



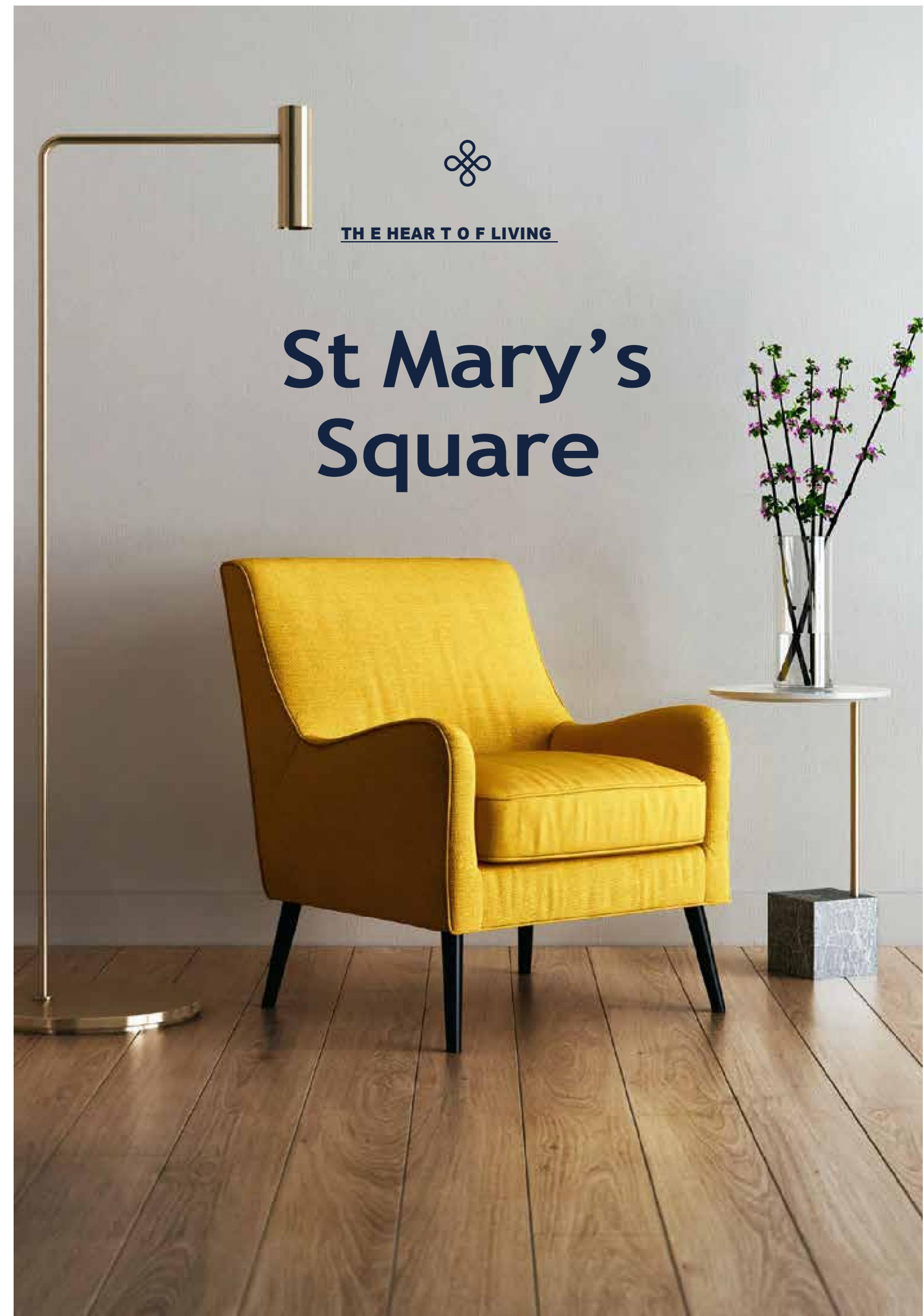
# St Mary's Square

C H E S T E R F I E L D



EST. 2007

The Prosperity Group was born out of a passion to deliver affordable, desirable homes and buy-to-let opportunities to a global audience. Energised by the sheer wealth of opportunity in the region, Prosperity Developments has already made its mark on its home city of Birmingham and surrounding provinces, with numerous developments built and completed since 2007. Prosperity remain dedicated to providing owner occupiers and buy-to-let investors an exceptional opportunity to purchase prime city centre luxury apartments directly from us, the developer, through unique purchase payment options.





