

# Kelham Town Houses

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Three bedrooms and a creative office

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Two bathrooms

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Designed with people, space & light at the forefront

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Ultra-efficient design saves energy and means low CO<sub>2</sub> emissions.





# 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.



# 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 £450,000

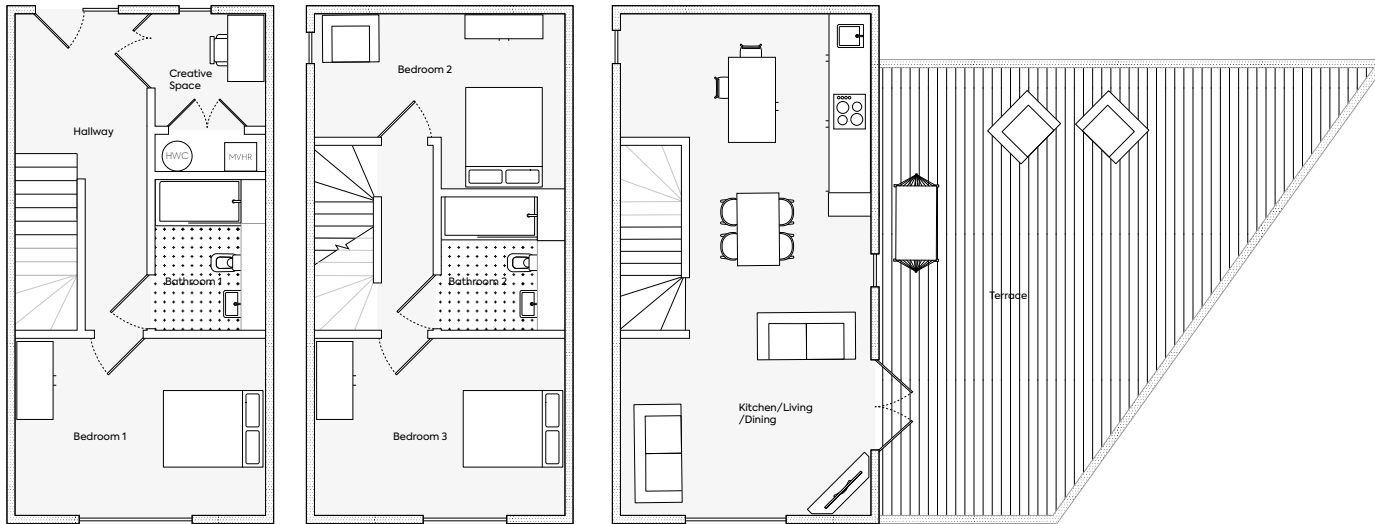
Kelham Central, Sheffield

SQ FT  
1123

FLOORS  
3

BEDROOMS  
2

BATHROOMS  
2



## Mandatory

+ £3,500 Community Interest Company share

## Flooring

Light, Engineered Oak flooring in Living/Kitchen.

### GROUND FLOOR

Creative Space	1880 × 1880 mm
Hallway	1100 × 5440 mm
Bathroom One	1870 × 2700 mm
Bedroom One	4120 × 2970 mm

### FIRST FLOOR

Bedroom Two	4120 × 2930 mm
Landing	910 × 3280 mm
Bathroom Two	2030 × 2440 mm
Bedroom Three	4120 × 2960 mm

### SECOND FLOOR

Kitchen/Living /Dining	4125 × 8540 mm
Roof Terrace	8370 × 7570 mm





# Kelham Townhouses

Kelham Central, Sheffield

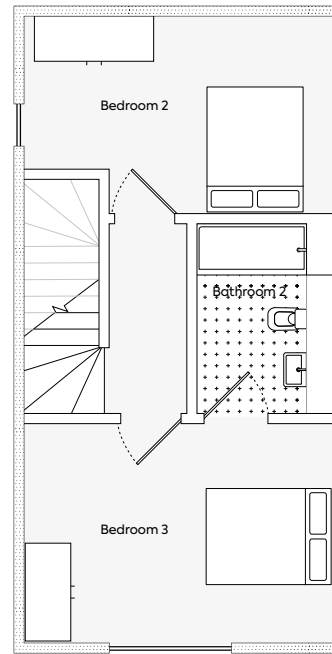
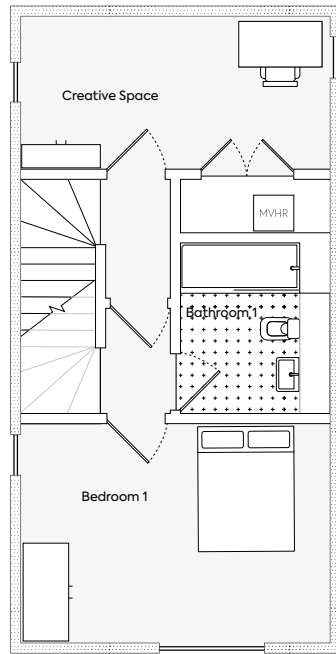
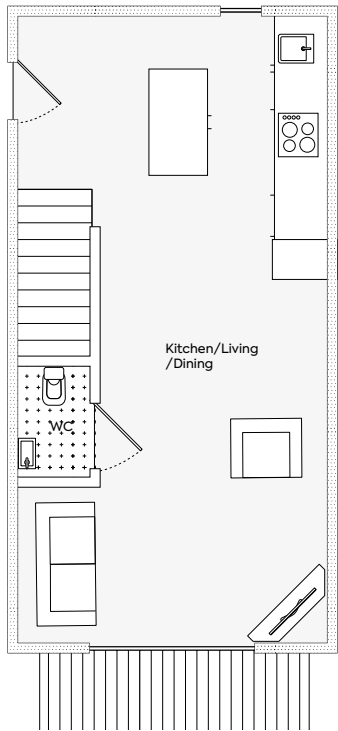
Available from £395,000

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





# 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:**

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

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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.

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Who provides building insurance to keep things safe.

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