



**THE NEW
ELDON
GROVE**

INVESTMENT OVERVIEW

- 45 one, two & three bedroom apartments
- Available from just £94,950
- Ready to rent furniture packs
- Refurbishment of iconic Grade II-listed building
- 7% NET yield assured for 2 years
- Designed by experienced and successful architects
- Fully managed

7% NET yield assured for 2 years



WHY LIVERPOOL?

Liverpool prides itself as being an innovative and exciting place for investment and business. It is a city with substantial economic assets and opportunities; a knowledge hub with unique learning centres; a destination city with impressive culture and a city with important sea and air connections to international markets.

Liverpool has been named as one of the UK's hotspots for its buy-to-let market due to its high rental yields, according to studies in 2014. Furthermore, with Savills expecting rents to rise by 21% over the next 5 years and interest rates remaining low with buy-to-let mortgage finance more widely available, now is the perfect time to invest in a UK buy-to-let property.

LIVERPOOL'S ECONOMY

Liverpool is at the heart of the thriving North West economy. Worth £106 billion, the region is bigger than many EU countries, including Denmark and Finland.

“Liverpool's £12bn wealth management industry is the largest outside London”

The city is firmly connected to global markets, with many multinational companies, such as Barclays Wealth, Sony, Jaguar Land Rover and Novartis, already major investors in the city.

Liverpool's £12bn wealth management industry is the largest outside London. The city accounted for £121m in revenue and managed £11.6bn of assets, with Manchester managing £10.7bn and Edinburgh £10.6bn.

Up To 28% Below
Market Value



Liverpool Wheel

THE NEW ELDON GROVE

The New Eldon Grove offers the perfect balance of past and present. The apartments are set within peaceful surroundings, yet on the edge of the vibrant Liverpool city centre, boasting a diverse mix of bars, restaurants, clubs, theatres and shopping to suit every preference.

The New Eldon Grove incorporates the three original blocks, which are Grade II-listed, alongside three new blocks of stylish and contemporary apartments. Carefully designed to preserve the heritage of the site while serving the needs of a new generation, the New Eldon Grove benefits from a community garden and shared landscaping, as well as parking, bike storage, and secured entrance hallways.

The apartments in the original blocks have been re-imagined for 21st century living, with fully modernized fitted kitchens and bathrooms, while benefiting from the character of the Victorian buildings, with mullioned bay windows and their own front doors leading from the external walkways.

We are excited to help revitalise such beautiful and historic region of Liverpool. The New Eldon Grove is investing in the community and bringing new possibilities to this proud area of the city.

RIO Of Up To 77% In
Just 5 Years





1 BED APARTMENTS

A contemporary furniture pack will be provided:
1 bedroom just £2,500 including the following:

- 1x Bed
- 3 Drawer Bedside Tables
- 2 Door Wardrobes
- 2 Seater Sofa
- Arm chair
- Dining room table
- 4x Dining room chairs
- Rug
- White goods
- 4x Towels
- 4x Tea towels
- Picture
- Mirror
- Microwave
- Kettle
- Flat screen TV



**1 BED RICS VALUATION:
£115,000 - £135,500**

Over 17% Below Market Value



2 BED APARTMENTS

A contemporary furniture pack will be provided:
2 bedroom just £3,000 including the following:

- 2x Beds
- 3x 3 Drawer Bedside Tables
- 2x 2 Door Wardrobes
- 2 Seater Sofa
- Arm chair
- Dining room table
- 4x Dining room chairs
- Rug
- White goods
- 4x Towels
- 4x Tea towels
- Picture
- Mirror
- Microwave
- Kettle
- Flat screen TV



**2 BED RICS VALUATION:
£140,000 - £160,000**

Over 15% Below Market Value



3 BED APARTMENTS

A contemporary furniture pack will be provided:
3 bedroom just £3,250 including the following:

- 3x Beds
- 4x 3 Drawer Bedside Tables
- 3x 2 Door Wardrobes
- 2 Seater Sofa
- Arm chair
- Dining room table
- 4x Dining room chairs
- Rug
- White goods
- 4x Towels
- 4x Tea towels
- Picture
- Mirror
- Microwave
- Kettle
- Flat screen TV



**3 BED RICS VALUATION:
£275,000 - £325,000**

Over 28% Below Market Value



HISTORY OF ELDON GROVE & THE VAUXHALL AREA

Nestled in amongst other local landmarks such as Tobacco Warehouse and Stanley Dock in the Vauxhall area of Liverpool, Eldon Grove has a rich history and strong architectural presence that really makes it stand out.

The district of Vauxhall is famous for the Scotland Road running through it, an historic route that stagecoaches took when travelling to and from Scotland. This led to many migrants, including Scottish, Irish and Italian immigrants, making the area home. And with these growing populations, more housing was needed.

Featuring half-timbered gables and large bay windows, Eldon Grove was some of the best pre-war social housing built by the city council. Forming part of a labourers' village, it set a new standard for the whole country and was officially opened by the Countess of Derby in 1912. The layout, with its central square, well-maintained garden and bandstand, along with the chocolate-box look of the buildings, helped create a vibrant community, lifting up some of Liverpool's poorest residents.

Such an important part of local history, Eldon Grove was given Grade II-listed status in 1993. Despite a second life as student accommodation, it was ultimately left to fall into dilapidation and disrepair. Now it is set to return to its historic routes, becoming the heart of a modern, urban community once again.



Bill Shankly at Eldon Grove in 1965

LIVERPOOL REGENERATION

Liverpool has a proven record of delivering complex developments - such as the 1.5 million square foot shopping and leisure destination of Liverpool ONE, and the game-changing ACC Liverpool. Over the last decade, the city has attracted over £5 billion of physical investment, reshaping the city for good.

