

# BROADOAKS

SOLIHULL, BIRMINGHAM

## EXCLUSIVE NEW LAUNCH PHASE III



**BROADOAKS IS A NEW RESIDENTIAL COMMUNITY IN THE HEART OF AFFLUENT SOLIHULL, B91. ITS COMBINATION OF REFINED LIVING AND CASUAL ELEGANCE CONNECTS PAST, PRESENT, AND FUTURE.**

## EXCLUSIVE NEW LAUNCH PHASE III

- Situated in the heart of affluent Solihull, B91.
- A mix of contemporary architecture, timeless interiors, and a leafy landscaped courtyard,
- A living experience that exceeds expectations.

- Deluxe residents super lounge and gym.
- A range of studios, 1, 2 & 3-bedroom apartments.



A unique find in today's property market, Broadoaks provides contemporary modern living in the heart of one of the UK's most desirable places to live - offering you the choice of a town or country lifestyle.

Broadoaks is an intimate collection of 96 contemporary styled residences situated within a secluded setting in the sophisticated haven of Solihull. Set apart but within easy reach of the town centre, these private apartments are crafted for the individual, making them perfect for a new generation of aspiring homeowners.

### KEY FACTS

<b>Developer:</b>	Investin PLC
<b>Vendor:</b>	Streetsbrook Property Developments LLP
<b>Development Location:</b>	Broadoaks, Streetsbrook Road, Solihull B91 1QY
<b>Estimated Completion:</b>	June 2022
<b>Number of Units available:</b>	96
<b>Tenure:</b>	250 Years
<b>Ground Rent:</b>	0.1%
<b>Yield:</b>	est 5% Gross yield
<b>Building Warranty:</b>	ICW
<b>Furniture Pack:</b>	Available
<b>Parking:</b>	Included (mandatory)





BROADOAKS  
SOLIHULL, BIRMINGHAM  
EXCLUSIVE NEW LAUNCH PHASE III



SOLIHULL



PLACES & TRAVEL TIMES	BY TRAIN	BY CAR
• Birmingham Moor Street (City Centre)	9 mins	27 mins
• Birmingham International Airport	7 mins (with HS2)	15 mins
• Coventry	57 mins	26 mins
• Worcester	1 hr 22 mins	46 mins
• London Marylebone	1 hr 45 mins	2 hrs 18 mins
• London from HS2 Interchange	38 mins	-

THE REGION



CONNECTED PLACES	DISTANCE
• National Exhibition Centre	5 miles
• Resorts World (NEC)	5 miles
• M42 Birmingham Interchange	8 miles
• M42 (J2)	10 miles
• M42/M6	15 mins
• M42/M40	10.8 mins
• M42 /M5	16.0 mins



# BROADOAKS

## SOLIHULL, BIRMINGHAM

### EXCLUSIVE NEW LAUNCH PHASE III



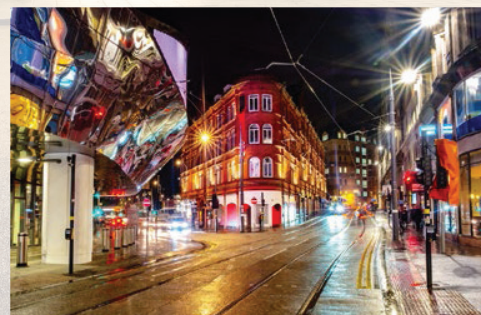
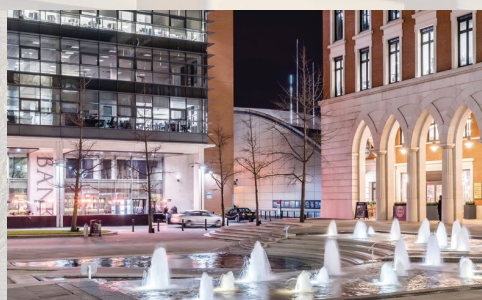
#### LOCAL AREA

As one of the UK's most desirable property hotspots, Solihull is a much-coveted location. Interconnected and enterprising, it's a town bristling with opportunity. Neighbouring Birmingham is just a 9 minutes train ride away, the M42 motorway network a short drive (2 minutes) and with Solihull train station within a 5-minute stroll you are in a great position from which to connect to Manchester, the North, London, and the South. With Solihull becoming a hub for international business (Jaguar Land Rover), it's a rewarding place to invest in with its growing employment market and vibrant social scene.

Perfectly positioned, Broadoaks is a convenient 5-minute walk to the town centres enticing shops (John Lewis, Waitrose, Touchwood) and hospitality (Carluccio's, The Beech House, Boston Tea Party).

With three-quarters of the borough defined as Green Belt, Solihull is a place where rural heritage and urban style merge seamlessly into one. Dating from 1220, this quaint town is steeped in history. Timber framed Tudor houses, picturesque villages and listed buildings sit alongside global luxury brands, first-class leisure, and the best of British business.

From Broadoaks you can enjoy all the benefits that come from neighbouring a resurgent Birmingham, a city literally rebuilding itself and its reputation. Renowned for being home to 1000 trades it's a melting pot of rich history fused with a sussed, connected lifestyle with an intimate feel. Alongside its picturesque canals, outstanding culture, and thriving commercial sector, is an explosion of Michelin Starred restaurants (6), world-class shopping, makers & innovators whose influence is being recognised far and wide. Playing host to the 2022 Commonwealth Games will see this great city once again take to the world stage.



# BROADOAKS

SOLIHULL, BIRMINGHAM

## EXCLUSIVE NEW LAUNCH PHASE III



### WHY INVEST IN BROADOAKS

#### TRANSPORT LINKS - HS2

With the confirmed HS2 interchange near Birmingham International linking you to Birmingham Airport in 7 minutes and London in just under 40 minutes, the opportunity to make a sound investment in this part of the Midlands is clear.

