

An architectural rendering of a modern residential courtyard. The scene is set between several multi-story apartment buildings. The buildings feature a mix of materials: dark grey vertical slats, light grey diamond-patterned panels, and brown diamond-patterned panels. Windows are rectangular with dark frames, and some have small balconies with metal railings. People are depicted in various activities: some are sitting on wooden benches, others are standing and talking, and one person is exercising. The courtyard is landscaped with young trees, tall grasses, and purple flowers. The sky is bright blue with scattered white clouds. The overall atmosphere is bright and inviting.

CITU

Kelham Central

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Our Concept

Bold and innovative: we don't just talk about being sustainable – we live it.

Citu's flagship tenet is simple – we exist to tackle climate change. From the ground up, everything we do is part of that mission. As placemakers, if a project isn't sustainable, it's not worth doing, and our overarching approach to the development of better places to live, work and play is fuelled by a focus on the future. Buildings energy and transport account for 62% of the UK's emissions, so we create sustainable places in the centre of cities to help combat this simultaneously.

Since 2004, we've been helping people live more sustainably. Our expertise lies in combining great design, innovation and cutting-edge technology to create modern, aesthetically beautiful homes that make it easy for you to reduce your carbon footprint and help accelerate the transition to zero-carbon cities.

We're leading the charge – winning more than sixty awards along the way – challenging conventions and creating amazing places where people and nature can live, grow and thrive. And you're invited to join us.



The Vision

Inspirational and vibrant: the Kelham Central demonstrates that there is a different and better way to live within in our cities. Ripe with potential, a city shouldn't just be a place you come to work – it should be where you want to make your home.

Sustainability is our bedrock. By challenging the status quo, we want Kelham Central to start a ripple effect across the UK house-building industry, creating sustainable communities, in low-carbon developments across the country.



Live Better

An urban haven where design innovation, sustainability, community and nature unite.



We believe in doing things differently.

Poised amid beautiful open spaces – yet in the centre of the city – our striking modern homes put community and quality of life at the fore.

Exceptional Places

Carefully considered design is centred on the creation of relaxing, restorative spaces that provide a place to connect with those around you. It's a blueprint for a strong, thriving community – and to ensure residents have a stake in the neighbourhood, a Community Interest Company allows the people that live here to take ownership of their place.

Landscaped Open Squares

Each lofty, light-filled home has been cleverly crafted to champion focal views of the landscaped surrounds. Set within the car-free landscape of the Kelham Central, you'll enjoy a peaceful outlook enveloped by greenery.

Kelham Island

Kelham Island is just a short walk from the city centre, and has excellent transport links, Kelham Central puts all of Sheffield at your fingertips.

Kelham Island has it all – independent cafes, a wide range of award-winning restaurants, an ale trail's worth of quality pubs, and the Kelham Island Museum, all on your doorstep. It's the ultimate lifestyle choice for urban living.

Maximising on eco-friendly living practices, free on-site bike storage is plentiful, while solar panels feed electric car charging stations and the electric car club, making the switch to zero-carbon transport easy.



The Citu Home

Our homes are one of a kind to step through the front door is to step into a world that's been expertly crafted with your enjoyment in mind. Offering beautiful, versatile spaces to relax, gather and work, a Citu Home is a place to live better – somewhere that puts wellbeing front and centre.

Creative and community minded, we've torn up the rule book, pushed boundaries and pared things back to build peaceful, innovative homes that cleverly balance accessible design, superlative functionality and excellent eco credentials. Think: less, but better.

Green from the top down

Sustainability is our touchstone. But working from the ground up can mean looking from the top down...

Many of our houses have been built with green roofs to help bring nature to the city. Swathed in sedum acre – a hardy, perennial plant – they form an ideal habitat for pollinating insects. But the benefits run deeper than that. The vegetation also serves as living insulation, keeping your home cool in summer and warm in winter, thus saving energy and lowering emissions.

The green roof also helps to reduce the urban heat island effect, lowering both summer temperatures and cooling requirements across the city. The carpet of plants also filters the air, removing pollutants and improving air quality across the development.

Built for our time

The Citu Home is different. We look at things holistically, seeking fresh solutions to today's challenges. The result is a cutting-edge home that harmoniously combines an inherently bold design with the latest in sustainable technology, to radically reduce your carbon footprint.

Amazing spaces

Concealed behind a striking facade and bathed in natural light, the Citu Home has been meticulously conceived to champion spacial ingenuity and ensure an effortless flow between rooms. The incredible open-plan design is framed by high ceilings, hardwood floors, huge triple-glazed windows and light wells to provide a multi-layered, flexible space with an inventive material palette. Sleek, modern and pleasingly clean-lined, its warm, inviting and finished to a rigorous specification. Consider it Scandinavian design at its finest.



Sustainable foundations

Unlike other developers we own the entirety of our design and build process. Our unique approach begins with our in-house design team who create hand-drawn sketches and models that develop into intricate CAD drawings. The Citu manufacturing facility then constructs the timber framing ready for our squads to erect. This holistic approach allows us to own every step of the process, scrutinise our environmental impact and create a loop for continuous improvement.

We use natural materials to lock up carbon within our buildings and reduce impacts during construction by:

Using our own timber frame construction system.

Reducing the need for concrete, steel and other carbon-intensive materials.

Innovating and sharing our knowledge to promote the use of timber within the construction industry.

We create low-energy homes by designing in line with passive-house design principles:

High levels of insulation, creating low U-Values and reduction of any thermal bridges.

Buildings are tested to ensure they meet an airtightness of 0.6 air changes/hour @ 50pa.

Mechanical Ventilation Heat Recovery (MVHR) systems are used to reduce heat loss from ventilation.

We maximise free energy from the sun with south-facing windows and solar panels.

Triple-glazed windows.

Thermal modelling is used to check if buildings meet our low energy targets (15kwh/m²/year).



An aerial photograph of a modern residential development. The buildings feature a mix of grey, red, and white facades with corrugated metal accents. Many units have rooftop terraces with greenery, seating, and umbrellas. The development is situated in an urban area with older brick buildings and a street with a red car and a white van in the foreground. The title 'The Gardens' is overlaid in large white text.

