

45 apartments which comprise a
blend of 1 bed, 2 bed and duplex
apartments over 5 floors

 **HCT Homes**
In partnership with **detail**

INTRODUCING
**TRANSPORT
WORKS**

**YOUR
NEXT
STOP.**





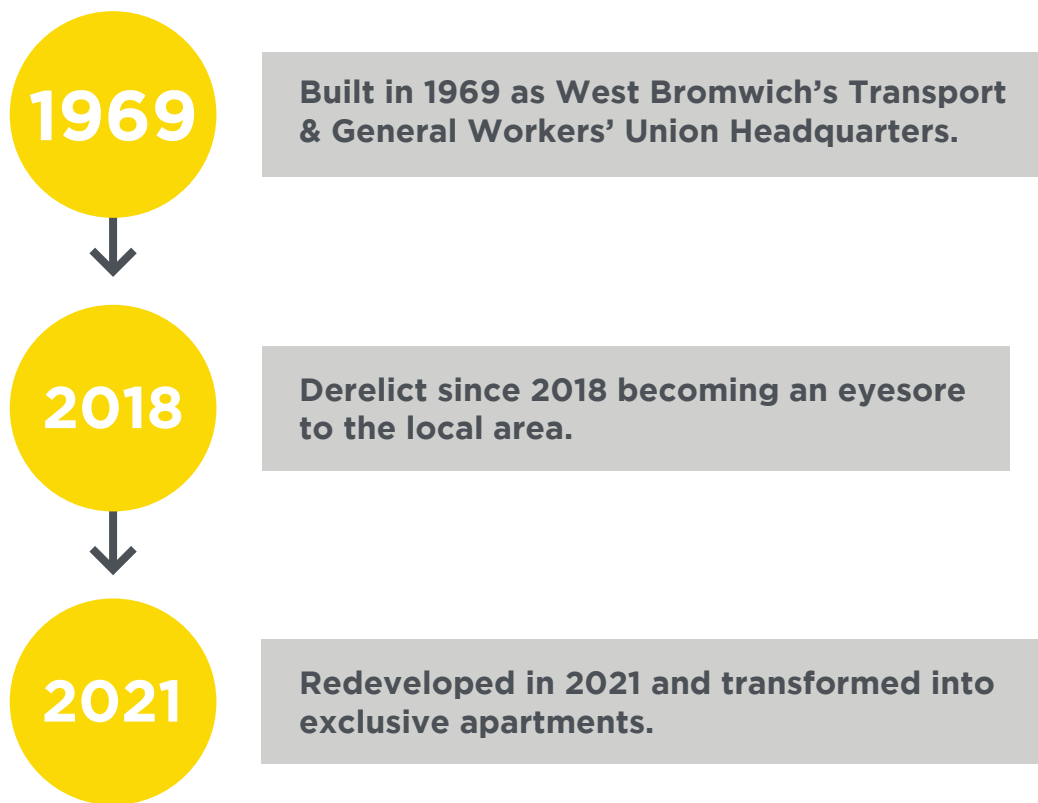


HISTORY PLAYS A PART IN ALL OUR JOURNEYS...

Transport and General Workers' Union (T&G) was the largest union in Great Britain throughout much of the 20th century. The Transport House building in West Bromwich was one of several local T&G headquarters.

Fast forward to today, Transport House has undergone a transformation to create Transport Works.

The building materials have been carefully selected to reflect the existing brick building. External cladding is located at the uppermost of the elevation to break up the mass of the brick façade. The anticipated traditional mansard roof extension is wholly in keeping with the existing building and the surrounding mixed character of the area ensuring Transport Works is apt for the next stage of its excited journey.



DESIGNED TO IMPRESS...

Designed for 21st century residents, Transport Works offers the very best in modern living.

Exceptional build and quality are included as standard – along with a superb level of specification, which has been selected with great care and finished with meticulous attention to detail.

Modern selection of colour schemes, designer fixtures and quality finishes result in apartments that are functional and well appointed, yet stylish and graceful.





APARTMENTS

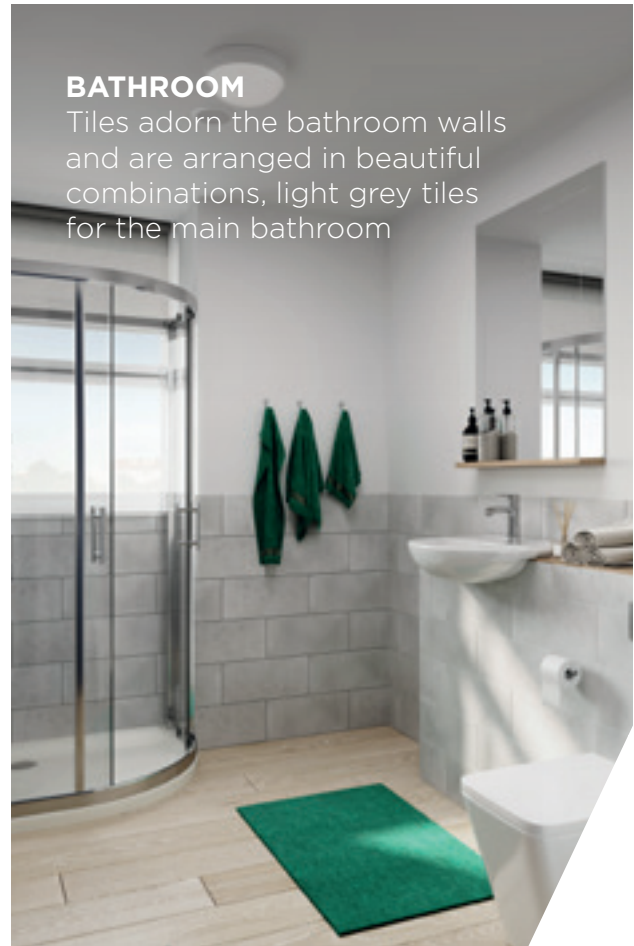
Designed to maximise the quality of living for residents, providing a healthy living environment



KITCHENS

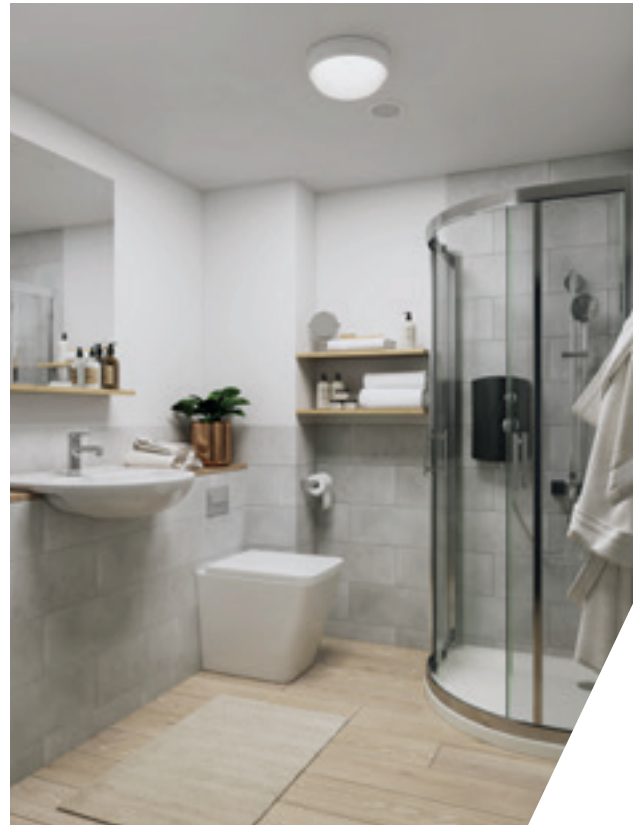
Contemporary kitchens are finished in matt lacquer painted cabinetry, composite countertops and integrated appliances





BATHROOM

Tiles adorn the bathroom walls and are arranged in beautiful combinations, light grey tiles for the main bathroom



AN INTERESTING INVESTING OPPORTUNITY...

