



TRANSPORT WORKS

WEST BROMWICH

B70

# THE HOME OF YOUR PORTFOLIO

**SURRENDEN INVEST IS A LONDON-CENTRIC  
PROPERTY INVESTMENT CONSULTANCY  
THAT PROVIDES PRIVATE INVESTORS WITH  
OPPORTUNITIES IN HIGH-DEMAND GROWTH AREAS.**

Before we bring a development to the market, our project management team undertakes extensive due diligence to ensure every project meets 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 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 a clear registered legal title facilitated through a UK solicitor.



### STRONG SUSTAINABLE DEMAND

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



### OFF-MARKET DEVELOPMENTS

We specialise in off-market property and work with some of the UK's largest developers and exclusive property portfolios.



### HANDS-FREE MANAGEMENT

End-to-end investment management services allow you to leave your portfolio's day-to-day running to our team.



WELCOME TO

# WEST BROMWICH

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# INTRODUCTION



ONE OF THE UK'S TOP PERFORMING MARKETS  
WITH A 17% RISE IN PROPERTY VALUES



## **INTRODUCING BUY-TO-RENT INVESTMENT IN ONE OF BIRMINGHAM'S BEST PERFORMING POSTCODES**

The UK's second city has long been regarded as the UK's go-to market for buy-to-rent investors who have enjoyed sustained year on year rental and capital growth. Values in the centre of Birmingham have nearly doubled since 2008 and rental values have increased year on year by over 4.9%.

With starting prices in super prime Birmingham from £238,200 for a 1-bedroom apartment, the challenge for investors now is to find pockets that are still undervalued and primed for long term rental and capital growth.

Recent figures released by Rightmove confirmed West Bromwich as one of the UK's top performing markets reporting a rise in property values of 17% for the period from January 1st 2021 to December 14th 2022.