The Gardens

Calm green spaces

Roof terraces & balconies

100% powered from sustainable sources

Four bedrooms

Exquisite City Townhouses

Sophisticated and spacious family homes with a standout roof terrace.

The Gardens are truly something to behold. Showcasing superlative Scandinavian designways, these impressive four-bedroom urban retreats are as beguiling as they are liveable.

Perfectly poised in the centre of Kelham Central, an achingly sophisticated aesthetic leads the charge here. The flexible-use rooms – which are ideal for those looking to create their own home office – have been thoughtfully laid out to offer a united, yet adaptable, sense of place.

Undulating over four storeys and driven by light and space, clean, minimalist lines, creative multi-layered use of materials and fresh neutral tones are emblematic.

Benefiting from voluminous ceilings and a profusion of natural light, the spacious open-plan kitchen, dining and living area sits at the heart of the property and is perfect for entertaining. Generous in size, with four bedrooms and two bathrooms, there's ample room for both family and guests. And in keeping with CITU's cornerstones, the ultra-efficient design – including an MVHR air filtration system – saves on energy and ensures low emissions.

The exacting design reaches its zenith on the rooftop, which reveals a breathtaking, sun-soaked terrace offering sweeping views over Sheffield and abundant space for alfresco dining and relaxing. It's a paragon of joyful city centre living.



Serene surrounds

On top of the world

We work with highly skilled architects to create unique places to live, work and play, and our rooftop terraces come with something a little bit special...

We've created an unrivalled sun-trap terrace that stretches the length and breadth of your rooftop, allowing you to soak up inimitable panoramic views of the place you call home unfurling as far as the eye can see below. Consider it the crowning glory.

Make it your own

We're not prescriptive here – you shouldn't have to compromise when it comes to making your home your own. As such, our rooftop terraces have been designed with plenty of space and feature flexible-use rooms to accommodate your requirements. So whether it's setting up the perfect home office – fuelled by the Development's high-speed fibre broadband – to providing kids with a room of their own or creating your dream dressing room, you're able to optimise the space to your own rhythm and pace of life.

Room to breathe

Flowing open-plan design

At Citu, we let the space do the talking. Pared back, bold, capacious and brimming with light, each of our timeless townhouses has been shaped by contemporary design principles. We've thought holistically about light, space and a connection to the outdoors to craft your perfect home.



House Type One

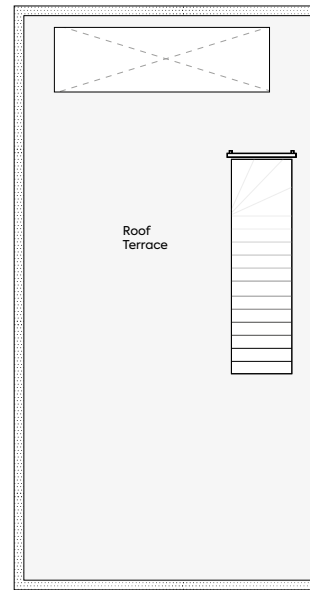
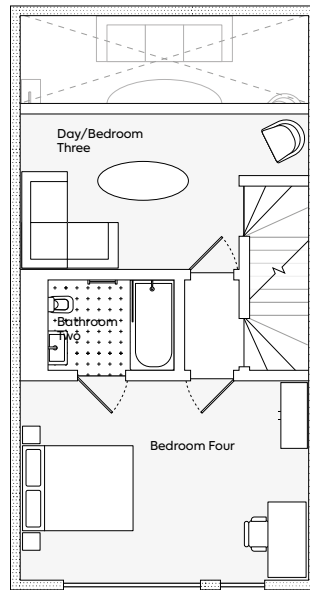
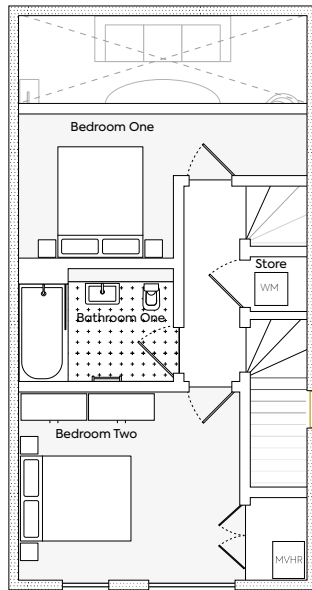
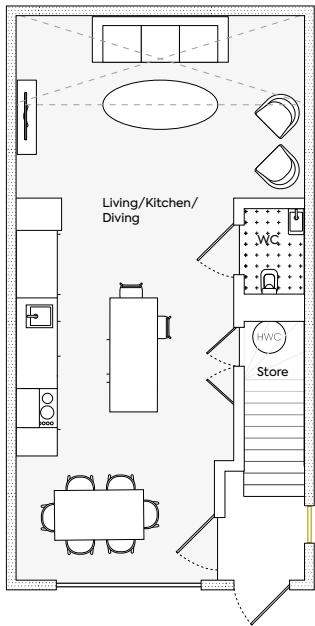
Cotton Street — Kelham Central, Sheffield

from £495,000

SQ FT
1327 sq ft

BEDROOMS
4

BATHROOMS
2 & 1 WC



Please note: highlighted windows are only available on specific plots. please check with your sales advisor

GROUND FLOOR

Living Room 4880 x 3190 mm
Kitchen/Dining 3780 x 6010 mm
WC 940 x 1540 mm

FIRST FLOOR

Bedroom One 4770 x 2580 mm
Bathroom One 2070 x 2010 mm
Hallway 1010 x 3440 mm
Bedroom Two 3730 x 3260 mm
Store 930 x 1380 mm

SECOND FLOOR

Bedroom Three 4850 x 2790 mm
Bathroom Two 2620 x 1660 mm
Landing 1020 x 1660 mm
Bedroom Four 4870 x 3390 mm

