

6%
NET YIELDS

PRICES FROM
£85,000



north property
G R O U P

LIVERPOOL,
NORTH WEST ENGLAND



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GROUP

EXCLUSIVE PRIVATE GATED RESIDENCY

THE TANNERY, LIVERPOOL

PRESENTING THE TANNERY

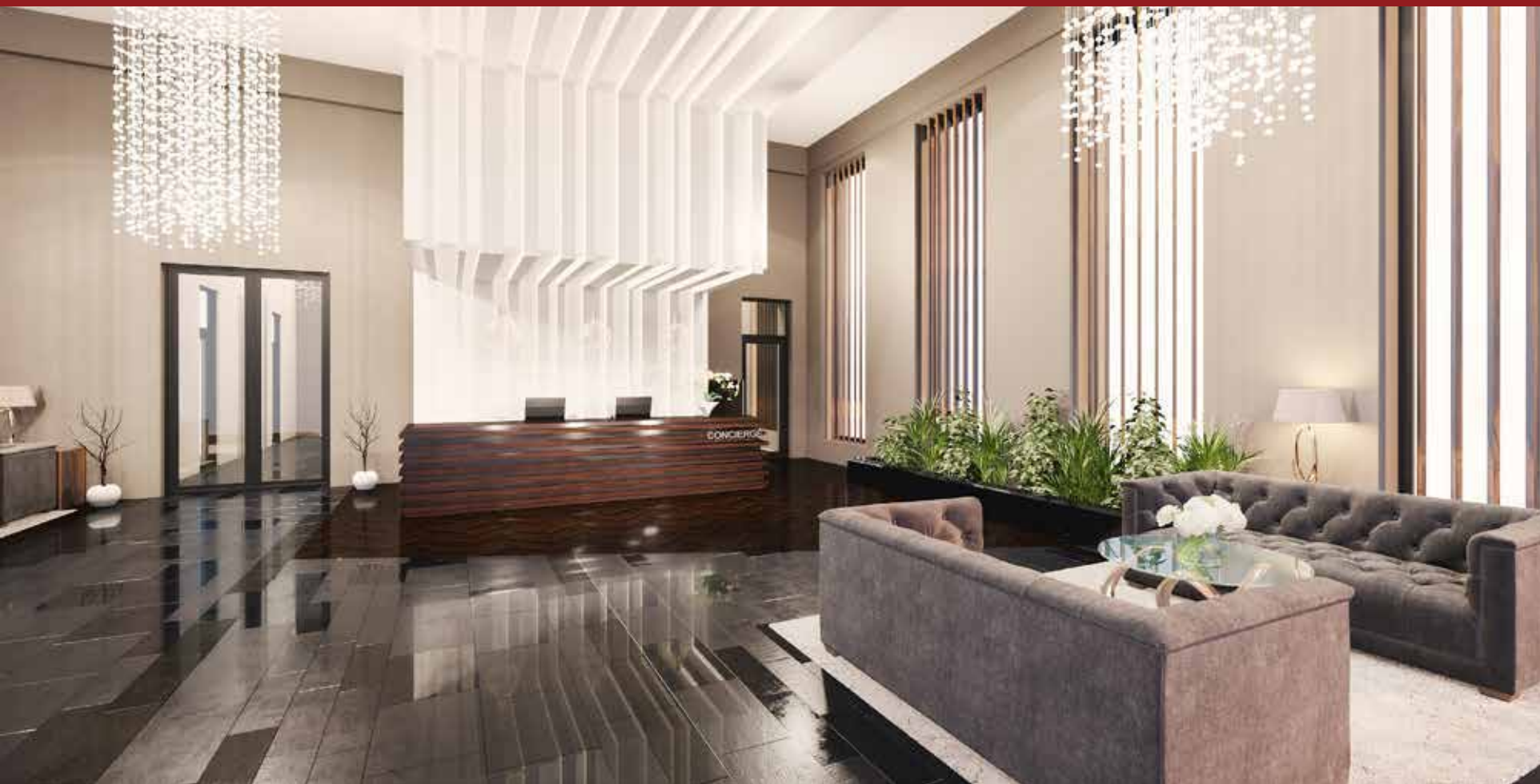
The Tannery is an unrivalled, thoughtfully designed residential development consisting of studio, one and two-bedroom apartments at the northern edge of Liverpool city centre.

