

BY APPOINTMENT OF  
ELEVATE PROPERTY GROUP

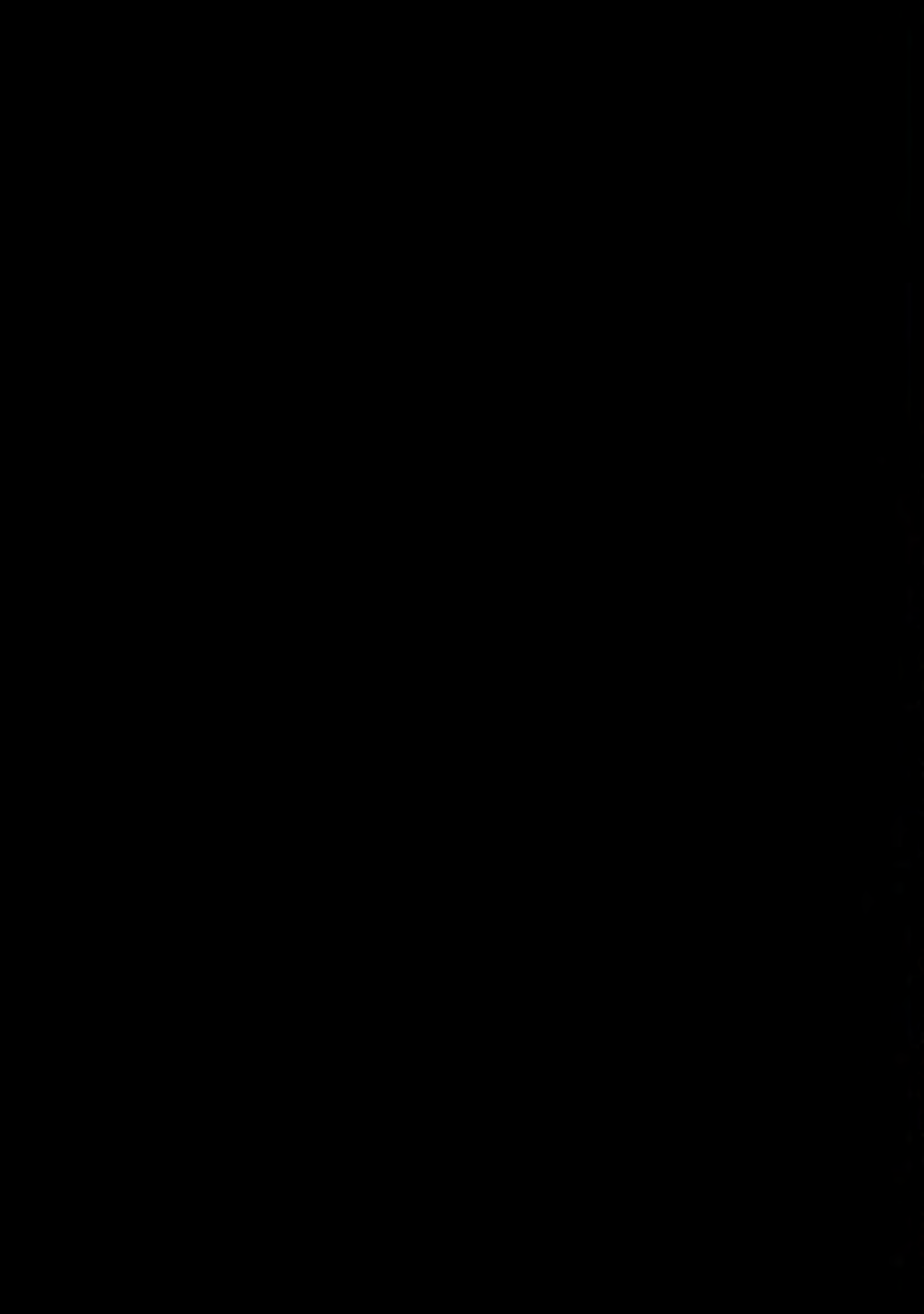


GUNSMITH HOUSE

EST 1901



*Price Street*





**NO LEGACY IS BUILT  
ON LOOKING BACK.  
IT'S ALWAYS THE NEXT  
STEP THAT MATTERS MOST.**

**IDEAS CHANGE THINGS**



**GUNSMITH HOUSE**



**50-61  
PRICE ST  
GUN  
QUARTER**

**ELEVATE PROPERTY GROUP**

**BIRMINGHAM**



RIGHT ON THE MARK




WE LOVE A GREAT STORY.  
WE LOVE GREAT DESIGN.  
WE LOVE BRUM. BUT MOST  
OF ALL, WE LOVE THAT  
WE CAN WRAP ALL THESE  
THINGS UP IN ONE PLACE—  
GUNSMITH HOUSE.





