



LUXURY APARTMENTS

LOCKSIDE WHARF

CANAL SIDE LIVING IN BIRMINGHAM'S
INDUSTRIAL HEARTLAND

At the heart of Birmingham city-centre, the next chapter for a historical landmark is brewing - a transformation that embodies the future of the second city. Introducing Lockside Wharf - a new residential development from Joseph Mews and Consortia Developments.

As the leading UK city for growth over the last five years, Birmingham is the most exciting investment destination in the country. Discover a place where natural beauty, connectivity and an industrious heritage are meeting to create something beautiful, all on the banks of the iconic Birmingham and Fazeley waterway.



Lockside Wharf from Scotland Street

CHAPTER 1

STORM OF DEMAND

CHAPTER 2

GLOBAL BUSINESS

CHAPTER 3

UNLOCKING THE BIG CITY

CHAPTER 4

HISTORY OF TRANSPORT

CHAPTER 5

CULTURAL POWERHOUSE

CHAPTER 6

THE NEXT GENERATION

CHAPTER 7

WHARFSIDE LIVING

CHAPTER 8

CITY CENTRE LIFESTYLE



THE
CANAL HOUSE

THE
CANAL HOUSE
BOAT REPAIR



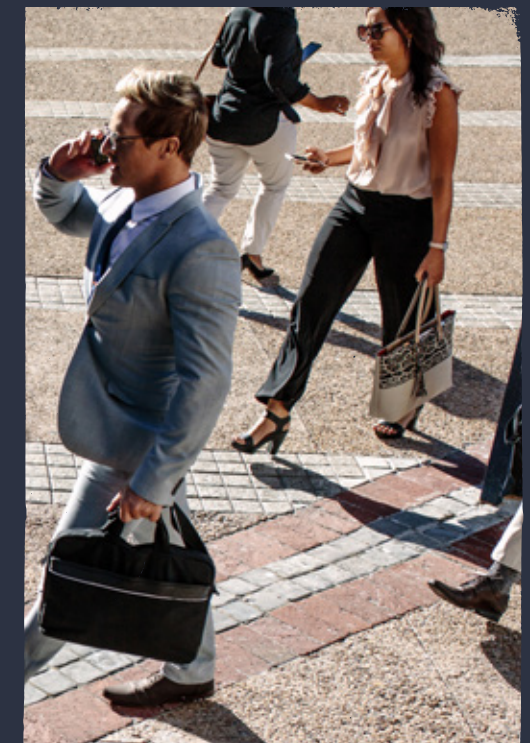
103 Colmore Row

A PERFECT STORM ^{OF} DEMAND

Birmingham remains the largest city in the UK outside of London. With a population of around 1.15 million in the city and 4.3 million in the Greater Birmingham area, the number of residents in the city continues to grow at a rapid pace.

The city also has one of the youngest populations in the country, with under-25s accounting for nearly 40% of its total residents. It's this demographic that supports the city's incredibly competitive rental market - driven by new students, graduates and young professionals moving for work.

With the city's total population expected to hit 1.24 million by 2030, Birmingham's expected to need a further 2,500 homes a year to meet the incredible forecasted demand.



ANCHORED BY GLOBAL BUSINESSSES

With a value of around £24.8 billion, Birmingham continues to have the strongest economy outside of London, anchored by huge global businesses such as HSBC, PwC, Goldman Sachs and Deutsche Bank.

These incredible names have contributed to the largest professional and financial sector outside of the capital, employing over 100,000 professionals. In turn, this has boosted demand for city-centre

living while Birmingham's economic output has increased by 35% over the last five years.

While the number of active businesses in the city rose by 13.5% between 2016 and 2018 - three times the UK average - the average income to house price ratio is still much more affordable than its 'peers', highlighting the potential of Buy-to-Let in the city.