WHY INVEST WITH

# Prosperity

Everything's in  
the detail

## DYNAMIC

A residential and commercial portfolio including 38 substantial new build and conversion projects with a GDV of over £300 million.

## COMPREHENSIVE

Our own fully regulated mortgage division, MAB Birmingham, provides all round borrowing solutions to our clients.

Our letting and management agency; Lamont Estates, offers Prosperity owners a full lettings and management solution

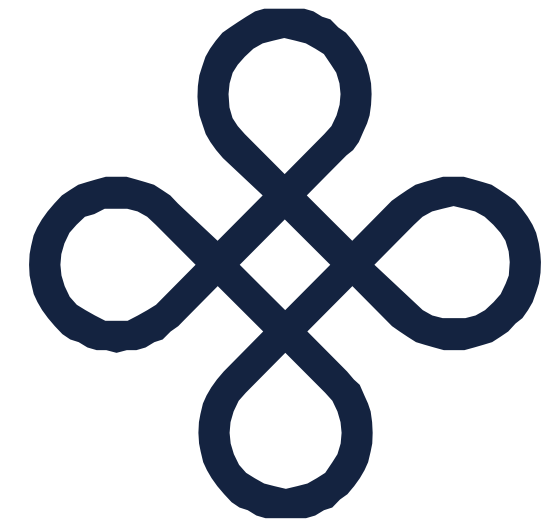
## DEDICATED

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

## ENTERPRISING

We're on track to deliver over £1 billion of residential property within the next 5 years.





# St Mary's Square

THE DEVELOPMENT







THE DEVELOPMENT

# St Mary's Square

40 one & two bedroom  
contemporary apartments  
in Chesterfield town centre







PERFECTLY PLACED

The development is situated in the heart of Chesterfield's town centre, a popular and established destination for businesses and visitors as well as a superb place to live.

DETAILS

**40**  
APARTMENTS

**£87,995**  
STUDIO  
STARTING PRICE

**£107,995**  
ONE BED  
STARTING PRICE

**£122,995**  
TWO BED  
STARTING PRICE

INDICATIVE ONLY







**DESIGN MATTERS**

# Finishing touches

S T MAR Y'S SQUARE

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



1

**BESPOKE**

Custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort

2

**KITCHENS**

Built-in Appliances,  
Ceramic Hob, Extractor Hood  
Cupboards, Worktops  
Splash-back, One & Half  
Sink Mixer Tap

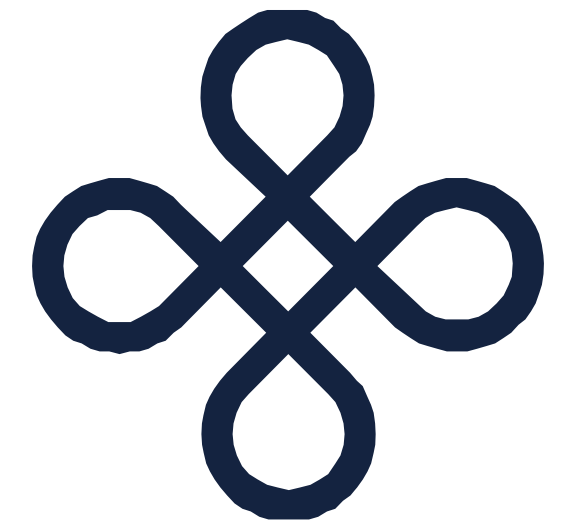


3

**BATHROOMS**

Vanity Unit, Basin with Mixer Tap,  
Shower Cubicle, Shower Rose,  
Shower Shelf, Tiling, Towel Rail,  
Toilet, Stylish Lighting