With three major regeneration projects in the vicinity, the location is fast becoming recognised as one of Liverpool's most desirable areas for investment and long-term growth.

The stunning building draws from the site's history as a tannery. Folded aluminium panels resemble the hanged leather that the site's original building once housed, while horizontal breaks in the façade represent the leather press.



THE MODERN RESIDENCE HAS BEEN
SHAPED WITH CONTEMPORARY
URBAN FAMILIES IN MIND.



These iconic residences in the heart of Liverpool offer a quality and specification synonymous with the world's greatest capital cities. The Tannery represents a new era for Liverpool's property market.

The ground floor features large communal areas and recreational spaces, including an outstanding courtyard space that's perfect for socialising, as well as a top of the range gym. The communal roof garden offers exceptional city views and is a space to enjoy at any time of day or night.

Laundry facilities are provided close to stair cores, while secure bicycle parking and underground car parking are also available on site. The one and two-bedroom apartments also include a dishwasher and washer/dryer.



THE TANNERY, LIVERPOOL



PREMIUM LOCATION

With its own distinctive community vibe, the L3 postcode area to the north of Liverpool's city centre offers a welcoming environment for those looking to enjoy all the benefits of living close to the city centre.

Liverpool itself is packed with attractions, which have contributed to its ranking as one of the UK's five top visitor destinations. As well as being a UNESCO World City of Music and European Capital of Culture, Liverpool boasts a stunning waterfront area and an excellent array of museums, theatres, galleries and eateries.

Its attractions are famed around the world and benefit accordingly – the city's World Museum, for example, will host an exhibit featuring the Chinese Terracotta Army in 2018, which is already generating global interest.

The Tannery sits on the edge of Liverpool city centre, enjoying a prime location adjacent to the world-renowned Liverpool John Moores University.

Both the business and retail districts are easily accessible, while Liverpool's UNESCO World Heritage waterfront and the heart of the city centre are just a mile away. Primary rail connections complete the superb offering, with Moorfields train station 0.5 miles away and Lime Street station 0.6 miles away.

The prime location provides residents with access to the very best that this dynamic city has to offer.



THE TANNERY, LIVERPOOL



CULTURAL & HERITAGE HOTSPOT

The Tannery is ideally positioned for residents seeking to benefit from Liverpool's cultural offering. The World Museum, Central Library and St George's all are all within half a mile of the development, while the Liverpool Empire and Liverpool ONE shopping centre are just a mile away.

Albert Dock and the Echo Arena are within 1.5 miles, while sporting venues including Everton FC, Liverpool FC and Stanley Park are around two miles from the Tannery. The array of business and leisure opportunities available in Liverpool city centre have done much to contribute to the city's becoming one of the top UK destinations for foreign direct investment in recent years.

When it comes to leisure time, residents can enjoy any of a dozen Michelin starred restaurants, as well as the host of global brands and independent stores that together make Liverpool the fourth best retail offering in the UK. All of this also adds up to positive news for property investors, with the city's undersupply of housing and rising home values making for an excellent environment in which to invest.