Birmingham has one of the fastest growing populations and economies in the UK.

With a GVA growth rate of 22.4% over the last 5 years the West Midlands combined authority has one of the fastest growing economies of any combined authority in the country. In addition to this Birmingham's population has risen by nearly 10% over the last decade.

Leveraging from the success of Birmingham is Sandwell of which Transport Works is located. With 327,378 residents, Sandwell has the third largest population in the West Midlands Combined Authority area and is the 34th biggest local authority in Great Britain. It is predicted to grow faster than the West Midlands and the national average.

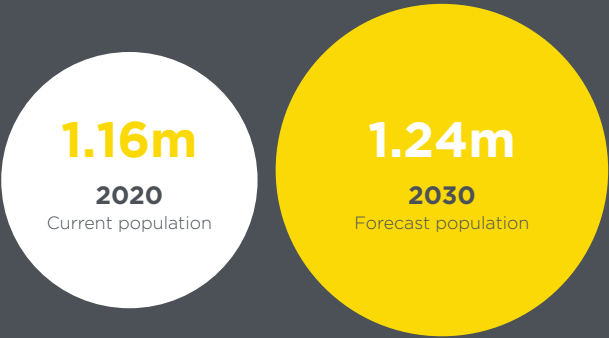
The area brings with it an exciting investment forecast, including the new Midland Metropolitan University Hospital, the new Sandwell Aquatics Centre which will host the swimming and diving events for the 2022 Commonwealth Games, the extension to the Midland Metro line, HS2, many planned new homes, being part of the 5G testbed and bidding for major funding for three of our towns through the Stronger Towns Fund.



A GROWING POPULATION

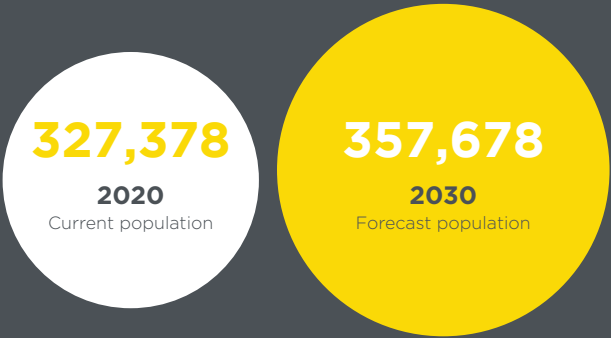
Estimated number of people living in Birmingham & Sandwell now and in the future

BIRMINGHAM



Source: Oxford Economics

SANDWELL

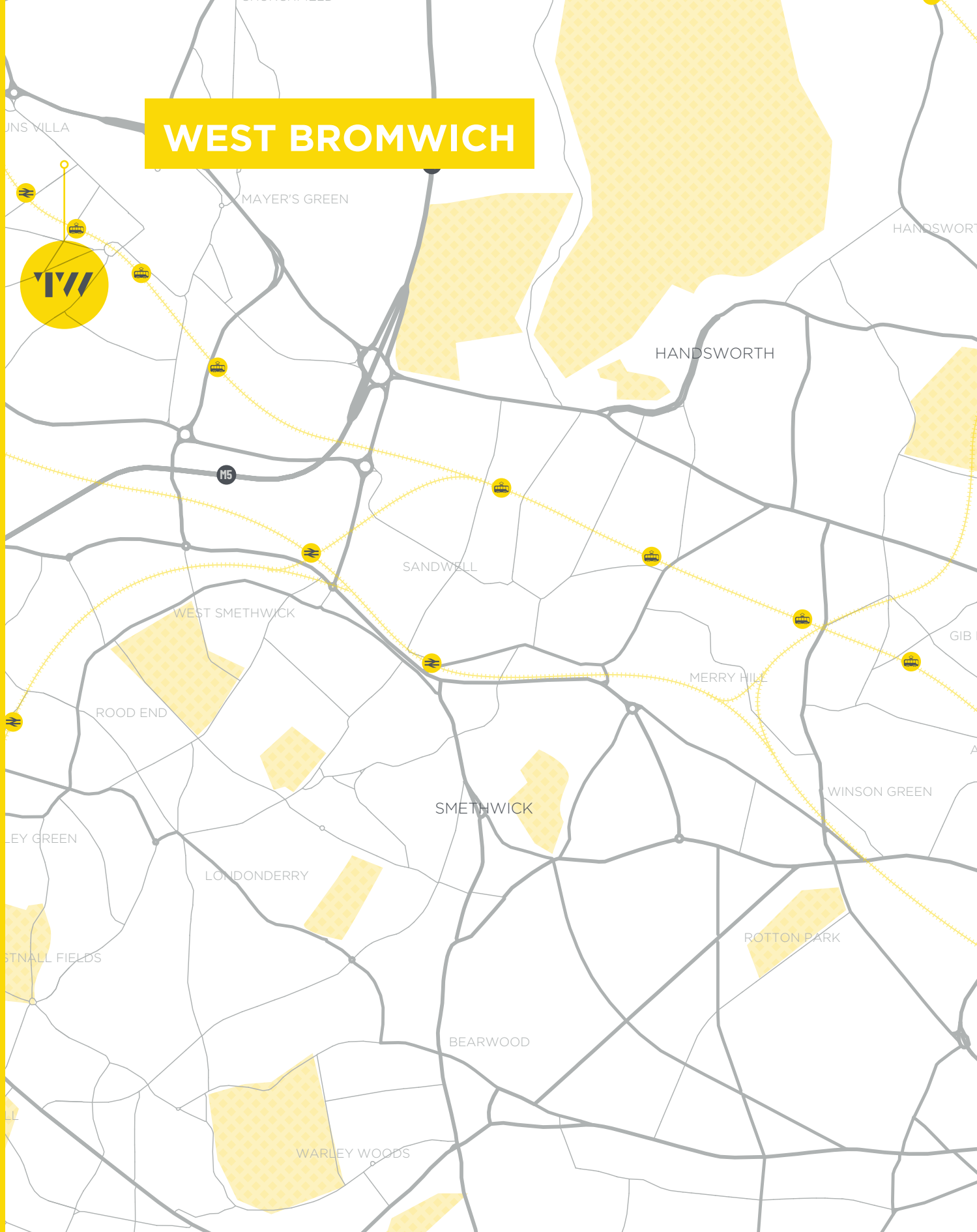


Source: ONS, 2016

Sandwell is predicted to grow faster than the West Midlands and the national average