16.4%

GVA GROWTH BY 2030, MUCH
HIGHER THAN THE UK AVERAGE

£11^B

TURNOVER IN DIGITAL TECH
FOR THE WEST MIDLANDS

100^K

PROFESSIONALS MAKING THE
LARGEST BUSINESS HUB OUTSIDE
OF LONDON

18.4^K

BUSINESS STARTUPS IN 2020,
HIGHEST IN THE COUNTRY OUTSIDE
OF LONDON

£25^B

THE STRONGEST ECONOMY
OUTSIDE OF LONDON

26%

NO. OF POC DIGITAL TECH
WORKERS VS A 15% UK AVERAGE



HSBC at Paradise



Centenary Square

BRINDLEYPLACE

MIDLAND
METRO
EXPANSION

£150 MILLION
GDV FORECAST

ARENA
CENTRAL

£1MILLION SQ.FT
OF GRADE A
OFFICE SPACE

£500 MILLION
OF GDV

NEW STREET
STATION

PARADISE

130,000 SQ.FT
MIXED RETAIL AND
LEISURE SPACE

£550 MILLION
OF GDV

GRAND CENTRAL
& BULLRING

SNOW HILL
STATION

SMITHFIELD

£1.5 BILLION
REGENERATION
PROJECT

2,000 HOMES TO BE
DELIVERED

MOOR STREET
STATION

HS2 (2026)

BIRMINGHAM
TO LONDON IN
49 MINUTES

£15 BILLION PER YEAR
FOR UK ECONOMY
POST 2037

UNLOCKING THE BIG CITY

Over the last twenty years, Birmingham has owed most of its success to the 'Big City Plan' - a large-scale, long-term regeneration plan that has rejuvenated key pockets of the city.

Starting with the Bullring and closely followed by projects such as Grand Central, Centenary Square, Paradise and Arena Central, the 'Big City Plan' has built the amenities that have turned Birmingham into what it is today.

Now, the legacy of the 'Big City Plan' has been integrated into the next project, 'Our Future City'. Designed to run over the next 19 years, the council will turn its attention to the various 'neighbourhoods' around Birmingham in the hopes of improving infrastructure across the city.

With a vision of emulating London's distinct 'districts', Birmingham hopes to model itself as a '15-minute city' - incredibly accessible, filled with amenities and with a larger focus on integrating more green spaces.



HSBC headquarters at Centenary Square



Over the last twenty years, Birmingham has owed most of



Restoration of the Chamberlain Memorial Fountain

AN INNOVATIVE GLOBAL CITY WHERE
PROSPERITY IS SHARED BY ALL -
HAPPY, HEALTHY AND AFFORDABLE

<div data-bbox="243 502 406 570" data-label="Section-Header"> <h2>2000</h2> </div> <div data-bbox="243 613 573 816" data-label="Text"> <p>The Mailbox opens to the public and the demolition of the original Bullring commences, marking the beginning of the Big City Plan that will transform the landscape.</p> </div>	<div data-bbox="886 255 1042 322" data-label="Section-Header"> <h2>2004</h2> </div> <div data-bbox="886 365 1176 604" data-label="Text"> <p>Centenary Plaza - the first phase of the £500 million Arena Central development is completed and opened, marking the beginning of one of the largest mixed-use sites in the city.</p> </div>	<div data-bbox="1909 431 2042 499" data-label="Section-Header"> <h2>2015</h2> </div> <div data-bbox="1909 542 2245 816" data-label="Text"> <p>New Street Station’s refurbished concourse (including Grand Central) is officially opened to the public. West Midlands Metro is extended to Bull Street and the first on-street trams run through Birmingham since 1953.</p> </div>	<div data-bbox="2552 221 2688 288" data-label="Section-Header"> <h2>2021</h2> </div> <div data-bbox="2552 332 2882 570" data-label="Text"> <p>Lockside Wharf is officially given the greenlight to progress with its conversion into a stunning new residential development. Goldman Sachs becomes the latest brand to join Birmingham’s business sector.</p> </div>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<div data-bbox="456 1103 613 1170" data-label="Section-Header"> <h2>2003</h2> </div> <div data-bbox="456 1213 796 1416" data-label="Text"> <p>The new Bullring shopping centre opens, including the Selfridges Building designed by Jan Kaplicky. Plans to redevelop New Street station are approved by the city council.</p> </div>	<div data-bbox="1102 1245 1232 1313" data-label="Section-Header"> <h2>2013</h2> </div> <div data-bbox="1102 1356 1426 1558" data-label="Text"> <p>The New Library of Birmingham - the largest public library in the UK - is opened by Malala Yousafzai. The former Birmingham Central Library nearby is demolished.</p> </div>	<div data-bbox="2125 1140 2262 1208" data-label="Section-Header"> <h2>2019</h2> </div> <div data-bbox="2125 1251 2452 1416" data-label="Text"> <p>The redesign and construction of the new Centenary Square is completed and the public space re-opens as a staging area for the city’s many cultural events.</p> </div>	<div data-bbox="2768 998 2918 1065" data-label="Section-Header"> <h2>2022</h2> </div> <div data-bbox="2768 1108 3085 1311" data-label="Text"> <p>Birmingham will host the 2022 Commonwealth Games, a momentous occasion that could drive inward investment and renewed interest into Birmingham city-centre.</p> </div>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

