



TYNDALL COURT  
JEWELLERY QUARTER



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# INDUSTRIAL HERITAGE FOR **MODERN LIVING**

Open-plan living areas are designed with thoughtful interior decoration which creates a calm and restorative living environment. The open-plan spaces are large, bright and come equipped with top-of-the-range fixtures and fittings, including granite worktops and a full range of integrated appliances and white goods.





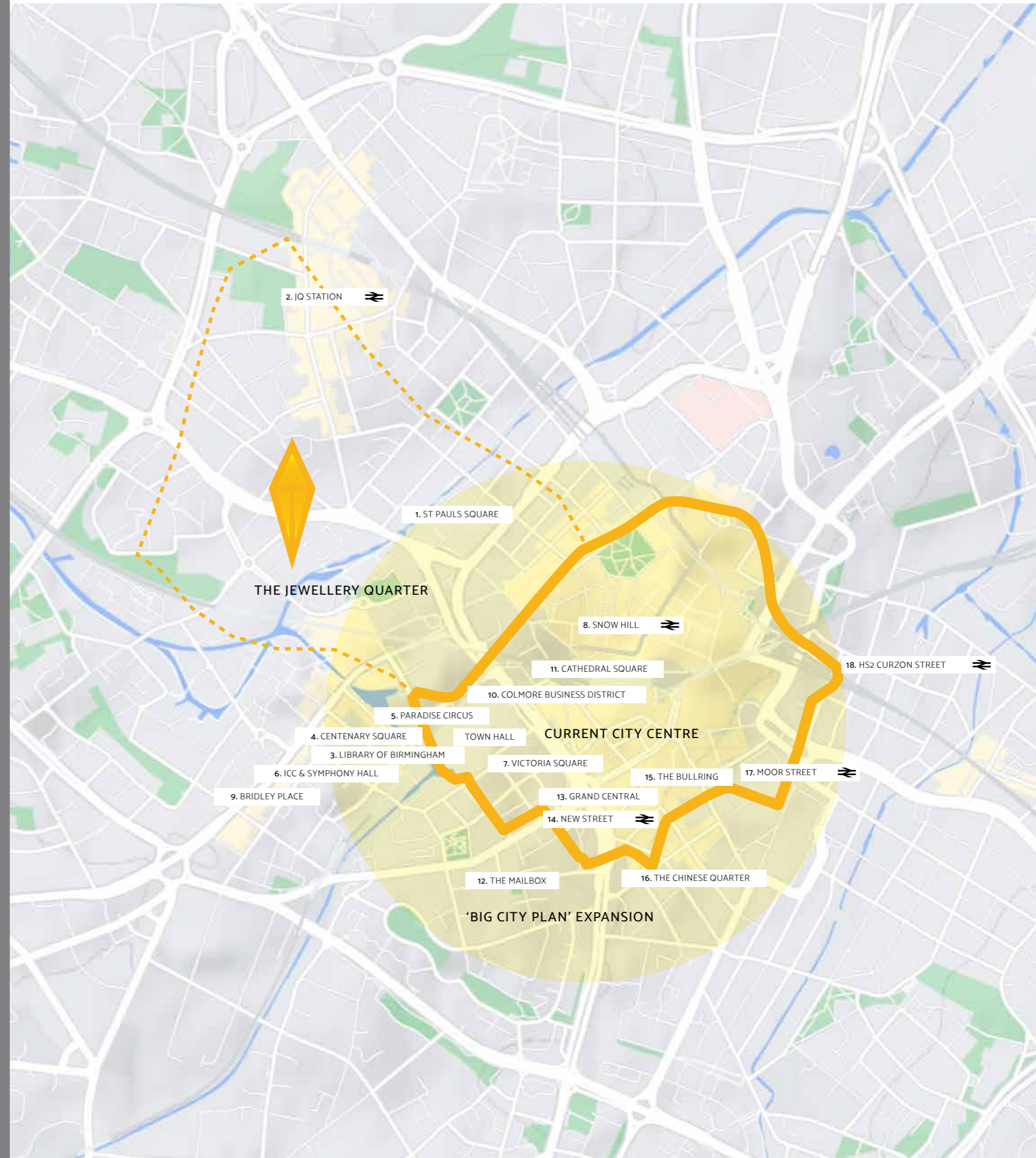
# CITY CENTRE LIVING

Located in the conservation area of the Jewellery Quarter, Tyndall Court enjoys all the benefits of a city centre location - less than a 10-minute walk to Birmingham's Central Business District and under 0.4 miles to the JQ station.

# AT THE HEART OF THE CITY

## WALKING TIMES FROM TYNDALL COURT

1 ST PAUL'S SQUARE	6 MINS
2 JEWELLERY QUARTER STATION	8 MINS
3 LIBRARY OF BIRMINGHAM	12 MINS
4 CENTENARY SQUARE	12 MINS
5 PARADISE CIRCUS	12 MINS
6 THE INTERNATIONAL CONVENTION CENTRE	13 MINS
7 VICTORIA SQUARE	13 MINS
8 SNOW HILL STATION	14 MINS
9 BRINDLEY PLACE	14 MINS
10 COLMORE BUSINESS DISTRICT	14 MINS
11 CATHEDRAL SQUARE	15 MINS
12 THE MAILBOX	17 MINS
13 GRAND CENTRAL	16 MINS
14 NEW STREET STATION	16 MINS
15 BULLRING	19 MINS
16 CHINESE QUARTER	21 MINS
17 MOOR STREET STATION	22 MINS
18 HS2 STATION (FORTHCOMING)*	26 MINS