HIGH SPECIFICATION APARTMENTS FOR ONE OF  
BIRMINGHAM'S BEST PERFORMING POSTCODES

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TRANSPORT  
WORKS





23 SCHOOLS WITHIN A 2-MILE  
RADIUS RATED GOOD OR  
OUTSTANDING BY OFSTED



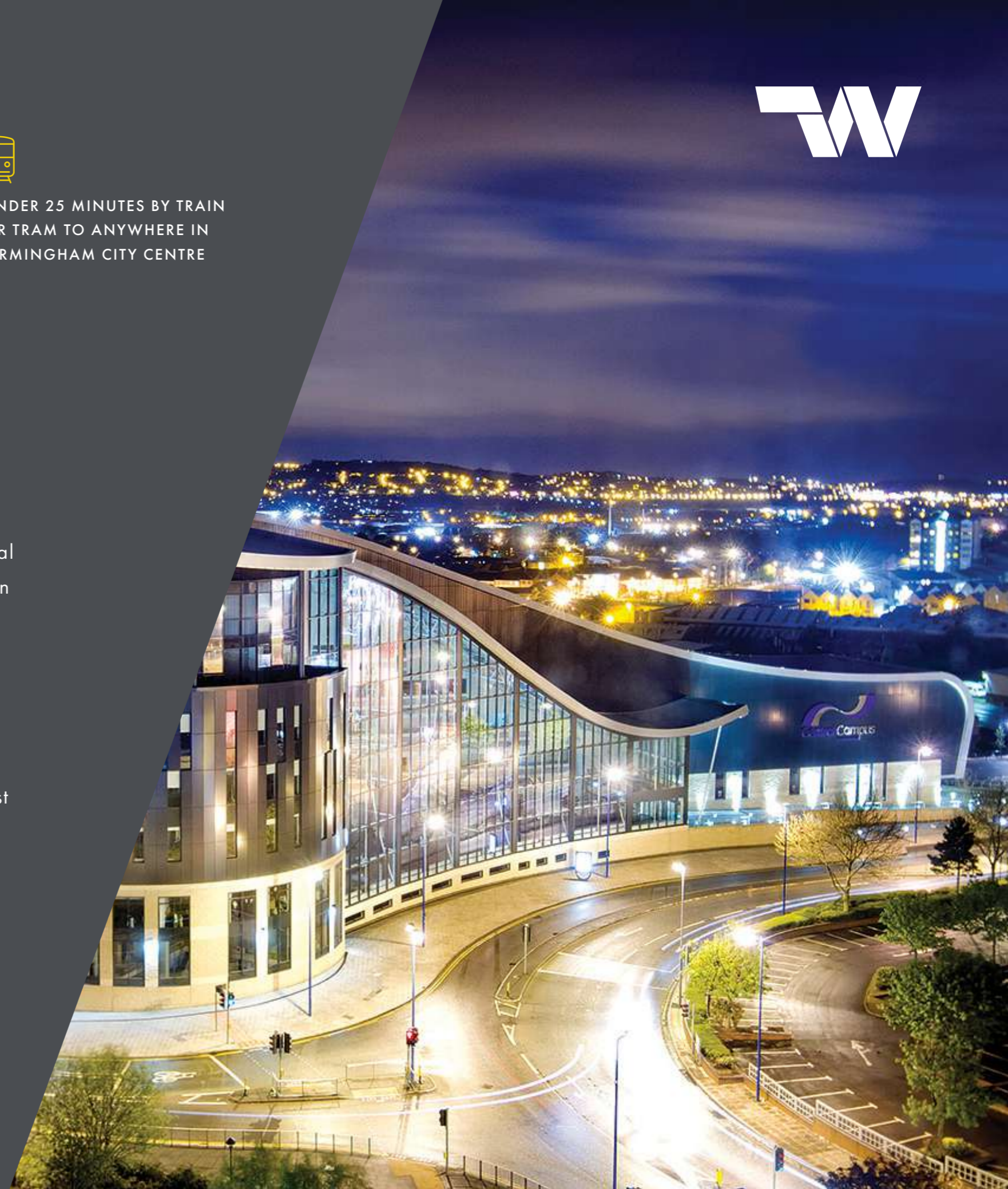
UNDER 25 MINUTES BY TRAIN  
OR TRAM TO ANYWHERE IN  
BIRMINGHAM CITY CENTRE

## INTRODUCING BUY-TO-RENT INVESTMENT IN ONE OF BIRMINGHAM'S BEST PERFORMING POSTCODES

West Bromwich benefits from nearly every acknowledgeable contributor to a top performing residential property market, including excellent transport links and academic credentials. Lodge Road Metro Station is located only 0.2 miles away, offering a quick 13-minute commute into Birmingham City Centre.

Transport Works is well served by its connectivity to major motorways (M5 & M6), the west coast main line and Midland Metro. The town shares a contiguous border with Birmingham, with a direct 15 minute commute to the City Centre via Midland Metro train network.

The economic linkages with the growing city are significant, as the introduction of HS2 will also put West Bromwich an hour away from London and Manchester, opening a host of opportunities. The area is a strong commuter base for Birmingham and other areas of the region.





AS THE UK'S LEADING INVESTMENT CONSULTANCY, SURRENDEN INVEST HAS ACCESS TO THE BEST BY TO RENT OPPORTUNITIES IN BIRMINGHAM. DUE TO THE EXCEPTIONAL INVESTMENT POTENTIAL IN WEST BROMWICH, SURRENDEN HAS TAKEN ON EXCLUSIVE ACCESS TO THIS PROJECT, ALLOWING INVESTORS AN OPPORTUNITY TO SECURE A PROPERTY IN ONE OF THE REMAINING UNDERVALUED POCKETS OF GREATER BIRMINGHAM.

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FINAL  
OFFER





# AN INTRODUCTION TO TRANSPORT WORKS

## YOUR NEXT STOP.

Transport Works offers a collection of 45 beautifully presented studio, one-bedroom and two-bedroom apartments for 21st century residents. Tenants will be occupying a prime site, with excellent transport links to Central Birmingham and are only stone's throw away from Bromwich High Street and the town centres regeneration area, which has undergone extensive regeneration over recent years.

This consists of the New Square Retail Leisure Development hosting many large retailers, a superstore, cafés, restaurants, and a generous public realm connecting the existing retail centre to The Public Arts Centre.

All town centre, amenities, including the New Square retail leisure development are within close proximity. Transport Works is within the town centre's regeneration area, which has undergone extensive re generation over recent years.

The development has a superior specification and finish throughout, with branded appliances in the kitchen and bathrooms and will raise a new standard of living in a market that's expectations are changing fast.