HISTORY OF TRANSPORTATION

With Birmingham already home to a suite of incredible transport links - both domestic and international - residents at Lockside Wharf will benefit from the rail links at Grand Central and flights from Birmingham International Airport.

Birmingham is one of the most connected cities in the UK and has direct access to the majority of UK hotspots.

This will only be strengthened by High Speed 2 (HS2), a once-in-a-generation infrastructure project that will revolutionise rail travel across the UK, acting as the backbone of the rail service going forward.

Birmingham will be a major hub for the first phase of HS2, providing direct access with London and reducing travel times to around 49 minutes while improving capacity exponentially.

As the line continues North, plans suggest that travel times to other cities such as Manchester and Leeds will be dramatically reduced, potentially providing a new wave of demand for Birmingham's affordable property market.





EATING

01. The Ivy
02. Adams
03. Medicine Bakery
04. Tiger Bites Pig
05. Land
06. Dishoom
07. The Oyster Club
08. Opheem
09. Pulperia
10. Isaac's
11. Craft

DRINKING

01. Purecraft Bar & Kitchen
02. Indian Brewery
03. Arch 13
04. Loki Wine
05. 1000 Trades
06. Ikigai
07. St Paul's Square
08. Pitcher & Piano
09. The Distillery
10. The Canal House

CULTURE

01. ICC
02. Symphony Hall
03. Birmingham Rep Theatre
04. Utilita Arena Birmingham
05. National Sea Life Centre
06. Everyman Cinema

RETAIL

01. Bullring & Grand Central
02. Harvey Nicholls
03. Apple
04. Selfridges



Birmingham Metro Line

PERFECTLY CONNECTED ^{IN} EVERY POSSIBLE DIRECTION



THE

EARLY

PIONEERS

OF

THE

CANAL

HENRY BERRY

JAMES BRINDLEY

JAMES DADFORD

WILLIAM JESOP

JAMES GREEN

JOHN DADFORD

THOMAS TELFORD

JOHN RENNIE

JAMES WATT



A THRIVING CULTURAL POWERHOUSE

Birmingham remains one of the most diverse cities in the UK and its cultural offering reflects that.

Home to world-class facilities, a renowned arts programme and a thriving dining scene, Birmingham is home to the Symphony Hall, the Hippodrome and Birmingham REP as well as the Birmingham Royal Ballet and Birmingham Symphony Orchestra.

Outside of the arts, Birmingham's nightlife is just as varied. With independent bars, thriving Michelin-starred restaurants

and some of the finest UK retailers in the country, there's plenty for the residents of Lockside Wharf to enjoy in their downtime.

It's this level of investment into the cultural scene - amongst other things - that has helped Birmingham win the bid to host the 2022 Commonwealth Games. A global event that will attract the attention of fans around the world, the Games have the potential to significantly boost investment into the city whilst accelerating improvements to infrastructure.

1.1K+

Bars &
Restaurants

11K+

Shops
& Retailers

88

Entertainment
Venues



Gusto on Colmore Row



Isaac's at The Grand Hotel



Dishoom at Centenary Square



Saint Paul's House on St Paul's Square



The Button Factory in the Jewellery Quarter



Otto Pizzeria in the Jewellery Quarter

TRAINING THE NEXT GENERATION

Birmingham hosts over 400 schools, 15 universities and 3 university colleges within an hour, meaning it's main student population is just over 100,000 at last count.

