



WICKFIELD
PROPERTY
LIMITED



PROSPERITY
DEVELOPMENTS

PARK VIEW

BIRMINGHAM



PROSPERITY GROUP

THE HEART OF LIVING

PARK VIEW



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THE PROSPERITY HALLMARK

Finish with style



Everything's in the detail

DYNAMIC

A residential and commercial portfolio including 40 substantial new build and conversion projects with a GDV of over £450 million.

COMPREHENSIVE

Our own fully regulated mortgage division, Prosperity Living, provides all round borrowing solutions to our clients.

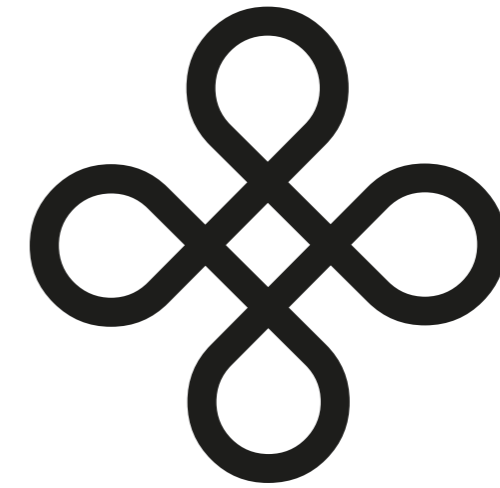
Our Letting and management agency; Lamont Estates, offers Prosperity owners a full lettings and management solution

DEDICATED TEAM

Over 30 strong and all passionate about Property; working with the very best industry professionals to deliver our projects.

ENTERPRISING

We're on track to deliver over £1 billion of residential property within the next 5 years.



