



PERRY  
BARR  
VILLAGE  
BIRMINGHAM

1 & 2 BEDROOM

*Shared Ownership*

APARTMENTS





welcome to

# PERRY BARR VILLAGE

**Shared Ownership at its best, with a wide range of nearby amenities and excellent commuting links Perry Barr Village is the perfect location to call home.**

This new collection of 1 & 2 bedroom apartments, complete with tree lined streets, roof terraces and matured community spaces are available with Shared Ownership, offering apartment living at an affordable price.



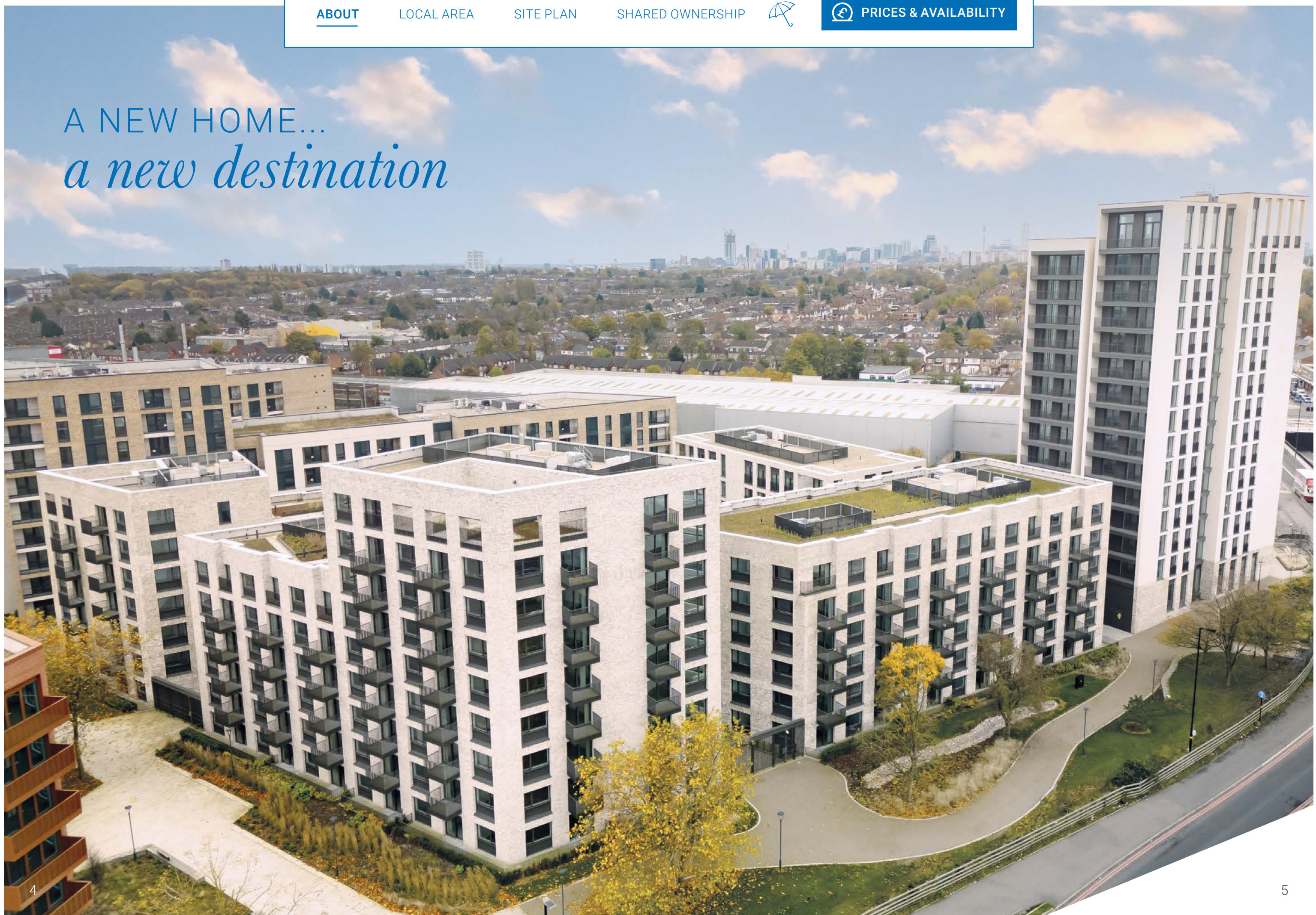
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A NEW HOME...  
*a new destination*







# New horizons

The design of Perry Barr Village was centred around principles of environmental sustainability and community cohesion through shared public spaces, tree lined streets and a matured community green at its heart.

## YOUR NEW HOME

These one- and two-bedroom apartments offer contemporary living with modern interiors and are finished to high specifications throughout.