Roof Terrace 4820 x 9550 mm



The Gardens

Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian Worktop <small>white</small>	•	
	Smart technology installed	•			Unit doors <small>matte finish white</small>	•	
Bathrooms	Porcelain tiles <small>light grey</small>	•		Appliances	Mixer tap <small>chrome</small>	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Ceramic Basin <small>white</small>	•			Kitchen island	•	
	Wall-mounted ceramic WC	•		Induction hob	•		
	Bath <small>white</small>	•		Canopy hood extractor	•		
	Contemporary shower controls	•		Fan assisted oven	•		
	Bath screen with easy clean coating	•		Dishwasher	•		
	Toughened glass shower screen with easy clean coating	•		Fridge freezer	•		
	Contemporary mixer tap	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Heated towel rail	•			Light, Engineered Oak flooring in Living/Kitchen.	•	
Electrical	White electrical sockets <small>plastic</small>	•					
	White wall lights	•					

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Garden Apartments

Open green space

Bold Designs

Dual Aspect

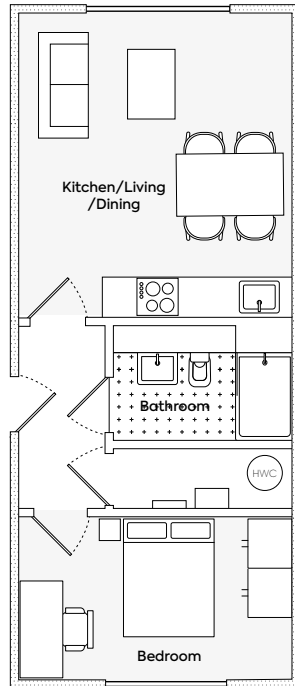
One to two bedrooms



Type Two

Kelham Central, Sheffield

The design of the type two maximizes useful space, and includes a storage room to help keep things clutter free.



Available from £182,500

SQ FT
477

FLOORS
1

BEDROOMS
1

BATHROOMS
1

Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Hall, Stairs, Living

GROUND FLOOR

Kitchen /Living/
Dining 4290 × 4770 mm

Bathroom 2700 × 1700 mm

Bedroom 4290 × 2640 mm

Type Four & Five

Kelham Central, Sheffield

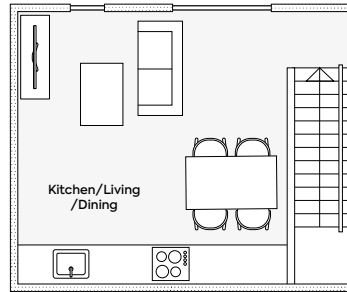
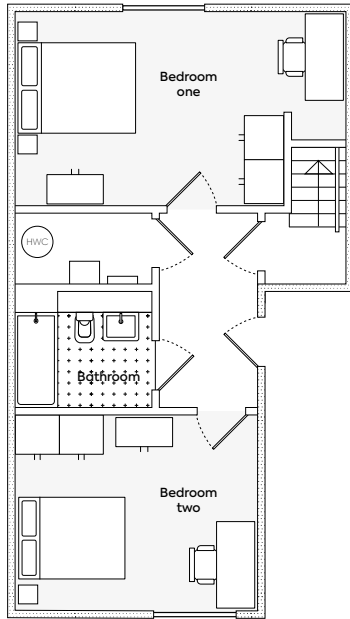
This two bedroom duplex features a spacious master bedroom, and provides stunning views from the second floor kitchen/living/dining room.

SQ FT
867

FLOORS
2

BEDROOMS
2

BATHROOMS
1



Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Hall, Stairs, Living

The floorplan shows the Type Four apartment. Type Five has the same layout but is mirrored.

GROUND FLOOR

Bathroom One	2400 × 2000 mm
Bedroom One	5882 × 3446 mm
Bedroom Two	4292 × 3485 mm

FIRST FLOOR

Kitchen/Living/ Dining	3940 × 4770 mm
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Type Eight & Nine

Kelham Central, Sheffield

This spacious two bedroom duplex apartment features great views from its top floor kitchen/living/dining room.

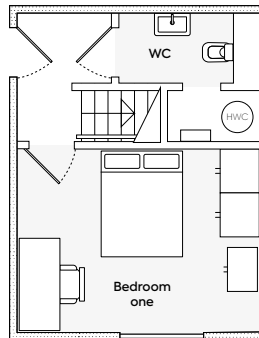
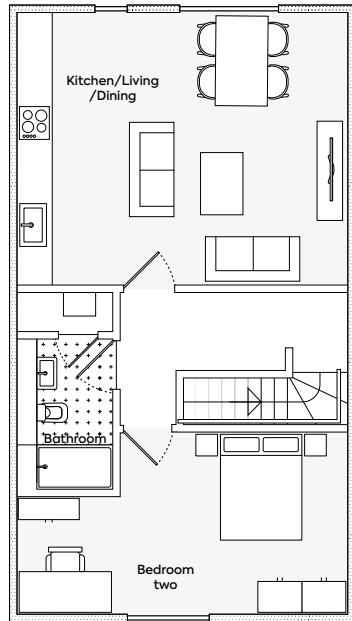
SQ FT
908

FLOORS
2

BEDROOMS
2

BATHROOMS
1

WC
1



Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Hall, Stairs, Living

The floorplan shows the Type Eight apartment. Type Nine has the same layout but is mirrored.

GROUND FLOOR

Bedroom One 4292 × 3174 mm
WC 2126 × 1253 mm

FIRST FLOOR

Kitchen /Living/
Dining 5882 × 4770 mm
Bathroom 1759 × 2700 mm
Bedroom Two 5882 × 3174 mm

Gatehouse Apartment

Dual Aspect

Three Bedrooms

Roof Terrace

Panoramic views of the Sheffield skyline

Gatehouse Apartment

Available from £465,000

Kelham Central, Sheffield

A unique end-unit apartment, this is a true one of a kind, and features a spacious and bright bedroom as well as access to a roof terrace the perfect space for soaking in the afternoon sun.