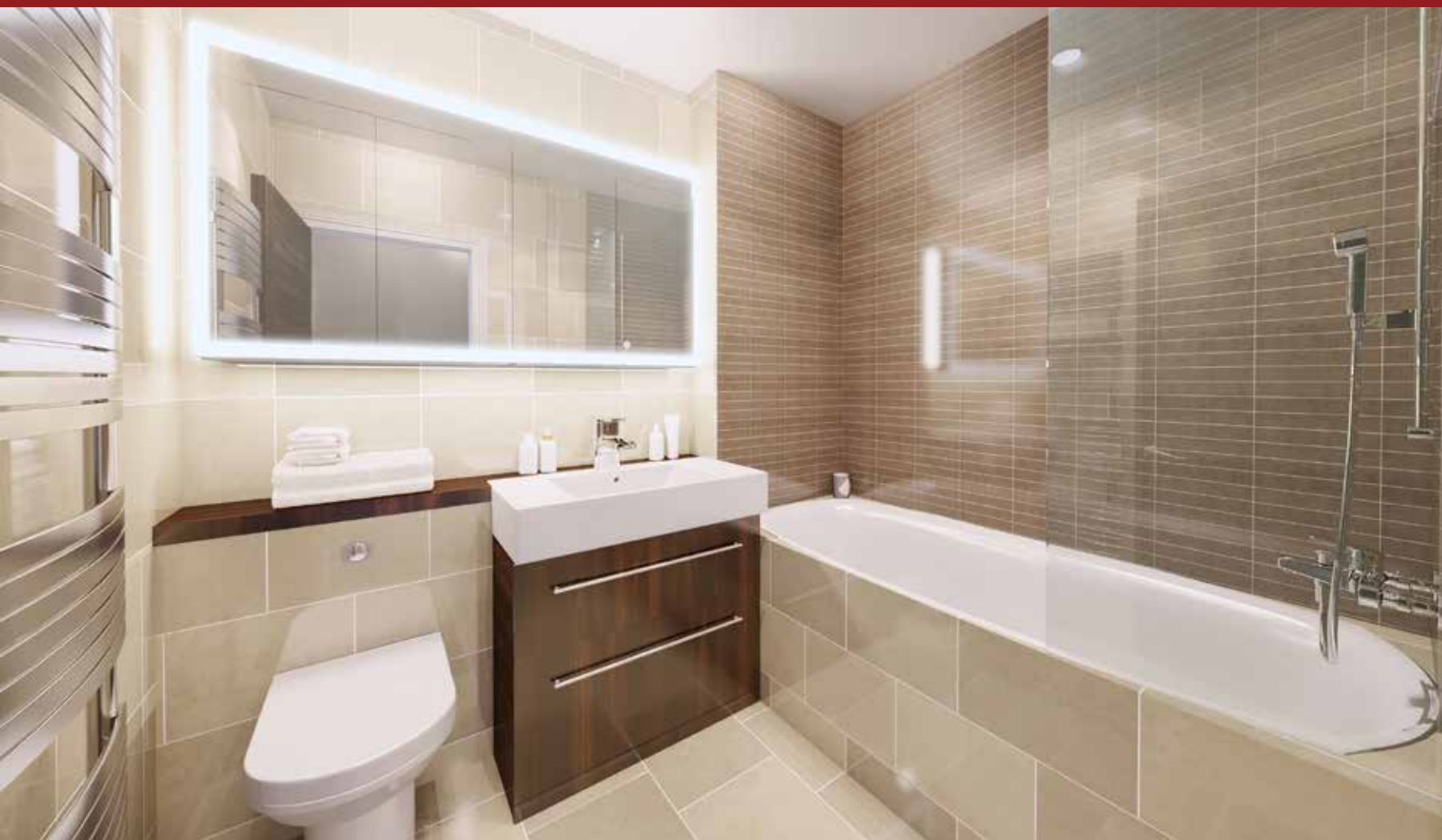
Economic output is strong, which is resulting in the likes of Cunard Shipping focusing on Liverpool for their future operations, with the firm bringing a large part of its business back to the city in 2018. Extensive local talent and strong economic credentials allow local residents to enjoy a dynamic, entrepreneurial business environment that is packed with employment opportunities and economic possibilities.

Liverpool's regeneration work is attracting interest from businesses around the UK, as well as tourists. Channel 4's proposed relocation from London to Liverpool is indicative of the city's growing status as a creative and media hub and could have an extensive impact, just as the BBC's move to Manchester has done in recent years. That regeneration also encompasses the magnificent Liverpool Waters development, in close proximity to the Tannery. 2018 will mark the beginning of construction work on residential accommodation in the area.

THE TANNERY, LIVERPOOL

DETAILED BY DESIGN

The Tannery's design seeks to maximise the benefit of all this creative urban energy. Pioneering techniques have been incorporated in order to deliver a thermally efficient building that will stand the test of time. The design also takes account of security considerations, with the creation of concealed or hidden recesses within the building intentionally avoided.



Externally, the building has also been future-proofed, with its contemporary style designed both to honour the site's past and to provide a long-lasting elegance that will sit well with the future vision of Liverpool's skyline.

