

BELGRAVE

SHEFFIELD

Welcome to
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Premium investment opportunity in Sheffield city centre



Belgrave is a brand new luxury apartment building in the heart of Sheffield. This spectacular development features 108 apartments across 7 stories and is suitable for all types of occupiers.

This is one of the UK's most impressive property investment locations thanks to a shortage of available city centre properties and a growing population.

Sheffield is also benefiting from a huge amount of investment that is creating new jobs, improving the public realm and making it an extremely desirable location for people to live and work.

Belgrave has a range of spectacular, luxury studios, as well as one- and two-bedroom apartments, and is ideally positioned to create a whole new standard of residential living in the city centre.

Living spaces

Every apartment at Belgrave offers a rare level of luxury. This development provides large, stylish living spaces that are within walking distance of everything that the city has to offer.

Whether residents want to be close to Sheffield's business districts, its two universities, outstanding transport links or the huge range of culture and retail in the city – Belgrave gives residents easy access to all of it.

By providing such an outstanding lifestyle and the option to buy parking spaces with selected apartments, Belgrave offers the perfect opportunity for families, graduates and young professionals to live in a luxury setting with everything they need right at their finger tips.

Living spaces at Belgrave are large, spacious and bright with large windows and a modern décor scheme.

Young professionals and families alike can enjoy the open-plan living space and make it suit their preferences for relaxing, socialising or anything else in between. Bespoke furniture packs designed to suit each individual apartment are available on request.





K i t c h e n s

The kitchens at Belgrave are designed with a contemporary interior design ethos and combine the finest fixtures, fittings and materials to create a space that is both functional and desirable in equal measure.

All kitchens benefit from energy efficient white goods, including an integrated fridge/freezer, ceramic hob, a washer/ dryer and high quality work surfaces.

Bedrooms



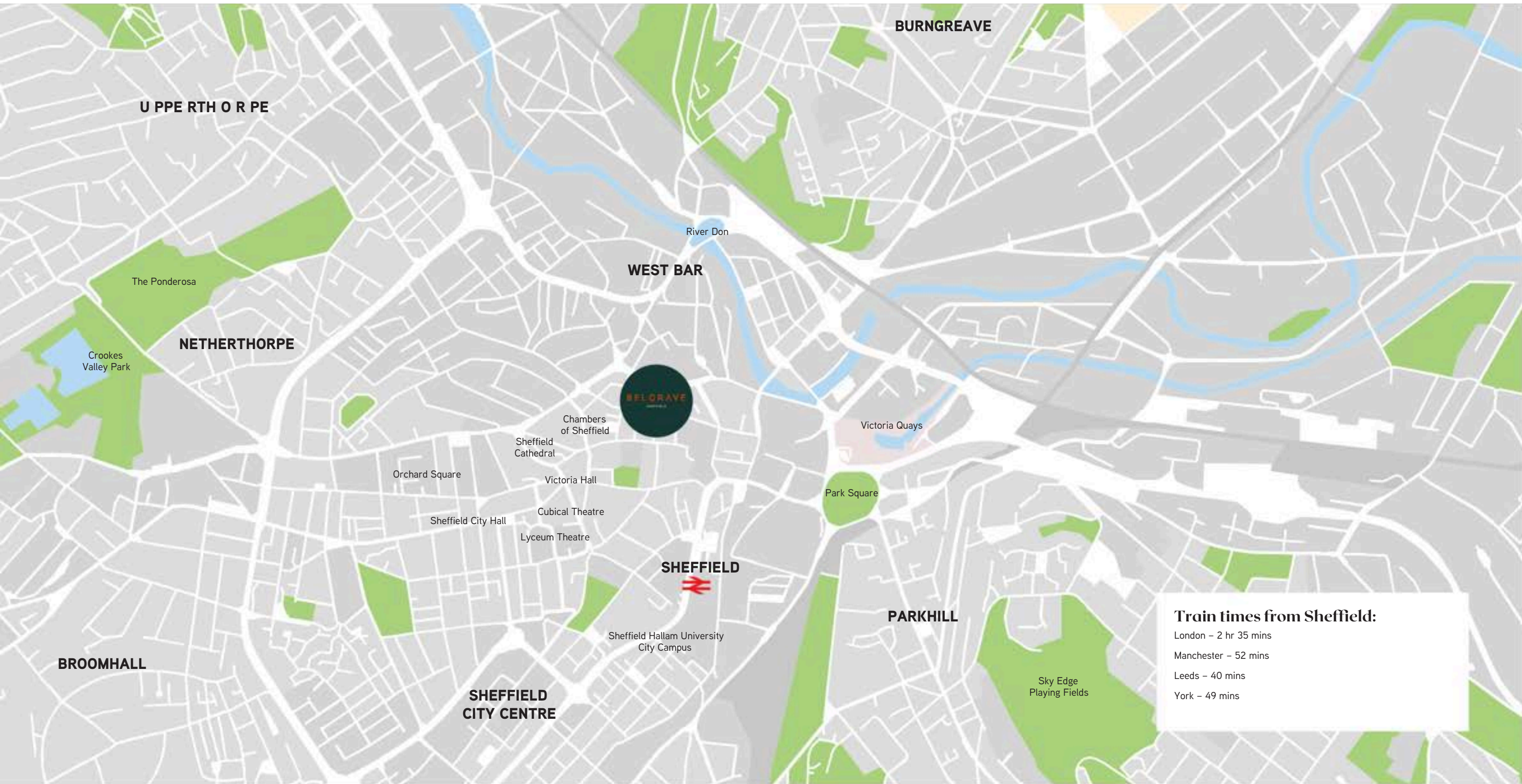
Bedrooms are well-sized and offer quiet, relaxing spaces in the heart of the city centre. In a bustling modern location, they provide a cosy, comfortable oasis where people can escape the stresses of day-to-day life.

