



Backed by HM Government



**PERRY BARR
RESIDENTIAL SCHEME**
Plot 9 - Building C & D



The first rung on the property ladder is a big step, and 'First Homes' can help. This government backed scheme is designed for first-time buyers, to take some of the stress out of home ownership.



WHAT IS FIRST HOMES?

The scheme allows first time buyers to purchase new build homes at 30% less than the market price. The houses are all built to the same specification as other homes in the same development, which are not on the scheme, and you have the same ownership rights as other home owners.

There are price caps in place, and the cost of the house after the discount must be £250,000 or less in England, of £420,000 in London

ELIGIBILITY

Each local authority - in this case Birmingham City Council - will decide who is eligible. The criteria may differ depending on where you live.

As a rough guide:

- You must be a first-time buyer
- There will be restrictions on how much you can earn. Currently, for England this must not be more than £80,000 per annum, and for London it is £90,000.
- You must be able to pay a deposit of 5%
- You will need a mortgage, and this must be for at least 50% of the value
- Priority is often given to those who live locally and to key workers
- You must use the home as your only place of residence for as long as you own it

MORE INFORMATION

The discount will last forever. When you come to sell your home, it can be sold to another eligible first-time buyer, so they will receive the discount.

You will not receive 100% of the market value.

Once you have your **First Home**, you can decorate and improve it as you wish, as long as you abide by local planning regulations. You cannot sub-let it, though you may be able to take in a lodger with the approval of the local authority and your mortgage company.

If you wish to purchase a New Home, the developer will help you find out if you meet the criteria and talk you through the process. You will need to apply to the Local Authority, Birmingham City Council, to receive your discount, but the developer or your mortgage company will be able to help you with this application. The process does take a little while, and you will need to reserve your home while it goes through. You will be asked for a refundable fee to do this, but this has been set to a maximum of £500. If the Local Authority does not approve your application, this fee will be returned to you.

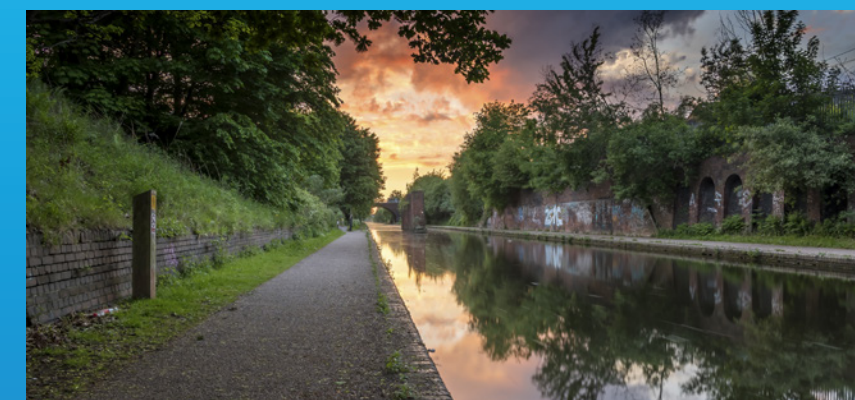
Due to the limitations on the maximum cost of your home, you will currently not have to pay Stamp Duty. This is calculated after the discount has been made.

Perry Bar Residential scheme is a Birmingham City Council led scheme. Birmingham City Council is working in partnership with Government, through Homes England, to deliver the First Homes scheme in Perry Barr and help first-time buyers get on the property ladder.

Connells have been appointed by Birmingham City Council to market the First Homes scheme and support in processing applications.

www.gov.uk/first-homes-scheme

Welcome to Perry Barr



Perry Barr is a well sought-after neighbourhood located just 3 miles from the M6 motorway and a 15 minutes' bus journey from Birmingham city centre.

The area has benefited from major investment and regeneration, which has brought a choice of new housing, a world-class athletics Stadium with year-round community use, and significant infrastructure and public transport improvements, including a new railway station and bus interchange.

Perry Barr is now one of the city's best-connected neighbourhoods with easy access to the city centre and all the facilities and entertainment it has to offer within easy reach.

As a neighbourhood Perry Barr has a lot to offer.