FUTURE PROOFED INVESTMENT APARTMENTS  
PRIMED FOR LONG TERM CAPITAL GROWTH



GROW WITH

## HOW THE INVESTMENT WORKS

From Reservation to Completion, the Surrenden Invest team is available every step of the way. Upon Completion, our sister company SmartLandlord will manage and operate the apartment on your behalf ensuring that your asset maximises Birmingham's Buy-to-Let market.

Select an apartment and pay reservation fee. Only 20% deposit required.

Purchase your selected apartment on a long leasehold freehold basis (999 years). No Ground Rent payable from Completion in Q2 2023 making Transport Works ideal for buy-to-let investment.

Fully managed by SmartLandlord. Projected 6% rental yield upon Completion.





Birmingham is the logistical centre of the UK and is within 4-hours of most major cities



Birmingham's population is on track to climb to 1,186,000 by 2028

## WHY INVEST IN BIRMINGHAM?

Birmingham is one of the UK's most exciting and culturally distinct cities. This thriving destination has plenty going for it, including a strong economy, a solid track record for price growth and big-city appeal, which helps to ensure steady demand for homes in the private rented sector.

Situated in the West Midlands, Birmingham is the logistical centre of the UK and is within 4-hours of most major cities. Its prime location, alongside multimillion-pound investment in infrastructure, is expected to help Birmingham grow strongly in economic and demographic terms.

Widely referred to as the UK's 'Second City', Birmingham is the largest city outside of London and is home to 1.1 million people and 2.6 million in the wider metropolitan area. If recent trends continue, Birmingham's population is on track to climb to 1,186,000 by 2028 and to 1,230,000 in 2038 (*2020 Birmingham Demographic Brief*).



Birmingham's economy currently stands in excess of £32 billion and is growing faster than any other city in the UK. As a result, the city is one of the UK's most significant financial and commercial centres. The recent relocation of firms such as HSBC, PwC and Deutsche Bank has helped shine a light on the benefits of having a business presence outside of London.

What's more, Birmingham is one of the biggest beneficiaries of the HS2 rail link, which is set to add 6,300 high earning jobs in the city, all created by HMRC.

With an increasing number of businesses and new jobs available, Birmingham is likely to draw the attention of many skilled professionals to the city, providing property investors with an opportunity to benefit from rising demand across the housing market.



BIRMINGHAM IS ONE OF THE BIGGEST BENEFICIARIES OF THE HS2 RAIL LINK, WHICH IS SET TO ADD 6,300 HIGH EARNING JOBS





**4,000** New homes needed per year for the next 10 years

**+24.5%** House price forecast 2022-2026 (JLL)

**+14%** Rental value forecast 2022-2026 (JLL)

## A LOCATION FOR FUTURE

# GROWTH

**AS ONE OF THE UK'S FASTEST-GROWING ECONOMIES, BIRMINGHAM IS UNDENIABLY ONE OF THE BEST PLACES TO INVEST IN TO SECURE FUTURE GAINS.**

Multi-billion pound regeneration projects, alongside almost £1.3 billion to improve rail, tram and road links in Birmingham and West Midlands, have highlighted the need for housing to accommodate this fast-paced city.

According to JLL, 4,000 new homes are needed in Birmingham per year for the next decade to meet demand. In recent years, urban living has emerged as a popular trend which will continue to gain momentum in line with the completion of new-build and restoration projects and enhanced transport connections across the city.

Looking to the future, there's every reason for investors to feel optimistic about the ongoing expansion of Birmingham's property market.

In fact, JLL's latest Residential Property Forecast expects the average value of property in Birmingham to climb by 24.5% between 2022 and 2026 - higher than the UK average of 20% over the same period.

With around 40% of the population aged under 25, investors have a real opportunity to capitalise on the strong demand for privately operated rental properties across the city.

Current trends show positive signs for investors, with rents in Birmingham forecast to rise by up to 14% between 2022 and 2026 (JLL). As a result, investors considering entering the city's buy-to-let market will have the opportunity to own a property where values and rental yields are expected to outpace the national average over the next five years.



**+£32bn**

+£32 billion economy

**2ND**

UK's 2nd largest city

**£1.9bn**

£1.9 billion Smithfield masterplan

**40%**

40% of the population aged under 25

**40m+**

Over 40 million visitors each year

**73,000**

73,000 UK and overseas students



Largest influx of workers from London

**60%**

60% lower cost of living than London

**+24.5%**

+24.5% house price forecast 2022-2026

# BIRMINGHAM IN NUMBERS

# CONNECTIVITY







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## KITCHENS

Gloss light grey door fronted units with soft-close doors and drawers.