**P O I N T**

**B L A N K**



**STICK TO YOUR GUNS.**

ON A NEED TO KNOW BASIS

**ONCE HOME TO THE FINEST  
GUNMAKERS IN THE WORLD,  
THIS HISTORICAL SITE &  
GUNSMITH HOUSE WILL BE  
REBORN AS 85, 1 & 2 BED  
LOFTS EACH ECHOING THE  
DISTINCTIVE INDUSTRIAL  
CHARACTER OF THE GUN  
QUARTERS' UNIQUE HERITAGE.**









STAY TRUE TO THE STORY

**EVEN BEFORE WE WERE HERE,  
THIS PLACE WAS MAKING  
GUNS. FOR 100 ODD YEARS.  
GUNSMITHING IS IN ITS SOUL.  
IT'S IN THE WALLS. YUP, THIS  
PLACE HAS ONE OF OUR FINEST  
BRITISH TRADITIONS RUNNING  
THROUGH IT.**

  
GUNSMITH HOUSE  
EST. 1801  


TOIL & TRADITION

GSH BHX





  
GUNSMITH HOUSE  
EST 1801  






Prior to development - landmarks and site with original Gunsmith House



A BIGGER BANG FOR YOUR BUCK



WE WILL ALWAYS MAKE  
THE BEST HOMES WE CAN,  
RATHER THAN THE MOST.  
WE GET IT. YOU RARELY HIT  
THE TARGET BY CHANCE, SO  
WE ALWAYS MAKE SURE WE  
BRING OUT THE BIG GUNS.  
WE AIM TO PLEASE.



**BLOWN**

**AWAY**

**PRIMED N' READY.**



Gunsmith House proposed new facade, Price Street view

AIM TRUE

**NOT EVERYTHING GETS BETTER WITH AGE. BUILDINGS CAN. DESIGNED BY K4 ARCHITECTS, THE REMAKING OF GUNSMITH HOUSE WILL REFLECT ITS RAW HERITAGE. THE LOOK OF IT, THE FEEL OF IT, THE EXECUTION OF IT. IT WILL BE A PLACE ITS PREVIOUS CUSTODIANS WOULD BE PROUD OF. THAT'S THE LEAST WE COULD DO.**





Gunsmith House proposed exterior, Price Street view





## DRAW YOUR GUN

To bring out the best in something you work with like minded people that share your passion and vision. And if you can keep it local then that really hits the sweet spot. Bullseye!

For Gunsmith House we've joined forces with Digbeth based K4 Architects, who create exceptional unrivalled places with unparalleled expertise in complex regeneration. The practice's work is recognised across the West Midlands for its imagination and innovation with a commercial edge.

It was important to us and K4 that Gunsmith House kept its sense of identity. We want it to fit in, join in and contribute to the cityscape.

The design scheme combines the spirit of the past with a modernist form. The 'old' Gunsmith House will be restored to its past glory, framed by new architecture in a style that complements the original building. Part old, part new - this will be a building very much at one with its industrial heritage.

*K4 Architects*

K4ARCHITECTS.COM



Gunsmith House restored original building and new proposed exterior, Price Street view



Gunsmith House residents landscaped garden courtyard

MAKE IT BULLETPROOF

**WE NEVER GO OFF HALF-COCKED.  
WE KNOW THERE ARE NO SHORT  
CUTS TO BUILDING A GREAT  
ANYTHING. SO, TO CREATE  
INDUSTRIAL STYLE HOMES, FIT  
FOR A GUNSMITH, WE'VE PUT  
EVERYTHING INTO IT. IN ALL ITS  
FORMS. BECAUSE SOME THINGS  
COME AND GO BUT QUALITY  
STAYS FOREVER.**



Elevate interior design detailing, Priory House Lofts





## GET YOUR EYE IN

It's never just another property to us, it's a way to live. So an Elevate home is crafted without compromise. Our design-led interiors are rich in detail and diverse in character. The very essence of individual.

