



ONE
WOLSTENHOLME
SQUARE

One Wolstenholme Square

- Premier central location - in sought after L1
- Below market value
- RICS valuation between £100,000 - £110,000
- Price from just £89,950
- ROI from 77% over 5 years
- Modern self-contained studios
- 8% NET yield assured for 3 years
- Free high-spec furniture packs for Aspen Woolf investors
- Constructed by one of Liverpool's fastest growing property developers
- Fully managed armchair investment



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.

A city which has experienced huge renaissance. Spearheaded by the multi-billion-pound Liverpool ONE development, regeneration has continued on an unprecedented scale. Liverpool is one of the fastest growing cities outside of London. Some of the most significant regeneration projects to have taken place in the city include the £200m Chinatown area, the Lime Street Gateway, the Baltic Triangle redevelopment, the RopeWalks area, and lastly the massive £5bn development of the Liverpool Docklands. One of the biggest planning applications the UK has ever seen, one that will have Liverpool's waterfront rival those of Boston and Toronto.

Liverpool has been named as one of the UK's hotspots for its buy-to-let market due to its high rental yields. 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.



“One of the Fastest Growing Cities Outside of London,”



Liverpool Regeneration

Liverpool Waters

Part of the £50bn 'Ocean Gateway' Strategy, it is one of the largest single-ownership port-city development schemes in Europe spanning over 30 years! A whopping £5bn scheme that will regenerate and create a world-class, high-quality waterfront quarter for central Liverpool that will rival Boston, Barcelona and Toronto.

Liverpool ONE

£1bn redevelopment project in Liverpool city centre. Has since won 26 awards and lifted Liverpool into the top 5 most popular retail destinations in the UK. Liverpool One revitalised a derelict area of the city centre, attracted shoppers back to the city, and propelled it 10 places up the retail rankings to 5th in the UK.

Chinatown

"A city within a city". A £200m mixed used project that will see the regeneration of Europe's oldest Chinatown aiming to rival New York and London.

Baltic Triangle

"The 'Meatpacking District' of Liverpool". Over £87m investment has already been pushing this once well-worn workshop district into a cutting edge destination where pioneering creative's work and play.





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.

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.

"Fastest Growing Economy Outside of London Worth £106 Billion to the UK,"



The Opportunity: One Wolstenholme Square

Sitting in an undeniably strategic location investors will not only benefit from the constant demand and large scale regeneration, but also a huge ROI that could exceed 77% in just 5 years!

One Wolstenholme Square provides investors with one of the best ROI we have seen to-date. The apartments have already been RICS valued by DGA Chartered Surveyors and by investing early you already gain from paying below today's market value! Additionally all units come with an assured NET rental yield of 8% for 3 years.

One Wolstenhome Square is developed by the fastest growing property development company in Liverpool, with over £400 worth of development in the pipeline.

Located directly on Wolstenholme Square with the famous Penelope sculpture each unit will have access to a state of the art fitness gym, ground floor retail, 24 hour concierge and security.

It being just a 6 minute walk to Liverpool Central and less than a 10 minute walk from Liverpool ONE, Albert Dock, Chinatown, and the University of Liverpool, local estate agents already expect there to be a waiting list for all apartments.

Designed by Multi-award winning Falconer Chester Hall architects meaning all 447 apartments will be built to the highest standards and upon completion will enjoy remarkable capital gains.

"Huge ROI of over 77% in just 5 years!"



Sought After Location Ropewalks, Liverpool, L1

Known as Liverpool's 'independent quarter' Ropewalks, L1 is home to creative businesses, independent shops, cafes and bars. Making Ropewalks one of Liverpool's trendiest districts to explore.

It's one of the latest locations in Liverpool to see astonishing redevelopment, attracting £100 million worth of investment.

Ropewalks is located just off Bold Street, one of Liverpool's busiest shopping streets. It's also close to the city's popular destinations such as Albert Dock, Echo Arena and Liverpool One. Public transport is extremely accessible with main train stations within a few minutes' walk.

