



gallery +

berryhouse

Contents

Liverpool	07
Tourism	10
Invest in Liverpool	12
Connections	19
Location	23
Gallery*	27
Berry House	30
- Banksy Collection	32
- Studio Apartment	35
- One Bed	40
- Interior Concept	44
- Furniture Packs	45
- Apartment Specification	49
- Fact Sheet	52
- Floor Plans	53
The Team	63
FAQ's & Payment Terms	70





Liverpool

It's like a thousand different cities but nowhere else on earth

Liverpool

Liverpool is one of the world's most distinctive and creative cities.

From its stunning World Heritage waterfront to its vibrant culture, stylish shops and restaurants, Liverpool is a city with a unique spirit and personality.

Liverpool is experiencing a rapid and dramatic renaissance. In recent years its economy has grown faster than any other UK city, and in 2008 it became European Capital of Culture.

Liverpool's downtown residential population has grown tenfold in 15 years, as more and more people have

been attracted by the breadth of its offer and the warmth of its welcome.

Once again, Liverpool has been voted one of the five best places to visit in the UK. But, better still, why not buy your own property here and be part of Liverpool's renaissance?

It's a city rich in history, home to Europe's oldest Chinatown and boasting more listed and historic buildings than anywhere outside London.

Liverpool is mad about music and fanatical about sport. It's home to two internationally renowned football clubs

and the world's greatest horse race. The city stages spectacular events and festivals and has more live venues than you could dream of visiting.

Today Liverpool is about thriving universities, cutting-edge galleries and theatres, ground-breaking creative businesses, award-winning restaurants and trail blazing modern architecture.

It's a city that's going places.

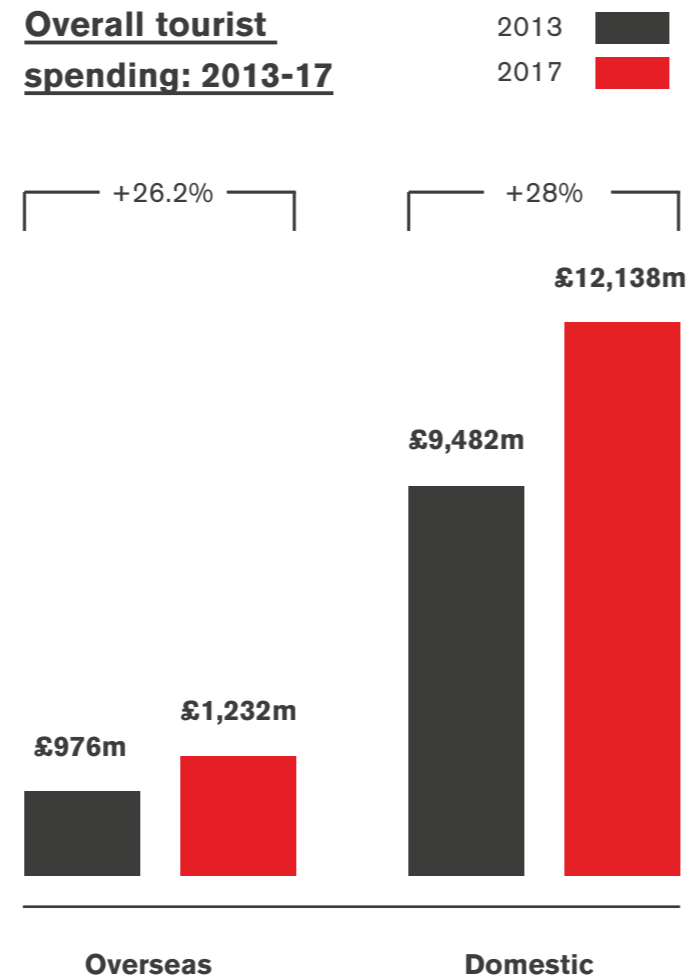


Tourism in the North West

With an increasing number of tourists from China and the Middle East beginning to visit the region, overseas tourist expenditure is predicted to grow by 26.2% to £1.2bn, representing 4.55% of total UK expenditure by overseas tourists in 2017.

The youthful student populations of Manchester and Liverpool have ensured that fashion brands make up a crucial part of the retail mix, and overseas and UK tourist retail spending is set to be driven by growth in fashion, increasing by 30% and 32.6% respectively by 2017.

Investment in regenerating the North West is likely to see the region rise in importance in the domestic tourist market with domestic tourist spend on hospitality and leisure increasing by 28.4% to just under £7.5bn by 2017.



Overseas expenditure excludes airline costs. Domestic expenditure includes both overnight stays and daytrips.



Investing in
Liverpool

Liverpool presents an outstanding stake in a city on an upward curve

The city, hosting the oldest Chinese a genuinely exciting and inspiring investment in its people, universities and

opportunity for investors to have a

community in Europe, has future delivering ongoing investment in infrastructure

Investing in Liverpool

five-year high

...for the number of businesses in the city of Liverpool

£4.5 billion

...of investment has transformed the city with new leisure, retail and commercial developments bringing jobs and greater economic prosperity

£12 billion

...worth of assets handled by the city's wealth management sector



£10.6 billion

...the GVA of Liverpool's growing and thriving economy

14.2%

...the amount gross disposable income per household has risen by in the last five years

825

...the number of businesses established in the last 12 months (rising faster than national average)

70 million

...visitors every year. Liverpool is one of Britain's most visited cities.