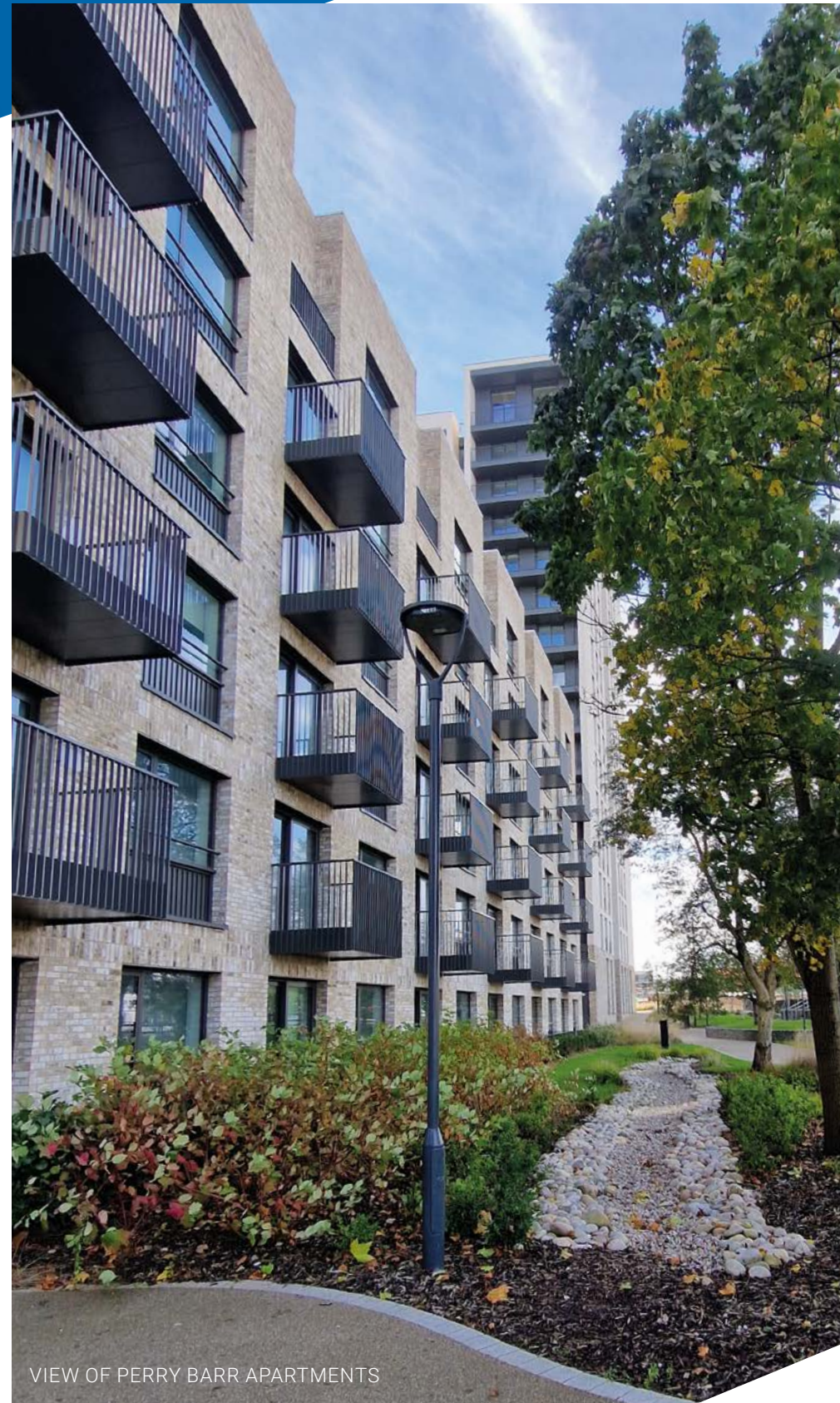
The apartments showcase a variety of designs, are spacious, and feature high-quality kitchens with integrated appliances, flooring throughout, and premium bathroom fittings. Many also benefit from private balconies, while the communal roof terraces offer additional space to relax and enjoy stunning views.

2 BEDROOM APARTMENT\*



The landscaped communal gardens and recreational areas provide the perfect space for connecting with neighbours, socialising with friends and family, or simply relaxing with a book.

This is the perfect opportunity to live in a vibrant new community with both residential and commercial spaces. It has received significant investment to enhance the local area and provide better places to live, work, and enjoy.