WEST BROMWICH



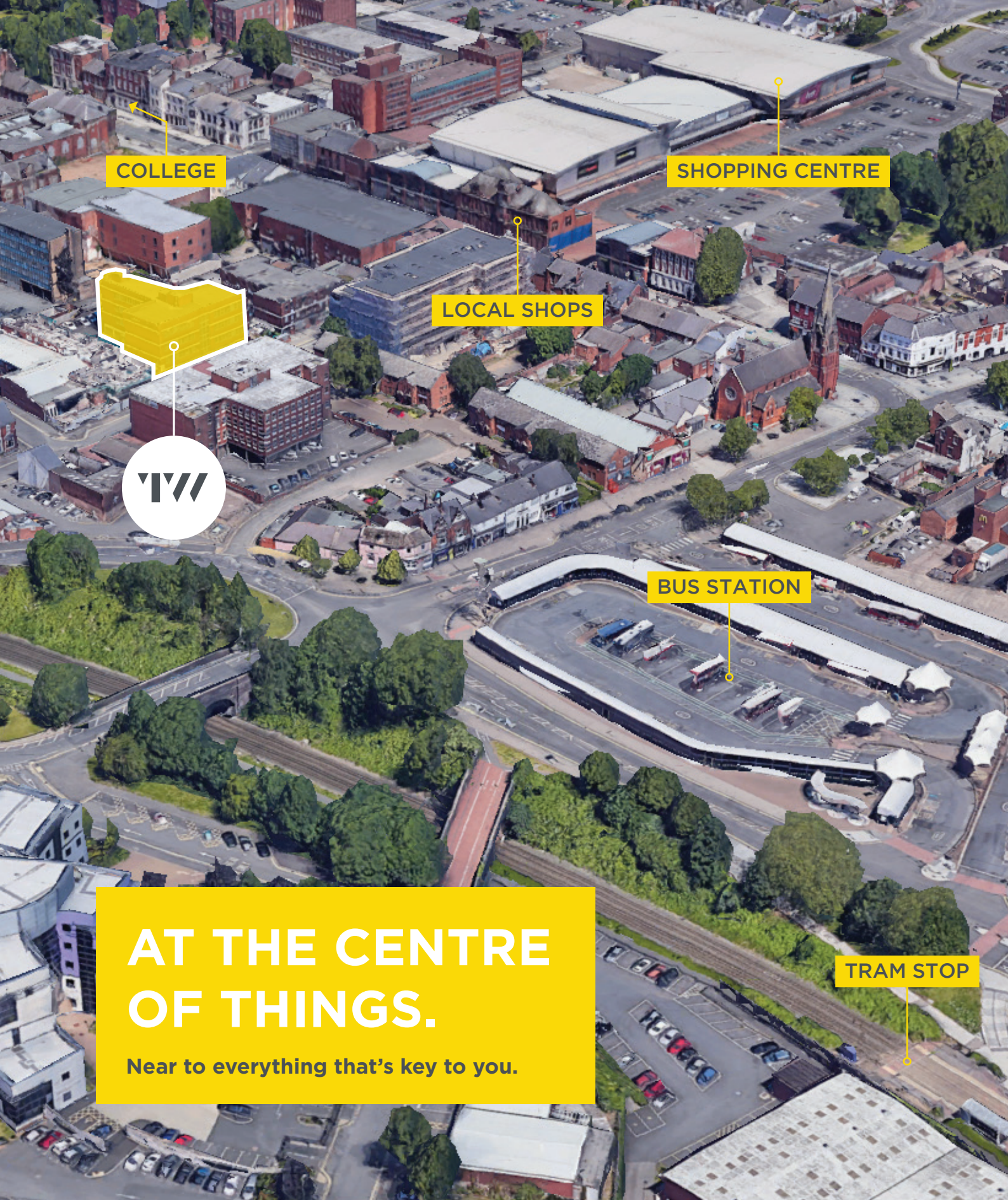


LOCATION, LOCATION, LOCATION...

The property occupies a prominent position on Victoria Street, which leads directly off the main West Bromwich High Street. All town centre amenities, including the New Square retail and leisure development are within close proximity. Transport Works is within the town centre's regeneration area, which has undergone extensive development over recent years.

Transport Works is well served by its connectivity to major motoryways (M5 & M6), the west coast main line and Midland Metro. The town shares a contiguous border with Birmingham, with a direct 15 minute commute to the City Centre via Midland Metro train network.

The economic linkages with the growing city are significant, as the introduction of HS2 will also put West Bromwich an hour away from London and Manchester, opening a host of opportunities. The area is a strong commuter base for Birmingham and other areas of the region.



COLLEGE

SHOPPING CENTRE

LOCAL SHOPS



BUS STATION

**AT THE CENTRE
OF THINGS.**

Near to everything that's key to you.

TRAM STOP



RAIL

- Sandwell & Dudley Railway Station is located 1.4 miles to the south.
- Lodge Road Metro Station is within 0.2 miles.

ROAD

- Served by Junction 1 of the M5 motorway and junction 9 of the M6 motorway located nearby.

TRAM & BUSES

- Well served buses and tram routes throughout the entire area.

AIRPORT

- Birmingham International Airport is located approximately 21 miles to the east.

ENTERTAINMENT

- Prime shopping at Bullring, Michelin starred restaurants, live events at NEC and much, much more.

EDUCATION

- A state-of-the-art college in West Bromwich and eight universities including Aston, Wolverhampton and Birmingham, lie within a 10 mile radius. These provide a wide range of business support, advice and joint working opportunities.

CONNECTIONS

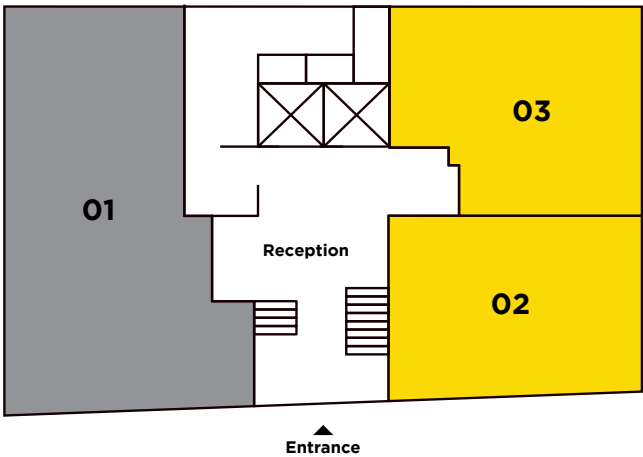
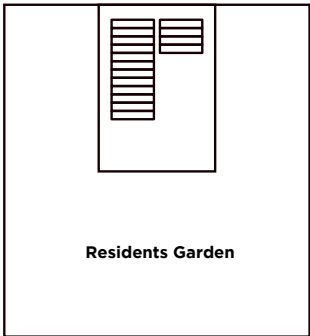
- HS2 development, connecting Birmingham to London.