Connections

Liverpool is extremely well connected with comprehensive transport links —————

Connections

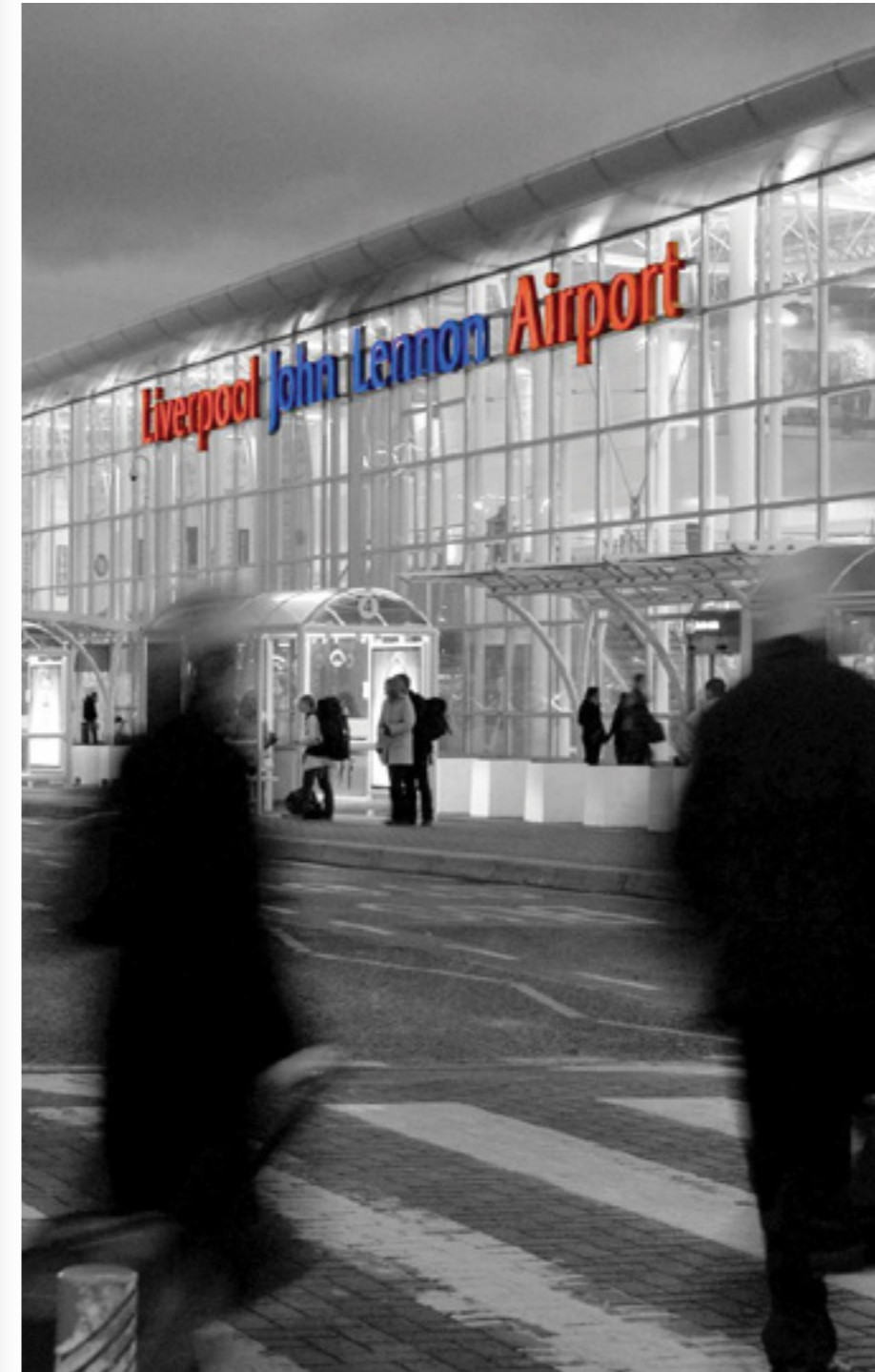
These allow travellers to get wherever they need to go quickly and efficiently by road, rail, sea and air.

The city is situated on an extensive motorway network which provides convenient access to the wider North West Region, the Lake District, North Wales and the rest of the country.

Liverpool is served by the West Coast Main Line running trains from London into the heart of the city at Lime Street Station. The journey time from Liverpool to London is just over two hours. The Merseyrail system is one of the UK's most comprehensive and well-used urban rail networks enabling people to travel efficiently, quickly and cheaply across the Liverpool Metropolitan area.

Liverpool enjoys the international connectivity provided by two international airports, Liverpool John Lennon Airport and nearby Manchester Airport linking travellers to hundreds of destinations across Europe and worldwide.

As befits a waterfront city, Liverpool is also the point of embarkation for regular ferry journeys to both the Republic and Northern Ireland, as well as an increasingly important destination and embarkation point for cruise liners.





Location

Gallery+ is in the heart of one of Liverpool's most vibrant creative quarters

Location

Located between historic Chinatown and the waterfront, Liverpool's Baltic area has become one of the city's most exciting and vibrant neighbourhoods.

The Baltic area is well connected to major amenities and close to Liverpool One – one of Europe's biggest city centre retail developments.

The Baltic area has become a magnet for artists and young entrepreneurs who are driving the next phase of Liverpool's creative resurgence. The trendy former industrial area is the centre of Liverpool's emerging cluster of creative and digital businesses as well as the location for many of its hippest bars, galleries and performance venues.

The Baltic is a growing residential area with strong appeal to young professionals and creatives who are drawn to this unique and exciting urban community.





Gallery+ is inspired by a desire to add to the energy, intensity and vibrancy of the Baltic

We want to embrace its irrepressible spirit of invention

Gallery⁺

Gallery⁺ embodies the creative spirit of The Baltic. It's a place to live, work, relax and chill.

In addition to stylish studio apartments designed to meet the demands of the area's growing population of urban trend-setters, the development includes creative work spaces, a cafe and art gallery exhibiting some of the UK's leading exponents of street art.

Gallery⁺ will be the most desirable residential development in Liverpool city centre's most up and coming residential neighbourhood. Elegant, cool, urban and edgy, Gallery⁺ is urban living for the next generation.



Berry House

This is the second phase of three strikingly individual buildings and will provide 125 apartments – both studio and one-bedroom – at the heart of Liverpool’s burgeoning Baltic district which is home to an array of cutting-edge creative businesses and some of the liveliest festivals and venues in the city.

But it will be more than just a residential development – much more.

It will also be home to an exclusive collection of contemporary street art by Banksy – one of the art world’s most recognisably distinctive talents.

