

An architectural rendering of a modern multi-story brick building with large windows. The building is set against a dramatic sky with clouds and a bright sun on the right side, creating a lens flare effect. In the foreground, there are trees with green and red foliage, and a few people are walking on a sidewalk. A large, semi-transparent yellow circle is overlaid on the building, containing the text.

CROSBY GARDENS

LIVERPOOL

THE NEW COLLECTION
STUDIO, ONE, TWO & THREE
BEDROOM APARTMENTS

In 2016, Crosby was named as one of the top 5 places to live in the North West by 'The Sunday Times'

Within a short train ride of Liverpool city centre, Crosby Gardens is designed for those looking to combine city life with the calm serenity of the coast.

This 6-floor luxury residence is minutes from Crosby Beach, home to Sir Antony Gormley's world-famous art installation, 'Another Place'.

Featuring a roof-garden with spectacular views of Merseyside, Crosby Gardens will provide residents with absolute comfort amid stylish surroundings. All within walking distance of shops, restaurants and major transport links.

WHY INVEST IN LIVERPOOL?

Liverpool is a city on the up. With an ambitious range of urban regeneration initiatives providing a catalyst for change, it has a key role to play in the Northern Powerhouse project.

Developments such as Liverpool Waters and the Liverpool2 port expansion are creating a magnet for national and overseas investment. The city's renowned academic network, anchored by the £1 billion Knowledge Quarter Liverpool, ensures it continues to attract the brightest talent.

Much loved as the birthplace of The Beatles, Liverpool is a beacon of art and culture. Great theatres, museums, an iconic waterfront, and its famous cathedrals attract thousands of visitors each year. In 2014 'Rough Guides' voted Liverpool as the world's third best city to visit.

Liverpool is among the UK's leading retail destinations and is home to the nation's largest open-air shopping centre, Liverpool ONE.

Combine this with the indie culture coursing through Bold Street and the Baltic Triangle and you can see why the city has become so popular with young professionals.



WHY CROSBY?

Named as one of the top 5 best places to live in the North West by 'The Sunday Times' in 2016, Crosby attracts a host of celebrities and sports personalities with its variety of shops and excellent culinary scene.

The town is also home to several prestigious schools, including Merchant Taylors' Private School and St Mary's College.

Those looking to access top quality health and fitness facilities won't be disappointed; Crosby Leisure Centre has a 25-metre swimming pool, fully-equipped gym, squash courts, a sauna and steam room. Hearts Health Club is also nearby for ladies seeking a little more exclusivity.

Crosby Gardens is perfect for watersports enthusiasts, who can try their hand at kayaking, sailing, windsurfing, and much more at the local marina.

Crosby Gardens is minutes away from Sir Antony Gormley's world-famous art installation 'Another Place'. Vanishing and appearing with the ebb and flow of the tide, the sculpture features 100 lifesize statues, which are spread out for 3km along the Crosby coast.



CROSBY GARDENS FOR GOLF

Less than 1km from Crosby Gardens is West Lancashire Golf Club. Endorsed by the pros, this links course offers a real challenge to players of all levels. It's great for fans too – as an R&A-approved course, the club hosts regular events, so residents get a steady stream of high quality golf minutes from their apartment.

A short distance up the coast from Crosby are the jewels in the North West's golfing crown, Royal Birkdale and Royal Lytham & St. Annes. These elite courses regularly host the British Open Championship, where the world's leading players compete for golf's biggest prize.



LIVERPOOL2 SUPERPORT

Liverpool2 is a £400 million deep-water shipping terminal that is transforming the Port of Liverpool into a global transport and logistics hub. Phase 1 of the expansion opened in November 2016, while Phase 2 is now underway. When Phase 2 is complete, the port will have the capacity to simultaneously unload two 380-metre vessels, making it one of Europe's most advanced container terminals.

The project is having a major impact on the North West's economy by providing exporters in the region with direct access to international markets. Liverpool2 is the vision of Peel Ports, whose huge investment underlines the city's importance as a base for global commerce.

Crosby is the ideal destination for professionals looking to become part of the many exciting developments transforming the region.





LOCATION GUIDE

Waterloo Primary School	45 m	Plaza Cinema	150 m	Waterloo Train Station	480 m
Crosby Library	115 m	Tesco Express	200 m	Crosby Lakeside Adventure Centre	1 km
		Merchant Taylors' Private School	480 m	Crosby Beach	1.6 km

CROSBY GARDENS - OVERVIEW

- 84 studio, one, two & three bedroom apartments
- Prices from £79,995 to £219,995
- Sizes range from 27.3 sqm to 89 sqm
- 7% Annual NET Rental Return for 2 years

FEATURES

- Roof garden with stunning views
- 24 hour concierge & video entry
- Optional on-site secure parking
- 20 minutes to Liverpool city centre
- 5 minutes to Crosby Coastal Park
- Walking distance to train station & restaurants



7% NET Return











TYPICAL 2 BED LAYOUT

KEY INVESTMENT FACTS

Assured Rental Period is 2 Years, less £350 ground rent per year

1 Bed Apartment Example

Property Price £129,995

Assured Rentals £9,099 (annual)

Assured Rentals £758 (monthly)

Leasehold Term 250 Years

Planning Approved May 2017

Construction Begins Q4 2017

Completion Date Q4 2018/Q1 2019



DEVELOPER - CAPITAL DEVELOPMENTS

Capital Developments is part of a wider group of companies based in Liverpool that have a vast experience in all aspects of property investment, finance, development and management.

