

Marlborough House Great Marlborough Street Manchester M1



Marlborough House's 20-storey tower will have an distinctive impact on the Manchester skyline in this desirable location to live and work. Located in Great Marlborough Street where access to the Arts, entertainment, sports, commerce and education, adjacent to Manchester Oxford Road railway station and in a prime location close to the Palace Theatre in the heart of the city centre also providing excellent commuter links to the Mancunian Way, M602 and the Princess Parkway which are just minutes away.

Summary

- Wonderful value for a city centre location
- Lower capital investment required on completion eg 1/2 Bed from £5,238 /£5,988 subject to 90% mortgage availability.
- Higher returns: Projected initial geared ROI over 4 years averages 380%+
- Heavily discounted prices - Net prices from: 1 Bed £98,900 – 2 Bed £133,300
- Properties furnished and tenanted on completion
- Rent 2 Buy scheme –no void periods for Landlords offers big savings over 4 year period
- RICS Valuation - Rental estimation: 1 Bed £575, 2 Bed £675
- 18 month build programme offers excellent capital growth potential.
- Floor to ceiling glazing providing awesome views of the city.
- Completion Summer 2008

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1. Development Summary

Development Name	Marlborough House
Developer	Dandara
Area	Great Marlborough Street, Manchester M1
Number of units in total	87
Number of units sold	Not yet released
Number of units to be held for open market release	20 Approximately
Parking	None
Parking in Area	NCP car parks in vicinity
Tenure	Leasehold - 150 years
Ground Rent £	£250 pa
Service Charge £	TBC
Name of Solicitors	EAD Solicitors, Prospect House, Columbus Quay, Liverpool, L3 4DB
Details of Indemnity Underwriters eg NHBC	Zurich
Stage of planning	Full Planning
Build Programme	Construction due to start Feb 2007

Aspect	Refer to plans below
Floor Plans available	See below
Interior Specification available	See below

Deal Structure

Reservation Fee £1000 per unit

Reservation fee forms part of the deposit

28 day exchange deadline

10% payable on exchange of contracts

Completion due approximately 18 months from start of build

Contracts fully assignable once all units have been sold

Attachments

Colour visuals of building

Schedule of floor areas and price lists

Floor Plans

Interior specifications

2. Development location, aspect and area

Marlborough House provides a city centre location close to Oxford Road railway station and Gmex. Superbly situated, Marlborough House has a total of 87 apartments planned of which Baron has secured 20 for it's investors.



Facts about Manchester

Manchester has a central UK location, bringing it within one hour's flight of London and two hours of most European capitals. A £400 million investment into Manchester Airport has resulted in passenger numbers increasing to over 40.7 million per year.

The M60 Orbital motorway has made the area more accessible than ever, whilst the comprehensive rail network boasts 142 route miles and 98 Stations.

Statistics

With the largest economy outside London, Greater Manchester, the knowledge capital of the UK, has a population of 2.6 million and a workforce of 1.2 million. 25% of the UK's motorways run through the city and over 11 million people live within 50 miles of the city centre.

The city centre population currently stands at 20,000 from 1000 in 1990 and promises great growth potential with large, blue chip organisations from Finance Houses, Law firms and the BBC relocating their activities to the city. Unemployment is far lower than UK averages at 2.9% and with well-paid jobs, Manchester attracts a young, upbeat population; around 65% of who are under 45 years of age.

The city boasts one of the world's premier airports, a well-integrated public transport system and a wealth of cultural, shopping, sports and heritage potential to explore.

Growth factors

Manchester boasts the largest UK economy outside London.

The rental market is sustained by high numbers of well-paid city workers and domestic and international students living in the city and achieves yields of 5.6% on new property.

Property prices have shown strong growth as the city's economy continues to expand.

Demand for property continues to rise with the population, growing from 1000 in 1990 to 20000 in 2005.

Over £1billion of public and private investment in office, retail and leisure facilities are encouraging tens of thousands of affluent young professionals into the city centre and its surrounds.

Why Manchester?

With affordable cost of living, high quality of life, excellent educational prospects and a thriving economy, Manchester is attracting huge inward investment, pinpointing it as a world-class destination.

A pioneer in everything from technology, engineering and computing to research and robotics, Manchester is progressive, vibrant and full of diversity. It is the third most visited city in the UK and attracts approximately 78,000 domestic and international students - more than any other European city.

Manchester has one of the most cosmopolitan populations in the UK. Bars and restaurants have boomed in recent years; there are 450 licensed bars in the city centre alone, catering for the rapidly expanding population.

3. Standard apartment specification

Kitchen

- Kitchen Designs by Joosey.
- White goods include – fridge freezer, oven, hob, extractor, microwave and dishwasher.
- Marmoleum floor finish

Bathroom and shower room

- White bathroom suite by RAK Ceramics with white tiles with three-part mirror to sidewall and bath screen.
- Half tiled bathroom and fully tiled shower room.
- Thermostatic shower valves for both rooms and brassware.
- Marmoleum floor finish

Decoration

- Off White matt emulsion to walls, off white satin to all internal woodwork and plain plastered ceilings with off white matt emulsion.

Floor finish

- 100% wool Park Lane Collection, Kalahari range to Lounge, Hall and Bedrooms. Colour to be confirmed.

Heating

- Electric heating system with white panel heaters: White Dimplex or Chatsworth Brio Convector range

Electrical

- TV socket / BT/AM FM outlet
- Mains powered smoke detectors.
- Shaver socket to main bathroom and ensuite (where necessary).
- All sockets and switches to be white plastic.