Perry Barr Residential is just one mile from the Alexander Stadium, which hosted the Birmingham 2022 Commonwealth Games opening and closing ceremonies and, closer-by, there is a range of clubs and facilities, such as Doug Ellis leisure centre and Greyhound Stadium.

For those who enjoy outdoor life, Perry Barr has some of the best green spaces in the city with Perry Park and Perry Hall Park on its doorstep and connections to canal routes. As well as a range of high street stores, Perry Barr's One Stop Shopping Centre has a wide-ranging retail offer, including a major supermarket store.

PERRY BARR RESIDENTIAL SCHEME PLOT 9 - Building C & D

Perry Barr Residential is an exclusive development which offers 49 apartments under the First Homes scheme. First time buyers have the opportunity to purchase 1 or 2 bedroom apartments, all finished to the highest specification.

ABOUT THE DEVELOPMENT

The apartments are situated on the 4th, 5th and 6th floors of the building, and along with the fantastic roof terrace, provide some excellent views over the surrounding area.

Each apartment has a good sized living area, designed to be light and spacious, with space for working, entertaining or simply relaxing at the end of the day. Each two bedroom apartment has an en-suite as well as a separate bathroom for visitors.

The development is set in landscaped gardens to provide a peaceful, private area in which to live. The gardens have courtyard areas to sit outside during the summer months, as well as a basketball court in the newly landscaped garden area, which is accessible to all residents and visitors. There is also a play area, giving children plenty to do within sight of their home.

EV charging available on site and, for cyclists, there's also a bike rack.



ABOUT CONNELLS

Connells have been appointed by Birmingham City Council to manage the First Homes Sales at Perry Barr Regeneration Scheme.

Connells are extremely experienced in this type of project and are very excited to be able to service both the council and purchasers. The team will be assisting with every sale from start to finish and will be there to advise along the way.

All enquiries please contact Connells:
Phone: 0121 212 0800
Email: perrybarr@connells.co.uk

Office: 145 Great Charles Street Queensway,
Birmingham, West Midlands B3 3LP
www.connells.co.uk

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SITE PLAN





SPECIFICATION

KITCHEN

- Symphony 'New York' contemporary handleless kitchen range
- 40mm laminate worktop
- 95mm laminate splash back
- Bosch stainless steel extractor hood
- Bosch ceramic hob
- Built-in electric single oven

WHITE GOODS

- Zanussi free-standing washer dryer
- Electrolux fully integrated dishwasher
- Electrolux in column 70/30 fridge freezer

BATHROOM

- Bathroom suite TBC
- Chrome towel radiators
- Fully tiled bathrooms
- Shower over bath
- Mirror over WC
- Sink

GENERAL

- Karndean flooring
- Carpets in bedrooms and lounge/dining area
- Door stops

COMMUNAL AREAS

- Mailboxes
- External communal areas landscaped courtyard
- Basketball court and children's play area

EXTERNAL AREAS

- EV charging points
- Landscaped grounds
- Rooftop terrace
- Some apartments have balconies
- First Homes does not come with a parking allocation



CONNECTIVITY

Perry Barr Residential is situated just three miles north of Birmingham city centre. It now greatly benefits from improvements to the local transport infrastructure, including the newly rebuilt train station, Sprint rapid transit bus service and upgraded A34 corridor with new dedicated cycle lanes.

BY RAIL:

The newly renovated Perry Barr station is directly in front of the development, just a four minute walk away. It has regular train services to Wolverhampton, Walsall and Birmingham New Street.

Destinations from Perry Barr Station:

Birmingham New Street Station	22 min
Birmingham Airport*	46 min
London Euston*	2hrs 22 min
Liverpool Lime Street*	2hrs 32 min
Cardiff Central*	2hrs 24 min

* Via Birmingham New Street station

BY BUS:

A number of bus stops are located near the development on the A34 and the A453. Services on the 11A, 11C, 51, 52, 61 and 907 can take you to West Bromwich, Handsworth Wood, Sutton Coldfield, Kingstanding, Birmingham outer circle, Birmingham central, Walsall and Great Barr.

BY ROAD:

M6 (Junction 6)	3 miles
M5 (Junction 1)	4.7 miles
Birmingham city centre	3 miles

BY AIR:

Birmingham Airport	15 miles
Manchester Airport	95 miles
Heathrow Airport	115 miles

PLEASE NOTE: All times and distances given are approximate.