# INDUSTRIAL STRENGTH

Built to reflect the surrounding architecture of the Jewellery Quarter, Tyndall Court features traditional red brickwork with hints of copper and zinc, a nod to the materials so ubiquitous to the forges and makers who gave the area its name. Deep reveal windows, dark contrasting surrounds, brick openings in the façade and open weave brickwork all combine to give an innovatively industrial appearance. Stylish residences both inside and out.

**DEVELOPER**

Kings Crescent Homes

**TENURE**

999 Years Leasehold

**EST. COMPLETION**

Q4 2024

**UNIT MIX**

1 and 2 beds

**PRICE STARTING FROM**

£220,000 1 beds

£295,000 2 beds

**EXPECTED RENTAL VALUES**

1 beds: £950 plus

2 beds £1400 plus

**EST. RENTAL YIELDS**

Up to 5.7%

**EST. GROUND RENT**

Nil

**EST. SERVICE CHARGE**

tbc

**APARTMENTS**

53

# INVESTING IN BIRMINGHAM

Built to reflect the surrounding architecture of the Jewellery Quarter, Tyndall Court features traditional red brickwork with hints of copper and zinc, a nod to the materials so ubiquitous to the forges and makers who gave the area its name. Deep reveal windows, dark contrasting surrounds, brick openings in the façade and open weave brickwork all combine to give an innovatively industrial appearance. Stylish residences both inside and out.



- Average rents have risen by 30% over the last 10 years and are expected to rise by 12% over the next five years.
- Boosted by tenant demand from young professionals leaving London and a rising population set to hit 1.24 Million by 2030
- 20% cumulative property price growth from 2020 into 2024
- 4,057 additional properties are required every year until 2026 in order to meet projected demand
- £5bn being invested in infrastructure in the city centre

