



THE STORMONT
Oxford

Fast Facts

The Stormont is a boutique collection of 8 new luxury homes in Oxford's desirable Headington suburb. Designed to be contemporary whilst in keeping with the wider area's architecture, the homes come with high-end finishes, tasteful fittings and modern kitchens with fully integrated appliances.

The development is situated within a hub of educational offerings from primary schools to the world's most prestigious university, the University of Oxford. Moreover, it is in close proximity to parks and daily amenities and the city centre can easily be reached on foot, by car or a short bus journey.

Welcome to
Oxford

Situated on the river Thames 90 km northwest of London, the city of Oxford serves as the seat of the Oxfordshire county. Internationally revered for its world-leading university and deeply rich history, Oxford is home to almost 153,000 people and offers world class culture and leisure prospects. Characterised by quintessentially British architecture in Bath Stone, Oxford city centre is filled with charming lanes and thoroughfares lined with quaint shops, cafes and restaurants.

The Headington neighbourhood makes up a large part of the eastern side of Oxford, adjacent to the city centre. The leafy suburb is home to several university campuses and prestigious specialist hospitals. It is characterised by sprawling Victorian homes and an abundance of both traditional and international eateries. The many parks provide an ideal balance between education, business and residential living.

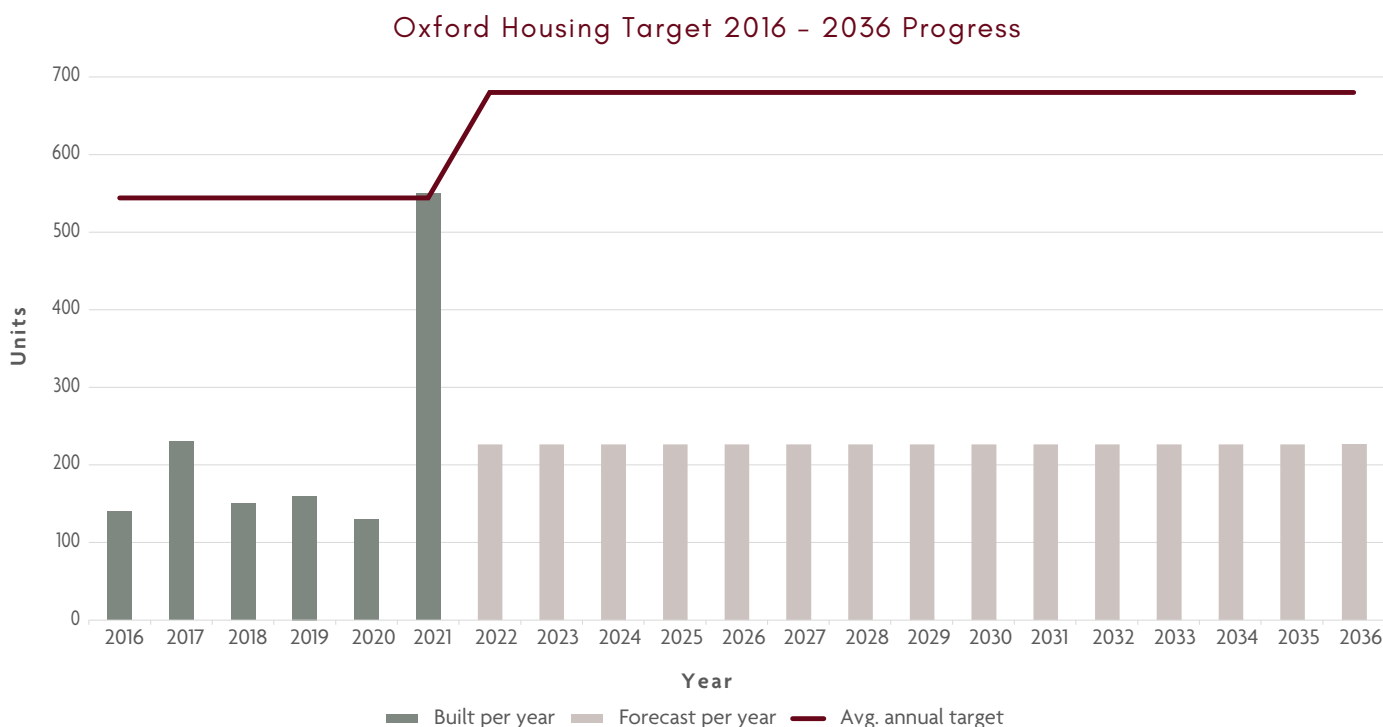


Fast Facts

Since 2000, Oxford’s economy has expanded by 45% totalling GBP6.4 billion today and is forecast to grow a further 18%, totalling over GBP7.5 billion by 2035. Operating as a global hub of science and education, the city has attracted international talent with over one third of the residents born out of the UK.

From 136,600 people who called Oxford home in 2000, the number of residents has grown to 152,900 (2022) while maintaining a very low unemployment rate (3.3%), compared to the national average of 4.4%. In turn, household incomes have grown from GBP38,260 in 2000 to GBP67,840 in 2022, a 77% increase with no signs of slowing down.

The Oxford City Planning department set a target in 2015 to build 10,884 additional dwellings between 2016 and 2036 for the growing number of residents. This equates to an average target of 544 units per annum. However, construction activity in Oxford has been unsuccessful in meeting this target. Between 2016 and 2021, only 1,360 units were built, on average 227 units per year. This is well below the requirement and continues to put pressure on the housing market creating a strong case for buy-to-let investment.