PARK VIEW

THE DEVELOPMENT

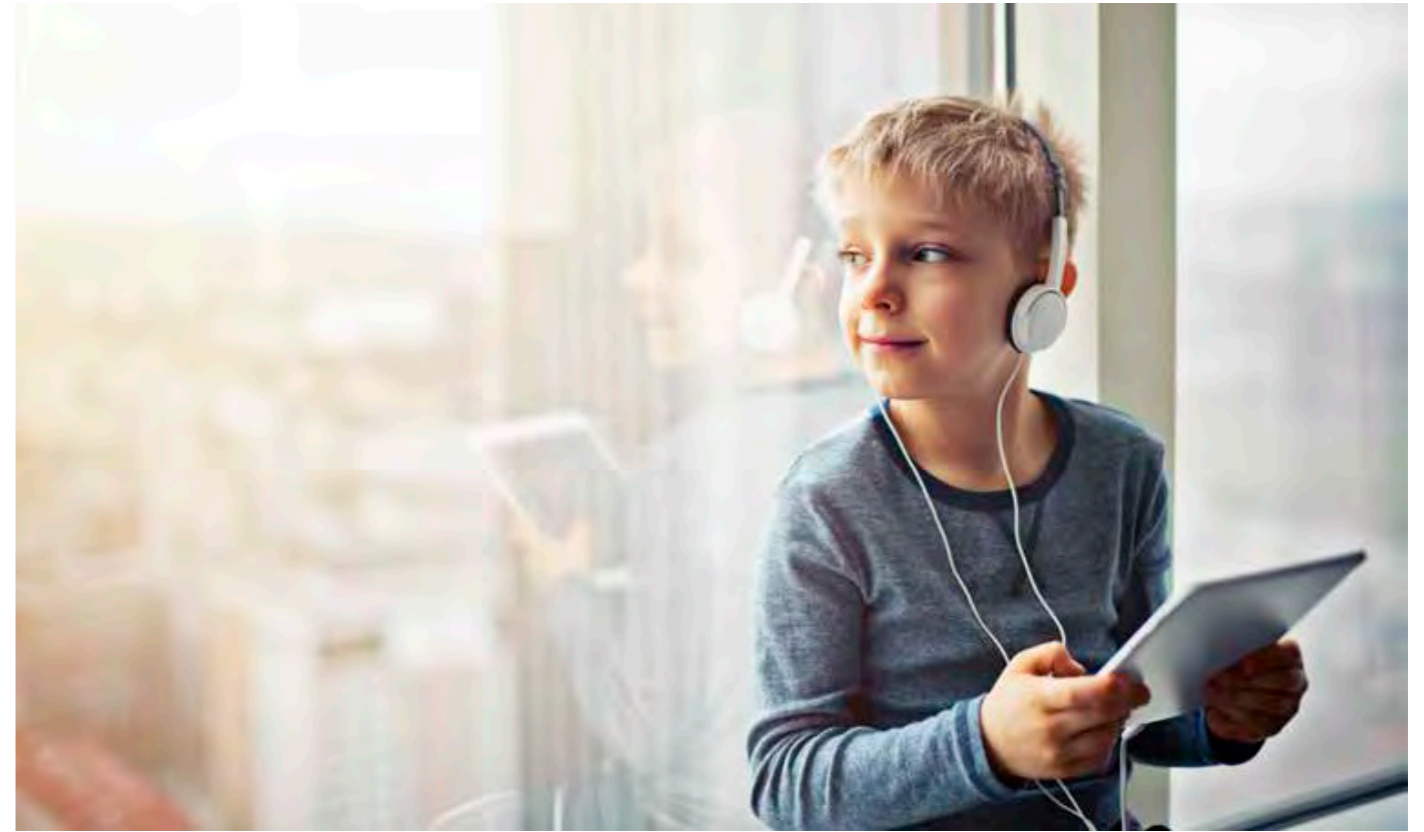




THE DEVELOPMENT

PARK VIEW

A contemporary selection
of 116 one and two bedroom
modern and affordable luxury
city centre apartments



PERFECTLY PLACED

Combining the buzz of the business district to the style and class that the high end retail destinations bring, there is no better location within the city to enjoy so much variety right on the doorstep.

Park view is the only 'Virtual Freehold' property available in Birmingham with a 999 year lease term with zero ground rent payable.