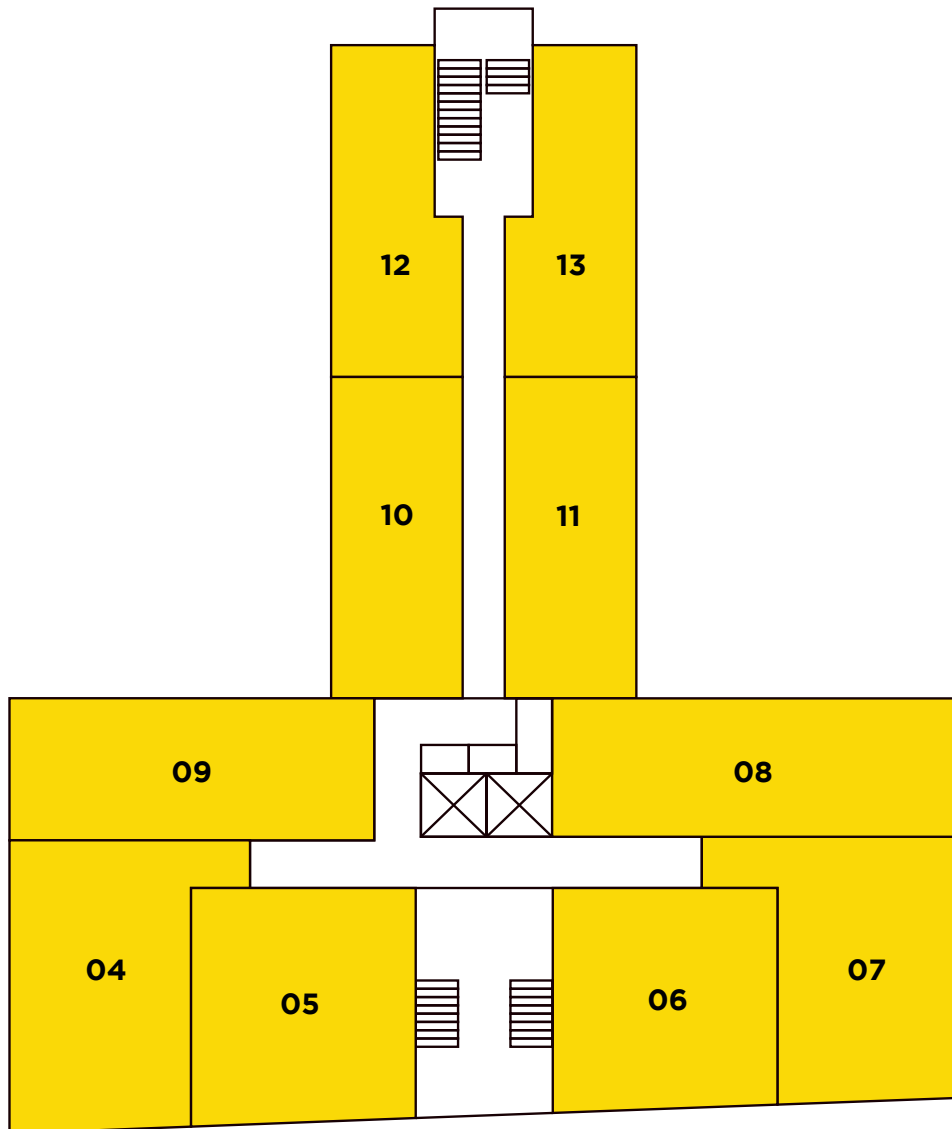
GROUND FLOOR

- 2 Bed - 4 Person
- 2 Bed - 3 person
- 2 Bed - 3 Person Duplex
- 1 Bed - 2 Person



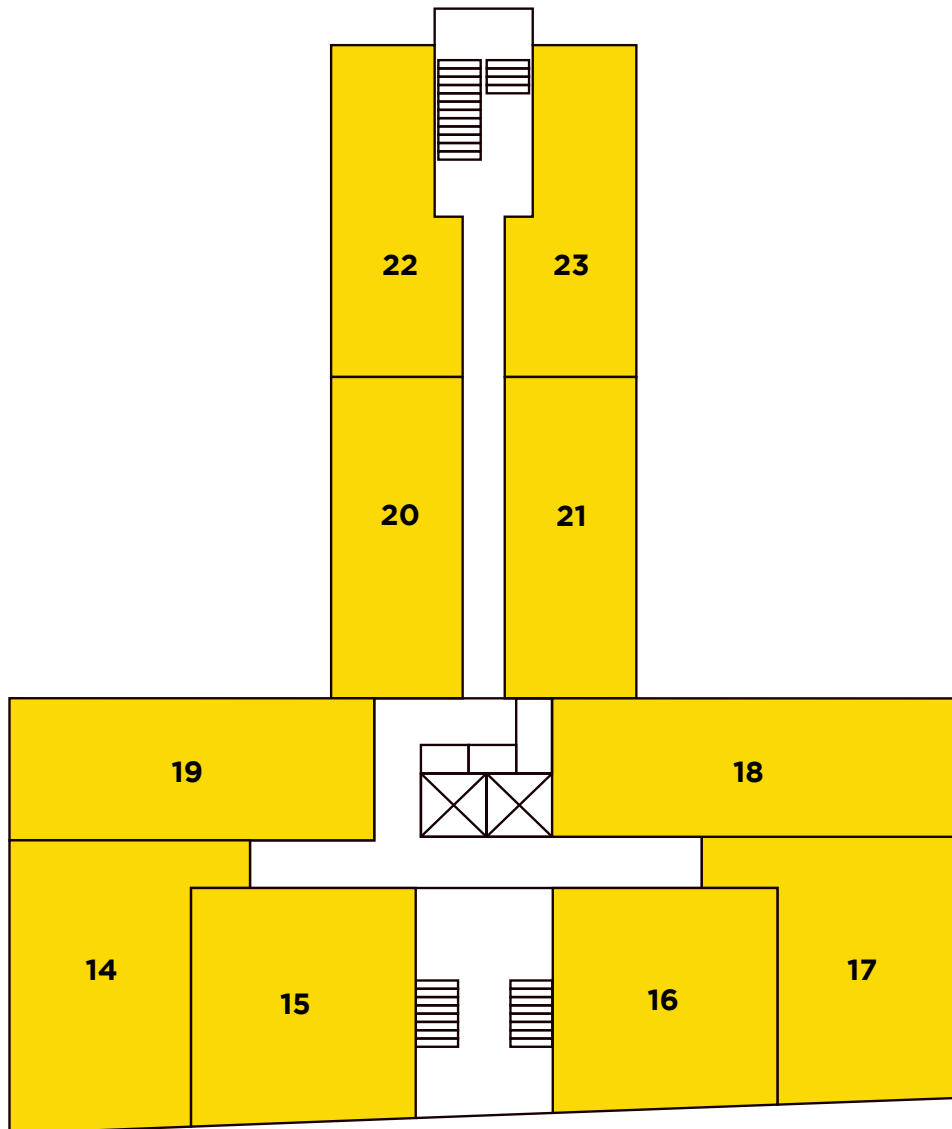
FLOOR 1

- 2 Bed - 4 Person
- 2 Bed - 3 person
- 2 Bed - 3 Person Duplex
- 1 Bed - 2 Person