PHOTO CREDIT: <https://www.flickr.com/photos/davwheat/>

LOCAL AMENITIES:

Schools:

Eden Boys School	0.2 mile
Prince Albert High School	0.4 mile
Broadway Academy	0.6 mile
Heathfield Primary School	1 mile
Prince Albert Junior School	1.3 miles
Arena Academy	1.9 miles
Beeches School	1.9 miles

Shopping:

One Stop shopping centre	3 min walk
Bull Ring shopping centre	14 min drive

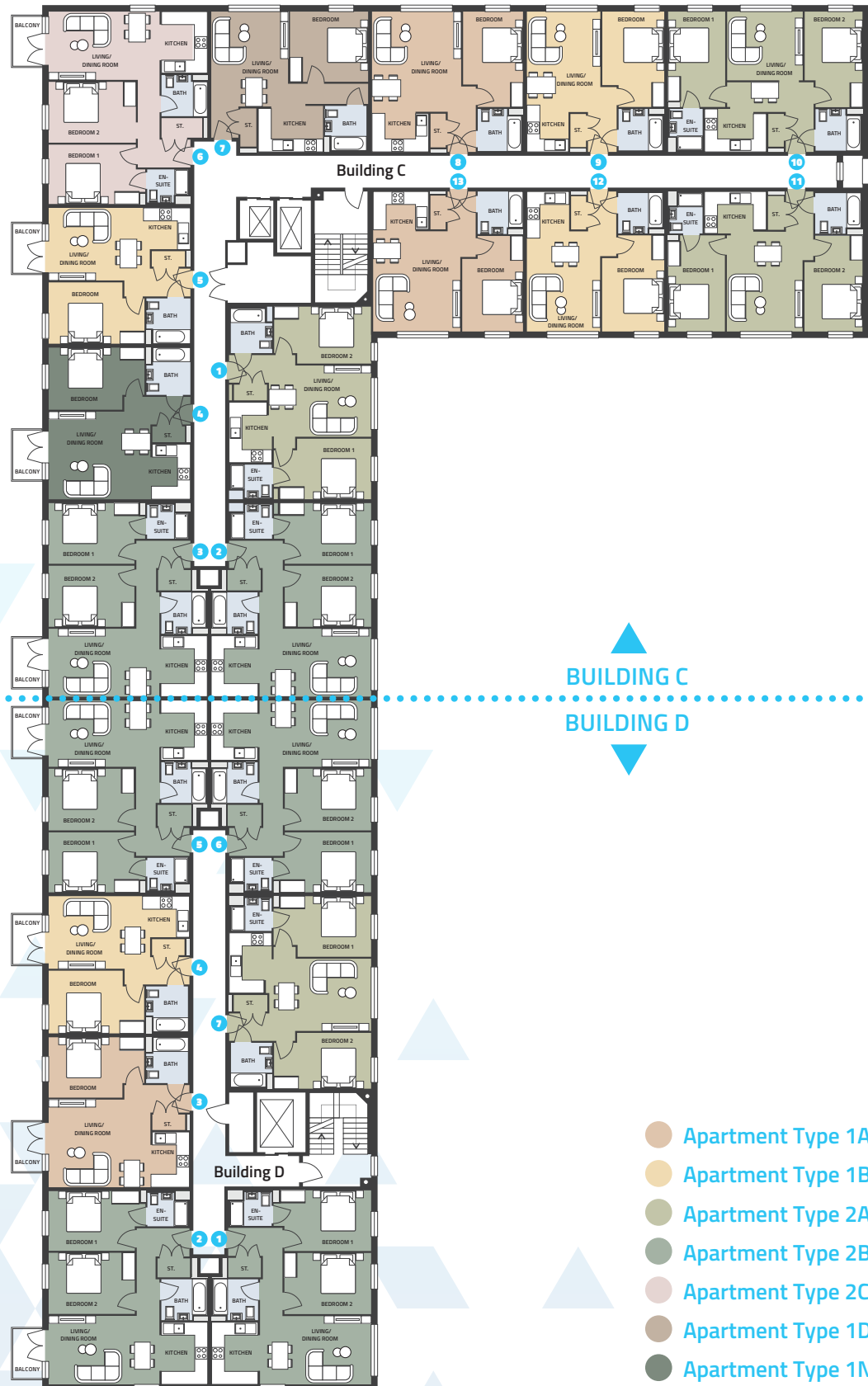
Medical:

Tower Hill Partnership Medical	1.2 miles
Birmingham City Hospital	3.8 miles
Queen Elizabeth Hospital	6.7 miles

LOCATION MAP



Floor 4: Apartments



- Apartment Type 1A
- Apartment Type 1B
- Apartment Type 2A
- Apartment Type 2B
- Apartment Type 2C
- Apartment Type 1D
- Apartment Type 1N

BUILDING C

● **Apartment 1:**

	metres
Kitchen	1.79 x 2.94
Living/Dining	4.87 x 3.45
Bedroom 1	4.87 x 3.45
En-Suite	2.00 x 1.62
Bedroom 2	4.87 x 3.45
Bathroom	2.01 x 2.16

● **Apartments 2 & 3:**

	metres
Kitchen	2.20 x 2.93
Living/Dining	5.36 x 3.26
Bedroom 1	4.62 x 2.91
En-Suite	2.01 x 1.60
Bedroom 2	4.12 x 2.93
Bathroom	2.01 x 2.16

● **Apartment 4:**

	metres
Kitchen	2.25 x 1.99
Living/Dining	4.50 x 3.51
Bedroom	4.65 x 2.64
Bathroom	2.01 x 2.15

● **Apartment 5:**

	metres
Kitchen	1.79 x 2.68
Living/Dining	4.89 x 4.23
Bedroom	4.65 x 2.95
Bathroom	2.07 x 2.22

● **Apartment 6:**

	metres
Kitchen	2.19 x 2.96
Living/Dining	5.34 x 3.26
Bedroom 1	4.65 x 2.86
En-Suite	2.01 x 1.61
Bedroom 2	4.18 x 2.90
Bathroom	2.16 x 2.00

● **Apartment 7:**

	metres
Kitchen	3.16 x 2.18
Living/Dining	3.79 x 4.60
Bedroom	2.01 x 2.14
Bathroom	3.79 x 2.27

● **Apartments 8 & 13:**

	metres
Kitchen	2.70 x 1.79
Living/Dining	4.27 x 4.86
Bedroom	2.96 x 4.62
Bathroom	2.14 x 2.00

● **Apartments 9 & 12:**

	metres
Kitchen	1.99 x 2.23
Living/Dining	3.51 x 4.49
Bedroom	2.99 x 4.63
Bathroom	2.15 x 2.00

● **Apartments 10 & 11:**

	metres
Kitchen	3.01 x 2.03
Living/Dining	3.60 x 4.87
Bedroom 1	2.78 x 4.63
En-Suite	1.60 x 2.01
Bedroom 2	2.75 x 4.63
Bathroom	2.01 x 2.16

BUILDING D

● **Apartments 1 & 2:**

	metres
Kitchen	2.20 x 2.97
Living/Dining	5.33 x 3.20
Bedroom 1	4.64 x 2.89
En-Suite	2.02 x 1.61
Bedroom 2	4.13 x 2.90
Bathroom	2.15 x 2.01

● **Apartment 3:**

	metres
Kitchen	2.25 x 1.99
Living/Dining	4.50 x 3.51
Bedroom	4.65 x 2.64
Bathroom	2.01 x 2.15