In addition, workshop space will also be provided to allow new businesses to start-up and flourish in an atmosphere of mutual support and co-operation.

Berry House will be a place to live, but also a place to create and to wonder.



The Collection

The following Banksy pieces have already been acquired by North Point Global to feature in the gallery in Berry House.

These are all original one-off pieces with full provenance and originating from the Liverpool area.

The collection is ever growing and has been curated on behalf of North Point Global by two powerhouses in the Banksy art movement: Bankrobber Gallery London and The Sincura Arts Club.

Liverpool Rat (main image)

Britain's biggest Banksy creation adorned The White Horse pub, on the edge of the city's Chinatown on Berry Street. The giant rat had been eroding for years, with large parts having peeled off with the plaster or vanished on rotted wood. The bottom half had been covered with hoardings because the building had fallen into disrepair.

In May 2013, amid growing fears over the feasibility of any kind of preservation, the rat was removed to be restored. Following numerous consultations with building experts, it became evident that placing the piece back on The White Horse pub would be an impossible task. The removal and restoration took a team of seven more than a year of painstaking work and was completed in 2015. The piece will be unveiled for the first time as part of the collection at Berry House.

Liverpool Bi-plane (top right)

Created in 2011, the spray painting of a monochrome bi-plane with a heart-shaped smoke trail, dubbed the 'Love Plane', can be seen on the side of Norwich House next to Rumford Street car park, opposite the Liverpool War Museum. The piece is posted on Banksy's website and in numerous self-publications, and is deemed as one of Liverpool's most iconic art pieces.

The building is due for redevelopment and discussions are currently in place to salvage the piece and place it back on display at Berry House.

Secured (bottom right)

Spray painted on plywood, this piece shows a security guard with the slogan 'Secured by sleepy migrant workers on minimum wage'. Is it a coincidence that this design appeared around the time of the Olympic security fiasco?

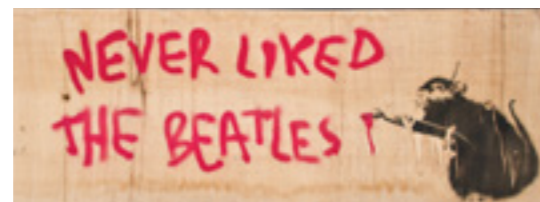
The piece was set for landfill after the destruction of a derelict building during the regeneration of the city prior to its three-year development plan leading to the Capital of Culture award. After it was salvaged from a heap of scrap wood in a skip, the piece spent its early life as backboard for DIY shelving. The piece has full authentication documents from Lazavides (Banksy's authenticating body prior to Pest Control).





Live Rat (left)

This piece was created on found material and features as a full-page image in Banksy's self-published book 'Cut It Out'. The piece has remained in a private collection until North Point Global negotiated its purchase in 2015 to be put back on public display at Berry House.



Never Liked The Beatles (above)

After being painted in 2004, Never Liked The Beatles stayed up for only a couple of days before it was removed. The prompt removal of the piece led to Banksy painting 'watch out there's a thief about'. It was originally placed on the Liverpool Community College catering school which has since been demolished. Measuring 48x20 inches, the piece remained in a private collection until North Point Global negotiated its purchase in 2015 to be put back on public display at Berry House.



No Ball Games (above)

Created in September 2009 in Tottenham Green, London, and one of Banksy's most famous pieces to date, 'No Ball Games' depicts two children playing catch with a vandalised no ball games sign. A number of attempts have been made to deface the piece, most famously in 2012 by King Robbo. With extensive building works taking place in the vicinity, the piece was removed to be restored to its former glory. It is the most expensive restoration of any Banksy artwork to date, costing over £120,000 and taking a team of seven over a year to complete. In purchasing No Ball Games, North Point Global is making a considerable financial gift to a local charity feeding back into the community from where it originated. It also ensures that this most famous piece will remain on display for people to enjoy.

Studio and one-bed apartments, a fashionable neighbourhood and moments away from the buzz of the city centre

