



PAPER YARD

BIRMINGHAM - B4

ONE AND TWO BEDROOM APARTMENTS AND DUPLEX APARTMENTS

INSPIRED CITY LIVING



Computer generated image. Details may vary.

SEEK
BALANCE.

FIND
BELONGING.

Introducing a new era of city living, embracing space and wellbeing. Paper Yard features a selection of bright and airy one and two-bedroom apartments and duplexes.

Each property draws inspiration from the peaceful serenity of Scandinavian living – from a design language that effortlessly balances form and function to the most tactile of natural finishes throughout.

Set across 5,000 m², this exclusive development pairs thoughtful private spaces with carefully curated communal areas designed to relax, work or socialise. Including a peaceful wellbeing studio and a beautifully landscaped courtyard garden.

This is sanctuary. At the heart of the city.

IDEALLY
LOCATED

Situated in Birmingham city centre's historic Gun Quarter, you can enjoy easy access to Snow Hill Station and the city's main shopping and leisure areas. The central business district and Colmore Row are just a short walk away.



BUILDING A NEW LEGACY



Birmingham's historic Gun Quarter was once the beating heart of global firearms manufacturing. Originating in Digbeth in the 17th century before moving north of the city centre, the industry supplied weapons for the British Army, the American Civil War and to much of the British Empire.

From a history of conflict, comes peace. While just a few remnants have stood the test of time – such as the Proof House and Gunmakers Arms – the modern Gun Quarter is undergoing extensive redevelopment to become one of Birmingham's most exciting new neighbourhoods.



A CITY OF CHARACTER AND CREATIVITY

Birmingham is a city that never stops creating. Full of character and attitude it plays host to over 50 vibrant events each year. The legendary Hippodrome attracts over 500,000 visitors annually, while a diverse mix of music venues offers live events year-round, from intimate pubs to the 16,000-capacity Utilita Arena.

Iconic scenes from Peaky Blinders were filmed in and around the city, and Birmingham's new Digbeth Loc. Studios will soon be home to the upcoming Peaky Blinders movie. This state-of-the-art, 80,000 sq. ft. studio complex, created from disused Victorian buildings, is set to generate 760 jobs and boost the city's film industry. Alongside the newly opened Creative Content Hub at The Bond, it marks a major milestone for Birmingham's creative sector.



