

BRISTOL
st.

BIRMINGHAM'S NEW SPOT.



BUILDING HOMES
MAKING PLACES
ENHANCING LIVES

BRISTOL St.

AT B5, CENTRAL
BIRMINGHAM'S NEW SPOT.

Welcome to Bristol Street, a new collection of contemporary one & two bedroom apartments and three bedroom houses available through Shared Ownership, situated in the centre of cosmopolitan Birmingham.

At Bristol St., you'll be living moments away from the very best that the city has to offer – from exceptional shopping facilities and hugely popular restaurants, through to tranquil green spaces and vibrant cultural venues.

Offered through Shared Ownership, these homes offer you the chance to get on the property ladder with a stylish home in what is fast becoming 'Birmingham's New Spot'.

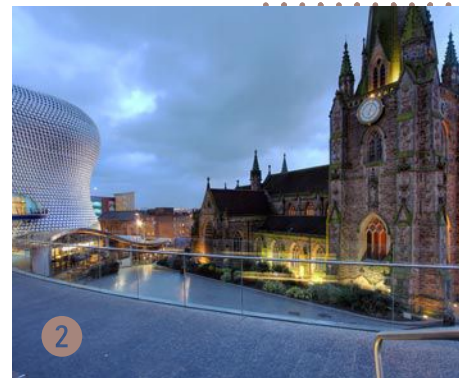


Computer generated artist impression



Birmingham;
a social, cultural, financial,
and commercial centre

All in one spot.



Birmingham is an inspiring place to live and work. The proud city is home to everything from the renowned Bullring shopping centre and Edgbaston Cricket Ground, through to the National Exhibition Centre and more public parks than any other European city.

With a longer network of canals than Venice, an array of world-class museums and concert halls, a vibrant financial sector and the famous Jewellery Quarter – where over 40% of the UK's jewellery is made – you'll be living in a historic industrial city that captures the imagination.

1. Birmingham City Centre
2. The Bullring and St Martin's Church
3. Victoria Square, Birmingham
4. Edgbaston Cricket Ground
5. One of many canals in Birmingham

A SPOT OF SHOPPING.

Living at Bristol St., you'll be only a short distance from some of the UK's very best shopping destinations. The city centre is home to the iconic Bullring, home to well over 200 shops, restaurants and department stores, including both Selfridges and Debenhams. Connected by a link bridge, Grand Central offers a further 60+ premium shops, including John Lewis, The White Company, Cath Kidston and Jo Malone.

There's lots more, of course. If you're looking for clothes, accessories or shoes, then Burlington Arcade is worth exploring. For designer fashion and luxury home furnishings, then The Mailbox should be your first port of call – it's where you'll find big names such as Harvey Nichols, Hugo Boss, Tommy Hilfiger and Harvey Jones. If you like to explore independent shops, both the City Arcade and the Great Western Arcade



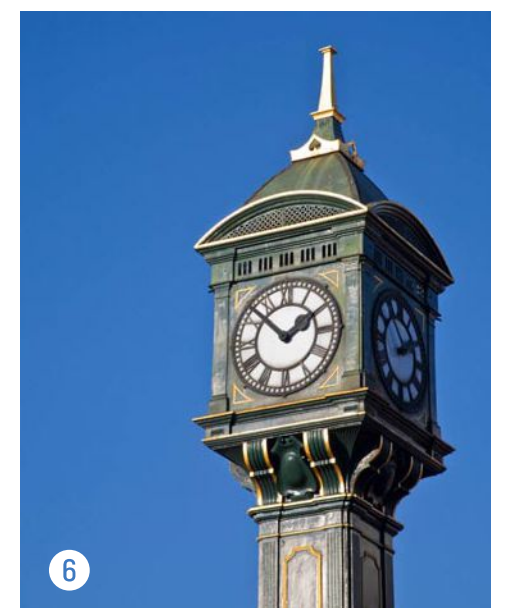
have much to offer. And don't forget the Jewellery Quarter for some of the most beautifully crafted items you'll ever see!

Even nearer to home, the centre of Sparkbrook is a popular shopping destination, with Ladypool Road attracting customers from far and wide. Here you'll find colourful shops of so many kinds, selling everything from bridalwear to colourful shoes and exotic fabrics to designer suits.

Both the Chinese Quarter and Gay Village are nearby – both with an eclectic range of shops and restaurants – as well as The Arcadian shopping centre, which has a vibrant mix of retail outlets, bars, beauty salons, nightclubs and much more.