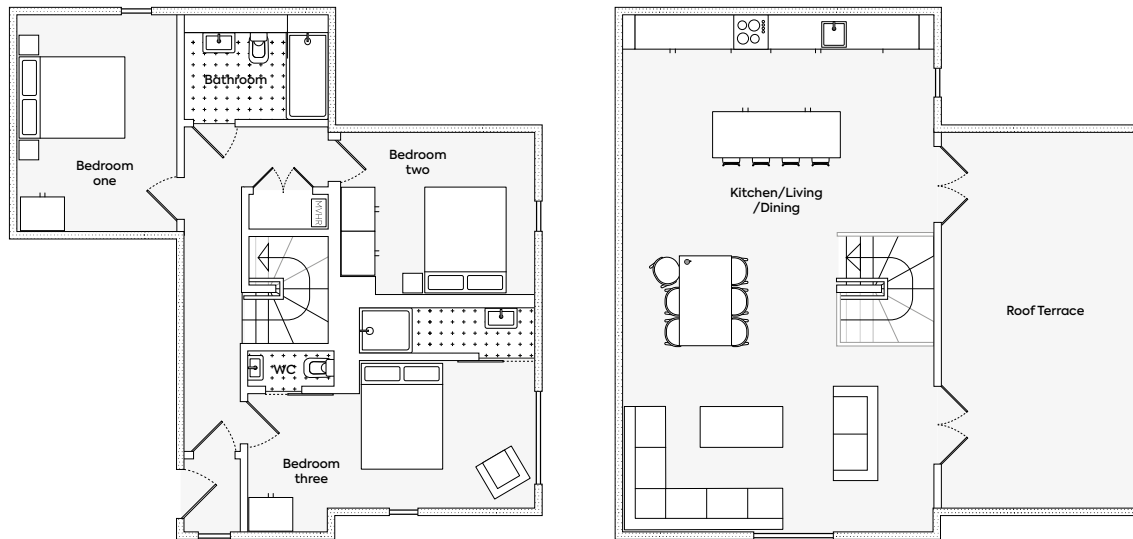
SQ FT
1328

FLOORS
2

BEDROOMS
3

BATHROOMS
1

WC
1



Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Hall, Stairs, Living

FIRST FLOOR

Bedroom One	4050 × 3020 mm
Bedroom Two	3610 × 3040 mm
Bedroom Three	5450 × 3790 mm
Bathroom	2690 × 1970 mm
WC	1610 × 705 mm

SECOND FLOOR

Kitchen /Living/ Dining	6778 × 4123 mm
Roof Terrace	3590 7160 mm

Kelham Apartments

Specifications

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Silestone worktops white	•	
	Smart technology installed	•			Unit doors matte finish white	•	
Bathrooms	Porcelain tiles Light Grey	•		Appliances	Mixer tap	•	
	Fitted mirrors with plywood reveal	•			Stainless steel sink	•	
	Ceramic basin white	•		Induction hob	•		
	Wall-mounted ceramic WC	•		Canopy Hood Extractor	•		
	Bath white	•		Stainless steel hot air oven	•		
	Contemporary shower controls	•		Dishwasher	•		
	Bath screen with easy clean coating	•		Fridge freezer	•		
	Toughened glass shower screen with easy clean coating	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Contemporary mixer tap	•			Light, Engineered Oak flooring in Hall, Stairs, Living	•	
	Electrical	Heated towel rail	•			•	
White electrical sockets plastic		•					
	White wall lights	•					

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Kelham Cube Terrace

One bedroom houses

Beautifully bold & timeless

Open plan kitchen/living/dining space

Only one bed block of houses at Kelham Central

Kelham Cube Terrace

Available from £250,000

Kelham Central, Sheffield

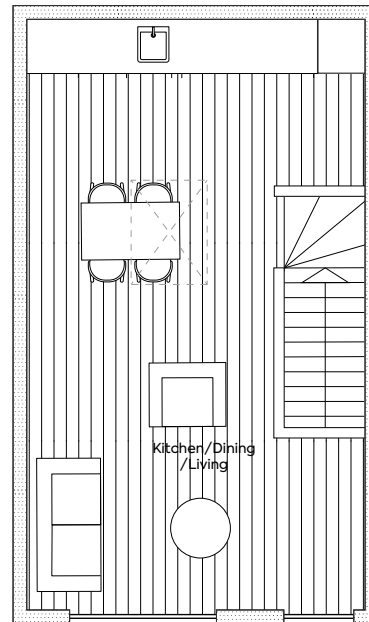
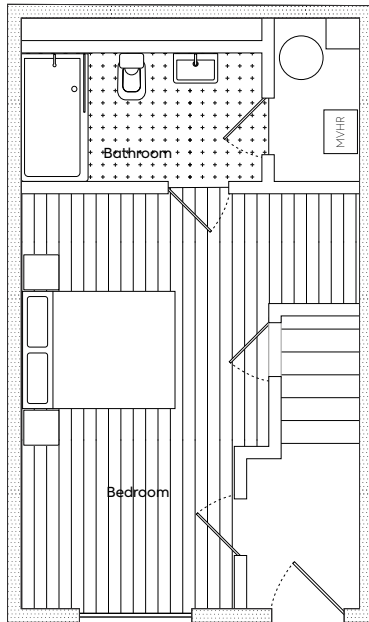
Our design principles lead us to create boldly contemporary one bed houses that are beautifully timeless. Light, space and connection to outside space have all been considered.