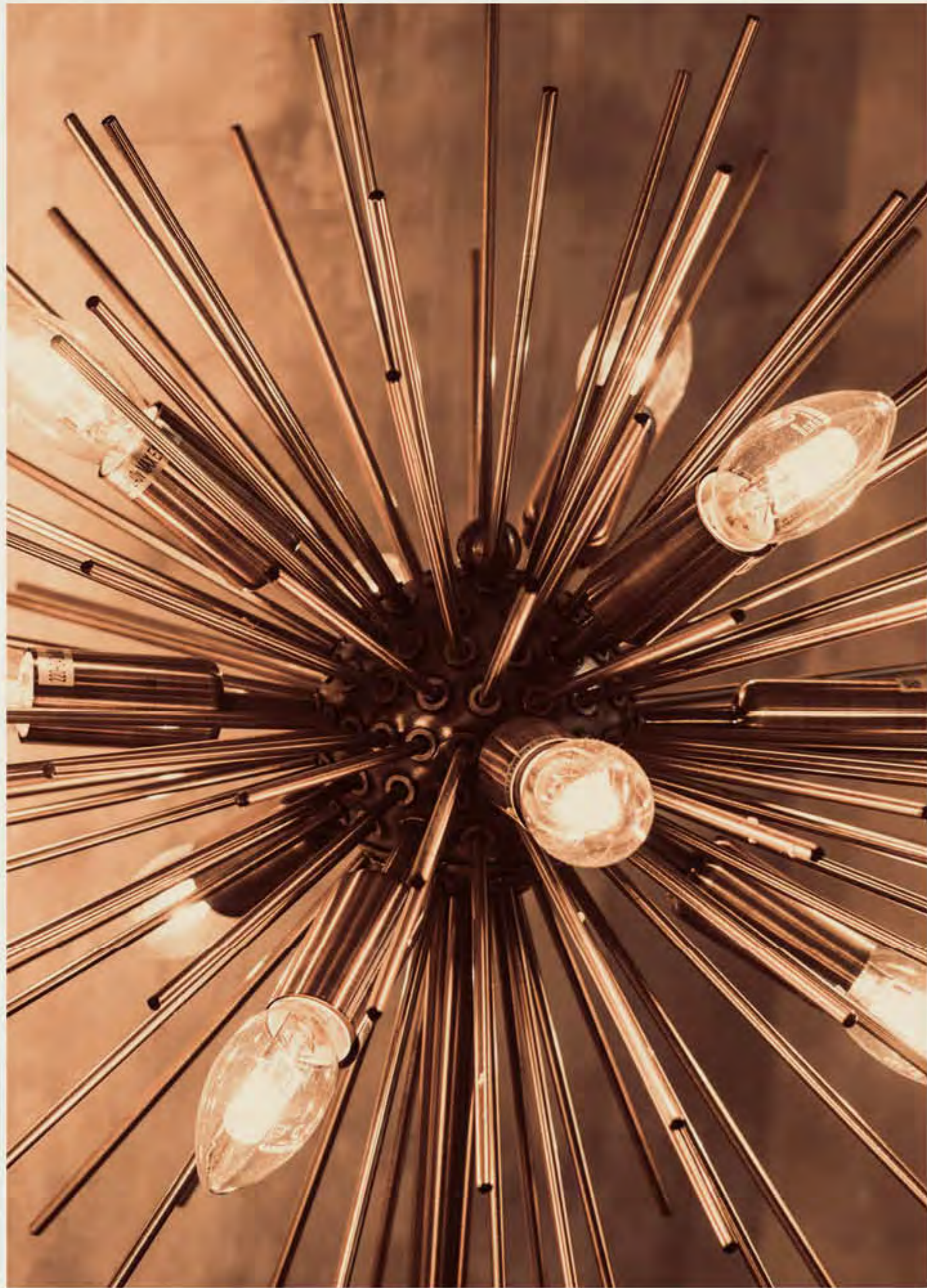
We create luxury Interiors that stand the test of time. Comfort, sophistication and practicality are our game. Quality, precision and care are our tools of the trade.

In order for a project to be successful you need to get into the nitty gritty of the development and location. We take pride in getting it right, taking our signature industrial style and applying it to every last detail.