VIEW OF PERRY BARR APARTMENTS



COMMUNAL PODIUM GARDEN



ERDINGTON COLLECTION







# Make the most of what's on offer...



CITY CENTRE

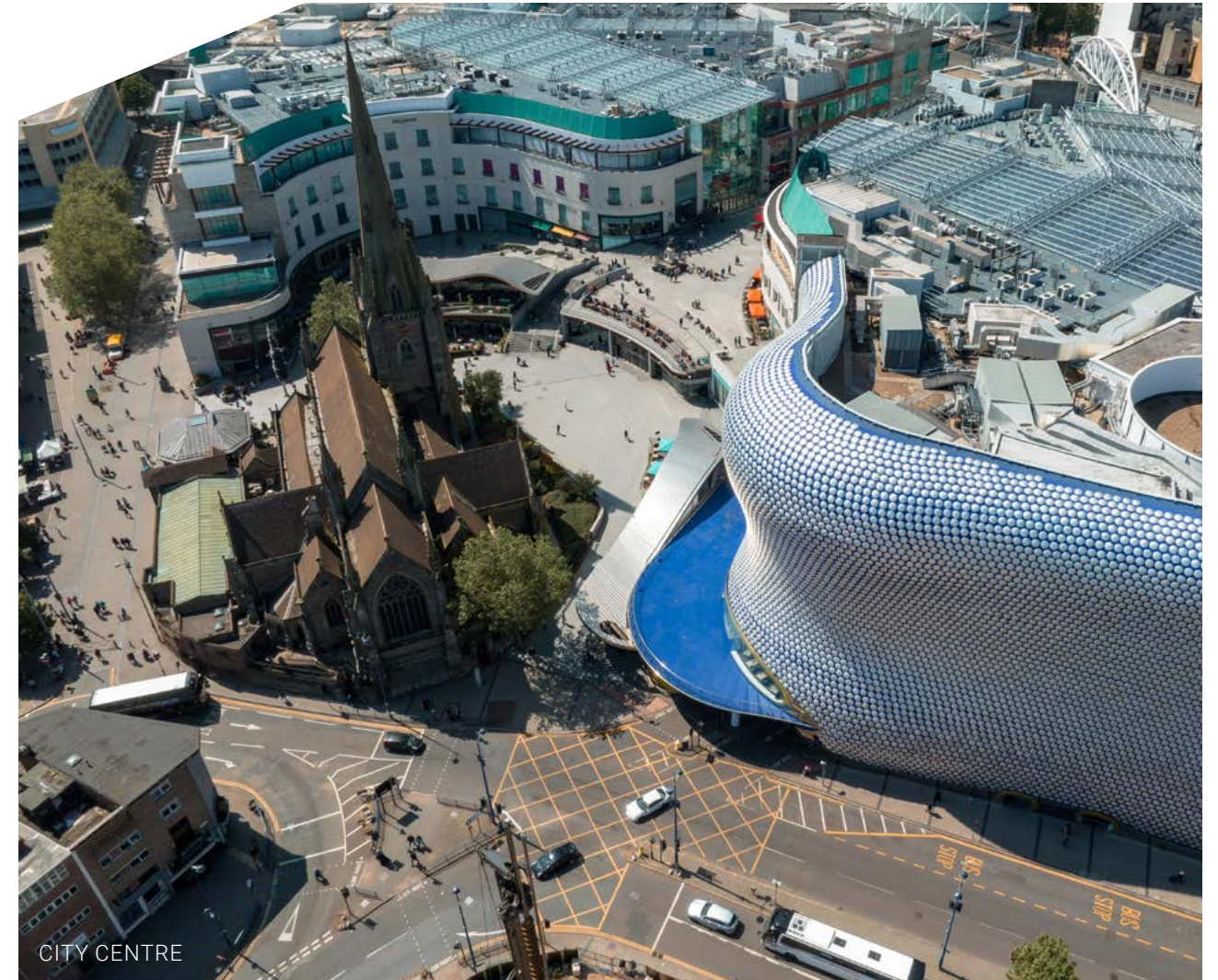
Whether you're looking for a family day out, a romantic dinner for two or simply to stretch your legs, the local area has it all.

Why not hop on a bus to Birmingham City centre to explore the famous surroundings and attractions. From the Bullring shopping centre to the Botanical Gardens there's something for everyone.

Take a stroll along the Birmingham canal, it's well known for its fantastic eateries, bars and waterside entertainment.



BIRMINGHAM CANAL



CITY CENTRE

## A fun day out

You'll be sure to find something to visit, with an extensive array of attractions within easy reach.

**Thinktank Birmingham Science Museum**

2.8 miles | 🚲 18 min cycle

**Birmingham Sealife centre**

3.1 miles | 🚲 21 min cycle

**Legoland Discovery Centre & store**

3.1 miles | 🚲 20 min cycle

**Birmingham Botanical Gardens**

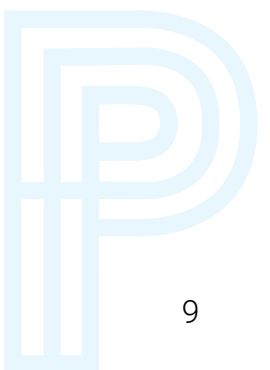
4 miles | 🚲 28 min cycle

**Cadbury World**

7 miles | 🚲 46 min cycle

**Black Country Living Museum**

8.7 miles | 🚲 54 min cycle







# Surround yourself with nature



Numerous parks and nature reserves are within a short distance of Perry Barr Village.

## A walk in the park

Aston Park is an eye-catching and historic park which forms an idyllic setting for Aston Hall. Whilst Perry Hall Park, formerly the site of an Elizabethan mansion, is a 158-acre site bisected by the River Tame ideal for sporting activities, wildlife spotting or just a revitalising walk in the fresh air.

### Aston Park

1.5 miles | 🚶 30 min walk

### Perry Hall Park

1.7 miles | 🚶 30 min walk

## Gas Street Basin to Worcester

If you're feeling adventurous, you could walk the entire Birmingham Canal, this towpath is considered a great walk for history buffs, hikers and nature lovers alike. Alternatively, Birmingham also has a shorter Birmingham Canal Walk, which is an out-and-back trail that's popular for walking, running, and biking.

### Birmingham Canal (out & back)

5.7 miles | 🚶 2 hours walk

### Birmingham Canal (entire)

30 miles | 🚶 1 day walk



*Perry Park boasts a wildlife stocked reservoir and walking routes to suit everyone's ability.*

## Nature Reserves & Woodlands

There are several beautiful sites nearby, whether you're looking for a sanctuary or reserves to bird watch, dog walks, picnic spots or wildflower meadows and lakes, you're spoiled for choice.

### Queslett Nature Reserve

2.8 miles | 🚲 14 min cycle

### Gorse Farm Wood

2.7 miles | 🚲 19 min cycle

### RSPB Sandwell Valley

3.1 miles | 🚲 21 min cycle







# Neighbourhood essentials

Shop till you drop with a wide range of nearby options, and local amenities equipped with all the essentials for everyday living and more.

Enjoy the convenience of having everything you need just a stone's throw away. Within a 0.5-mile radius, you'll find a wide range of local amenities, from supermarkets for your everyday shopping to the iconic Bullring shopping centre for a world-class retail experience. Health and well-being are at your doorstep with nearby GP surgeries and pharmacies, ensuring your peace of mind.



