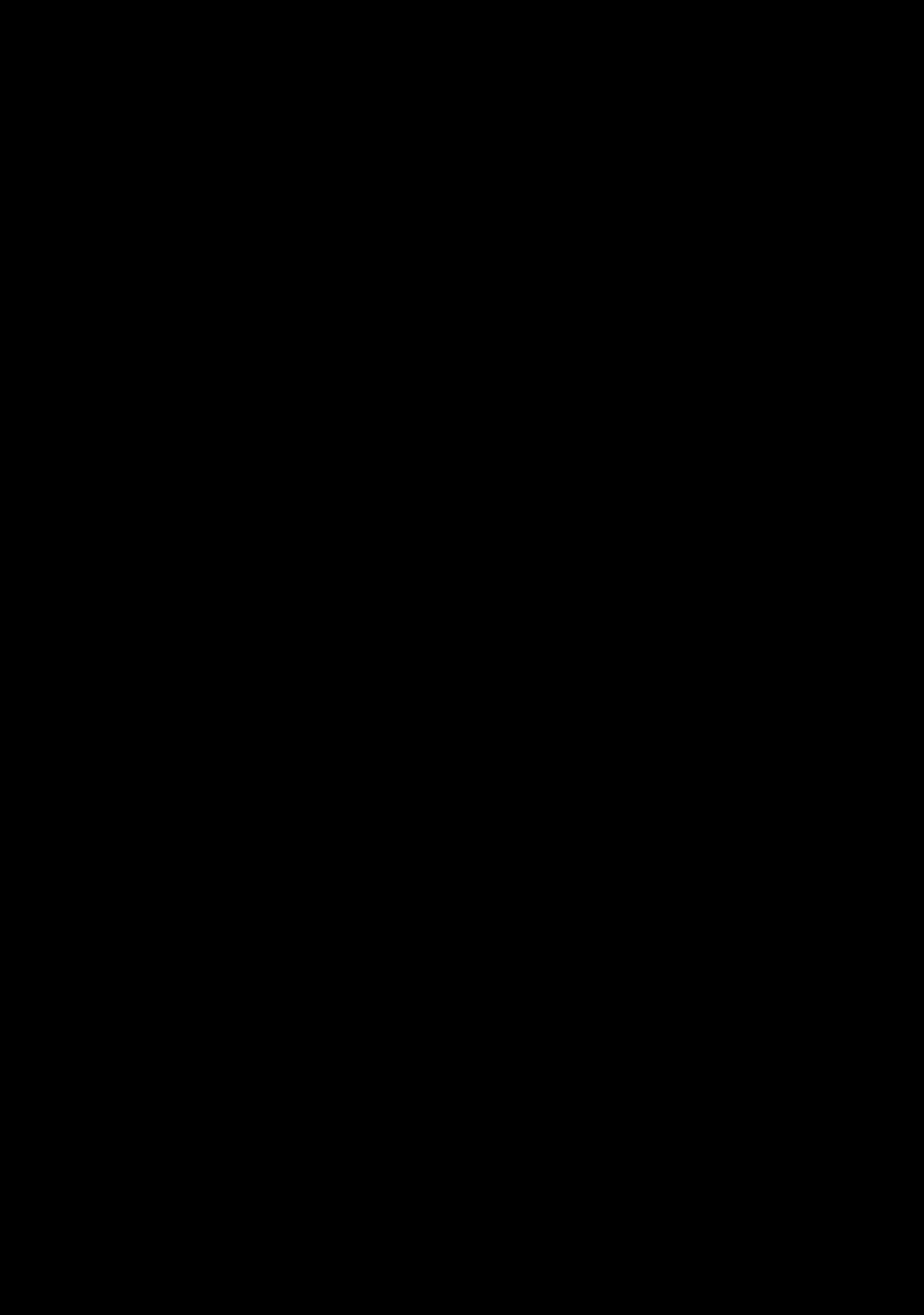


BY APPOINTMENT OF
ELEVATE PROPERTY GROUP

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**

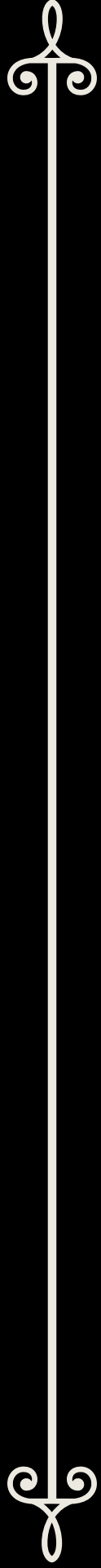
ELEVATE PROPERTY GROUP

BIRMINGHAM



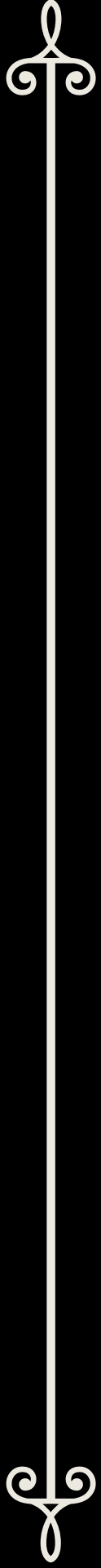




RIGHT ON THE MARK



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.



Gunsmith House

50-54 Price Street

Pay at
machine
→
Display ticket

WARNING
CCTV
cameras in
operation

POINT BLANK

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 1901


TOIL & TRADITION

G S H B H X



GUNSMITH HOUSE
EST 1901



G. M. CRUXTON
GUNSTOCKER







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

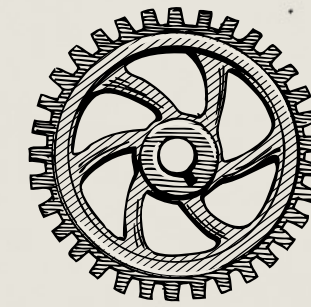
AIM TRUE

**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
EST 1901




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











SURE SHOT

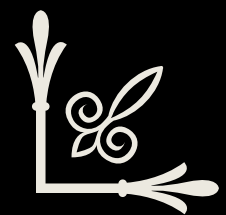
THE SHARP SHOOTERS.



