

RHH[□]
ROWLAND
HILL HOUSE
KIDDERMINSTER

SevenCapital

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HILL HOUSE

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A development by

SevenCapital

Rowland Hill House represents a first class investment opportunity for Seven Capital's clients.



Welcome to Rowland Hill House, a major residential development in the town of Kidderminster.

This is a one off opportunity to invest in completed Seven Capital stock and enjoy immediate income returns.

The High Street, Weavers Wharf Shopping Centre and mainline Train Station are within easy walking distance, providing a perfect location for people to live, work & study in Kidderminster Town Centre.

Significant capital growth is predicted by all the major research houses and the national house building firms. Rowland Hill House is one of the first major schemes of it's kind in the area and therefore uniquely positioned to capture the emerging upswing in capital values benefiting both investors and owner occupiers alike.

This design led scheme of 42 beautifully appointed apartments are perfect entry level investment options for those seeking stable high yielding income.

Named after the visionary inventor and Kidderminster native, Sir Rowland Hill.

Rowland Hill House
 Blackwell Street
 Kidderminster
 DY10 2EA

Distances from Rowland Hill House:

Walk

High Street	1 min	Carpet Traders Way	5 min
Kidderminster Academy	3 min	Kidderminster Station	10 min
Weavers Wharf Shopping	5 min	Severn Valley Station	10 min

Drive

Wyre Forest	5 min	Birmingham	25 min
Worcester	12 min	Stratford upon Avon	30 min
Worcester University	15 min	Birmingham Airport	45 min
Wolverhampton	15 min	Resorts World	45 min

Train

London	140 min	Worcester	20 min
Manchester	120 min	Stratford-upon-Avon	90 min
Birmingham	35 min	Birmingham Airport	42 min





Kidderminster

Rowland Hill House occupies an unrivalled location in Kidderminster town centre. This vibrant and well connected area is famed as a historic centre of manufacturing and industry.

Located just 17 miles from Birmingham, and 15 miles from Worcester, Kidderminster is at the cross roads of the Midlands economy. Home to the starting point of the Severn Valley Heritage Railway, this rich history is echoed in modern day connectivity - with direct rail links available to both London and Birmingham.

Kidderminster is surrounded by beautiful countryside and nestles on the banks of the River Stour. The river is the focal point of many of the lively events taking place throughout the year, including regattas, carnivals and arts festivals.



Rowland Hill House

The property stands on the site of the birthplace of the visionary Victorian inventor and social reformer, Sir Rowland Hill. Known as the father of the modern postage system, he is responsible for the famous Penny Black stamp.

“ With respect to the plan set forth by Mr. Hill, of all of the wild and visionary schemes I have ever heard or read of, it is the most extraordinary.”

Lord Lichfield on Rowland Hill's postal reforms





The original building has been retained and converted into spacious apartments. The red-brick structure is characterised by large windows, and subtle detailing.



The new build extension mirrors the confident architecture of the historic building to form what is today known as Rowland Hill House.

Sympathetically styled to the original building, the development has character and integrity. With clean contemporary lines and stylish fittings, all interiors are modern and finished to the same exacting standards.



Typical bathroom interior





Ground Level Floor Plan

Apartment Accommodation Schedule

Apt. no:	Studio	1 Bed Unit	2 Bed Unit	Sqm	Sqft
1			1	45.0	484
2			1	48.0	517
3		1		34.0	366
4		1		34.0	366
5		1		34.5	371
6		1		36.0	388
7	1			27.5	296
8	1			27.0	291
9	1			27.0	291
10			1	38.0	409
11			1	45.0	484
TOTAL	3	4	4	396.0	4,263



First Level Floor Plan

Apartment Accommodation Schedule

Apt. no:	Studio	1 Bed Unit	2 Bed Unit	Sqm	Sqft
12			1	47.0	506
14			1	48.0	517
15		1		34.0	366
16		1		34.0	366
17		1		34.5	371
18			1	47.5	511
19	1			27.5	296
20	1			27.0	291
21	1			27.0	291
22			1	38.0	409
23			1	48.0	517
TOTAL	3	3	5	412.5	4,441



Second Level Floor Plan

Apartment Accommodation Schedule

Apt. no:	Studio	1 Bed Unit	2 Bed Unit	Sqm	Sqft
24			1	47.0	506
25			1	48.0	517
26		1		34.0	366
27		1		34.0	366
28		1		34.5	371
29			1	44.0	474
30	1			27.5	296
31	1			27.0	291
32	1			27.0	291
33			1	36.0	388
34			1	48.0	517
TOTAL	3	3	5	407.0	4,383



Third Level Floor Plan

Apartment Accommodation Schedule

Apt. no:	Studio	1 Bed Unit	2 Bed Unit	Sqm	Sqft
35			1	47.0	538
36		1		48.0	371
37		1		34.0	371
38		1		34.0	371
39			1	34.5	474
40	1			27.5	291
41	1			27.5	291
42	1			27.0	291
43			1	27.0	404
TOTAL	3	3	3	316.0	3,402





Typical lounge interior as designed by Seven Capital



Management and security

24 hour Property Management Service will be on call. Security system includes audio phone system connected to individual apartments.

Internal specifications

Apartment specifications provide superb, generously proportioned open plan designs including:



- Integrated kitchen appliances to include oven, hob, extractor and under worktop fridge. Washer/dryer to be provided in hall cupboard. Under cupboard LED lighting to wall units.
- Wood effect flooring to lounge, kitchen and hallway. Carpet to bedrooms. Luxury vinyl to bathroom.



- Full height wall tiling around bath/shower with coloured glass splash back to washbasin.
- Ladder style polished chrome or equivalent heated towel rail.



- Brushed stainless steel and chrome ironmongery throughout.
- Each Apartment will benefit from a 10 year fully CML Compliant Warranty.

- Audio intercom system.
- Low energy LED down lighters to kitchen area.



- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.



Seven Capital

Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham city centre.

We convert commercial spaces in key city centre locations and transform them into stunning residential apartments. We also build brand new apartment complexes in equally desirable locations. Understanding investor's needs, we offer a "hands-off" property investment service from purchase through to sale- including rental management. Helping investors across the board to establish and expand their property portfolio in Birmingham, we sell our luxury apartments off-plan, enabling our clients to buy premium real estate directly from the developer, at a fraction of the market cost.

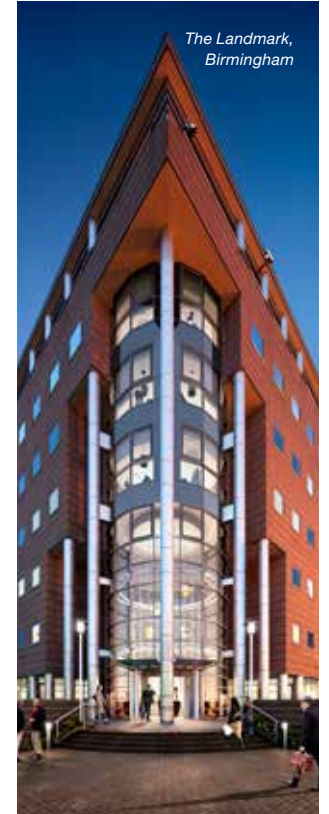
Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but it also lends our residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.



No.1 Hagley Road,
Birmingham



Bridgewater House,
Birmingham



The Landmark,
Birmingham

Some of our other
developments...



Great Eastern Street Hotel,
London



Park Regis Hotel,
Birmingham



30 Kirby Street,
London EC1



The Landmark,
Birmingham

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