

An architectural rendering of a modern residential development named 'The Row'. The image is split into two panels. The left panel shows a row of townhouses with red, diamond-patterned cladding and dark-framed windows. A lush garden with various plants and flowers runs alongside the townhouses. A man and a woman are standing in the garden. The right panel shows a larger, more prominent building with the same red cladding and diamond pattern. It has several windows of different shapes and sizes, including a large square window and a tall, narrow vertical window. A group of people, including children and adults, are walking on a paved path in front of the building. A small wooden shed is visible near the base of the building. The sky is blue with scattered white clouds.

CITU

# The Row

Information correct as of March 2024



# Kelham Central

Inspirational and vibrant: the Kelham Central demonstrates that there is a different and better way to live within in our cities. Ripe with potential, a city shouldn't just be a place you come to work – it should be where you want to make your home.

Sustainability is our bedrock. By challenging the status quo, we want Kelham Central to start a chain reaction across the UK house-building industry, creating sustainable communities, in low-carbon developments across the country.

## Location Key

The Show Apartment	1	The Gardens	6
Garden Apartments	2	The Row	7
Garden Apartments	3	Coming Soon	8
Cube Terraces	4	The Warehouses	9
Kelham Townhouses	5	Coming Soon	10
		The Show Home	11



# Amenity

This is city centre living, but not as you know it. Kelham Central's location puts it in a league of its own.

## Food & drink

Domo - 2 minutes

Hymn to Ninkasi - 2 minutes

Salt Sheffield - 4 minutes

Grind Cafe - 6 minutes

Pina - 10 minutes

Kommune - 10 minutes

Peddlers Market - 10 minutes

## Points of interest

Kelham Island Museum - 2 minutes

The Foundry Climbing Centre - 7 minutes

Sheffield Train Station - 20 minutes

## Shopping

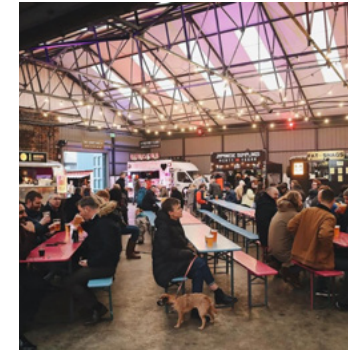
Kelham Deli - 4 minutes

Kelham Island books - 4 minutes

Kelham Arcade - 10 minutes

Tesco - 11 minutes

Approximate timings, by foot







# Sustainability

## **Bold & innovative, we don't just talk about being sustainable – we live and breathe it**

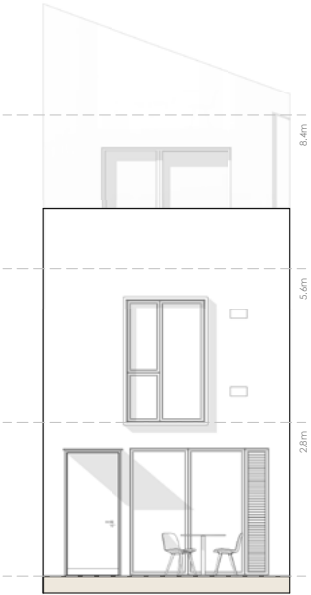
We're at the start of a journey to create a ripple effect through the UK house-building industry by delivering homes through a sustainable and low carbon process.

Energy systems: Kelham Central has been designed differently, challenging convention, disrupting design codes and using modern methods of construction which dramatically reduce embedded and operational carbon.

Buildings: The Citu home has been designed using Passivhaus tools and is built in our state of the art manufacturing facility on site at Kelham Central. Triple glazing, serious amounts of insulation, an obsession with air tightness and an MVHR system means that the residual heating need is met by electric heating running on energy from 100% renewable sources.



SECTION 1:25



FRONT 1:50

INFORMATION

Property type: terrace house  
Total area: 540 sq ft.  
Living space: 6.5m x 3.8m  
Bedroom: 3.8m x 2.7m

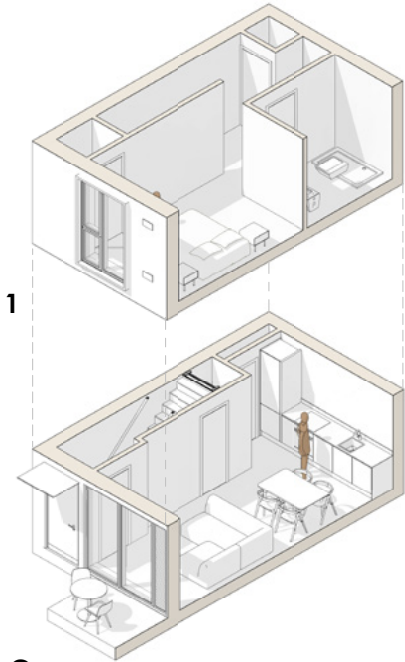
Number of bedrooms: 1  
Number of bathrooms: 1

Heating: electric  
Hot water: electric cylinder  
Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:  
Ground Floor - Timber  
Bathrooms - Tile  
First Floor - Carpet

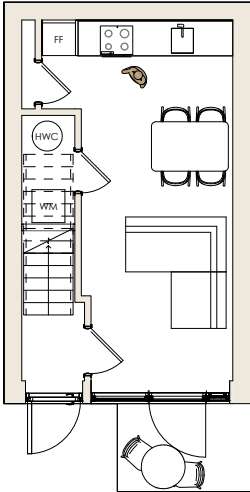
Predicted energy usage per annum: 2,000 kWh  
Avg. 1 bed home usage per annum: 9,300 kWh  
(www.ofgem.gov.uk/average-gas-and-electricity-usage, 2024)

ROWHOUSE  
1 BED

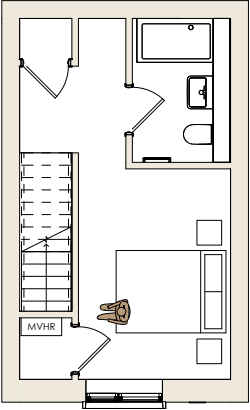


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MODEL VIEWS



PLANS: G 1:50



1 1:50



# The Row

## Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian Worktop <small>white</small>	•	
	Smart technology installed	•			Unit doors <small>matte finish white</small>	•	
Bathrooms	Porcelain tiles <small>light grey</small>	•		Appliances	Mixer tap <small>chrome</small>	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Ceramic Basin <small>white</small>	•			Induction hob	•	
	Wall-mounted ceramic WC	•			Canopy hood extractor	•	
	Bath <small>white</small>	•			Fan assisted oven	•	
	Contemporary shower controls	•			Dishwasher	•	
	Bath screen with easy clean coating	•			Fridge freezer	•	
	Toughened glass shower screen with easy clean coating	•		Flooring	50/50 diamond bay wool blend <small>textured carpet, in bedroom and stairs</small>	•	
	Contemporary mixer tap	•			Light, Engineered Oak flooring in Living/Kitchen.	•	
	Heated towel rail	•					
Electrical	White electrical sockets <small>plastic</small>	•					
	White wall lights	•					

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.