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.





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 1901



STEVE DODD ... GAFFER
VINCENT KAMP ... ARTIST



THE INQUISITION



THE DEAL GOING DOWN



THE GUNSMITHS



OLD SCHOOL

30 YEARS IN THE INDUSTRY ALWAYS LISTENING, STILL LEARNING.
30 YEARS OF GRAFTING, CRAFTING, CHALLENGES, CHANGES, HIGHS & LOWS.
30 YEARS ON AND STEADY AS WE GO, WE DON'T GIVE UP.

FOR THESE REASONS, WE ARE ALWAYS BEST IN CLASS

Steve Dodd

FOUNDER

GREAT GUNS

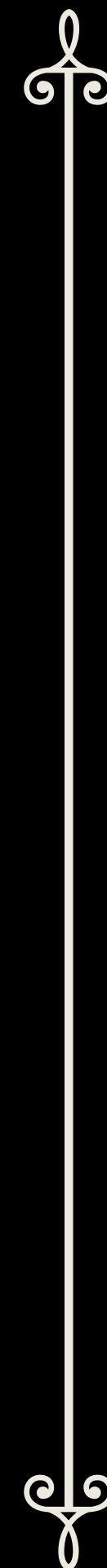
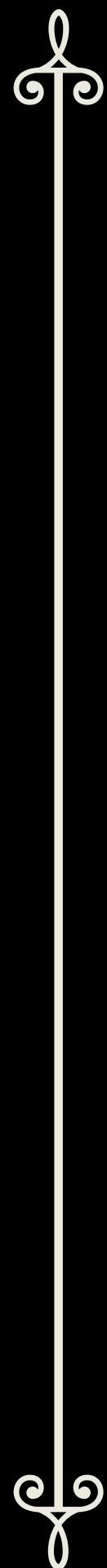
HAVE A BLAST.



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 1901




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 1901



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
Folium Restaurant	19 mins
Minima (Furniture)	9 mins
The Ivy	14 mins
The Grand Hotel	14mins
Land Restaurant	12 mins
Orelle Restaurant	14 mins