Stainless steel oven and ceramic hob or equivalent.

Fitted extractor unit.

Fully-integrated fridge/freezer.

Stainless steel sink and stainless steel.

Colour co-ordinated glass splash-backs to rear of hob.

Gloss white tile kitchen splashback (300mm x 100mm) with grey grout.

## BATHROOM

Pure white bathroom suites, including basin, WC.

Ceramic tiling to walls, floor and shower cubicles.

Shower with glazed shower screen and electric shower.

## JOINERY

All internal doors are to be pre finished flush doors with satin S/S door handles (or equivalent).

All apartment entrance doors are to be PAS 24 pre finished door sets (dark grey finish).

Communal doors to be flush finish FD30SC solid core doors.

Duplex stairs to be of timber construction, with timber handrail and balustrades.

## WINDOWS

Aluminium framed entrance screens, Tested to PAS 24: 2012 for security and BS 6375 Part 1: 2009 for weather performance.

UPVC windows to all apartment zones with accent coloured spandrels as required.

Dormer window to have integral Juliet balcony balustrades affixed to the outside.

## FLOORING

Hallways – LVT Flooring or similar.

Bedrooms and Living areas - carpet.

Kitchens – LVT Flooring or similar.

Bathrooms – LVT Flooring or similar.

Communal area – Contract carpet.

Recessed mat-wells to be provided at main entrance to the buildings. Mats to be dense fibre suitable for wheelchair use.

## DÉCOR

Smooth finish to all walls & ceilings, painted in white emulsion.

White satin finish to internal doors & woodwork.

## TECHNOLOGY

High-speed fibre broadband.

Outlets to living area and master bedroom.

## SECURITY & WARRANTIES

CCTV to all areas.

All CCTV and door entry systems should be IP enabled (connected to the internet), allowing access via a web interface or smart phones/tablets.

Access to development controlled by Paxton access control.

10-year Global Home Warranties Structural Defect Warranty.

## ELECTRICAL

White moulded socket face plates & light switches.

Spot lights / pedants to all apartment areas.

LED energy saving fittings.

Pre-wiring for Virgin broadband, tv and telephone to kitchen/living room and master bedroom.

Ceiling mounted smoke and heat detectors.



LUXURY

# EXPERIENCE



Surrenden Invest carefully selects property investment opportunities that satisfy our strict due diligence process as the UK's leading property consultancy. As a result, we ensure that each off-plan development will be delivered to the highest standard and present our clients with a high-performing asset.

With construction already underway, Transport Works will be delivered by HCT Homes an experienced and fast-growing UK Property Developer with a solid track record of delivering quality residential property developments.

HCT Homes has an extensive network of property finders, sub-contractors & professionals, which ensures we deliver all our projects on schedule, in-budget and to an exacting standard of finish, valued by end users and investors alike.

The team at HCT Homes primarily focus on two sectors; BTR (Build to Rent), also known as Private Rented Sector (PRS) and Senior Living facilities. These are the fastest growing sectors of the UK real estate market and is experiencing significant demand from large institutional investors.



# Management Company

Surrenden Invest has exclusively partnered with SmartLandlord to provide our clients with access to a turnkey property management service where all aspects of your Buy-to-Let asset are handled under 'one-roof'.

For investors, this means that you have a dedicated and professional management consultant appointed to take care of the day-to-day operations of your property, freeing up your time to enjoy the returns produced by your portfolio. From sourcing furniture packs to tenant checks, from safety requirements to repairs, SmartLandlord will manage your Buy-to-Let property. So, if something doesn't go as planned, you'll be safe in the knowledge that you have a team of experts solving problems on your behalf.

Contact your property consultant to request a rental appraisal for an apartment within Transport Works.