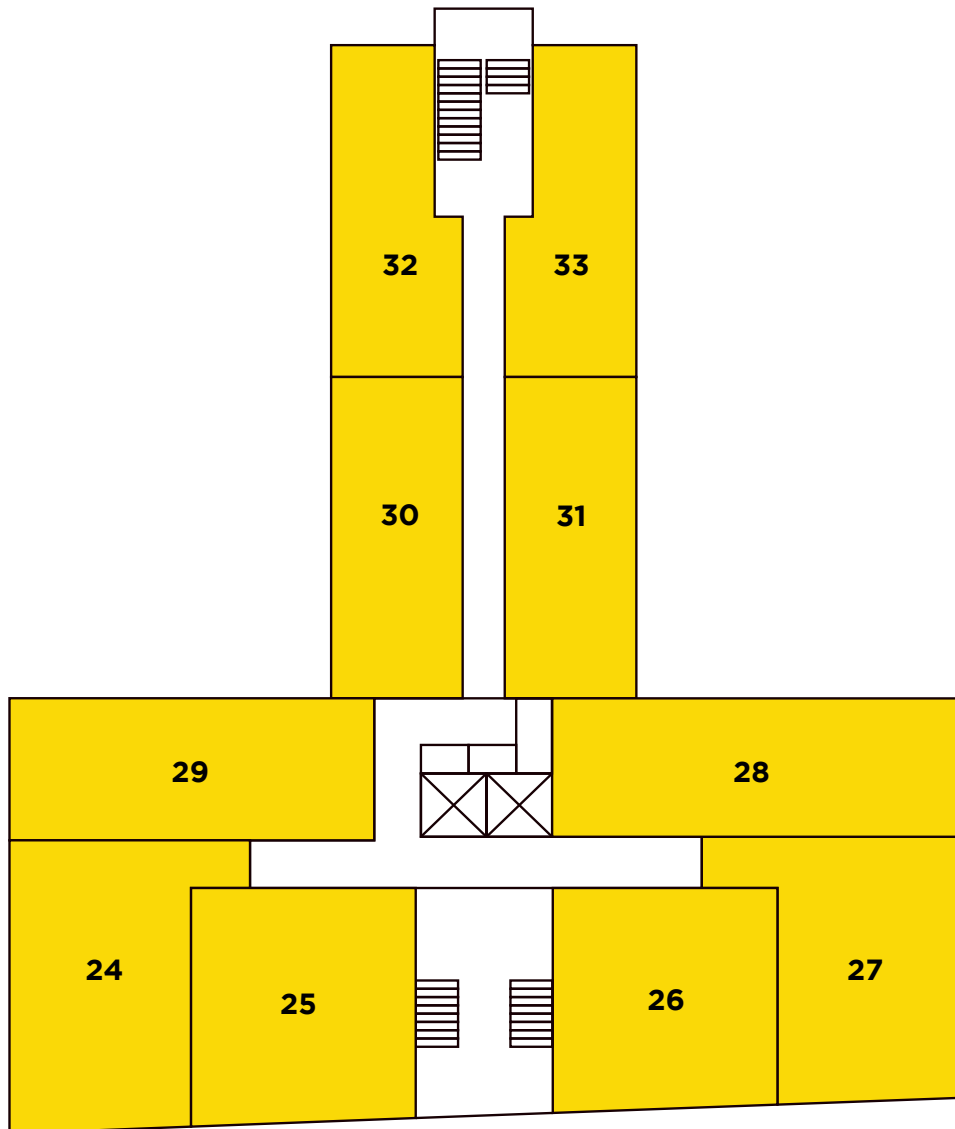
FLOOR 2

- 2 Bed - 4 Person
- 2 Bed - 3 person
- 2 Bed - 3 Person Duplex
- 1 Bed - 2 Person