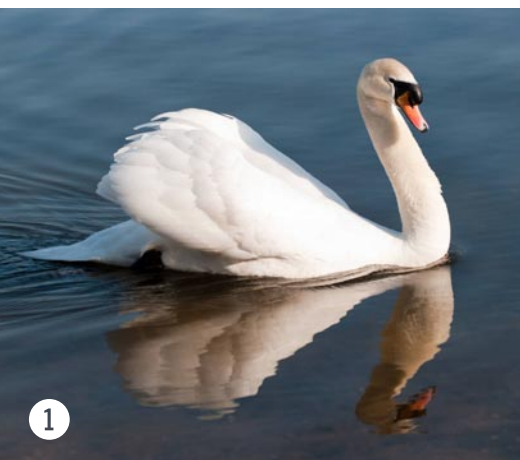
One thing's for sure, whenever you're in need of some retail therapy, your new home brings you close to some of the best shopping in the country!

1. Castle Galleries quality fine art chain store, Birmingham city centre
2. One of many cafes, restaurants and bars throughout Birmingham
3. Fruit Stall in Bullring Rag Market
4. Bullring Shopping Centre
5. Selfridges & Co. Bullring Shopping Centre
6. Chamberlain Clock, Jewellery Quarter





A BEAUTY SPOT.



You may be living a large and bustling city, but you'll never be far away from glorious green spaces and natural beauty. Birmingham has more public parks – 571 – than any other European city, giving you some 14 square miles of open space to enjoy and explore. Ten of these parks have been recognised with the prestigious Green Flag Award.

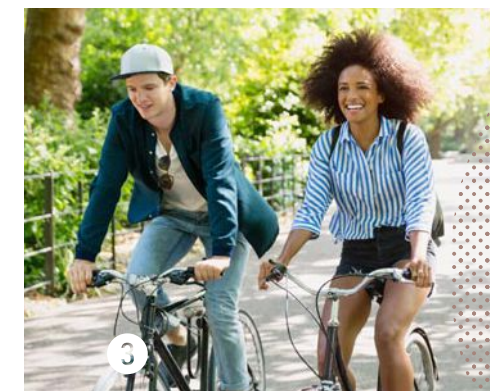
In addition, the city has five local nature reserves plus a national nature reserve, Sutton Park. Located six miles to the north of central Birmingham and covering 2,400 acres, this is one of Europe's largest urban parks and is a designated Site of Special Scientific Interest. You'll also love the Birmingham Botanical Gardens in Edgbaston, with over 7,000 species of plants set in 15 acres of beautiful grounds. It's even home to the British National Bonsai Collection!

Also close to Bristol St., you can experience the beauty of Edgbaston Reservoir. This was created in 1827 as a top-up water supply for the city's canal system. Today, it also offers facilities for fishing, sailing and rowing as well as a 2km walking route. The 70-acre site is surrounded by woodland and grassland and supports an impressive variety of wildlife, including many species of birds, newts and bats.

Also a short distance from your new home, Cannon Hill Park is most popular green space in Birmingham. Offering a combination of formal parks with woodland, conservation and sports areas, it's a great spot to run, walk, cycle or play bowls or tennis. There's even a small zoo, Birmingham Wildlife Conservation Park, where you can see animals such as red pandas, lynx and lemurs.



1. Edgbaston Reservoir
2. Edgbaston Gold Course
3. Birmingham has more than 8,000 acres of award-winning green spaces and parks – more than any other European city.



Edgbaston Reservoir;
an oasis of nature in a
bustling city

BRISTOL
St.



Travel times are taken from maps.google.com and are for guidance only.

From Bristol St. by foot	From Bristol St. by taxi
14 minutes Chinese Quarter	21 minutes Birmingham Airport
17 minutes Bullring & Grand Central	33 minutes Tamworth
27 minutes Cannon Hill Park	35 minutes Coventry
35 minutes Jewellery Quarter	36 minutes Lichfield
38 minutes Botanical Gardens	48 minutes Worcester

THE SWEET SPOT

From Birmingham New Street Station	From Birmingham Airport
54 minutes Leicester	1 hour 10 minutes Amsterdam
1 hour 8 minutes Oxford	2 hours 15 minutes Venice
1 hour 24 minutes London Euston	2 hours 30 minutes Budapest
1 hour 26 minutes Manchester Piccadilly	2 hours 35 minutes Rome
1 hour 37 minutes Liverpool Lime Street	4 hours 5 minutes Lanzarote

A GREAT SPOT FOR LEARNING.

Birmingham is a centrepiece for learning, whether you're looking for a good school for your children or you'd like to develop new skills of your own.