● **Apartment 4:**

	metres
Kitchen	1.79 x 2.68
Living/Dining	4.89 x 4.23
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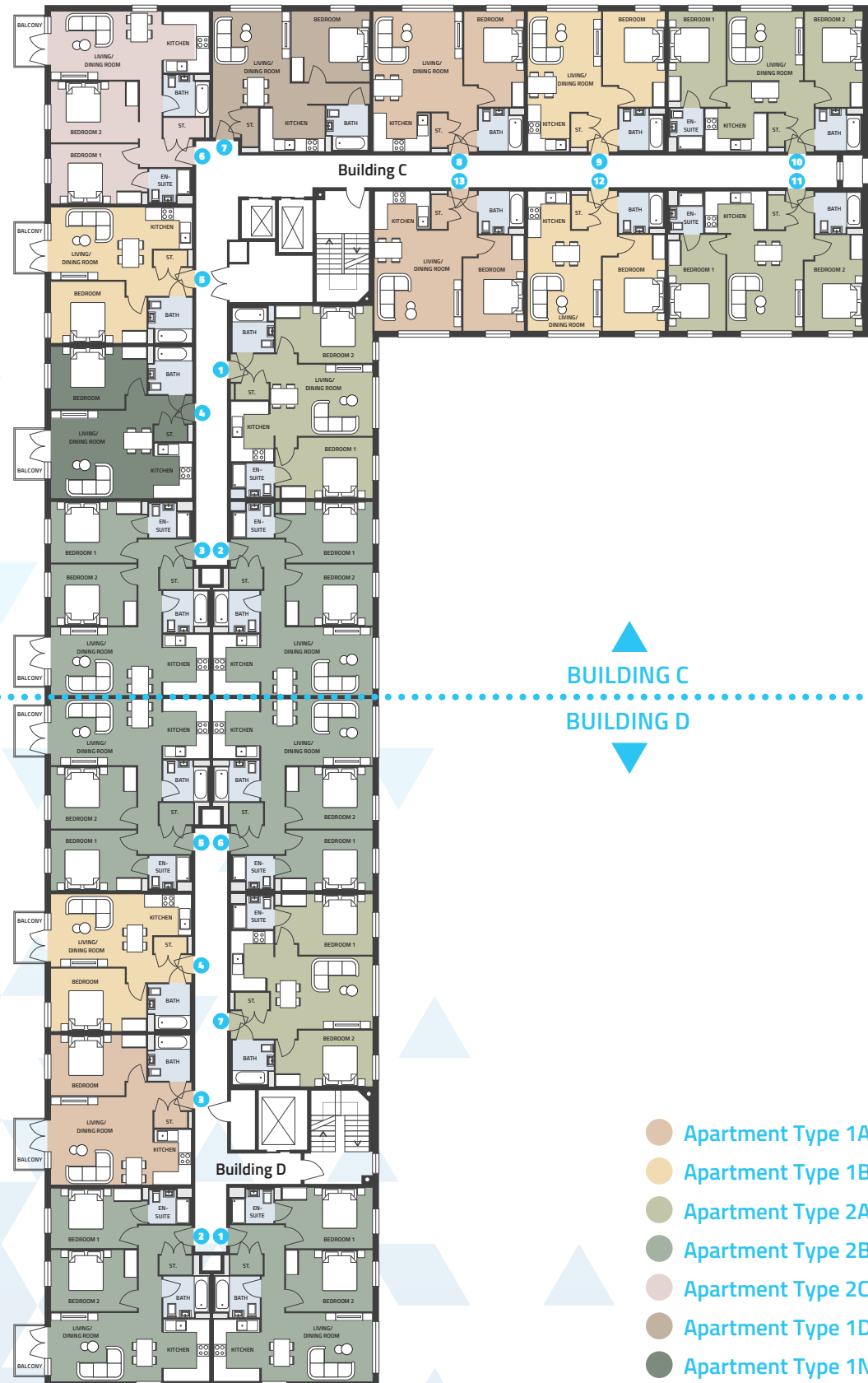
● **Apartments 5 & 6:**

	metres
Kitchen	2.18 x 2.91
Living/Dining	5.31 x 3.29
Bedroom 1	4.63 x 2.91
En-Suite	2.02 x 1.60
Bedroom 2	4.13 x 2.92
Bathroom	2.19 x 2.01

● **Apartment 7:**

	metres
Kitchen	2.04 x 2.93
Living/Dining	4.88 x 3.45
Bedroom 1	4.65 x 2.90
En-Suite	2.01 x 1.60
Bedroom 2	4.63 x 2.75
Bathroom	2.01 x 1.60

Floor 5: Apartments



BUILDING C
BUILDING D

- Apartment Type 1A
- Apartment Type 1B
- Apartment Type 2A
- Apartment Type 2B
- Apartment Type 2C
- Apartment Type 1D
- Apartment Type 1N

BUILDING C

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Living/Dining	3.51 x 4.49
Bedroom	2.99 x 4.63
Bathroom	2.15 x 2.00