SQ FT
652

FLOORS
2

BEDROOMS
1

BATHROOMS
1



Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Hall, Stairs, Living

GROUND FLOOR

Bedroom One	4142 x 5210 mm
Bathroom	3010 x 2023 mm
Store	1000 x 2023 mm
Hall	1352 x 1841 mm

FIRST FLOOR

Kitchen /Living/ Dining	4128 x 7370 mm
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Kelham Cube Terrace

Specifications

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Silestone worktops white	•	
	Nest Control System	•			Unit doors matte finish white	•	
Bathrooms	Porcelain tiles Light Grey	•		Appliances	Mixer tap	•	
	Fitted mirrors with plywood reveal	•			Stainless steel sink	•	
	Ceramic basin white	•			Induction hob	•	
	Wall-mounted ceramic WC	•		Canopy Hood Extractor	•		
	Bath white	•		Fan assisted oven	•		
	Contemporary shower controls	•		Dishwasher	•		
	Bath screen with easy clean coating	•		Fridge freezer	•		
	Toughened glass shower screen with easy clean coating	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Contemporary mixer tap	•			Light, Engineered Oak flooring in Hall, Stairs, Living	•	
	Electrical	Heated towel rail	•				
White electrical sockets plastic		•					
	White wall lights	•					

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Kelham Town Houses

Three bedrooms and a creative office

Two bathrooms

Designed with people, space & light at the forefront

Ultra-efficient design saves energy and means low CO₂ emissions.



Exquisite City Townhouses

Sophisticated and spacious family homes.

The Kelham Townhouses are truly something to behold. Showcasing superlative Scandinavian designways, these impressive three-bedroom urban retreats are as beguiling as they are liveable.

Perfectly poised in the centre of the flourishing Kelham Central and nestled behind a dramatic facade, an achingly sophisticated aesthetic leads the charge here. The flexible-use rooms – which are ideal for those looking to create their own home office – have been thoughtfully laid out to offer a united, yet adaptable, sense of place. Undulating over three storeys and driven by light and space, clean, minimalist lines, creative multi-layered use of materials and fresh neutral tones are emblematic.

Benefiting from voluminous ceilings and a profusion of natural light, the spacious open-plan kitchen, dining and living area sits at the heart of the property and is perfect for entertaining. Generous in size, with three bedrooms and two bathrooms, there's ample room for both family and guests. And in keeping with Citu's cornerstones, the ultra-efficient design – including an MVHR air filtration system – saves on energy and ensures low emissions.





Flexible lifestyle

Make it your own

We're not prescriptive here – you shouldn't have to compromise when it comes to making your home your own. As such, our townhouses have been designed with plenty of space and feature flexible-use rooms to accommodate your requirements. So whether it's setting up the perfect home office – fuelled by the Development's high-speed fibre broadband – to providing kids with a room of their own or creating your dream dressing room, you're able to optimise the space to your own rhythm and pace of life.

Bustling communities

Centrally located

Nestled within the beating heart of the Kelham Central these chic townhouses sit at the centre of a thriving community. And better still, you're a mere stone's throw from the vibrant city centre and all it has to offer.



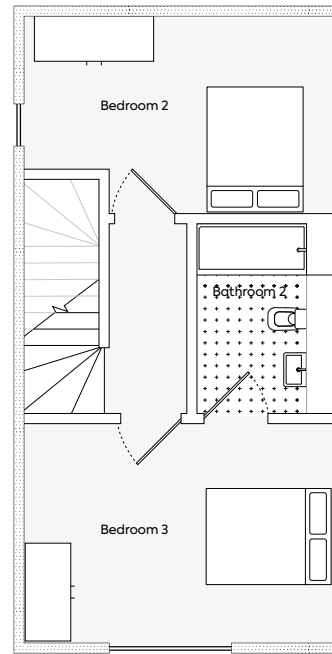
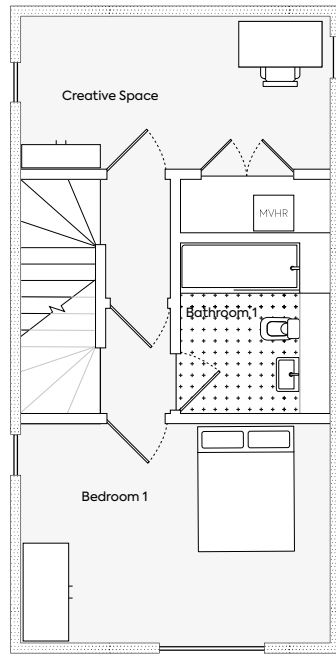
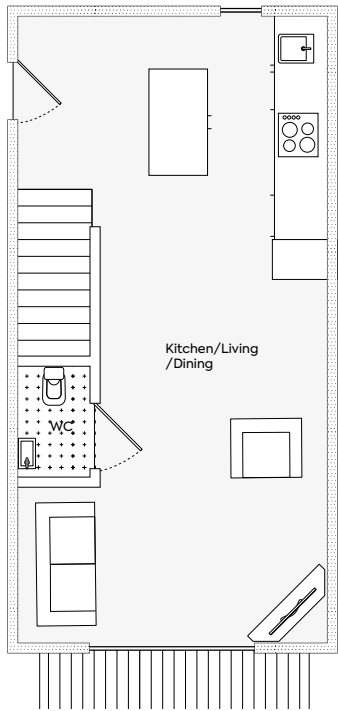
Kelham Townhouses

Available from £395,000

Kelham Central, Sheffield

These three bedroom original Sheffield Townhouses have a dominating presence within Kelham Central, sitting boldly in the heart of Kelham Island. With a home office, two bathrooms and additional WC makes these houses the ideal space for entertaining guests. All townhouses have been carefully designed with people, lights and space at the forefront.

SQ FT 1127 FLOORS 3 BEDROOMS 3 BATHROOMS 2 & 1 WC



Mandatory

+ £3,500 Community Interest Company share

Flooring

Light, Engineered Oak flooring in Living/Kitchen.