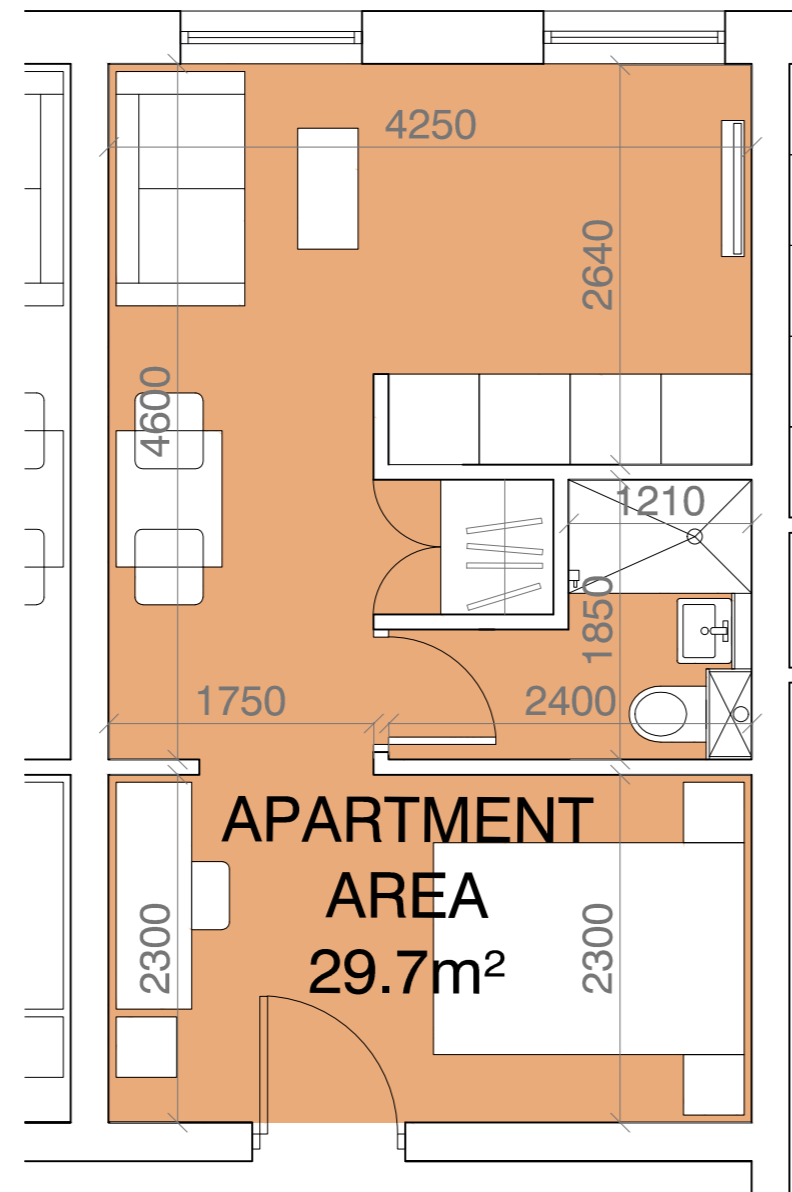
Studio Apartments

These are the ideal spaces for those who want quick and convenient access to their place of work in the city centre – or even the Baltic district itself.

There are 101 Studios between Level 1 and Level 8 offering from 26.7sqm to a very substantial 38.5sqm of living space right at the heart of the city's creative quarter.

Each will be finished to impeccably high standards and with workshop space available in the development, there's also the opportunity to live above your place of work.

With a host of the city's trendiest bars, club nights and food outlets on the doorstep, studio living has never looked more appealing.



Studio Apartments



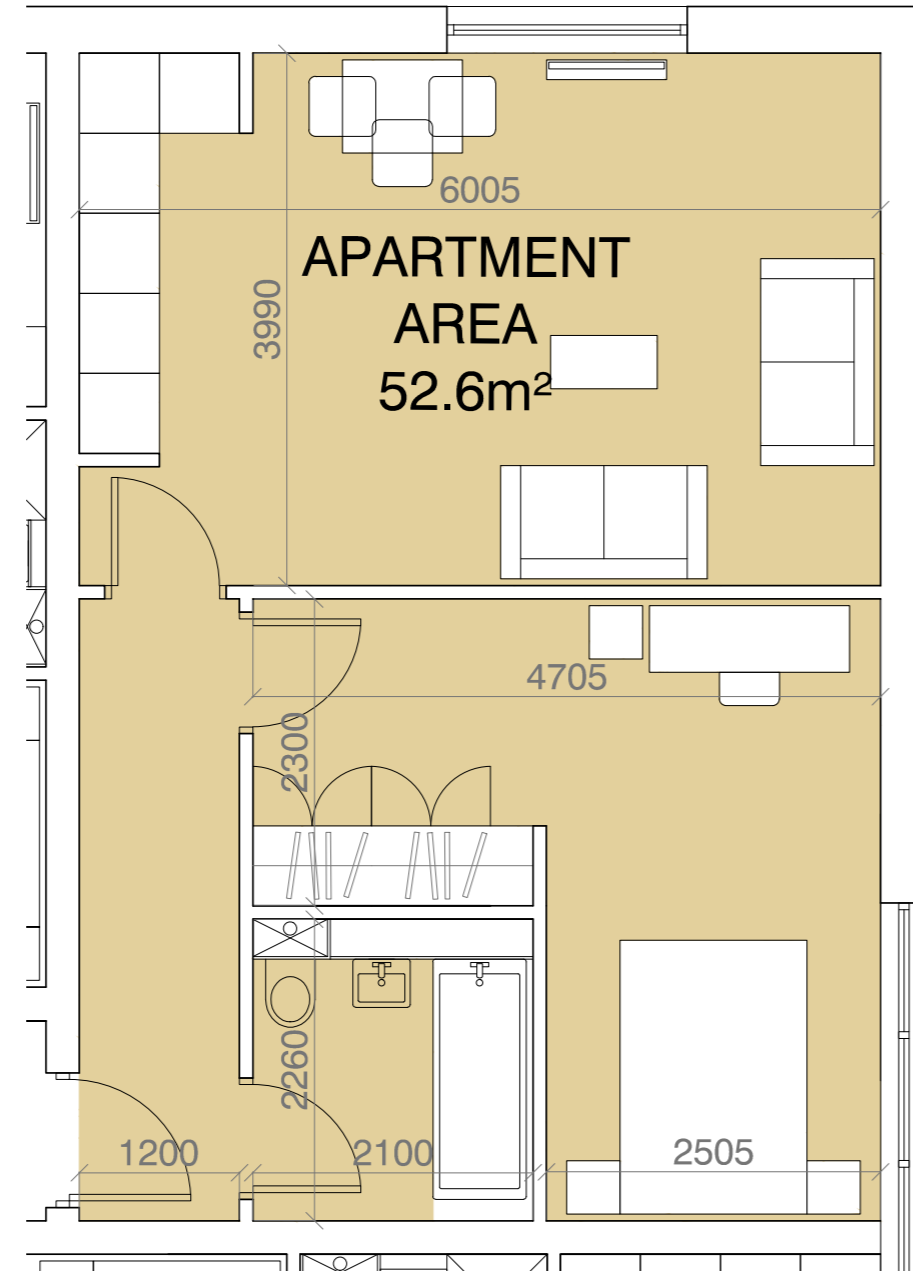
One-bed Apartments

You've worked hard, you've come home – and now you want some space in which to relax.

If you do, then you might be looking for one of our one-bedroom apartments that rise to 64.4sqm of stylish living accommodation.

Just 24 one-bedroom apartments in this development will make them highly desirable properties indeed - and it's not just because of their quality. After all, how many people can say they live above a gallery containing some of the art world's most famous contemporary pieces?

Add in the fashionable neighbourhood, the leisure and nightlife attractions mere moments away and the buzz of a vibrant city centre, and you have the complete package.



