

No. 425
HAGLEY ROAD

HARBORNE | BIRMINGHAM



THE HOME OF YOUR PORTFOLIO

Surrenden Invest is a London centric property investment consultancy providing private investors with opportunities in high demand growth areas.

Before we bring a development to the market, our project management team undertake extensive due diligence to ensure every project meets with the four major commitments we make to our investors.

We offer a holistic approach to investment services allowing our clients to entrust the day-to-day running of their portfolio to our management team or alternatively take control of their portfolio whilst benefiting from our advice and experience.

SURRENDEN INVEST UNLOCK
EXCLUSIVE OFF MARKET STOCK
IN HIGH DEMAND GROWTH AREAS.

OUR COMMITMENT TO YOU



ASSET BACKED INVESTMENT

Feel confident in your investments with clear registered legal title facilitated through a UK solicitor.



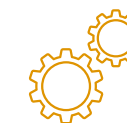
STRONG SUSTAINABLE DEMAND

We undertake extensive market research to ensure our projects are located in high demand growth areas.



OFF MARKET DEVELOPMENTS

We specialise in off market property and works with some of the largest developers and exclusive property portfolios in the UK.



HANDS-FREE MANAGEMENT

End-to-end investment management services allowing you to leave the day-to-day running of your portfolio to our team.

PRESENTING No. 425 HAGLEY ROAD

No. 425 Hagley Road is a collection of just 28 beautifully presented apartments occupying a prime site within one of Birmingham's most distinguished village neighbourhoods.

The 22 one-bedroom and 6 two-bedroom apartments have been designed to hold broad appeal to everyone from first-time buyers, young professionals and families alike. With easy access to the city centre, and the tranquility of living in an established neighbourhood 425 Hagley Road has every thinkable amenity on its doorstep.

The development has a superior specification and finish throughout, with branded appliances in the kitchen and bathrooms as well as Amtico flooring in the living areas and Slabtech worktops in the Kitchens

Outside, the developer has given particular thought to the layout of the communal areas and landscaped gardens. Residence parking is available to purchase at an additional cost, however, availability is limited.

Surrenden Invest have a proven track record of sourcing the best developments in the best pockets of Birmingham delivering above average rental returns and resale values for our investors.



A COLLECTION OF 28 BEAUTIFULLY
PRESENTED APARTMENTS IN A
PRIME LOCATION IN HARBORNE

No. 425 HAGLEY ROAD

ON LOCATION

Located 3 miles west of Birmingham City Centre, Harborne is now considered one of the most aspirational suburbs of Birmingham. Harborne benefits from exceptional transport links resulting in journey times of just 10 minutes to the City Centre and will also benefit from the first phase tram extension scheduled to open May 2021.

Waitrose and Marks & Spencer, as well a range of shops and brasseries, restaurants and independent coffee shops are all within easy walking distance from No. 425, Hagley Road.


The neighbouring affluent suburb of Edgbaston is also renowned for international test cricket and T20 matches at modern Edgbaston Stadium, home of Warwickshire County Cricket Club. Tree-lined Cannon Hill Park attracts joggers and cyclists, while families picnic near the glasshouses in Birmingham Botanical Gardens. Interior-design shops, independent coffee shops sit alongside gastropubs and restaurants serving international dishes.

Simpsons Restaurant is also located only 5 minutes drive from No. 425 Hagley Road. "Simpsons is a Michelin-starred restaurant presenting light, modern dishes based on classical French cuisine. It is situated on the Calthorpe Estate in a beautiful Georgian Grade II Listed Building, with a restaurant and orangery seating 70, a separate lounge area and private dining room accommodating 18."

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INSIDE No. 425 WILL OFFER
A SUPERIOR SPECIFICATION
WITH BRANDED APPLIANCES
THROUGHOUT



Birmingham has undergone extensive regeneration work over the past decade and more, with the result that the city centre has some outstanding new urban neighbourhoods.