Near Bristol St. there are a number of Ofsted 'Good' rated primary schools, along with two popular secondaries. Ark St Albans Academy is rated as 'Excellent' while the John Brindley school is rated 'Good'. The city is also home to a variety of private schools, including King Edward's School, which has been educating since 1552, and the King Edward High School for Girls, founded in 1883.

Birmingham is also home to five universities, including the renowned University of Birmingham. This includes the Royal Birmingham Conservatoire, a centre of musical excellence and one of only nine conservatoires in the UK. The Conservatoire also has the respected School of Acting. The well-regarded Birmingham Institute of Art and Design – formerly the Birmingham School of Art – offers a range of excellent courses as part of Birmingham City University.

Add into the mix a huge range of colleges and other further education providers across the city, and you'll always be assured of excellent teaching and learning – wherever your interests take you.

1. Bristol St. is surrounded by schools Ofsted rated 'Good' to 'Excellent'

2. One of many restaurants clustered in Birmingham's 'Balti Triangle'

3. Opheem restaurant



1



2

A HOTSPOT FOR DINING.

Birmingham is heaven for foodies, and it's not difficult to see why. Most famously, the Balti – a fusion curry dish inspired by Kashmiri recipes – was invented in the city in the 1970s and is served in the many restaurants clustered in Birmingham's 'Balti Triangle'. Just over a mile from Bristol St., popular Balti houses include Shabab, which has been serving fragrant curries for over 30 years, as well as Adil's and the Shahi Nan Kebab House.

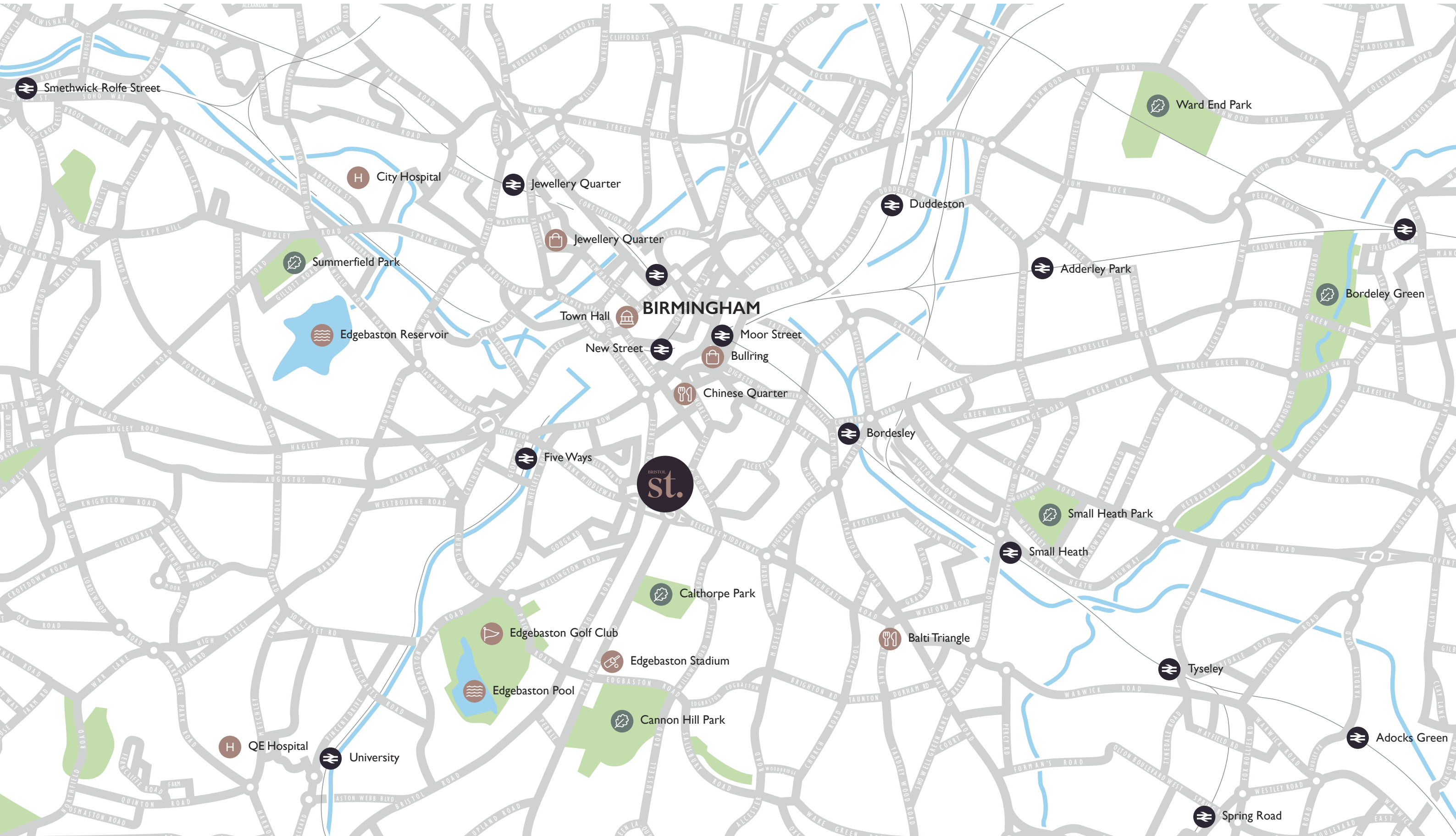
If you like to explore world-class cuisine, then you'll also be spoiled for choice. Birmingham is home to six Michelin starred restaurants – more than any UK city outside London. Opheem pushes the boundaries with Indian flavours, combining traditional cooking techniques with excitingly modern ones. Simpsons,