This has had an incredible impact on the local rental market, significantly boosting demand for property in Birmingham - largely driven by the Birmingham graduates that are staying in the city.

Birmingham has a graduate retention rate of 41% and was recognised as the third best city in the UK for attracting graduates with no prior links to the city - highlighting the pull that Birmingham has for young professionals that are entering the world of work.

400

SCHOOLS WITHIN AN HOUR'S DRIVE
OF LOCKSIDE WHARF

15

UNIVERSITIES SERVING A BROAD
STUDENT POPULATION

3

UNIVERSITY COLLEGES PROVIDING
UNDERGRAD AND POSTGRAD

100^k

STUDENTS MAKE UP BIRMINGHAM'S
DIVERSE STUDENT DEMOGRAPHIC

41%

STUDENT RETENTION RATE FOR
GRADUATES STAYING IN BIRMINGHAM

3RD

BEST UK CITY FOR ATTRACTING
AND RETAINING STUDENTS



SCOTLAND ST

WHARFSIDE LIVING

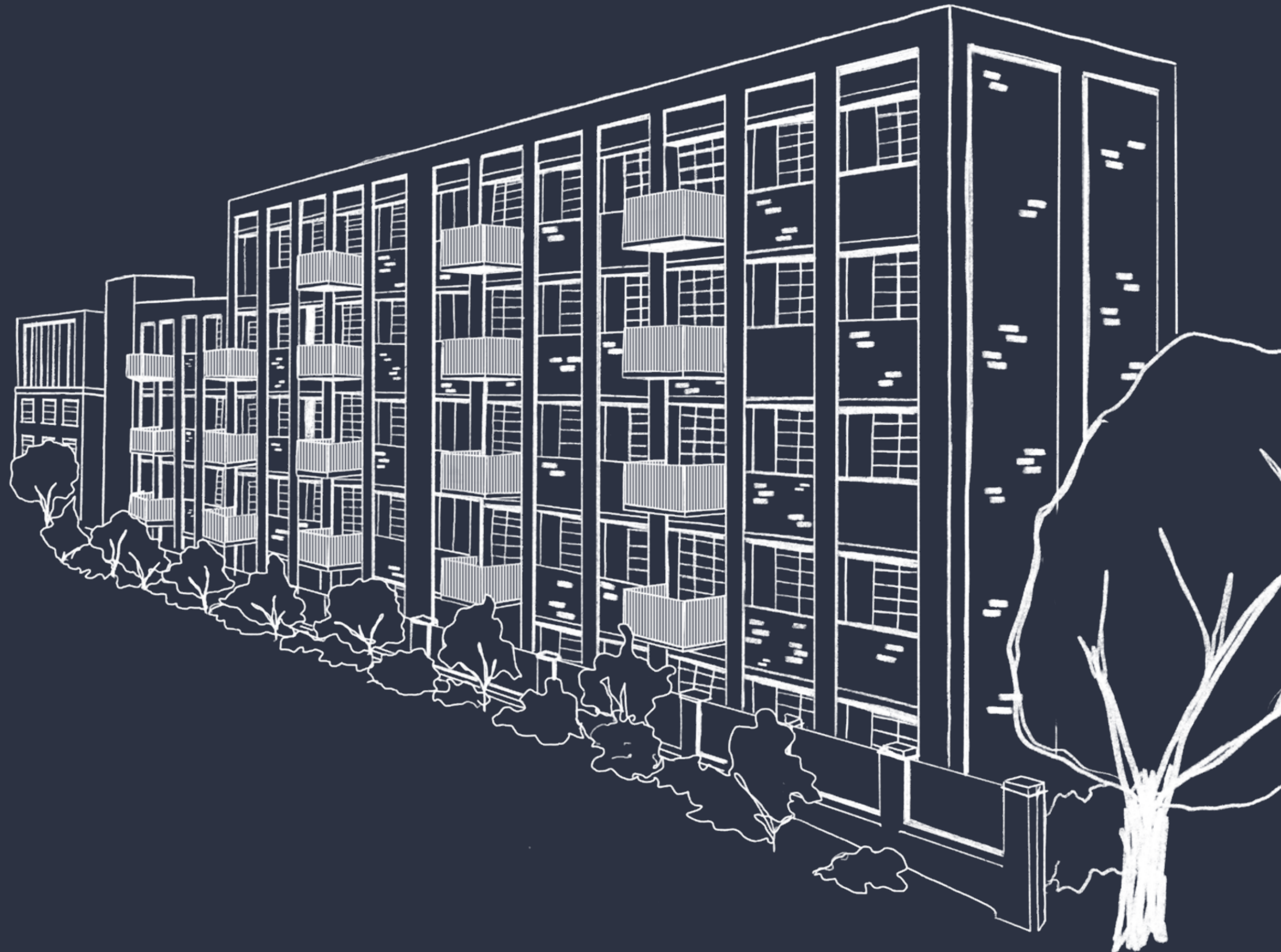
Welcome to Lockside Wharf - a stunning restoration of a Birmingham landmark and the perfect blend of natural beauty, refined Victorian architecture and contemporary living.

