
HIGHGROUND
Property Investment
CENTRAL
WEST
WESTMINSTER
PARK

INTRODUCTION

As the newest addition to the Liverpool market, Central West is a collection of 132 spacious, modern apartments offering the perfect blend of comfort, style and convenience.

With breath-taking views of the city, exceptional amenities and an unbeatable location, Central West is a smart choice for property investors looking to diversify their portfolios and secure their financial future.

CENTRAL WEST : FOR INVESTORS

HIGH DEMAND LOCATION

Located in the heart of Liverpool in one of the most sought-after areas ensuring high demand from the rental market and strong potential for appreciation.

MODERN DESIGN & FEATURES

Designed with high-end finishes, form and function in equal measure and plenty of natural light, the apartments have been conceptualised to appeal to tenants.

EXPERIENCED DEVELOPERS

Sourced Development Group have completed over £500m worth of property developments with a proven track record for performing in the region.

STRONG MARKET GROWTH

Liverpool consistently out performs other cities to produce the highest rental yields and the largest house price growth, positioning it as the ideal location to invest.

THE RIGHT WAY TO LIVE

Located in the heart of the exclusive new Westminster Park development, Central West 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 West 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 West.

TRANSFORMATION

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.

LIVERPOOLL CITY CENTRE

Central West is perfectly located, facing the west 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 West 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 Anfield Stadium 2.5 miles
14. Everton FC Goodison Park 2.5 miles

REGENRATION 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

£5.5BN
Redevelopment of Liverpool's iconic docklands

68,590
Estimated size of the private rented sector

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

756,600
People in employment

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

THE FINISHING STANDARD

Each apartment within Central West 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 laminated 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

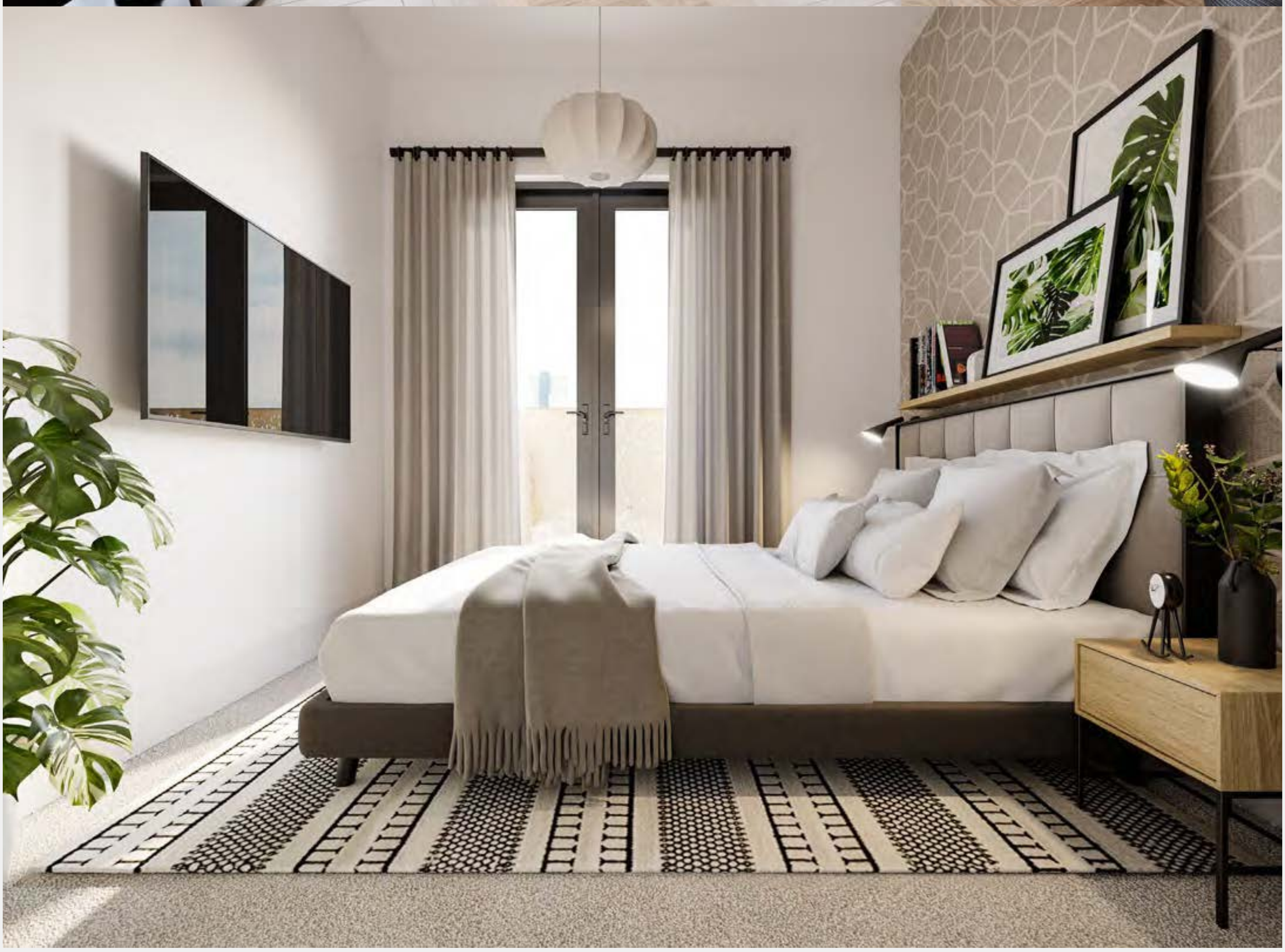
- Contemporary fitted kitchen, gloss laminate finish to all units
- Integrated under unit lighting
- Fan assisted oven
- Hob and extractor fan
- Integrated larder fridge / freezer
- Toughened glass backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer with high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