One-bed Apartments



Interior Concept

The interior scheme is designed around a warm-toned furniture palette while integrating bright colours through feature details.

The concept is to bring a warm atmosphere while respecting the modernity of this building. The interior palette is neutral enough to allow any personalisation while showing a distinctive design character.

The furniture packages are designed to perfectly complement the extremely high quality of the apartment finishes. Individual apartments will benefit from fitted kitchens to a contemporary design, with handleless doors on all units, plus Bosch appliances as standard.

Bedrooms will come complete with fitted wardrobes, bathrooms with Villeroy and Boch-style ceramic fittings, wall-mounted drench shower heads and integrated ceramic wall and floor tiles.

Elegant walnut hallway floors will give way to tiled kitchens and fully carpeted bedrooms.

All will have double glazed windows with brushed aluminium frames, panel radiators, and heated towel rails to all bathrooms and en suites.

Colour palette: Dark timber, neutral tones and rich brights.

Furniture: Dark walnut veneer, modern clean lines.

Fabrics: Neutral colour, bright upholstered smaller feature details.

Integrated kitchen: White lacquered finish.

Sofa: Soft and comfortable upholstered.

Blinds: Roller blinds to give uninterrupted window opening.

Lighting: Recessed halogens to hallways, bathroom and kitchen. Pendant to living and bedrooms.

Kitchen: Built-in furnished kitchen unit. Colour introduced in backsplash and fittings.

Bathroom: Fully equipped modern bathroom and ensuite.

Bedroom: Modern and comfortable bedroom.



Furniture

1



1 **3 Seater Sofa**

Size: 1900 x 980mm
Colour: Brown

2



2 **2 Seater Sofa**

Size: 1730 x 960mm
Colour: Brown

3 **L Shaped Sofa**

Size: 2400 x 1900mm
Colour: Brown

3



4



5



6



7



8



9



4 Dining Table

Size: 1100 x 750mm

Colour: Walnut veneer

5 Dining chair

Size: 430 x 510 x 805mm

Colour: Walnut veneer

6 Timber Frame Double Bed

Size: 1560 x 2100 x 990mm

Colour: Walnut veneer

7 Coffee Table

Size: 800 x 400mm

Colour: Walnut veneer

8 Bedside Cabinet

Size: 544 x 432 x 422mm

Colour: Walnut veneer

9 Wall Cupboard x2

Size: 1200 x 252 x 320mm

Colour: White laminate

10 TV Cabinet

Size: 2400 x 493 x 283mm

Colour: White laminate with
timber veneer details

10

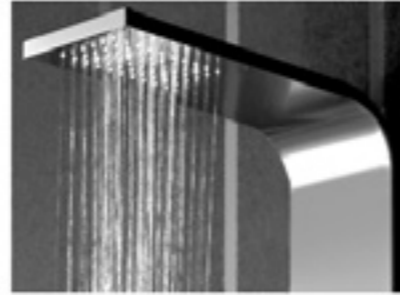


Studio Apartment

FF&E List	
Living/Dining Room	
- Sofa	£495.00
- Coffee table	£95.00
- TV cabinet	£145.00
- Wall cupboards	£99.00
- Rug	£70.00
- Vertical blinds	£100.00
- Curtains	£150.00
- Print	£20.00
- Dining table and chairs	£340.00
Master Bedroom	
- Double bed	£295.00
- Double mattress	£120.00
- Bedside cabinet x2	£170.00
- Built-in wardrobe	£150.00
- Vertical blinds	£100.00
- Curtains	£150.00
- Print	£20.00
Fitting cost	£220.00
TOTAL ex VAT	£2,739.00

One-bed Apartment

FF&E List	
Living/Dining Room	
- L shaped sofa	£825.00
- Coffee table	£95.00
- TV cabinet	£145.00
- Wall cupboards	£99.00
- Rug	£85.00
- Vertical blinds	£100.00
- Curtains	£150.00
- Print	£20.00
- Dining table and chairs	£450.00
Master Bedroom	
- Double bed	£295.00
- Double mattress	£120.00
- Bedside cabinet x2	£170.00
- Built-in wardrobe	£150.00
- Vertical blinds	£100.00
- Curtains	£150.00
- Print	£20.00
Fitting cost	£250.00
TOTAL ex VAT	£3,224.00



Apartment specification

External Finishes:

- Contemporary brushed aluminium frames
- Double glazed windows

Bedroom:

- Wardrobe with timber laminate or mirror finish †
- Timber laminate framed double bed †
- Timber laminate bedside table †
- Timber laminate desk/vanity**
- Timber laminate chest of drawers †
- Curtains †
- Roller blinds †
- Wall prints †
- Wall mounted mirror frame**
- Wall mounted mirror strip**
- Timber laminate wall mounted shelves**

Living Area:

- Upholstered 2, 3 or corner sofa †
- Large floor rug †
- Laminate or glass finish coffee table †
- Laminate low TV stand/storage †

- Laminate wall mounted shelves**
- Wall prints †
- Timber laminate dining table †
- Upholstered dining chairs †

Balconies:

- Full length brushed aluminium frames**
- Polished concrete balcony floors or ceramic tiling*
- Chrome light fitting

Kitchen:

- Contemporary fitted kitchen, gloss laminate finish to all units with vertical chrome handles
- Integrated under unit lighting
- Bosch fan assisted oven
- Hob and extractor fan
- Integrated larder fridge/freezer
- Bosch integrated washer/dryer
- Bosch integrated dishwasher
- Bosch integrated microwave
- Coloured toughened glass backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer with high swivel spout

Internal Finishes:

- Painted matt emulsion finish ceiling
- Painted matt emulsion finish walls
- Matt emulsion finish skirting boards
- Keyless entry system to all apartments**
- Walnut veneer internal doors with chrome fittings**
- Chrome ironmongery

Lighting:

- Recessed dimmable LED spotlight to all rooms
- Suspended pendant bedside table light**
- Bedside table lamp**
- Living room feature floor lamp**
- Suspended pendant light to dining table

Flooring:

- Hallway, living rooms and kitchens – walnut laminate flooring
- Bathrooms and en-suites – tiled floors
- Fully carpeted bedrooms**

*If applicable
**In specific apartment only
***Additional cost
†Available in additional furniture pack

Bathrooms:

- Contemporary Villeroy and Boch style ceramic fittings
- Chrome wall mounted shower head
- Chrome heated towel rail to all bathrooms and ensuites
- Integrated ceramic floor and wall tiles
- Fitted vanity laminate finish with integrated downlights
- Integrated tile finish bathtub to all bathrooms
- Glass shower screen
- Integrated white acrylic shower tray to all en suites
- Wall mounted toilet

Electrical & Communication

- Telephone points to living area and principal bedroom
- TV points to living area and principal bedroom
- WiFi points
- Sky pre-wiring to all TV points
- Contemporary white switchplates and sockets
- Chrome light fitting to balcony**
- Safety and security
- Key card for main entrance, lift, all apartments and car parking
- CCTV entrance system in all apartments with automated door entry
- Manned concierge desk
- CCTV in all communal areas and car park
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system

External / Communal:

- Double glazing
- Cycle storage
- Bin store
- Landscaping
- Hard and soft roof top landscaping with communal seating
- Extensive lawned areas with landscaped gardens, shrubs and mature trees

Parking:

- Secure parking available***

Gymnasium:

- Cardiovascular Equipped Gym
- Sauna
- Steam Room
- Separate changing facilities with showers and toilets
- Painted matt emulsion finish walls
- Exposed existing timber rafters
- Walnut laminate flooring to some areas
- Walnut laminate internal doors
- Chrome finish ironmongery
- Hardwearing woven vinyl flooring to some areas
- Large wall mounted mirror
- Specialist lighting system to meet precise gymnasium requirements

Heating:

- Panel radiators
- Heated towel rails to all bathrooms and ensuites**

*If applicable

**In specific apartment only

***Additional cost

†Available in additional furniture pack



Fact Sheet

Types of units

Studio apartments
One-bedroom apartments

Price

From £74,765

Size

272 sq ft – 692 sq ft

Car park

£15,000

Lease

Leasehold for 250 years

Build warranty

10 years

Service charge

£1 per sq ft pa

Ground rent

£350 for all unit types
(Payable by the investor to the freeholder
during the period of tenancy)

Furniture pack (excl 20% vat)

Studio – £2,739 plus vat
One-bedroom – £3,224 plus vat

Management fee

6% of rental income

Assured rent

7% over three years for one-bed apartments
9% over three years for studio apartments

Expected completion

Q2 2018

Developer

North Point Global

Management company

Urban Lifestyle

Architect

BLOK

Floor Plans

Ground Floor

- RETAIL SHOP UNITS
- MEETING / OFFICE SPACE
- PLANT / BIN STORE
- CIRCULATION

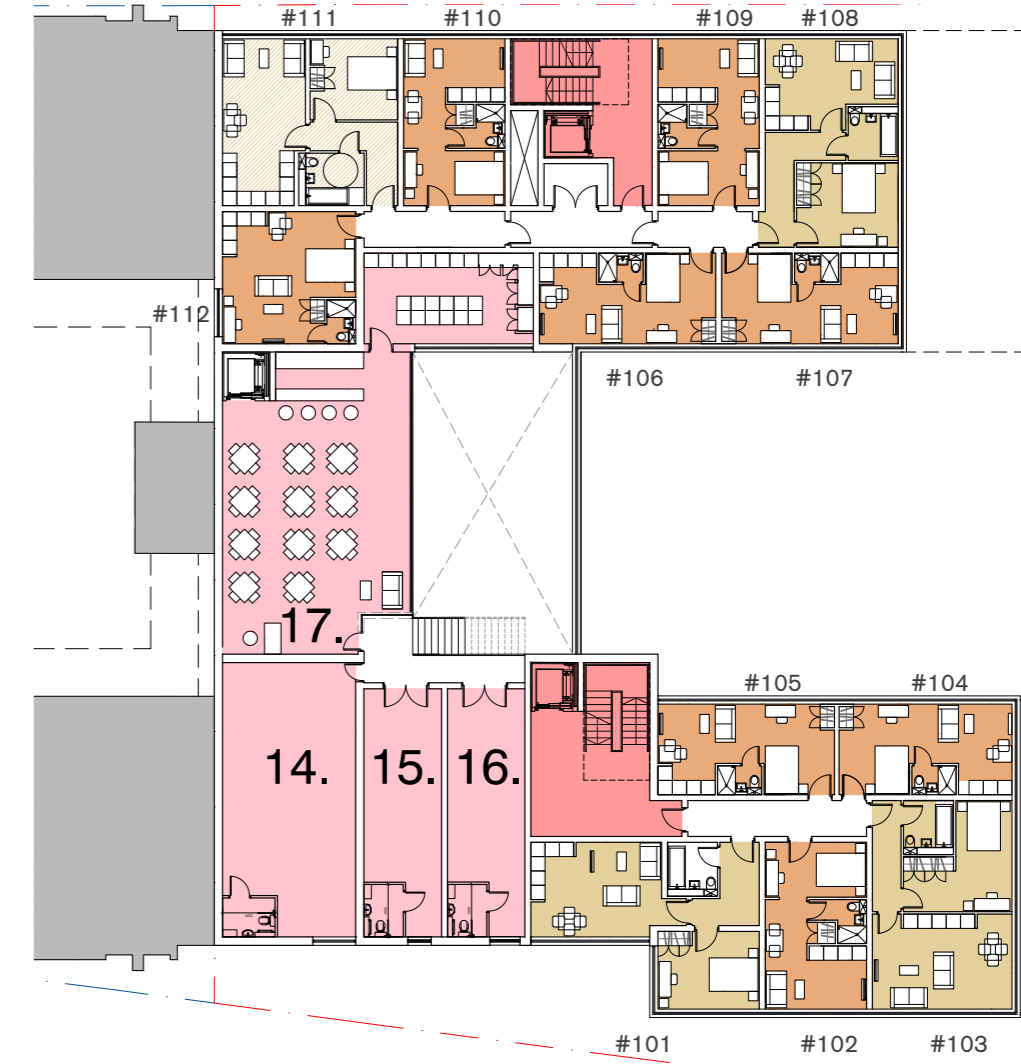
- 01 Retail Shop 1 - 22.3 sqM
- 02 Retail Shop 2 - 25.9 sqM
- 03 Retail Shop 3 - 27.7 sqM
- 04 Retail Shop 4 - 28.0 sqM
- 05 Retail Shop 5 - 31.5 sqM
- 06 Retail Shop 6 - 36.1 sqM
- 07 Retail Shop 7 - 36.5 sqM
- 08 Retail Shop 8 - 33.5 sqM
- 09 Retail Shop 9 - 30.6 sqM
- 10 Retail Shop 10 - 35.5 sqM
- 11 Retail Shop 11 - 32.7 sqM
- 12 Retail Shop 12 - 31.1 sqM
- 13 Retail Shop 13 - 35.7 sqM