Purnell's and Adam's all offer exciting modern cuisine. Carter's of Moseley is the place to go if creative modern British food is your thing. And then, a little further out in Hampton in Arden, Peel's specialises in creative British cuisine and is renowned for dishes such as crab XO with white beetroot, coriander and lime.

Across the city, there are plenty of other world cuisines to discover, no matter what your budget. Many of Birmingham's shopping centres are home to great restaurants and cafés, there are plenty of pubs serving excellent food and you'll find dozens of Italian, Chinese, Japanese, Middle Eastern and more – meaning there's always the perfect place for a cosy meal or a family celebration.



3







Images of previous Optivo show home showing typical finish. For illustrative purposes only.

KITCHEN

Contemporary matt kitchen units by Moore's in Haze grey colour with brushed chrome handles*

Terrazzo White laminate worktops with matching upstand and stainless steel splashback behind hob

Single bowl stainless steel sink with chrome mixer tap

Zanussi appliances including:

- integrated gas hob
- integrated multi-function oven
- integrated chimney extractor hood
- freestanding fridge/freezer
- washing machine in hallway cupboard to apartments, and in kitchen to houses

Space for dishwasher with plumbing and power connections

Four LED spotlights on a single track

Leoline tile-effect vinyl flooring in Barcelona grey



SPOT ON.

BATHROOM

Johnson Tiles matt ceramic tiles in Melford Marble Light Grey to splashback behind basin and full height around bath

Contemporary bath in white

Chrome thermostatic bath-mounted mixer tap, and wall-mounted mixer tap including shower attachment, slider and rail (one bedroom apartments)

Chrome thermostatic bath-mounted mixer tap with head wash shower attachment (houses and two bedroom apartments)

Semi-pedestal basin with chrome mixer tap

Close-coupled dual flush WC with toilet roll holder

Mirror above basin

Single panel white radiator

Leoline tile-effect vinyl flooring in Barcelona grey

EN SUITE^

Johnson Tiles matt ceramic tiles in Melford Marble Light Grey to splashback behind basin and in shower enclosure

