



LYNDON
PLACE

PARK GATE

PARKGATE AT LYNDON PLACE DEVELOPMENT FACT FIND

1	DEVELOPMENT DETAILS	COMMENTS
	Name	Park Gate at Lyndon Place
	Address & Postcode	Lyndon Place, Sheldon, Birmingham, B26 3YU
	Developer	Shoo 262 Ltd - BPG Alliance Ltd
	Architect	Shed KM & Broadway Malyan

2	DEVELOPMENT OVERVIEW	COMMENTS
	Total No of Units	126
	Parking cost	£5,900
	Amenities	Gym / Reception
	Furniture packages available?	To Follow
	How many blocks in the development	1
	How many floors in a block	Ground (data centre, existing offices) 4 floors above
	Entrances	2
	Is there a lift?	Yes - 2
	Are there any commercial units within the Development?	Ground Floor
	Warranty details ie NHBC / Premier / Zurich etc:	Checkmate
	Build Type	Conversion
	a) If off plan: i) when is estimated completion? ii) Planning Approved?	Q1 2020 Start on site Feb 19
	b) If complete: i) when was Build Completion?	N/A
	ii) are any of the units currently tenanted?	N/A
	iii) Letting agents of the existing tenants / ASTs	N/A

3	TENURE & CHARGES	COMMENTS
	TENURE:	
	i) If Leasehold –Term?	250 years
	ii) Start date	
	iii) Ground rent	0.1% of CV
	SERVICE CHARGE:	Approx £2.24 per sqft
	Management company	TBC
	Is buildings insurance included?	Yes
	Excluded?	

4	LETTINGS	COMMENTS
	Recommended letting agent	TBC
	Expected rental yield	

6	SALES PROGRESSION	COMMENTS
	Reservation fee:	£5000
	Can the contracts besent as soon as a sale is agreed?	Yes
	Contracts assignable?	Yes - Subject to same type having exchanged
	Exchange deposit	30%
	If off plan are there any stage payments prior to completion? <input type="checkbox"/>	N/A
	Are there any known facts which could delay completion? <input type="checkbox"/>	N/A
	Vendor solicitor details:	
	Acting Solicitor Name:	Keith Cornell
	Firm Name:	Kuits
	Buyer recommended solicitor details:	
	Acting Solicitor Name:	Ann Wong & Team / Rob Thomas & Team
	Firm Name:	JMW / PLS
	Postal Address:	Manchester

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