First Floor

- RETAIL SHOP UNITS
- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION

- 14 Retail Shop 14 - 64.3 sqM
- 15 Retail Shop 15 - 33.8 sqM
- 16 Retail Shop 16 - 33.8 sqM
- 17 Retail Shop 17 - 119.1 sqM



Second Floor

- RETAIL SHOP UNITS
- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION



Third - Fifth Floor

- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION



Sixth Floor

- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION



Seventh Floor

- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION



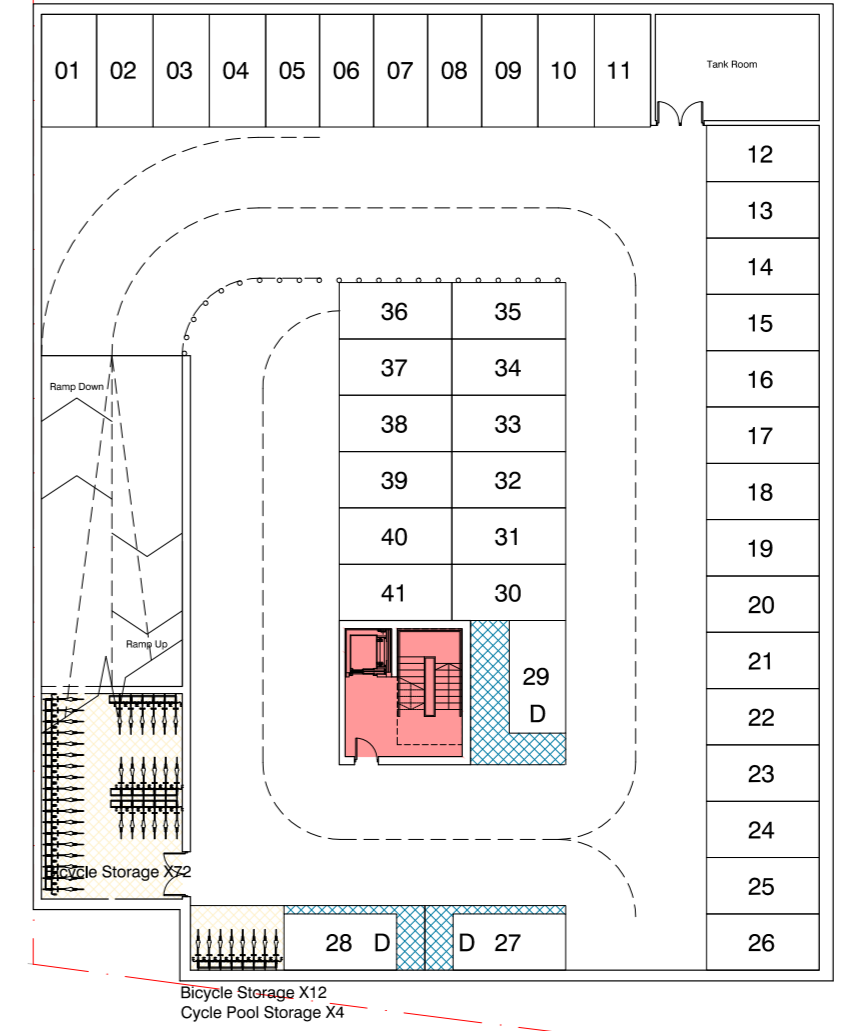
Eighth Floor

- STUDIO APARTMENT
- ONE BED APARTMENT
- ONE BED ACCESSIBLE APARTMENT
- CIRCULATION



Car Park

- CAR PARKING SPACES X 41
- DISABLED PARKING X 3
- BIKE STORAGE x 106
- CIRCULATION





Berry House and the Gallery+
project are brought to you by
an experienced and integrated
team

BLOK.

Blok architecture

BLOK is an inventive architectural practice with a growing, talented team who offer a breadth of expertise in architecture, master-planning, landscape and interior design.

They marry a deep respect for heritage and conservation with a commitment to contemporary design, innovative construction and environmental sustainability.

Their work includes large-scale residential projects, bespoke mixed-use developments, cultural and commercial buildings and individual private homes.

Their approach is underpinned by consistent principles and a robust, intelligent approach to design. They aim to make places and buildings that are original, beautiful and enjoyable.





North Point Global

The vision of North Point Global will bring about the most exciting, mixed-use project seen in Liverpool for years.

This development partnership is committed to creating a new destination and a fresh concept in urban living – bringing life, vitality, energy and creativity to an emerging district.

North Point Global will establish a new benchmark for city centre residents through a well-designed and carefully constructed series of buildings which recognise the heritage of a former industrial site now re-imagined as a stunning collection of residential apartments, live/work units and attractive leisure spaces.

North Point Global are pioneers – breaking new ground and setting new standards.



Sincura Concierge

North Point Global are delighted to partner with Sincura Concierge (www.thesincuragroup.com) to provide lifestyle management for residents.