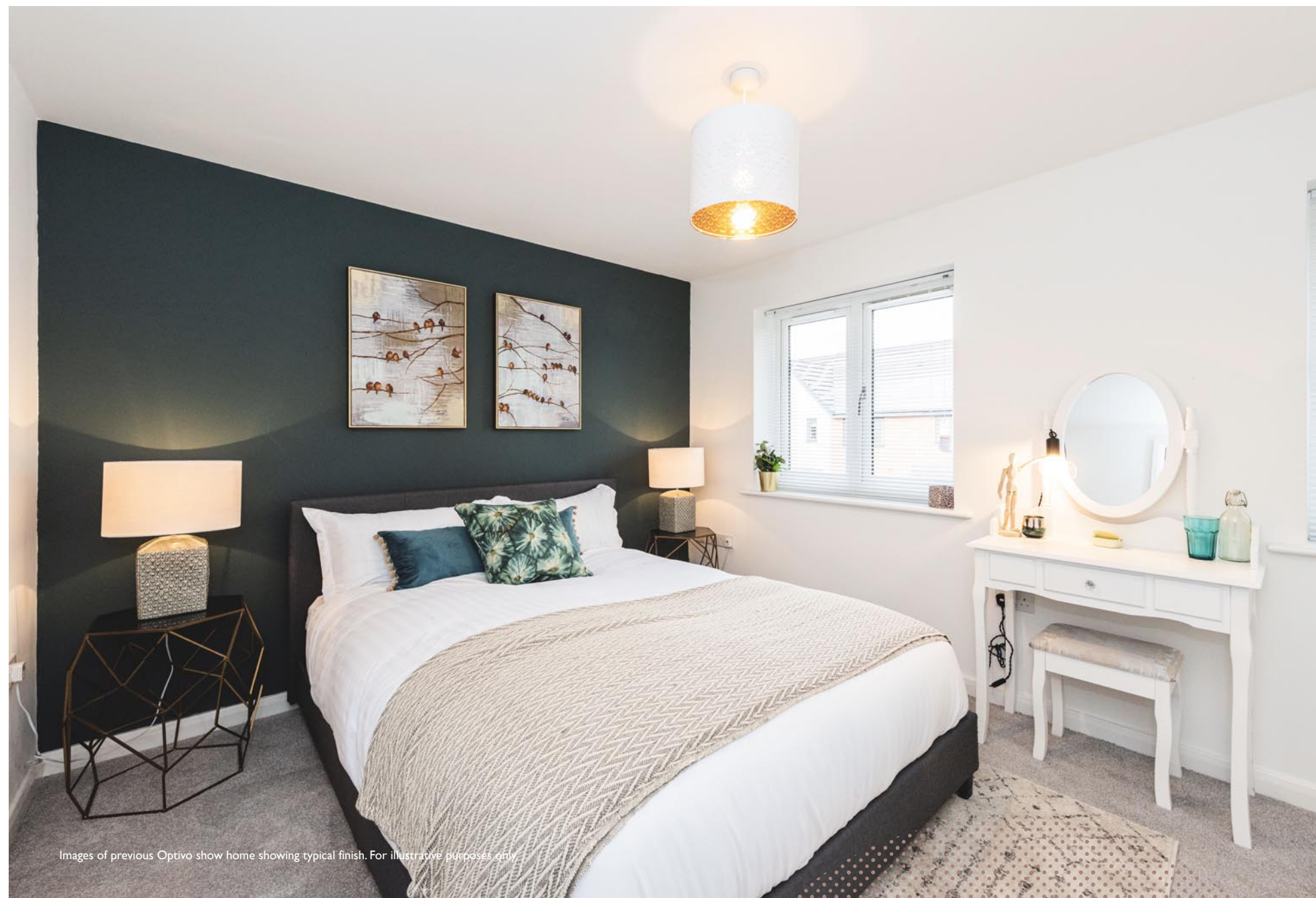
Shower tray featuring glass enclosure and chrome thermostatic wall-mounted shower mixer including shower attachment, slider and rail

Semi-pedestal basin with chrome mixer tap

Close-coupled dual flush WC

Leoline tile-effect vinyl flooring in Barcelona grey





Images of previous Optivo show home showing typical finish. For illustrative purposes only

BEDROOM

Abingdon carpet in contemporary New Oaklands grey

CLOAKROOM (HOUSES ONLY)

Johnson Tiles matt ceramic tiles in Melford Marble Light Grey to splashback behind basin

Pedestal basin with chrome mixer tap

Close-coupled dual flush WC

Leoline tile-effect vinyl flooring in Barcelona grey

* Kitchens in all houses, and apartments 7 and 15, have Haze coloured end panels, carcasses and plinths. In all other apartments these are white.

**Subject to a separate subscription

^See floor plans from page 26 for property layouts with en suites

Please note that this is, in the main, the specification for the apartments unless specifically stated. The specification for the houses may vary for some items. Please speak to the sales executive for more details.



BRISTOL st.

ELECTRICAL

Pendant lights to living room, bedroom and hallway

Sealed bulkhead lights to all bathrooms, and to cloakrooms in houses

Energy efficient external lighting adjacent to front and rear doors of houses, with daylight sensor to front

White sockets and switches throughout

BT Openreach telephone and fibre broadband points in hall cupboard

Telephone points to living room and master bedroom

Satellite TV point to living room** (houses only)

Digital TV connection point to living room pre-wired for Sky** (apartments only)

Electricity smart meter (houses only)

HEATING

Heating and hot water provided by an Ideal Standard combination boiler

INTERIOR FINISHES

Abingdon carpet in contemporary New Oaklands grey to living room and hallway

Polished chrome ironmongery throughout

White four-panel internal doors

White gloss paint finish to joinery throughout

White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

Fire-rated front door with multi-point locking system

Chrome door viewer to front door

Mains operated smoke/heat and carbon monoxide detectors with battery back-up

Additional smoke detector fitted to houses with 3 levels

Entryphone located in hallway (apartments only)

