

PROPWEALTH
TAILORED PROPERTY INVESTMENTS

Lombard House

NEWARK-ON-TRENT



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NEWARK-ON-TRENT

THE DEVELOPMENT

Lombard House

A contemporary selection of
18 one bedroom modern
apartments in a popular
Nottinghamshire town





DETAILS

18
APARTMENTS

£99,995
ONE BED
STARTING PRICE

32m²-44m²
APARTMENT
SIZES

**CHOICE OF
PAYMENT PLANS**

IMAGES INDICATIVE ONLY

Newark-on-Trent, in the heart of England, is perfectly positioned at the convergence of major road and rail routes - and offers easy access to airports and east coast ports - making it an ideal location for investment.

DESIGN MATTERS

Finishing touches

Prosperity's trademark design delivers style and contemporary elegance to every development

1

BESPOKE

High quality floors and stainless steel sockets, custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort.



2

KITCHENS

Lighting, Built-in Appliances
Cooker Top, Extractor Hood
Cupboards, Laminate Worktop
Splashback, One & Half Sink
Mixer Tap



3

BATHROOMS

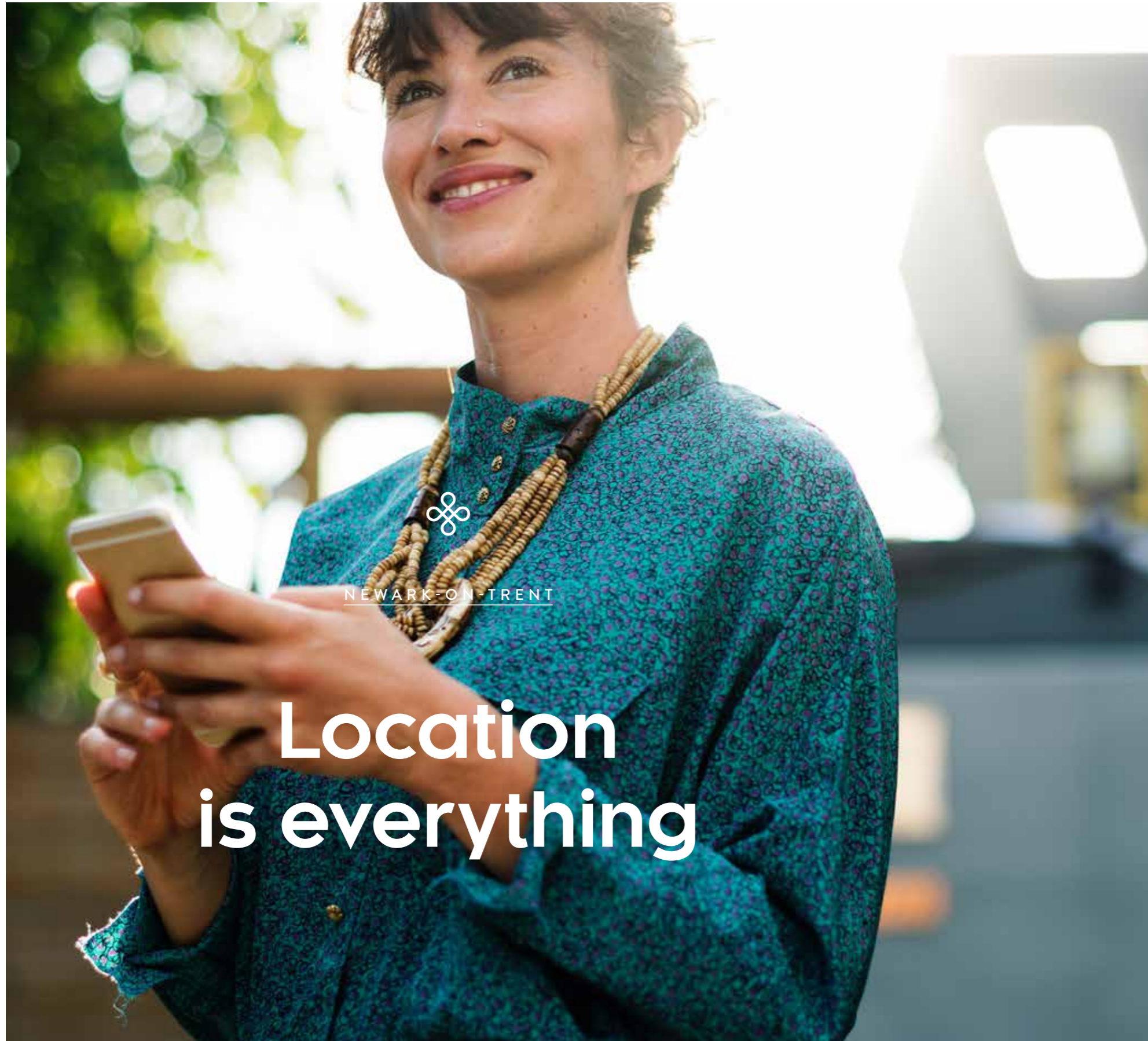
Lighting, Toilet, Vanity Unit
Basin with Mixer Tap
Shower Cubicle or Bath
Towel Rail, Electric Razor Socket