GROUND FLOOR

Kitchen /Living /Dining 4112 x 8550 mm
WC 890 x 1838 mm

FIRST FLOOR

Creative Space 4112 x 2027 mm
Bedroom One 4112 x 2957 mm
Bathroom One 1715 x 2400 mm
Store 2008 x 791 mm
Landing 959 x 3310 mm

SECOND FLOOR

Bedroom Two 4125 x 2027 mm
Bedroom Three 4820 x 2670 mm
Bathroom Two 1824 x 2694 mm
Landing 1143 x 2694 mm



Kelham Central Townhouses

Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Silestone Worktop <small>white</small>	•	
	Smart technology installed	•			Unit doors <small>matte finish white</small>	•	
Bathrooms	Porcelain tiles <small>light grey</small>	•		Appliances	Mixer tap <small>chrome</small>	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Ceramic Basin <small>white</small>	•			Kitchen island	•	
	Wall-mounted ceramic WC	•		Induction hob	•		
	Bath <small>white</small>	•		Canopy hood extractor	•		
	Contemporary shower controls	•		Fan assisted oven	•		
	Bath screen with easy clean coating	•		Dishwasher	•		
	Toughened glass shower screen with easy clean coating	•		Fridge freezer	•		
	Contemporary mixer tap	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Heated towel rail	•			Light, Engineered Oak flooring in Living/Kitchen.	•	
Electrical	White electrical sockets <small>plastic</small>	•					
	White wall lights	•					

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HYMN TO NINKASI

DRINK IN > TAKE OUT < EXPLORE



PAULANER
HYMN to NINKASI
Craft beer from UK, US, Germany, Belgium, Czech, Spain, Sweden, Australia
Craft gin, Ton, Vodka, whisky
gourmet wine, hot, shoes, champagne
progress by the bottle & glass
No and low alcohol still in, happy days
Drift hops, D.M., seasonal beers

Standing Out From The Crowd

Pushing boundaries: high design and game-changing tech – what makes our homes unique.

Accessible design

An aesthetic edge

It's all in the detail when it comes to our dynamic design. Each home is built to exacting standards and devised to scale new heights of modern Scandinavian luxury. Minimal by design – without missing a beat when it comes to functionality – high-spec kitchens feature white corian work surfaces and white cabinets complemented by sleek induction hobs. Putting the stunning aesthetic front and centre, integrated appliances – including a dishwasher and fridge freezer – are cleverly tucked away.

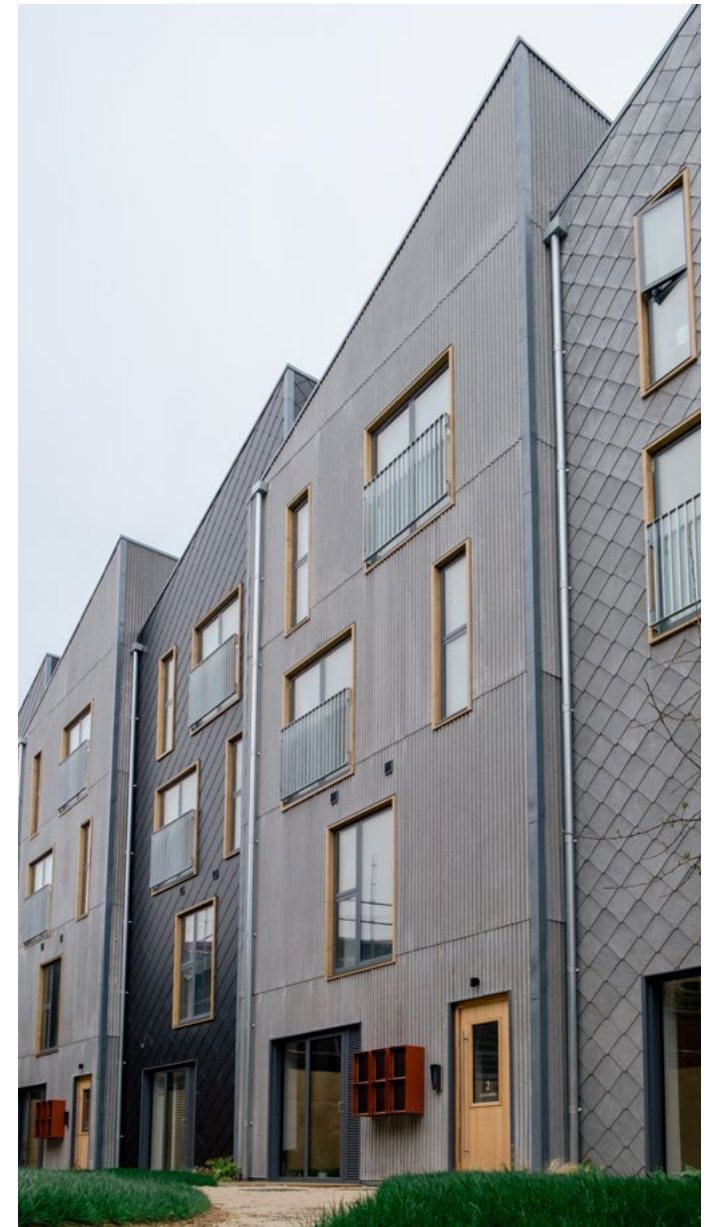
Elsewhere, contemporary bathrooms juxtapose flawless white tiles with stainless chrome finish fittings. And on foot, multi-ply oak natural-finish flooring features in the kitchen, living and dining space, while 50/50 wool-blend carpets dress the bedrooms and stairs for a unified, effortless flow between spaces.*

Unparalleled efficiency

Sustainability without compromise

Our homes are cleverly conceived to make it easy for you to live sustainably and lower your carbon footprint without having to compromise. We've mapped it all out to guarantee peak performance: at the core, an airtight thermal envelope locks in heat and a Mechanical Ventilation Heat Recovery (MVHR) system brings in a constant flow of fresh air while retaining the heat given off by people and appliances (it also works to keep your home cool come summer with passive cooling technology). This significantly lowers the amount of heating a Citu Home needs.

Instead, small electric radiators are able to provide all the heat your home needs, saving over tonnes of CO₂ per year on average, all while you enjoy a warm, cosy home without even having to think about it. Just as it should be.



*Description based on houses. Apartments feature alternative specification.