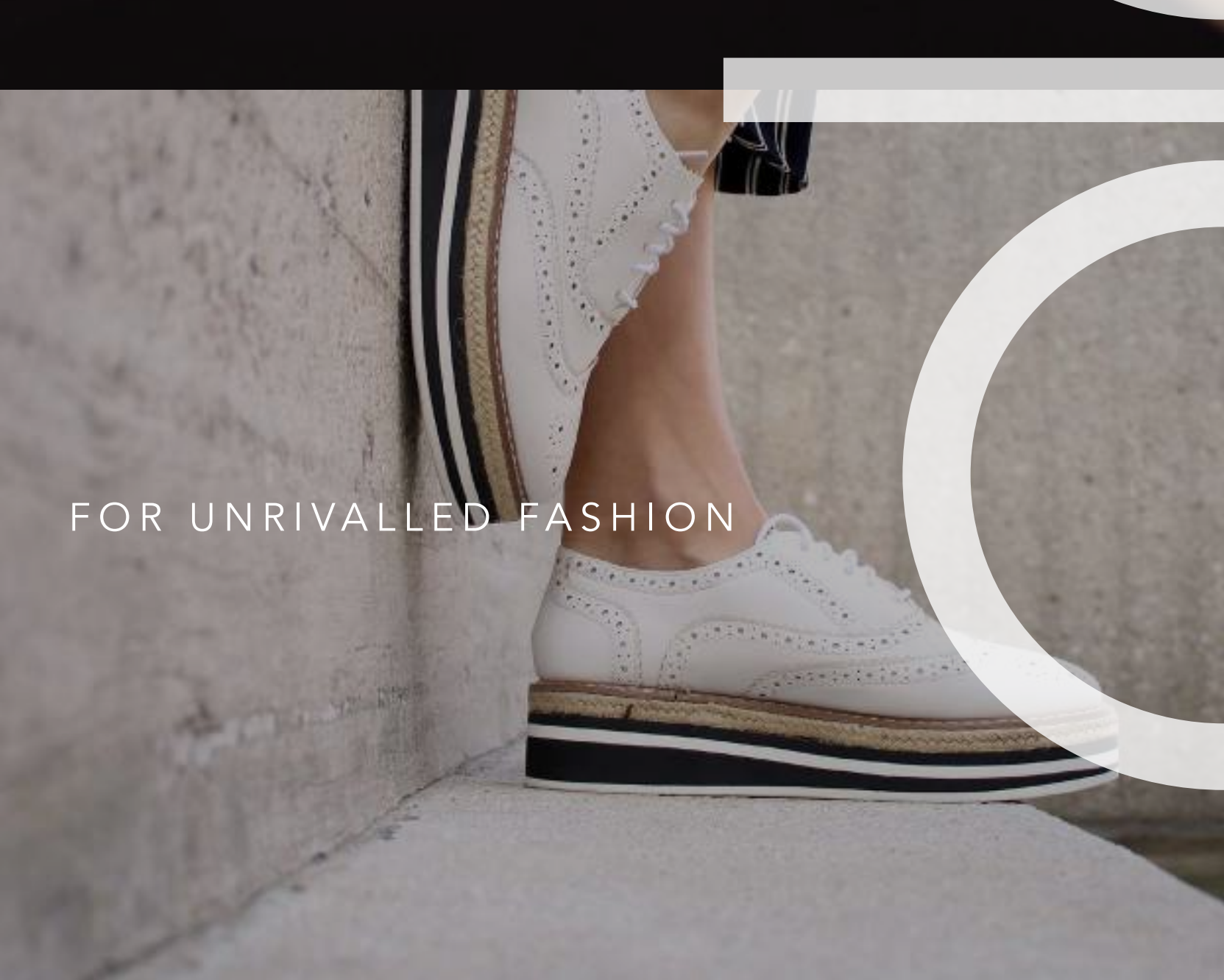


FOR UNFORGETTABLE NIGHTS

Birmingham is a vibrant city that attracts visitors from across the country with its world-class shopping, diverse international cuisine, and buzzing nightlife. It boasts the highest number of Michelin-starred restaurants outside London, including Opheem, renowned for its innovative Indian dishes, 670 Grams, led by acclaimed chef Kray Treadwell, and Simpsons, celebrated for its modern French cuisine.

When it comes to shopping, Birmingham has it all—from high-street favourites in Bullring & Grand Central to luxury designer stores at The Mailbox. It's no surprise the city ranks among the UK's top shopping destinations.

And when the sun sets, Birmingham truly comes alive. With modern clubs, stylish cocktail bars, and countless buzzing venues, the city's nightlife will lure you in - and you might never want to leave!



FOR UNRIVALLED FASHION



FOR UNMATCHED DINING



THE UK'S 2ND CITY

RANKED
AS THE UK'S
SECOND-BIGGEST
BUSINESS HUB

LARGEST
CITY BY
SIZE AND
POPULATION
AFTER
LONDON

HOME TO FIVE
PRESTIGIOUS
UNIVERSITIES

BIG CITY
PLAN; 20 YEAR
MASTERPLAN
EXPECTED TO BOOST
CITY ECONOMY
BY £2.1 BILLION
ANNUALLY

THE SECOND-
LARGEST ECONOMY
IN THE UK, VALUED AT
£35.4 BILLION*

*SOURCE BIRMINGHAM CITY

RISEING HOUSE
PRICES ALONGSIDE
IMPRESSIVE ANNUAL
RENTAL GROWTH

MOST
POPULAR
CITY FOR THOSE
RELOCATING
FROM
LONDON

EXCEPTIONAL
AIR, ROAD AND
RAIL LINKS

A DYNAMIC
AND THRIVING
BUSINESS HUB,
ATTRACTING
MAJOR
EMPLOYERS

HIGHEST
FOREIGN
DIRECT
INVESTMENT
OUTSIDE
LONDON
(2023)