Lombard House

THE LOCATION



NEWARK-ON-TRENT

Location is everything



BUSINESS

A great place to do business

Newark-on-Trent is a thriving market town with just over 37,000 residents (Census 2011).

Newark & Sherwood district is home to more than 8,000 businesses and has been recognised as a Growth Point by the UK Government. There is strong staff availability from surrounding key towns and cities such as Nottingham, Lincoln, Leicester, Derby, Mansfield and Sheffield.

Newark is home to some impressive brands including Knowhow's National Distribution & Repair Centre, Centre Parcs Head Office, Vodafone Contact Centre and British Sugar PLC, who run a major factory on the outskirts of the town.





THE HIGHLIGHTS

Reasons to invest

EMPLOYMENT

59,900

59,900 people are currently in employment, which is 76.9% of the population. Manufacturing and tourism are the largest employment sectors.



DEVELOPMENT

80 hectares

The planning authority is committed to employment and housing growth to 2020, with 80 hectares of designated development land. The number of dwellings in the area is predicted to grow by 57,000 by 2023.

CONNECTIVITY

75 minutes

Strong road links north and south via the A1, and to the west via the A46. Quick access for freight via the A1 to east coast ports including Grimsby and Hull – within 90 minutes. Easy access to London via Virgin Trains East Coast service in just 75 minutes. Access to two local airports, East Midlands, which is the UK’s largest dedicated freight airport and Doncaster Sheffield, in just over 45 minutes.



EDUCATION

Strong links

The area has excellent education provision, including highly rated local schools and colleges as well as the nearby universities of Nottingham, Derby and Lincoln.



