Bank St.

Sheffield

23 luxury apartments in the heart of
Sheffield's Cathedral District

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56 Bank Street
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About One Heritage

One Heritage started property development in the UK in 2015 and was listed on the London Stock Exchange in December 2020 trading as One Heritage Group PLC. The Company has undertaken schemes across Cheshire and Greater Manchester. However the Company can trace its roots back to 2012, when the first One Heritage office was opened in Hong Kong. Over subsequent years the Company has opened multiple offices at strategic locations in Mainland China, the UK and latterly Singapore. Today the group has 10 offices and employs over 250 staff across the UK, Singapore, China and Hong Kong with intentions to grow its operations into other markets such as Japan. Originally a wealth management company, One Heritage has undertaken controlled year on year growth and now operates a regulated trust company in Hong Kong, one of 140 registered companies in the region. The UK arm of the Company was established in 2015 and has undertaken schemes across Cheshire and Greater Manchester. Whilst One Heritage is already an established brand in Hong Kong; the Company intends to further strengthen their brand name in the mid-tier city residential housing market in the UK. One Heritages' flagship development is the market leading One Heritage Tower, a 55-storey tower in central Manchester (the 2nd tallest outside London). The project has already received considerable media profile and will become a market leading 5* development and landmark in the city of Manchester.

Sheffield

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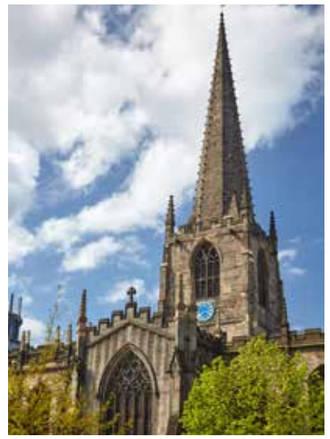
Located in the heart of Yorkshire's second largest City, and the third largest English district in terms of UK population, sits the historic Grade II Listed County Court development. Situated in the Cathedral District, formally the traditional business core which has recently seen a transformation into residential use, the timeless County Court building features an impressive stone façade and was built in 1854.

With a keen eye for opportunity and a passion for redeveloping, One Heritage Group PLC have a vision to execute the restoration and re-modification of the grand County Court House into a vibrant, high-end, bespoke living space



Sheffield Economics

Primarily known for steel, the City played a key role in the industrial revolution having developed many significant inventions and technologies. In the 19th century, the City saw a huge expansion of its traditional cutlery trade, when stainless steel and crucible steel were developed locally, fuelling an almost tenfold increase in the population.

The 21st century has seen the redevelopment of Sheffield into a dynamic hotspot for investment with global businesses such as McLaren, Boeing, Rolls Royce and Amazon among the many international companies which have seen the benefits of locating at the heart of Sheffield's super-connected and growing economy.

The strategic economic plan published by Sheffield City Council in 2020 highlights the economic vision and sets out the plan to achieve an extra £7.6bn GVA by 2040, with an astonishing £1.1bn per year invested in research and development increasing from £323mil in 2020.

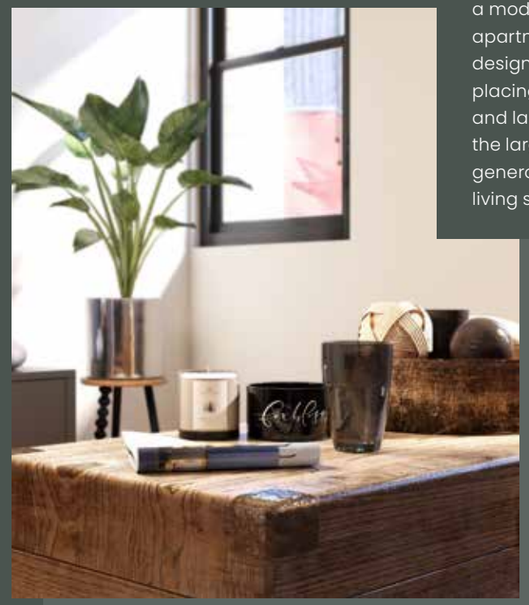
The student demographic contributes significantly to the Cities economy through supporting local businesses, creating new jobs, and attracting people and organisations into the area. With two popular City campus Universities, Sheffield is a true student City home to over 60,000 students, creating and supporting 20,000 jobs and ultimately generating over £1bn for the City through Gross Value Added (GVA). With an above average student retention rate post graduation of 42%, Sheffield can expect to see this growth increasing annually alongside the ever-expanding young population.