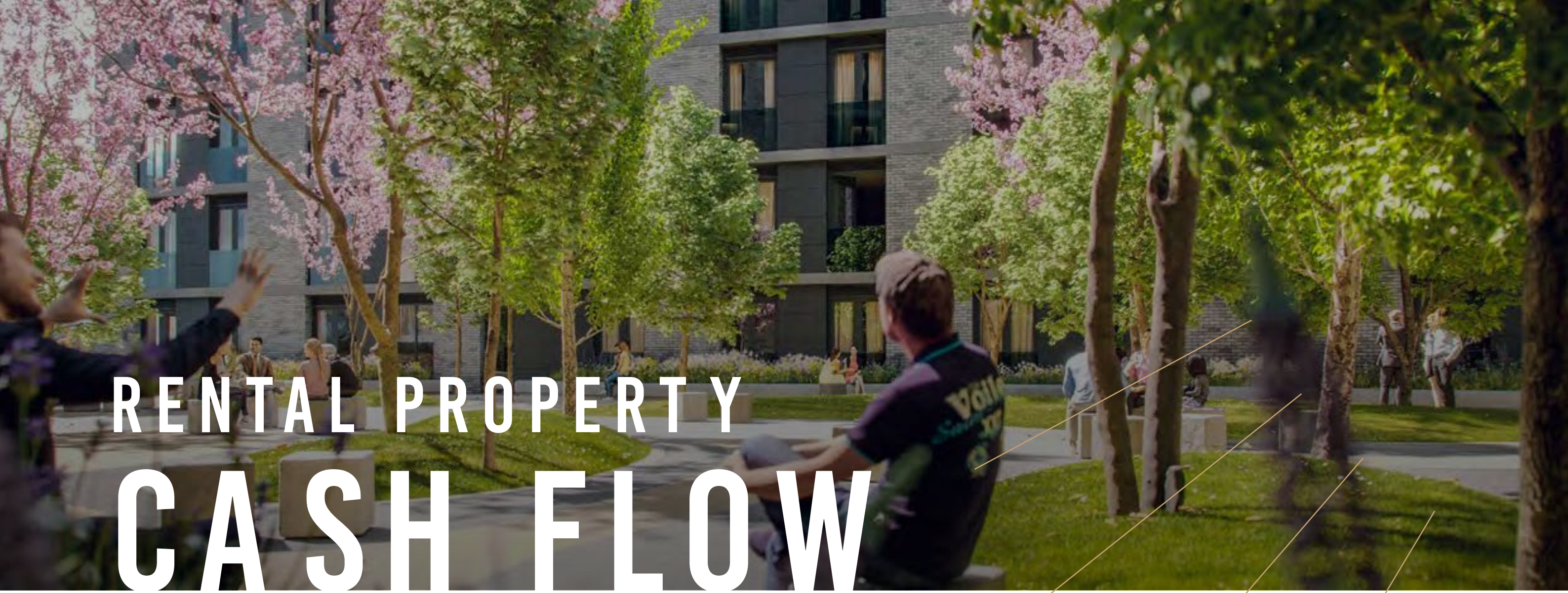


FLOORPLANS

STUDIO APARTMENT

ONE BEDROOM APARTMENT

TWO BEDROOM APARTMENT



RENTAL PROPERTY CASH FLOW ANALYSIS

	1 Bedroom (Avg. Per Night - £115)	2 Bedroom (Avg. Per Night - £150)
AVG. Purchase Price	£181,890.00	£255,150.00
AVG. Size Sq Ft	387.00	630.00

MONTHLY OPERATING INCOME

Gross Annual Rental Income @ Average 75% occupancy	£31,481.25	£41,062.50
Average Monthly Rent	£2,623.44	£3,421.88
Gross Monthly Operating Income	£2,623.44	£3,421.88

MONTHLY ESTIMATED OPERATING EXPENSES

Property Management Fee @ 18%	£472.22	£615.94
Broadband	£40.00	£40.00
Utility Bills	£130.00	£160.00
Council Tax - Band A 20/21	£244.00	£281.50
Ground Rent - Peppercorn	£0.83	£0.83
Service Charge @ £3.50 per SqFt	£80.63	£131.25
Monthly Operating Expenses	£967.68	£1,229.52

NET OPERATING INCOME (NOI)

Total Annual Operating Income	£31,481.25	£41,062.50
Total Annual Operating Expense	£11,612.13	£14,754.25
Annual Net Operating Income	**£19,869.13**	**£26,308.25**
Net Yield:	**10.92%**	**10.31%**

*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.

**Capital growth forecast is based on a conservative rate of 6% per annum.

MAXIMISE RENTAL INCOME

22%
INCREASE IN LETTINGS DEMAND IN 2020

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.

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


Derby Court, Liverpool

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£500M

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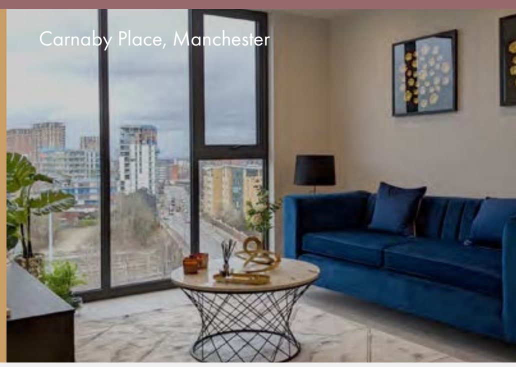
Regent Plaza, Manchester

250+ YEARS

development and investment experience.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