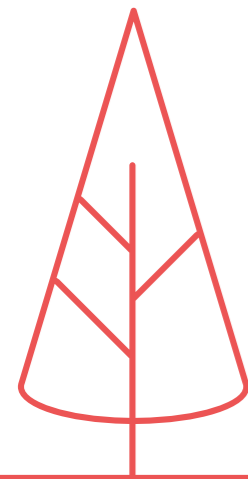


Number of  
SmartLandlords  
**1000+**

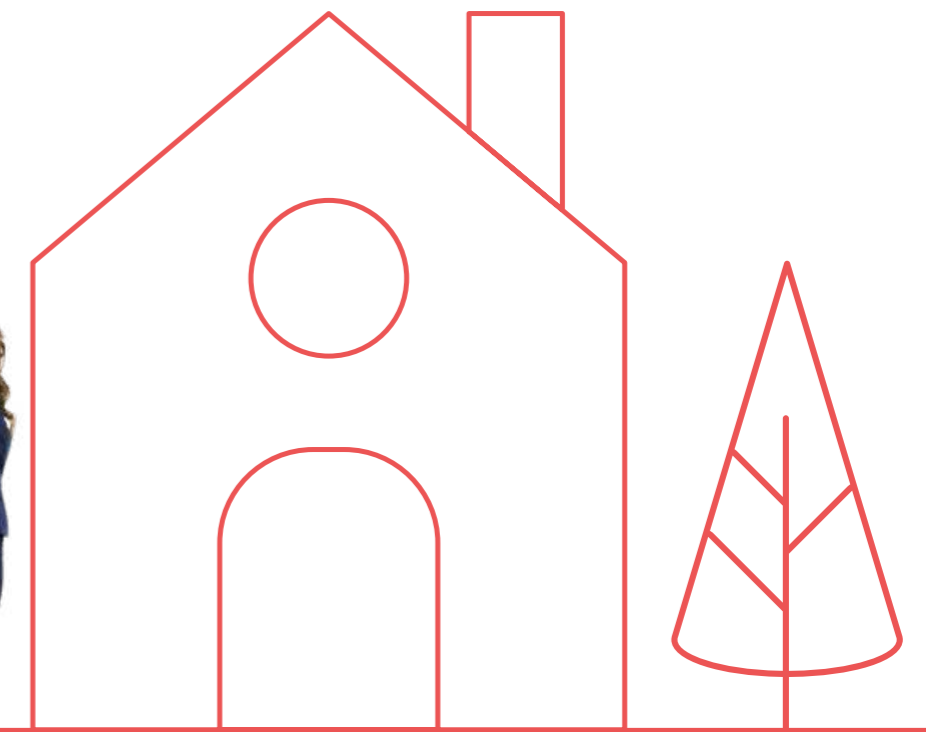
Typical  
Management Fee  
**9.50%**

Average length of  
Tenancy Agreement  
**12 months**

Average property  
let within  
**2.5 weeks**



"Join a growing number of landlords who trust SmartLandlord for all of their property management needs."



# NEXT STEPS...

**Surrenden Invest is one of the UK's most established and trusted providers of fully managed buy-to-let property investments.**

At Surrenden Invest, we believe that our attention to detail and professional approach makes us stand out from the crowd. Our team will always go the extra mile to ensure that we provide potential investors with all the data and information they need before purchasing through us.

## HELPING YOU EVERY STEP OF THE WAY

From the initial contact to the completion of the transaction and beyond, no question is too big or small. With a dedicated team available every step of the way, investing in property has never been so simple.

- Clients are appointed a dedicated Property Consultant
- In-house Purchase Progression team dedicated to client care
- Fully managed properties with after-sales advice
- Book 1:1 meeting in-person, online or over the phone
- Arrange a viewing or virtual tour (where possible)
- Guides, reports and more information are available on our website



4.7 STAR RATING



## WHAT OUR CLIENTS SAY

**Our hands-on approach and dedication to client satisfaction are reflected on our Trustpilot reviews page, where we have achieved a high-star rating from feedback posted by happy customers from all over the world.**

*“I have worked with this company since 2021 and they have always been very helpful. This is my first purchase and they walked me through everything. They have also kept me updated about the developments and anticipated dates of completion.”*

*“Since working with the team at Surrenden I’ve grown my portfolio and moved away from traditional property investment to new builds. At first buying off-plan can be a little daunting, however the team have fantastic market knowledge and are on hand during the entire purchase process.”*

*“Buying off plan is completely different to purchasing a traditional investment property which is why the experts at Surrenden Invest are my go-to. Their team is very knowledgeable about regional market trends, great communication and they go above and beyond to answer questions.”*



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