Internally, the high quality finish and careful design of the apartments means that they will continue to appeal to future generations of professional tenants and homebuyers. The inclusion of extensive communal facilities also reflects the Tannery's future focus, with the development's design well suited to the growing demand for shared social spaces that increased urban living has created.

With so much planning for the future encapsulated in the design phase, the Tannery looks set to be one of the most exciting investment prospects in Liverpool – for now and for the years ahead.

THE TANNERY, LIVERPOOL



BUILDING WITH THE BEST

The Tannery has been developed by modern, dynamic developer Vinco. Established in 2014, Vinco has a reputation for tapping in to local expertise in order to develop sites that are packed with potential. The company has quickly become one of the key developers in the Liverpool housing market as a result of its outstanding vision and high quality work.

At the Tannery, as with its other projects, Vinco has focussed on the use of advanced construction technology to create effective development solutions. Vinco has managed the planning and construction of the development from start to finish.

www.vincogroupltd.com



PROPERTY HIGHLIGHTS



24/7 Reception and Concierge service



Premium L3 postcode location for professionals and families



Spacious communal courtyard and roof garden for socialising and entertaining



Thermally efficient development – making the most of modern technology



Secure, underground car parking with lift access



On-site bicycle storage



Laundry facilities for added convenience



High-end on-site gym



Hard and soft landscaped areas for outstanding elegance and serenity



Superb location for access to Liverpool's most famous attractions

£5000

30%

70%

LUXURY READY-TO-RENT FURNITURE PACKS AVAILABLE



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THE TANNERY, LIVERPOOL



CAPITAL QUALITY RESIDENCES ARRIVE IN LIVERPOOL

The Tannery will deliver brand new homes built to a quality and specification only usually found in major global capital cities.

The ground-breaking development will provide a total of 106 studio apartments, 136 one-bedroom apartments and 139 two-bedroom apartments to Liverpool's thriving housing market.

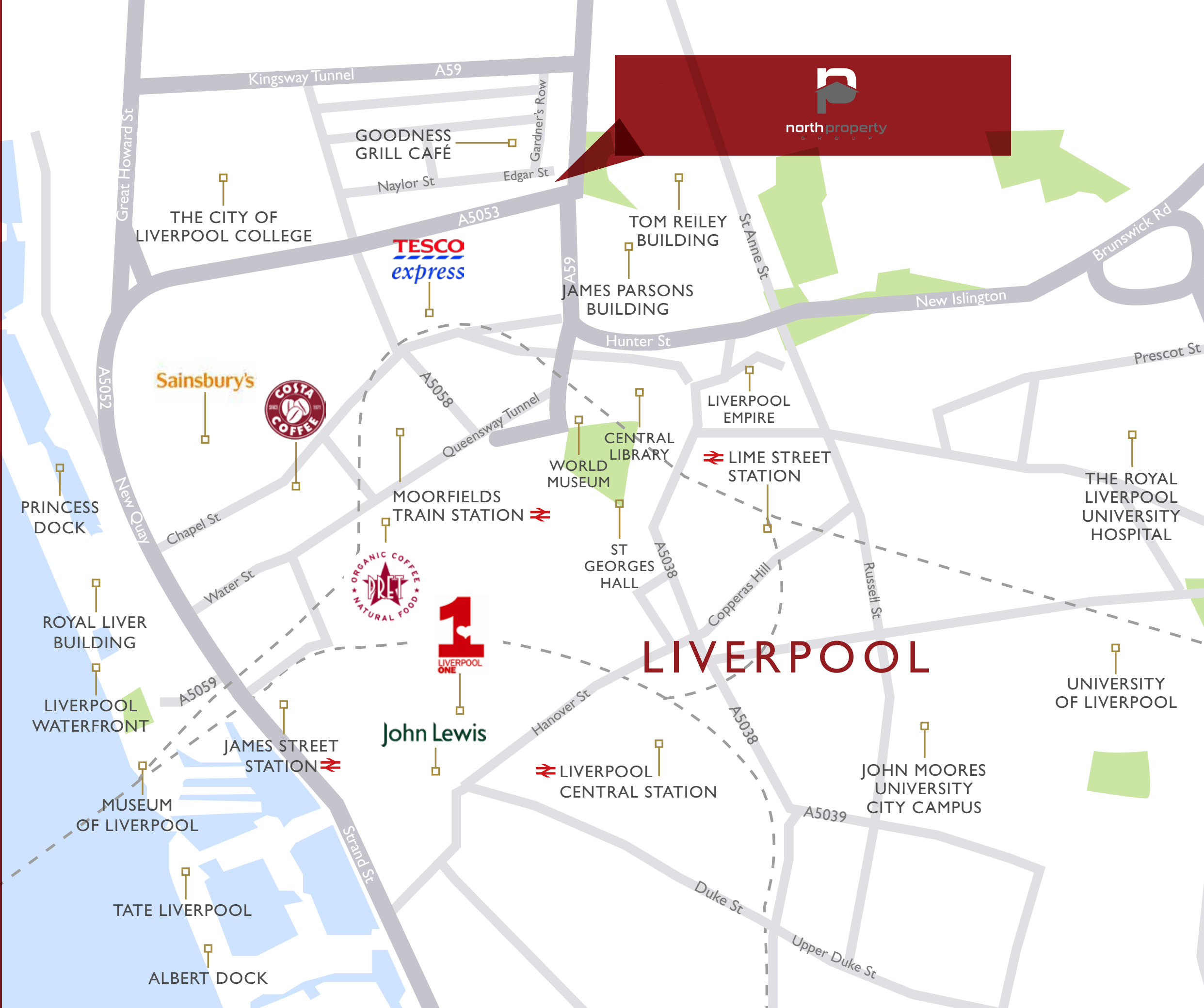
Their location in the sought-after L3 postcode area to the north of the city centre is not only well thought out in terms of residents' access to the city centre, but is also designed to take advantage of current and future regeneration work in and around that area. It is rapidly becoming one of the most desirable investment locations in Liverpool, with the Tannery standing out as a dominant building on one of the busiest roads in the city.