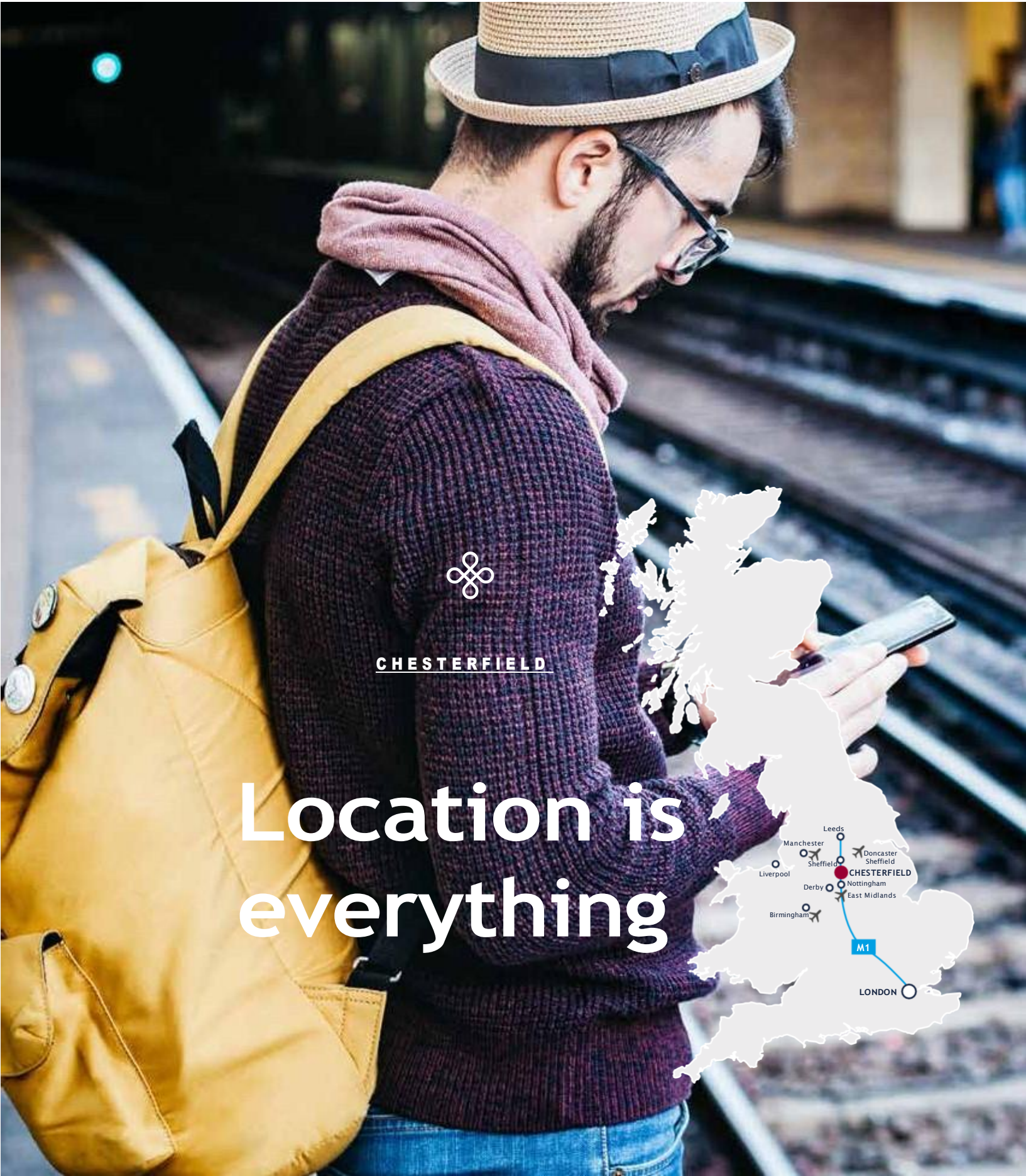


# St Mary's Square

THE LOCATION







Location is  
everything



**BUSINESS**

**Innovation**

Chesterfield is well networked to help businesses grow. 85-hectare Markham Vale Business Park offers high quality industrial and office accommodation with ready access to the M1 and a skilled workforce. Within the town there are two Innovation Centres at Tapton Park and Dunston offering the opportunity for start-up new technology businesses to establish themselves and grow.