BULLRING

## Supermarkets

- Costcutter**  
0.2 miles | 4 min walk
- Asda**  
0.4 miles | 9 min walk
- Tesco**  
0.7 miles | 16 min walk

## Mall Shopping

- One Stop Shopping**  
0.2 miles | 6 min walk
- Bullring**  
3.1 miles | 69 min walk

BIRMINGHAM CANAL



## GP Surgeries

- Finch Road Primary Care Centre**  
2.0 miles | 26 min walk
- Drs Bickley & Salmon**  
0.5 miles | 11 min walk

## Pharmacies

- Boots Pharmacy**  
0.4 miles | 9 min walk
- Late Night Chemist**  
0.2 miles | 4 min walk

*Enjoy being within half a mile of everything you need for your ultimate convenience.*







**P**  
**PERRY BARR VILLAGE**  
BIRMINGHAM

GET TO KNOW  
*your neighbourhood*

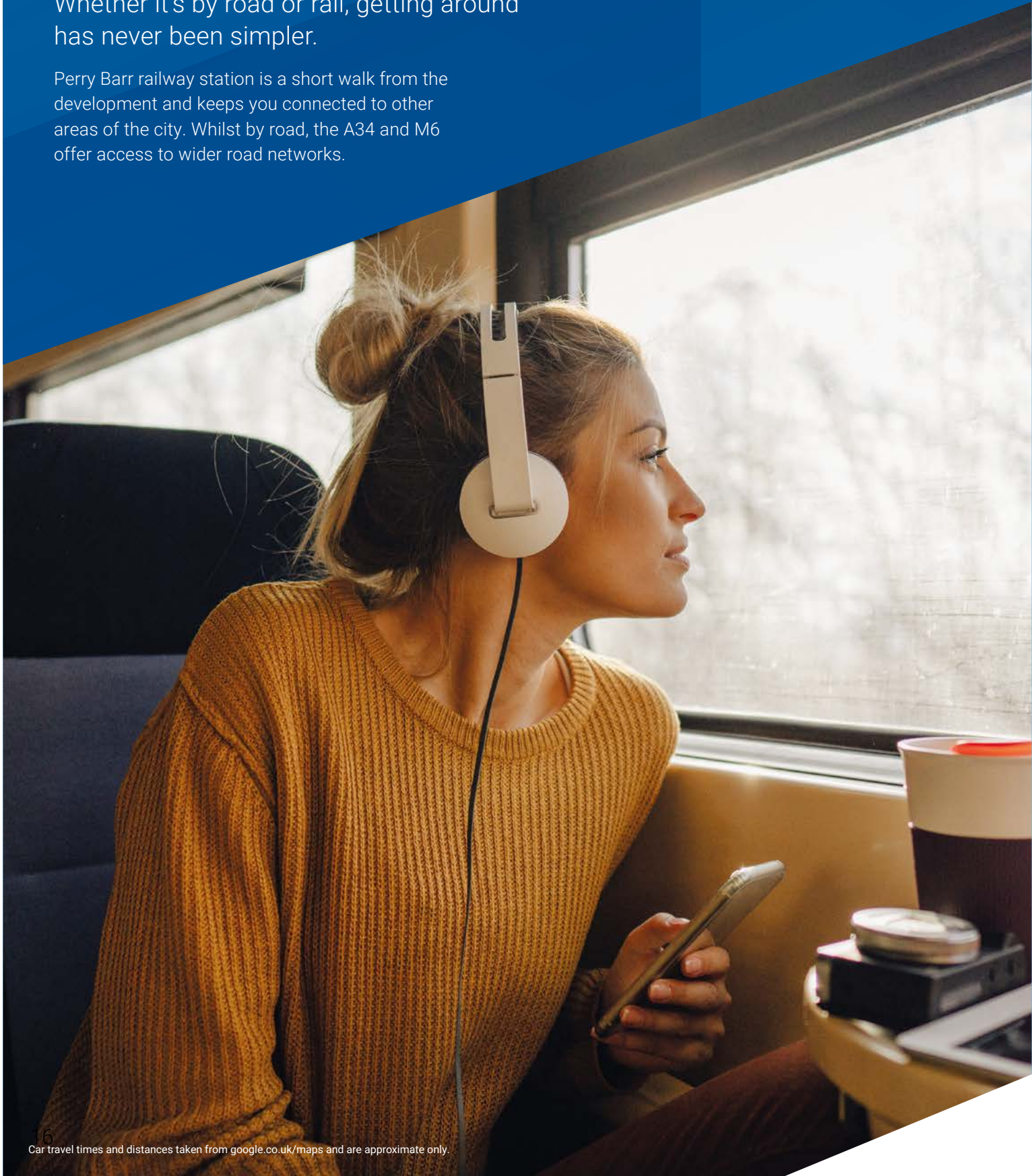




# Your journey starts here

Whether it's by road or rail, getting around has never been simpler.

Perry Barr railway station is a short walk from the development and keeps you connected to other areas of the city. Whilst by road, the A34 and M6 offer access to wider road networks.



