

CURRENT PROPERTY PORTFOLIO

Q3 2023



HOLBORN
The Michele Carby Practice

MIDLANDS

TEXTILE BUILDING

Newark on Trent, Nottinghamshire





OVERVIEW			
The Textile Building in Newark is a collection of 39 properties - studios, one and two-bedroom apartments, to two-bedroom penthouses - expertly crafted from a landmark Victorian building and enjoying vaulted ceilings of up to 3.6 meters in height, together with a private courtyard garden, co-working space, and communal library. The Textile Building offers investors an unmissable opportunity in one of Nottinghamshire's regeneration hotspots.			
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STARTING PRICES	1 Bed apartments From £132,500		
	2 Bed apartments From £215,500		
PROPERTY DETAILS			
Completion Date:	Q4 2023- Q1 2024		
Tenure:	999 Year Leasehold		
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YIELD	Up to 6.7% gross		
PAYMENT TERMS	£2,000	10% on exchange	90% upon completion

BIRMINGHAM

TYNDALL COURT

JEWELLERY QUARTER, BIRMINGHAM





OVERVIEW		
Built to reflect the surrounding architecture of the Jewellery Quarter with traditional red brickwork with hints of copper and zinc, Tyndall Court is located less than a 10 minute walk from Birmingham's central business district. Set within an area of heavily constricted supply demand for apartments in the Jewellery Quarter is set to soar with rents and capital values expected to increase significantly over the coming years..		
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STARTING PRICES	1 Bed apartments From £220,000	
	2 Bed apartments From £295,000	
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PROPERTY DETAILS		
Completion Date:	Q4 2024	
Tenure:	999 Year Leasehold	
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YIELD	Up to 5.7% gross	
PAYMENT TERMS	20% on exchange	80% upon completion

SCHOLARS QUARTER

THE JEWELLERY QUARTER, BIRMINGHAM



OVERVIEW		
Located in the world famous Jewellery Quarter, Birmingham's most desirable central residential location. A short walk away from Birmingham's central business district and notably the incredibly significant £700m Paradise Birmingham commercial development home to major international employers such as PWC, HSBC and Deutsche Bank		
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STARTING PRICES	1 Bed apartments From £199,500	
	1 Bed apartments From £281,000	
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PROPERTY DETAILS		
Completion Date:	Q4 2023	
Tenure:	999 Year Leasehold	
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YIELD	Up to 5.7% gross	
PAYMENT TERMS	20% on exchange	80% upon completion



THE COPPERWORKS & NEW SCHOOL HOUSE

THE JEWELLERY QUARTER, BIRMINGHAM



COMPLETED

OVERVIEW	
Fully completed and ready for occupancy The Copperworks and New School House occupies a prominent location in the south west of the city's Jewellery Quarter providing a new and thriving residential neighbourhood for Birmingham, Only minute's walk from the city centre and built within the strict conservational guidelines designed to preserve the heritage of the Jewellery Quarter, the development cleverly fuses its past industrial usage with a modern aesthetic to offer an array of homes full of character and charm.	
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STARTING PRICES	1 Bed apartments From £225,000
	2 Bed apartments From £345,000
	3 Bed apartments From £460,000
PROPERTY DETAILS	
Completion Date:	Completed and ready for occupancy
Tenure:	999 year leasehold
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YIELD	Up to 6% gross

LONDON

THE GOLDFINCH APARTMENTS

HENDON WATERSIDE, LONDON



NEW LAUNCH

OVERVIEW	
Located in a major area of regeneration, Hendon Waterside is a new residential and award-winning community for North London; 2,000 homes across 30 acres. Regeneration zones like this one are noted for their huge impact on residential prices. According to recent research by CBRE, they attract an average price growth of 3.6% per year more than other properties. Hendon Waterside is a key part of the regeneration of West Hendon alongside neighbouring Brent Cross and Hampstead. Already 1,000 homes have been built. First wave investors in 2012 have seen their apartments increase in value by 132% over 10 years.	
STARTING PRICES	1 Bed apartments From £392,000
	2 Bed apartments From £539,000
	3 Bed apartments From £732,000
PROPERTY DETAILS	
Completion Date:	Q2 2024
Tenure:	999 years leasehold (from 2012)
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YIELD	Up to 6% gross
PAYMENT TERMS	10% deposit required

SOUTH

GOLDSTONE APARTMENTS

HOVE, BRIGHTON



OVERVIEW	
An unrivalled opportunity in one of the UK's most vibrant and welcoming cities: The Goldstone Apartments is part of the exciting regeneration of a dynamic new residential neighbourhood in Hove. Minutes from Hove station, Hove Park and the beach, with Brighton on the doorstep and London just over an hour away, it offers enviable access to an amazing array of amenities for those who choose to make their home here.	
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STARTING PRICES	1 Bed apartments From £362,450
	2 Bed apartments From £479,950
	3 Bed apartments From £692,450
PROPERTY DETAILS	
Completion Date:	Q3 2024
Tenure:	999 Year Leasehold
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YIELD	Up to 6.6% gross (Standard Let)
	Up to 13% gross (Short Term Let)
PAYMENT TERMS	20% on exchange 80% upon completion



THE TRIANGLE

ASHFORD, KENT




OVERVIEW	
The Triangle is a striking development overlooking Victoria Park in the boom town of Ashford, Kent. Ideally located a short walk away from Ashford International train station, Ashford offers extraordinary connectivity with central London only 36 minutes away and Paris in under 2 hours. Parking is available with most apartments and all units benefitting from some outside space.	
STARTING PRICES	Studios from 180,000
	1 beds from 210,000
	2 beds from 250,000
	3 beds from 355,000
PROPERTY DETAILS	
Completion Date:	Q3 2023
Tenure:	999 Year Leasehold
YIELD	Up to 5.8% gross
PAYMENT TERMS	20% upon exchange 80% upon completion

MANCHESTER

VICTORIA RIVERSIDE

VICTORIA NORTH



OVERVIEW	
Spread across a family of three towers and two podium buildings, Victoria Riverside marks the first phase of Victoria North, the biggest renewal project Manchester's ever seen. Jointly developed and funded by FEC and Manchester City Council, Victoria North is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 15 years, helping with the shortfall in housing in Manchester. The redevelopment project will create better-connected public spaces, new and improved transport links, and more homes, parks, and retail spaces for the city's growing population	
STARTING PRICES	1 Bed apartments From 274,250
	2 Bed apartments From £339,250
	3 Bed apartments From £444,750
PROPERTY DETAILS	
Completion Date:	Q1 2025
Tenure:	250 Year Leasehold
YIELD	Up to 5% gross
PAYMENT TERMS	10% upon exchange 10% 12 months later, 80% upon completion

HOME COUNTIES

SUDBURY FIELDS

SUDBURY, SUFFOLK



OVERVIEW	
Sudbury Fields is a rural community of 46 homes in the Suffolk village of Great Cornard, close to the picturesque market town Sudbury. Designed to be forever homes, this uniquely crafted and charming development blends the classical proportions of Georgian and local Suffolk architecture with a specification that is designed to achieve up to an EPC A rating. Residents enjoy modern and contemporary interiors with best-in-class kitchen appliances from Samsung in a home which promotes smart and sustainable living.	
STARTING PRICES	Maisonettes From £229,950
	Houses From £315,000
PROPERTY DETAILS	
Completion Date:	Q2 2024
Tenure:	Freehold
YIELD	Up to 5.1% gross
PAYMENT TERMS	15% upon exchange, 85% upon completion





HOLBORN
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