**OUT & ABOUT**

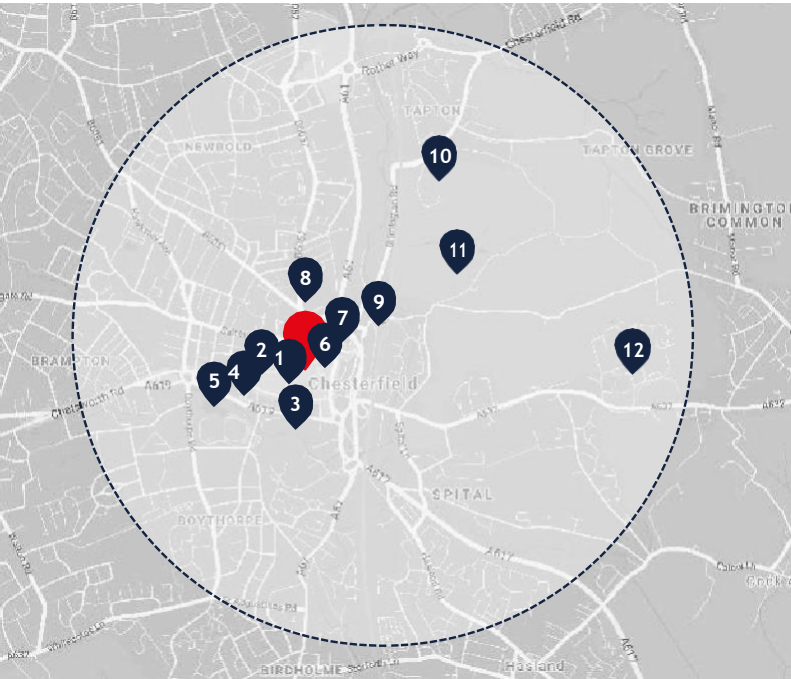
**Live, shop, explore**

As one of the largest towns in Derbyshire and the gateway to the Peak District, Chesterfield is a great place to invest, live or visit, combining both historical and contemporary experiences. From high street names to local specialists, arts and culture, hotels and an historic town centre market, Chesterfield has a vibrant heart.



**AMENITIES**

1. Vicar Lane Shopping Centre
2. Market Hall & Square
3. Ravenside Retail Park
4. Coach Station
5. Queen's Park
6. Chesterfield Parish Church
7. Pomegranate Theatre & Cinema
8. University of Derby (Chesterfield)
9. Chesterfield Train Station
10. Tapton Park Innovation Centre
11. Tapton Golf Course
12. Chesterfield Royal Hospital









**THE HIGHLIGHTS**

# Reasons to invest

**DEMOGRAPHICS**

**104,407**  
(census 2017)

The second largest town in Derbyshire where 33% are employed in professional occupations, as managers, directors, senior officials and associate professional and 14% in skilled trade occupations.


**REGIONAL EMPLOYERS**

**Rolls-Royce**

**BOMBARDIER**

 **TOYOTA**


 **TARMAC**  
A CRH COMPANY



**REGENERATION**

**£320 million**


Chesterfield Waterside is an innovative and sustainable £320 million scheme and is currently the 47th largest regeneration project in the UK. The site straddling the River Rother and Chesterfield Canal and alongside the A61 will provide a thriving and successful new part of the town centre, providing approximately 300 jobs, 1,500 new homes, office buildings, shops, cafés and bars.



**CONNECTIVITY**

**90 minutes**

Centrally located in the UK Chesterfield is superbly connected. Well served by the M1 and the Midland Mainline, the town is within a 90 minute drive of four major airports and London is under two hours by rail. The announcement of an HS2 Station for Chesterfield will further improve rail connectivity and capacity in the future.



**TALENT POOL**

**7 million**

The town and local area has a great pool of talent for all types of business from world leading specialist manufacturers and multi national communications companies to retailers and distributors and with over 7 million people within a one hour radius it's a really cost effective location for business.