Projects with a development value in excess of £7 billion are underway - including the £40 million Exhibition Centre Liverpool, and the first chapter of the transformational Liverpool Waters scheme, to the north of the city.

Liverpool's three Enterprise Zones, all backed by central Government support, offer fast-paced incubation hubs for ambitious businesses, superb working environments and easy access to Liverpool's well-connected road, rail and sea transport routes.

A historic trading centre, Liverpool's creating the right environment for continued future growth.

“Over the last decade, the city has attracted over £5 billion of physical investment”



Liverpool ONE Opening

DISTANCES FROM ELDON GROVE (MILES)

- Liverpool Lime Street Station - 0.9
- Central Station - 1.1
- Liverpool One - 1.1
- Liverpool James Street Station - 1.1
- Liverpool School of Tropical Medicine - 1.1
- The Royal Liverpool University Hospital - 1.3
- Liverpool John Moores University - 1.4
- The University of Liverpool - 1.5
- Albert Dock - 1.5
- China Town - 1.5
- LIPA - 1.6
- Echo Arena - 1.7
- Liverpool Marina - 2.4

Distances are approximate. Source: Google Maps

Liverpool is one of the best connected cities in the UK, with two thirds of the UK living within a two hour drive away.

The city's excellent transport network provides easy access to all UK, European and international destinations. Liverpool John Lennon Airport is just 9 miles away from the city centre and connects to all UK and European destinations and the nearby Manchester Airport is ideal for international destinations.

Liverpool Lime Street Station, the city's main train station, is just a 10 minute drive to Eldon Grove providing excellent transport links to all of the UK. You can reach London in just 2 hours and 4 minutes and Manchester in only 32 minutes.



LIVERPOOL'S PROSPEROUS RENTAL MARKET

Across the UK demand for rental property is near record-high levels with 13.8 tenants chasing every new rental that comes to market. It is therefore unsurprising that investors are eager to add to their property portfolios in the UK, particularly in Liverpool.

Over recent years, Liverpool has enjoyed an incredible period of regeneration, with many of its beautiful period features utilised to help the city on its way to becoming the thriving metropolis that it is today.

With a population in excess of 465,000 - a growth of 5.5% in the past decade alone, Liverpool is growing in popularity and acclaim, which could be attributed to the incredible inward investment opportunities taking place all around the region.

According to The Times, Liverpool is set to benefit in 2016 with the city ranked second in the top five places in the UK for rental yields. Compared to 10 years ago 23.1% of renting households are couples, up from 13.9%, as occupants prefer to rent rather than buy, with 44% of private tenants not expecting to buy in the long term.

In the North West, tenant demand throughout 2015 rose by 37%. With one of the largest universities in the UK and increasing graduate job opportunities, Liverpool is becoming a city for young renters and students.

Having a student population of up to 70,000 with 60% of them requiring accommodation means new property for the sole purpose of the universities' attendees is in serious demand too.



“Rental property is near record-high levels with 13.8 tenants chasing every new rental that comes to market.”

PURCHASE EXAMPLE

- Choose your property and pay a £5,000 Reservation Deposit (this includes £1,000 Admin Fee)
- The solicitors will assist you through the Exchange of Contract (within 28 days)
- 50% of the purchase price is required on Exchange of Contracts, minus the £4,000 Reservation Fee
- 25% Due 3 months after exchange of contracts
- Remaining balance payable on completion

INVESTMENT RETURNS

- If purchase price £126,950
- Income from £8,886.50 per annum
- Net Yield: 7% NET assured for 2 years
- Returns from £17,773 in first 2 years



Water Street, Liverpool

THE DEVELOPERS: Stonebase

Stonebase Construction Limited are part of the hugely successful Eldonian Group Limited (EGL). They are the only UK representative in a Europe-wide study on sustainable urban physical and economic regeneration in 2003 as well as winners of the Bura Crystal Award for Sustainable Communities in 2005.

From the success of the Eldonian Village the Eldonian Group Limited (EGL) was born in 1988, after the realisation that the creation of a sustainable community meant more than just housing. EGL was formed to ensure that a much wider social and economic regeneration framework was implemented, which included the development of commercial, physical and economic projects for the benefit of the community.

Located in the Vauxhall area of North Liverpool, EGL is an award winning national and international regeneration development organisation. It is a community owned and run enterprise and has long been responsible for the regeneration of the Eldonian Village and Vauxhall areas in particular.

PAST EXPERIENCES

The Eldonian Group was part of the team that built the Eldonian Village, which over the last 25 years has built over 400 houses, the Elaine Norris Sports Centre and gym, 4 all weather football pitches, the Eldonian Village Hall public house and restaurant,

The Eldonwoods Day Nursery with a capacity of 60 children, a Retirement home with a capacity of 100, 40 apartments (Sibert House) and now the sought after Burlington House, which consists of 20 stunning apartments.



The Eldonian Village

THE NEW ELDON GROVE

F.A.Q'S

What Is The Address Of The Development?

Eldon Grove, Bevington Street Liverpool, L3 6HG

When Is The Completion Date?

Q2 2018

Is The Sale Handled By UK Lawyers?

Yes. A team of solicitors, experienced in the investment sector, have been appointed to act on the behalf of investors.

Can I Sell My Unit/s At Any Time?

Investors are permitted to sell at any time after exchange of contracts.

When Is My Rental Income Paid?

Rental income is paid quarterly in arrears direct to your chosen bank account from completion.

As A Non-Resident In The UK Am I Taxed On This Income?

If you are a UK resident then yes you will be subject to tax. If you are a 'non-resident' in the UK then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption.

Please note we cannot guarantee that an application to receive rent with no tax deductions will be accepted.

