



PRINCES GATE

SOLIHULL

Nº2-6
HOMER RD



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B91 3QQ



PRINCES GATE

SOLIHULL

HOME TO

MODERN HERITAGE

Princes Gate is a luxurious residential development by Elevate Property Group, one of the West Midlands pre-eminent real estate developers, specialising in exclusive and superior living spaces.

Perfectly positioned, Princes Gate is a unique opportunity to own a property in the heart of Solihull, one of the most affluent and sought-after areas in the UK.

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'URBS IN RURE'
- TOWN IN COUNTRY -

HOME TO
**TOWN &
COUNTRY**

SOLIHULL

The leafy borough of Solihull is an irresistible blend of town chic and country living. With three-quarters of the borough defined as Green Belt it's a place where casual elegance and a sophisticated, connected lifestyle merge seamlessly into one.

Dating from 1220, the quaint town is steeped in history. Timber framed Tudor houses, picturesque villages and listed buildings sit alongside award-winning shopping, global brands, fine dining and some of the UK's leading companies.



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HOME TO THE
WELL CONNECTED

With its desirable mix of country and city living, Solihull is a rare blend of ancient and modern, independent and international.

Well connected and enterprising, it's a town bristling with opportunity. Neighbouring Birmingham and Coventry (10-13.5 miles) it's the perfect place from which to explore and experience more. With frequent rail links to London and Birmingham International Airport nearby, you're able to easily access the capital, Europe and beyond.

The attractions are endless. Home to world class events, The National Exhibition Centre, the National Motorcycle Museum and Resorts World & Arena also sit enticingly on your doorstep.

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HOME TO
THE EXCLUSIVE

LEISURE TIME

If you have a taste for the finer things in life, then Solihull is an inspired choice. There's a bounty of coveted shopping and leisure amenities to indulge in, including Touchwood Shopping Centre, bespoke boutiques and Mell Square Shopping Centre. John Lewis and House of Fraser department stores collectively head up a high street of over 80 global brands which sit tantalisingly alongside a multitude of tasteful bars, restaurants and coffee houses all for your pleasure.





HOME TO
PROSPERITY

A GOOD PLACE TO DO BUSINESS

Business is at the forefront of Solihull's reinvention. With the likes of Jaguar Land Rover relocating here the town has blossomed into a lively commercial centre.

Including established brands NPower, Paragon Finance and the National Grid, there are some 7,900 businesses employing approximately 115,000 people across the region. Incomes are 14% higher than the UK average and this burgeoning local economy has seen Solihull become the most in demand area for property in the UK.

With the proposed HS2 interchange near Birmingham International ensuring a faster gateway to London and the rest of the UK, the economic future looks bright for this part of the Midlands.