Everything is carefully considered down to the smallest detail with the goal of providing a bedroom space that contributes positively to the health and wellbeing of residents.



Bathrooms

A good bathroom can set a property apart from the competition, and Belgrave delivers on this front. Baths and/or showers are provided to each apartment depending on layout, and premium tiles have been selected to provide an air of quality.



Location

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Belgrave gives residents easy access to everything that Sheffield has to offer from its location on Campo Lane. Many of the city's busiest areas including Castlegate, Fargate, the Orchard Shopping Centre, Ponds Forge International Sports Centre, the Heart of the City development, Kelham Island and Victoria Quays are all within a 15-minute walk.

The bars and restaurants of the city centre and riverfront provide a bustling nightlife scene, as well as high class dining experiences.

For residents who prefer cultural sites, Belgrave is also minutes away from the Crucible Theatre, Lyceum Theatre, the Millennium Gallery, Graves Gallery, West Street Live, O2 Academy Sheffield, several cinemas and much more.

This is a city where residents are never short of places to go and sights to see. Getting around is easy too, thanks to the nearby Supertram network and a range of bus routes.

Sheffield Station provides links to destinations outside the city including London, Manchester, Leeds and York which make Belgrave an even more attractive base.

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Welcome to Sheffield

Sheffield is a vibrant city of contrasts. Located in the heart of the UK, it combines a first-class modern urban living environment and a bustling city centre culture, with some of the UK's most beautiful countryside and easy transport links to the rest of the country.

Also known as the Steel City, Sheffield grew up around its steel industry and has continued that history of entrepreneurship and innovation into the modern day. Sheffield combines world-class research at its universities with a worldwide business reach.

This is an outstanding destination with a growing population and a housing market that cannot keep up with demand.