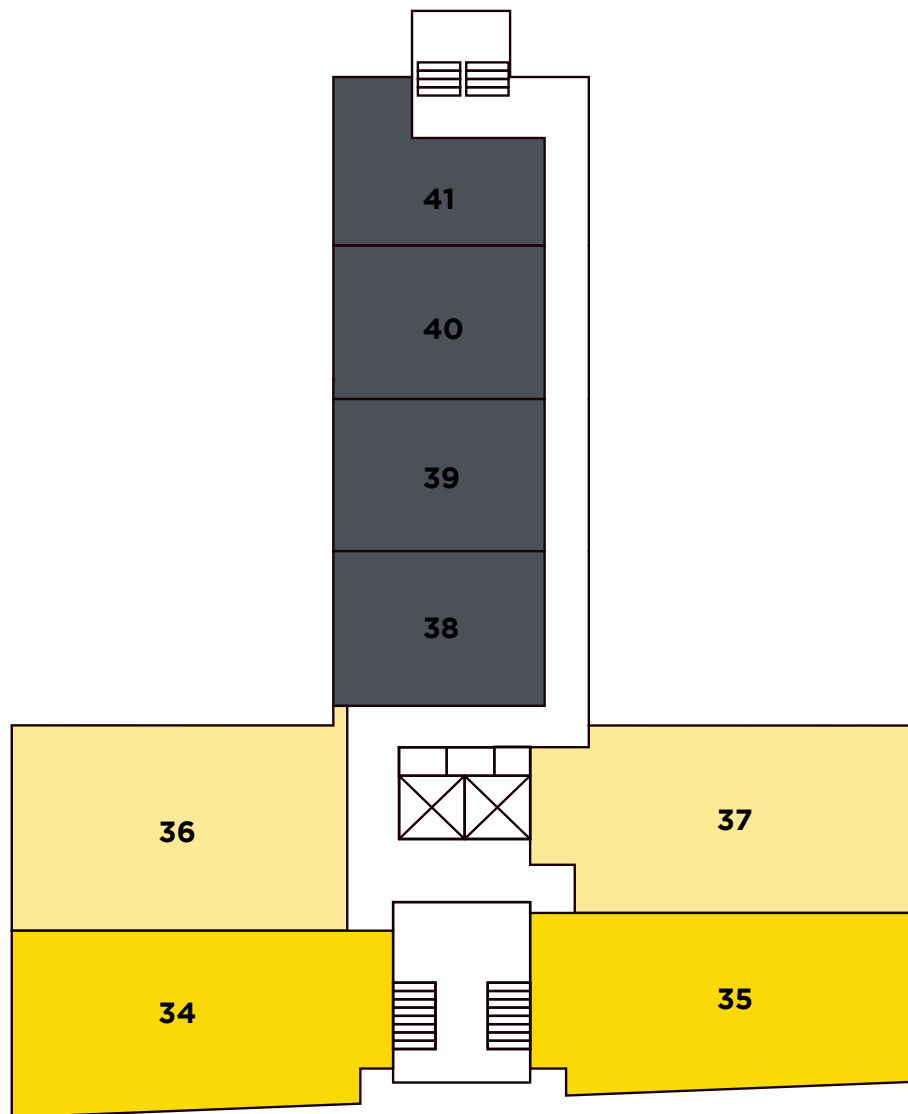


FLOOR 3

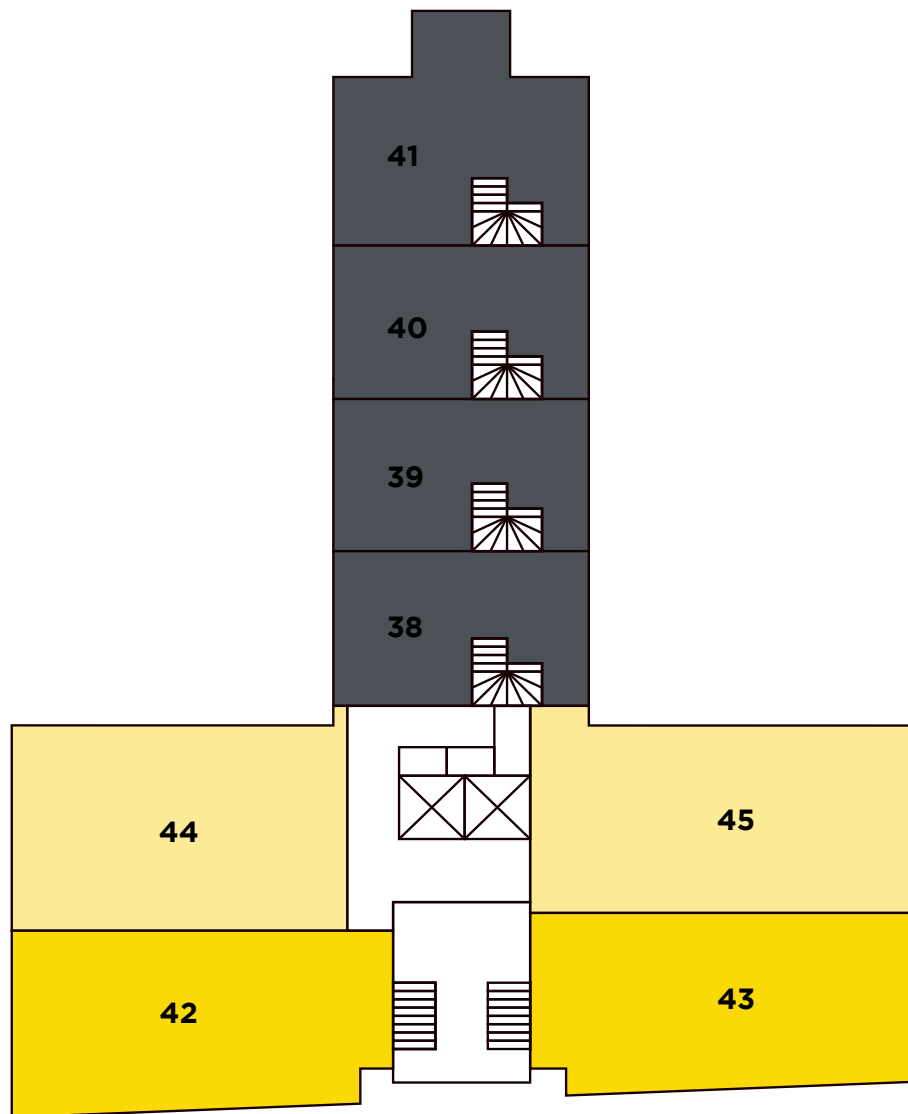
- 2 Bed - 4 Person
- 2 Bed - 3 person
- 2 Bed - 3 Person Duplex
- 1 Bed - 2 Person



FLOORS 4 & 5



- 2 Bed - 4 Person
- 2 Bed - 3 person
- 2 Bed - 3 Person Duplex
- 1 Bed - 2 Person