The Tannery's prime position is 1.1 miles from the 125-acre Ten Streets regeneration project, which is set to create some 2,500 jobs, as well as being close to the £150m Great Homer Street regeneration scheme (known as the Jennifer Project), with its flagship new Sainsbury's superstore and extensive retail offering.

Apartments at The Tannery will offer bright, contemporary living facilities that blend spacious, private accommodation with well-designed communal areas and amenities. Impressive views complement modern interiors, designed to offer both comfort and contemporary appeal to urban residents.

CONNECTIVITY

DESTINATION	DISTANCE	WALK	DRIVE
Tom Reiley Building John Moores	0.2 Miles	5 Mins	2 Mins
James Parsons Buiing John Moores	0.2 Miles	5 Mins	2 Mins
Goodness Grill Café	0.3 Miles	7 Mins	2 Mins
The City of Liverpool College	0.4 Miles	7 Mins	2 Mins
Moorfields Train Station	0.5 Miles	11 Mins	3 Mins
World Museum	0.5 Miles	11 Mins	3 Mins
Central Library	0.5 Miles	11 Mins	3 Mins
St Georges Hall	0.5 Miles	11 Mins	3 Mins
Lime Street Station	0.6 Miles	14 Mins	6 Mins
City Centre, Bars, Restaurants	0.6 Miles	13 Mins	4 Mins
Sainsburys Supermarket	0.7 Miles	15 Mins	4 Mins
Costa Coffee	0.7 Miles	15 Mins	4 Mins
Jennifer Project - Retail	0.7 Miles	15 Mins	4 Mins
Liverpool Empire	0.8 Miles	18 Mins	4 Mins
John Moores University City Campus	0.8 Miles	6 Mins	4 Mins
Albert Dock	1.3 Miles	28 Mins	5 Mins



THE TANNERY, LIVERPOOL



BUILDING FOR TODAY & TOMORROW

Every aspect of the Tannery has been designed not only with the needs of modern residents in mind, but also with one eye on the future.

The development's location is a prime example on this. It is just 0.7 miles from the Jennifer Project and 1.1 miles from the Ten Streets regeneration. This means that it not only benefits from the current nearby areas – such as Liverpool's business and retail districts – but also from the up and coming locations that represent the city's future.

The Ten Streets project will see the creation of a brand new 'creativity district' in the heart of Liverpool. Designed with modern residents and workers in mind, the area will breathe new life and energy into the city centre. Artists will rub shoulders with digital and technology start-ups in what will be a hub for the city's creative talent.

Heritage, history and character will be cornerstones of the regeneration, making the most of stunning maritime architecture and turning this area of former dockland into a legacy for urban generations to come. The project will honour the same spirit which led to Liverpool being crowned a European Capital of Culture a decade ago, providing a fabulous new area for residents and visitors alike.

EVERY ASPECT OF THE TANNERY HAS BEEN DESIGNED
NOT ONLY WITH THE NEEDS OF MODERN RESIDENTS
IN MIND, BUT ALSO WITH ONE EYE ON THE FUTURE.





CAPITAL QUALITY RESIDENCES ARRIVE IN LIVERPOOL

AN EXPERIENCED AGENT



Apartments at the Tannery are being let through Countrywide, an established estate agency, letting agent and property services company. On the lettings side of the business, Countrywide specialises in finding suitable tenants for the best rents, all as quickly as possible in order to avoid any void periods.

At present, Countrywide has over 30 branches covering the North West of England and sees 2,250 new tenants register in its branches every month. The agency facilitates more than 1,250 viewings each month. Having appraised the apartments at the Tannery, Countrywide has judged rents to be in the region of:

Studio: £650 pcm | One-bedroom: £800-900 pcm | Two-bedroom: £950-1,200 pcm

Countrywide also works with property investors to ensure that they meet their legal obligations as landlords. They protect both landlords' and tenants' rights by ensuring that all parties understand and comply with their obligations. Countrywide is a member of RICS and will offer a trustworthy, well-established service to those who invest in apartments at the Tannery.

www.countrywide.co.uk



A TRUSTED MANAGEMENT PARTNER



Complete Property Management is a bespoke property management company and has been operating since 2004. Specialising in residential property management, we have a proven track record and have mobile staff operating across the northwest each and every day to meet your immediate needs.

- Managing your company's finances
- Preparation of annual budgets
- Submission of accounts
- Regular site visits
- Collection of service charges
- Company secretarial duties
- Arranging and attending residents meetings
- Compliance with current landlord and tenant legislation
- Forecasting and managing long-term planned maintenance
- Emergency repairs
- Compliance to health and safety and fire legislation
- Arranging buildings insurance
- Pursuing arrears
- Resident queries, complaints & advice
- Organising various services for the communal areas as per your developments requirements such as gardening, window cleaning, refuse collection, decorating, jet washing, cleaning etc.

www.completepropertymanagement.co.uk

THE TANNERY, LIVERPOOL

BUILD SPECIFICATION

BEDROOM

- Wardrobe Laminate finish
- Window blinds

KITCHEN

- Remo high gloss handle-less style Kitchen
- CDA fan assisted oven
- CDA Hob and extractor fan
- Stainless Steel backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer tap
- Dishwasher and washer dryer (1 & 2 beds)

INTERNAL FINISHES

- Painted matt emulsion finish ceiling
- Painted matt emulsion finish walls
- Gloss finish skirting boards
- Oak veneer internal doors with chrome fittings
- Chrome ironmongery

LIGHTING

- Recessed dimmable LED spotlight to all rooms
- Suspended pendant light to dining table

BUILD SPECIFICATION

ELECTRICAL & COMMUNICATION

- Telephone points to living area and principal bedroom
- TV points to living area and principal bedroom
- WiFi points
- Fibre optic system pre-wiring to all TV points
- Contemporary white switchplates and sockets
- Fob for main entrance, lift, and car parking
- CCTV entrance system in all apartments with automated door entry
- CCTV in all communal areas and car park
- Smoke detectors in all apartments and communal areas

BATHROOMS

- Contemporary Ideal Standard Contour style ceramic fittings
- Chrome wall mounted shower head
- Chrome heated towel rail to all bathrooms and en suites
- Integrated ceramic floor and white contemporary wall tiles with mosaic tile detailing
- Fitted vanity integrated sink unit
- Integrated bathtub to all bathrooms
- Glass shower screen
- Integrated slim line white acrylic shower tray to all en suites

THE TANNERY, LIVERPOOL

BUILD SPECIFICATION

FLOORING

- Hallway, living rooms and kitchens
- laminate flooring - Grey Oak. Supreme
- Bathrooms and en-suites - tiled floors - Anthracite Grey
- Fully carpeted bedrooms - Medium Taupe

EXTERNAL / COMMUNAL

- Double glazing
- Cycle storage
- Bin store
- Extensive landscaped gardens, shrubs and mature trees

PARKING

- Secure parking available

HEATING

- Panel radiators
- Heated towel rails to bathrooms and en-suites

FLOORPLANS

STUDIO



31.7M²(341 SQ FT) – 35.5M²(382 SQ FT)

£85,000 - £108,000

1 BED APARTMENTS



37.1M²(399 SQ FT) – 47.1M²(507 SQ FT)

£129,000 - £161,000

2 BED APARTMENTS



57.8M²(622 SQ FT) – 68.1M²(733 SQ FT)

£179,000 - £208,000

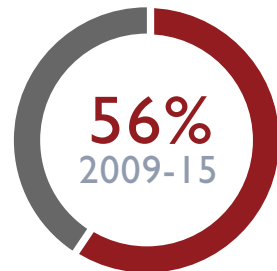
LIVERPOOL INVESTMENT CASE

The Liverpool City Region economy is leading the Northern Powerhouse area in terms of both GVA growth per capita and overall GVA growth. Liverpool's largely service-based economy was worth £29.5 billion in 2015.

GROSS VALUE ADDED (GVA) IS A MEASURE OF THE VALUE OF GOODS AND SERVICES PRODUCED IN AN AREA, INDUSTRY OR SECTOR.



£29.5billion
Value of economy

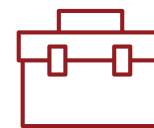


Rate at which fast-growing businesses grew, 2009-2015 (highest in UK)



£900million

Available to metro mayor for transport, health, social care, education, planning and housing over next 30 years



34.8%

Liverpool job vacancies surged 34.8% in Q1 2016 – the strongest year-on-year job growth in the UK



235,700
Number of employees



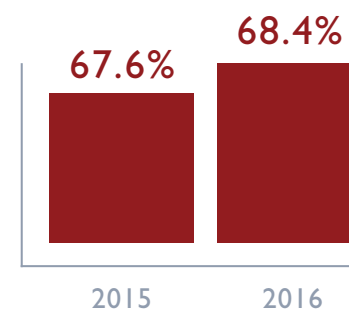
£1.5million

Invested in Low Carbon projects in 2016/17



£18.3billion

SuperPort Action Plan 2011-2020 to add £18.3 billion of additional GVA by 2030

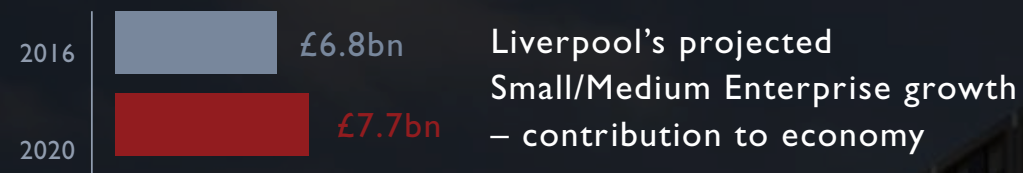


Growth: 0.8%

Liverpool city region employment rate saw a growth of 0.8% compared to a growth rate for England of 0.5%

LIVERPOOL INVESTMENT CASE

In January 2017, Prime Minister Theresa May announced a newly-allocated cash injection of £556m for the Northern Powerhouse. It followed the 2014 announcement from UK Chancellor of the Exchequer George Osborne of £7 billion of investment for the business, culture and infrastructure of the North of England. Liverpool is central to the success of the Northern Powerhouse initiative, which also includes Manchester, Leeds, Sheffield and Newcastle.



Merseyside's economy grew faster than that of any other similar major city region in Britain in 2015, including London



£15 billion

plan in place to enhance road and rail connections in the Liverpool region



14.9%

Liverpool's service-based economy is led by professional, scientific and technical services, accounting for 14.9% of the area's businesses



Liverpool's business friendliness places it fourth out of all mid-sized European cities



Former International Festival Gardens undergoing extensive redevelopment until 2020



22.8%

Business density in Liverpool rose by 22.8% from 2004-2014

3.1%

Merseyside's economy grew faster than that of any other similar major city region in Britain in 2015, including London - Economic growth stood at 3.1% for the year



£6 billion

of investment in the North's roads, to reduce congestion and enhance connectivity



Liverpool is joint second in the ranking of the top ten mid-sized European cities of the future 2016/17



Ropewalks, Chinatown, Baltic Triangle and Ten Streets areas undergoing significant regeneration



2018

Great Exhibition of the North to celebrate creativity, culture and design

LIVERPOOL SALES & RENTAL MARKET

SALES MARKET

28.35%

Property values in Liverpool have risen by 28.35% over the past five years

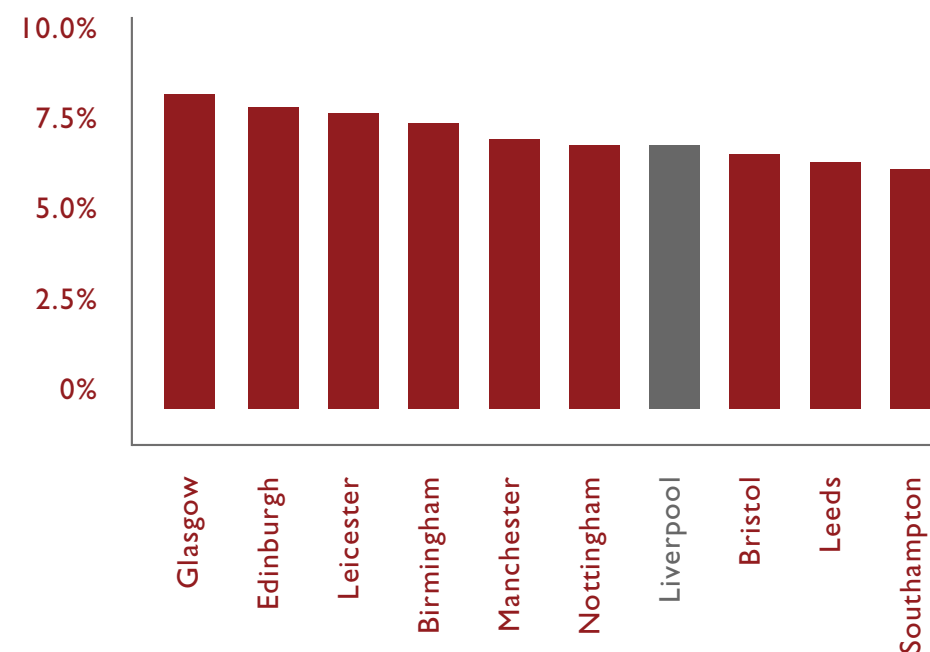
Liverpool achieved year on year house price growth of 6.2% in the year to November 2017, with growth of 3.2% in the last three months alone

29.82%

Apartment values have increased by 29.82% over the same period

+6.2%

Liverpool achieved year on year house price growth in the year to November 2017, with growth of 3.2% in the last three months alone



“Compared to 10 years ago 23.1% of renting households are couples, up from 13.9%, as occupants prefer to rent rather than the outright purchasing of a property with 44% of private tenants not expecting to buy in the long term.”

YOUR MOVE MAGAZINE

RENTAL MARKET

No. 1

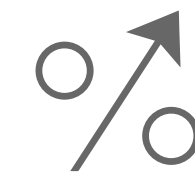
Liverpool was the UK's top city for rental yield in buy-to-let property as at May 2017

£883_{pcm}

Current asking rents in Liverpool stood at £883 pcm in January 2018

+2.4%

Rents in the North West rose by 2.4% over the course of 2017



Liverpool apartments were commanding significantly higher rents than houses as at January 2018

5th

The North West region saw the fifth largest increase in rents in the UK during 2017

Top 3

Top three most profitable postcodes for buy to let homes were all in Liverpool as at October 2017



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