Designed with high-end waterfront living in mind, Lockside Wharf isn't a sprawling urban jungle, it's a bespoke, intimate development for residents that want character, connectivity and sophisticated living, overlooking one of the most scenic points of the idyllic Birmingham and Fazeley Canal.

Starting life as a Victorian glassworks in 1887, Lockside Wharf is the third act for this historic site - a total conversion of the original factory, as well as the addition of a new building on the existing brownfield site, that will expand the development to include 61 one-bedroom, two-bedroom and three-bedroom apartments.

Maintaining the industrial flourishes that come with its heritage, Lockside Wharf is a development filled with character, where the exposed brick, steelwork, internal fireplaces and external fixtures that make up the original architecture take pride of place.

A perfect blend of the old-world and the new, this development will honour the history of the site while epitomising the evolution that Birmingham is seeing across its skyline.









SOPHISTICATED CITY-CENTRE LIFESTYLE

With a mix of one-bedroom, two-bedroom and larger duplex apartments, Lockside Wharf is the pinnacle of what the Birmingham rental market is demanding - a high-quality development in an accessible, desirable location.

Each apartment in Lockside Wharf follows a design-led philosophy, providing sophisticated, premium city living amongst a wealth of natural beauty. Industrial flourishes act as a reminder of the site's original heritage while adding a unique character to every apartment.

Step inside and you'll find a beautifully finished home, seamlessly combining clean designs and functional living. While each of these refined urban spaces will maintain a reclaimed aesthetic,

a superior build quality and state-of-the-art fittings will support a contemporary lifestyle - creating unique examples of modern living that retain their soul.

Lockside Wharf is framed by landscaped green spaces and blessed with incredible views of Birmingham's revitalised waterway, all of which can be enjoyed from the communal terrace - a beacon of calm away from the bustle of the city-centre.

Spread over five floors, Lockside Wharf will be a harmonious addition to the local landscape, providing new residential space in keeping with the look and feel of its surroundings. Underground parking and smart security systems will ensure modern touches without compromising the surrounding area.

ABOUT THE PARTNERSHIP

THE DEVELOPER CONSORTIA

Consortia Developments is a privately owned, independently run property business. Since their formation, the Consortia team has worked hard to build a reputation as one of the most progressive and capable businesses within the property development sector.

With a mission of providing the best possible accommodation for the end user, Consortia consciously seeks out projects that can have a positive, lasting impact on the local community and have undertaken successful projects in key locations around the country.

DISTRIBUTION CHANNEL JOSEPH MEWS

Joseph Mews is a leading UK property investment company, combining deep expertise with an unrivalled track record. Over the last 10 years we've helped developers deliver exciting new projects, building ourselves into one of the most forward-thinking, progressive and reputable property investment companies in the country - specialising in residential and off-plan developments.

What makes us unique is our complete 360-degree service. We only work with proven, reputable developers to deliver the very best developments, ensuring high-standards and world-class quality at every touchpoint. Combined with a market-leading distribution channel and dedicated customer service offering, we're well-equipped to support developers to realise their vision while helping our clients build wealth and meet their objectives.



Consortia
Developments

Joseph Mews