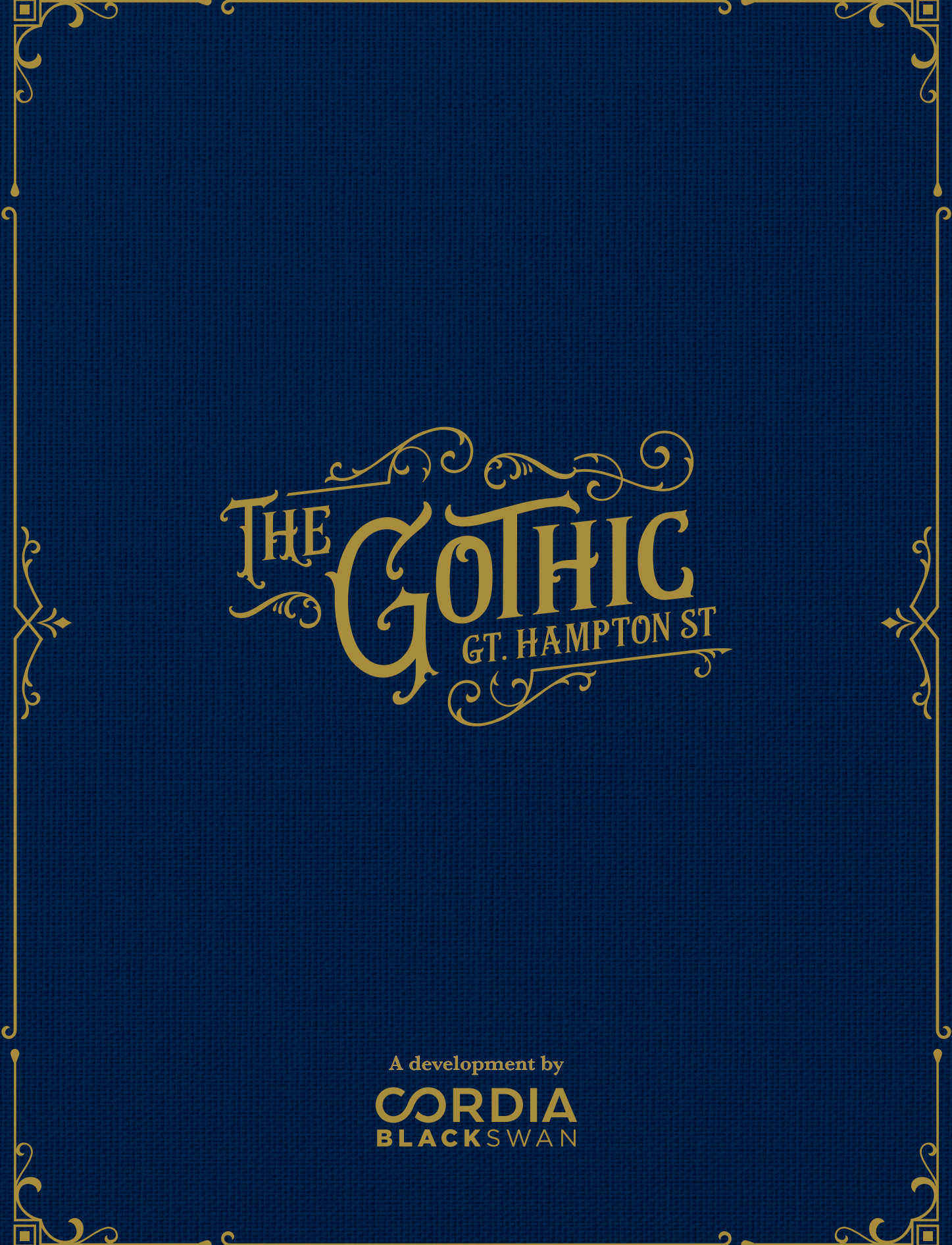




# THE GOTHIC

GT. HAMPTON ST

A development by

**CORDIA**  
BLACKSWAN



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Welcome to



### A note from Marcus Hawley, Managing Director.

When we first started work on Great Hampton Street, we had the vision of creating a new and exciting neighbourhood, combining the already beautiful but unloved architecture with fantastic new buildings and homes in Birmingham's Jewellery Quarter. This process is now well underway, and as such it's a fitting start that the first building that we're bringing to the market in this area is number 1 Great Hampton Street. Now known as the Gothic, a set of magnificent historic buildings, dating back to the street's halcyon days, and now a sign of better times in the future.