HS2; REDUCING
JOURNEY TIMES
TO LONDON TO
49 MINS

AMONG THE
TOPMOST VISITED
UK SHOPPING
DESTINATIONS

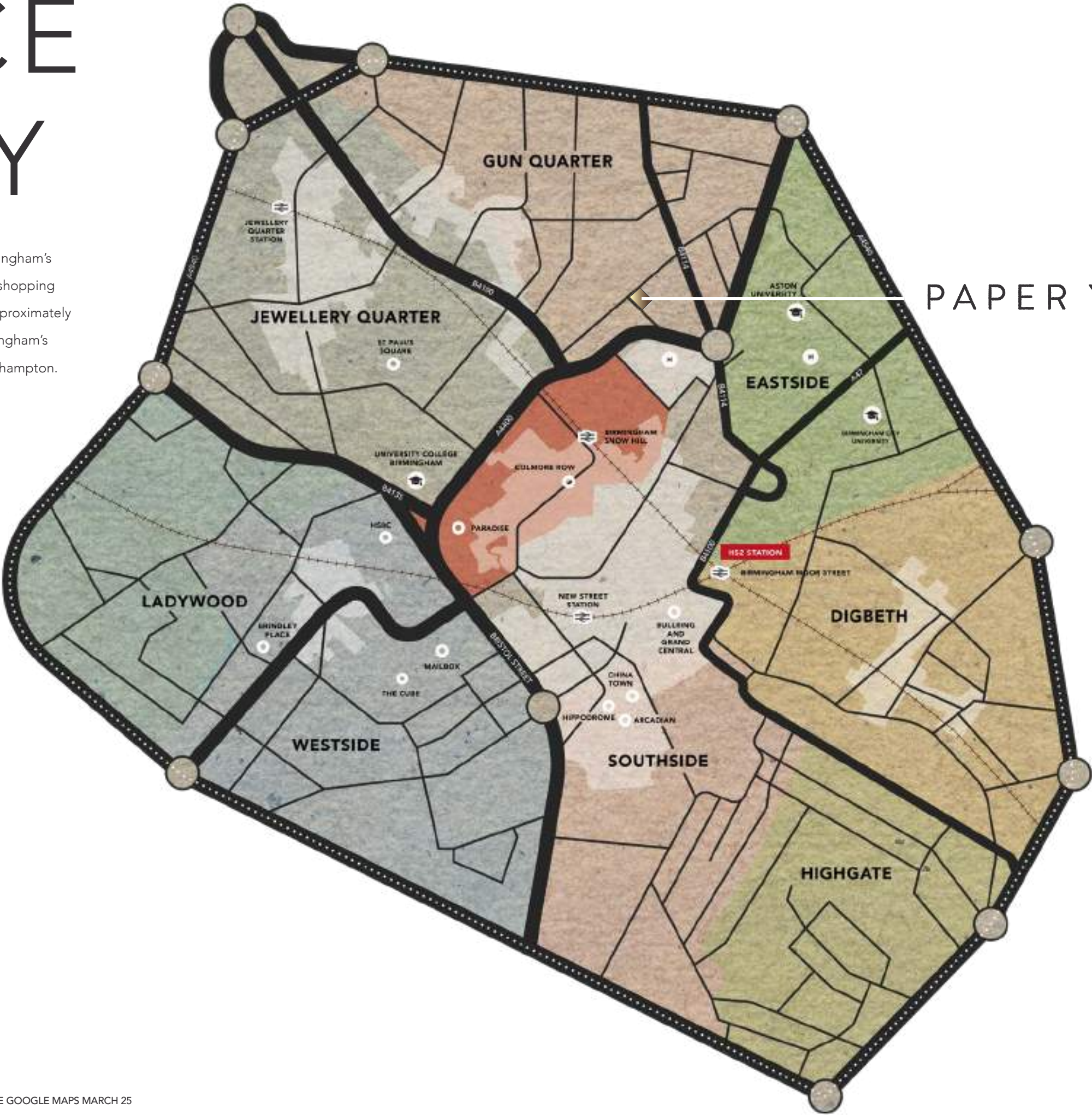
EMBRACE THE CITY

Paper Yard is ideally situated just a short walk from Snow Hill Station, Birmingham's central business district, including Colmore Row, as well as the city's main shopping and leisure areas. Most of the city centre can be reached on foot within approximately 30 minutes. For an alternative to walking or to explore further afield, Birmingham's efficient tram network runs every 8–12 minutes, extending as far as Wolverhampton.