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HOME TO GOOD TASTE

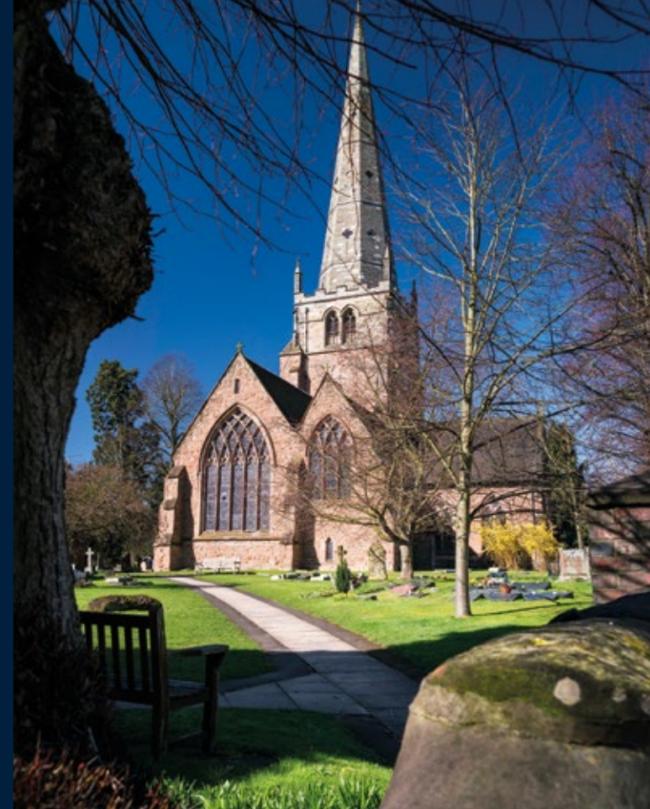
UNIQUE FLAVOUR

Every aspect of modern living reaches its peak expression in the regions stylish streetscapes, green open spaces and grand leisure offerings.

The area is host to a rich abundance of exclusive hotels such as Hampton Manor and the Hilton Metropole, and friendly gastro pubs like The Beech House, The Boot and The Crabmill. From independents to the best of international cuisine, everything is right at your fingertips.

Award-winning, home-grown, world-famous.
Discover it all here.

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PRINCES GATE

SOLIHULL

SOLIHULL
TOWN CENTRE



REASONS TO INVEST IN SOLIHULL

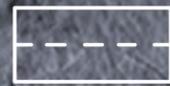


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M42

MOTORWAY DISTANCES FROM PRINCES GATE:
• M42 (J5) - 1.9 MILES
• M42/M6 - 7.5 MILES
• M42/M40 - 10.8 MILES
• M42/M5 - 18.0 MILES



8.2%

SOLIHULL HAS THE FASTEST GROWING ECONOMY IN THE UK. FROM 2014 TO 2015 IT DELIVERED A GROWTH RATE OF 8.2%



7,900

7,900 BUSINESSES EMPLOYING APPROXIMATELY 115,000 PEOPLE



5

BIRMINGHAM INTERNATIONAL AIRPORT IS SITUATED 5 MILES NORTH OF SOLIHULL TOWN CENTRE



10

BIRMINGHAM CITY CENTRE IS ONLY 10 MILES BY ROAD



5

5 UNIVERSITIES WITHIN A 10 MILE RADIUS OF THE TOWN, PLUS A WEALTH OF PRIMARY AND SECONDARY EDUCATION IN CLOSE PROXIMITY



ONE

VOTED - ONE OF BEST PLACES TO LIVE IN THE UK

(USWITCH SURVEY)



RAIL

SOLIHULL TO BIRMINGHAM MOOR STREET - 9 MINS
TO LONDON MARYLEBONE - 98 MINS

BIRMINGHAM INTERNATIONAL TO LONDON EUSTON - 72 MINS

BIRMINGHAM INTERCHANGE, PROPOSED HS2 STATION NEAR NEC, ONE STOP AWAY FROM SOLIHULL



14%

WEEKLY EARNINGS ARE 14% HIGHER THAN THE UK AVERAGE



9%

SOLIHULL'S DISPOSABLE HOUSE INCOME IS 9% HIGHER THAN THE UK AVERAGE AND THE HIGHEST IN THE WEST MIDLANDS CONURBATION



2018

CURRENT LOCAL EMPLOYERS INCLUDE NATIONAL GRID, NPOWER, PARAGON FINANCE, ORACLE, SIEMENS, AND JAGUAR LAND ROVER TO NAME A FEW