In the long and complex process of bringing these beautiful heritage buildings back to life, our aim has always been to transform them into homes that have been sensitively converted for modern living. Our vision is that this area will once again have buildings that reflect the tradition of the

Jewellery Quarter, this district of craftsmen and design, but also become a sophisticated destination for living, working and leisure.

We hope you're able to see the effort and love that has and is still going into The Gothic, and that you too want to be part of the future story of these buildings as they come back to stand as a new beacon for Birmingham's proud history and culture.

I founded the business back in 2009 to specialise in bringing heritage assets back to life in Birmingham. Now that we are part of the award-winning property group, Cordia International, known for their developments across Europe, we are thrilled to be bringing not only the Gothic to market, but a further four residential and commercial projects all in the Great Hampton Street area in the coming months.

by  
**CORDIA**  
BLACKSWAN



# THE GOTHIC

GT. HAMPTON ST

Building 4

Building 3

Building 1

Computer generated image is indicative only.



# Steeped in History

## John Goode & Sons, 1830-1960

In 1830, John Goode commenced the manufacturing of gold chains in a small workshop at Regent Place, Birmingham. The original factory premises occupied for over 80 years proved inadequate to accommodate the Company's impressive growth. A new factory was built and equipped to suit modern conditions.

Amazingly, the new factory titled the '**Quality Works**' at 4 Great Hampton Street was opened on the day the Great War broke out in 1914.

The existing building was originally completed in 1869 and was used as a goldsmiths and jewellers. Part of the factory also transformed into a pub and restaurant, which many people in the local Birmingham community will remember fondly.

Formerly named The Gothic, The Gothic Stores, The Gothic Porter Stores, and much more recently, The Gothic Inn. The Gothic Inn shut its doors in the early 2000s and the space has not been occupied until now.



Building 1  
The Gothic  
*Built: c1870*



Building 3  
Goode's  
House  
*Built: 1914*



Building 4  
The Quality  
Works  
*Built: c1840*





# 8 REASONS

to live in the

## Jewellery Quarter

1

### The Community

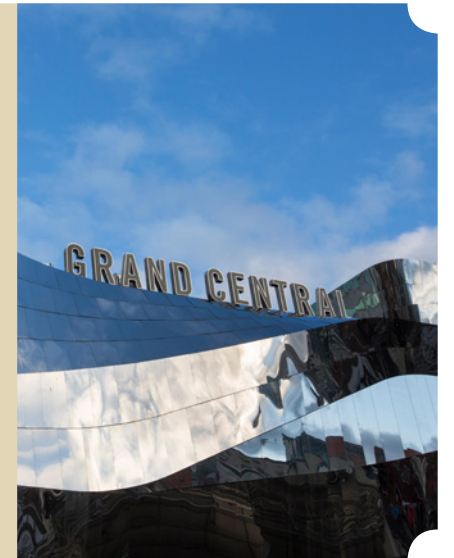
The Jewellery Quarter is a special neighbourhood with an independent heart running through it. It is filled with beautiful heritage buildings harking back to an industrial age, but now is also a hub of innovation, creativity, tranquillity, and character, full of hidden gems waiting to be discovered.



2

### Connectivity

The quaint quality of the Jewellery Quarter is made even more special by its proximity to the city centre – with excellent transport links. You're minutes away from the Colmore Business District, the Bullring, Grand Central and New Street Station, as well as a short hop away from the new HS2 transport hub.