ECONOMY
GBP6.4 billion (GDP)
 +45% since 2000
 +18% by 2035



POPULATION
158,130
 +12% since 2000
 +4% by 2035



DISPOSABLE HOUSEHOLD INCOME
GBP67,840
 +77% since 2000
 +53% forecast by 2035



HOUSING DEFICIT
6,351 units between 2016 and 2036
 58% below the target



UNEMPLOYMENT RATE
3.3%
 National average 4.4%

Property Market

Fast Facts

DEVELOPER
Christchurch Homes

ARCHITECT
NC Architects Ltd

NUMBER OF PROPERTIES
8

ADDRESS
91 Lime Walk, Headington, Oxford, OX3 7AD

NEIGHBORHOOD
Headington, Oxford

ESTIMATED COMPLETION DATE
July 2024

PRICE RANGE
GBP376,000-483,000

SIZE RANGE
560-768 sqft

ESTIMATED SERVICE CHARGE
Approx. GBP2.0 per sqft per annum

GROUND RENT AMOUNT
Nil

LEASE LENGTH
250 years

WARRANTY PROVIDER
Checkmate or equivalent (10 years)

PAYMENT PROCESS
20% upon exchange, 80 upon completion

MORTGAGE FINANCE
Up to 70%* LTV
*Subject to condition. Please contact us for details

PURCHASER SOLICITOR
Riseam Sharples LLP
2 Tower Street, London WC2H 9NP

DEVELOPER SOLICITOR
Blake Morgan LLP
Seacourt Tower, West Way, Oxford, OX2 0FB

MORTGAGE PROCESS

Please contact our preferred partner
Liquid Expat Mortgages for more details.
24/7 hotline
T: +44 (0) 161 871 1216
E: info@liquidexpatmortgages.com
W: www.liquidexpatmortgages.com



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Track Record



PROJECT NAME	COMPLETION DATE	# OF IPG UNITS	AVG SELLING PRICE PER SQ FT	UNITS UNDER MANAGEMENT	CURRENT RENT VS PROJECTED RENT WHEN LAUNCHED	AVG GROSS YIELD	LOCATION
Arc Avenue	2022	52	£224	23	127.64%	7.38%	Newcastle
The Preston	2021	57	£252	7	103.31%	7.38%	Leeds
No. 1 Old Trafford	2021	173	£338	73	109%	5.58%	Manchester
Crossbank House	2021	40	£259	33	97%	5.86%	Manchester
Bishton Fletcher	2021	12	£398	10	94%	4.24%	Birmingham
The Loom	2020	89	£355	50	97%	4.91%	Manchester
Centenary House	2020	80	£302	14	89.99%	5.85%	Leeds
Quay Central	2019	108	£304	45	96%	5.48%	Liverpool
Cartwright	2019	14	£338	9	81%	4.51%	Manchester
The Curve - Washington	2018	46	£339	22	111.51%	4.78%	Birmingham
The Curve - Lincoln	2018	99	£329	69	105.79%	5.03%	Birmingham
Park Rise	2018	87	£277	52	96%	5.67%	Manchester
The Levels	2017	33	£266	22	106%	5.42%	Liverpool
Rivergate (Wilburn Wharf)	2016	163	£330	97	113%	5.81%	Manchester
The Assembly	2016	157	£337	94	126%	6.28%	Manchester

*12-month uplift data available at zoopla.co.uk

Track Record

1

BISHTON FLETCHER BIRMINGHAM

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This Grade II listed development sits proudly in the heart of Birmingham's world-famous Jewelry Quarter. Set just a short distance from Birmingham City Centre and offering residents high specification finishes with subtle nods to its industrial past, the development has proven exceptionally popular. Bishton Fletcher is a boutique development, containing just twelve, two-bedroom apartments.

ESTIMATED PRICE GROWTH (SINCE LAUNCH): **25.3%**



Project Launch: January 2020

No. of Units Launched: 12

Unit Types: 2 bedrooms

Average Price at Sale: £336,833

Average Price PSF at Sale: £389

Complete Lettings and Management Comments:

The development has been very popular with young professionals a mix of those who work in offices in the city centre and also people who work from home, those working from home choosing to spend slightly more in rent to secure an individual style of property with higher end interior fittings allowing them to enjoy the extra time they spend there. The renewal rate has been high across this development as all tenants enjoy the small and secure offering of a development looking into a courtyard rather than on to a busy street.

Average Current Yield: 4.2%

Achieved Rent vs. Projected Rent: 95%



¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

Rental data provided by our Lettings & Management partners.

Disclaimer: Whilst every care is taken to provide the most accurate appraisal, our appraisal is for guidance purposes only based on current market conditions and visual inspection. No warranties are formed as to the structural condition of the property. For rebuild costs and property structural reports, you are advised to consult a chartered surveyor.

Track Record

2

BIRCH HOUSE HIGH WYCOMBE

Birch House comprises 33 new build apartments and is part of a larger regeneration scheme on the outskirts of High Wycombe Town Centre. Its central position within a commuter town outside London has made the location an increasingly popular place to live with the rising housing demands. The convenient location combined with thoughtfully designed one- and two-bedroom apartments perfectly positions Birch House to meet the needs of young professional residents.

ESTIMATED PRICE GROWTH (SINCE LAUNCH): 21.2%



Project Launch: August 2020

No. of Units Launched: 33

Unit Types: 1 and 2 bedrooms

Average Price at Sale: £234,392

Average Price PSF at Sale: £464

Complete Lettings and Management Comments:

Birch House has been very popular amongst young families and young professionals alike due to the access to Central London within 30 minutes from High Wycombe station. The development is also well located within a short distance from the town center where residents can enjoy a bustling neighborhood with local shops and amenities.

Average Current Yield: 5.3%

Achieved Rent vs. Projected Rent: 108%

¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

Rental data provided by our Lettings & Management partners.

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