Regeneration work includes the already completed £350 million Brindleyplace development, a further £1.1 billion in the vibrant mixed used developments of Arena Central and Paradise Birmingham, which together are providing some 3m sq ft of space.

Recent large-scale premium lets include HSBC, Deutsche Bank and Deloitte.

The area around New Street Station is another prime example of this, with the transformation of the station used as a catalyst for regenerating the local neighbourhood.

WELCOME TO BIRMINGHAM



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A LEADING UK DESTINATION

Many businesses are also becoming increasingly aware of Birmingham’s potential. HSBC brought 1,000 key staff to Birmingham from London, while PwC has recently taken on 150,000 square feet of commercial space in the inner city’s One Chamberlain Square building, as part of the Paradise regeneration. Offering far more affordable commercial and residential premises than the capital, along with a young, talented population, Birmingham has much to offer the corporate world.

This has, naturally, impacted on the city’s property market, with many investors opting to put their money into Birmingham instead of London. With lower prices and stronger yields, Birmingham is a natural choice. The December 2018 Hometrack UK Cities House Price Index revealed that Birmingham has led the UK for urban house price growth since the Brexit vote in June 2016, with the average property there rising by 16% in value between then and December 2018.

Meanwhile, Savills has flagged up the Midlands (along with the North) as leading the UK for prime residential price growth over the coming five years, with growth of 15.3% projected between 2019 and 2023.



16.0%

Average property rise between
June 2016 and December 2018

PRIME FIVE-YEAR FORECAST

	2019	2020	2021	2022	2023	5-YEAR
PRIME CENTRAL LONDON	-1.0%	0.0%	6.0%	2.0%	5.0%	12.4%
OTHER LONDON	-1.0%	0.0%	3.5%	1.0%	3.5%	7.1%
SUBURBAN	-1.0%	0.0%	3.5%	1.5%	4.0%	8.2%
INNER COMMUTE	0.0%	0.0%	3.0%	2.0%	4.0%	9.3%
OUTER COMMUTE	0.0%	0.0%	3.0%	3.0%	4.5%	10.9%
WIDER SOUTH	1.0%	2.0%	3.0%	3.5%	4.5%	14.8%
MIDLANDS/NORTH	2.0%	2.0%	3.0%	3.5%	4.0%	15.3%
SCOTLAND	2.0%	2.0%	3.0%	3.0%	3.5%	14.2%

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BEAUTIFUL HOMES
FOR MODERN LIVING

INVESTMENT CASE PART ONE

It is well documented just how well the “go to suburbs” of Greater Birmingham are performing. Fuelling this growth in Harborne are the exceptional transport links and access to some of the best Grammar and Private schools in the country. As a result property and rental growth has out stripped that of the city centre in recent months.

Harborne will be one of the first suburbs to benefit from Phase 1 of the Tram Extension which opens May 2021 bringing the City Centre even closer to No. 425 Hagley Road

The local area is home to no less than 7 Primary schools and 8 Secondary Schools classed as Good/Outstanding by Ofsted within a 1.5 mile radius from No. 425 Hagley Road.

This combined with its lovely parks and shops offering the best of both worlds make it the perfect choice for families, as well as for professionals looking for the perfect base from which to access the city centre.

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INVESTMENT CASE PART TWO THE BIRMINGHAM GOOD SCHOOLS GUIDE

School quality is considered one of the most influential factors in housing prices in the UK. A recent survey by Rightmove found that areas with top performing schools command 7.85% higher house prices. All schools outlined in these tables are within a 2 mile radius form No. 425 Hagley Road.