2030

THE AREA HAS THE POTENTIAL FOR THE CREATION OF UP TO 22,000 JOBS BY THE YEAR 2030

JOHN LEWIS
CAR PARK

WAITROSE


PRINCES GATE

200M
TO TUDOR GRANGE
LEISURE CENTRE

200M
SOLIHULL
STATION



PRINCES GATE

SOLIHULL
TOWN CENTRE

AERIAL VIEW

HOME TO
CONVENIENT



PRINCES GATE

- ◆ 1
TUDOR GRANGE LEISURE CENTRE
 - ◆ 2
JOHN LEWIS
 - ◆ 3
TOUCHWOOD SHOPPING CENTRE
 - ◆ 4
MELL SQUARE SHOPPING CENTRE
 - ◆ 5
THE ST JOHNS HOTEL
 - ◆ 6
SOLIHULL HOSPITAL
 - ◆ 7
SLUG & LETTUCE
 - ◆ 8
THE BEECH HOUSE
 - ◆ 9
THE DELHI RESTAURANT
 - ◆ 10
TGI FRIDAYS
 - ◆ 11
WAITROSE
- RESTAURANTS AND GASTRO PUBS - FURTHER AFIELD:
- THE MALT SHOVEL - BARSTON
 - THE BOOT - LAPWORTH
 - PEEL'S RESTAURANT - HAMPTON MANOR
 - MORTONS - DICKENS HEATH
 - CRABMILL - PRESTON BAGOT
 - SIMPSONS - BIRMINGHAM
 - PURNELL'S BISTRO - BIRMINGHAM
 - WATERS RESTAURANT - RESORT WORLD
 - MARCO PIERRE WHITE STEAKHOUSE - MERIDEN MANOR






 PRINCES GATE
 SOLIHULL
 SOLIHULL
 FURTHER AFIELD





PRINCES GATE

SOLIHULL

HOME TO THE DISTINGUISHED

1 BEDROOM, 2 BEDROOM AND STUDIO APARTMENTS

2-6 Homer Road is a prime residential location within walking distance to the town centre, excellent amenities and Solihull train station. Homer Road is an elite and exclusive selection of 100 luxurious new apartments with dedicated car parking in modern landscaped grounds. Elegant and distinguished, the development offers apartment living across both Royal House and Consort House.

Welcome to Princes Gate.

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ROYAL HOUSE





PRINCES GATE

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200M
SOLIHULL
STATION





PRINCES GATE

SOLIHULL



HOME TO THE SUPERIOR

Developed by Elevate Property Group, Princes Gate is a statement of individual quality with a distinctive style. With elegant design interiors, bespoke detailing, and natural materials every element is considered and expertly crafted. Princes Gate is an exceptional place to live.

Designed around you, made for living.