ON YOUR DOORSTEP

Out n about



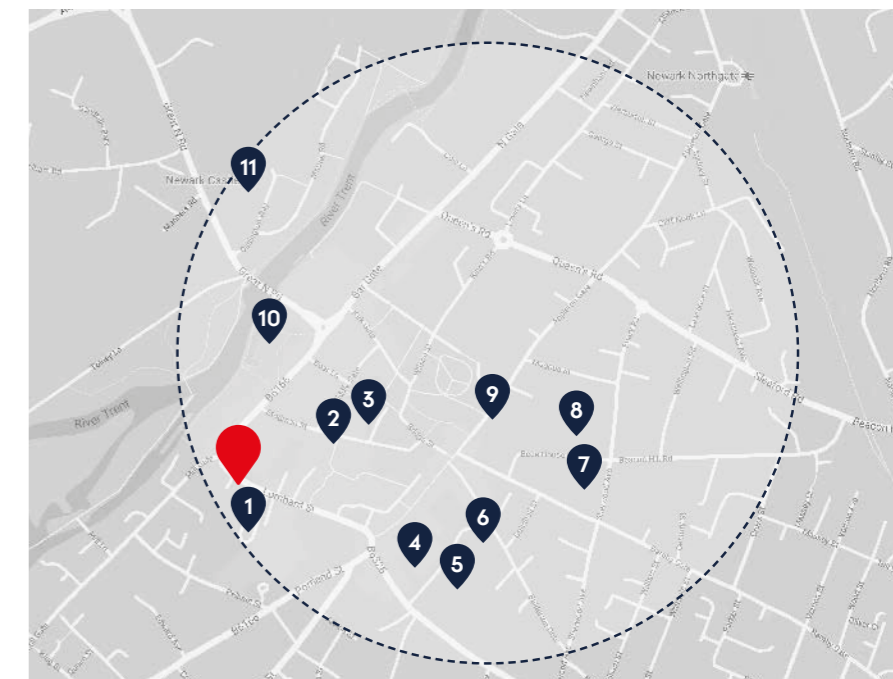
NEWARK

Live, explore, shop

Steeped in history, going back to Roman occupation, Newark is famed the world over for its connections to Robin Hood and Sherwood Forest. Whether its exploring museums or enjoying some retail therapy in a wide range of popular high street stores and independent shops, there is plenty to see and do.

AMENITIES

1. Newark Bus Station
2. Town Centre
3. Museum & Art Gallery
4. Odeon Cinema
5. Newark Library
6. Nottinghamshire County Council
7. Sherwood Avenue Park
8. Newark College
9. National Civil War Centre
10. Newark Castle
11. Newark Castle Train Station