DETAILS

116
APARTMENTS

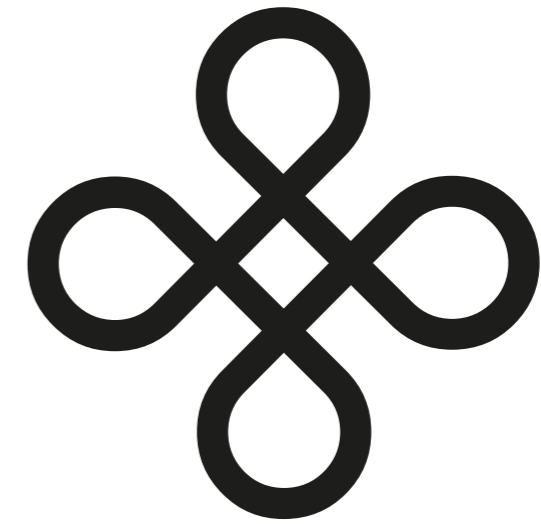
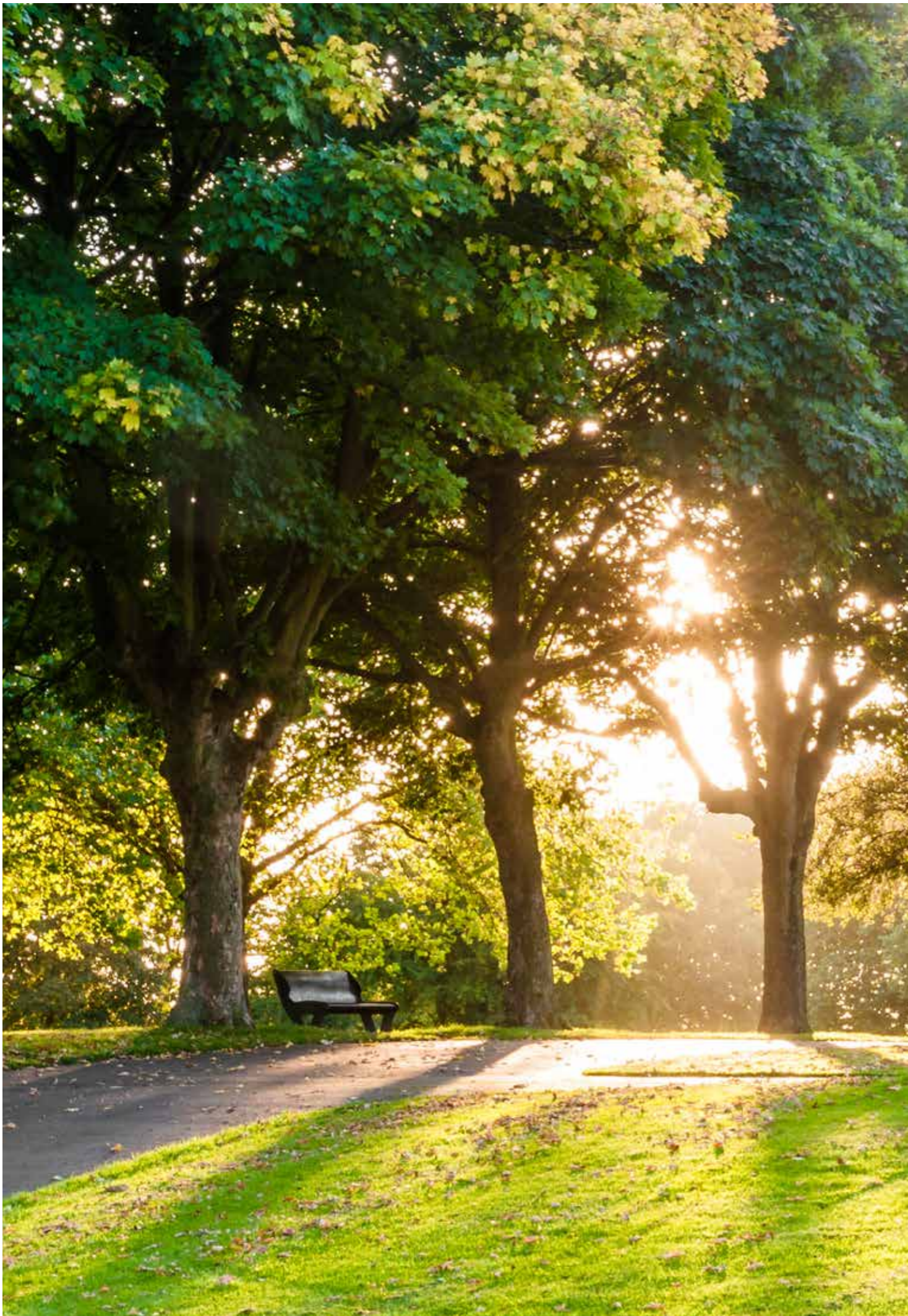
£189,995
ONE BED
STARTING PRICE

£258,995
TWO BED
STARTING PRICE

£359,995
TWO BED DUPLEX
STARTING PRICE

999
YEARS ZERO
GROUND RENT





PARK VIEW

THE LOCATION





BIRMINGHAM

Location is everything



ECONOMY

A city of 1000 trades and a wealth of opportunity

Birmingham is not only the UK's largest city outside London, but also one of the country's biggest financial centres. The relocation of firms such as Deutsche Bank and HSBC will increase the number of affluent professionals making their home here. The diversity of the city's economy is supported by its reputation as a hub for creative industries and it is among the UK's fastest growing centres for digital media ventures.

There is a wealth of opportunity for companies seeking to expand or invest in Birmingham. The city has exceptional connections to local, national and international destinations. It lies at the heart of the UK's road network and boasts an international airport serving 9.4 million passengers per year to 140 direct and scheduled charter routes worldwide. The proposed HS2 rail link will potentially cut travel time between Birmingham and London to just 49 minutes.