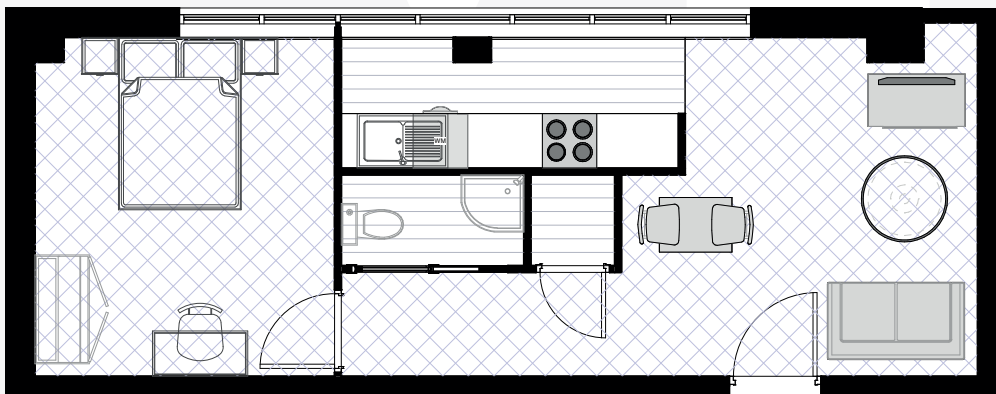






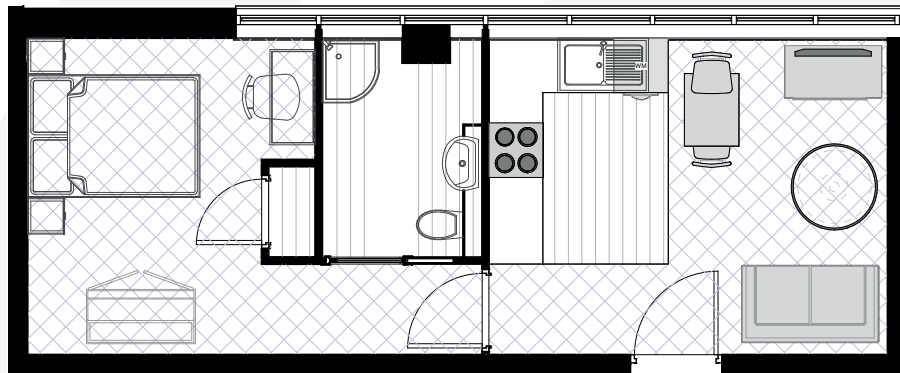
TYPICAL 1 BED LAYOUT *TYPE A*

Kitchen / living & dining	22 m²
Bedroom 1	13 m²
Bathroom	2 m²
Store	1 m²



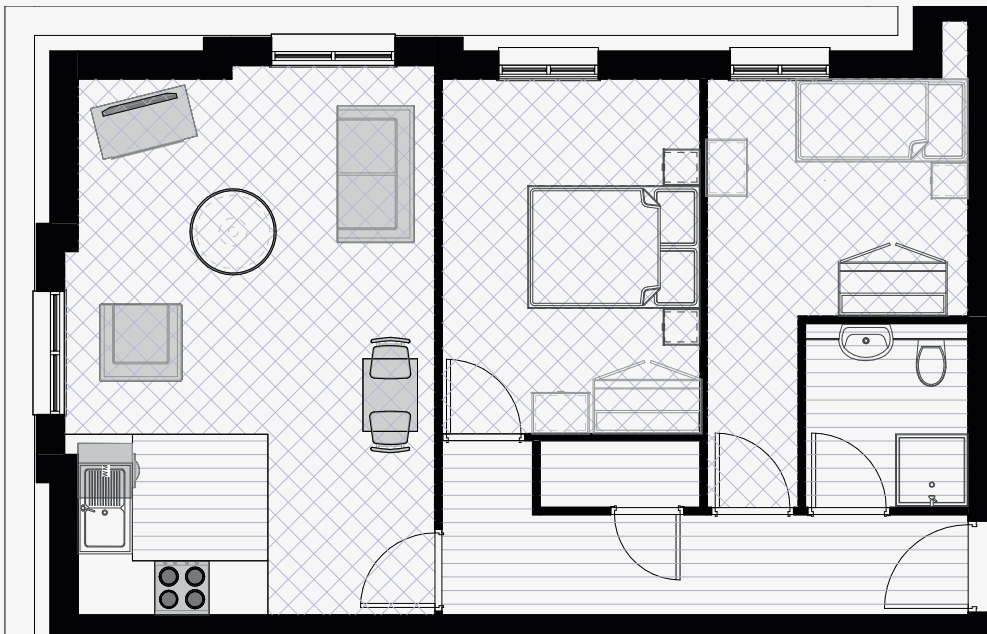
TYPICAL 1 BED LAYOUT *TYPE B*

Kitchen / living & dining	15 m²
Bedroom 1	13 m²
Bathroom	4 m²
Store	1 m²



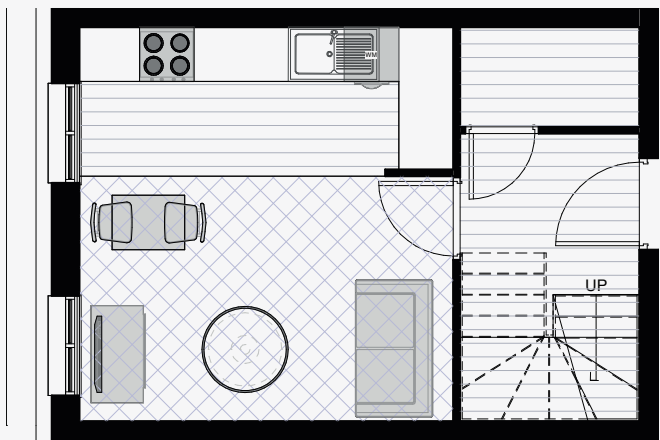
TYPICAL 2 BED LAYOUT *TYPE C*

Kitchen / living & dining	23 m²	Store	1 m²
Bedroom 1	11 m²		
Bedroom 2	9 m²		
Bathroom	3 m²		



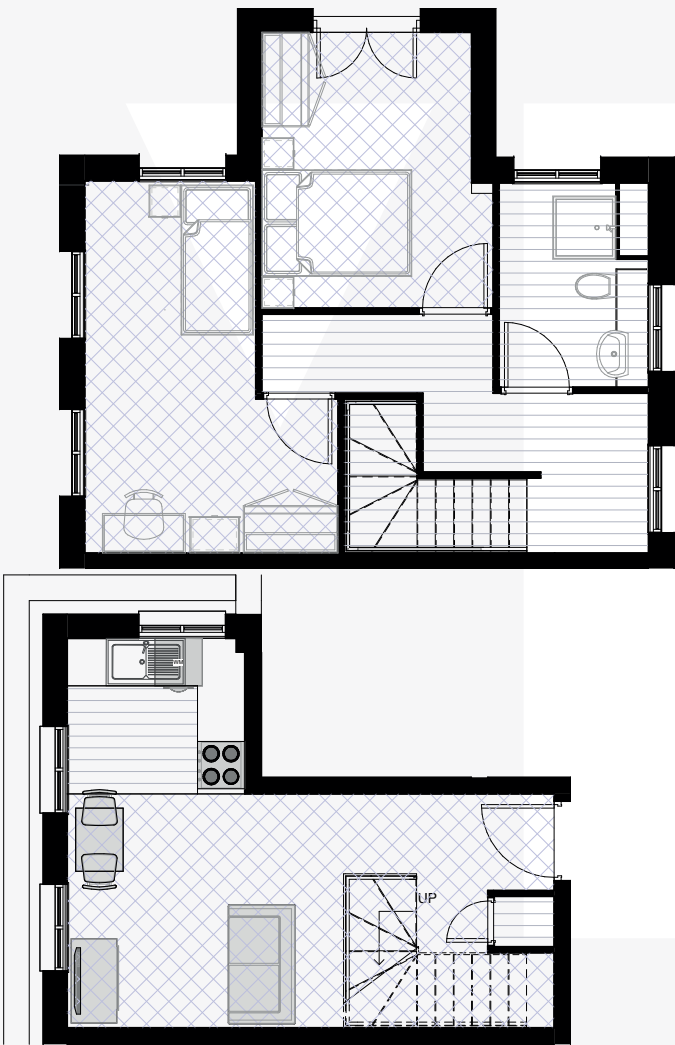
TYPICAL 2 BED LAYOUT *TYPE D*

Kitchen / living & dining	22 m ²	Store	1 m ²
Bedroom 1	9 m ²		
Bedroom 2	8 m ²		
Bathroom	4 m ²		



TYPICAL 2 BED LAYOUT *TYPE E*

Kitchen / living & dining	22 m ²	Store	1 m ²
Bedroom 1	12 m ²		
Bedroom 2	14 m ²		
Bathroom	4 m ²		





THE DETAILS & SPECIFICS.

Showing our dedication to perfection.

BUILDING

Transport Works offers a blend of 45 contemporary one and two bedroom and duplex sustainable living apartments to the market. These exceptional homes are rich in history and set a new modern way of living for the future.

The interior style has been developed and nurtured by experienced design professionals with a keen eye into moving West Bromwich town centre living to an enhanced level with this unique / distinct product.

The building materials have been carefully selected to transform the look of the property and deliver a new lease of life with an industrial contemporary feel, echoing the properties history. The modern crisp mansard with double height dormers contrasts against the traditionally built existing building and creates a unique impact on arrival. The apartments offer airy open plan living and large windows fill the living spaces with natural light.

A resident's amenity space acts as the heart of the building enhancing the lifestyle experience of residents helps to create a sense of community for all residents. The amenity space introduces biophilic influenced features to increase resident's connectivity to the natural environment through the use of direct nature, indirect nature, and with areas for seating to encourage a micro-community within the building itself.

ENTRANCE LOBBY

There are two residential entrances to the building, the main entrance is located off Victoria Street and the other entrance is from car park. The building has an inviting and modern entrance lobby. The main lobby features painted walls, LVT floor finish with complementary colours to lift area and feature lighting.

LIFTS

Two passenger lifts from ground floor level serves each core and all residential floors.

CYCLE STORAGE

Cycle storage is provided at ground level within designated secure storage area with CCTV. 48 no. cycle spaces are proposed for residents overall.

CAR PARKING

The rear and under croft car parking is accessed and exited from the existing vehicle entrance ways off Victoria Street. The building provides up to 15 number car parking spaces.

AMENITY SPACE

The communal amenity is at ground floor level which is directly accessible through main central core for residents.

PEACE OF MIND

- Paxton Fob access control to building entrance, car park and lifts
- GSM Door entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas
- All apartments benefit from a 10 year structural building warranty
- High speed gigabit broadband enabled infrastructure

ESTATE MANAGEMENT AND BUILDING MANAGEMENT SERVICES

Selected external and internal communal area cleaning will be carried out regularly to ensure the building is kept to the appropriate standard.