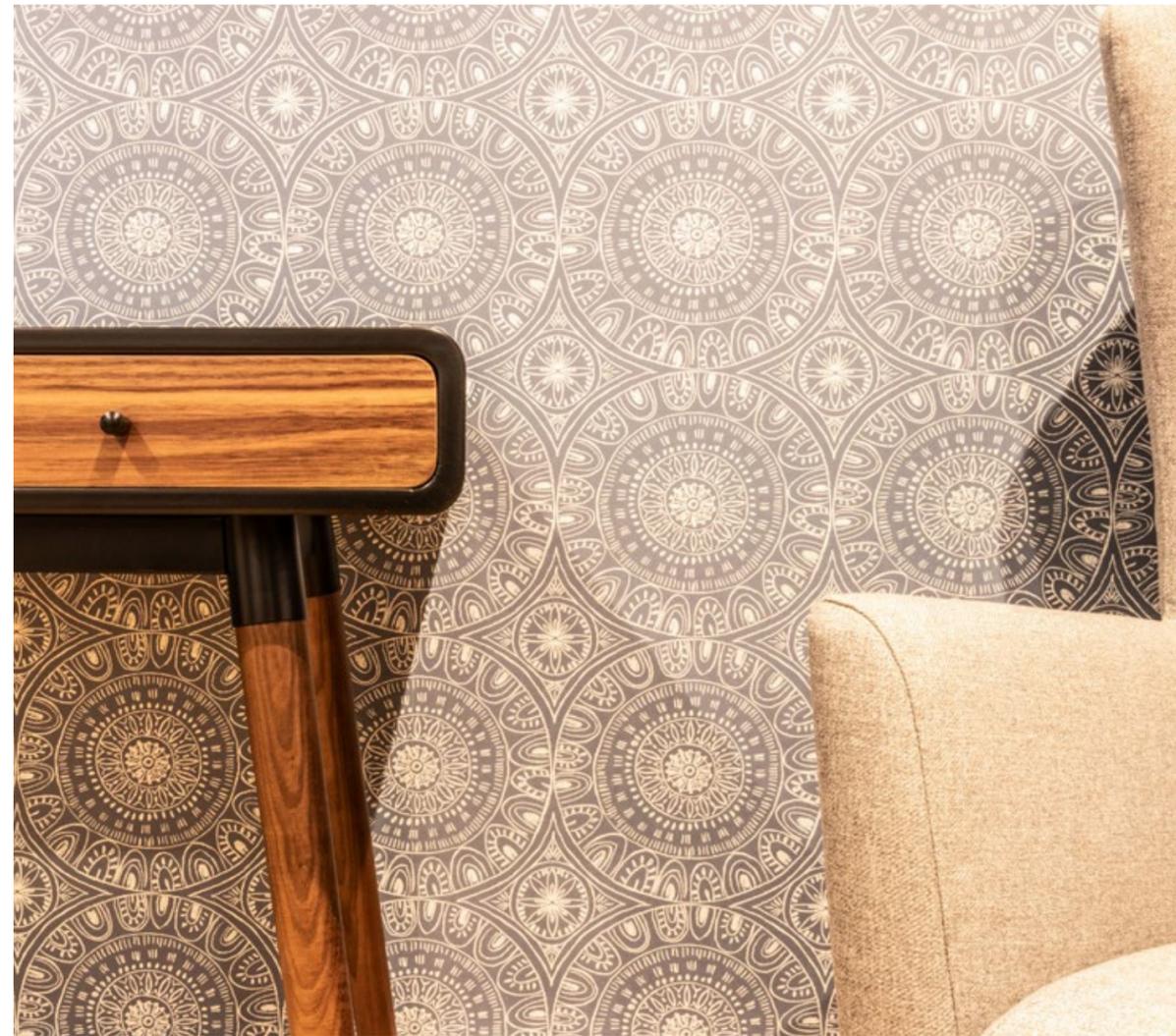
CONSORT HOUSE