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Kitchen	3.01 x 2.03
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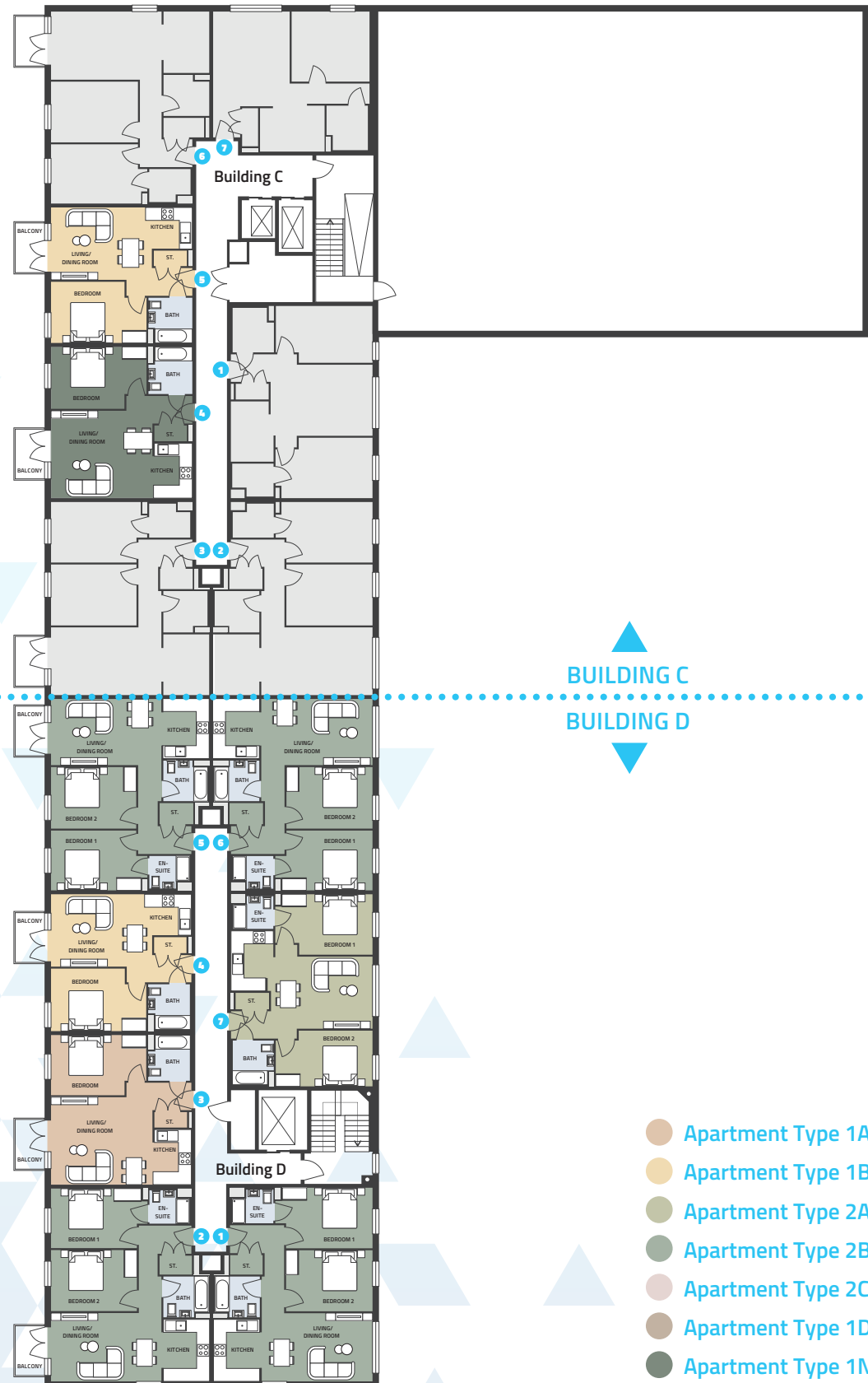
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Floor 6: Apartments



BUILDING C

● **Apartment 4:**

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Bedroom	4.65 x 2.64
Bathroom	2.01 x 2.15

● **Apartment 5:**

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BUILDING D

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