*Jules Dodd*  
ELEVATE INTERIORS

  
GUNSMITH HOUSE  
EST 1801  








**SURE  
SHOT**




**THE SHARP SHOOTERS.**



BANG AT IT



WE LIKE ART. WE LIKE TO BE  
QUICK ON THE DRAW. RUN OF  
THE MILL JUST DOESN'T CUT  
IT. SO WE CREATED URBAN  
MYTHS. THEY'RE OUR  
CALLING CARD. TIME TO  
BRING IN THE HIRED GUNS.  
TIME TO TAKE THE BIG SHOT.





BE ON YOUR METAL

**AT ELEVATE IT'S NEVER JUST ABOUT THE BUILDINGS. EVERYTHING'S GOT A STORY TO TELL. SO WE ALWAYS LOOK AT WAYS TO BRING THESE STORIES TO LIFE. HOW YOU ASK? BY COMMISSIONING ONE OFF ARTWORKS. IT'S OUR PASSION. WITH GUNSMITH HOUSE WE WANTED TO WORK WITH AN ARTIST TO CAPTURE THE GRITTY DRAMA OF EVERYDAY LIFE IN THE GUN QUARTER. A MOMENT IN TIME, THAT WILL LAST FOREVER.**

  
GUNSMITH HOUSE  
EST. 1907  




## BROTHERS IN ARMS

The best way to be a guardian of great stories is to work with great people. Simple, really. Let them bring them to life.

Figurative artist Vincent Kamp was our go to man to create a unique one off masterpiece that immortalised the legend of 'The Gunsmiths'.

Renowned for his dark and compelling artworks, Vincent's arresting portraits capture the urban subcultures that exist all around us yet are invisible to most of us.

His paintings delve beneath the surface of social class. Heavily influenced by cinema, and story telling, he often writes a complete screenplay before setting out to cast characters for his paintings.

"I suppose I'm always looking for an intriguing backstory, a moment of tension... Something that will make you wonder about these characters. This was such a cool project. Shooting in a proper old early 20th century gunsmith workshop in Birmingham with these cool cats was a blast"

*Vincent Kamp*

VINCENTKAMP.COM



  
GUNSMITH HOUSE  
EST 1801  




THE DEAL GOING DOWN



THE GUNSMITHS



**GREAT**

**GUNS**

**HAVE A BLAST.**





0121 BORN N' BRED



GUNSMITH HOUSE SITS IN  
THE CENTRE OF BIRMINGHAM.  
A TOWN WE CALL HOME.  
IT'S GOOD TO KNOW THAT.  
AND IT'S GOOD FOR EVERYONE  
ELSE TO KNOW THAT TOO.  
IT MAKES IT MATTER MORE.





The 'famous' Spaghetti Junction, Birmingham



SHOOT FROM THE LIP

**THIS CITY IS IN OUR DNA. A CITY THAT'S BEEN GOING AT IT HAMMER & TONGS FOR CENTURIES. KNOWN AS THE UK'S SECOND CITY IT'S NO LONGER WORN OUT OR ROUGH AROUND THE EDGES. IT'S NOW RIGHT ON TARGET TO BECOMING THE UK'S NO.1 PLACE TO LIVE. (WELL IN OUR MINDS ANYHOW).**

  
GUNSMITH HOUSE  
EST. 1907



History around every corner, The Jewellery Quarter, central Birmingham

# CLOSE RANGE

BIRMINGHAM  
CITY  
UNIVERSITY

HS2  
CURZON STREET  
STATION

MOOR STREET  
STATION  
(SELFRIDGES)

NEW STREET  
STATION (GRAND  
CENTRAL)

BIRMINGHAM  
CHILDREN'S  
HOSPITAL

CENTRAL  
BUSINESS  
DISTRICT

SNOWHILL  
1, 2, 3 &  
STATION

THE LIBRARY  
OF BIRMINGHAM  
(CENTENARY SQUARE)

THE  
JEWELLERY  
QUARTER

ST  
PAULS  
SQUARE

GUNSMITH HOUSE  
EST. 1891





## TAKE AIM

### ART, DESIGN, CULTURE

|                                       |         |
|---------------------------------------|---------|
| Hippodrome & Theatreland .....        | 24 mins |
| O2 Academy (Bristol Street) .....     | 28 mins |
| DanceXchange .....                    | 24 mins |
| The Glee Comedy Club .....            | 24 mins |
| The Old Rep Theatre .....             | 21 mins |
| Ikon Gallery .....                    | 26 mins |
| Birmingham Museum & Art gallery ..... | 17 mins |
| Library of Birmingham .....           | 21 mins |

