

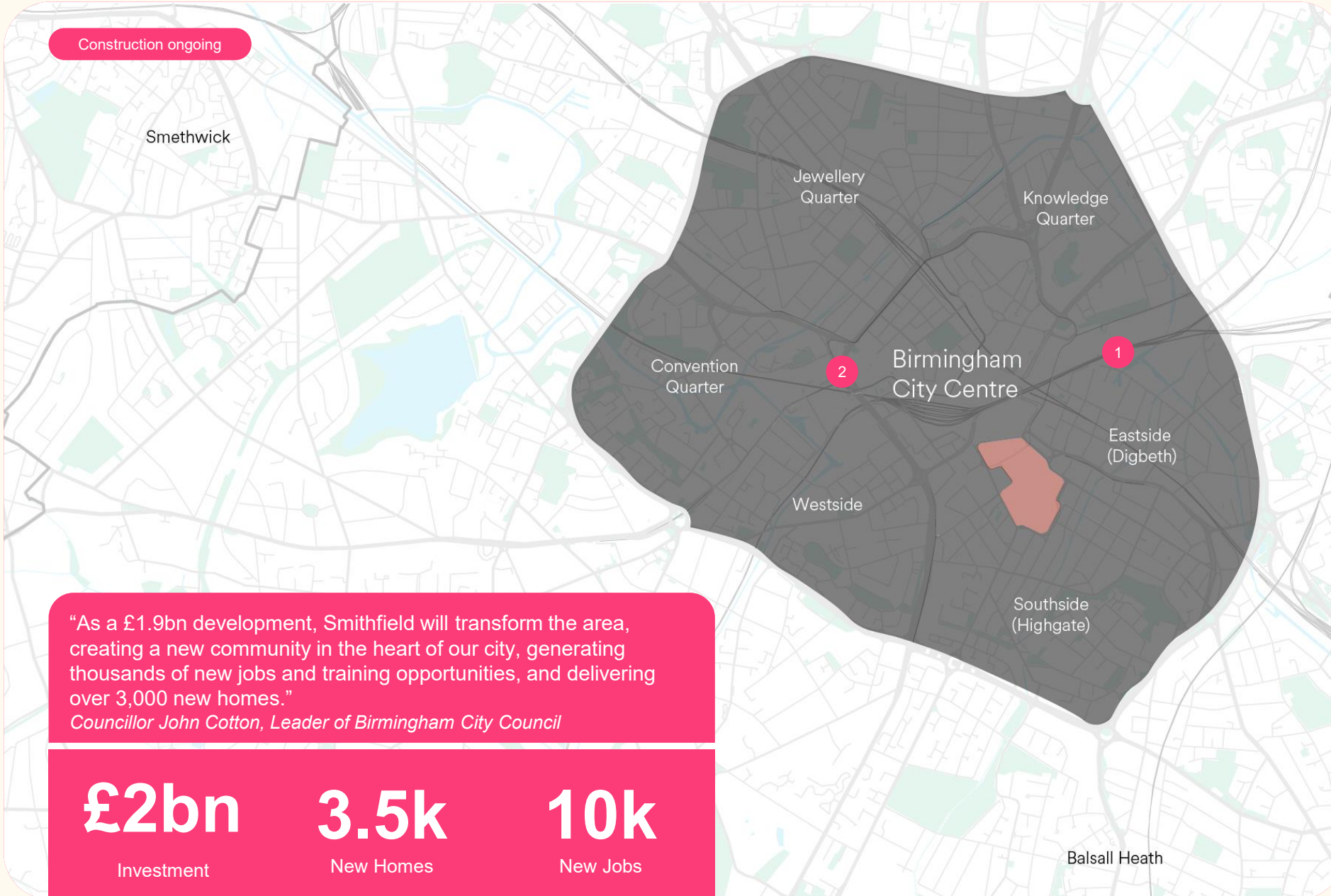
WHERE  
WORLDS  
MEET

September  
2025



# SMITHFIELD BIRMINGHAM

**SMITHFIELD**



## 1. CURZON STREET STATION



The Birmingham termination point of HS2

## 2. PARADISE



1.3msq ft office space and 370 BTR Homes, completion forecast for 2030

## SMITHFIELD



17 hectares  
 +3,500 homes  
 JV with Birmingham City Council  
 c.10 min walk to Curzon Street (HS2) [45mins to London]  
 4 Phases  
 2025 - 2035