ROYAL HOUSE





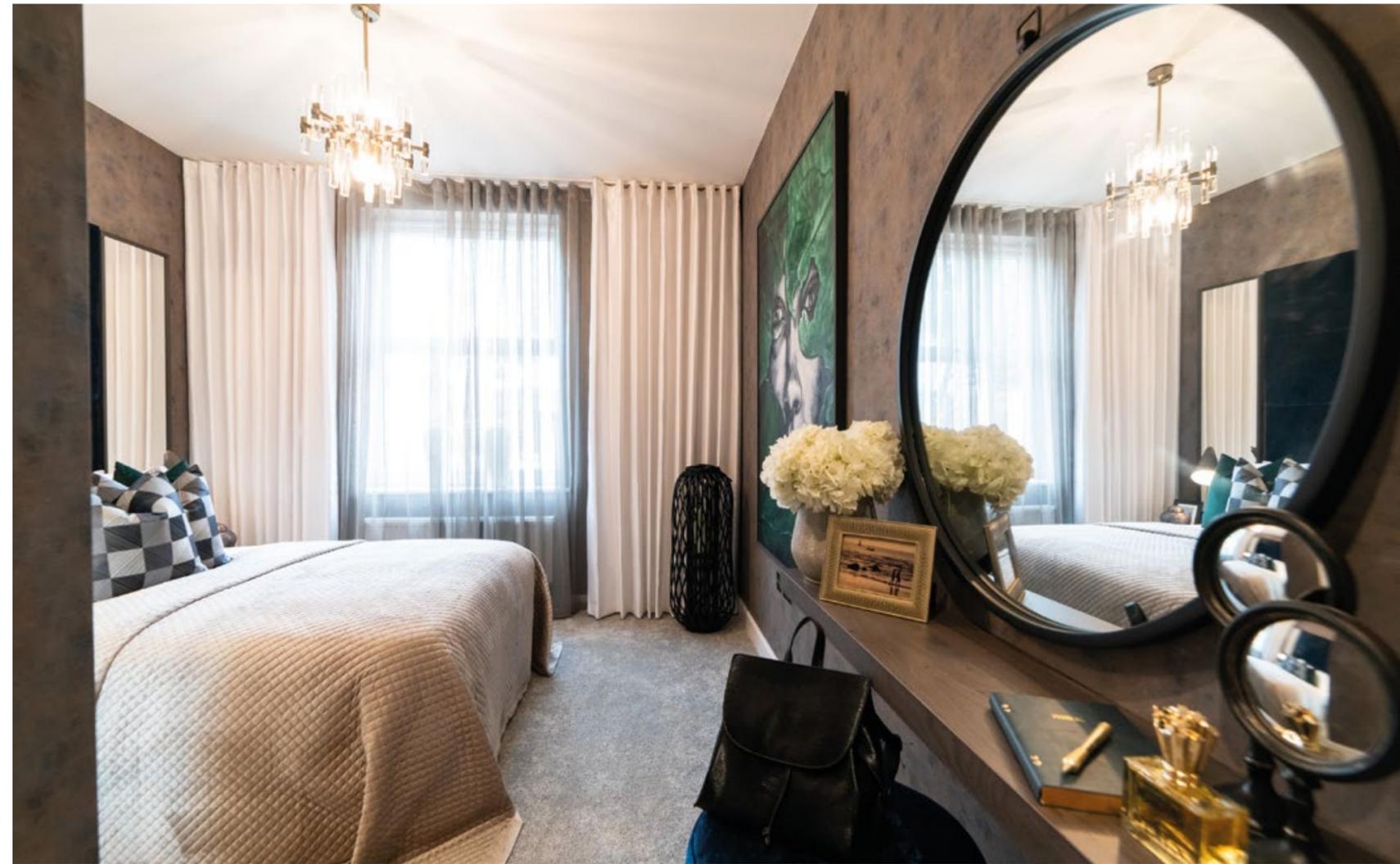