### LEISURE

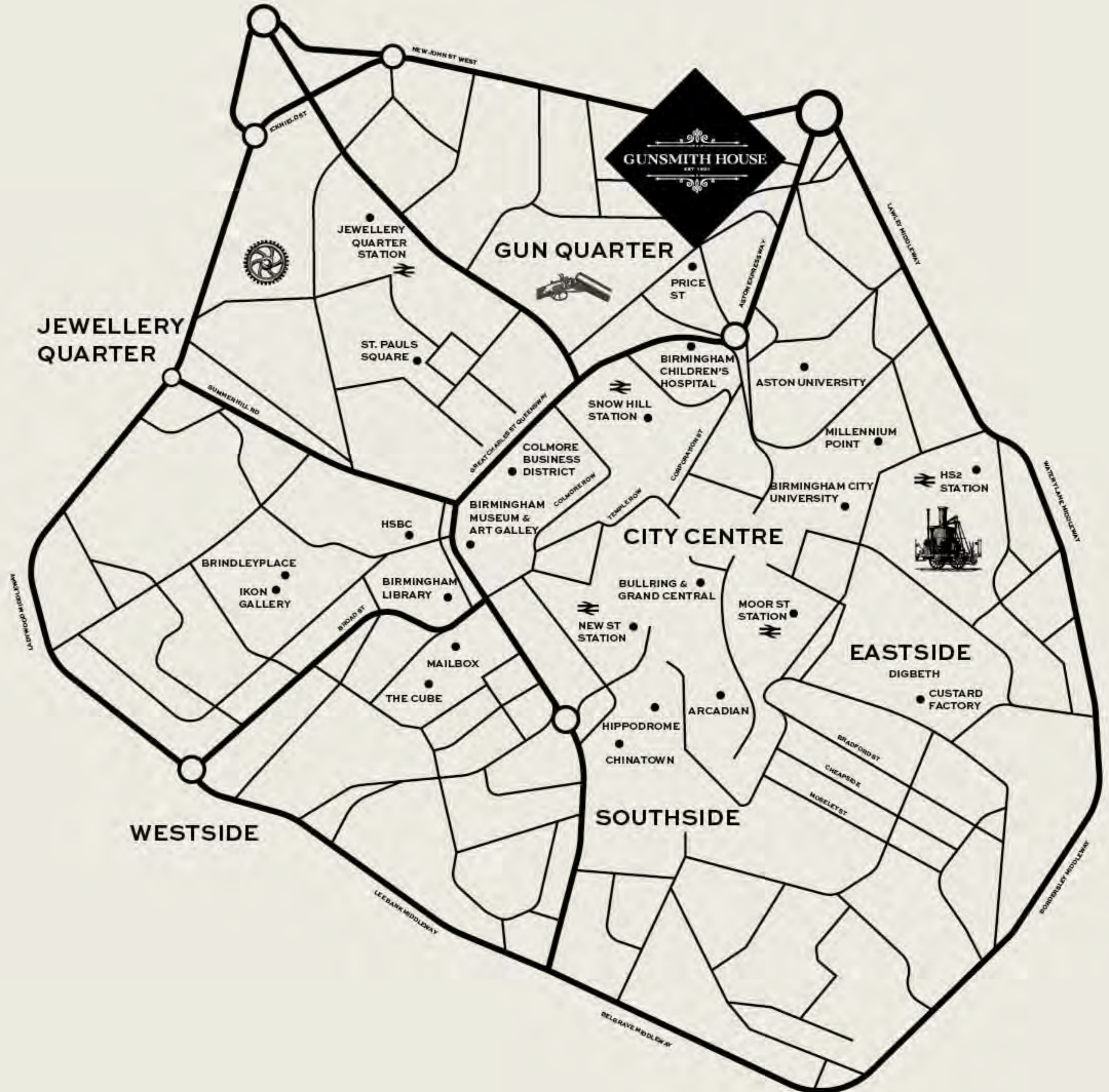
|   |         |
|---|---------|
| Chinatown & Arcadian (Food & Drink) .....           | 25 mins |
| Hockley Social Club (Jewellery Quarter) .....       | 11 mins |
| Wayland's Yard .....                                | 12 mins |
| Tattu Restaurant .....                              | 12 mins |
| The Alchemist .....                                 | 12 mins |
| Asha's .....  | 14 mins |
| Jewellery Quarter (JQ) (Bars and restaurants) ..... | 19 mins |
| Follu Restaurant .....                              | 19 mins |
| Minima (Furniture) .....                            | 9 mins  |
| The Ivy .....                                       | 14 mins |
| The Grand Hotel .....                               | 14 mins |
| Land Restaurant .....                               | 12 mins |
| Orelle Restaurant .....                             | 14 mins |