3

### Culture

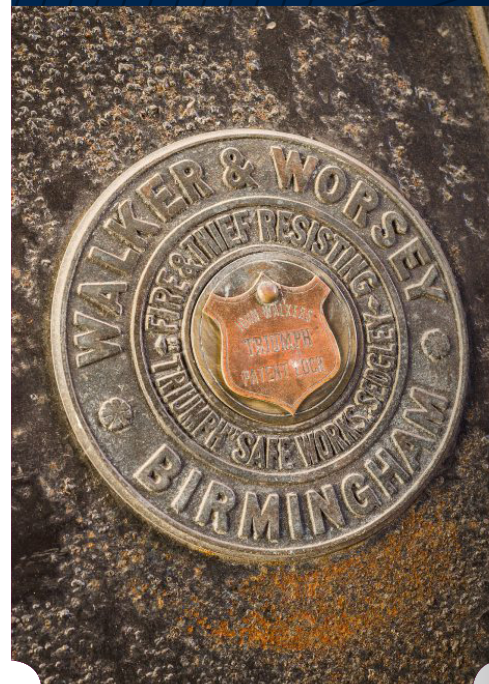
Arts and culture thrive in a creative centre like the Jewellery Quarter, so make the most of venues keen to host new talent. Try The Blue Orange Theatre for intimate performances, The Jam House and The Actress and Bishop for high-energy live music, or tuck into Spanish tapas surrounded by fine art at Ana Rocha's Bar & Gallery.



4

### History

Of course, the Jewellery Quarter is famous for its industrial heritage and jewellery making and the plentiful museums and attractions do just that, telling the story of jewellery production in Birmingham over the last 200 years.



5

### The Independents

The independent culture in the Jewellery Quarter is unparalleled. Irresistible shops, restaurants and cafes all combine to create a buzzing environment. Enjoy high-quality products while supporting the city's independent scene, exploring the likes of Otto, 1000 Trades and The Chocolate Quarter.



6

### Vibrant Nightlife

The allure of impressive bars, pubs and clubs is another string to the Jewellery Quarter's bow. A vibrant spectrum of nightlife is on offer here, with no end of hidden gems and established favourites. Whether it's cocktails at the World's Best Gin Bar, 40 St Paul's, craft beer at The Wolf or a cider slush at The Lord Clifden, there's something for all tastes.



7

### St. Paul's Square

The Jewellery Quarter offers many tranquil spots for some respite; in particular, St. Paul's Church, which sits in Birmingham's only remaining Georgian Square. Perfectly positioned just outside of town; the peaceful Square feels worlds away from the hustle and bustle of the UK's second city, yet Colmore Row is a mere 10-minute walk away.

8

### The Jewellery

The Jewellery Quarter is arguably the epicentre of the jewellery industry, home to one of the largest jeweller hubs across Europe. The Jewellery Quarter houses more than 100 retailers, diamond dealers and workshops meaning you'll find countless jewellers offering classic handcrafted pieces, dazzling contemporary designs and bargains galore.





# Getting Around

## Transport

|                            |           |
|----------------------------|-----------|
| St Paul's Tram Station     | 0.2 miles |
| Snow Hill Station          | 0.7 miles |
| New Street Station         | 1 miles   |
| Moor Street Station        | 1 miles   |
| Curzon Street HS2 terminal | 1.2 miles |

## Restaurants

|                   |           |
|-------------------|-----------|
| Purnell's         | 0.6 miles |
| Adam's Restaurant | 0.8 miles |
| Opheem            | 0.8 miles |
| Gusto             | 0.9 miles |
| Gaucho            | 0.9 miles |
| Simpsons          | 2.5 miles |

## Education

|                               |           |
|-------------------------------|-----------|
| The University of Law         | 0.1 miles |
| Perry Beeches II Free School  | 0.4 miles |
| University College Birmingham | 0.8 miles |
| Aston University              | 1 miles   |
| Birmingham City University    | 1.2 miles |
| University of Birmingham      | 4 miles   |
| King Edward V1 High School    | 4 miles   |

## Hospitals

|                                |           |
|--------------------------------|-----------|
| Birmingham Children's Hospital | 0.9 miles |
| Birmingham City Hospital       | 1.2 miles |
| Queen Elizabeth Hospital       | 4.2 miles |
| Royal Orthopaedic Hospital     | 6.4 miles |





# A Day in the Life of a **GOthic** RESIDENT

THE **GOthic**  
GT. HAMPTON ST

The best  
of city living  
in 24 hours

The unique location  
of The Gothic offers  
the best combination  
of city access and  
independent charm.

## 6.30am A mindful start

Start your day in a healthy way with a hot yoga class at Yoga Haven, located only a 5-minute walk from your front door on Livery Street. This fantastic yoga studio offers everything from beginners' classes right through to candlelit relaxation sessions.