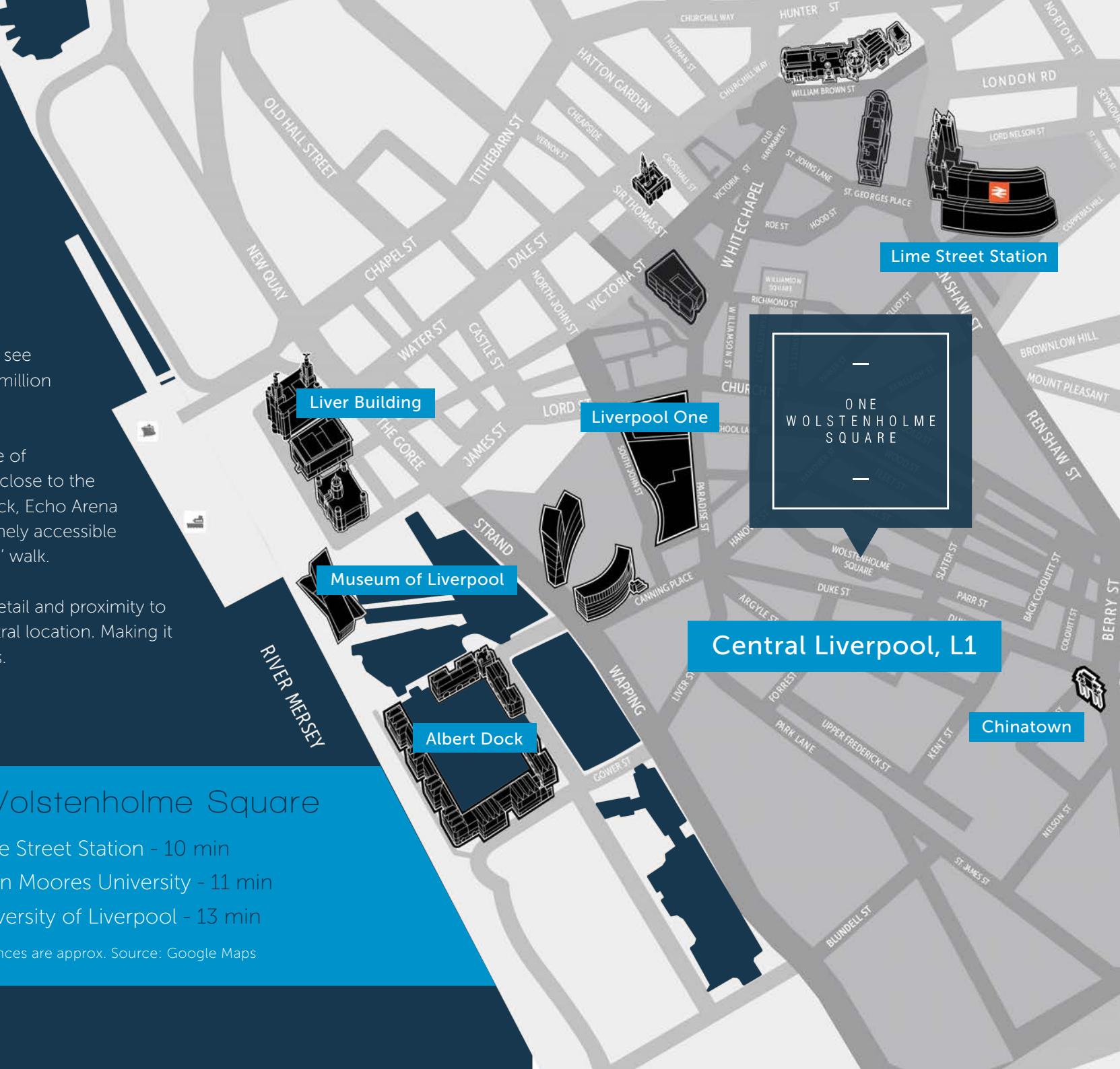
The combination of attractions, city centre retail and proximity to the Universities just add to its extremely central location. Making it ideal for any students or young professionals.

Walking Time From Wolstenholme Square

Central Station - 6 min
Liverpool ONE - 6 min
Chinatown - 6 min
Albert Dock - 10 min

Lime Street Station - 10 min
John Moores University - 11 min
University of Liverpool - 13 min

Distances are approx. Source: Google Maps



Wolstenholme Square

Owned by the Wolstenholme family back in the day, Wolstenholme Square was laid out in the mid eighteenth century to provide homes for the city's burgeoning merchant classes.

Nowadays this is an inner city centre area with convenient links to central retail, employment and services. RopeWalks has completely transformed itself recently and is continuing to experience massive growth.

A unique public sculpture by internationally acclaimed artist Jorge Pardo features as the focal point of Wolstenholme Square.

Initiated by Tate Liverpool as part of the Liverpool Biennial 2002 and commissioned by the Liverpool RopeWalks Partnership, Penelope is Liverpool's most colourful sculpture.

Arguably the largest piece of public art in Liverpool city centre, Penelope took four weeks to construct and her pieces were specially constructed in Germany and Holland.

