
HIGHGROUND
Property Investment
CENTRAL
EAST
WESTMINSTER
PARK

INTRODUCTION

Transforming the living experience in the North of the city, this striking collection of apartments form Liverpool's most exciting new residential development – Central East at Westminster Park.

Benefiting from an exclusive location in close proximity to the city centre, Central East boasts 114 contemporary studio, one and two bedroom apartments in various configurations over 6 floors, each completed with luxury living in mind.

INVESTMENT PRINCIPALS

- APPROVED FOR LETTING
- 999 YEAR LEASE
- KEY REGENERATION AREA
- EXPERIENCED CONSTRUCTION COMPANY

THE RIGHT WAY TO LIVE

Located in the heart of the exclusive new Westminster Park development, Central East offers an elevated sense of city living. In close distance to Liverpool city centre, external balconies bring added space to a selection of apartments and offer glimpses of a region in the midst of a renaissance.

HOSPITALITY

Fitted with a stylish entrance lobby, Central East offers a 24-hour concierge service, providing residents and guests with a familiar face on arrival, while having on-site assistance in dealing with day-to-day requirements at Central East.

TRANSPORTATION

Liverpool is one of the most connected cities in the North of England thanks to continued investment in developing the rail infrastructure. Four stations surround the city centre ensuring convenient local connectivity, with Liverpool Lime Street providing access to the wider region and key cities across the UK.

LIVERPOOL CITY CENTRE

Central East is perfectly located, facing the east of the city and is just a short distance from both Liverpool city centre and the iconic Liverpool Waters development.

WESTMINSTER PARK

Set within the stunning new Westminster Park complex, Central East benefits from all this vibrant new development has to offer, including on-site gym, commercial space, courtyard and on-site parking facilities.

THE GATEWAY
TO THE CITY

TRANSPORTATION

1	Liverpool John Lennon Airport	9 miles
2	Liverpool Lime Street Station	1.5 miles
3	Liverpool Central Station	2 miles
4	James Street Station	0.9 miles
5	Moorfields Station	0.7 miles

EDUCATION

6	University of Liverpool	1.7 miles
7	John Moores University	0.5 miles
8	Liverpool School of Tropical Medicine	1.6 miles

RETAIL & ENTERTAINMENT

9	Liverpool ONE Centre	1.1 miles
10	St Johns Shopping Centre	0.9 miles
11	Bars & Restaurant	1 mile
12	Echo Arena	1.8 miles
13	Liverpool FC Ainfield Stadium	2.5 miles
14	Everton FC Goodison Park	2.5 miles

REGENERATION SPOTS

15 *Liverpool Waters*
£5.5bn mixed use development with 1.5 million sqm of floor space

16 *Knowledge Quarter*
£2bn of investment including new life science, medical & knowledge campus

17 *Stonebridge Cross*
Manufacturing zone set to expand by 1 million sq ft of distribution warehousing

18 *Pall Mall*
£200m scheme in the centre of the commercial district, spanning 1.2 hectare

SPOTLIGHT ON:

LIVERPOOL

Liverpool's long-term vision is centred on regeneration that is set to transform the city and surrounding areas into one of the UK's most desired locations to live, work and visit. At the heart of Liverpool's transformation is the development of the iconic waterfront into a premium northern district. In addition to the £120m from the Local Finance For Growth Fund, Liverpool has a multibillion pound, 5-year plan to deliver new residential properties, sports and entertainment facilities and a cruise terminal.

£14BN
Regeneration projects set to revolutionise key zones within the city

2025
Target for the completion of many key regeneration projects in the city

2.24M
People in the Liverpool Metropolitan area, making it the fifth largest in the UK

£5.5BN
Redevelopment of Liverpool's iconic docklands

68,590
Estimated size of the private rented sector

756,600
People in employment

1.8%
Expected rise in Liverpool's GVA between 2020 – 2023

THE FINISHING STANDARD

Each apartment within Central East is completed to a premium specification, ensuring a smooth and seamless transition from development to occupancy.