THE HIGHLIGHTS

Reasons to invest

ECONOMIC HUB

£90 Billion

Leading European business destination with regional economy of over £90 billion

CONNECTIVITY

HS2

rail network will bring the capital even closer at 49 minutes, and will welcome an estimated £1.5bn and 22,000 jobs to the region. Alongside this Birmingham International Airport sits just 5 miles south-east of the city centre with passenger numbers are set to increase to around 15 million by 2021.

SHOPPING

£600m

A £600million makeover of New Street Station was unveiled in September 2015, complete with the launch of Grand Central shopping mall. This is the third shopping destination in Birmingham's portfolio which includes the Mailbox, home to luxury brands such as Harvey Nichols, Armani and a Malmaison Hotel and The Bullring where high street favourites can be found, alongside the iconic department store Selfridges.

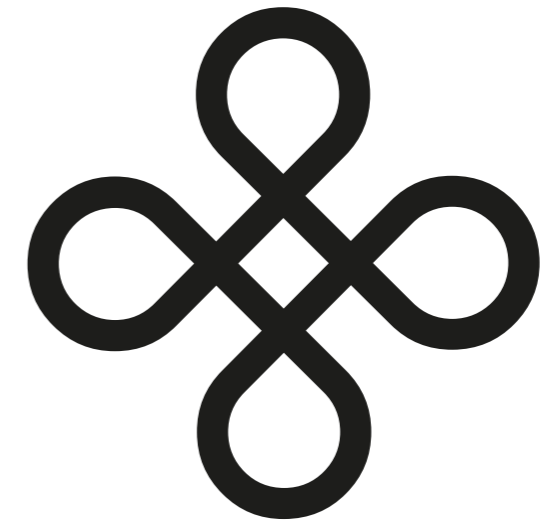


TALENT POOL

73,000

5 universities with over 73,000 UK and overseas students choosing Birmingham as their place to study and build careers





PARK VIEW

THE DEVELOPMENT





THE VISION

A modern lifestyle

Park View is located to the South East of Birmingham City Centre, a part of the city that continues to experience huge transformation - major developments, significant transport infrastructure and vibrant communities are all clustered within walking distance. Park View will continue to capitalise on the dynamism this area is set to deliver.



HERITAGE

Creative thinking



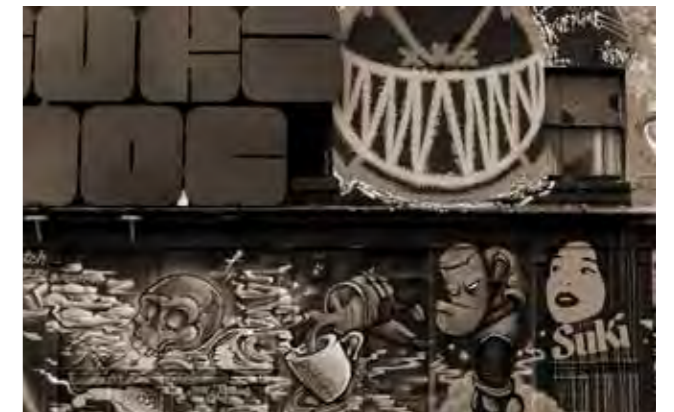
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Birmingham's creative quarter

The words 'Digital' and 'Digbeth' seem made for each other and that is perfectly reflected in the vibrant and progressive digital scene in the area.

Creativity and industrial architecture is juxtaposed with the city's newest green space, Eastside City Park, making Digbeth one of the most vibrant places to live.





PEOPLE AT HEART

The next generation



URBAN REGENERATION

A radical vision for revolutionising the city landscape

Park View's location is ideal to facilitate the growing number of digital technologies, design, television production and arts companies. It is a 5 minute drive from the site of the new Stephen King/ BBC film studio coming to Digbeth.

It's expected the area will also benefit from a mixed use scheme at the prestigious Typhoo Wharf and a canal-side residential neighbourhood.