Focussed on wellbeing

Health benefits

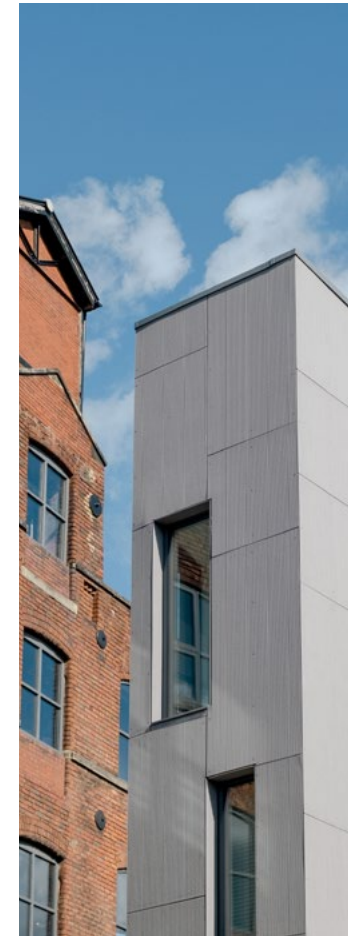
Take a deep breath. The combination of airtightness and a constant flow of fresh, filtered air from the MVHR system, means the air quality in a Citu Home is up to four-times better than a conventional house.

Improving local air quality

This home is so energy efficient that traditional central heating is rendered redundant. Built without a gas boiler, the Citu Home not only prevents the emission of CO₂, it also helps tackle air pollution – not only a benefit to you, but also the wider community.

Zero-carbon design

Our stance on sustainability is steadfast. And it starts at ground level – literally. Trees do something phenomenal. They take air, water and sunlight and create wood. Strong, light and completely renewable, wood is a carbon-negative material, storing one tonne of CO₂ per cubic metre. That's why we use timber to create the frame of every Citu Home we build.



Our Show Home



Experience Our Show Home

Our home is your home: welcome. Nestled at the centre of our Kelham development – our ground floor Island Passage apartment encapsulates many of the features included across all property types allowing you to explore first hand what makes Citu life unique.

The striking facade gives way to reveal a dynamic abode awash with natural light that showcases clean lines, generous living areas and chic, functional work spaces – with some surprising elements along the way. Sophisticated, sustainable and oh-so inviting, you'll not want to leave.

A shared ethos

To bring the apartment to life, we've collaborated with some amazing, like-minded brands whose work resonates with our own key tenets. Innovative regional designer John Green has dressed the kitchen/Dining space, while work from local artist Roanna Wells adorns the walls elegantly.



Call the Citu team on 0113 320 2350 to book an appointment and get a real feel for the Citu Home.



The Location

This is city centre living, but not as you know it. Kelham Central's location puts it in a league of its own.

Food & drink

Domo - 2 minutes

Hymn to Ninkasi - 2 minutes

Salt Sheffield - 4 minutes

Grind Cafe - 6 minutes

Pina - 10 minutes

Kommune - 10 minutes

Peddlers Market - 10 minutes

Points of interest

Kelham Island Museum - 2 minutes

The Foundry Climbing Centre - 7 minutes

Sheffield Train Station - 20 minutes

Shopping

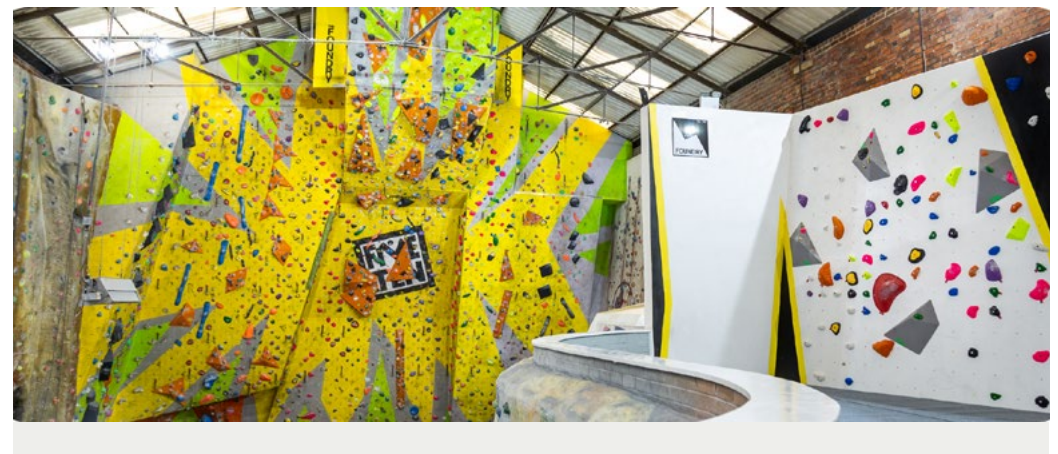
Kelham Deli - 4 minutes

Kelham Island books - 4 minutes

Kelham Arcade - 10 minutes

Tesco - 11 minutes

Approximate timings, by foot



The Community Interest Company

More than just a home: you make the decisions when it comes to your place.

We want you to feel like you're in the driving seat. So, when you buy a property at the Kelham Central you'll own more than just a beautiful home. You'll also have a stake in the future of the whole place, allowing you to shape how the incredible area around you develops and evolves.

To put you in control, we've set up a Community Interest Company. This is a non-profit organisation that owns and controls the development, making residents the overall decision makers. All the money it generates stays within the development, and every household has a vote on its investment decisions.

The company will insure your home, maintain all communal areas and green spaces, and make sure your building envelope is kept at the highest standard of efficiency. It will also keep your place at the cutting-edge of sustainability, by allowing you, the homeowner, to choose to invest in the latest sustainable technology as it becomes available.





Putting you in control

The Community Interest Company (CIC) is funded by Kelham Central residents. When you buy a Citu Home, you'll pay a £3,500 bond (that's the equivalent of purchasing the freehold). This allows the Community Interest Company to own the freehold, meaning they'll never be sold off to another company. And there's no ground rent either.

We've also set up the District's own Utilities Cooperative, which provides electricity, water and data to all residents. By buying energy in bulk, it can provide you with these utilities cheaper than for-profit energy companies. The Utilities Cooperative generates revenue by selling excess solar energy generated on the development back to the grid. This extra revenue covers the running costs of the Cooperative, which is ultimately controlled by the Community Interest Company. It's a win-win situation.

How it works:

A bond of £3,500 means you become a member of the CIC.

