

# nineteen

F O R T Y

## FAST FACTS



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Nineteen Forty is a delicately restored collection of buildings with historic features and charm, complemented by high-specification modern fixtures.

Beautiful high ceilings and refurbished industrial-style windows flood the space with light, creating an airy, spacious feel.

Elegant herringbone floors add a touch of sophistication, while the sleek kitchens, fully equipped with SMEG appliances and touch-close cupboards, provide contemporary convenience.



## WELCOME to the NEIGHBOURHOOD The Jewellery Quarter

With 200 listed buildings, the Jewellery Quarter is undeniably one of the most attractive places to live and work in the city of Birmingham. Dating back to the 18th century, it is home to the largest collection of Victorian and 20th century buildings devoted to jewellery manufacturing in Europe. The manufacturing industry is still thriving today with the Quarter producing 40% of all the jewellery made in the UK.

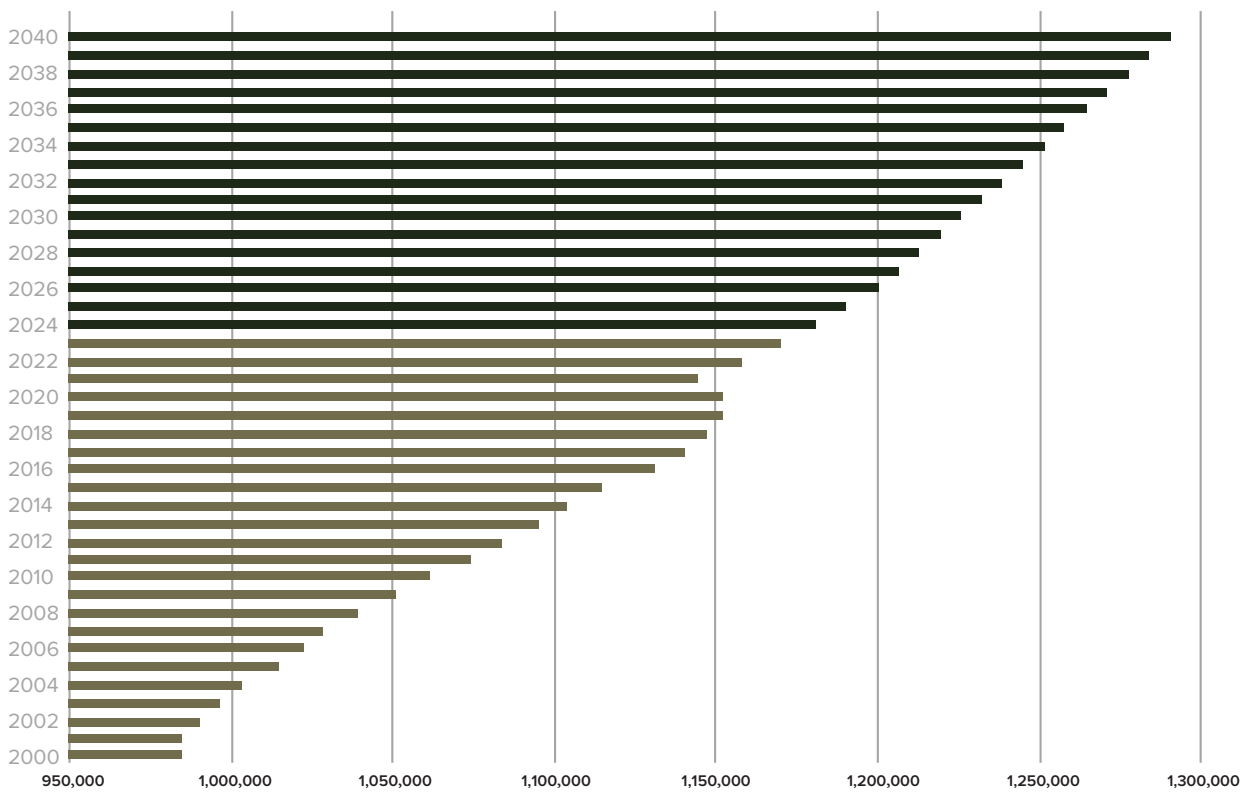
Since its industrial start, the area has attracted significant investment and restoration and is now home to a bustling food & beverage scene. Bars and modern eateries line the streets along with indie stores and galleries attracting trendy, young professionals from across the city.

# HOUSING MARKET

## Demand

Birmingham's resurgence is a testament to its resilience. Following difficulties in the 1980s, the city has embarked on numerous successful regeneration programs that have revitalized neighbourhoods. This, alongside a focus on creating new opportunities, has made Birmingham an attractive city for residents, workers, and students. The population has steadily climbed, reaching 1.1 million in 2023 – a 19.9% increase since 2000. Projections suggest this growth will continue, with an estimated 11% rise by 2040.

*Birmingham Population Growth (2000 - 2040)*



This expanding population continues to fuel the local economy by providing a larger and more skilled workforce, and by driving up demand for housing, creating a robust market for residential investment.