ON YOUR DOORSTEP

Out and about



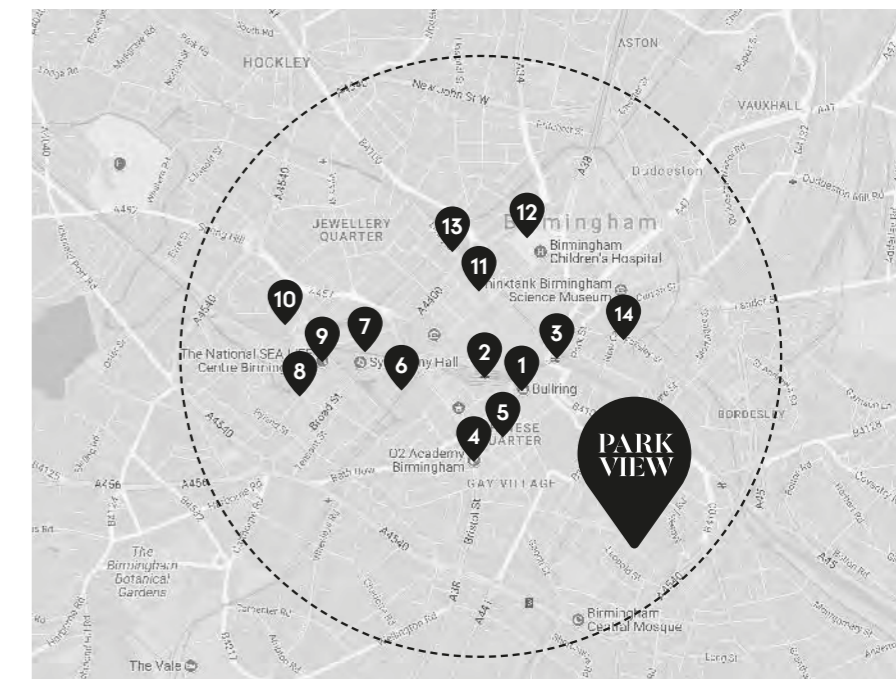
MODERN LIFE

A world of choice

Birmingham offers the very best of everything. From high-end fashion and Michelin starred restaurants to the business district, there is no better location to enjoy so much variety right on your doorstep. Just minutes from the development is the famous Bullring with its iconic flagship Selfridges store. The complex hosts a range of retailers as well as a fantastic collection of bars and restaurants.

AMENITIES

1. The Bullring
2. New St Station / Grand Central
3. Moor Street Station
4. O2 Academy
5. Hippodrome Theatre
6. The Mailbox
7. International Convention Centre
8. Brindleyplace
9. National SeaLife Centre
10. Arena Birmingham
11. Colmore Business District
12. Birmingham Children's Hospital
13. Snowhill Station
14. New BBC Film Studio