### LIVE

|                             |         |
|-----------------------------|---------|
| Bullring (Selfridges) ..... | 16 mins |
| Grand Central .....         | 17 mins |
| The Mailbox .....           | 21 mins |
| Great Western Arcade .....  | 13 mins |

### WORK

|  |         |
|--|---------|
| Digbeth .....                                      | 24 mins |
| Snow Hill Station .....                            | 13 mins |
| Birmingham Children's Hospital .....               | 5 mins  |
| Aston University .....                             | 11 mins |
| Jewellery Quarter (JQ) .....                       | 19 mins |
| Colmore Business District .....                    | 13 mins |
| New Street Station .....                           | 17 mins |
| Brindleyplace (HSBC, BBC and RBS) .....            | 29 mins |
| Millennium Point (HS2 Curzon Street Station) ..... | 16 mins |



**0121 ...  
SIX  
OF  
THE  
BEST**

**BIRMINGHAM**



**UK'S MOST EXCITING  
FOOD DESTINATION**

**THE GOOD FOOD GUIDE 2022**



## ARTS & CULTURE

NEW DIGBETH FILM STUDIO OPENED BY STEVEN KNIGHT,  
CREATOR OF PEAKY BLINDERS



## CONNECTED

HS2 CURZON ST STATION UNDER CONSTRUCTION - BHX TO LDN 52 MINS  
50,000 NEW JOBS, £4BN INCREASE IN ECONOMIC OUTPUT





## SOCIAL

WE ARE A COMMUNITY OF INDEPENDENTS, COLLABORATORS AND INNOVATORS.  
WE KNOW EACH OTHER BY NAME AND GREET ONE ANOTHER ON THE STREET.  
TOGETHER WE ARE ONE.



## SHOP

SHOP TILL YOU DROP. WALL TO WALL BRANDS AT THE BULLRING,  
SELFRIDGES, MAILBOX, AND HARVEY NICHOLS



## **WORK**

**HOME TO A GBP 31.9 BILLION ECONOMY, THE LARGEST CITY ECONOMY  
OUTSIDE OF LONDON, BIRMINGHAM IS NO LONGER THE NEXT BIG THING.  
IT'S THE TOP DRAWER.**

**UNIQUE TO US BRUMMIES**

**MR EGG  
BLACK SABBATH  
THE BULLRING  
THE COB  
THE BALTI TRIANGLE  
DURAN DURAN  
UB40  
CADBURY'S  
J. R. R. TOLKIEN  
JOHN BASKERVILLE  
MATTHEW BOULTON  
BIRDS CUSTARD  
PEAKY BLINDERS  
A 1,000 TRADES  
CANALS  
HP SAUCE  
BSA ....**

**& THE GUN QUARTER**

# QUALITY CONTROL

## APARTMENT SPECIFICATION

|                         |  |
|-------------------------|--|
| Services                | Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.   |
| Heating and hot water   | Heating system via wall mounted electric panel heaters with smart wifi controls; hot water generated via electric hot water cylinder.  |
| Electrical              | Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.   |
| Kitchen                 | Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments. |
| Sanitary Ware           | Duravit sanitary ware and Hansgrohe brassware, boosted hot water. One beds have a shower. Two beds have an ensuite shower room with shower over bath in second bathroom.   |
| Doors                   | Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.  |
| Skirting and architrave | Pencil round skirting and architrave finished in white egg shell paint.  |
| Decoration              | White emulsion paint to all plastered walls and ceilings.  |
| Ceramic tiling          | Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.  |
| Flooring                | Carpets in bedrooms and LVT throughout other than in wet areas.  |
| Door entry              | Audio/visual door entry systems in apartments.   |
| TV distribution         | Digital aerial and signal distribution to TV point in each apartment.  |
| Telephone and data      | Virgin and BT Fibre data cable to a single outlet in living room.  |

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GUN QUARTER  
EST 1901  
Price Street  
GUNSMITH HOUSE

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