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FLOORPLANS

GROUND FLOOR

Unit 1-6 1 Bedroom Apartments

■ Unit 01 38m²
1 Bedroom

■ Unit 03 38m²
1 Bedroom

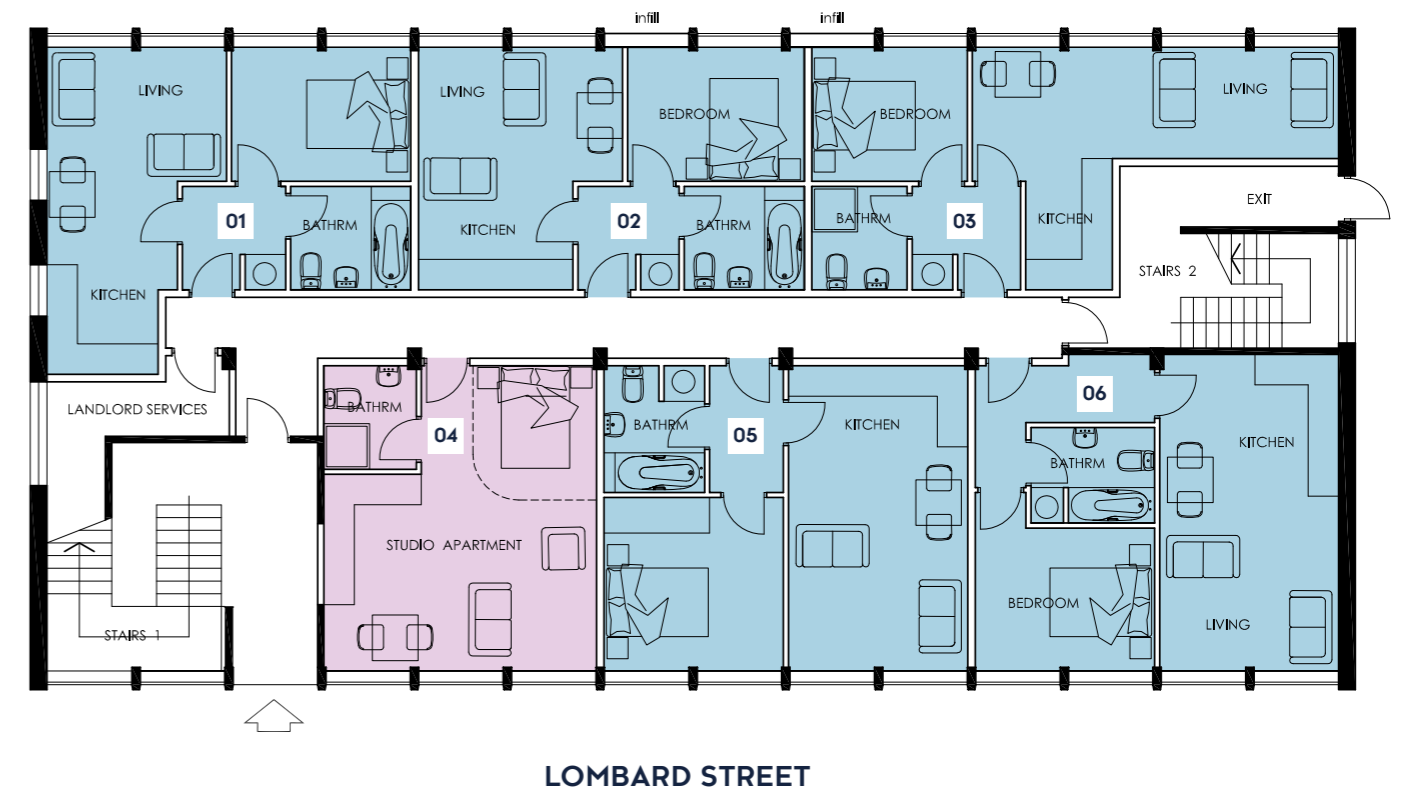
■ Unit 05 43m²
1 Bedroom

■ Unit 02 38m²
1 Bedroom

■ Unit 04 32m²
1 Bedroom