Planned for 2026, the HS2 interchange station will fast track connections to the North and South and boost Solihull's appeal exponentially. With a variety of car parking options, taxi ranks, bus stops, cycle storage, a pedestrian bridge, and a public plaza, it will truly be an interchange in name and nature.

HS2 will bring economic growth, not only to Solihull but to its inhabitants and further secure the town's standing as one of the UK's most desirable property hotspots.

#### SUPERBLY CONNECTED

- Birmingham International Airport: 5 miles
- Solihull train station: 2-minute walk connecting to Birmingham (9 minutes); Warwick (15 minutes); Stratford upon Avon (28 minutes); and London (1 hour 38 minutes)
- HS2 Interchange station (from 2026): connecting to London Euston and Manchester (under 40 minutes)
- M42, Junction 5 (2.5 miles) with direct connections to M6, M6 Toll, M5, M40 and M1
- Local bus network to nearby villages such as Knowle and Dorridge

#### GREEN SATISFACTION

A recent winner of 'Best Place to Live in the UK', Solihull delivers on all levels. With a population that consistently records high rates of satisfaction (85%) towards living in the area, Solihull is a place made for modern life.

If you want some downtime, you can easily walk to the centre's two local parks. Brueton Park and Tudor Grange feature cycle tracks, lakes and play areas. In fact, Solihull has 1500 acres of green space, parks and green belt and is internationally recognised with a green flag award. Aptly, Solihull's motto is 'Urbs in Rure' or 'town in the country.'

#### FIRST CLASS EDUCATION

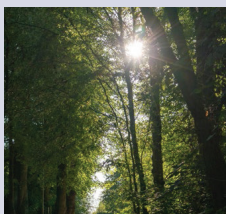
Solihull is renowned for its exceptional education establishments.

- Two of the four senior schools have an Ofsted rating of 'Outstanding' (Tudor Grange Academy and St Peter's) while Alderbrook and Lode Heath both have a 'Good' rating.
- The area's two private schools both have a pass rate of 100% at GCSE and at age 18.
- Nine of the 10 junior schools have been rated 'Outstanding' or 'Good' by Ofsted.

#### ECONOMIC GROWTH

Home to Blythe Valley Business Park and over 8,000 businesses including Jaguar Land Rover, Solihull has one of the highest employment rates in the region.

The average price for property in Solihull stood at £404,916 in January 2021. This is a growth of 4.52% in the last 12 months (2020-21) and in general house prices in the area is well above the national average.





**BROADOAKS**  
SOLIHULL, BIRMINGHAM  
**EXCLUSIVE NEW LAUNCH PHASE III**



**DEVELOPMENT VIEWS**





# BROADOAKS

SOLIHULL, BIRMINGHAM

## EXCLUSIVE NEW LAUNCH PHASE III



### AMENITIES & SPECIFICATIONS



### GENERAL

- Lift giving access to all floors
- Heating via thermostatically controlled wall radiator
- Electric combi boiler
- Smooth panel internal doors with brushed steel furniture
- Double glazing
- Entry phone
- Selection of apartments with Juliette balcony, balcony and outside space
- Satin chrome downlighting throughout
- White matt finished walls and ceiling
- Electrical sockets in stainless steel finish
- Bathroom and kitchen extractors
- Zanussi washer/dryer to cloaks cupboard

### LIVING & DINING

- Wood laminate flooring, including hall
- TV, high speed 1GB internet, BT and Virgin outlets in living area and bedrooms
- Telephone sockets

### BATHROOM & EN-SUITES

- Ceramic floor tiling
- Full height ceramic wall tiles
- Bristan hour glass mixer tap
- Heated chrome towel rail
- Wall mounted mirror above vanity basin unit
- Thermostatic shower over baths with glass screen
- Shower enclosure in ensuite if applicable with Just Trays Deep Stone shower tray
- Stainless steel toilet roll holder
- Shaver point

### BEDROOMS

- Fully fitted carpeting
- Fully fitted wardrobes with mirrored sliding doors, shelf and rail

### KITCHEN

- Wood laminate flooring
- Range of contemporary high gloss kitchens with soft close drawers and doors
- Square edge worktops with matching upstands
- Zanussi stainless steel electric built-in single oven
- Zanussi ceramic hob
- Zanussi integrated cooker hood
- Zanussi integrated 70/30 fridge freezer
- Zanussi integrated dishwasher
- 1 1/2 sink and drainer with swan neck mixer tap
- Stainless steel splash back
- Under cupboard lighting



# BROADOAKS

SOLIHULL, BIRMINGHAM

## EXCLUSIVE NEW LAUNCH PHASE III



### RESERVATION PROCESS



£5000 reservation fee

20% on exchange of contracts (minus £5000 reservation fee)

80% balance completion Q1 2022

### LEGAL INFORMATION

**brownejacobson**

#### VENDOR'S SOLICITOR

Browne Jacobson  
Simon Brooks  
Senior Associate  
T: +44 (0)121 237 4574  
M: +44 (0)7900 160540  
W: <https://www.brownejacobson.com>



#### RECOMMENDED BUYER'S SOLICITOR

Blakewells Solicitors  
T: +44 (0) 208 522 4400  
E: [asif.choudhury@blakewells.co.uk](mailto:asif.choudhury@blakewells.co.uk)

### LETTINGS AND MANAGEMENT



#### REDSTONE PROPERTY PORTFOLIO MANAGEMENT

Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324

E: [lettings@redstoneproperty.co.uk](mailto:lettings@redstoneproperty.co.uk)