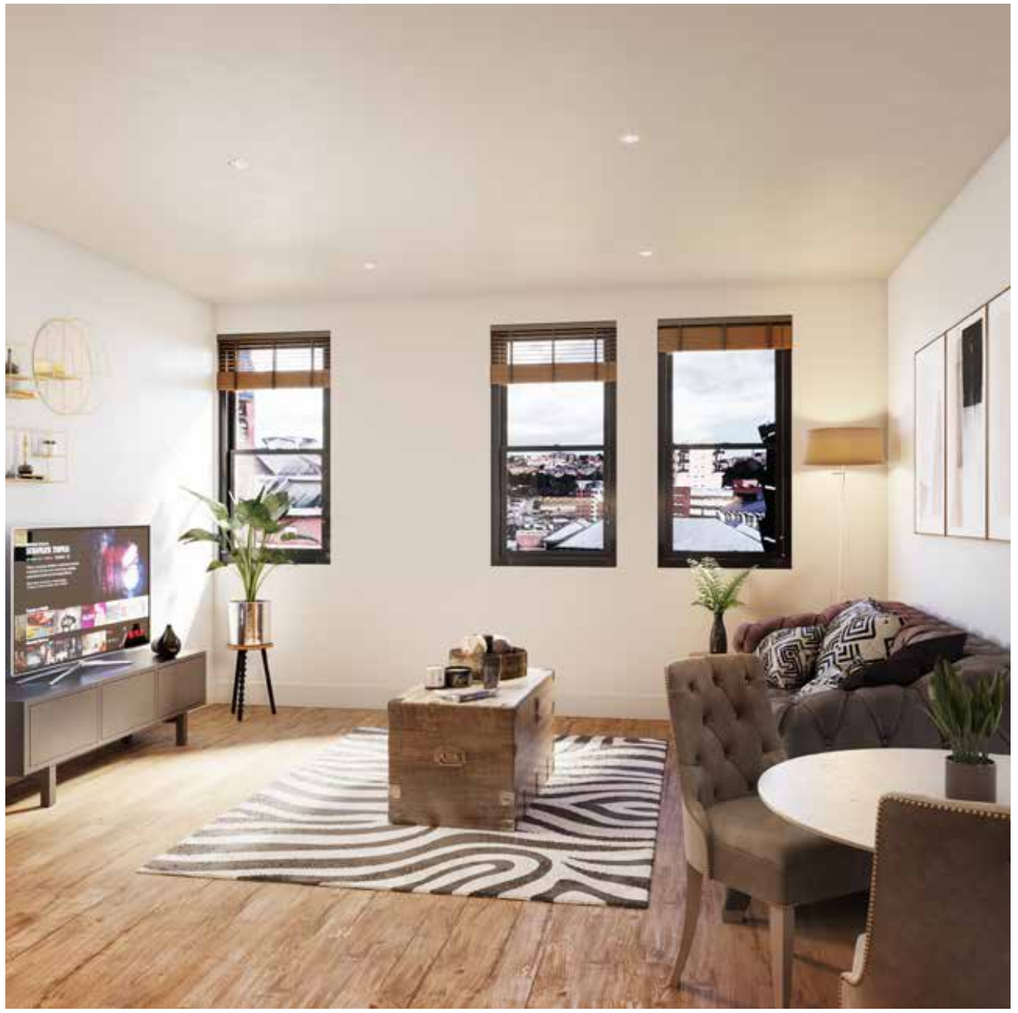
Amongst many sectors, Sheffield boasts an extremely active and energetic legal scene being the second largest legal hub in Yorkshire.