INTERNAL FINISHES

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

FLOORING

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

EXTERNAL FINISHES

- Contemporary brushed aluminium frames
- Double glazed windows

LIGHTING

- Recessed spotlights to all bedrooms
- Suspended pendant bedside table light

BEDROOM

- Timber laminate desk / vanity

KITCHEN

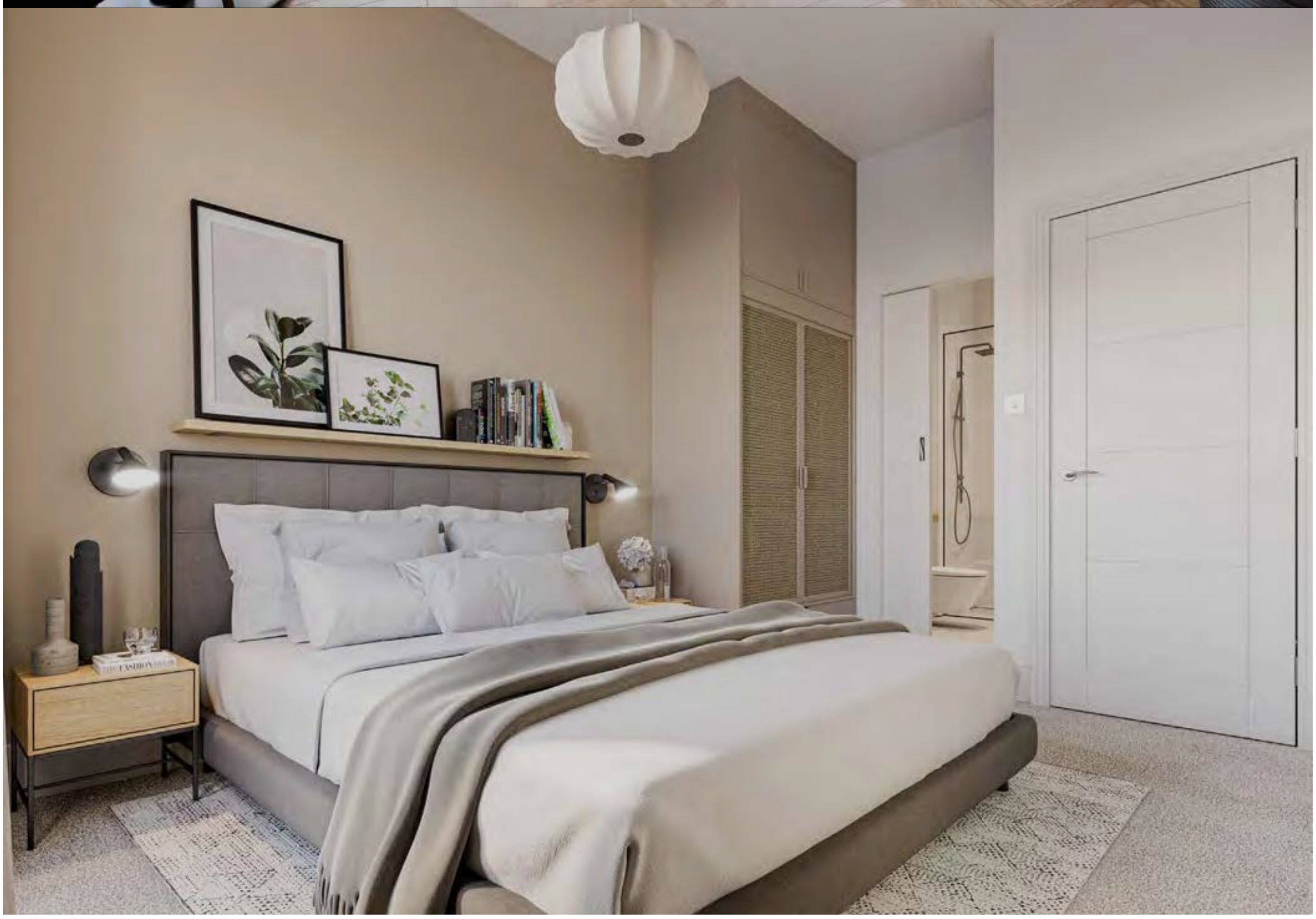
- Contemporary fitted kitchen, gloss laminate finish to all units
- Integrated under unit lighting
- Fan assisted oven
- Hob and extractor fan
- Integrated larder fridge / freezer
- Toughened glass backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer with high swivel spout