The multi-award winning concierge prides itself in obtaining the unobtainable – from that sold out Hermes bag to VIP bookings at the most exclusive restaurants or nightlife.

With a travel arm and worldwide partnerships your concierge is available wherever you may be, from the red carpet of Cannes Film Festival to trackside at Monaco Grand Prix.

Clients range from Covent Garden VIP to AMEX card plus more than 400 high-net worth private clients worldwide. Sincura's Ticket Arm was chosen as the VIP partner of the London Olympics and manages tickets, hospitality and VIP access to the most exclusive events worldwide.



Urban Lifestyle

Berry House residents can expect superb levels of property management from Urban Lifestyle – comparable to those found in leading hotels.

Urban Lifestyle will bring a culture of excellence in customer service to ensure residents are fully benefiting from all the advantages to be gained from living at a development like Gallery+. A 24-hour manned reception/concierge will greet residents, help with restaurant and transport bookings, deal with delivery enquiries and provide the very latest information on where to go, what to see and how to get there.

Urban Lifestyle will be there for the fun things in life and to help ease the day-to-day burden. Organising everything from dog walking and dry cleaning collection – nothing will be too much trouble.



The Sincura Arts Club

The Sincura Arts Club is the art arm of the multi-award winning concierge company Sincura Concierge and specialises in the uncovering and salvage of rare artwork. It was the exhibitor behind the world's most expensive collection of Banksy artworks ever assembled under one roof www.stealingbanksy.com in 2014, and unearthed Banksy's most valuable street art piece 'Slave Labour' in 2013.

The Sincura Arts Club has featured in the UK Press in The Times, Guardian, Independent, Guardian, Sun, Mirror, Financial Times, The Evening Standard, Sky News, BBC News, ITN News The One Show, London Live, Reuters and Bloomberg.

It has also featured in the US and international media in the ABC News, USA Today, CNN, New York Times, Los Angeles Times, Huffington Post, MSN, Japan Today, Malaysian Times, The Malay Mail, The Gulf Times plus inflight magazines, The West Australian, Le Mode.

Bankrobber London

A world-leading dealer in Banksy street works, and almost as elusive as the man himself, Robin Barton of Mayfair's Bankrobber dealership has spent the past decade securing and salvaging these unique works for the benefit of private collectors and public collections alike.

Widely recognised as the leading expert in his field and a regular feature on the New York and Miami Art Scenes, Barton has appeared on numerous television programmes on the subject and features heavily in Will Ellsworth-Jones' definitive book 'The Man Behind the Wall'.

He has been central to the controversial and ongoing preservation attempt of Banksy's 'Spy Booth' in Cheltenham and is currently working on securing two seminal works from the war-torn streets of Gaza.

FAQ's & Payment Terms

When do we enter into a binding contract to purchase? As soon as you sign the contract and pay the deposit to the solicitors it is treated as your authority to proceed to exchange of contracts. Any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do I make the instalment payment? The contract provides that you make your instalment payment in accordance with the terms you have agreed after exchange of contracts. We will send you a reminder as to the payment and instructions on how the payment is to be made once the contracts are exchanged. It is essential that the payment is not delayed outside the deadline otherwise you will be in breach of the contract terms and at risk of losing the Unit. Again any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do we make our final payment? The builders anticipate the first units will be available by July 2016 or before giving one month's notice of PC. The unit will be available to you once the Build Supervisor has issued a Completion Certificate. As soon as this Certificate is issued we shall notify you that the balance is due and

payable. The balance must be paid within 10 working days after the date of issue of the Certificate. The payment of the balance of monies and release of the Unit will trigger the rental guarantee period which will run for three years from the date of completion of the transfer of the unit to you.

What happens to the reservation fee? The reservation fee is part of the purchase price and the purchase price will make allowance for all sums paid by you whether to the agent or via your solicitors.

How is the Assured Rent guaranteed? The Assured Rent of 7% / 9% net per annum is payable throughout the rental guarantee period by the managing agents, a company known as Urban Lifestyle. The only condition of payment of the Assured Rental Guarantee is that you enter into the Property Management Agreement with the preferred agent. The Developer will upon completion provide a bond to the managing agent of £500,000 if they need to draw down funds to pay you and there is any shortfall on your unit. This is your security and guarantee.

How and when will I receive my Assured Rent? Under the Property Management Agreement you will be

paid the Assured Rent quarterly in arrears by banker's order direct to your account. The amount of the assured rent is specified in the agreement for sale and the property management agreement.

Will there be any deductions from the Assured Rent? There will be no deductions from the Assured Rent during the rental guarantee period.

Who will manage the Building after completion? The Lease you enter into provides for a Management Company owned and controlled by the Buyers to run the building and look after the services maintenance and repair of the common areas and supplies. So in effect this will be looked after by you. Initially during the Assured Rental Period Urban Lifestyle will manage the building on your behalf but ultimately the control rests with you so that you can decide collectively what to do about the building management.

Who is responsible for supervising the building works? The building works will be supervised by the Build Supervisor. He is an experienced and qualified project manager who holds professional qualifications to manage developments of this size.

Will the construction work have a warranty? The construction work will be covered by a 10 year insurance backed warranty.

What happens at the end of the rental guarantee period? After 3 years the investor will be at liberty to renew the Property Management Agreement with the management company or they can make their own arrangements for the management of the unit.

Will my Unit be insured? Under the terms of the Unit Lease the Developer will insure the building and under the terms of the Property Management Agreement this will include your Unit and any third party occupier's liability.

Can I sell the Unit during the Rental Guarantee Period? Yes the benefit of the rental guarantee is transferable with the unit so long as the new owner takes on the Property Management Agreement.

Payment Terms

Deposit	1st Stage (exchange)	2nd Stage	Upon Completion
£5,000	25% (less £5,000)	25% (3 months after exchange)	50%
£5,000	50%* (less £5,000)		50%
£5,000	80%# (less £5,000)		20%

*4% interest on deposit
*6% interest on deposit

Information provided by developer





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