12 year NHBC warranty

ENERGY EFFICIENCY

Energy Performance Certificate (EPC) rating between 82 and 85 (B)

Double glazed windows

Built to latest Building Regulation standards

EXTERIOR

Private gardens with slab paving to all houses

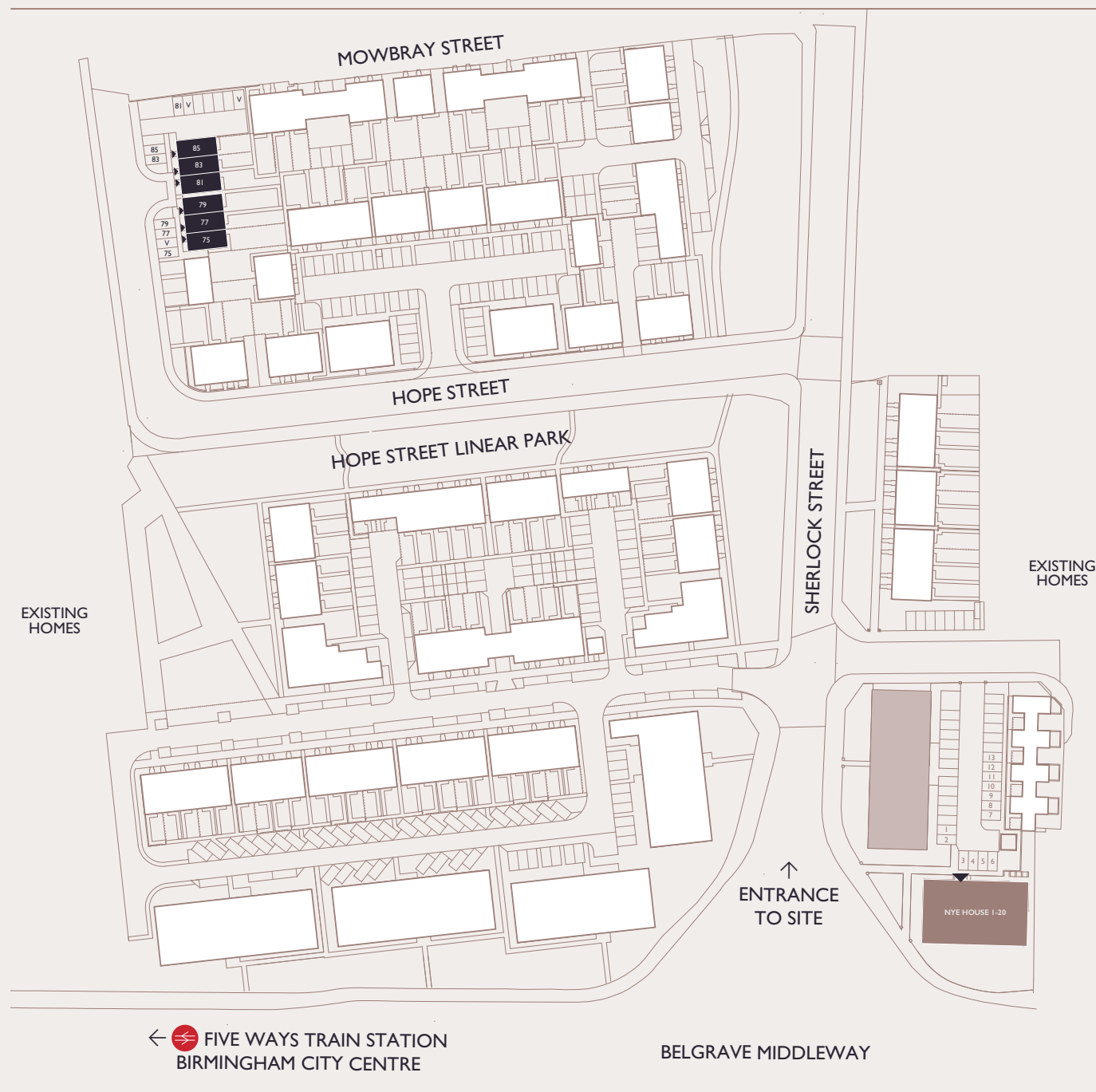
Secure, weatherproof residents' cycle store for apartments

Off-street parking space for each of the houses



Computer-generated artist impression of three bedroom house at Bristol Street for indicative purposes only

THE
SITE
PLAN



THREE
BEDROOM
HOUSE

75, 77, 79, 81, 83 & 85 HOPE STREET



DIMENSIONS

GROUND FLOOR

Kitchen	3.09 x 1.89m	10'2" x 6'2"
Family / Dining	4.00 x 3.98m	13'1" x 13'0"
Study/Bedroom 4	2.80 x 1.90m	9'2" x 6'3"