The Property

County Court incorporates a unique combination of history and technology completed to the highest of standards to create a bespoke living space. The building's legally protected Grade II Listed status justifies its special interest and has warranted our every effort to preserve it for future generations.

In line with the Cities movement towards a healthier population, the County Court development provides a functional basement level gym exclusively for the buildings residents. The development comprises 23 apartments with a modern mix of duplexes, one-bedroom and two-bedroom apartments and the refurbishment has been carefully designed to showcase the attractive original features placing emphasis on the exposed beams, original cornices and large sash windows. As well as providing an openness, the large windows complement the tall ceilings allow generous light into the building to create bright, positive living spaces.





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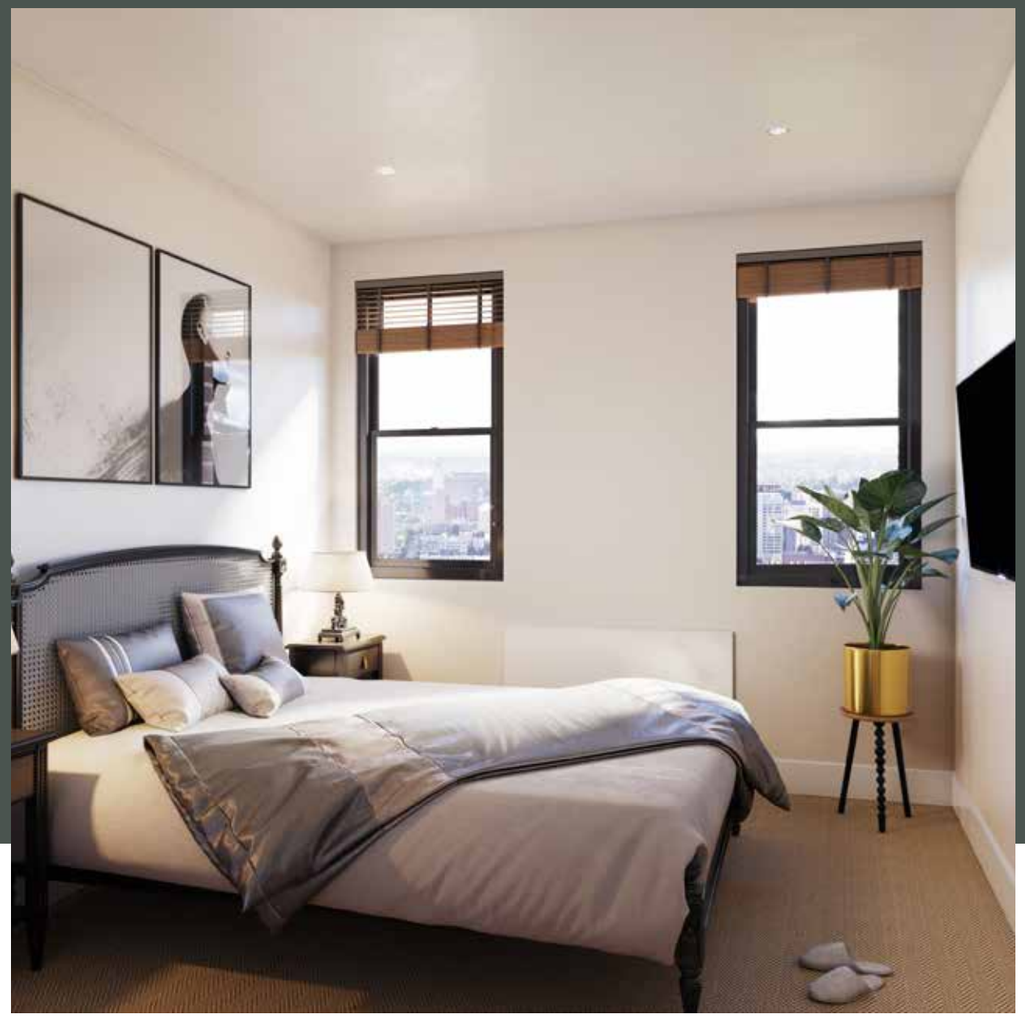