19.2%

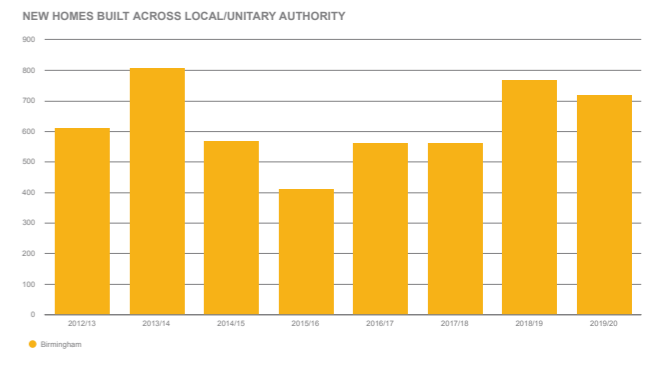
5 year house price growth forecast 2022-2027, JLL

19.3%

5 year rental growth forecast 2022-2027, JLL



A shortfall of 28,150 homes to 2031, rising to 60,900 homes by 2036.





# BIRMINGHAM HAS ONE OF THE FASTEST GROWING POPULATIONS AND ECONOMIES IN THE UK

With a population set to hit 1.24 million by 2030, Birmingham is one of the fastest growing cities in Europe and ranked as one of the most popular places in which to invest.

As the UK's second largest city, Birmingham is strategically positioned in the heart of the country and is central to the UK's strong economic performance. The city has a booming £120 billion regional economy and is home to global employers such as Jaguar Land Rover, HSBC, Goldman Sachs, Deutsche Bank, Deloitte and BT.

Birmingham has been voted the best regional city in the UK to live, with the cost of living 60% lower than London and best quality of life

City with the most Michelin star restaurants outside of London

The UK's first 5G test bed rolling out 100% superfast broadband coverage

Birmingham's population has previously risen by 163% since 2002\* impacted heavily by the continued allure it holds with young professionals that want a true 'city-centre lifestyle', where exceptional amenities and career opportunities offer endless possibilities.

\*Sourced from <https://www.bbc.co.uk/news/uk-44482291>





# INVESTMENT

£700 million development Paradise, Birmingham

£150 million redevelopment of New Street Station to Grand Central

Birmingham Commonwealth Games 2022 – 1 million visitors, 4,500 additional jobs

Big City Plan £2.1bn into economy each year, 1.5 million sq metres, 50,000 new jobs



## ECONOMY

- Birmingham has one of the fastest growing populations and economies in the UK
- Regional economy of £120bn
- With a GVA growth rate of 22.4% over the last 5 years the West Midlands combined authority has one of the fastest growing economies of any combined authority in the country
- Birmingham's gross value added (GVA), a measure of the value of goods and services produced in an area, is set to climb 16.4% by 2030, faster than the average for the region

Birmingham retained its spot as the UK's start-up capital outside of London for the seventh year running (2014-2021).\*

Sourced from Annual study from Think-Tank Centre for Entrepreneurs

## REGENERATION

In 2003, the Bullring redevelopment kickstarted a much wider plan of regeneration, officially named the 'Big City Plan' in 2010. With the Bullring now one of the busiest shopping centres in the UK, it's only right that its surroundings are as prestigious.

The Big City Plan aims to:

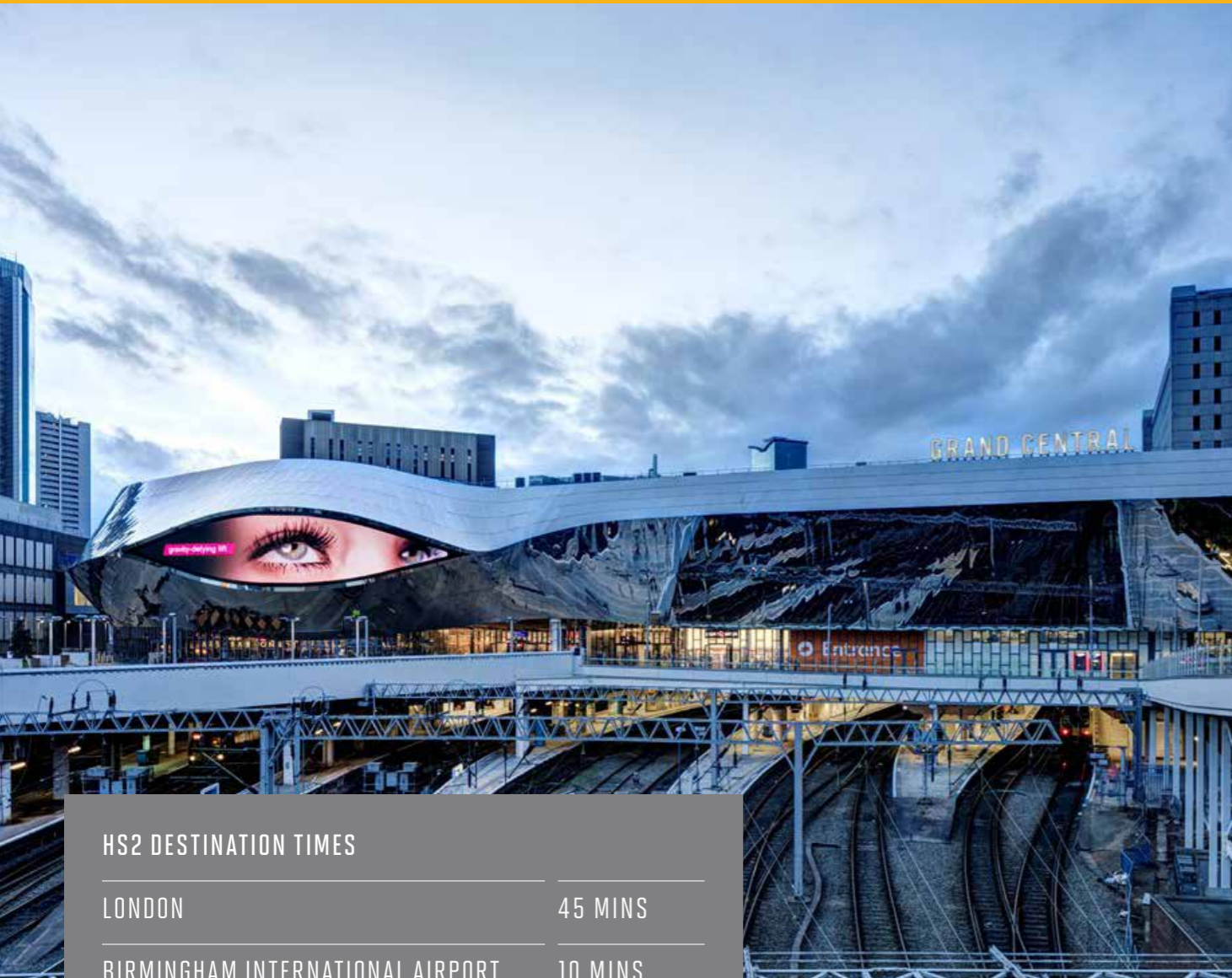
- Create over 50,000 new jobs
- Create 1.5 Million square metres of new floorspace
- Contribute £2.1 Billion to the economy each year
- Creating a well-connected, efficient and walkable city centre

## TRANSPORT

- Birmingham Airport £300 million expansion
- HS2 £44.6bn investment
- £1.3bn invested in the new tram network
- Birmingham International Airport currently serves 147 direct global destinations plus a further 50 airlines,
- 280 global connections

## COMMERCIAL

- BT, HSBC, KPMG, Deutsche Bank, Deloitte, PWC have opened offices in Birmingham
- Goldman Sachs soon to have a new office in Birmingham
- Major manufactures including Jaguar Land Rover, Modelez and Changan have R&D centres in the West Midlands
- 80% increase in people earning £40-50k over last 5 years
- Birmingham has seen the highest growth in wages of all UK cities