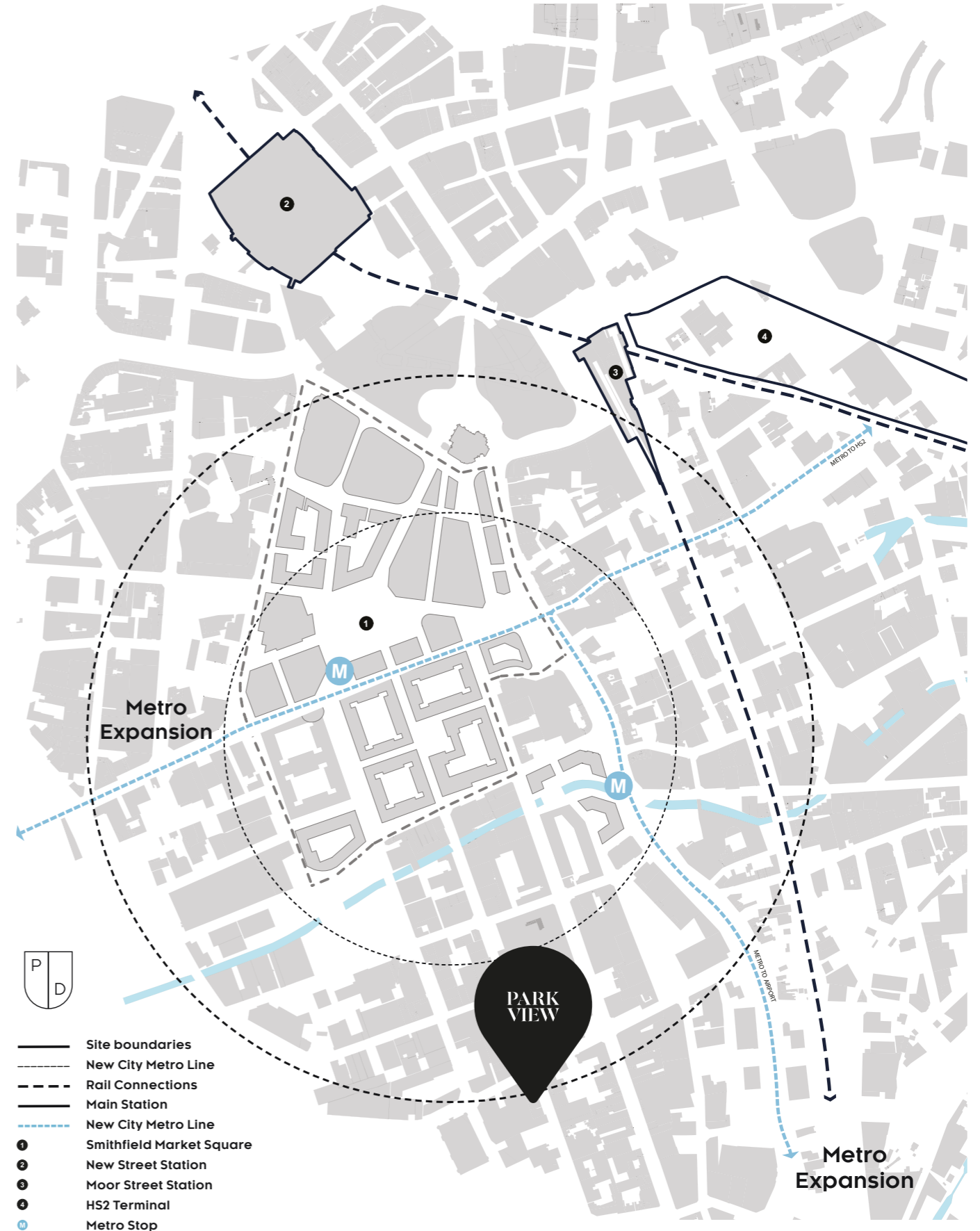
URBAN PLANNING

PARK VIEW

A connected city

The Smithfield Masterplan will radically improve accessibility, reconnecting the site to Birmingham centre and beyond via an integrated public transport network.

Capitalising on the city's already established assets, the overarching vision for Birmingham Smithfield will be of a sustainable, green and inclusive place that has people at the heart of a zero carbon development. Travel will be made convenient and hassle free by the enhancement of walking, cycling and public transport systems, all central to the transformation of the area. A two minute ride on the Midland Metro tram will take residents to the HS2 terminus station at Birmingham Curzon Street, where eventually a journey onto London will be made in just 49 minutes. The reconnection of Bromsgrove Street, linking east to west, will further improve access with dedicated green bus and sprint routes serving the markets and leisure attractions.



PARK VIEW

FLOORPLANS



THE APARTMENTS

Parkview will provide a contemporary selection of one and two bedroom modern and sustainable luxury city centre apartments.

Below we have provided example floorplans for our one and two bedroom apartments.

EXAMPLES



A typical one bedroom apartment



A typical two bedroom apartment



PARK VIEW

THE INVESTMENT

Payment plans designed
with you in mind

Payment Plan 01



Monthly and mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of build term months and paid on a monthly basis.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing

investments where they are. Payments are made across an average build term of 24 months. Monthly and Mortgage payment plans are only available on selected plots. All payment plans provided are correct at the time of development launch.