A building service charge will be payable by apartment owners to cover costs of building

services (to be provided by a management company), 24-hour concierge, building maintenance, cleaning, landscaping and insurance.

APARTMENT KITCHENS

In the living area an integrated breakfast kitchen has been introduced to provide a focal point for activity within a large / tall open plan space (gallery apartments). These areas have functional downlighting to create a comfortable warm atmosphere, giving the occupants the flexibility, they require.

Base units consist of white matt lacquer handle-less doors on softclose hinges.

Composite worktops and glass splashback with an integrated stainless-steel sink. Where featured, selected corner kitchens include open shelving for display.

Each apartment comes with:

- Four-zone electric hob
- Oven
- Integrated fridge
- Integrated freezer
- Stainless steel extractor fan

BATHROOMS

Storage cabinet with vanity unit and integrated basin. Tiled walls with a luxury vinyl to the floors. Chrome towel rail.

White WC with dual push flush button. Chrome finish brassware.

Main bathrooms include a walk-in shower with wall-mounted chrome shower head and glazed screen.

WARDROBES AND JOINERY

Master and second bedrooms can include, as an optional extra, wardrobes with white

lacquered softclose doors, inset handles, hanging rail and a high-level shelf. Master bedroom wardrobes available with concealed feature lighting.

FLOORING

Timber floor finish to all rooms except bedrooms and bathrooms. Bedrooms have fitted carpet; bathrooms to be fitted with luxury vinyl flooring.

DOOR ENTRY AND LIGHTING

GSM intercom. Energy efficient LED lighting throughout.

DOORS

Timber entrance door and frame, complete with stainless steel door furniture.

ELECTRICAL

- All visible plates, sockets, TV and data outlets in white to suit wall and surface finishes.
- Gigabit broadband infrastructure.
- Pre installation for Virgin Media TV and broadband
- Energy efficient LED lighting installed throughout
- Energy efficient panel heaters

CEILING HEIGHTS

Generally, all apartments have a ceiling with an average height of circa 2.4m in the living area and Bathroom areas have a ceiling height of circa 2.4*. The duplex apartments have an average ceiling height of 2.4m

*Excluding bulkheads.

HCT HOMES.

A history of success...

EXPERIENCED IN HIGH QUALITY

HCT Homes Ltd is an experienced and fast-growing UK Property Developer with a solid track record of delivering quality residential property developments.

CRADLE TO GRAVE EXPERIENCE

HCT Homes have been involved in Design, Development, Investment & Master Planning for more than ten years. Our management team has combined experience of over 20 years in real estate investment and property development.

STRONG NETWORK

HCT Homes has an extensive network of property finders, sub-contractors & professionals, which ensures we deliver all our projects on schedule, in-budget and to an exacting standard of finish, valued by end users and investors alike.

ADDING VALUE

Our expertise is in adding value to projects to enhance exit values, increase construction efficiencies and reduce development costs.



DETAIL.

A proven track record...

VALUE CREATION

Our approach is value biased, through diligent design and meticulous execution for interest of all partners.

INNOVATION

We deliver on our promise and challenge status quo. We focus on exceptional schemes at any one time and ensure a meaningful and lasting contribution without compromising quality.

LONG-TERM

Everything we do has quality engrained to last. High quality stewardship of buildings and spaces is key to delivering value over the long-term.

PARTNERSHIP

This is a bedrock to our business. A common goal with all stakeholder in our view is the key to success for any project.

INTEGRITY

The nature of our profession – creating real estate projects with a lasting value calls for measures to secure sustainable and fully transparent business relations on every level.



HUNDRED HOUSE



METRO LOFTS



PRINT CHAMBERS



THE NEXT STEP.

Is to get in touch, and find out more...

Here at Detail, we would love
to discuss the opportunity with
you, simply contact us today:

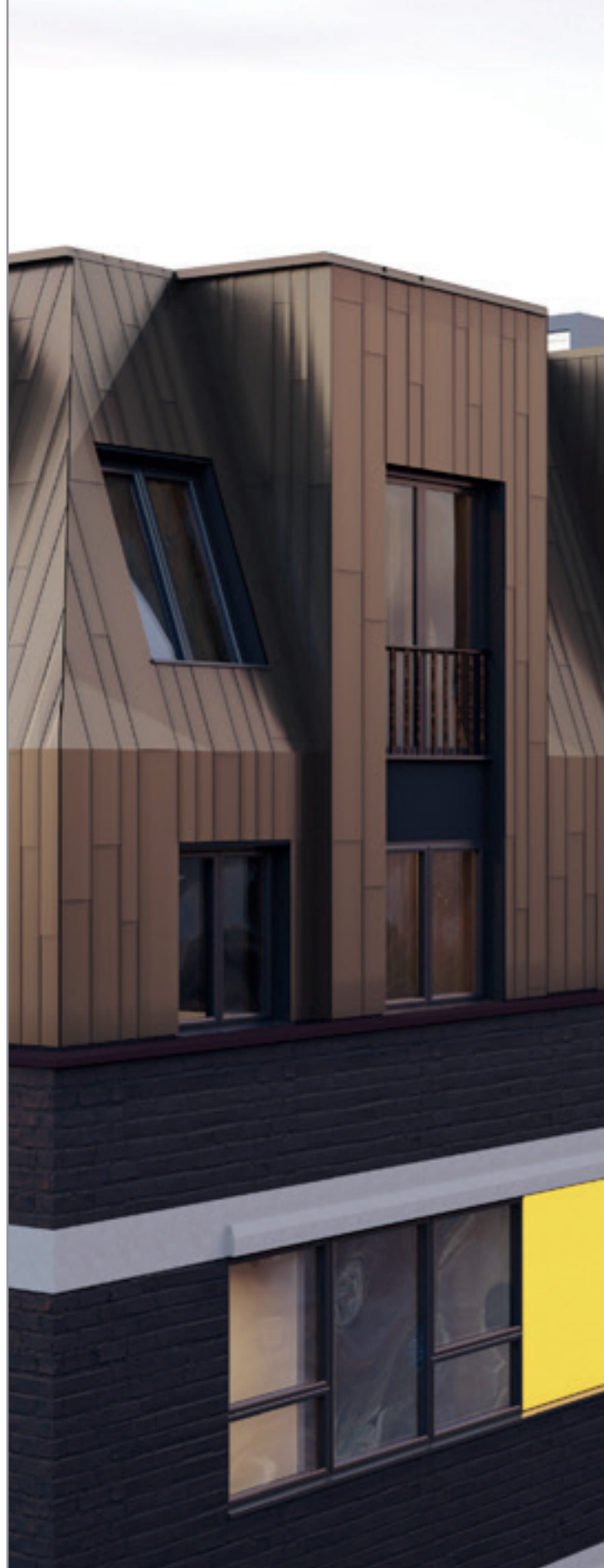
Call: **+44 (0)121 400 9000**

Email: **hello@detaildmc.Com**

Visit: **www.detaildmc.Com**

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Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative and for information purposes only and may be different once actually constructed. Any reference to use of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Variances occur between apartment types. Please refer to the sales team for details for the apartments. Please note that the design development of Transport Works is ongoing and certain items of the specification may be amended to an item of equivalent quality without notice. Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.





ASLEY HOUSE