FIRST FLOOR

Lounge	3.99 x 3.67m	13'1" x 12'0"
Bedroom 1	3.99 x 3.08m	13'1" x 10'1"

SECOND FLOOR

Bedroom 2	3.99 x 3.54m	13'1" x 11'7"
Bedroom 3	3.99 x 3.40m	13'1" x 11'2"
Bathroom	1.99m x 1.84m	6'6" x 6'0"

Gross Internal Area
108.33 sq.m / 1166 sq.ft

S Storage WM Washing Machine FF Fridge / Freezer DW Space for dishwasher

House layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

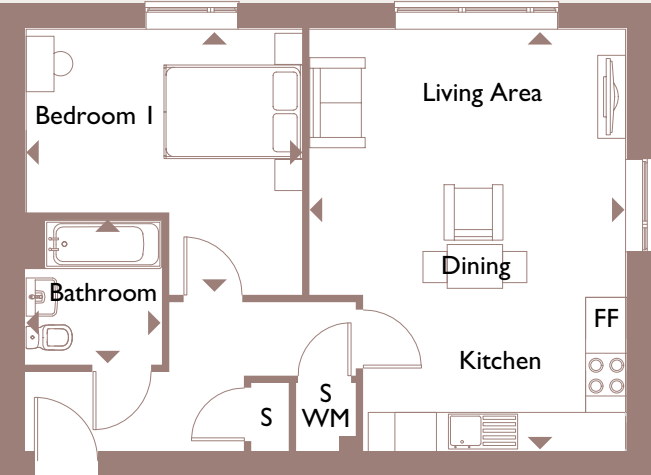


APARTMENTS 4, 9, 14 & 19
NYE HOUSE

DIMENSIONS

Living/Dining/ Kitchen	6.15m × 4.60m	20'2" × 15'1"
Bedroom	4.04m × 3.87m	13'3" × 12'9"
Bathroom	2.12m × 2.00m	6'1" × 6'7"
Gross Internal Area 47.86 sq.m / 515.2 sq.ft		

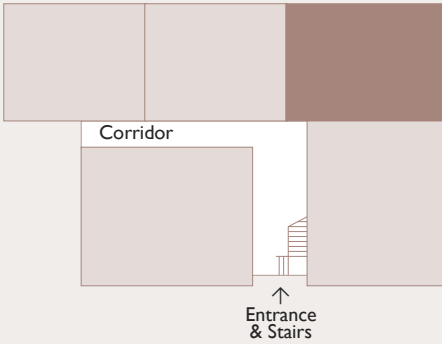
S Storage
FF Fridge / Freezer
WM Wwashing Machine



APARTMENT LOCATION



Ground	First	Second	Third
4	9	14	19



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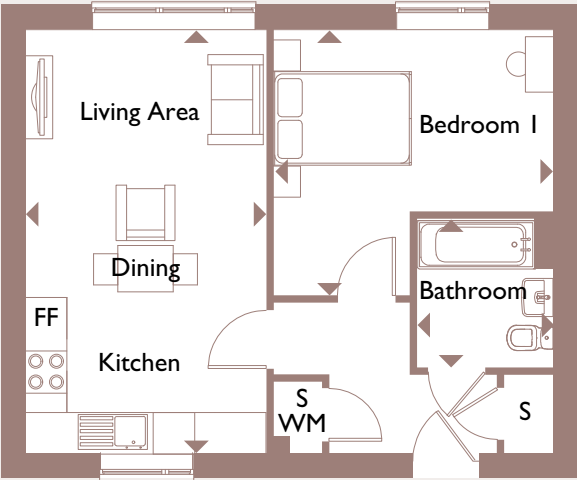


APARTMENTS 2, 3, 7, 8, 12, 13, 17 & 18
NYE HOUSE

DIMENSIONS

Living/Dining/ Kitchen	6.15 × 3.50m	20'2" × 11'6"
Bedroom	(Apartments 2, 7, 12 & 17) 4.09 × 3.87m	13'5" × 12'9"
Bedroom	(Apartments 3, 8, 13 & 18) 4.04 × 3.87m	13'3" × 12'9"
Bathroom	2.13 × 2.00m	7'0" × 6'7"
Gross Internal Area 47.86 sq.m / 515.2 sq.ft		