## 8.30am A short stroll to the office

A 10-to-15-minute walk will bring you right into the heart of the city, whether you work in the Colmore Business District, Brindley Place or Arena Central, and don't forget to grab the perfect on-the-go breakfast from Saint Kitchen on St. Paul's Square on your way.



## 12.30pm Lunch hour retail therapy

Pop to Selfridges in the Bullring or Harvey Nichols in the Mailbox for a spot of shopping in between meetings, swinging back via Kuula Poké for a Hawaiian-inspired poké bowl to take back to your desk.



## 6.30pm After work drinks

Relax over expertly poured cocktails accompanied by authentic Spanish tapas in the unique bar and art gallery that is Ana Rocha, located right in the heart of the Jewellery Quarter. It is the perfect place to start an evening of eating and drinking, only 5 minutes from home.

## 9.00pm Dancing into the early hours

The Jam House provides the perfect location to watch live music and have a dance through until the early hours. Young and old alike will find something to love at the venue opened by Jools Holland and his Rhythm & Blues Orchestra.





# YOUR BEAUTIFULLY RESTORED HOME



Computer generated image is indicative only.



## Building 1

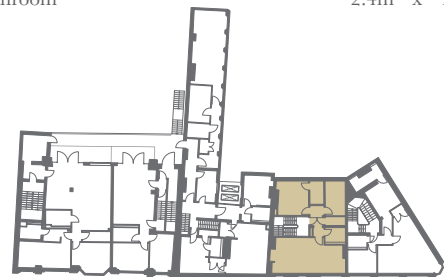
FIRST FLOOR



Apartment 4

2 Bedroom

| Gross Internal Area   | 76.5 sq m (823 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 8.6m x 4.1m           |
| Master Bedroom        | 3.8m x 4.0m           |
| En-suite              | 1.6m x 2.7m           |
| Bedroom 2             | 2.3m x 4.1m           |
| Bathroom              | 2.4m x 1.9m           |



Apartment 1

2 Bedroom

| Gross Internal Area   | 72.4 sq m (779 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 6.5m x 3.2m           |
| Master Bedroom        | 3.8m x 3.0m           |
| En-suite              | 1.45m x 3.8m          |
| Bedroom 2             | 2.7m x 3.4m           |
| Bathroom              | 2.2m x 1.6m           |



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1. Typical interior design for building 1 apartments
2. Building 1 exterior
3. Industrial designer pendant lamp
4. Stylish engineered wood flooring

Computer generated images (CGI) are indicative only.



## Building 1

SECOND FLOOR



Apartment 5

2 Bedroom

| Gross Internal Area | 77.5 sq m (834 sq ft) |
|---------------------|-----------------------|
| Kitchen/Dining      | 4.2m x 3.9m           |
| Living              | 4.1m x 3.3m           |
| Master Bedroom      | 4.1m x 3.7m           |
| En-suite            | 1.6m x 2.7m           |
| Bedroom 2           | 2.4m x 4.1m           |
| Bathroom            | 2.6m x 1.9m           |



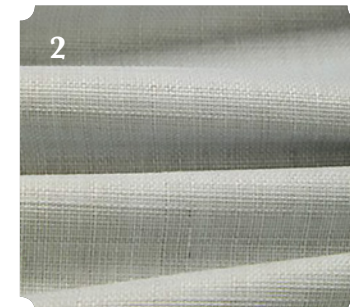
Apartment 2

2 Bedroom

| Gross Internal Area | 77.5 sq m (834 sq ft) |
|---------------------|-----------------------|
| Kitchen/Living      | 6.5m x 3.2m           |
| Dining              | 3.2m x 3.2m           |
| Master Bedroom      | 3.8m x 3.0m           |
| En-suite            | 1.45m x 3.8m          |
| Bedroom 2           | 2.7m x 3.4m           |
| Bathroom            | 2.2m x 1.6m           |



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1. Typical Victorian cornice
2. Woven curtains with black out lining
3. Fire resistant, traditional four panel door
4. Apartment 2 featuring original restored windows