LIVE

Bullring (Selfridges)	18 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





Grand Hotel, Colmore Row, central Birmingham



0121 ... SIX OF THE BEST

BIRMINGHAM



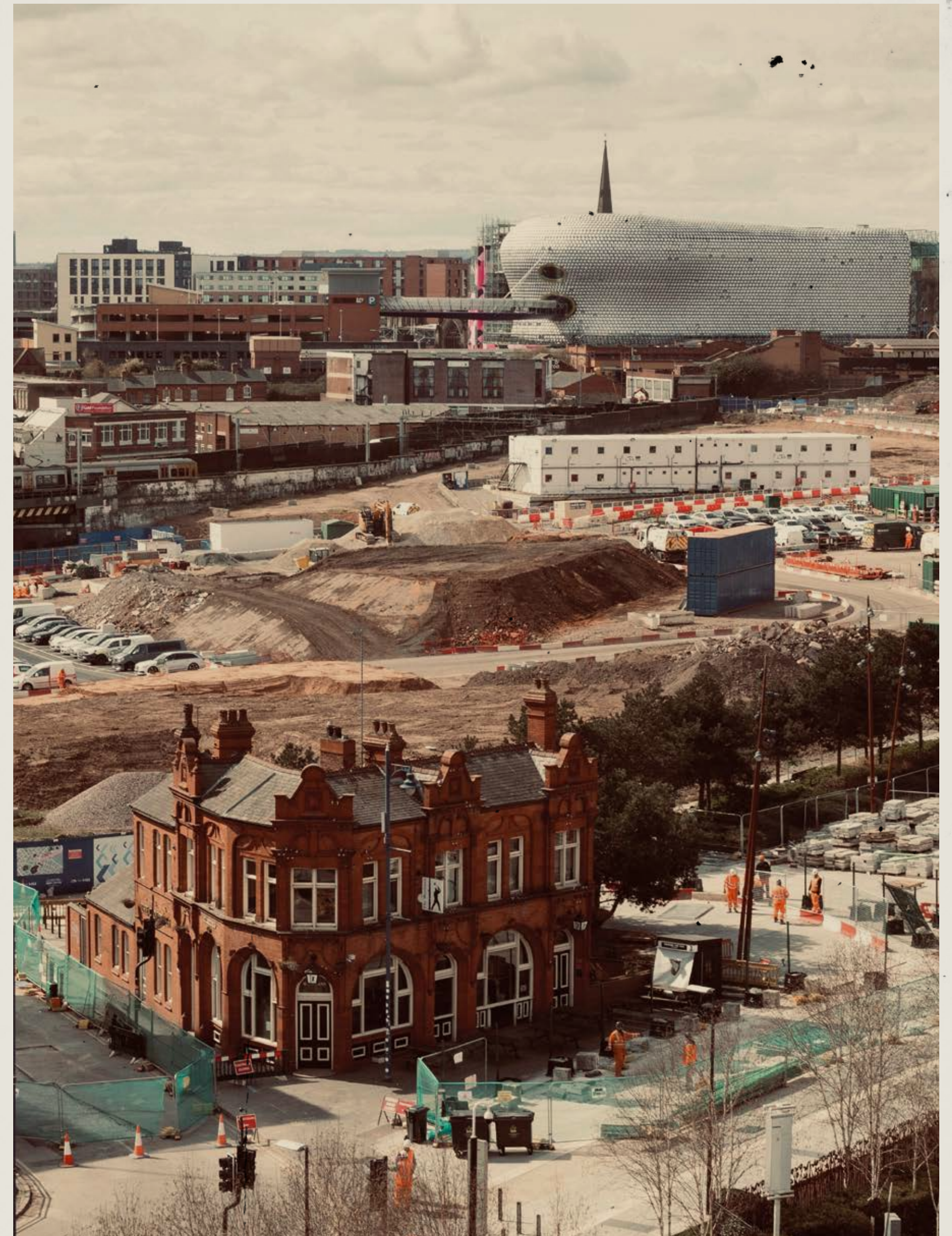
**UK'S MOST EXCITING
FOOD DESTINATION**

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



The iconic Bull - Birmingham Host City, Commonwealth Games 2022

PARTING SHOT

LOCKED N' LOADED.

**THINGS DISAPPEAR, NOT
BECAUSE THEY HAVE
STOPPED WORKING,
BUT BECAUSE WE HAVE
STOPPED LOVING THEM.
WE'RE HERE TO GIVE THOSE
UNLOVED THINGS A NEW
LEASE OF LIFE**

GUNSMITH HOUSE

50 - 61 PRICE ST





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.

Elevate Property Group and any joint agent give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Elevate Property Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%.





It has been truly said

that we learn wisdom from failure much more than from success; we often discover what will do by finding out what will not do; probably he who never made a mistake, never made a discovery; and he becomes all the better acquainted with a country who has had the good luck to lose his way. Applying this, if you please, to the fine art of gunmaking, it sums itself up into one word: EXPERIENCE.

BIRMINGHAM SMALL ARMS Co., Ltd., Birmingham. STANLEY SHOW STANDS
Nos. 278 and 180.

BSA



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