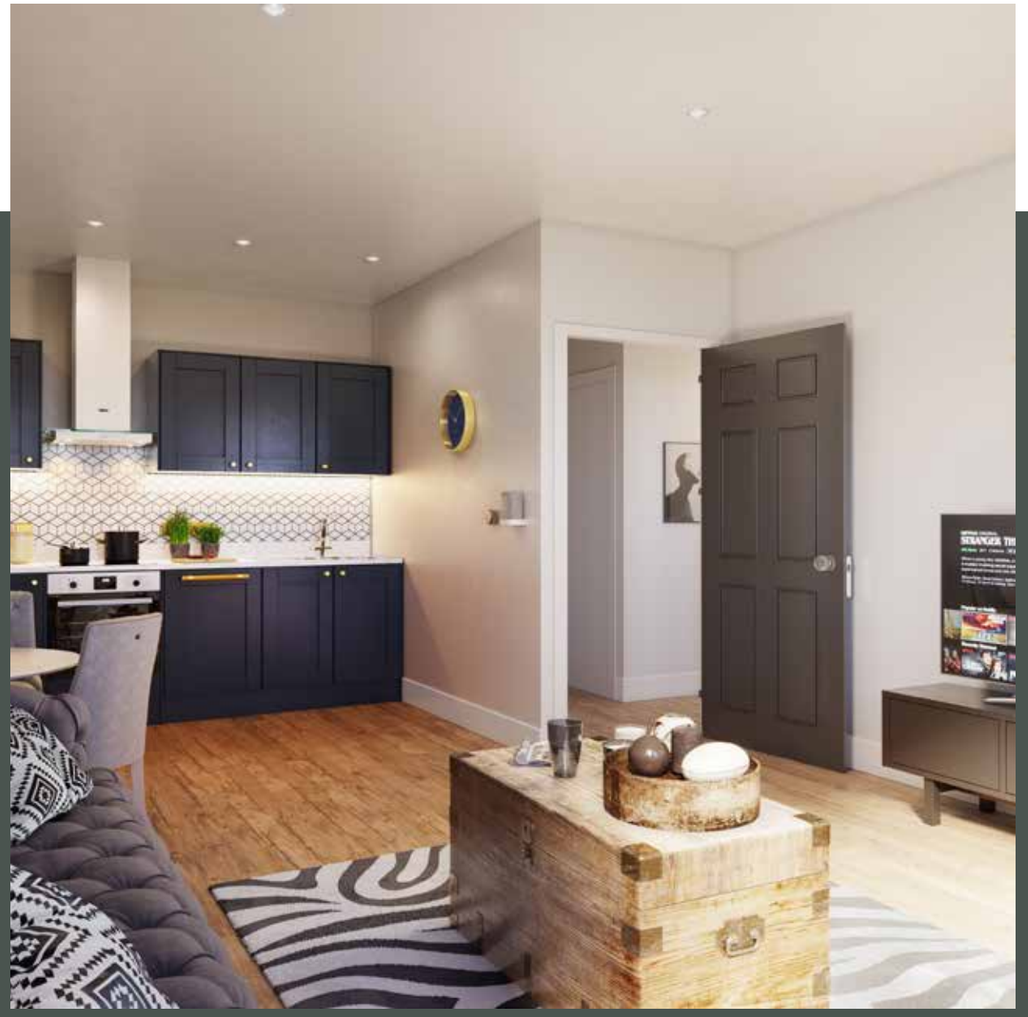

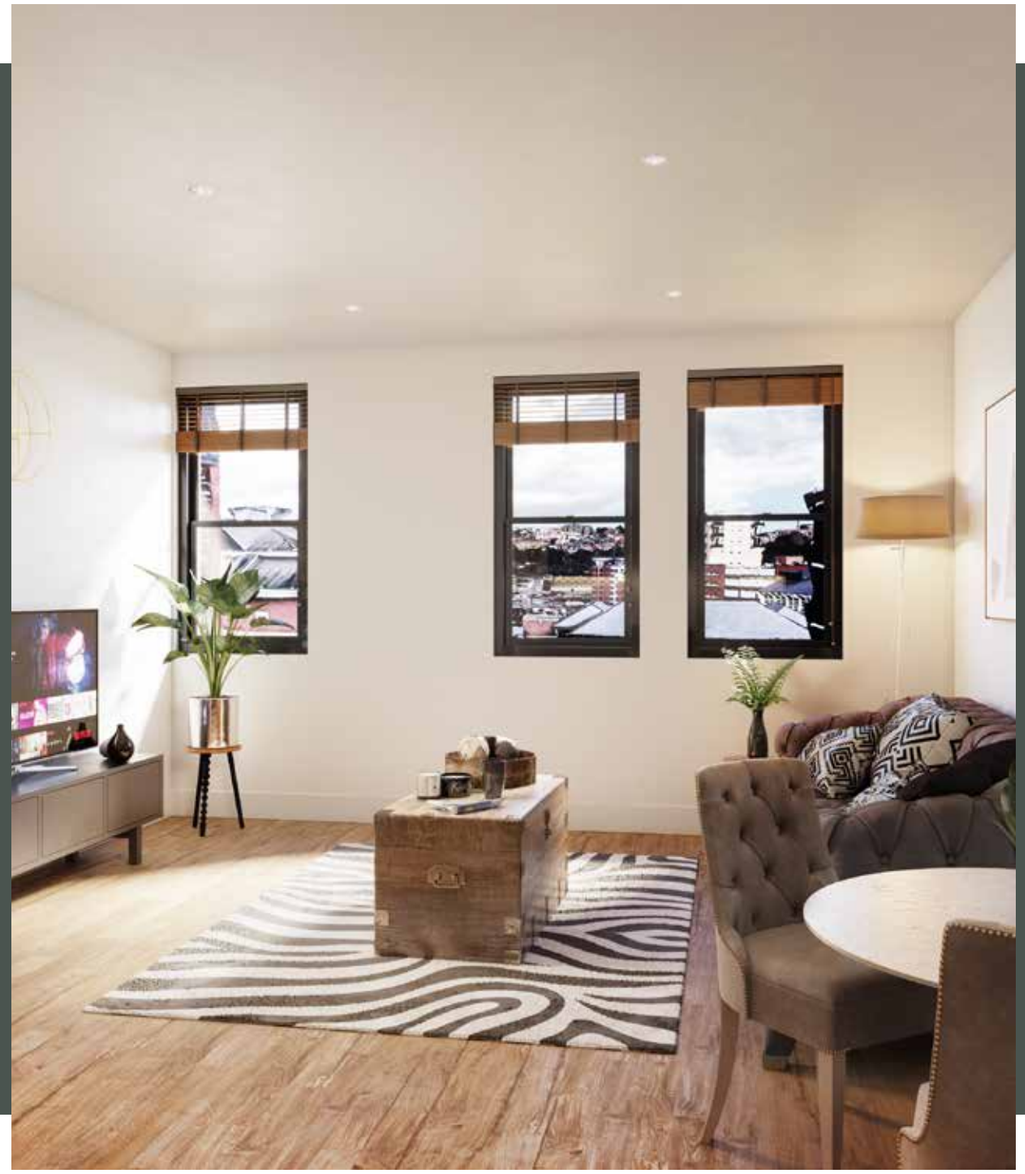

One Bed Duplex Mezzanine

Our one-bed duplexes with mezzanine bedrooms offer a truly uniquely design and superb accommodation. The buildings characterful features are accentuated, optimised and modernised whilst keeping a traditional edge offering a tasteful balance. A combination of featured oak effect Amtico flooring finishes throughout the living areas, a luxurious carpet in the bedroom and modern tiling within the bathroom exudes luxury.