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## Building 1

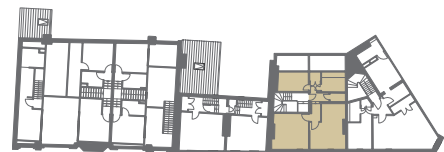
THIRD FLOOR



Apartment 6

2 Bedroom

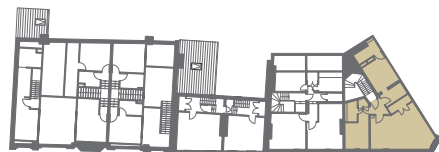
| Gross Internal Area   | 62.8 sq m (676 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 4.1m x 5.3m           |
| Master Bedroom        | 4.2m x 4.3m           |
| Bathroom              | 2.8m x 1.7m           |
| Study/Single bedroom  | 3.4m x 2.3m           |



Apartment 3

2 Bedroom

| Gross Internal Area   | 74.8 sq m (805 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 6.8m x 5.0m           |
| Master Bedroom        | 3.5m x 3.0m           |
| En-suite              | 3.0m x 1.3m           |
| Bedroom 2             | 2.7m x 4.1m           |
| Bathroom              | 2.2m x 1.4m           |



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1. Typical interior design for building 1 apartments
2. Bathroom floor tile
3. Contemporary single lever kitchen mixer tap
4. Stain resistant carpet in bedrooms

Computer generated images (CGI) are indicative only.



## Building 3

### FIRST FLOOR



#### Apartment 1

2 Bedroom

| Gross Internal Area   | 77.7 sq m (836 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 5.9m x 4.7m           |
| Master Bedroom        | 3.4m x 4.1m           |
| En-suite              | 2.2m x 1.5m           |
| Bedroom 2             | 3.5m x 3.2m           |
| Bathroom              | 2.1m x 1.8m           |



### SECOND FLOOR



#### Apartment 3

1 Bedroom

| Gross Internal Area   | 50.8 sq m (547 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 4.9m x 4.2m           |
| Bedroom               | 2.9m x 3.9m           |
| Bathroom              | 2.1m x 1.7m           |



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1. Building 3 exterior
2. Statement black bronze entrance door handles
3. Luxury solid surface worktop
4. Apartment 3 - Bathroom

Computer generated images (CGI) are indicative only.





## Building 3

THIRD & FOURTH FLOOR



3<sup>rd</sup> Floor

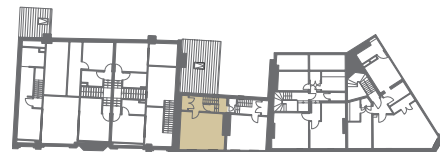


4<sup>th</sup> Floor

### Apartment 5

1 Bedroom Duplex

| Gross Internal Area   | 61.2 sq m (659 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 4.9m x 4.5m           |
| Bedroom               | 3.9m x 6.2m           |
| Bathroom              | 2.6m x 2.2m           |



3<sup>rd</sup> Floor



4<sup>th</sup> Floor



3<sup>rd</sup> Floor



4<sup>th</sup> Floor

### Apartment 6

1 Bedroom Duplex

| Gross Internal Area   | 53.7 sq m (577 sq ft) |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 4.3m x 3.9m           |
| Bedroom               | 5.9m x 3.3m           |
| Bathroom              | 2.4m x 2.1m           |



3<sup>rd</sup> Floor



4<sup>th</sup> Floor

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1. Typical interior design for Building 3 apartments
2. Wall tiling example in some bathrooms and en-suites