ST CHADS TRAM STOP	9 MIN WALK
BIRMINGHAM CITY CENTRE	11 MIN WALK
SNOW HILL STATION	11 MIN WALK
COLMORE ROW	12 MIN WALK
NEW STREET STATION & GRAND CENTRAL	17 MIN WALK
CURZON STREET STATION (HS2)	18 MIN WALK
BIRMINGHAM MOOR STREET STATION	19 MIN WALK
THE MAILBOX	21 MIN WALK
BULLRING	22 MIN WALK
BIRMINGHAM HIPPODROME	24 MIN WALK
BRINDLEY PLACE	28 MIN WALK
BIRMINGHAM UTILITA ARENA	28 MIN WALK

SOURCE GOOGLE MAPS MARCH 25



PAPER YARD

UNRIVALLED CONNECTIVITY

Birmingham boasts outstanding transport links, with 90% of the UK accessible in under four hours. The city is uniquely positioned near three major motorways, providing seamless road connections. Home to three central train stations there are rail links nationwide and with the introduction of HS2, journey times to London will be reduced from 1 hour 20 minutes to just 49 minutes. Birmingham Airport, one of the UK's busiest, serves over 70 major airlines, with direct flights to more than 40 countries, including the US and UAE. With such unrivalled connectivity, Paper Yard is perfectly placed for those looking for a well-connected base.