Sheffield Highlights:

- 62,000 – Estimated population growth by 2034 (Sheffield City Council)
- 11.3% – Rental growth anticipated by 2027 (Centrick)
- 33,000 – Number of high level jobs to be created by 2041
- 10,000 international students attend the University of Sheffield each year

Sheffield housing market and population

Sheffield is one of the major cities in Yorkshire and is home to a huge student population, making a long-term shortage of available rental housing almost an inevitability. Luxury developments like Belgrave won't just fill a gap in the market, they will immediately be at the top of the list for renters who are desperate for quality accommodation. Sheffield's population of more than 556,000 increased by 6,000 in the last full year on record and City Council projections show that it could rise by another 62,000 by 2034. This is a lot of new people and they will all require housing – a fact which makes Sheffield one of the premier investment opportunities in the UK. The effects of this can already be seen in the housing market. Research from Centrick shows that rents in the city increased by 11.3% in the last full year. Further growth of 11% is anticipated by the end of 2027.

That compares favourably to the regional average rent rise of 9.4% in the last year and illustrates the appeal of Sheffield's market to investors.

Daniel Copley, Consumer Spokesperson at Zoopla, said rising rents in Sheffield are “due to the demand/supply imbalance in the urban centre over the past year which is underpinned by large student populations and the fact that the city is a major regional employer.”

House prices are on a similarly positive trajectory. Rightmove data shows that they are 8% higher than the 2021 average as of Q2 2024, and it is likely that more growth is on the way. Savills predicts further property value growth of 20.2% across the Yorkshire and Humberside region – and Sheffield is sure to be at the forefront of that growth.

Housing market and population highlights:

62,000 – Estimated population growth by 2034 (Sheffield City Council)

20.2% – Projected regional house price growth across the region by 2028 (Savills)





Economy

There has never been a better time to invest in Sheffield thanks to the city’s booming economy. As the City Council puts it, Sheffield has the economic growth potential to lead a 21st century export boom built around a “high skilled, modern manufacturing economy, combining digital innovation, world class expertise, academic research and a global brand.”

Sheffield’s economy is worth approximately £15.5bn per annum and supports more than 260,000 jobs, making it the fifth most economically active city in England. Historic strengths in advanced manufacturing combined with modern industries like digital, creative, communication technology, financial service, healthcare and more to create a vibrant, resilient economy. This provides the sort of high profile, fulfilling and rewarding jobs which makes Sheffield a desirable destination for professionals and graduates.

And it is not just in the present that Sheffield is delivering success. The city’s Strategic Economic Plan lays out the scale of ambition found here. By 2041 it is anticipated that Sheffield will add a further £7.6bn to its economy and employ an additional 33,000 people in high level roles. The region’s investment into research and development is scheduled to triple to £1.1bn annually, and wages are expected to grow by approximately £1,500 per person.

Investing in Sheffield now means choosing a city that is growing fast and has bold, ambitious plans for the future. In short, it is exactly the sort of place that people from around the world want to be.

Economy highlights:

£15.5bn – Size of Sheffield economy

33,000 – Number of high level jobs to be created by 2041

£7.6bn – Additional economic growth by 2041

Regeneration

Sheffield's economic growth story is compelling, and at its heart are a range of major regeneration projects which are taking the city to the next level. Blessed with a diverse culture, historic strength and beautiful location, Sheffield's extensive regeneration works are the finishing touch which makes the city uniquely attractive to professionals and graduates. Residents of Belgrave are fortunate to have access to everything on offer in one of the UK's biggest and most exciting cities. Looking to the future, even more outstanding developments and schemes are underway which will make life in Sheffield even better.

Renewal action plan

A £1.7bn scheme following Covid-19 to give Sheffield an economic boost and push the city forward following the global setback. Developed in collaboration with the city's business community, the renewal plan is focussed on people, places and employers to continue building the city back up. The plans are ongoing and include schemes to:

- Improve skills and get them back into the world of business
- Accelerate Sheffield's net zero transition
- Back businesses and other job creators to grow
- Improve travel connections by foot, bike, rail and bus
- Get construction projects moving

Heart of the City

Heart of the City is Sheffield's flagship redevelopment project that is reshaping the city centre. The project is in phases and together is designed to transform 1.5 million sqft of the city. The £470m investment will create up to 7,000 jobs by 2030, redefine the public realm as well as bring new retail opportunities, bars, restaurants, cultural sites and more to Sheffield.