Penelope is Pardo's largest permanent piece of outdoor sculpture to date and takes the quality of artwork in Liverpool to another level. The sculpture provides an international centrepiece for Liverpool, while serving to endorse the city's status as a European Capital of Culture.

"The sculpture will transform the square at day and at night, and provides a dramatic new landmark in central Liverpool."

- Christoph Grunenberg, director of Tate Liverpool



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"The Wolstenholme Square development will be a landmark development regenerating this location within the city centre."

- DGA Chartered Surveyors, 2016



Full Furniture Pack

DINING / LOUNGE

- High gloss white units with push to open doors & soft-close mechanisms. Contrasting grey work top with ABS edge
- Gloss acrylic splash black (varying colour tones)
- LED strip under counter lighting
- Contemporary styled sink basin with chrome finish mixer tap
- Integrated stainless steel oven and black glass induction hob
- Integrated fridge/freezer, stainless steel sink and drainer
- Dining table and two chairs
- Upholstered two seater sofa
- Coffee table
- Bookcase
- Table / Floor lamp

BATHROOMS

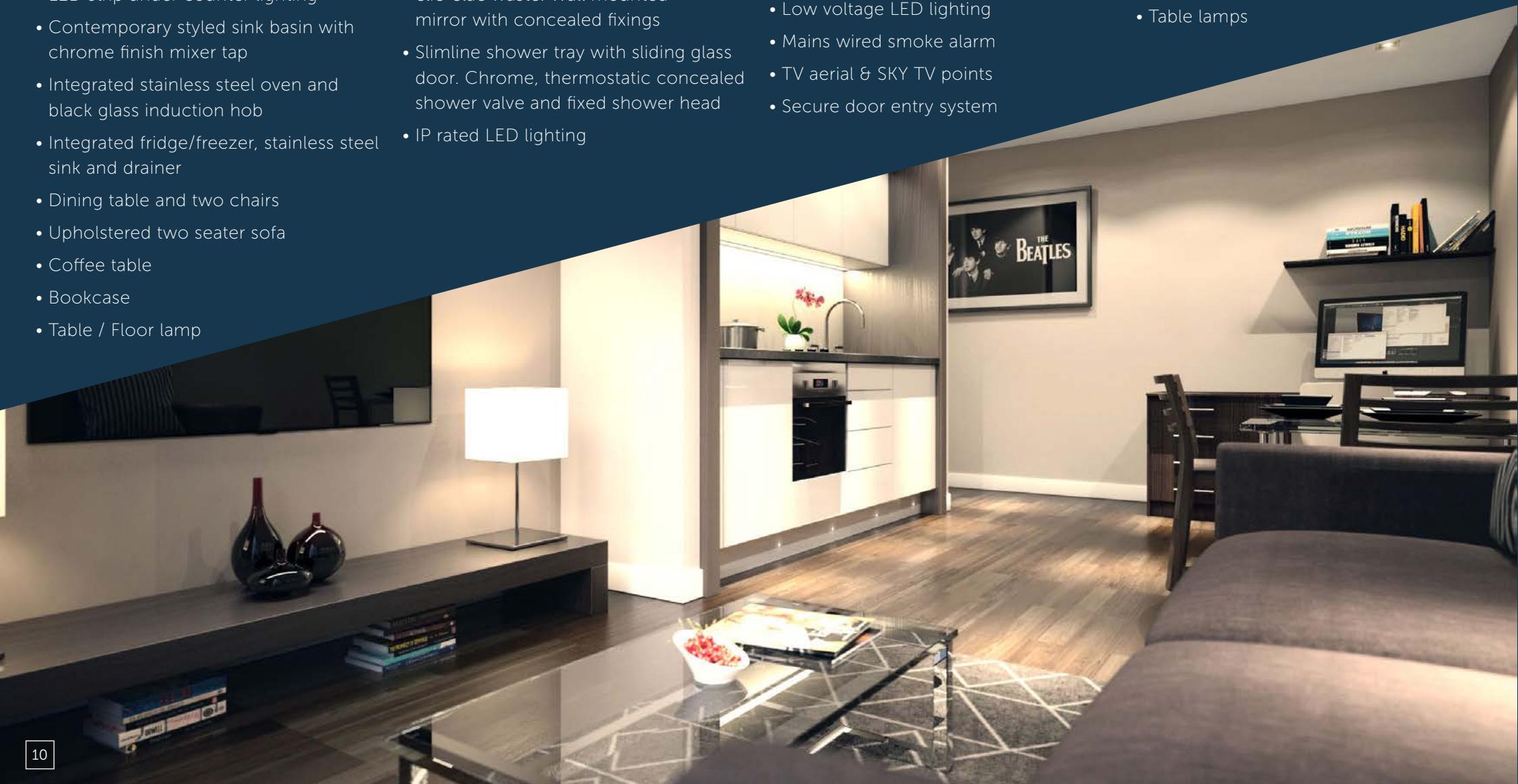
- Fully fitted bathroom suite
- Large format porcelain tiles, with contrasting tone to shower area
- Contemporary white sanitary ware Single lever chrome tap with clic-clac waste. Wall mounted mirror with concealed fixings
- Slimline shower tray with sliding glass door. Chrome, thermostatic concealed shower valve and fixed shower head
- IP rated LED lighting