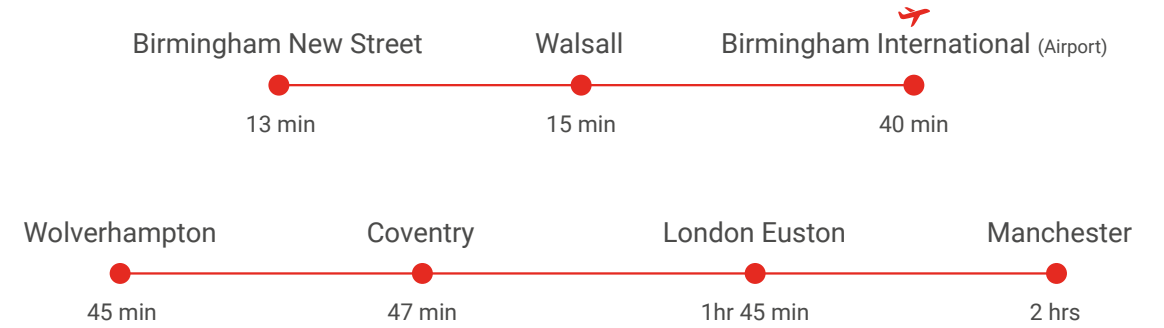
Car travel times and distances taken from google.co.uk/maps and are approximate only.



By Rail

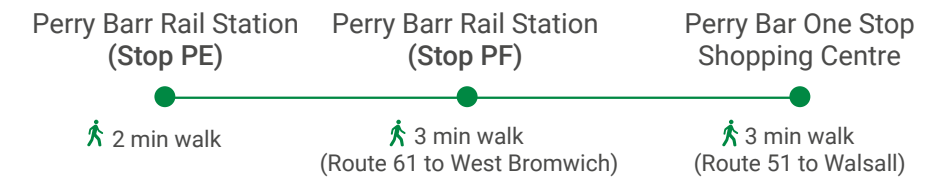
Perry Barr Railway Station from Perry Barr Village

0.2 miles | 4 min walk



By Bus

Platinum buses run every 7 minutes into the city centre, taking approx. 35 minutes to Birmingham New Street. Walsall and West Bromwich can also be easily reached (routes 51 & 61).

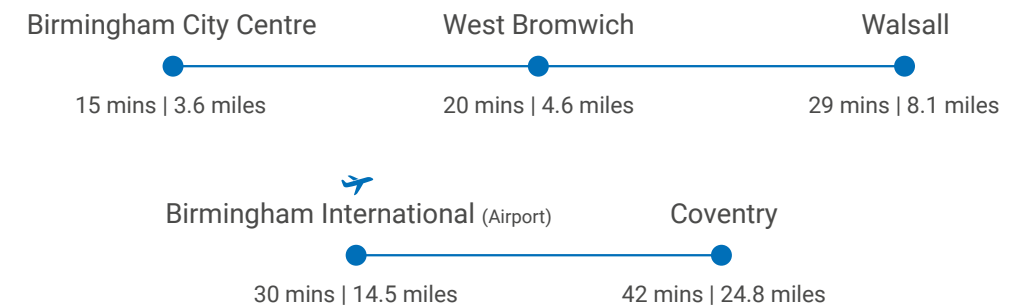


By Road

The development is adjacent to the A34

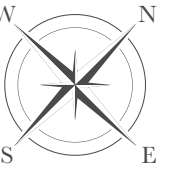
M6 Junction

6 - 10 min drive | 2.8 miles



Rail times taken from nationalrail.co.uk and are approximate only.





# Site OVERVIEW

PODIUM LEVEL

## Aldridge Collection

1 & 2 BEDROOM APARTMENTS

[VIEW BROCHURE >](#)

## Birchfield Collection

1 & 2 BEDROOM APARTMENTS

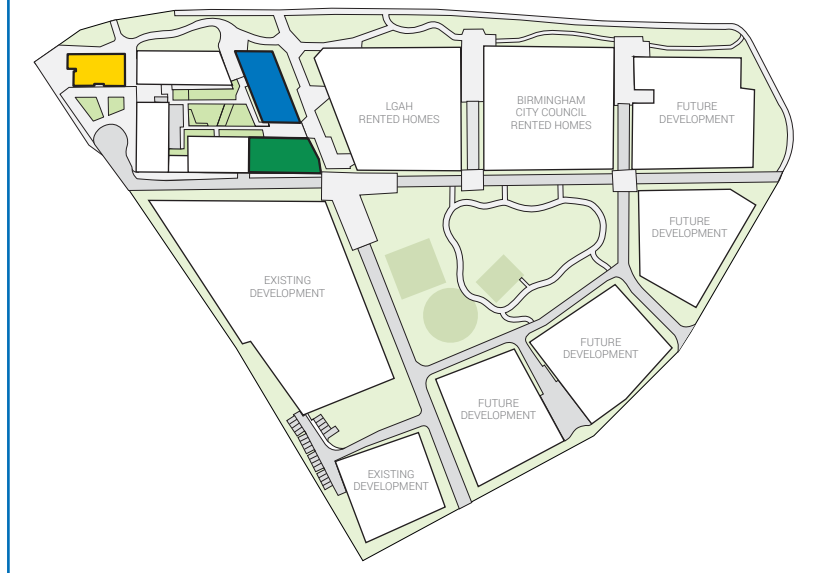
[VIEW BROCHURE >](#)

## Erdington Collection

1 & 2 BEDROOM APARTMENTS

[VIEW BROCHURE >](#)

### FULL DEVELOPMENT



ALDRIDGE ROAD

BLOCK A  
*Aldridge Collection*

LGAH  
RENTED HOMES

BLOCK E  
*Erdington Collection*

LGAH  
RENTED HOMES

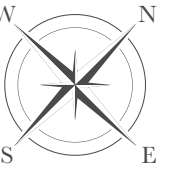
LGAH  
RENTED HOMES

BLOCK B  
*Birchfield Collection*

EXISTING  
DEVELOPMENT

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping and is for illustrative purposes only. Trees, planting and public open spaces shown are indicative. The site plan does not form any part of a warranty or contract. Please speak to a Sales Consultant for more details.