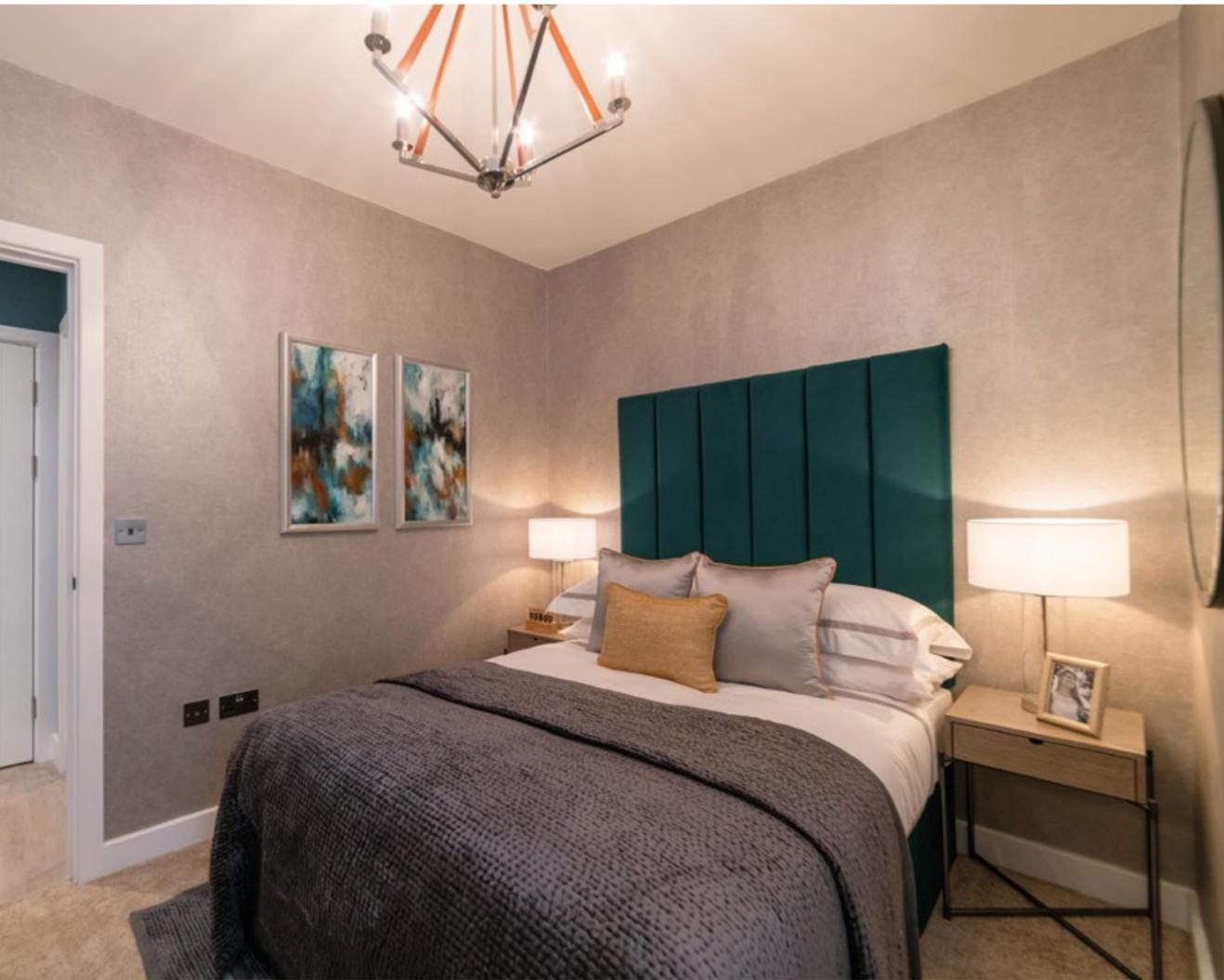
LIVING SPACES