# St Mary's Square

FLOORPLANS

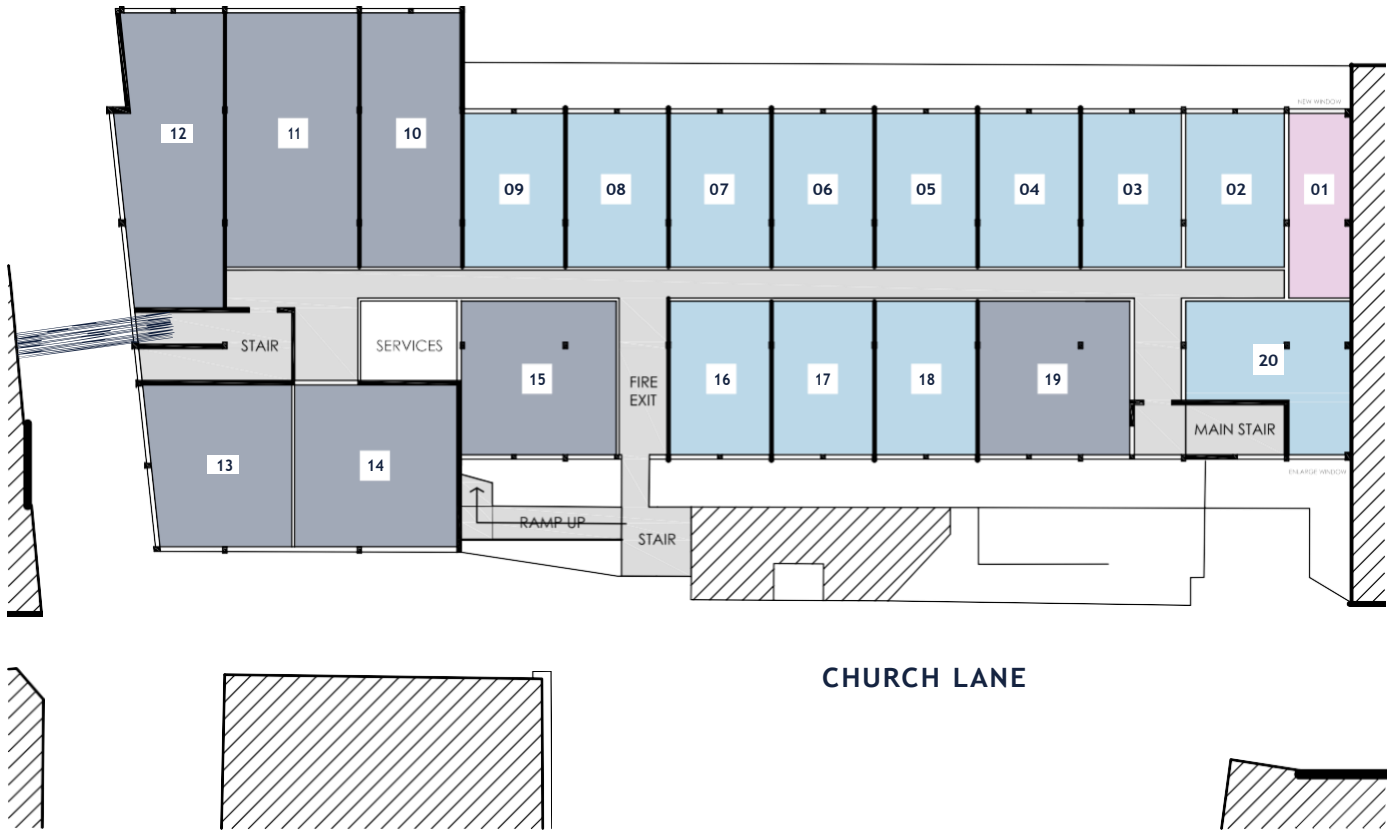
1st Floor

Plot 01-20  
1 & 2 Bedroom Apartments

■ Plot 01 30m <sup>2</sup> Studio	■ Plot 07 42m <sup>2</sup> 1 Bedroom	■ Plot 13 63m <sup>2</sup> 2 Bedroom	■ Plot 19 65m <sup>2</sup> 2 Bedroom
■ Plot 02 42m <sup>2</sup> 1 Bedroom	■ Plot 08 42m <sup>2</sup> 1 Bedroom	■ Plot 14 73m <sup>2</sup> 2 Bedroom	■ Plot 20 53m <sup>2</sup> 1 Bedroom
■ Plot 03 42m <sup>2</sup> 1 Bedroom	■ Plot 09 42m <sup>2</sup> 1 Bedroom	■ Plot 15 65m <sup>2</sup> 2 Bedroom	
■ Plot 04 42m <sup>2</sup> 1 Bedroom	■ Plot 10 70m <sup>2</sup> 2 Bedroom	■ Plot 16 42m <sup>2</sup> 1 Bedroom	
■ Plot 05 42m <sup>2</sup> 1 Bedroom	■ Plot 11 90m <sup>2</sup> 2 Bedroom	■ Plot 17 42m <sup>2</sup> 1 Bedroom	
■ Plot 06 42m <sup>2</sup> 1 Bedroom	■ Plot 12 80m <sup>2</sup> 2 Bedroom	■ Plot 18 42m <sup>2</sup> 1 Bedroom	