# Site PARKING & UTILITIES

SITUATED ON  
GROUND FLOOR

ALDRIDGE ROAD

*Aldridge Collection*  
1 & 2 BEDROOM APARTMENTS

[VIEW BROCHURE >](#)

*Birchfield Collection*  
1 & 2 BEDROOM APARTMENTS

[VIEW BROCHURE >](#)

*Erdington Collection*  
1 & 2 BEDROOM APARTMENTS

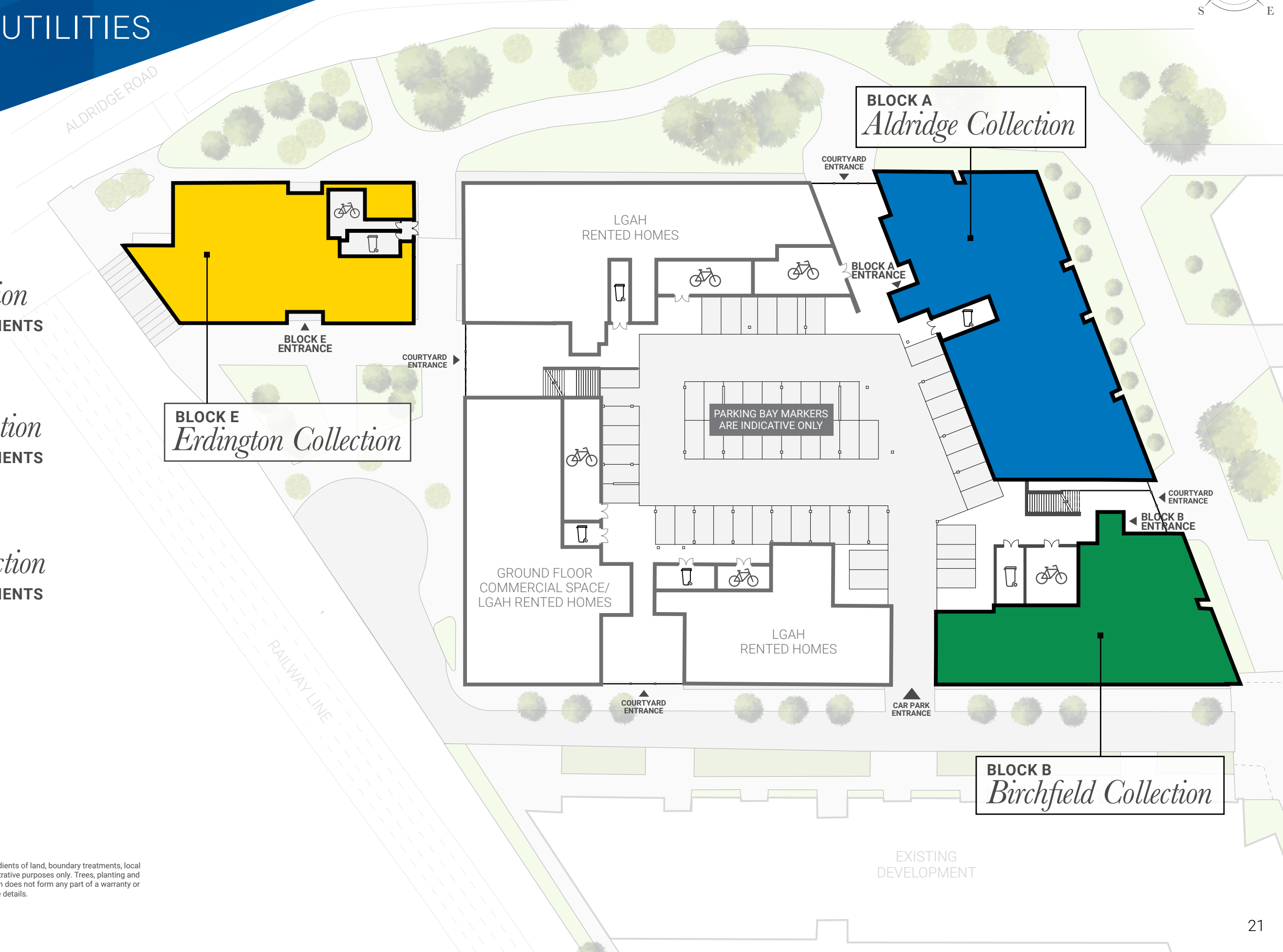
[VIEW BROCHURE >](#)

### Key

Bin Store

Cycle Store

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# IT'S ALL IN *the detail...*

## *Kitchen*

- Contemporary grey gloss handle less kitchen
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Bosch electric single oven, ceramic hob and integrated cooker hood
- Kenwood integrated fridge/freezer
- Hoover integrated dishwasher\*
- Zanussi washer/dryer located in Utility cupboard

## *Bathroom & Ensuite*

- Contemporary white sanitaryware including bath, bath panel, semi recessed basin and wall hung toilet
- Chrome mixer tap with push down waste
- Integrated storage cupboard below sink
- Thermostatic bath/shower mixer over bath with dual shower head
- Glass shower screen to bath
- Thermostatic shower mixer to shower cubicle with adjustable shower head
- Chrome framed glass shower screen to ensuite
- Large format wall tiling
- Chrome heated towel rail
- Illuminated mirror
- Toilet roll holder

