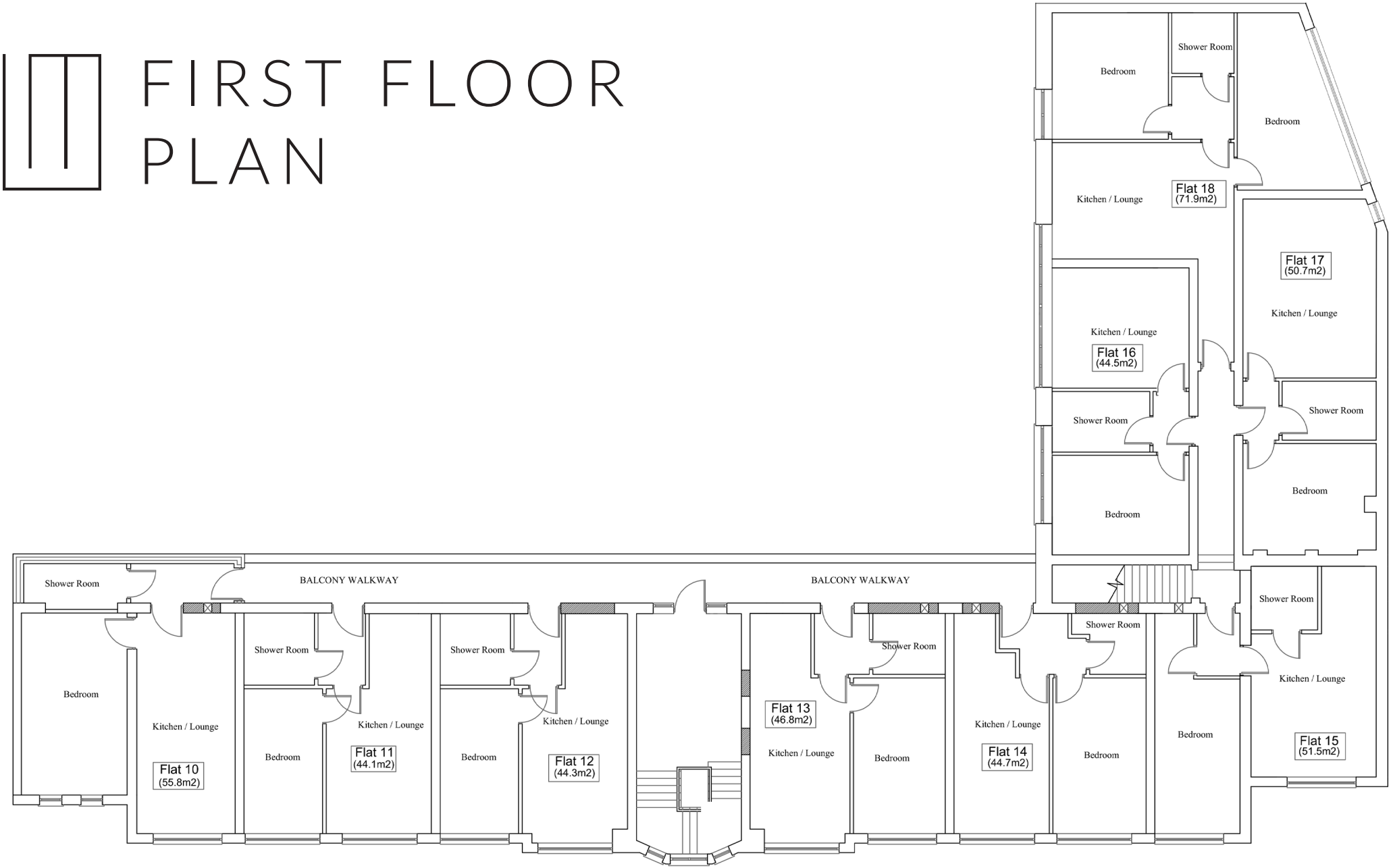
Apartments will benefit from having a range of 1 & 2 bedroom apartments all with luxury fitted kitchens with a range of appliances to include oven/hob and extractor, washing machine and full height fridge/freezer.