# The scale of the opportunity



NEW STREET STATION  
GRAND CENTRAL

BULLRING SHOPPING CENTRE

ST MARTIN'S CHURCH

MODR STREET STATION

CURZON STREET HS2 STATION

TYPHOON WHARF

SHINE TV  
MASTERCHEF  
STUDIOS

DIGBETH  
LOC.  
STUDIOS

THE BOND

BIRMINGHAM HIPPODROME

ARCADIAN

Wholesale Markets vacant site

COACH STATION

CUSTARD FACTORY

HIGHGATE PARK













KEY

- Site boundary
- Vacant site, no public access



# BIRMINGHAM



|  |  |  |  |   |
|--|--|--|--|---|
|  <b>YOUNG</b>    |  <b>TRADE</b>     |  <b>PURPOSE</b>   |  <b>PROUD</b>      | <b>40%</b><br>Under 25<br>Youngest City in Europe |
|  <b>VARIETY</b> |  <b>SPORT</b>    |  <b>INDUSTRY</b> |  <b>LEISURE</b>   | <b>5</b><br>Universities                          |
|  <b>COLOUR</b> |  <b>CULTURE</b> |  <b>MUSIC</b>   |  <b>IDENTITY</b> | <b>1.15</b><br>Million<br>Population              |



# PLACE PRINCIPLES

## THE BIRTH OF NEW LIFE INTO THE CITY



### A celebration of the city's cultural heritage

- Celebrating the city's rich cultural, musical and artistic diversity
- A place for Birmingham's communities to come together
- Taking pride in the city's birthplace

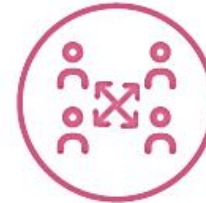
## TRANSFORMATIVE CITY MAKING



### The transformation of the city's future

- High quality city living for families
- A new green heart for Birmingham
- Job creation, local employment to catalyse economic growth

## CITY OF TRADE AND EXCHANGE



### Connecting people, places and possibilities

- Destination market – a place to exchange ideas and create stories
- Fuelled by local supply, produce and innovation
- Fostering Birmingham's digital community

## CREATIVITY AND CREATION



### Evoking feelings of happiness, positivity and choice

- A new national family leisure destination
- Spectacular, animated and immersive environment
- Inspiring young people with life-long learning opportunities

# SETTING THE AMBITIONS

## The birthplace of the city

Celebrating this rich, historic part of the city.

## The Church and the Markets

Strengthening and celebrating this historic relationship.

## Be Bold, Be Birmingham...

### ...Be Smithfield

Building on Birmingham's unique ID and expressing the confidence we feel in this place and in our time.

## A place to come together

A place to work, live and play. A place to exchange ideas and create stories. A place for Birmingham's communities to come together.



# HARNESSING DIVERSITY AND VITALITY

Smithfield takes Birmingham out of the ordinary. In the heart of the city, Smithfield connects Birmingham's most creative and entrepreneurial quarters with the professional centre – creating a unique and exciting mix of businesses.