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## Building 4

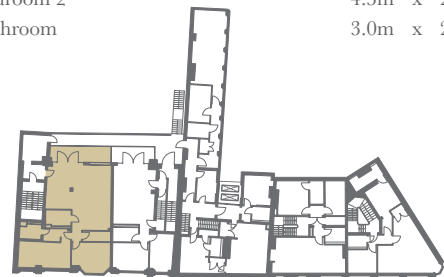
### FIRST FLOOR



#### Apartment 3

2 Bedroom with Terrace

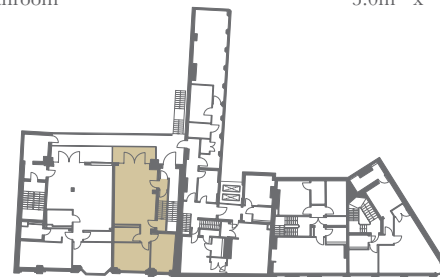
|                            |                                 |
|----------------------------|---------------------------------|
| <b>Gross Internal Area</b> | <b>108.4 sq m (1,167 sq ft)</b> |
| <b>Terrace Area</b>        | <b>13 sq m (140 sq ft)</b>      |
| Kitchen/Living/Dining      | 7.6m x 7.5m                     |
| Master Bedroom             | 4.5m x 6.1m                     |
| En-suite                   | 2.5m x 1.9m                     |
| Bedroom 2                  | 4.5m x 2.7m                     |
| Bathroom                   | 3.0m x 2.1m                     |



#### Apartment 1

2 Bedroom with Terrace

|                            |                              |
|----------------------------|------------------------------|
| <b>Gross Internal Area</b> | <b>69.4 sq m (747 sq ft)</b> |
| <b>Terrace Area</b>        | <b>9.2 sq m (99 sq ft)</b>   |
| Kitchen/Living/Dining      | 4.9m x 6.8m                  |
| Master Bedroom             | 4.3m x 2.9m                  |
| Bedroom 2                  | 4.2m x 2.7m                  |
| Bathroom                   | 3.0m x 2.0m                  |



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1. Building 4 exterior
2. Interior finish and joinery to be expected in communal areas
3. Apartment 3 - Master bedroom

Computer generated images (CGI) are indicative only.



## Building 4

SECOND & THIRD FLOOR



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

### Apartment 2

2 Bedroom Duplex with Terrace

#### Gross Internal Area Terrace Area

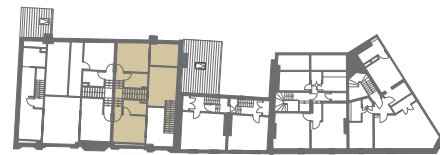
139.9 sq m (1,506 sq ft)  
14.7 sq m (158 sq ft)

|         |             |
|---------|-------------|
| Kitchen | 3.8m x 5.2m |
| Dining  | 2.5m x 3.4m |
| Living  | 4.8m x 7.2m |



2<sup>nd</sup> Floor

|                |             |
|----------------|-------------|
| Master Bedroom | 3.8m x 3.3m |
| En-suite       | 2.8m x 1.7m |
| Bedroom 2      | 3.8m x 3.5m |
| Bathroom       | 2.8m x 1.8m |
| Office         | 3.2m x 4.0m |



3<sup>rd</sup> Floor

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1. Example traditional-style cornice and wall panel detail
2. Polished solid surface worktops to feature in kitchen

Computer generated images (CGI) are indicative only.



## Building 4

### SECOND & THIRD FLOOR



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

#### Apartment 4

#### 3 Bedroom Duplex with Terrace

##### Gross Internal Area Terrace Area

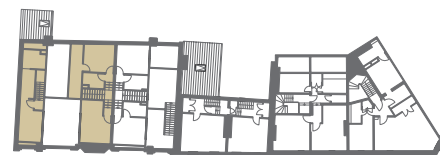
213.7 sq m (2,300 sq ft)  
14.3 sq m (154 sq ft)

|                 |             |
|-----------------|-------------|
| Kitchen         | 5.2m x 5.1m |
| Living/Dining   | 7.9m x 5.6m |
| Family Bathroom | 2.9m x 2.5m |
| Office/Snug     | 4.2m x 2.7m |

|                |             |
|----------------|-------------|
| Master Bedroom | 3.6m x 3.4m |
| En-suite       | 2.6m x 1.8m |
| Store/Wardrobe | 4.8m x 1.6m |
| Bedroom 2      | 3.6m x 3.6m |
| Bedroom 3      | 2.7m x 3.7m |
| Bathroom 2     | 2.2m x 2.7m |



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

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1. Apartment 4 - Family bathroom
2. Apartment 4 - Living/Dining area

Computer generated images (CGI) are indicative only.