## *Flooring*

- Wood effect Karndean flooring to hall, kitchen, dining/living room
- Large format tiling to bathroom and ensuite
- Grey carpet to bedrooms

## *General*

- Anthracite aluminium double glazed windows
- Walls and ceilings painted in white
- Architraves and skirtings painted in white
- White painted flush internal doors with chrome ironmongery
- Blinds to all windows
- Communal gas boiler providing hot water and central heating via white contemporary radiators
- Sprinkler system
- NHBC 10 year build warranty

## *Electrical*

- Downlights to hall, kitchen, dining/living room, bathroom and ensuite
- Pendant lighting to bedrooms
- White sockets and switches throughout
- Telephone point to living room and bedroom 1
- TV point to living room and bedroom 1
- Smoke and heat detectors
- MVHR (Mechanical Ventilation Heat Recovery System) to apartment

## *Communal*

- Video entry system
- White apartment front door with spyhole viewer
- Bin store
- Bike store with gated and fobbed access
- Lockable postboxes to lobby
- Communal roof terraces\*\*
- Balcony or terrace to selected apartments
- Parking to selected 2 bedroom apartments
- Management Provider office on site, providing Estate Management services to all homes
- Communal green with children's play area and basketball court

\* except to Erdington Collection 1 bedroom 01 Apartment Type

\*\* Speak to Sales Consultant for further details







# A STEP-BY-STEP GUIDE TO *owning your own home*

Find a Legal & General Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)



**1** Book an appointment and come and see us in person or online



**2** Find your dream home



**3** Speak to a qualified mortgage broker to see how much of the home you can buy



**4** Complete your application and reservation paperwork



**8** Complete your mortgage application



**7** Instruct a solicitor and begin your legal paperwork



**6** Reserve your home



**5** Pay your reservation fee



**9** Once your valuation is done, receive your mortgage offer



**10** Sign the contract lease and pay your deposit



**11** Exchange contracts



**12** Complete and receive your keys and celebrate

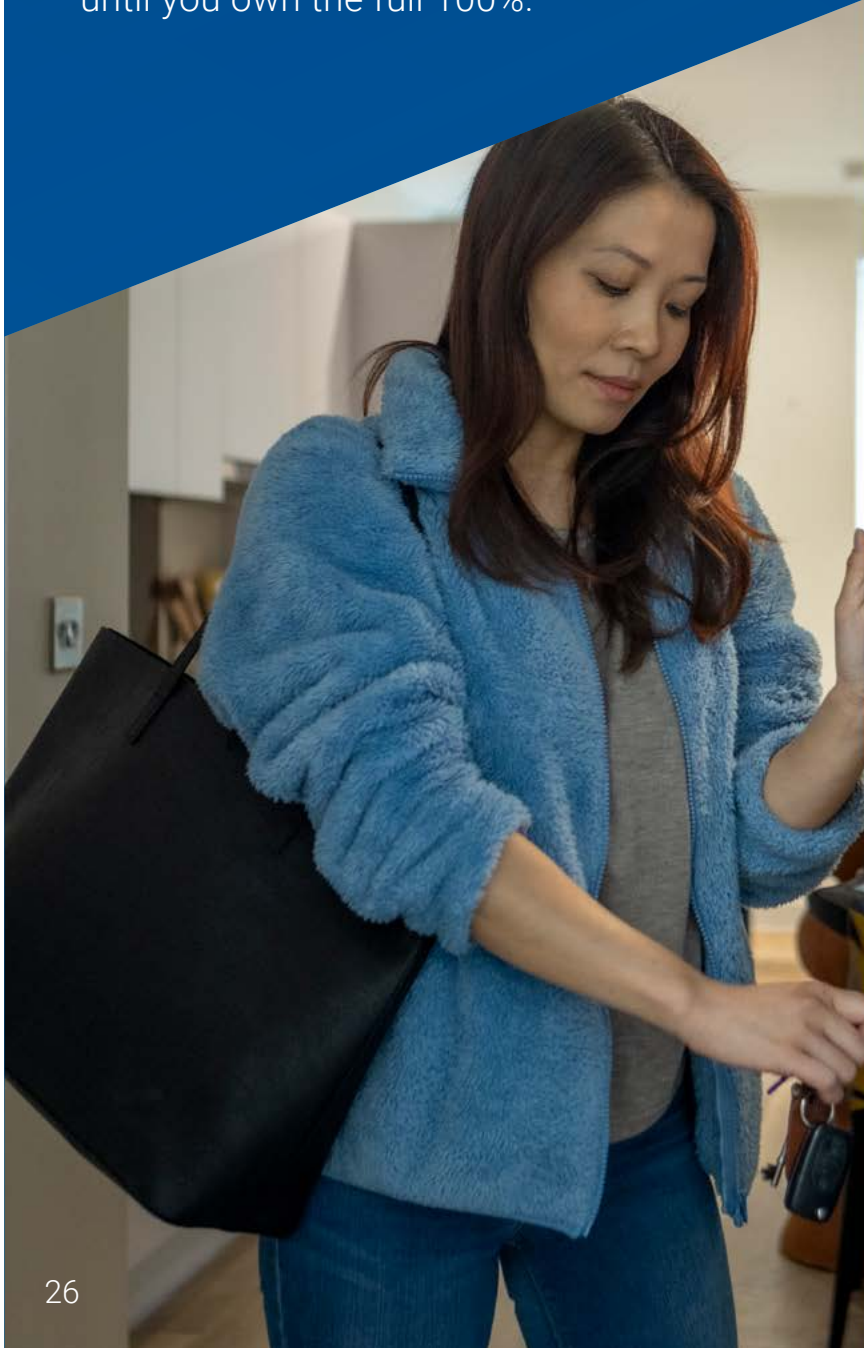






## LET SHARED OWNERSHIP *be your step onto the property ladder*

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.