## When complete, Smithfield will offer

- A new home for the historic Bull Ring markets
- A vibrant destination for all ages, with a diverse leisure and retail offer that attracts young people and families
- New standard of walkable neighbourhoods and lush green public spaces
- Culture venue of national significance and draw, on a new public square
- Next generation workplace ecosystem
- A green residential neighbourhood that transforms the way people live in city centres
- Community benefits including thousands of jobs and affordable lifestyle



# BENEFITS FOR ALL



## Living

Opportunity to live in a green, sustainable and desirable city centre location – affordable / range of family focused homes



## Productive

Managing the development and expansion of small local start-ups to established businesses; targeting new entrants into Birmingham, generating new employment



## Fun

Range of activities and leisure offerings (Combined Culture & Music Building, Health and Wellbeing Retreat - spa / gym, shops), including public realm and green spaces - Smithfield Park, Manor Square (festival event space)

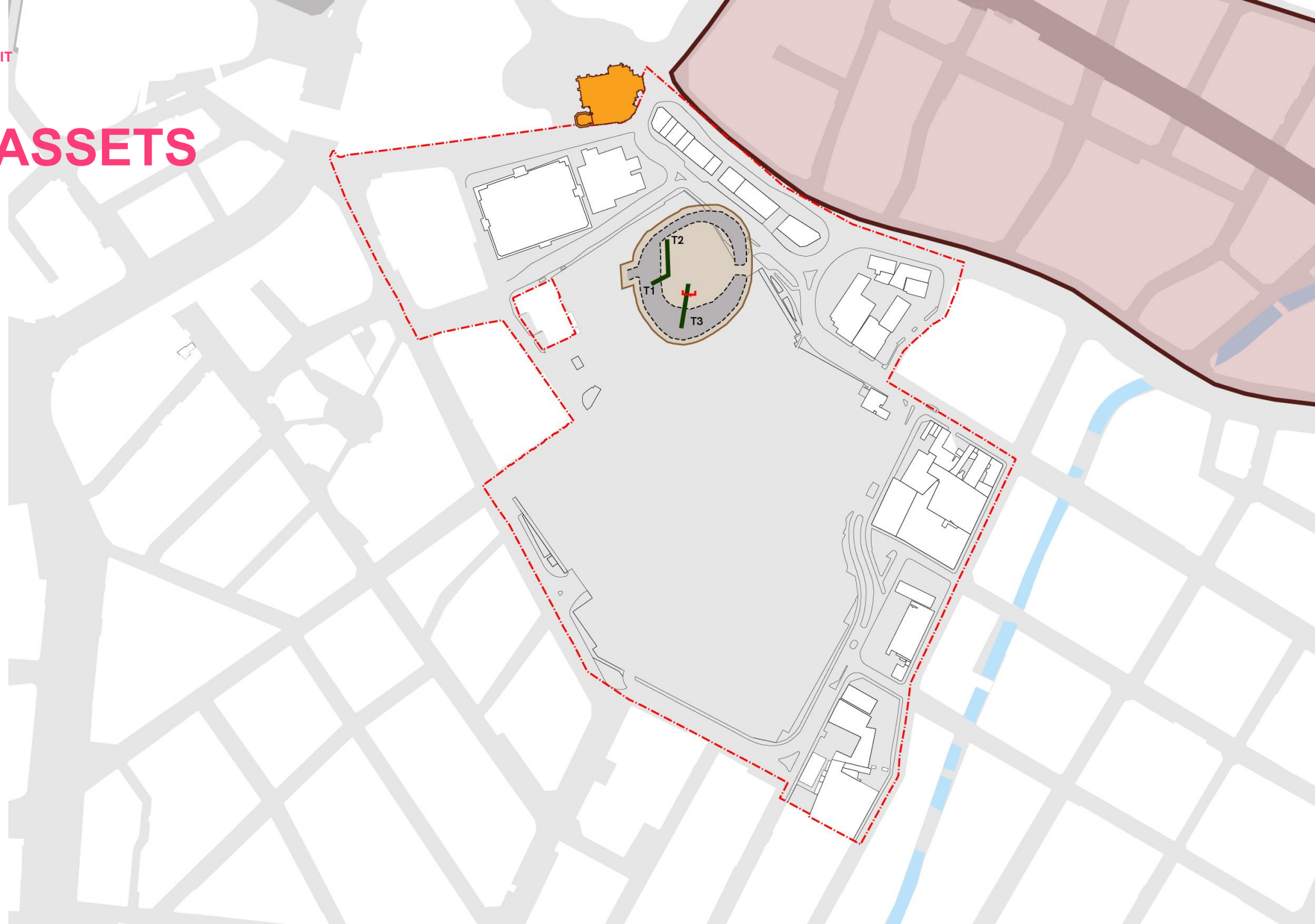
# BIRMINGHAM'S BIG MOVES

- Vibrant markets
- Leisure and culture
- Manor Square
- Residential neighbourhood
- Pedestrian Boulevard
- Integrated public transport
- Active uses around Manor Square
- Market uses
- Manor Square
- Leisure and culture uses
- Residential amenities and community facilities
- Smithfield Park



# HERITAGE ASSETS

-  The de Birmingham moated site  
Scheduled monument
-  Digbeth, Deritend and Bordesley High Streets  
Conservation area
-  Grade II\* listed Parish Church of St Martin



# KEY STATS

- Market units (BTS & BTR): c3,500
- Affordable units: 10% (rising to 20% if grant funding is obtained)
- Residential GEA: Max c400,000sqm
- Co-Living GEA: Max 25,500sqm
- Commercial Office GEA: Max c230,000sqm
- Retail/Community/Food: c24,000sqm
- Leisure/Culture/Hotel: c100,000sqm