Phase 2 is under construction now following the successful completion and activation of Phase 1 in 2016. Phase 3 has planning permission, and Phase 4 is in the early stages of design. Once complete, it is estimated that the four Phases will contribute a combined £3.7bn to Sheffield's economy and set new standards for socially responsible, sustainable design in modern cities.

Connecting Sheffield

A programme of improvements for streets and public spaces in the city centre to create more attractive places for people to spend time and open up outside space for café, bar and restaurant seating. By combining that with new green space, high quality planting and landscaping, improved walkways and bus routes, and links between other new developments, you get a city centre which is vibrant, healthy and well connected.

Sheffield is already a great place to spend time thanks to a higher proportion of pedestrianised space and parks than most comparable UK cities. The City Council continuing to develop this side of Sheffield will only make it a more attractive and desirable place to live.

Fargate and High Street

Fargate connects the Heart of the City to the popular Castlegate area, making it a prime opportunity for regeneration to improve people's experience of the city and increase the ways it can be used.

A successful £15.8m funding bid by the Council and the University of Sheffield has provided the funds to make Fargate a new social hub in the city centre. A six-storey community hub called Event Central will become the centrepiece of the development and provide the city with a new live music venue, two floors of co-working space and areas to showcase culture, art, performances, workshops, talks and events.

This will be complemented by work to improve the street scene with the award-winning Grey to Green project which is creating beautiful pocket parks designed to promote biodiversity and improve drainage. Finally, the project includes work to redevelop underused or outdated office space on Fargate and the High Street to turn it into new homes.



Education

The Belgrave provides easy access to high quality schools for children of all ages. The city has a range of excellent state-run schools, and private schools including The Bethany, Birkdale Prep School and Westbourne Junior and Senior School are only a short journey out of the city centre.

The building is also perfectly positioned to give easy access to both of Sheffield's major universities, making it ideal for professional renters who work at these institutions, international students studying in the UK or anyone who has older children attending further education here.

Sheffield is one of the UK's most popular and successful university cities. Students from across the country and the rest of the world come here in their thousands to take advantage of the top class education on offer, and many then stay in the city thanks to the jobs and opportunities available.

University of Sheffield

The University of Sheffield is one of the UK's finest educational institutions and is recognised for its excellence in both teaching and research. Home to more than 30,000 students from around the world, the university is a major asset to the city and a key economic pillar.

- 13th best university in the UK according to Times Higher Education
- Contributes £2.5bn EVA and supports 30,200 jobs across the UK
- 10,000 international students attend the University of Sheffield each year

Sheffield Hallam University

Located by the train station and right in the heart of the city centre, Sheffield Hallam brings another 30,000 students to the city each year, of which almost 20% are international students. The university takes great pride in its regional identity and plays a major role in Sheffield's civic life through such measures as major apprenticeship programmes and specialist work to support and develop local SMEs.

- Home to the largest modern business school in the UK
- 94% of graduates in work following graduation
- 74% of research rated world class or international excellent



The Developer

DBG Developments is a family-run business with more than 30 years of experience in new builds, refurbishments and property maintenance. They are committed to delivering the highest standards of quality across every aspect of their work.

DBG's portfolio of property developments is extensive and demonstrates an impressive track record of delivering properties to market on time.

Specialists in the conversion of commercial buildings into residential properties allows DBG Developments to operate quickly and effectively.

Advantage are the warranty providers for Belgrave.





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Head quartered in Manchester, AIL is a key contributor to the growth of the UK’s top property hotspot and maintains an unrivalled level of customer service which has become its trademark.

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