APARTMENT FINISHES

- Walnut finish flooring throughout
- Walnut laminate doors with brushed steel hardware
- Dulux trade matt paint to walls
- Dulux trade satinwood to woodwork
- Low voltage LED lighting
- Mains wired smoke alarm
- TV aerial & SKY TV points
- Secure door entry system

BEDROOM

- Double bed and mattress
- Two bedside tables
- Desk with desk chair
- Free-standing wardrobe
- Floor Rug
- Table lamps



Studio Apartment

Purchase price = £89,950

8% NET return per annum = £7,196



- RICS Valued at £100,000 - £110,000
- Prices from just £89,950



Purchase Process

- Select your unit
- Pay £6,000 reservation deposit*, includes £1,000 admin
- 50% upon Exchange of Contracts less the reservation fee = £39,975
- 25% interim payment = £22,487.50
- 25% due on Completion = £22,487.50

*A team of commercial solicitors, experienced in the UK buy-to-let market, have been appointed to act on the behalf of investors.

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.

Meaning new purpose-built developments such One Wolstenholme Square will be in huge demand owing not just to its high-quality build but also its incredible location.

"Rental property is near record-high levels with 13.8 tenants chasing every new rental that comes to market,"



elliot.

Elliot is a development company based in the city of Liverpool, developing a diverse and exciting range of real estate schemes, which offers UK and overseas investors prime investment opportunities in some of the UK's major cities.

With exceptional knowledge, experience of location and property markets, our offering for investors is unrivalled, making us a trusted and leading developer in Liverpool. Our investments offer some of the highest levels of returns increasing in value, whilst also providing some of the best rental yields today.

Golding

Established in 2005, Golding Estates is one of Liverpool's leading property lettings and management companies.

The award-winning lettings agent has been appointed the sole management company of One Wolstenholme Square. Golding Estates will manage, market and maintain the development on the behalf of investors.

With the company's head office located in the heart of Liverpool's city centre, Golding Estates has a highly trained team who specialise in the management of residential property.

"Elliot Group is Liverpool's fastest growing property development company with a pipeline of £400M worth of development,"



One Wolstenholme Square F.A.Q's

Is my rent assured?

Yes, you get a rental assurance of 8% for 3 years.

What benefit is there in buying early, & off plan?

You get the best choice of units and a huge discount on current market values. Meaning even during build time you already gain from remarkable capital growth.

What returns do I get after 3 years?

There is a very conservative 9% NET rental return projected after all costs have been deducted.

How long is the leasehold?

Each apartment comes with a 250-year leasehold.

Can I sell my unit at anytime?

Yes, you may sell your unit at any time after Exchange of Contracts.

How easily can I exit?

We anticipate the exit strategy to be very easy. Local Estate agents already expect there to be a waiting list for units. The excellent location makes the apartments very attractive to any residents looking to rent.

Will UK lawyers handle the sale?

Yes, an experienced team has been especially appointed to act on behalf of investors due to their vast experience in off-plan UK property investment.

Am I taxed on income if I am a non-resident?

If you are a 'non-resident' in the UK then you are classed as an overseas landlord and may apply to HMRC for tax exemption. Please note we cannot guarantee that the UK government will accept tax deductions on revenue from rent.

When will the development complete?

Blocks A & B Complete June 2017
Blocks C, D, E Complete August 2017
Strong capital growth expected during construction period.

Is the furniture included in the price?

Yes, all apartments will be delivered furnished to a high standard.

When will the development be occupied?

The apartments will be let out by the date of completion.

When will I receive my income?

You will receive your assured rental yield from this date onwards and it will be paid quarterly in arrears.

What happens after the 3 year rental assurance period is over?

At the end of year 3, you will have the option to continue managing the unit through Golding Estates. Investors will be responsible for the payments of the ground rent and service charge. After the assured period, you can manage the unit yourself or appoint another management company.