ELECTRICAL AND COMMUNICATION

- Telephone points to living area and principal bedroom
- TV points will be installed in the lounge and all bedrooms
- WiFi points and satellite pre-wiring to all TV points
- Contemporary white switchplate and sockets
- Key card for main entrance, lift and car parking
- CCTV entrance to building
- Automated door entry manned concierge desk
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system as required

BESPOKE FURNITURE COLLECTIONS ARE AVAILABLE ON REQUEST, COMPRISING OF EVERYTHING NEEDED TO MAKE THE PROPERTY READY FOR YOUR TENANTS TO MOVE INTO.

*Specification and inclusions may differ depending on unit, finish and essential changes during development.

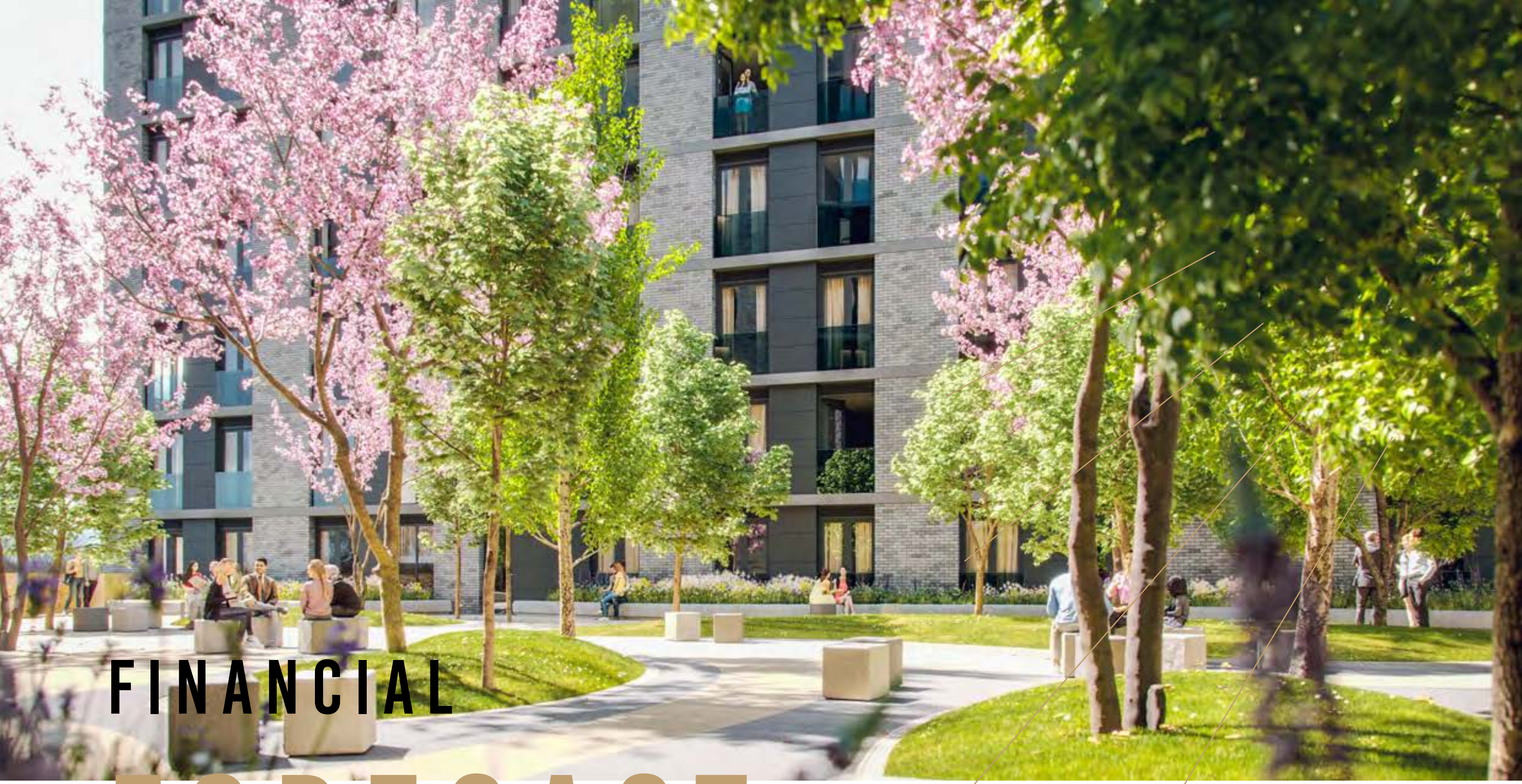


FLOORPLANS

STUDIO APARTMENT

ONE BEDROOM APARTMENT

TWO BEDROOM APARTMENT



FINANCIAL FORECAST

RENTAL PROPERTY CASH FLOW ANALYSIS

MONTHLY OPERATING INCOME

AVG. Purchase Price	£119,636.00	£156,666.00	£225,694.00
AVG. Size Sq Ft	329.00	396.00	652.00