■ Studio   ■ 1 Bedroom   ■ 2 Bedroom

BURLINGTON STREET



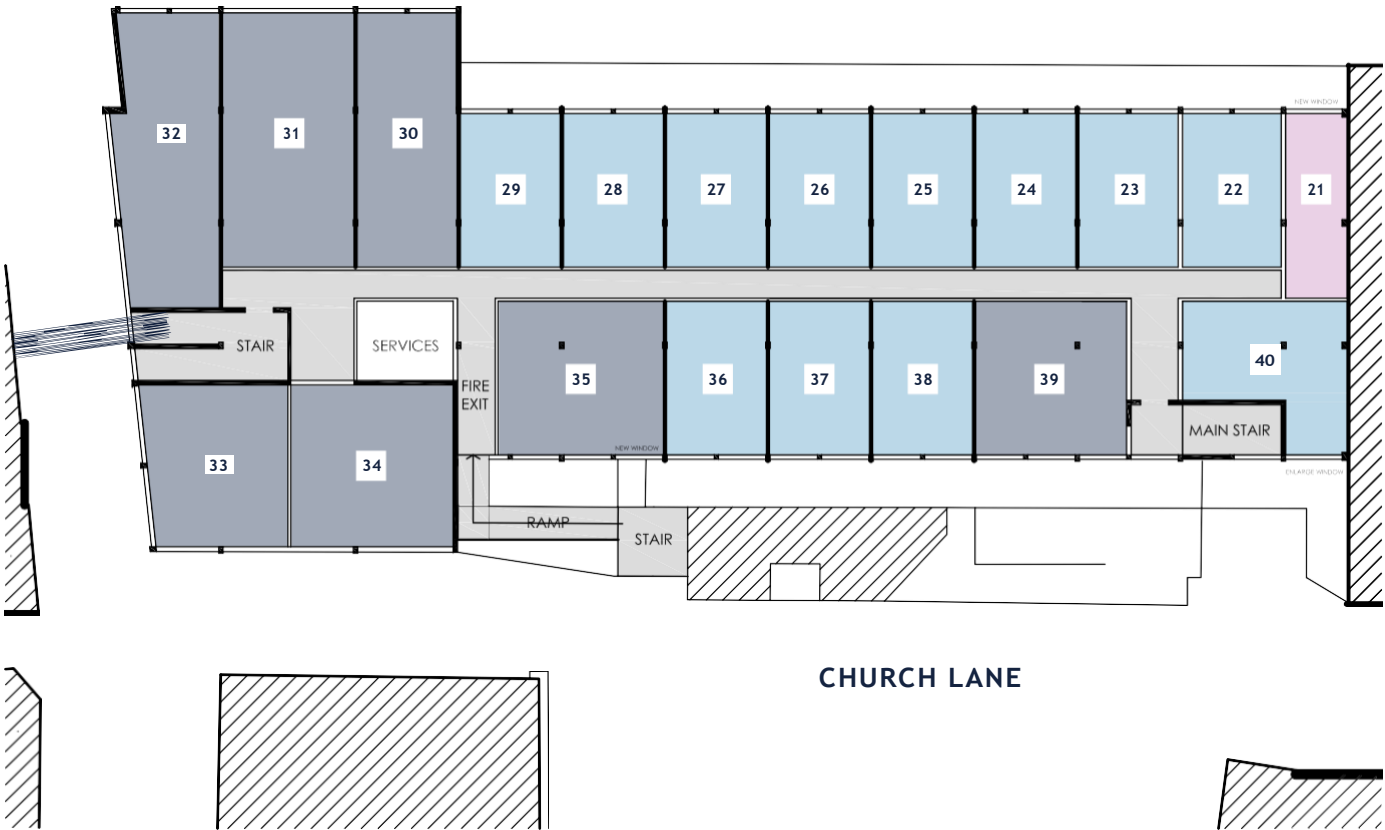
2nd Floor

Plot 21-40  
1 & 2 Bedroom Apartments

■ Plot 21 30m <sup>2</sup> Studio	■ Plot 27 42m <sup>2</sup> 1 Bedroom	■ Plot 33 63m <sup>2</sup> 2 Bedroom	■ Plot 39 65m <sup>2</sup> 2 Bedroom
■ Plot 22 42m <sup>2</sup> 1 Bedroom	■ Plot 28 42m <sup>2</sup> 1 Bedroom	■ Plot 34 73m <sup>2</sup> 2 Bedroom	■ Plot 40 53m <sup>2</sup> 1 Bedroom
■ Plot 23 42m <sup>2</sup> 1 Bedroom	■ Plot 29 42m <sup>2</sup> 1 Bedroom	■ Plot 35 65m <sup>2</sup> 2 Bedroom	
■ Plot 24 42m <sup>2</sup> 1 Bedroom	■ Plot 30 70m <sup>2</sup> 2 Bedroom	■ Plot 36 42m <sup>2</sup> 1 Bedroom	
■ Plot 25 42m <sup>2</sup> 1 Bedroom	■ Plot 31 90m <sup>2</sup> 2 Bedroom	■ Plot 37 42m <sup>2</sup> 1 Bedroom	
■ Plot 26 42m <sup>2</sup> 1 Bedroom	■ Plot 32 80m <sup>2</sup> 2 Bedroom	■ Plot 38 42m <sup>2</sup> 1 Bedroom	

■ Studio   ■ 1 Bedroom   ■ 2 Bedroom

BURLINGTON STREET







# St Mary's Square

THE INVESTMENT

Payment plans designed  
with you inmind

## Payment Plan 01

# No mortgage plan



Pay a 5% 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. All payment plans provided are correct at the time of development launch.

<b>Summary - 1 bed apartment</b>	GBP
Purchase Price	£107,995.00
Legal Fees	£850.00
Total Amount Due	£108,845.00
<b>Reservation Stage</b>	
Prosperity Reservation Deposit 5%	£5,399.75
Legal Fees	£850.00
Reservation stage total due	£6,249.75
<b>Monthly Payment Stage</b>	£70,196.75
Deposit divided by 22 month build schedule	£3,190.76
<b>Completion Stage</b>	