EASY ACCESS
TO THREE OF
BRITAIN'S MAIN
MOTORWAYS



BIRMINGHAM
AIRPORT IS ONE
OF THE BUSIEST
AIRPORTS IN
THE UK



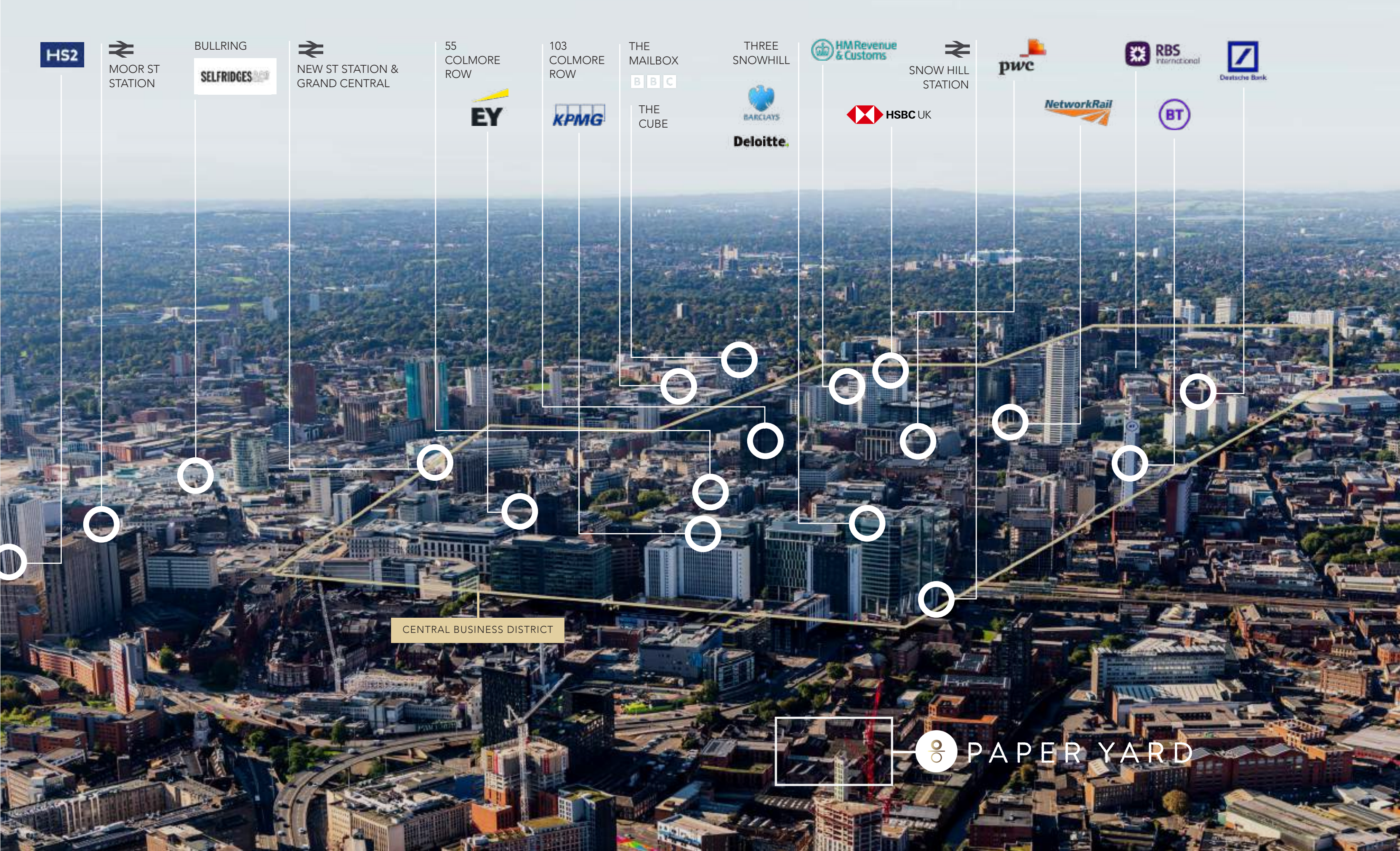
THREE
CENTRAL
TRAIN
STATIONS



THE UK'S HS2 PROJECT WILL BE EUROPE'S
FASTEST BULLET TRAIN, OFFERING
CARBON-NEUTRAL JOURNEYS BETWEEN
BIRMINGHAM CITY CENTRE AND LONDON IN
JUST 49 MINUTES.

A CITY THAT MEANS BUSINESS

Birmingham is home to a dynamic and thriving business hub, attracting major employers from all over the world such as EY, KPMG, RBS, BT and many more. The city boasts the largest financial services, creative sectors and new business start-ups outside of London.



HS2



MOOR ST
STATION

BULLRING

SELFRIDGES



NEW ST STATION &
GRAND CENTRAL

55
COLMORE
ROW



103
COLMORE
ROW



THE
MAILBOX



THE
CUBE

THREE
SNOWHILL



Deloitte



SNOW HILL
STATION



HSBC UK



CENTRAL BUSINESS DISTRICT



PAPER YARD



Paper Yard balances elegant indulgence with mindful design. The moment you open the bespoke bronze effect doors you are greeted by thoughtful communal spaces and exceptional amenities. From a peaceful co-working area, convenient lift access to all floors and secure bicycle storage, to a relaxing wellbeing studio and private shared courtyard garden – every detail has been carefully considered.

STEP INTO YOUR SANCTUARY



UNWIND IN THE WELLBEING STUDIO

RECONNECT IN THE COURTYARD GARDEN

A collection of light and airy properties with one and two-bedroom apartments and duplexes to choose from, you are certain to find a space that feels right.

THE PERFECT BALANCE OF FORM AND FUNCTION

Inspired by Scandinavian design philosophy that balances stylish form with clever function – the interior specification brings together tactile natural materials and a serene colour palette. Modern, warming walnut-look kitchens are paired with sleek contemporary surfaces and clean-lined design. Bathrooms are finished in fresh white, complemented by modern kitkat-style tiles. Each home offers a touch of the outdoors, with options including Juliet balconies, balconies, or terraces.





SOAK IN THE STYLISH INTERIORS 〇



◉ ADMIRE THE NATURAL AESTHETIC

∞ IN THE HEART OF THE CITY





THE CITYSCAPE AT NIGHT 〇

View shown is an example view from the fourth floor. Individual apartment views will vary dependent on position within the development.