	Studio Apartment (Avg. Per Night - £80)	1 Bedroom (Avg. Per Night - £100)	2 Bedroom (Avg. Per Night - £160)
Gross Annual Rental Income @ Average 75% occupancy	£21,900.00	£27,375.00	£43,800.00
Average Monthly Rent	£1,825.00	£2,281.25	£3,650.00
Gross Monthly Operating Income	£1,825.00	£2.281.25	£3,650.00

MONTHLY ESTIMATED OPERATING EXPENSES

	Studio Apartment	1 Bedroom	2 Bedroom
Property Management Fee @ 20%	£365.00	£456.25	£730.00
Broadband	£40.00	£40.00	£40.00
Utility Bills	£100.00	£130.00	£160.00
Council Tax - Band A 20/21	£244.00	£244.00	£281.50
Ground Rent - Peppercorn	£0.83	£0.83	£0.83
Service Charge @ £2.50 per SqFt	£68.54	£82.50	£135.83
Monthly Operating Expenses	£818.38	£953.58	£1,348.17

NET OPERATING INCOME (NOI)

	Studio Apartment	1 Bedroom	2 Bedroom
Total Annual Operating Income	£21,900.00	£27,375.00	£43,800.00
Total Annual Operating Expense	£9,820.50	£11,443.00	£16,178.00
Annual Net Operating Income	£12,079.50	£15,932.00	£27,622.00
Net Yield	10.10%	10.17%	12.24%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.