## Specification



### Kitchen

- Bespoke shaker-style kitchen with soft close doors and drawers
- Polished solid surface worktop, upstands, and splash-backs
- Brushed stainless-steel finish sink
- Under cabinet LED feature lighting
- Integrated refuse and recycling bins
- Samsung, or similar quality, appliances:
  - Integrated combination oven
  - Integrated ceramic hob
  - Integrated dishwasher
  - Integrated, or freestanding fridge-freezer

### Main Bathroom

- Contemporary-style bath with wall-mounted adjustable shower
- Contemporary-style wall-hung vanity unit with basin
- Soft close, dual flush WC
- Gessi brassware, or similar
- Thermostatic wall mounted chrome shower control
- Bathroom cabinet with mirror door
- Heated towel rail
- Ceramic wall and floor tiles
- LED down lights

### En-suite

- Contemporary basin with integrated towel rail
- Shower enclosure with fixed and hand-held shower
- Thermostatic wall mounted chrome shower control
- Soft close, dual flush WC
- Gessi brassware, or similar
- Bathroom cabinet with mirror door
- Heated towel rail
- Ceramic wall and floor tiles
- LED down lights

### Interior finishes

- In buildings 1 & 4: Engineered timber floor in hallways, kitchen, living and dining areas
- In building 3: LVT laid in chevron pattern in oak and white finish in hallways, kitchen, living and dining areas
- Twist-style carpet in bedrooms and stairs
- White painted ceiling and walls
- Traditional cornicing and heritage styling
- White timber skirting
- Traditional four panel doors with brushed stainless steel door handles
- Double glazed windows (or secondary glazing where applicable)
- Double glazed doors to balconies/terraces

### Electrical

#### Lighting:

- LED down lights (where applicable)
- Semi-industrial wall lights in living room
- Pendants with rope cord flex in selected kitchens

#### Heating:

- Bathrooms: underfloor heating
- Living room: traditional-style electrical panel heaters
- Dining, kitchen, and bedrooms: electrical panel heaters

#### Other:

- Television and telephone points to living room and bedrooms (where applicable)
- White electrical sockets throughout and satin nickel to kitchen
- Samsung, or similar quality, washing machine and dryer in utility cupboards

### Security

- Electronic access control and CCTV cameras to building entrances
- Video entry phone system
- Multi point locking to apartment front door

### Communal areas

- Victorian-style tiled entrance lobby
- Carpeted staircases and stairwells
- Integrated letterboxes in apartment doors

#### DISCLAIMER:

Specification information accurate as of March 2021. The information contained within this brochure is not legally binding. Information and images in the brochure are indicative and are subject to change as design and construction takes place. When you buy an apartment from Cordia Blackswan there will be a contract between you and us which will include the details of your home. The contract will set out our rights and yours regarding any changes that we need to make.

SPECIFICATION



## A Development By Cordia Blackswan

### Development Name

The Gothic

### Development Address

1-4 Great Hampton Street, Jewellery Quarter, Birmingham

### Postcode

B18 6AX

Cordia Blackswan was founded by Marcus Hawley as Blackswan Property in 2009 and grew to become a leading local developer specialising in working in conservation areas, sensitively restoring heritage properties while adding value to investors and residents.

In early 2020, Blackswan's track record and placemaking vision caught the attention of European property powerhouse, Cordia International. Cordia is a member of the Futureal Group, one of the leading real estate developers and investors in Central and Eastern Europe, which was co-founded by Gábor Futó and his father, Dr. Péter Futó almost 20 years ago.

Cordia has grown from being the Hungarian market leader into a residential development powerhouse and the only regionally diversified player in CEE. Today Cordia is a multiple award-winning group with over 500 professionals and operates one of the largest property teams in Central Europe. In late 2020, the Group extended an invitation to Blackswan to become part of the Cordia family.

The Gothic is the first development created by the new partnership, which sensitively blends old and new to create an elegant collection of characterful apartments and duplexes in Birmingham's historic Jewellery Quarter. Cordia Blackswan are excited to reanimate these beautiful heritage buildings into homes sensitively crafted for modern living, whilst retaining as much of the character of the original buildings.

**CORDIA**  
BLACKSWAN



**Cordia Blackswan - UK Office**  
22A Great Hampton Street  
Jewellery Quarter  
Birmingham B18 6AH



# THE GOTHIC

GT. HAMPTON ST



Computer generated image is indicative only.





# THE GOTHIC

GT. HAMPTON ST

A development by  
**CORDIA**  
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