Once you own a Citu Home, you also own a stake in the place you live.

Citu own the land, infrastructure and technology until the last resident moves in.

We'll ensure that everything is set up ready to be handed over to the CIC.

Your bond is payable on completion.

If you later sell your property, you also sell back the bond, getting your investment back.

When the development is complete you and your fellow residents will be in full control of the CIC.

Citu will facilitate the handover in the final year of the development being built.

Welcome to the CIC. Together, you can decide on the following:

Who provides the service charge management, to maintain exteriors of buildings and communal spaces.

Who runs the Utilities Cooperative, selling excess energy back to the grid – thus lowering the price for you. The Cooperative covers data, electricity and water.

Who provides building insurance to keep things safe.

Who maintains your energy infrastructure and sustainable technologies. Together, you can invest in improvements.

Buying with Citu

We're here for you when you're ready to take the next step toward your dream home.

Finding the right mortgage

Reserving your perfect property is a breeze. Simply use your My Citu account to select the home you wish to reserve and begin your journey to a more sustainable life.

While we're experts in cutting-edge sustainable technology, not every lender is up to speed just yet. As such, we've partnered with the Mortgage Advice Bureau, Bingley, to give you free, independent mortgage advice.

They'll be able to find the perfect mortgage for you, from the right lender, at a time that suits you.

Call the Mortgage Advice Bureau, Bingley on 01274 568 832 to arrange your free consultation.

Citu 52

Join the Citu 52 community today and secure your place in one of our award-winning, low-carbon developments. Citu 52 gives you access to properties not yet released to the general public. This means you'll get the opportunity to reserve your dream home before anyone else does.

There is a membership deposit of £1,500 to join Citu 52. This sum is then deducted from your house deposit, if you choose to buy a Citu Home. It is also fully refundable should you decide to buy elsewhere... but we'd really hate to see you go.

Help to Buy

We support the Government's Help to Buy equity loan scheme, which is designed to help you buy a new build home. An interest-free equity loan of between 10-20% is available to make your purchase more affordable, and you'll only need a 5% deposit. Help to Buy is available on certain properties at the Kelham Central, so if you're thinking of using the Help to Buy scheme speak to our sales team.

The Citu Team can help you through the process of Help to Buy and even complete the initial paperwork for you.

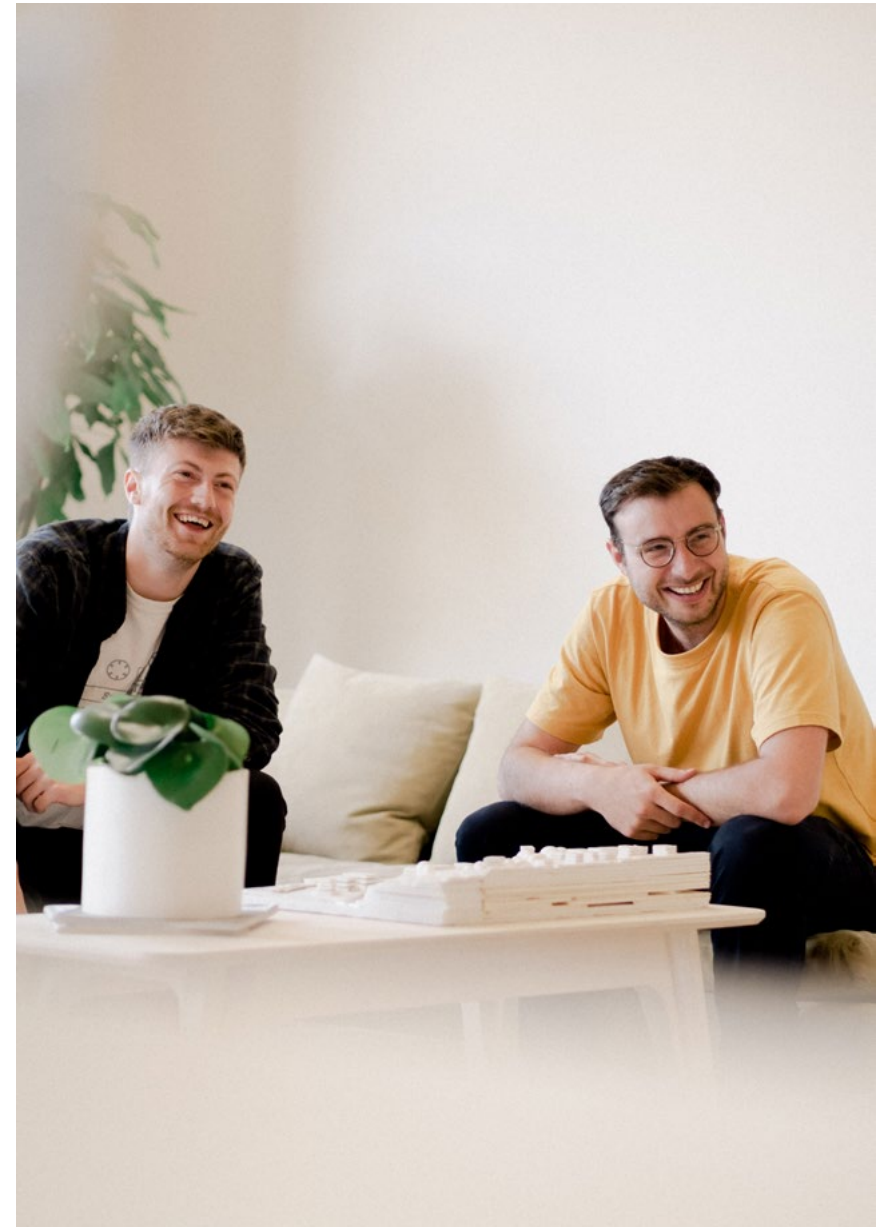


To learn more about Help to Buy get in touch with the Citu Team. Call us on 0113 320 2357 or email sales@citu.co.uk.

Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:

- ☎ 0113 320 2357
- ✉ sales@citu.co.uk
- 🖱 citu.co.uk
- 📷 @cituuk



As seen in:

