

Exclusively Presented by  
LettingSupermarket

# Off-Plan & New-Build Investment Opportunity

[www.lettingsupermarket.com](http://www.lettingsupermarket.com)

**FROM £295,500**  
**UP TO 5.2% YIELD**  
**UP TO 5 YEARS GUARANTEED RENT**

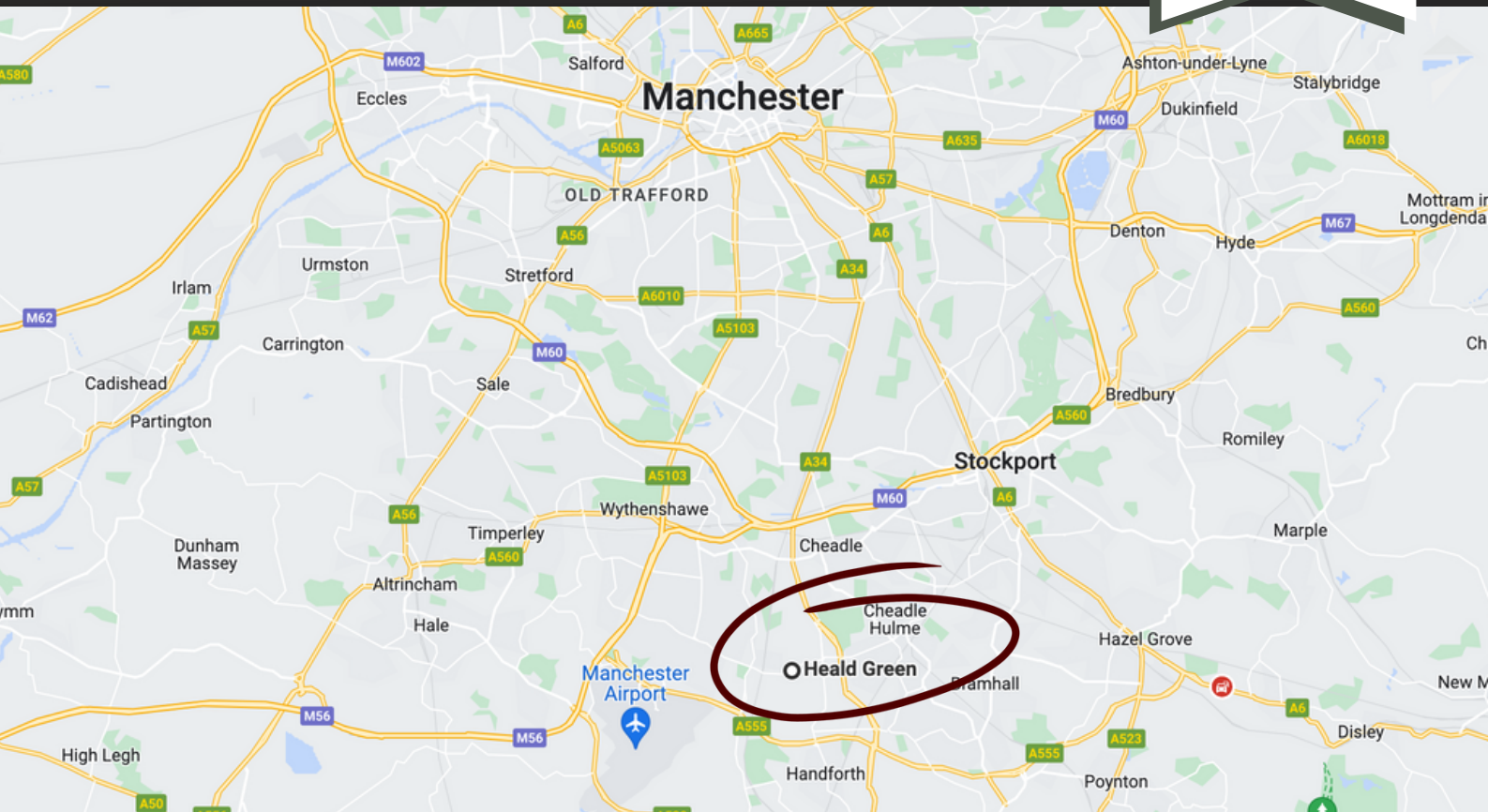


**HEALD GREEN**  
MODERN UNITS  
**FOR SALE**



# THE OPPORTUNITY

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LettingSupermarket is proud to introduce an exclusive off-market and off-plan opportunity of 8 new-build apartments by award-winning property developer, Landmark Living. Set within the leafy suburb of one of Greater Manchester's most sought-after locations, Heald Green, this exclusive opportunity is only available to LettingSupermarket clients for a limited period of time until **Friday 29th July 2022**.

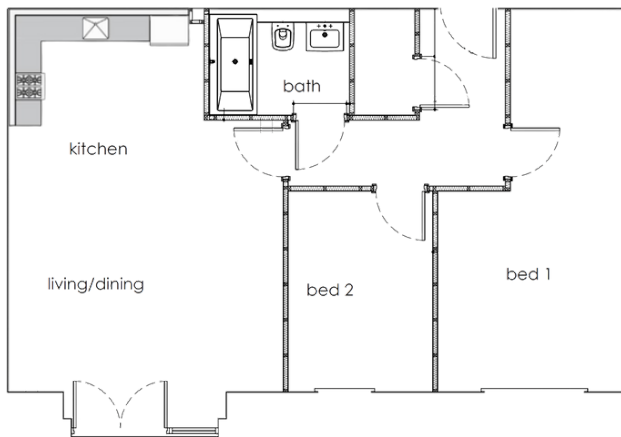
The development consists of 8 apartments that are all of the same size (780 sqft) and layout. Each unit comprises of 2 bedrooms, 1 bathroom and a bright and modern open plan living/kitchen/diner with Juliette balcony and a designated parking space.

Reservations are now open for individual units or its entirety of 8, so please contact one of our team of investment professionals and reserve today.



# HEALD GREEN MANCHESTER

Modern, contemporary units selling fast!



Guaranteed Rental for up to 5 years\*\*



Build Completion Q1 2024



Only 8 Exclusive Apartments

Apartment	Price	Sqft	Aspect	Parking	Rent /Mth	Rent /Annum	Gross Yield
1	£297,500	780	South	1	£1,250	£15,000	5.04%
2	£295,000	780	South & East	1	£1,200	£14,400	4.88%
3	£295,000	780	East & North	1	£1,200	£14,400	4.88%
4	£297,500	780	West & North	1	£1,250	£15,000	5.04%
5	£297,500	780	South	1	£1,250	£15,000	5.04%
6	£297,500	780	South & East	1	£1,200	£14,400	4.84%
7	£297,500	780	East & North	1	£1,200	£14,400	4.84%
8	£299,950	780	West & North	1	£1,300	£15,600	5.20%

\*All rental values provided are estimated at the time of development launch and are based on current market conditions

\*\*Available by a separate agreement and property must be fully furnished through one of LettingSupermarket's official furnishing partners

# POTENTIAL GROWTH



## Upward Projections

The Manchester residential market rebounded in 2021 at great speed and in 2022 demand shows no sign of slowing. As the Covid lockdown eased, the North West has come back to life as residents new and old come flooding back into the city.

Projected Growth according to JLL property prices in the Manchester area look to increase over the next five years and based upon a purchase price of £299,950 the estimated value would look to increase as follows:

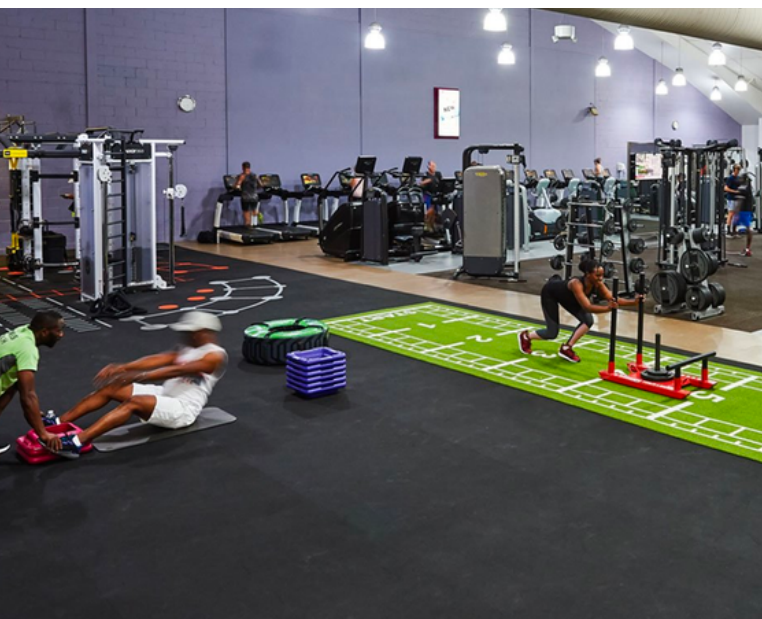
2022	2023	2024	2025	2026
4.5%	4.5%	3%	3.5%	4%
£299,950	£313,448	£327,553	£337,379	£349,487
£13,498	£14,105	£9,826	£11,808	£13,967

Projected market value to increase by 21% over a period of 5 years  
from ~~£299,950~~ **£363,454** with a projected capital growth value  
£63,504.

# AMENITIES



Heald Green is rich in top-rated local amenities, boasting a high level of entertainment and convenience value for its residents. For example, one of the largest M&S supermarkets in the country is just an 8 minute drive away.



## Amenities

Wacky Warehouse (Kid's play soft area)

East Avenue Park

Bruntwood Park & Golf Course

David Lloyd Gym & Spa Retreat

Co-op Convenience Store

Wythenshawe Hospital

Dr. Owens

**All within a few minutes walk from the property**

# EDUCATION



## Cheadle Hulme School

Private school for pupils aged 3-18  
"Pupils come from a large catchment area and range of backgrounds with a wide social and ethnic mix that reflects their local communities."

5 minute drive from the property



## Oakgrove Primary School

Rated 'Good' at last OFSTED inspection

"During the inspection, pupils appeared very happy in their lessons and were actively engaged."

10 minute walk from the property



## Cheadle High School

Rated 'Outstanding' at last OFSTED inspection

5 minute drive from the property

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# TRANSPORT

## Airports

For residents who may need to travel overseas for work or leisure, the property is situated in a highly desirable location - being just a 7-minute drive from Manchester Airport. This also makes the area appealing to Manchester Airport employees, or would make an ideal Airbnb opportunity.



## Perfectly Connected

## Buses

The bus links in this area are excellent, with the closest bus stop being a 3 minute walk away from the property. From here, residents can catch the 42 bus which takes 45 minutes to reach Piccadilly Gardens.

## Cheadle Hulme Train Station

Cheadle Hulme Train Station is a mere 4-minute drive from the property or a 20-minute walk. The station boasts over 100 spaces in the car park, with cycle storage available. From here, it takes 15 minutes to get into Manchester Piccadilly, where amenities are rich and plentiful.

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Heald Green is a comfortable residential area for residents seeking a scenic walk or a visit to historic sites. Dunham Massey is a mere 25 minute drive away, and is known for its friendly deers who roam freely. For something a little more historical, the Quarry Bank Mill is a 10 minute drive away, offering tours and experience days. Another option is Tatton Park, a historical tudor house with sprawling scenic gardens, which is a 30 minute drive away.

## Jodrell Bank

While not a National Trust site, Jodrell Bank is a still a notable day out. The Bank is a large satellite run by the University of Manchester, offering tours for visitors, and only a 25 minute drive away from Heald Green.





# TRANSPORT LINKS



## Metrolink

One of Manchester's main attractions for both locals and tourists is its advanced tram system, the Metrolink. With 99 tram stops, the tram link allowed for 11 million passenger journeys in 2021. There are four main stations within the city centre: Piccadilly, Victoria, Oxford Road, and Deansgate.



## Free Bus Service

The city also offers a free bus service, operating 7am-10pm. This is ideal for young professionals working in the city centre.

## Motorway links

Another benefit is Manchester's road and motorway system, with: M60 ring road, M56, M62, M602, M66, M67, M6. This links the city to other large cities such as Leeds, Birmingham and Liverpool.

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# EMPLOYERS

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## Influential employers

Manchester is home to a variety of influential companies such as the BBC and ITV, both of which provide a steady flow of new jobs created and are a driving factor for young professionals moving to the city. In fact, even Microsoft has offices located in the city.

**380,000+**  
**Workers**



## Manchester Airport

Manchester Airport, which is a 7 minute drive from the property, boasts 19,000 employees on-site, and hired 500 more employees from January to May. The airport is one of the most popular in the UK, having 29,397,357 passengers in 2020.

## Amazon

Amazon's Manchester depots are rapidly growing in employment, with a recent huge recruitment drive being underway and doubling employee headcount at the Manchester depot. A new fulfilment centre was opened in 2016, creating 1,000 new jobs across Greater Manchester.



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# INVESTMENT



Manchester boasts the title of third-most populous county at around 2.8million (increase of 325k since 2002). Greater Manchester has 1.76million people of a working age and around 105,000 businesses with a further 110,000 jobs forecast from 2014-2024. These factors have given Manchester the highest sales price forecast (17.1%) and rental growth (16.5%) of any UK city in the next 5 years.

## Funding

In September 2020, £1bn of investment schemes were announced for Manchester, including a £350million arena and £185million to build 3 towers with 634 new homes as part of the Northern Gateway Scheme. A 2000-room co-living scheme is also planned for First Street in order to meet high rental demand of the city.



# UNIVERSITIES



Manchester is home to 5 universities, creating tens of thousands of new graduates on an annual basis. Many of these graduates stay in Manchester to find employment, creating a high rental demand and a need for new developments.



## Russell Group

The University of Manchester is a part of the prestigious Russell Group, which represents the country's leading universities and is a signifying factor that a university is of an extremely high standard.

# PAYMENT PLAN

Pay an initial Reservation Fee of £5,000 to secure your property for 28-days whilst you instruct a solicitor appointed by LettingSupermarket and allow our team of professional Property Case Administrators to take care of the conveyancing process with ease and proficiency up to the point of Exchange of Contracts.

Upon this point a deposit of 30% of the purchase price (minus your £5,000 Reservation Fee) will then be required. Once this is completed we will then keep you updated at key milestones of the build process to

to ensure your investment is growing with care and quality.

Once the build is complete our expert team will inspect the property and provide you with a report of the completed property to ensure that it has been delivered to the specification that was promised, so that you can instruct your solicitor to finalise the transaction and transfer the remainder of the balance (70% of the purchase price) in order to make it all yours and enjoy all the benefits of owning a UK property investment.

Please see below an example that shows the figures for Apartment 8.

<b>Summary - 2 Bed Apartment with Parking</b>	GBP (includes VAT)
Purchase Price	£299,950.00
Legal Fees	£900.00
Total Amount Due	£300,850.00
<b>Reservation Stage</b>	
Property Reservation Deposit	£5,000.00
Legal Fees	£900.00
Reservation Stage Total Due	£5,900.00
<b>28-Days Exchange of Contracts</b>	
30% Deposit of the Purchase Price upon 28-Days of Reservation	£89,985.00
Less Reservation Fee	£5,000.00
Total Amount Due on Exchange of Contracts	£84,985.00
<b>Completion Stage</b>	
Balance payment - by way of mortgage or cash	£210,865.00
Stamp Duty if applicable (estimated)	£13,996.00
Total Amount Due at Completion Stage	£224,861.00
<b>Income</b>	
Estimated Gross Rental Income	Per month £1,300 / Per annum £15,600
Estimated Gross Yield based on above	5.20%
<b>Expenses</b>	
Service Charge @ £1.50/sqft (estimated)	£1,170.00
Ground Rent (estimated)	£275.00
Tenant Management Fees @ 10% +vat	£1,872.00
Total Expenses*	Per month £276.42 / Per annum £3,317
<b>Income net of expenses</b>	<b>Per month £1,023.58 / Per annum £12,283</b>
.+ Letting & Setup Fees	

\*All payment plans provided are correct at the time of development launch and are estimated costs/values that are based on current market conditions.

# MORTGAGE

## Bond Finance

We have carefully chosen to partner with Bond Finance who is an expert financially regulated mortgage broker that can provide our clients with the best suited mortgage options for their investments.

With over 20 years of experience, Bond Finance have developed relationships with a wide range of lenders and have access to exclusive mortgage products. Their team of dedicated mortgage advisers are able to offer the best options for Buy To Let mortgages for clients all over the world.



## Experience & Knowledge

With over 20 years of experience the team at Bond Finance have worked with an array of clients, of which some have said:

“You really pulled a rabbit out of the hat with what we were able to borrow. It made all the difference so instead of just buying a house we were able to buy pretty much our dream home!!”

“My expectations of service levels are high given I am in professional practice and I'd contacted numerous brokers to work with me on my mortgage application but only found one that I wanted to progress with. From the start Paula and Lisa were responsive (sometimes responding to emails in minutes) and worked hard to get up to speed with my situation. They then articulated this to the lender which proceeded very quickly through to an offer. I would happily recommend them to anyone.”

**Contact Kallem Brooks for more information and advice on**

DD 0203 146 7835  
Tel 0370 240 3007  
@ kb@bondfinanceltd.co.uk



**Check out their website [www.bondfinanceltd.co.uk](http://www.bondfinanceltd.co.uk)**



# THE DEVELOPER

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## LANDMARK LIVING

Landmark Living are developers of luxury new build and renovated homes to the highest possible standard, across Cheshire and Manchester.

Beautifully designed and crafted with exceptional materials, each of their developments provide truly inspirational homes for people to live in and enjoy the very best lifestyle. Their objective is to design homes of distinction which are the hallmark and true measure of their work, passion and professionalism.

## Landmark Living

Landmark Living was formed as a residential arm of their parent company, which began life in 1999. They began with a straightforward philosophy, the relentless pursuit of both luxury and design.

Their exceptional team of people, with their combined passion, vision and experience, deliver projects to the most exacting of standards. As an award winning home-builder, they ensure the highest levels of craftsmanship and attention to detail, which can only be achieved by working with the very best architects, suppliers, designers and sub-contractors.

Please visit their website for more information and their past, present and future projects at <https://www.landmarkliving.co.uk/>



# Get in touch

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To find out about availability for Heald Green, contact a member of our global sales team



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## Contact a member of our sales team



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