POPULATION GROWTH  
(2000 – 2040)

**+31%**



HOUSEHOLD GROWTH  
(2000 – 2040)

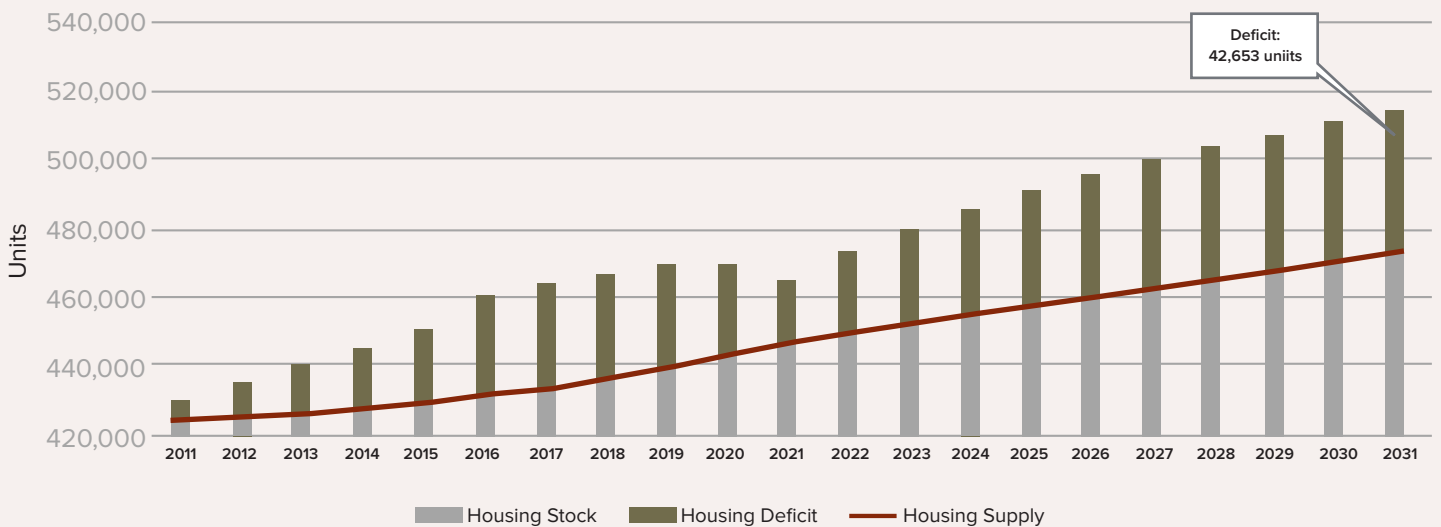
**+27%**

## Supply

The increase in construction activity hasn't been enough to meet Birmingham's growing housing demand. Since 2011, the city's housing stock has only increased by 22,806 units, falling short of meeting nearly half (48%) of its needs over the past nine years. This significant undersupply creates a challenging market for residents.

With an average annual requirement of around 3,000 units, the projected completion rate between 2020 and 2031 of only 2,572 units per year creates a concerning gap. This discrepancy, when combined with unmet demand from previous years, is expected to result in a housing deficit exceeding 42,600 units by 2031. Recent construction slowdowns over the past 18 months further heighten concerns, suggesting the actual shortfall could be even more pronounced.

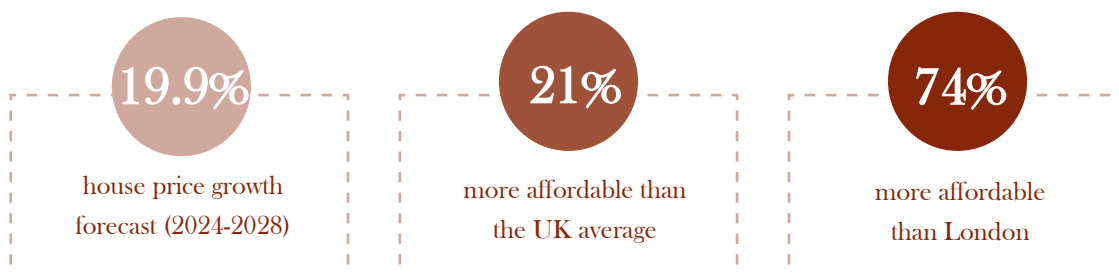
*Birmingham Housing Supply & Demand 2011 - 2031*



## SALES & RENTAL MARKET

Birmingham's housing shortage, combined with its economic growth, has driven house prices up 68% in ten years. This trend is likely to persist, with forecasts indicating a substantial 33% increase by 2035. Notably, Birmingham's current house prices remain 21% below the national average, offering significantly greater affordability compared to cities like London.

Birmingham's average rent has increased by 23% over the last 4 years compared to the broader West Midlands region at 20% and England at 18%.



DEVELOPMENT

# FAST FACTS

## DEVELOPER

NVSM Limited

## ARCHITECT

AMASIA Architects Ltd

## TOTAL NUMBER OF UNITS

22

## ADDRESS

Gem & Harry Buildings, Key Hill,  
Birmingham B18 5AH

## NEIGHBOURHOOD

Jewellery Quarter, Birmingham

## PRICE RANGE

One Beds from £207,000 to £228,000  
Two Beds from £312,000 to £399,000  
Three Beds from £444,000 to £499,000

## SIZE RANGE

One Beds from 471 sqft to 543 sqft  
Two Beds from 661 sqft to 989 sqft  
Three Bed - 1119 sqft to 1612 sqft

## ESTIMATED RENTAL YIELDS

Up to 5.6%

## SERVICE CHARGE (ESTIMATED)

est. GBP3.47 pft

## GROUND RENT

Zero

## PROCESS

Payment Process

- 15% on Exchange
- 85% on Completion

## MORTGAGE FINANCE

- Up to 65% LTV

## PURCHASER SOLICITOR

Riseam Sharples LLP, 2 Tower Street,  
London WC2H 9NP

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