## ABOUT *Shared Ownership*

### Q: How does Shared Ownership work?

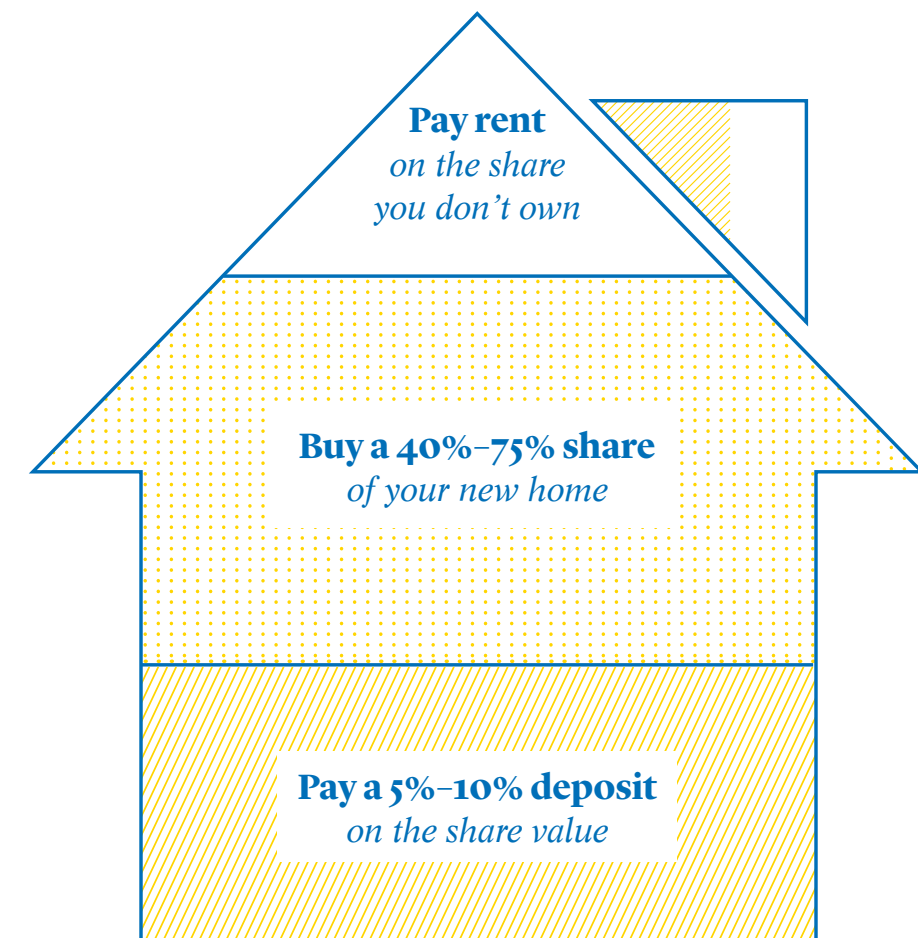
At Perry Barr Village, you can buy an initial share of between 40% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

### Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Perry Barr Village





# FAQs

## Q: How do I know what percentage I can purchase?

At Perry Barr Village, you can own any share from 10% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

## Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

## Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

## Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

## Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

## Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You are able to purchase 1% share increments annually for the first 15 years. The costs and details of this will be sent to you annually so you can decide whether to take this option. If you wish to purchase a larger proportion of your home, your home is revalued and you buy the shares at the current value given by a RICS surveyor. You can staircase up to 100%.

## Q: Can I rent out my property?

You **cannot** grant an assured shorthold tenancy on a Shared Ownership property. Shared Ownership homes cannot be purchased for Buy To Let. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

## Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at CPI (Consumer Price Index) from September of the previous year +1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

## Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

## Q: What is the length of the lease?

The lease is 990 years.

## Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election' If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

## Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

## Q: Are there other costs involved?

### Some other costs to consider:

#### Estate charges

An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

#### Service charges

This fee covers repairs and maintenance of communal areas, lifts, lighting, gardens, or open spaces, and building insurance.

#### Management fees

Legal & General Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

#### Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

#### Broker fees

A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

#### Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate and service charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)







## About us

With us, people come first. That's been the Legal & General way for almost 200 years.

Legal & General was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

[CLICK HERE TO FIND OUT MORE](#)

## How to find us...



ALDRIDGE ROAD, PERRY BARR, BIRMINGHAM B42 2UD



what3words elite.hills.vase

### FROM A34 SOUTH

Follow the A34 north and turn right onto Aston Lane A4040, then turn left into Wellhead Lane, the entrance to Perry Barr will be on the left.

### FROM A34 NORTH

Follow A34 south and take the A453 Harrier Way sliproad, then turn right into Wellhead Lane, the entrance to Perry Barr will be on the right

[VIEW MAP](#)





**PERRY  
BARR  
VILLAGE**  
BIRMINGHAM

ALDRIDGE ROAD,  
BIRMINGHAM,  
B42 2UD



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