The group was formed by Gary Quillan, who was a financial advisor who initially founded Accelerated Bridging Finance Ltd in 2005, which quickly grew into a company with a £5 million loan book, predominantly providing finance for the development of commercial & residential property throughout the UK.

Shortly after founding this company and seeing the opportunities that the UK property market could provide, Gary established Capital Developments for the purpose of redeveloping brownfield sites into large property developments. Capital Developments specialises in both residential and student markets throughout the UK's "Northern Powerhouse" region.



CURRENT PROJECTS - UNDER CONSTRUCTION



One Islington Plaza - Student



City Residence - Residential



L1 Studios - Student

RENTAL MANAGEMENT - BERKELEY SHAW

Berkeley Shaw is one of the few remaining independent property agents in the North Merseyside area. Having practised in Crosby for over 30 years, the firm have acquired unrivalled local knowledge. Berkeley Shaw are also the only local provider of both lettings and block management.

The firm's highly experienced lettings department will ensure the day to day management of your property is in the very best hands.

Berkeley Shaw are the managing agent for 15 blocks of apartments in the North West.

They provide Corporate Governance, Maintenance Plans, Service Charge Accounting, and Contractor Payment Services, all whilst holding client money in the Client Money Protection (CMP) Scheme.

BerkeleyShaw



ARCHITECTS - FALCONER CHESTER HALL

Falconer Chester Hall have been operating nationwide since 1997, and have established a reputation for delivering innovative buildings in often challenging economic conditions. Although Falconer Chester Hall are proud of the many awards they have received, the firm believes their success is best measured by the long-standing and productive relationships they have with a wide range of clients.

Falconer Chester Hall work across a range of sectors with integrity and intelligence. Over recent years, their work in the residential and hotel sectors has been especially rewarding, with a number of projects receiving widespread acclaim.

Falconer Chester Hall are delighted to be collaborating with New Regen on Crosby Gardens and look forward to working on many more projects in the years ahead.

CURRENT PROJECTS - UNDER CONSTRUCTION



The Lexington - Liverpool



Calder House - Liverpool



Chancery House - Liverpool



Infinity - Liverpool

FALCONER
CHESTER
HALL

CONSTRUCTION - LAMORADA

Lamorada Construction has built a reputation for providing preconstruction expertise and working collaboratively with customers to ensure that projects are always delivered on time and within budget.

The firm's extensive portfolio includes a number of high-profile projects, including the £1.8 million refurbishment of the University of Liverpool's Brett Building.

This extensive work involved upgrading the external façade condition and performance improvements, replacement roof finishes, full replacement of existing services installations, together with a new glazed entrance extension structure and associated external works.

Other clients include Liverpool John Moores University and the NHS.



EXCLUSIVE AGENT - RW INVEST

Whatever your goal, we make it easy for you to find the right opportunities

When we founded RW Invest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted opportunities that offer excellent growth prospects.

Our focus has always been on transparency, reliability and quality, bringing investors together with the best developers and management companies in the UK.

We are the only dedicated UK property investment company working with developers from the planning stage through to completion.

We've taken this unprecedented step because we want more control over the opportunities we market – right from the beginning.

Having that control means we are able to offer you better returns, growth prospects and a better service.

We only work with the best developers and management companies

We carry out the strictest due diligence in the industry when selecting partners to work with.

All the developers and management companies are subject to background checks, questionnaires, comparable pricing and planning, feasibility studies and property title searches with the local authority.



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RESERVATION PROCESS

Once you have selected your unit(s) with the help of an RW Invest Relationship Manager, please complete the reservation agreement and return it with a copy of your passport.

At this point, you will also need to pay a reservation deposit of £2,500 by transfer, debit or credit card. Once your Relationship Manager has received your paperwork and deposit, our client care team will then assist you through exchange and completion.

You will need to instruct a solicitor. Your solicitor will advise you of the paperwork required from you – please return this promptly so the process can move as quickly as possible.

To reserve your unit(s) there are two available payment structures:

Option A

£2,500 reservation deposit

35% upon exchange of contracts

15% in February

50% on completion (minus reservation deposit)

Option B*

£2,500 reservation deposit

75% upon exchange of contracts

25% upon completion (minus reservation deposit)

PAYMENT STRUCTURE

1

Pay £2,500 Reservation Deposit

DAY 1

2

Complete Reservation Form

DAY 1

3

Instruct Solicitor

WITHIN
24 HOURS

4

Exchange as per option A or B

WITHIN
21 DAYS

5

Complete as per option A or B

Q4 2018/
Q1 2019

* offers 5% interest on deposited funds during construction.



LIVERPOOL



LONDON



MANCHESTER

DISCLAIMER

These particulars are provided as a general guide only, subject to contract and availability.

They are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently, this literature should be treated as a general guidance and cannot be relied upon as accurately describing any of the specified matters described in any order made under the Property Misdescription Act 1991.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each time. The information provided is intended for illustration purposes only and could change, for example, in response to market demand or ground conditions. Journey times to and from the property are for guidance only, and prospective purchasers or lessees should make appropriate enquiries.

Financial illustrations are based on our own assumptions and are not intended to be representations of future performance. Prospective purchasers must rely on their own due diligence.