Primary Schools

The Priory Woodbourne Hospital School 0.4 miles away Independent school	Ofsted: Good
Bearwood Primary School 0.4 miles away State school	Ofsted: Good
St Gregory’s Catholic Primary School 0.6 miles away State school	Ofsted: Outstanding
Abbey Junior School 0.8 miles away State school	Ofsted: Good
Abbey Infant School 0.8 miles away State school	Ofsted: Good
Shireland Hall Primary Academy 0.8 miles away State school	Ofsted: Outstanding
Chad Vale Primary School 1 mile away State school	Ofsted: Good
Annie Lennard Primary School 1.1 miles away State school	Ofsted: Good
Harborne Primary School 1.1 miles away State school	Ofsted: Outstanding
Lightwoods Primary School 1.1 miles away State school	Ofsted: Good
St Mary’s Catholic Primary School 1.2 miles away State school	Ofsted: Outstanding

Secondary Schools

The Priory Woodbourne Hospital School 0.4 miles away Independent school	Ofsted: Good
George Dixon Academy 0.4 miles away State school	Ofsted: Good
Shireland Collegiate Academy 0.7 miles away State school	Ofsted: Outstanding
St Paul’s School for Girls 1 mile away State school	Ofsted: Outstanding
Baskerville School 1.1 miles away State school	Ofsted: Good
Harborne Academy 1.3 miles away State school	Ofsted: Good
Bristnall Hall Academy 1.5 miles away State school	Ofsted: Good
Mander Portman Woodward Independent College 1.5 miles away Independent school	Ofsted: Outstanding
Q3 Academy Langley 1.8 miles away State school 1.8 miles away Independent school	Ofsted: Good
Holly Lodge High School College of Science 2 miles away State school	Ofsted: Good
Future First Independent School 2 miles away Independent school	Ofsted: Good

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DUE DILIGENCE

Address:

423-425 Hagley Road
Birmingham B17 8BL

No. of Apartments:

22 x One Bedroom
6 x Two Bedrooms
Total 28 Apartments

Developer:

Landmark Developments

Leasehold/Freehold:

250 Years

Start/Completion Dates:

Start On-Site Q3 2020
Construction Period 14 Months
Completion Q4 2021

Prices from:

1 Bedroom £149,000
2 Bedroom £210,000

Payment Plan:

15% Exchange – 85% Completion

Return projections:

6% Gross

Ground Rent:

0.1% of Purchase Price - RPI Linked
Reviewed Every 10 Years

Service charge:

£1.60 Per Sq Ft (Budgeted)

Parking:

17 Spaces - £10,000

Furniture Packs:

1 Bedroom Apartments £4,000 + VAT
2 Bedroom Apartments £5,000 + VAT

Warranty:

10 Years NHBC or Equivalent

Recommended Solicitor

Allchurch Solicitors



SPECIFICATION

INTERNAL FINISHES

- Solid core veneered internal doors
- Brushed chrome ironmongery
- Matt emulsion finish to walls and ceilings

FLOORING

- Luxury Amtico flooring to living areas, entrance hall and corridors
- Porcelain/ceramic tiles to kitchen & bathrooms
- Carpet with quality underlay to all bedrooms

ELECTRICAL & COMMUNICATION

- Fire rated LED Textured White Downlights
- Audio & Video intercom system
- Provision of digital TV installation

KITCHENS

- Matt lacquered finished kitchen units
- Handleless door and drawer fronts
- 20mm thick Compac quartz worktops, upstands and splash back
- Integrated fridge, freezer, microwave & dishwasher
- Built-in electric 4 ring induction hob, built-in electric fan oven
- Bowl and a half-inset Quartz Luxe sink with adjustable mixer tap

BATHROOMS & EN-SUITES

- Porcelanosa Urban C Back to wall toilet
- Chrome basin mixer
- Porcelanosa sp one xl bath
- Designer semi frame-less single bath screen
- Ceramic tiled walls to sanitary ware
- Kudox Chrome Flat Standard Electric Towel Rail

HEATING

- Condensing combi boiler
- White flat panel room thermostat controlled radiator

SAFETY & SECURITY

- Secure residents entrance
- Carbon monoxide and heat detectors
- Smoke detectors

EXTERNAL

- Highly efficient contemporary aluminium double glazed windows
- Contemporary composite doors with aluminium frame

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Please contact us to discuss the next steps

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