# SMITHFIELD MASTERPLAN



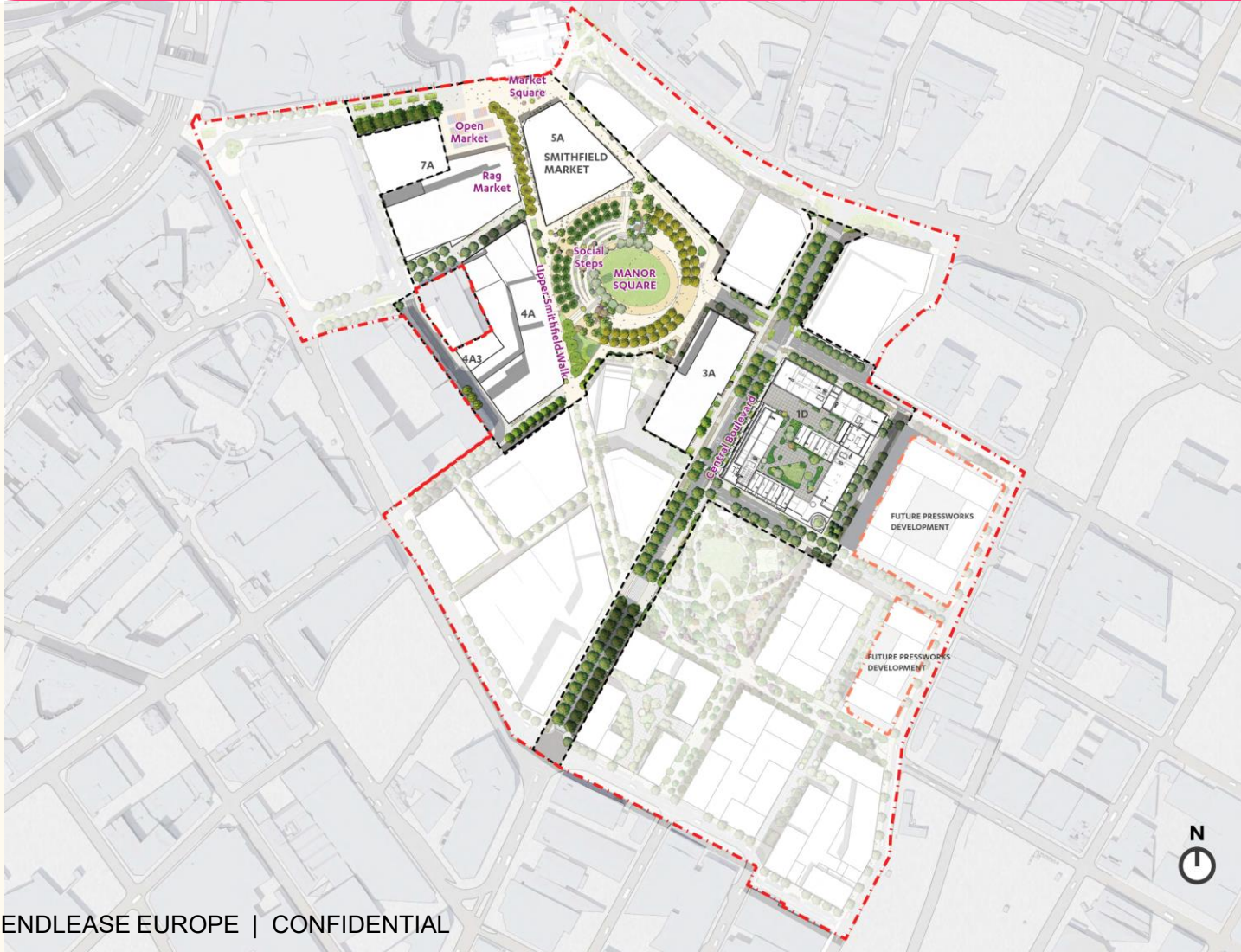
## PUBLIC REALM

- A. Manor Square
- B. Market Square
- C. Moat Lane
- D. Central Boulevard
- E. Upper Smithfield Walk
- F. Lower Smithfield Walk
- G. Smithfield Park

## BUILDING & USES

- 1. Homes
- 2. Schools
- 3. Creche
- 4. Market – Oriental Foodhall (Refurb)
- 5. Market – Open Market
- 6. Market – Rag Market
- 7. Market – Meat & Fish
- 8. Market – Dining Hall
- 9. Leisure – Health & Wellbeing Retreat
- 10. Leisure – Family Entertainment Centre
- 11. Leisure – Competitive Socialising
- 12. Leisure – Music Venue
- 13. Leisure – Community Wellness Centre
- 14. Retail
- 15. Workplace
- 16. Hotel
- 17. Cultural Facility
- 18. Energy Centre

# PHASE ONE



- Plot 5A & 7A: new home for the Indoor, Rag and Outdoor Markets, new dining hall, restaurant and retail space.
- Plot 4A: 408 BTR homes with residential amenity, new retail, food & beverage and health and wellbeing leisure
- Plot 1D: 429 homes, residential amenity, gym, and retail space
- Plot 3A: New Grade A workspace, food & beverage and retail space.
- Extensive high-quality public realm including Market Square, Upper Smithfield Walk and the new large-scale event space Manor Square alongside integrated public transport route Central Boulevard

# PUBLIC REALM

- Manor Square
- Market Square
- Moat Lane
- Central Boulevard
- Upper Smithfield Walk
- Lower Smithfield Walk
- Smithfield Park







SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



**FISH+  
MEAT**



أسواق بانهاتر  
बाहतर बाजार

Smithfield's Organic Veg

Smithfield's Organic Veg

SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION



SMITHFIELD BIRMINGHAM  
ARTIST IMPRESSION

# THANK YOU

CONFIDENTIAL



**SMITHFIELD**

Disclaimer: This presentation has been prepared by Lendlease Europe Holdings Limited for informational purposes only. It is not intended to provide investment, financial, legal, or any other form of professional advice. The information contained herein is subject to change without notice and may not be complete or accurate. Lendlease Europe Holdings Limited does not guarantee the accuracy, timeliness, or completeness of the information presented. Any reliance you place on such information is strictly at your own risk. Lendlease Europe Holdings Limited shall not be liable for any loss or damage arising from the use of or reliance on this presentation or its contents. Before making any investment, decisions or taking any actions based on the information provided in this presentation, we recommend consulting with a qualified professional advisor. This presentation does not constitute an offer or solicitation for the purchase or sale of any securities or other financial instruments. All opinions expressed in this presentation are subject to change without notice and may differ from those expressed by other Lendlease Europe Holdings Limited entities or affiliates.