HS2 DESTINATION TIMES

LONDON	45 MINS
BIRMINGHAM INTERNATIONAL AIRPORT	10 MINS
MANCHESTER AIRPORT	32 MINS
MANCHESTER	41 MINS
LEEDS	49 MINS
SHEFFIELD	57 MINS



CURZON STREET HS2 STATION (IMAGE HANDOUT)

# HS2: MAKING BIRMINGHAM THE EPICENTRE OF THE UK'S HIGH SPEED NETWORK

Centrally located in the middle of England, Birmingham boasts an enviable transport infrastructure that includes an international airport (BHX), an extensive mainline rail network and connected motorways. The proposed Birmingham Curzon HS2 railway station opening from 2026\*

\*anticipated completion date

- HS2 STATIONS
- INTEGRATED HIGH SPEED STATIONS
- CORE HIGH SPEED NETWORK (PHASE 1 & 2)
- CORE SPEED NETWORK (PHASE 2A)
- CLASSIC COMPATIBLE SERVICES

\* South Yorkshire proposal July 2016



# WELCOME TO THE NEIGHBOURHOOD



## BARS & RESTAURANTS

- 1. VICEROY TANDOORI
- 2. THE RED LION
- 3. THE PIG & TAIL
- 4. THE ROSE VILLA TAVERN
- 5. THE WILDERNESS
- 6. THE BUTTON FACTORY
- 7. OTTO WOOD FIRED PIZZA
- 8. LASSAN INDIAN RESTAURANT
- 9. THE RECTORY
- 10. ACTRESS & BISHOP
- 11. THE ATRIUM & BRASSERIE RESTAURANT
- 12. STIRLINGS BAR

## AMENITIES

- 1. THE PIT GYM
- 2. COOL PILATES
- 3. TESCO
- 4. POST OFFICE
- 5. JQ STATION
- 6. JQ MUSEUM
- 7. SCHOOL OF JEWELLERY
- 8. UNIVERSITY OF LAW
- 9. TEMPLE GYM
- 10. ST PAULS HOUSE
- 11. UNIVERSITY COLLEGE BIRMINGHAM
- 12. BIRMINGHAM CANAL

8 MINS

5 MINS

JEWELLERY QUARTER STATION

THE CHAMBERLAIN CLOCK, TESCO EXPRESS

16 MINS

14 MINS

22 MINS

19 MINS

16 MINS

13 MINS

9 MINS

SNOWHILL STATION

ST PHILIP'S CATHEDRAL & COLMORE ROW

MOOR STREET STATION

THE BULLRING

GRAND CENTRAL NEW STREET STATION

BIRMINGHAM TOWN HALL & VICTORIA SQUARE

PARADISE CIRCUS

12 MINS

17 MINS

11 MINS

22 MINS

14 MINS

12 MINS

LIBRARY OF BIRMINGHAM

THE MAILBOX

CENTENARY SQUARE

THE CUBE

BIRMINGHAM SYMPHONY HALL

THE ICC BIRMINGHAM

14 MINS

BRIDLEY PLACE

13 MINS

BIRMINGHAM ARENA



# A BRIGHT FUTURE



Birmingham is home to four world-class campus universities and many more top-flight educational establishments.

The rental market is supported by demand from students studying at the city's numerous universities. Birmingham University was recently named as the 19th best in the country in The Times Good University Guide 2021.

Home to four universities – 80,000 students graduate each year

Knight Frank predicts that 40% of students plan to remain in Birmingham after graduation

Sourced from - <https://content.knightfrank.com/research/1474/documents/en/birmingham-market-update-2020-7033.pdf>

Birmingham is the third best performing city in the UK for attracting graduates who have no prior links to the city, helping drive further demand for rental accommodation

Sourced from - <https://www.centreforcities.org/reader/city-space-race-balancing-need-homes-offices-cities/geography-demand-residential-commercial-space/>