Summary - 1 bed apartment	GBP
Purchase Price	£189,995.00
Legal Fees	£850.00
Total Amount Due	£190,845.00

Reservation & Exchange Stage	
Prosperity Reservation Deposit 5%	£9,499.75
Legal Fees	£850.00
Reservation / Exchange stage total due	£10,349.75

Monthly Payment Stage	£56,998.50
Deposit divided by 24 month build schedule	£2,374.94

Completion Stage	
Balance payment - by way of mortgage or cash	£123,496.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty if applicable (estimated)	£6,999.00
Amount due at Completion Stage	£131,490.75

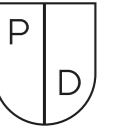
Income	
Estimated Gross Rental Income	Per month £950.00 / Per annum £11,400.00
Estimate Yield based on above	6.00%

Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£0.00
Tenant Management Fees @ 12% + vat	£1,641.60
Total Expenses*	Per month £211.80 / Per annum £2,541.60

Income net of expenses Per month **£738.20** / Per annum **£8,858.40**

* + Letting & Setup Fees

Payment Plan 02



Monthly and mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of build term months and paid on a monthly basis.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing

investments where they are. Payments are made across an average build term of 24 months. Monthly and Mortgage payment plans are only available on selected plots. All payment plans provided are correct at the time of development launch.

Summary - 2 bed apartment	GBP
Purchase Price	£258,995.00
Legal Fees	£850.00
Total Amount Due	£259,845.00

Reservation & Exchange Stage	
Prosperity Reservation Deposit 5%	£12,949.75
Legal Fees	£850.00
Reservation / Exchange stage total due	£13,799.75

Monthly Payment Stage	£77,698.50
Deposit divided by 24 month build schedule	£3,237.44

Completion Stage	
Balance payment - by way of mortgage or cash	£168,346.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty if applicable (estimated)	£10,719.00
Amount due at Completion Stage	£180,060.75

Income	
Estimated Gross Rental Income	Per month £1,050.00 / Per annum £12,600.00
Estimate Yield based on above	4.86%

Expenses	
Service Charge (estimated)	£1,100.00
Ground Rent (estimated)	£0.00
Tenant Management Fees @ 12% + vat	£1,814.40
Total Expenses*	Per month £242.87 / Per annum £2,914.40

Income net of expenses Per month **£807.13** / Per annum **£9,685.60**

* + Letting & Setup Fees



We strive to ensure that our clients receive the very best experience when investing in a Prosperity product. With over 57% of our clients going on to buy a second property after two years, that's a great sign we're getting it right.

Units Available



BROAD OAKS

Downham Market, Norfolk

Units Available



THE HIVE

Mansfield, Nottingham

Sold



HOLME HOUSE

Carlton, Nottingham

All builds complete



H1

Halifax, West Yorkshire



SHERWOOD SQUARE

Carlton, Nottinghamshire



TAMEWAY PLAZA

Walsall, West Midlands



SOUTHSIDE

Ilkeston, Derbyshire

Units Available



JQ RISE

Birmingham city centre

Sold



MARKET COURT

Birkenhead, Merseyside

Sold



LOMBARD HOUSE

Newark, Nottinghamshire

Sold



STATION HOUSE

Long Eaton, Derbyshire



CASTLE COURT

Dudley, West Midlands



B1 EDWARD ST.

Birmingham city centre



VARITY HOUSE

Peterborough, Cambridge



THE PINNACLE

Southend on Sea, Essex

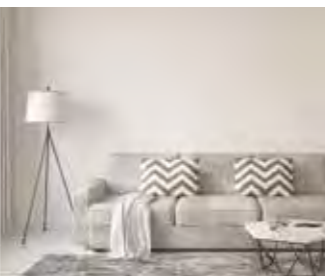
Sold



H2

Halifax, West Yorkshire

Sold



SEVERN HOUSE

Birmingham city centre

Sold



MOSELEY GARDENS

Birmingham city centre

Sold



CHARTWELL PLAZA

Southend on Sea, Essex

All builds complete



PARKWOOD COURT

Keighley, West Yorkshire



PRIESTGATE HOUSE

Peterborough, Cambridge



KEY HILL

Birmingham city centre



PROSPERITY HOUSE

Derby city centre



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**TO DISCUSS AN INVESTMENT
PLEASE CONTACT US**

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