

## Anfield, Liverpool L4

### Development Overview

Property Type: 2 & 3 Bed Apartments and 4 Bed Townhouses

Parking: **Included**

**Carpets & Appliances: Included**

**Off Plan 12 Months**

**NO DEPOSIT: EXCHANGE DEPOSIT BOND EXCEPTED**

Discount: Massive 16 – 17%

**Stamp Duty Exempt Up to £150,000**

Instant Equity: **£18,392 - £30,430**

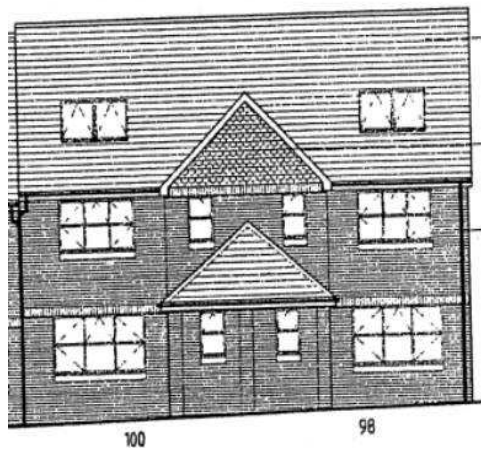
Gross Price Range: **£114,950 - £179,000**

Net Price Range: **£96,558 - £148,570**

Rental Evaluation: **£495-£695**

RICS Valuation

**Great Strategic Location near to Anfield Plaza. No Deposit & Off Plan 12 months**



3 Storey House Architect Drawings

### Introduction

1st Choice Property Investments have secured a development in a prime location for the shrewd investor. It's a mixture of 6 apartments and 8 three-storey 4 bed townhouses in Anfield. Since the news was announced that

Liverpool Football Club were moving to a new ground, the area has become a property hotspot with property prices increasing by 10% within a 4 week period. See the enclosed plans and elevations for the development.

So what is happening? Why have prices increased? Well, the plans for the area are phenomenal, with the focus on the new Anfield Plaza. The current football grounds is to be knocked down and replaced with Anfield Plaza, a mixed scheme of a hotel, retail and residential units.

Anfield Plaza is literally 200 metres from this development so it is ideally located to benefit from this. In addition, many old houses in the area are being pulled down, so the local area is set for a major transformation. The knock on effect is further employment. This should then produce a greater rental demand. With all this positive change for the area, this development will benefit from all of the work and capital growth during the build.

These units are off plan with an approximate timescale of 12 months. No 5% or 10% deposit required. Exchange deposit bonds are accepted, so that you can save your capital outlay, but spread your investments across a number of properties. 90% LTV mortgages are available so that you can make it a No Money down deal on completion. With a low capital input and strategic location, this is a great investment opportunity not to be missed.

#### **Investment procedure**

- 1) Reservation Fee Required immediately £1000. Complete the online reservation form and send first-class to 1<sup>st</sup> Choice Property Investments.
- 2) Apply for Exchange Bond
- 3) 2% + VAT fee to 1<sup>st</sup> Choice Property Investments on exchange.

Upfront capital outlay from £4376 including fees!!

**If you want to take advantage of a genuine 16-17% discount, then act NOW. Email or call 1<sup>st</sup> Choice Property Investments to reserve your plot TODAY.... Call 0117 952 5066**

#### **Research: About Local Area**

Anfield is going through a phenomenal regeneration process. How it looks today will be a far extreme from the plans for the future. Liverpool is a world city of international renown, with its instantly recognisable waterfront, unique accent and famous sons & daughters. Based in the heart of North-West England, Liverpool is also Britain's favourite day trip destination according to the national tourist board.

This City has a vibrant, welcoming city centre that has much to offer the seven million visitors it attracts each year. Liverpool's status as European Capital of Culture will aid in the ongoing regeneration process of the city's infrastructure and build on the strong foundation of its cultural heritage.

#### **Key Investment Points**

Across the national economy, the Anfield Stadium and Anfield Plaza development projects will produce 2,800 jobs, roughly one third of which will be in the stadium itself and in new businesses around the Plaza - with the remaining jobs in the surrounding area supporting these people. The construction programme itself is estimated to support a further 187 jobs.

The Plaza will be a tourism attraction having a hotel, bar/restaurant, a minimum of 1.6 hectares of high quality public open space, shops, community uses, residential and offices. The new stadium will provide a catalyst for regeneration of Anfield/Breckfield.



Liverpool FC 3d Image of new stadium

The city is undergoing a dramatic renaissance, with over £3 billion worth of major developments in the pipeline and an airport now reaching 56 destinations. As well as being European Capital of Culture 2008 and a UNESCO World Heritage site, it's host to two Open Golf Championships in the next three years.

Growth in Merseyside's economic wealth continues to outstrip the performance of the Northwest region and the rest of the UK. Liverpool City Region's wealth grew by 5.9% in 2003 - the latest year for which detailed figures are available - compared to a Northwest figure of 5.4% and a UK figure of 5.6%. **source investmerseyside.com**

The city now provides 209,000 jobs across 12,317 workplaces. The city centre is home to 2,400 business and 75,000 jobs. It is estimated that over the next five years the city will benefit from investments of more than £2 billion. The creative and sporting sector should expect a growth of 14,000 jobs. A projected £220 million will be spent on tourism, creating another 3,000 jobs throughout the North West. In total, 1.7 million visitors will generate £50 million a year.

Over £3 billion of construction projects are planned throughout the City Region over the next five years - in retail, office, leisure, schools and hospitals.

Source <http://www.investmerseyside.com>

Liverpool City Centre is changing fast. High quality retail, leisure, office, residential and public realm schemes now under construction are dramatically transforming the city centre, and changing the skyline forever.

With £2 billion of investment committed, the regeneration of Liverpool city centre is well underway and the effects of economic revival are now everywhere to see.

## Specification

- Electric Heating
- Double glazed windows
- Stainless Steel Oven, Hob & Cooker Hood Fridge Freezer & Washer Dryer
- White Bathroom Suite with white tiling
- Carpets Included
- Shower Mixer over Bath
- TV and telephone points
- Audio Entry System
- Parking included
- 10-Year Building Warranty
- Lease 125 years
- Service Charges £tbc
- Ground rent £tbc

## Development: Walton Breck Road, L4

Date: May 2007

Researcher: Liz Heller

Rental Overview: This is an independent survey of the local letting agents and their rental appraisal for the Walton Breck Road Development.

Letting Agent	Comparables	Realistic Rental	Furnished or Unfurnished	Views of market in this area
<b>Guardian Property</b> 0151 702 9090 Pauk	£475 2 bed apartment on Breckside Court	£475 2 bed £650-£700 4 bed house	either	Big regeneration area will be good when all building work completed. Difficult to obtain higher rents until regenerated but will let at realistic figures.
<b>Whitegates</b> 0151 270 3020 Bernie	£495 2 bed on Breckside Park	£495-£525 2 bed £700-£725 4 bed	Unfurnished or Furnished	Good area for professionals and students will rent well at the right price. Lots of building work and regeneration in that area.

Conclusion: For this development, the 2 bed apartments should let at £475 - £525 depending on furnished or unfurnished. 4 Bed houses should let at £650 - £700. All details have been collated directly from the local agents.