Employment growth of 5.5% over the last 5 years with population

Set to increase a further 17% by 2039



SCHOOL OF JEWELLERY	0.2 MILES
UNIVERSITY COLLEGE BIRMINGHAM	0.4 MILES
ASTON UNIVERSITY	1.1 MILES
BIRMINGHAM CITY UNIVERSITY	1.4 MILES
UNIVERSITY OF BIRMINGHAM	1.9 MILES





# INTERIOR SPECIFICATION

## INTERIOR DESIGNED KITCHENS

- Gloss light grey (or similar) handleless cabinets
- Granite worktops, upstands and splashback behind hob
- Stainless steel sink
- Integrated Samsung (or similar) appliances – induction hob, fridge freezer and dishwasher. Washer dryer to be freestanding (if Samsung) or integrated similar brand.
- LED strip lighting under wall cabinets

## GENERAL

- Brushed stainless steel sockets and switches
- Varnished wooden premium apartment doors
- Designer stone windowsills

## BATHROOMS AND ENSUITE

- Wood effect or similar basin cabinet with white basin and mixer tap
- Polished concrete style or similar ceramic wall and floor tiles – floor to ceiling in wet areas
- Dual flush soft close WC with chrome flush
- Shower head with rose head and hand shower in chrome
- Heated designer towel rail
- Granite worktops in selected bathrooms

## HEATING/ENERGY

- Energy efficient, sustainable fully electric scheme

## SECURITY

- Secured gates at section entrances
- Digital access to main entry doors and gates
- Colour video access screens in apartment hallways
- Compliant smoke alarms
- Lockable letterboxes
- Secured bike storage

## FLOORING

- Oak effect flooring in living, hallway and kitchen areas
- Carpet in bedrooms
- Ceramic and/or porcelain tiled bathroom

## LIGHTING

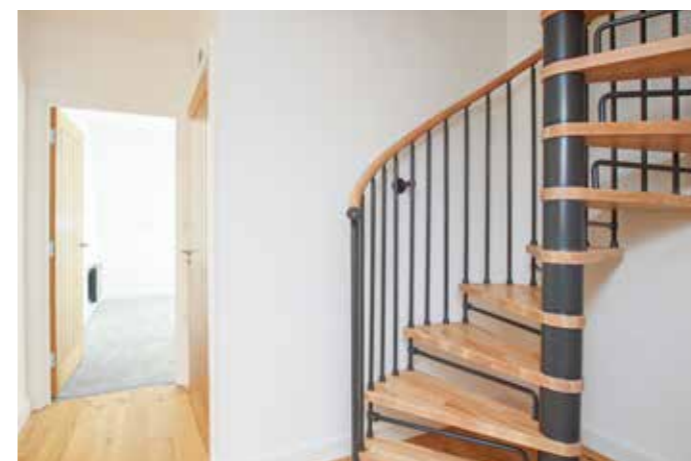
- Recessed LED spotlights – brushed steel
- Brushed steel light switch and sockets
- Hanging pendants in selected rooms and over kitchen islands

# ESTABLISHED TRACK RECORD



Kings Crescent Homes have a proven track record within the Jewellery Quarter. Restoring industrial style in this thriving corner of Birmingham.

IMAGES: From Kings Crescent Homes most recently delivered project, The Copperworks, Jewellery Quarter.







# ABOUT THE DEVELOPER

Kings Crescent Homes is an integrated property development business, specialising in the end-to-end delivery of large developments completely through its unique inhouse capacity.

Founders and directors, Nick Harvey-Jones and Radu Dinului-Mereantu have combined experience of over 40 years and have delivered in excess £300 million in real estate development and construction across

the UK and managed active real estate portfolios into the £billions. Their rare ability to deliver large scale projects mostly in-house, including most elements of construction, sets them apart from many. Investment partners are able to rely on a company with ultimate control on timing and budget, whilst customers who buy or rent a Kings Crescent Home are able to trust that quality control and efficiency is at the heart of their mission.



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