

For Sale

Two bedroom apartments from
£238,000



Chapmans Yard, Chapmans Passage, Birmingham B1 1QD

****FIRST HOMES SCHEME WITH A 30% DISCOUNT****

Chapmans Yard offers a rare opportunity to purchase a two bedroom apartment via the First Homes or Low Cost scheme with a 30% discount on the homes full market value. These high quality apartments are ready to move into this summer, and available to view now.

Residential Sales & Lettings | Mortgage Services |
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Property Details

Welcome to Chapmans Yard, a modern residential haven rooted in the industrial charm of Birmingham's past and designed for the lifestyle of tomorrow. Nestled in the heart of the city's vibrant B1 postcode, just moments from The Mailbox, The Cube, and Grand Central Station, this exclusive development brings together bold architecture, thoughtful design, and dynamic urban living.

Set within one of Birmingham's most exciting regeneration zones, Chapmans Yard is more than just a place to live — it's a symbol of the city's continued evolution. With 111 brand-new apartments crafted for comfort and style, this development balances striking design with the warmth of community living. Its two landscaped inner courtyards, residents' roof garden, and premium communal spaces redefine what it means to live in the city.

From contemporary 1 and 2-bedroom apartments to spacious duplexes, Chapmans Yard offers a variety of layouts to suit professionals, couples, and families alike. Each home is finished to an enhanced specification — combining elegance, functionality, and energy efficiency (EPC 'B' rated, top 10% in the UK). Many units feature Juliette balconies, while floor-to-ceiling windows invite natural light and create an effortless connection between indoor and outdoor living.

First Homes & Low Cost:

Chapmans Yard offers a unique opportunity to secure either a First Homes OR Low cost apartment offering a 30% discount from the homes full market value.

Two bedroom apartments available:

Plot 5 / Plot 18 / Plot 44 / Plot 62

SQFT ranging from 699 - 801

These homes are built and ready to view and move into this summer

Price Example:

Full market value - £340,000

30% discount price - £238,000

No rent payable on the 30% not owned

No ground rent payable

Service charge - £1,650.48

Please note that some of our homes are offered under the First Homes scheme, and some under the Low cost scheme whereby salary caps do differ. Please consult with our sales team who will be able to provide further information.

How Does First Homes Work?

The First Homes scheme is a policy that provides discounted homes to eligible buyers in England who otherwise wouldn't be able to afford one.

Under this scheme, first-time buyers can buy a new-build home at Chapmans Yard at a discount of 30% on the homes full market value.

These properties must be purchased by first-time buyers. If buying as a couple, neither partner can have previously owned a home.

Otherwise, the properties are bought and sold as normal.

If and when the first-time buyer decides to sell the property, the home will be independently valued, and the scheme discount will be re-applied to this new value for the next owner.

The following criteria apply to all purchasers involved in buying the home:

-You must be a first-time buyer.

-You'll also need to buy within your local area, with the intention of living in the property (it cannot be a holiday home or buy-to-let).

-Your combined income must not exceed £80,000.

-Connells Estate Agents will need to financially qualify prospective purchasers.

The scheme requires first time buyers to purchase their property that covers at least half of the purchase value. With the discount in place, the mortgage requirement will be lower.

How Does Low Cost Work?

The Low cost scheme allows buyers to purchase at a discount of 30% on the homes full market value.

The following criteria apply to all purchasers involved in buying the home:

-The property can only be sold to a single person with an annual salary of no more than £40,000 gross or £45,000 gross for two persons on a joint application.

-The purchaser must be over the age of 18 and living and working in the UK

-The purchaser must own and live at the property as their only home.

-Connells Estate Agents will need to financially qualify prospective purchasers.

How To Apply

Contact Connells New Homes: Let us know you're interested in buying at Chapmans Yard. You will be expected to complete an affordability assesment with our friendly mortgage advisors who will assess your affordability to purchase.



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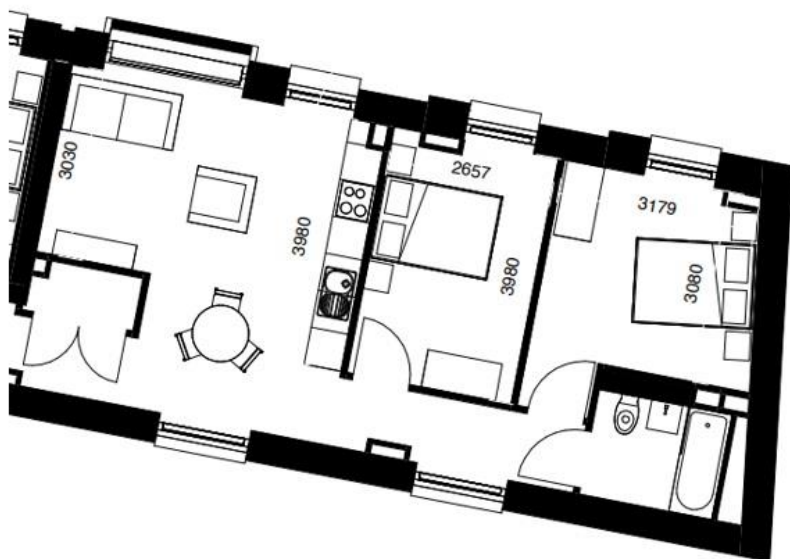
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699 SQ.FT GIA

CHAPMANS YARD

UPPER GOUGH STREET

EST. 2024



To view this property please contact Connells on

T 0121 212 0800

E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG112721 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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