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

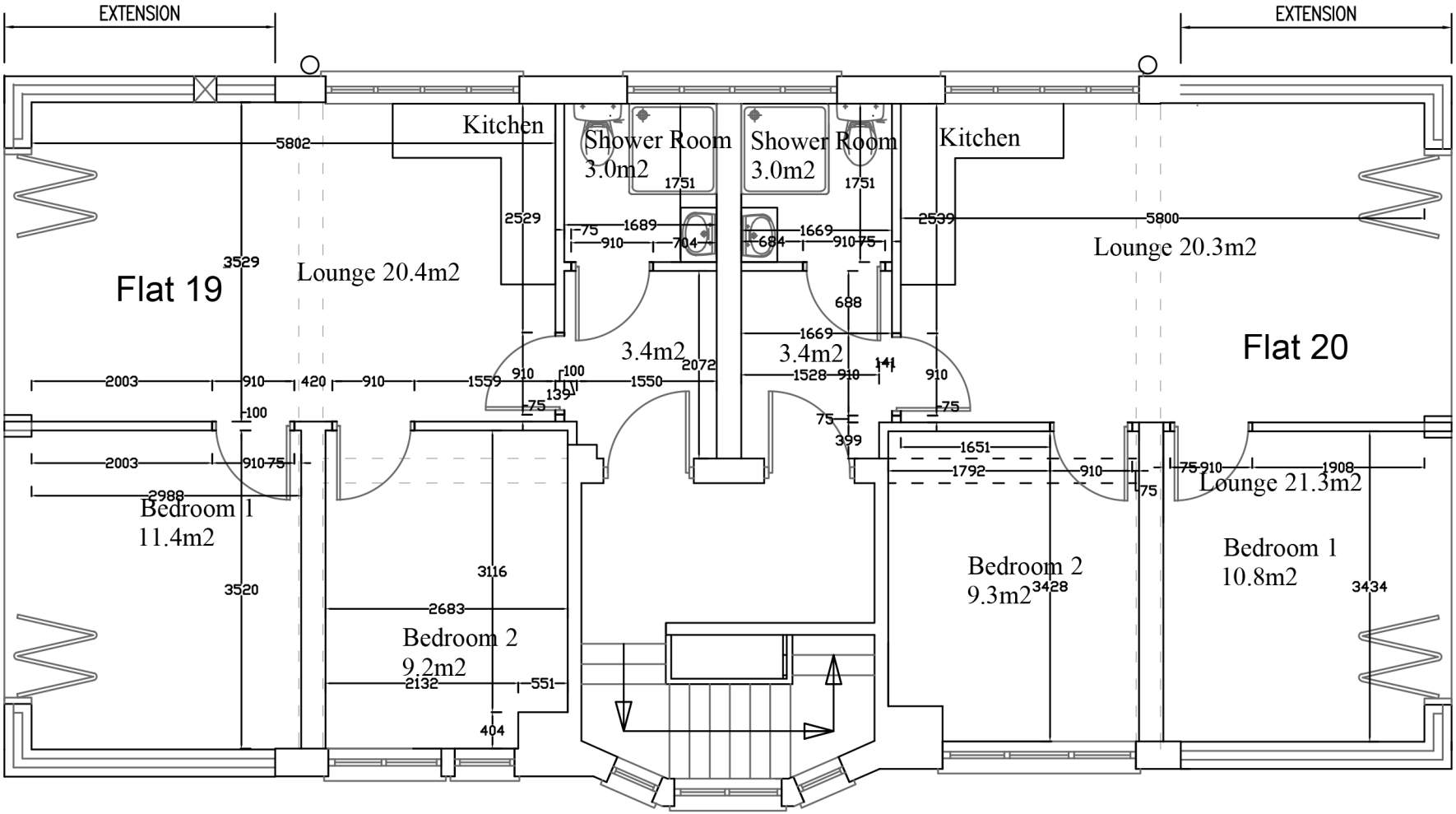
GROUND FLOOR PLAN

FIRST FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN



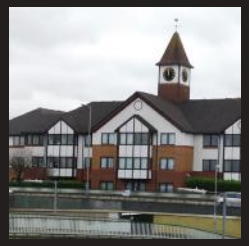
MEET THE DEVELOPER

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

Clark Brookes Turner Cary
Solicitors

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

AJ Ashley James SOLICITORS

i.deu@ajsolicitors.com
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LONG
MORE
HOUSE