MAXIMISE RENTAL INCOME

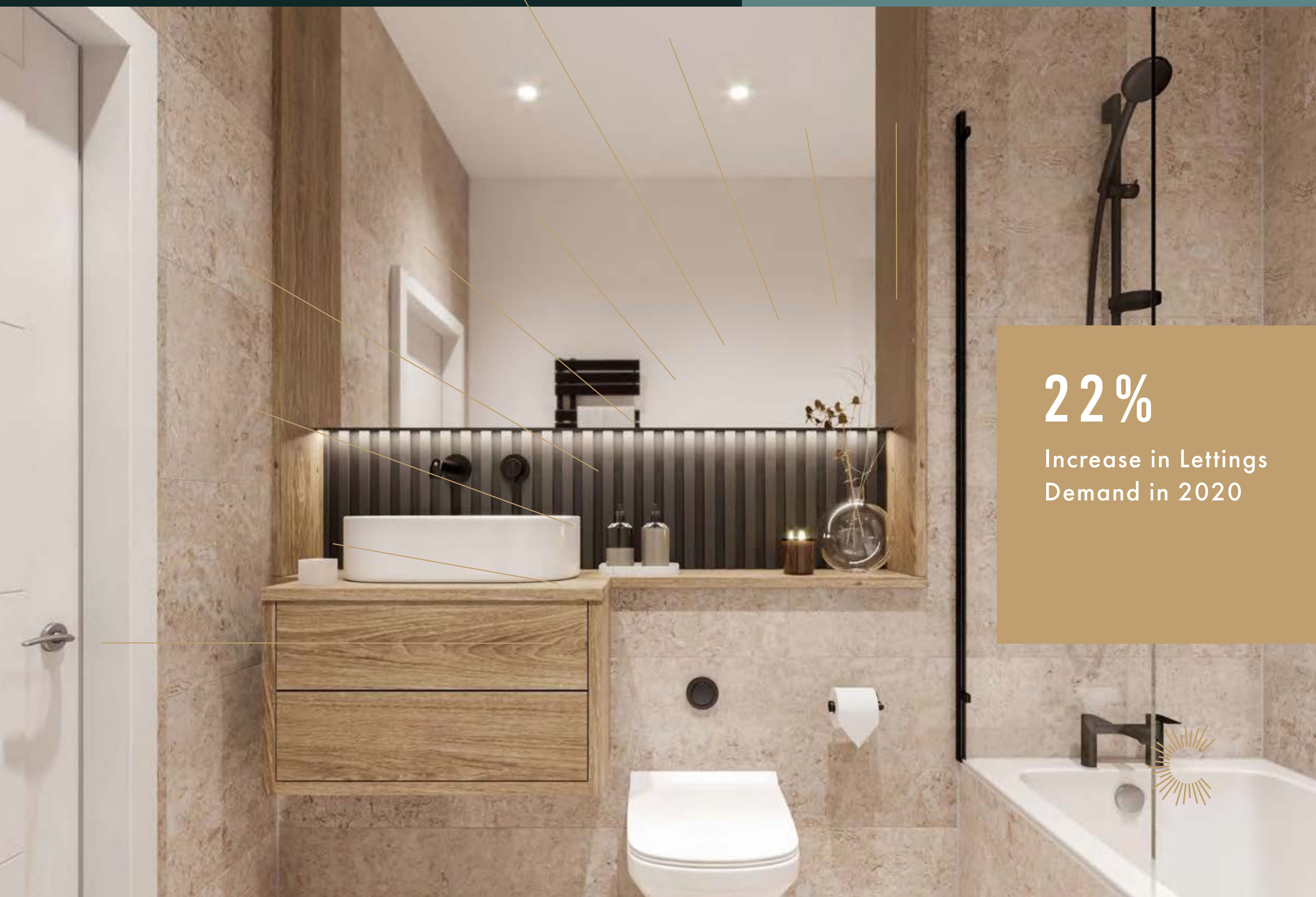
The UK rental sector is thriving, particularly in cities across the North of England such as Manchester and Liverpool as many professionals look for viable living options outside of London.

As a result, lettings are the preferred choice for many property investors looking to generate sustainable income while maintaining a hands-off approach.

In addition, experts forecast that UK tourism is expected to grow faster than pre-pandemic levels over the next 5 years, creating increased demand for short-term rentals in key cities.

INTRODUCING BOLT LETTINGS

Recognised as one of the leading property management companies in the North, BOLT Lettings and Property Management handle the entire rental management process, from driving occupancy through letting sites to communicating with tenants. The end-to-end property management service does all the heavy lifting so investors can save themselves the time and hassle of becoming a full-time property manager.



22%

Increase in Lettings Demand in 2020

EXPERIENCED AND REPUTABLE

DEVELOPER.

Sourced Development Group have a vast array of in-house expertise completing over £500m worth of property developments with a proven track record for performing.

Sourced Development Group are a privately-owned business, combining property expertise with an unrivalled track record.

Sourced development group have grown to become one of the most forward thinking, progressive and reputable property investment, funding, and development companies in the UK. Specialising in commercial and residential development sectors, Sourced Development Group own and manage developments from start to end ensuring high standards and world class quality at every stage.

We pride ourselves on a combined 250+ years development and investment experience.

Sourced Development Group are focused on delivering exciting properties which provide capital growth opportunities to clients who include private individuals, corporate and institutional property investors.

SOURCED
DEVELOPMENT GROUP

Sourced Development Group have a vast array of in-house expertise completing over

£500M

worth of property developments with a proven track record for performing.


Derby Court, Liverpool


Carnaby Place, Manchester

250+ YEARS

development and investment experience.


Regent Plaza, Manchester

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The Property Ombudsman

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Information Commissioner's Office