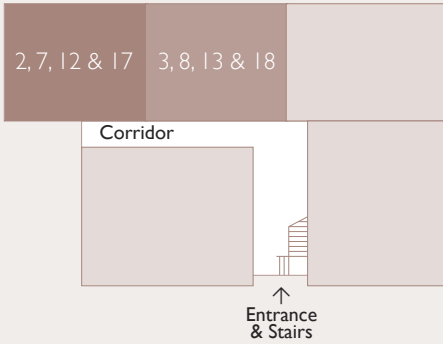
S Storage
FF Fridge / Freezer
WM Wwashing Machine



APARTMENT LOCATION



Ground	First	Second	Third
2	7	12	17
3*	8*	13*	18*



*Opposite handing to the illustration shown

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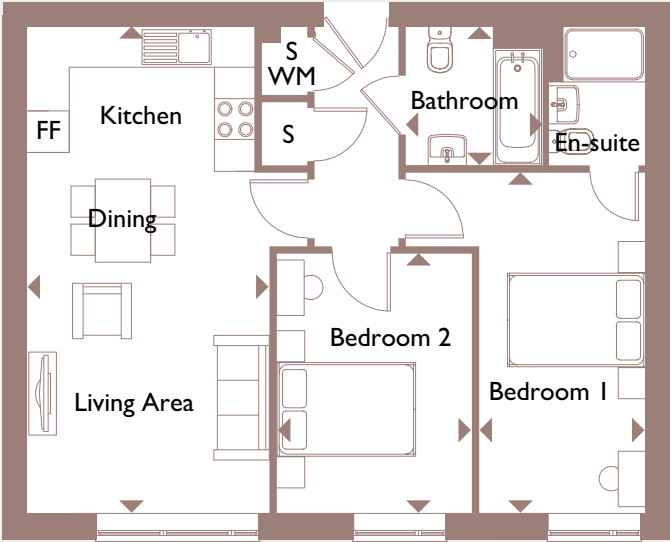


APARTMENTS 1, 6, 11 & 16
NYE HOUSE

DIMENSIONS

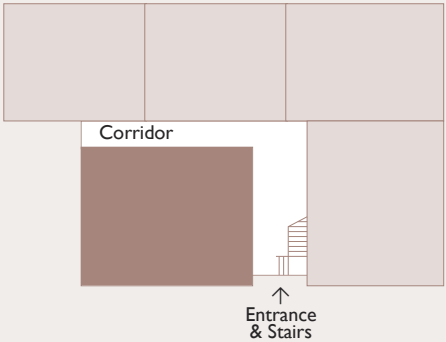
Living/Dining/ Kitchen	7.08 × 3.53m	23'3" × 11'7"
Bedroom 1	4.96 × 2.45m	16'3" × 8'0"
Bedroom 2	3.80 × 2.88m	12'6" × 9'5"
Bathroom	2.05 × 2.00m	6'9" × 6'7"
Gross Internal Area 61.22 sq.m / 659 sq.ft		

S Storage
FF Fridge / Freezer
WM Washing Machine



APARTMENT LOCATION

Ground 1	First 6	Second 11	Third 16
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APARTMENTS 5, 10, 15 & 20
NYE HOUSE

DIMENSIONS

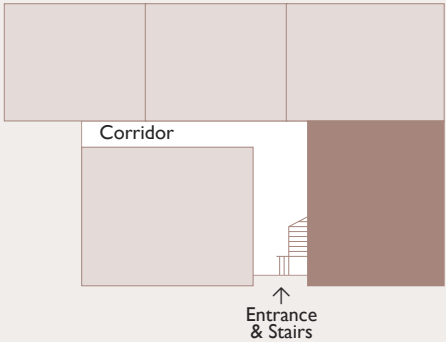
Living/Dining/ Kitchen	5.89 × 3.45m	19'4" × 11'4"
Bedroom 1	4.94 × 2.45m	16'2" × 8'0"
Bedroom 2	3.73 × 2.90m	12'3" × 9'6"
Bathroom	2.05 × 1.90m	6'9" × 6'3"
Gross Internal Area 61.22 sq.m / 659 sq.ft		

S Storage
FF Fridge / Freezer
WM Washing Machine



APARTMENT LOCATION

Ground 5	First 10	Second 15	Third 20
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BUILDING HOMES MAKING PLACES ENHANCING LIVES



Computer generated image of Waterway, London

About Us

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets.

Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives. Our aim is to grow even further in 2020/2021 than the already impressive 300+ homes we built for sale in 2019/2020!

Shared Ownership

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The Nitty Gritty

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

Want more information? You can:

Email us: sales@optivo.org.uk

Call us: 0800 012 1442

Visit our website: [optivosales.co.uk](https://www.optivosales.co.uk)

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