Stamp Duty - estimated (if applicable)	£3,239.00
<b>Rental Repayment Stage</b>	£32,398.50
Year 2 rental payment	£7,200.00
Year 3 rental payment	£7,200.00
Year 4 rental payment	£7,200.00
Year 5 rental payment	£3,598.50
<b>Income</b>	
Estimated Gross Rental Income	Per month £600.00 / Per annum £7,200.00
Estimate Yield based on above	6.67%
<b>Expenses</b>	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,036.80
Total Expenses*	Per month £182.23 / Per annum £2,186.80
<b>Income net of expenses</b>	Per month £417.77 / Per annum £5,013.20
* plus Letting & Setup Fees	

## Payment Plan 02



# Monthly and mortgage plan

Pay a 5% 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.

<b>Summary - 2 bed apartment</b>	GBP
Purchase Price	£122,995.00
Legal Fees	£850.00
Total Amount Due	£123,845.00
<b>Reservation Stage</b>	
Prosperity Reservation Deposit 5%	£6,149.75
Legal Fees	£850.00
Reservation stage total due	£6,999.75
<b>Monthly Payment Stage</b>	£30,748.75
Deposit divided by 22 month build schedule	£1,397.67
<b>Completion Stage</b>	
Balance payment - by way of mortgage or cash	£86,096.50
Initial mortgage arrangement fee (if applicable)	£995.00
Stamp Duty - estimated (if applicable)	£3,689.00
Amount due at Completion Stage	£90,780.50
<b>Income</b>	
Estimated Gross Rental Income	Per month £650.00 / Per annum £7,800.00
Estimate Yield based on above	6.34%
<b>Expenses</b>	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,123.20
Total Expenses*	Per month £189.43 / Per annum £2,273.20
<b>Income net of expenses</b>	Per month £460.57 / Per annum £5,526.80
* plus Letting & Setup Fees	