■ Unit 06 44m²
1 Bedroom

■ 1 Bedroom ■ Studio

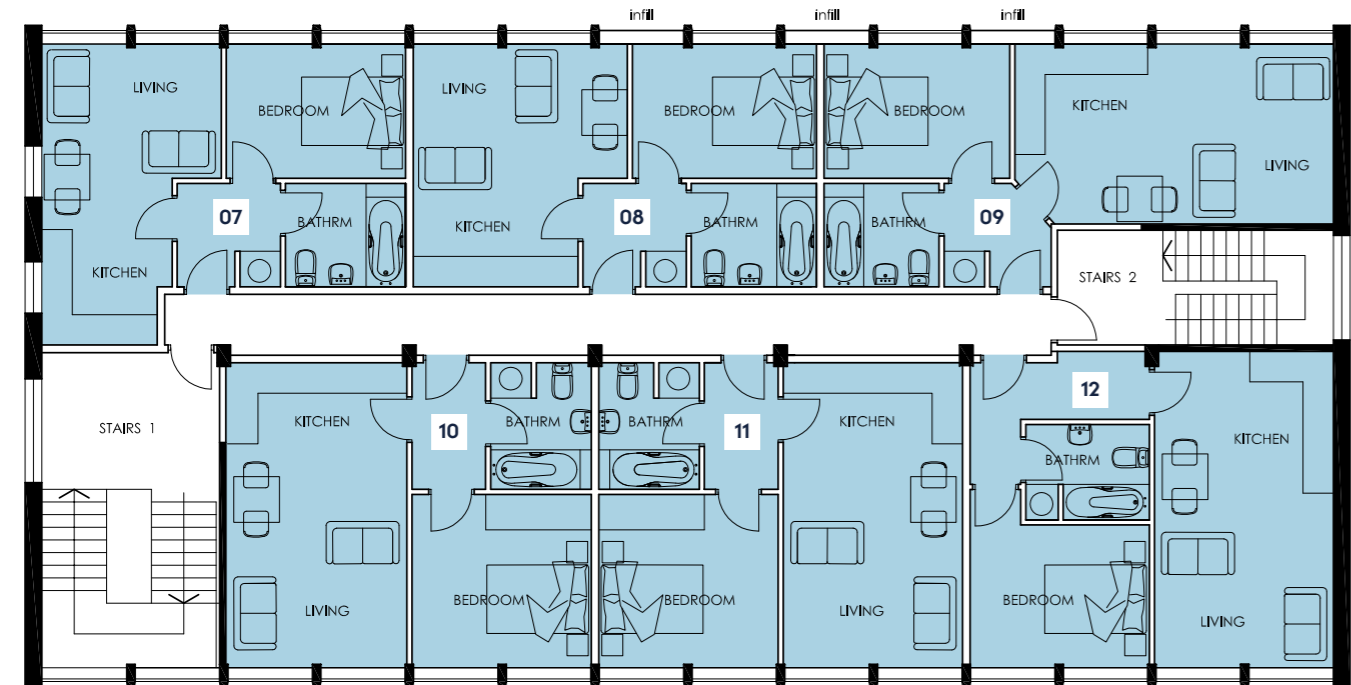


1st FLOOR

Units 7-12 1 Bedroom Apartments

- Unit 07 37m²
1 Bedroom
- Unit 08 38m²
1 Bedroom
- Unit 09 41m²
1 Bedroom
- Unit 10 43m²
1 Bedroom
- Unit 11 43m²
1 Bedroom
- Unit 12 44m²
1 Bedroom