The Location

County Court sits conveniently within the super-connected City of Sheffield which is the centre to a web of networks carrying in, out and around the City. The network on the doorstep of the development is made up by Sheffield's Supertram, expansive bus lines, national train lines and motorways, providing almost instant access to the Cities hotspots and beyond. The Supertram spans to an impressive 48 stops with an average frequency of 12-minutes.

Residents of the County Court development will benefit from prime shopping with the likes of John Lewis, Marks and Spencer, H&M and Tesco within walking distance. This is not to mention Sheffield's shopping hotspot Meadowhall Shopping Centre which is just a 15-minute drive away.

Sheffield is a City for foodies, with a diverse array of food reflecting a multitude of cultures proudly sits 5 Michelin Guide recommended restaurants. With a thriving Asian community, Sheffield is home to many Chinese restaurants and supermarkets. The Cities hospitality scene is heavily influenced by the dynamics of the multicultural, vibrant population it is largely made up of. With over 60,000 students and an impressive 42% student retention rate the Cities character has evolved into a spectacular mix of modern and traditional culture which is reflected within all of its assets.

Home to the infamous O2 Academy, Sheffield has a vibrant music scene flooded with popular clubs and bars fuelling the energetic night life.

Old County Court House, 56 Bank St, Sheffield S1 2DS

Train Station

City Tram Stops

Eating Out

1 Marmadukes
2 Marco's New York Italian
3 Crucible Corner
4 Couch Café
5 Urban Deli
6 Café Rouge
7 Kelham Island Tavern
8 The Grind Café
9 The Riverside
10 Craft & Draft

Nightlife

11 Code
12 Plug
13 Corporation
14 The Viper Rooms
15 The Leadmill
16 Flares & Reflex

Culture

17 O2 Academy
18 The Crucible Theatre
19 The Lyceum Theatre
20 Sheffield Library Theatre
21 Sheffield Institute of Arts Gallery
22 Graves Gallery
23 Millenium Gallery
24 Light Cinema

Shopping

25 Marks & Spencer
26 John Lewis
27 Waterstones
28 H&M
29 Co-op
30 Tesco Express

To Stay

31 Hilton Hotel
32 Premier Inn

Proximity to Kelham Island

Once Sheffield's run-down industrial quarter, Kelham Island is now deemed the coolest area to live, work and socialise in the City. This hip attraction is adjacent to the development and provides a quirky combination of living and eating quarters with The Steel Museum giving a touch of history. Filled with edgy bars and restaurants, Kelham Island continues to be a popular place to visit amongst young professionals.

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Summary

- 4 Storeys
- 23 Apartments
- One Bedroom – 5
- One Bedroom Duplexes – 6
- Two Bedroom – 12
- Title – Long Leasehold
- Grade II Listed Building
- Basement gym dedicated to residents
- Construction Start Q1 2021
- Estimated Completion Q4 2021

Specification

Common Areas
- Multiple communal entrances
- Modern stylish design to entrances in-keeping with the Listed nature of the building
- Original Dado Rails, Cornicing and deep Skirtings retained

Bathrooms
- High quality white three-piece suite with chrome fittings
- Chrome heated towel rail
- Ceramic part tiled walls and flooring
- LED Backlit Mirror
- Shaker panelled feature wall

Finishes
- Vinyl timber flooring to apartments
- Luxurious carpet to bedrooms
- Chrome finished sockets and light switches throughout
- Electric wall mounted panel radiators

Kitchen
- Bespoke modern custom designed kitchens
- Tiled splashback
- Fully integrated appliances including:
    - Dishwasher
    - Fridge freezer
    - Oven
    - Electric hob
    - Washer / dryer

Technology
- Video Intercom Entry System linked to your mobile
- Wall mounted Google Home Speaker
- Philips Hue Smart Wireless Lights in the living room
- Energy efficient recessed downlights
- LED Backlit Mirror within bathrooms
- USB and USB-C TV sockets in living room and bedrooms
- Wall mounted electric radiators