The open plan space gives you the freedom to dictate your style.



OPEN PLAN

The design removes walkways and maximises the use of every square metre of space.



BEDROOM. RELAX. UNWIND.

The quality and comfort evokes a sense of home and is the perfect place to start and finish your day.



CONTEMPORARY LIVING

Sumptuous open plan living with everything for everyday.



BATHROOM

The finer details and specifications matter. Furnishings are chosen for their quality, desirability and longevity.





CONSORT HOUSE



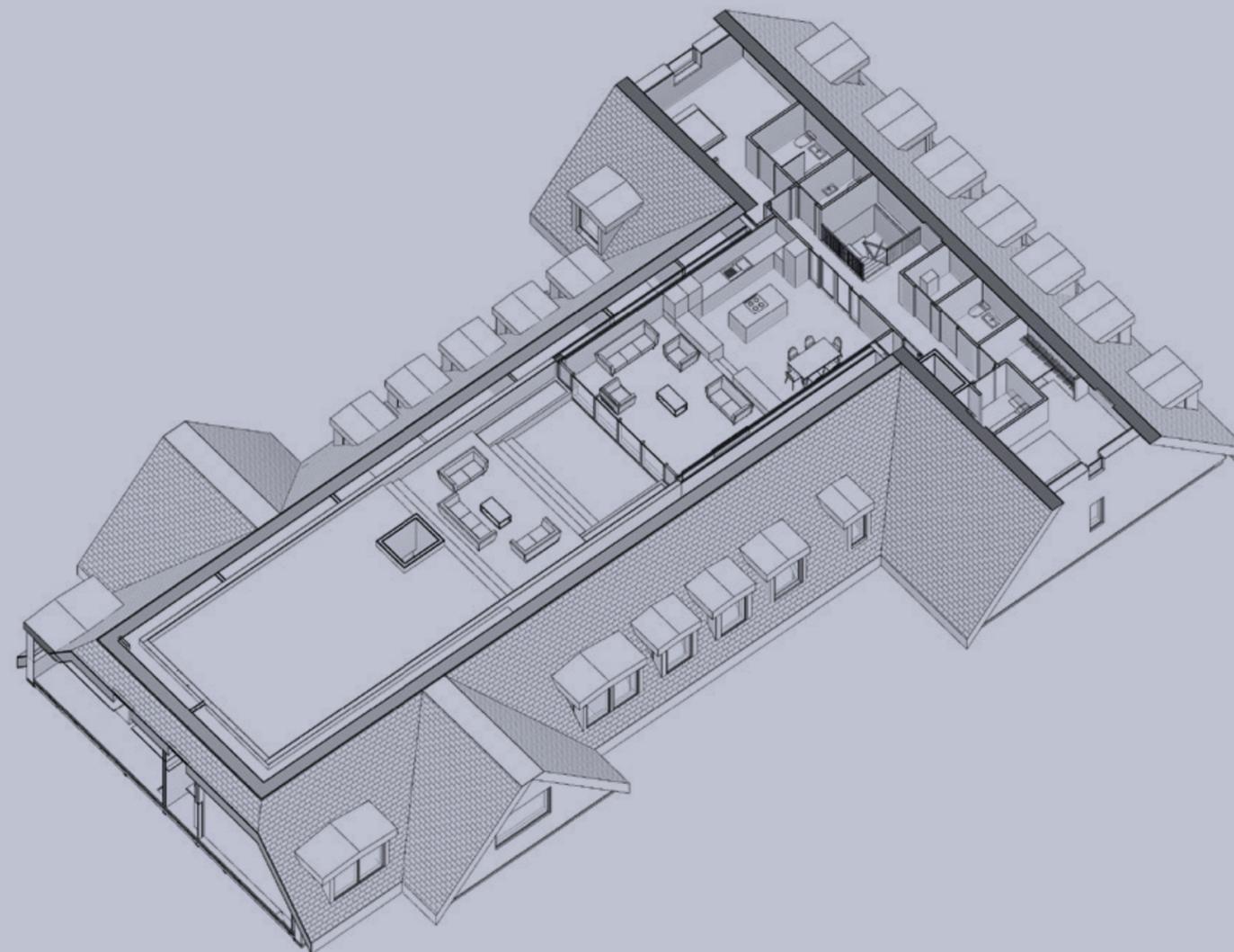
ROYAL HOUSE



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STUNNING PENTHOUSE APARTMENT

with 1550 sq. ft. of luxuriously appointed accommodation and a 1184 sq. ft. roof terrace enjoying a south westerly aspect.

- Three bedrooms
- Two Bathrooms (one en-suite)
- Laundry/utility and separate cloakroom
- Impressive Open Plan Dining Kitchen
- Living Room with sliding doors to roof terrace
- Two allocated car parking spaces



PRINCES GATE

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DEVELOPMENT MASTERPLAN

CONSORT HOUSE
ROYAL HOUSE

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SPECIFICATIONS

| | |
|-------------------------|---|
| Services | All mains services connected. |
| Heating and hot water | Gas heating provided via a central plant boiler system and metered in every apartment via a heat exchange unit. |
| Electrical | Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request. |
| Kitchen | Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer and integrated washer/dryer in all apartments (integrated dishwasher optional where possible). |
| Sanitaryware | Duravit sanitaryware and Hansgrohe brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds. |
| Doors | Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable. |
| Skirting and architrave | Pencil round skirting and architrave finished in white egg shell paint. |
| Decoration | White emulsion paint to all plastered walls and ceilings. |
| Ceramic tiling | Porcelanosa tiles to bathroom floors and part tiled walls in wet areas. |
| Flooring | Carpets in bedrooms and laminate throughout other than in wet areas. |
| Door entry | Keypad entry with intercom access from apartments. |
| TV distribution | Digital aerial and signal distribution to TV point in each apartment. |
| Telephone and data | Telephone/data cable to a single outlet in each apartment. |

Important notice

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Elevate Property Group

www.elevatepropertygroup.co.uk

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Investin Plc

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