■ 1 Bedroom



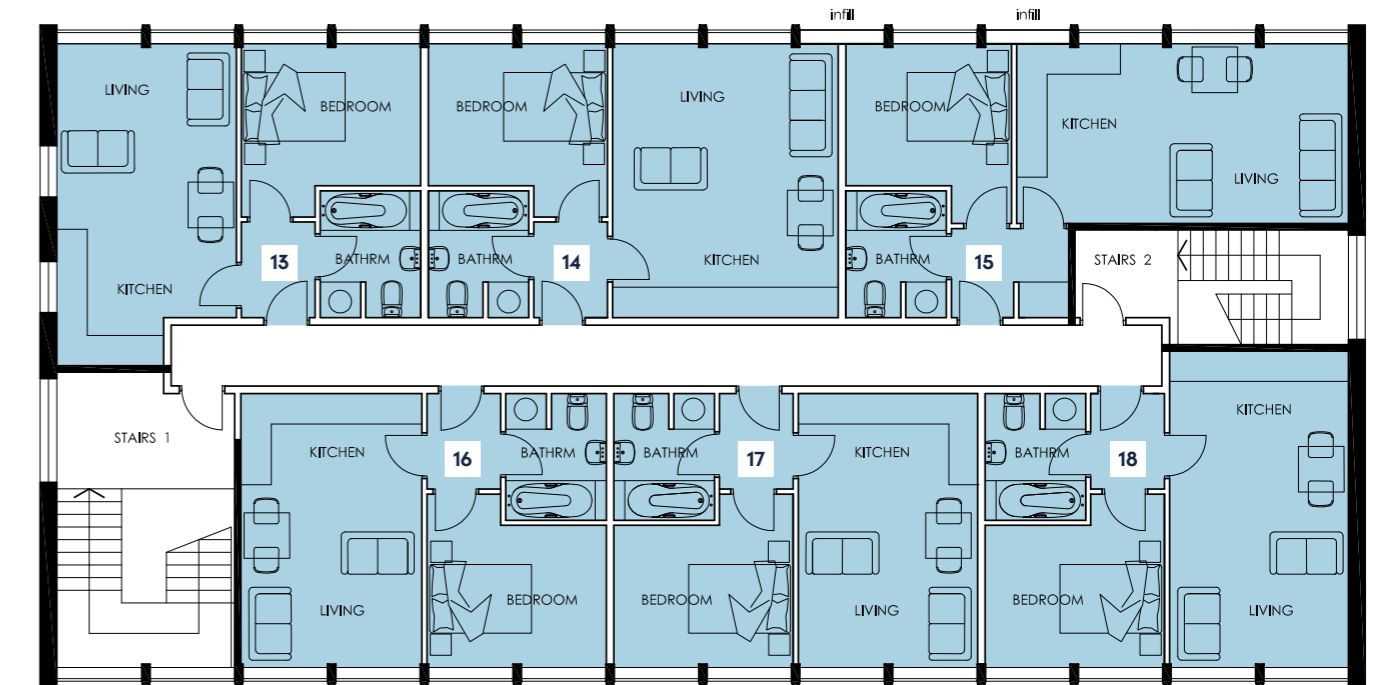
LOMBARD STREET

2nd FLOOR

Unit 13-18 1 Bedroom Apartments

- Unit 13 40m²
1 Bedroom
- Unit 14 43m²
1 Bedroom
- Unit 15 43m²
1 Bedroom
- Unit 16 39m²
1 Bedroom
- Unit 17 38m²
1 Bedroom
- Unit 18 41m²
1 Bedroom

■ 1 Bedroom



LOMBARD STREET



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THE INVESTMENT

Payment plans designed
with you in mind

Payment Plan 01

No mortgage plan

Pay a 10% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis.

Upon completion, remaining payments are covered by rental income over 5 years.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments can be made across a full 24 month term – keeping payments low. All payment plans provided are correct at the time of development launch.

Summary - 1 bed apartment	GBP
Purchase Price	£99,995.00
Legal Fees	£850.00
Total Amount Due	£100,845.00
Reservation Stage	
Prosperity Reservation Deposit 10%	£9,999.50
Legal Fees	£850.00
Reservation Stage total due	£10,849.50
Monthly Payment Stage	£59,997.00
Deposit divided by 24 month build schedule	£2,499.88
Completion Stage	
Stamp Duty if applicable (estimated)	£2,999.00
Rental Repayment Stage	£29,998.50
Year 1 rental payment	£6,600.00
Year 2 rental payment	£6,600.00
Year 3 rental payment	£6,600.00
Year 4 rental payment	£6,600.00
Year 5 rental payment	£3,598.50
Income	
Estimated Gross Rental Income	Per month £550.00 / Per annum £6,600.00
Estimate Yield based on above	6.60%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£150.00
Tenant Management Fees @ 12% + vat	£950.40
Total Expenses*	Per month £166.70 / Per annum £2,000.40
Estimated Income net of expenses	Per month £383.30 / Per annum £4,599.60

* + Letting & Setup Fees

Payment Plan 02

Monthly and mortgage plan

Pay a 10% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis.

At completion, the balance is paid by way of an arranged mortgage or cash.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Monthly and Mortgage payment plans only available on selected plots. All payment plans provided are correct at the time of development launch.

Summary - 2 bed apartment	GBP
Purchase Price	£99,995.00
Legal Fees	£850.00
Total Amount Due	£100,845.00
Reservation Stage	
Prosperity Reservation Deposit 10%	£9,999.50
Legal Fees	£850.00
Reservation stage total due	£10,849.50
Monthly Payment Stage	£24,998.75
Deposit divided by 24 month build schedule	£1,041.61
Completion Stage	
Balance payment - by way of mortgage or cash	£64,996.75
Initial mortgage arrangement fee (if applicable)	£995.00
Stamp Duty - estimated (if applicable)	£2,999.00
Income	
Estimated Gross Rental Income	Per month £550.00 / Per annum £6,600.00
Estimate Yield based on above	6.60%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£150.00
Tenant Management Fees @ 12% + vat	£950.40
Total Expenses*	Per month £166.70 / Per annum £2,000.40
Income net of expenses	Per month £383.30 / Per annum £4,599.60

* plus Letting & Setup Fees

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TO DISCUSS AN INVESTMENT
PLEASE CONTACT US

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