Security
- Video intercom entry system linked to your mobile
- CCTV
- Secure Post Boxes

Bike Storage
- On-site secure bike storage

GYM
- Multi functional gym within the basement

Accommodation Schedule

UNITS	BEDS	SIZE SQ M	SIZE SQ FT	ASPECT
Apt 1	2 Bed	70.8	762	West
Apt 2	1 Bed	47.1	507	West
Apt 3	2 Bed	65.8	708	North & West
Apt 4	2 Bed	64.8	697	North & West
Apt 5	2 Bed	77.2	831	East
Apt 6	1 Bed Duplex	43	462	South
Apt 7	1 Bed Duplex	47	505	South
Apt 8	1 Bed	38.4	413	North
Apt 9	1 Bed	45.2	487	North
Apt 10	2 Bed	67.1	722	North & West
Apt 11	2 Bed	63.3	681	North
Apt 12	2 Bed	67.3	724	East

Phase 1 Phase 2

Basement

Apartments **1-5**

Ground

Apartments **6-12**

Accommodation Schedule

UNITS	BEDS	SIZE SQ M	SIZE SQ FT	ASPECT
Apt 13	2 Bed	63.1	679	North
Apt 14	1 Bed Duplex	48	517	South
Apt 15	1 Bed Duplex	50	538	South
Apt 16	1 Bed Duplex	49	527	South
Apt 17	1 Bed Duplex	48	517	South
Apt 18	2 Bed	61.7	664	North & West
Apt 19	2 Bed	62.9	677	North & East
Apt 20	2 Bed	66.9	720	East
Apt 21	1 Bed	47	506	North & West
Apt 22	1 Bed	47	506	North
Apt 23	2 Bed	62.2	670	East

Phase 1 Phase 2

1st Floor

Apartments **13–20**

2nd Floor

Apartments **21–23**

Apt 1

2 Bed 70.8 Sq m / 762 Sq ft
Basement

Apt 2

1 Bed 471. Sq m / 507 Sq ft
Basement

Apt 3

2 Bed 65.8 Sq m / 708 Sq ft
Basement

Apt 4

2 Bed 64.8 Sq m / 697 Sq ft
Basement

Apt 5

2 Bed 77.2 Sq m / 831 Sq ft
Basement

Apt 6

1 Bed Duplex 43 Sq m / 462 Sq ft
Ground Floor

Apt 7

1 Bed Duplex 47 Sq m / 505 Sq ft
Ground Floor

Apt 8

1 Bed 38.48 Sq m / 413 Sq ft
Ground Floor

Apt 9

1 Bed 45.2 Sq m / 487 Sq ft
Ground Floor

Apt 10

2 Bed 67.1 Sq m / 722 Sq ft
Ground Floor

Apt 11

2 Bed 63.3 Sq m / 681 Sq ft
Ground Floor

Apt 12

2 Bed 67.3 Sq m / 724 Sq ft
Ground Floor

Apt 13

2 Bed 63.1 Sq m / 679 Sq ft
1st Floor

Apt 14

1 Bed Duplex 48 Sq m / 517 Sq ft
1st Floor

Apt 15

1 Bed Duplex 50 Sq m / 538 Sq ft
1st Floor

Apt 16

1 Bed Duplex 49 Sq m / 527 Sq ft
1st Floor

Apt 17

1 Bed Duplex 48 Sq m / 517 Sq ft
1st Floor

Apt 18

2 Bed 61.7 Sq m / 664 Sq ft
1st Floor

Apt 19

2 Bed 62.9 Sq m / 677 Sq ft
1st Floor

Apt 20

2 Bed 66.9 Sq m / 720 Sq ft
1st Floor

Apt 21

1 Bed 47 Sq m / 506 Sq ft
2nd Floor

Apt 22

1 Bed 47 Sq m / 506 Sq ft
2nd Floor

Apt 23

2 Bed 62.2 Sq m / 670 Sq ft
2nd Floor

Sale Contact

ONE HERITAGE
• GROUP PLC •

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