STYLISH SPECIFICATION



KITCHEN

- Contemporary, Kensington walnut effect kitchen units with bronze door handles
- White inset sink and polished nickel tap
- Laminate white marble effect worktop
- Ceramic kitkat tiled splash back in white gloss with laminate white marble effect open shelving
- Corston Malvern wall lights with white linen shades, and fixed LED lights to underside of wall units
- Bosch* built-in single oven and hob with integrated extractor hood
- Hotpoint* integrated fridge/freezer
- Hotpoint* integrated dishwasher
- Hotpoint* integrated washer/dryer

*or equivalent brand

BATHROOM / EN-SUITE

- White enamelled steel bath
- Matte white washbasin and vanity unit with two drawers
- Matte white back to wall WC with concealed cistern and soft close toilet seat
- Chrome thermostatic shower, basin mixer, flush plate and accessories
- Ceramic kitkat wall tiles in white gloss finish
- Chrome heated towel rail
- Frameless shower and bath panels
- Wall mirror

ELECTRICAL AND PLUMBING

- Recessed spotlights and Corston Claremont wall light to bathrooms and en-suites
- Corston Malvern wall lights with white linen shades, and fixed LED lights to underside of wall units to kitchens
- Recessed spotlights to living/dining areas and bedrooms
- TV / media points to living area and all bedrooms

- Broadband and BT Openreach telephone points fitted to living area and main bedroom (subject to installation by service provider and subscription by the occupier)
- Mechanical ventilation with heat recovery
- Electric heating system

INTERIOR FINISHES

- Dark brown front doors
- White internal doors
- Concrete effect LVT floor tiles to living/dining/ kitchen areas and bathrooms/en-suites
- Carpets to bedrooms

AMENTITY SPACE

- Entrance lobby with seating area
- Co-working space
- Wellness studio
- Secure bicycle storage
- Private post boxes and parcel delivery room

ACCESS AND SECURITY

- Lift access to all floors
- Key fob entry and high security door locking system
- 2-way video audio door entry system
- 2-point access (via the corner of Loveday St./ Princip St. and Loveday St.)**

**Plots 0.01, 0.02, 0.03, 0.13, 0.14 & 0.15 have 1-point access (via private front door)

EXTERNAL

- Landscaped communal courtyard
- All properties have a Juliet balcony, balcony or terrace area***

***Upper ground floor only



SITE PLAN





Photographic Works, Birmingham

ABOUT HATCHBURY

Founded by brothers, John and Patrick Kennedy, Hatchbury is a privately funded property development company that operates within the M4, M5 and M40 triangle.

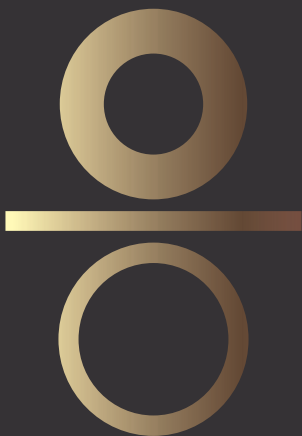
Working alongside leading architects, they create thoughtful and elegant building designs that provide light, spacious and well-proportioned bespoke properties. Their close collaboration with interior designers ensures the appropriate style for each project is founded on principles of innovation, detailing and craftsmanship.

The aim is for all developments, whether urban or rural, new build or conversion, to retain the character of an area and to enhance the local community.

Guild Heritage House, Bristol



Dean + Wilder, Bristol



Developer



This brochure is intended to give general information about Paper Yard (marketing name and may not be final postal address) to help assist potential buyers who are considering purchasing a property. These particulars do not constitute any part of an offer or contract and must not be relied upon as statements or facts. Purchasers must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars and must get their solicitor to check all details provided with their contract.

Computer generated images are for illustrative purposes only and details may vary on completion of the build.

All plans and measurements are indicative only. They may differ on completion of the build and should not be used to purchase carpets, appliances, furniture or other furnishings.

Details correct at time of production. April 2025.