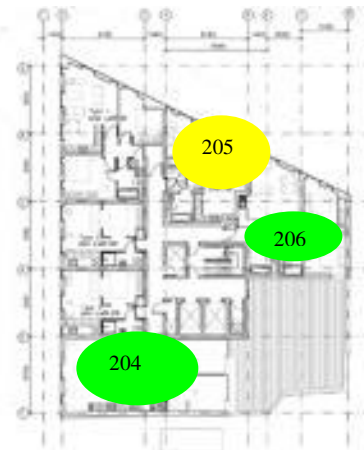
4. Financial Details and plot availability

Marlborough House, Manchester										
Floor	Apartment Number	Sq ft	Beds	Baths	List Price	Disc Price	£sqft	Disc	Annual rental	Yield
1	1.04	700	2	2	175,000	150,500	215	24,500	9,000	5.98%
	1.05	439	1	1	125,000	107,500	245	17,500	7,200	6.70%
	1.06	627	2	2	170,000	146,200	233	23,800	9,000	6.16%
2	2.04	700	2	2	180,000	154,800	221	25,200	9,000	5.81%
	2.05	439	1	1	127,500	109,650	250	17,850	7,200	6.57%
	2.06	627	2	2	175,000	150,500	240	24,500	9,000	5.98%
3	3.01	471	1	1	132500	113,950	242	18,550	7,200	6.32%
	3.03	471	1	1	132500	113,950	242	18,550	7,200	6.32%
	3.04	700	2	2	185000	159,100	227	25,900	9,000	5.66%
	3.05	516	1	1	140000	120,400	233	19,600	7,200	5.98%
	3.06	627	2	2	180000	154,800	247	25,200	9,000	5.81%
4	4.05	516	1	1	142500	122,550	238	19,950	7,200	5.88%
5	5.05	516	1	1	145000	124,700	242	20,300	7,200	5.77%
6	6.01	471	1	1	140000	120,400	256	19,600	7,200	5.98%
	6.03	471	1	1	140000	120,400	256	19,600	7,200	5.98%
	6.05	516	1	1	147500	126,850	246	20,650	7,200	5.68%
	7.02	382	1	1	123000	105,780	277	17,220	7,200	6.81%
8	8.01	642	2	2	200000	172,000	268	28,000	9,000	5.23%
9	9.01	471	1	1	147500	126,850	269	20,650	7,200	5.68%
	9.03	471	1	1	147500	126,850	269	20,650	7,200	5.68%

5. Floor Plans and availability



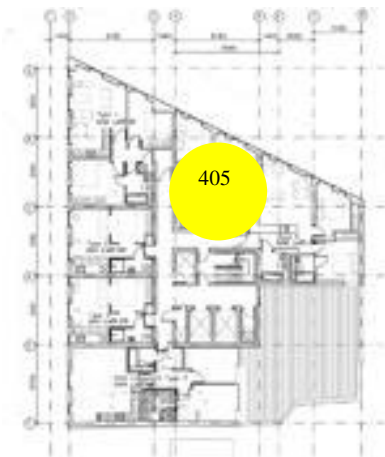
First Floor



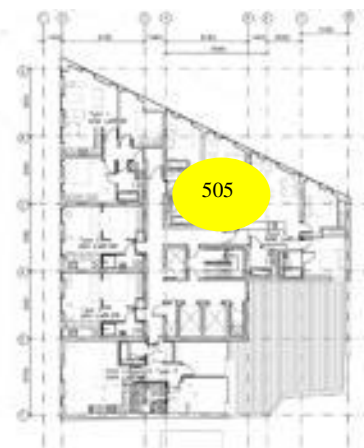
Second Floor



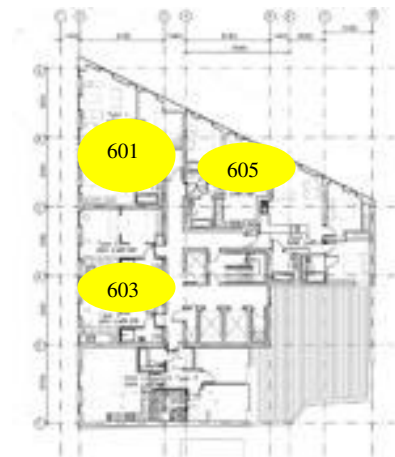
Third Floor



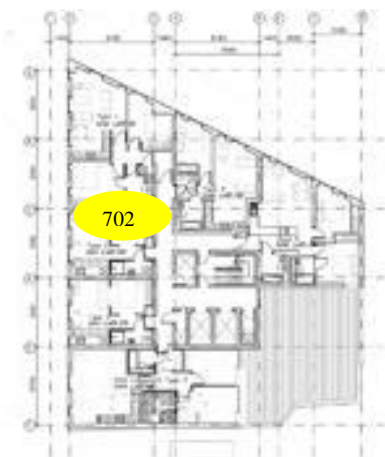
Fourth Floor



Fifth Floor



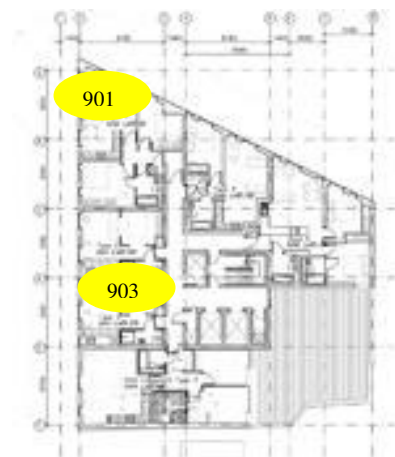
Sixth Floor



Seventh Floor



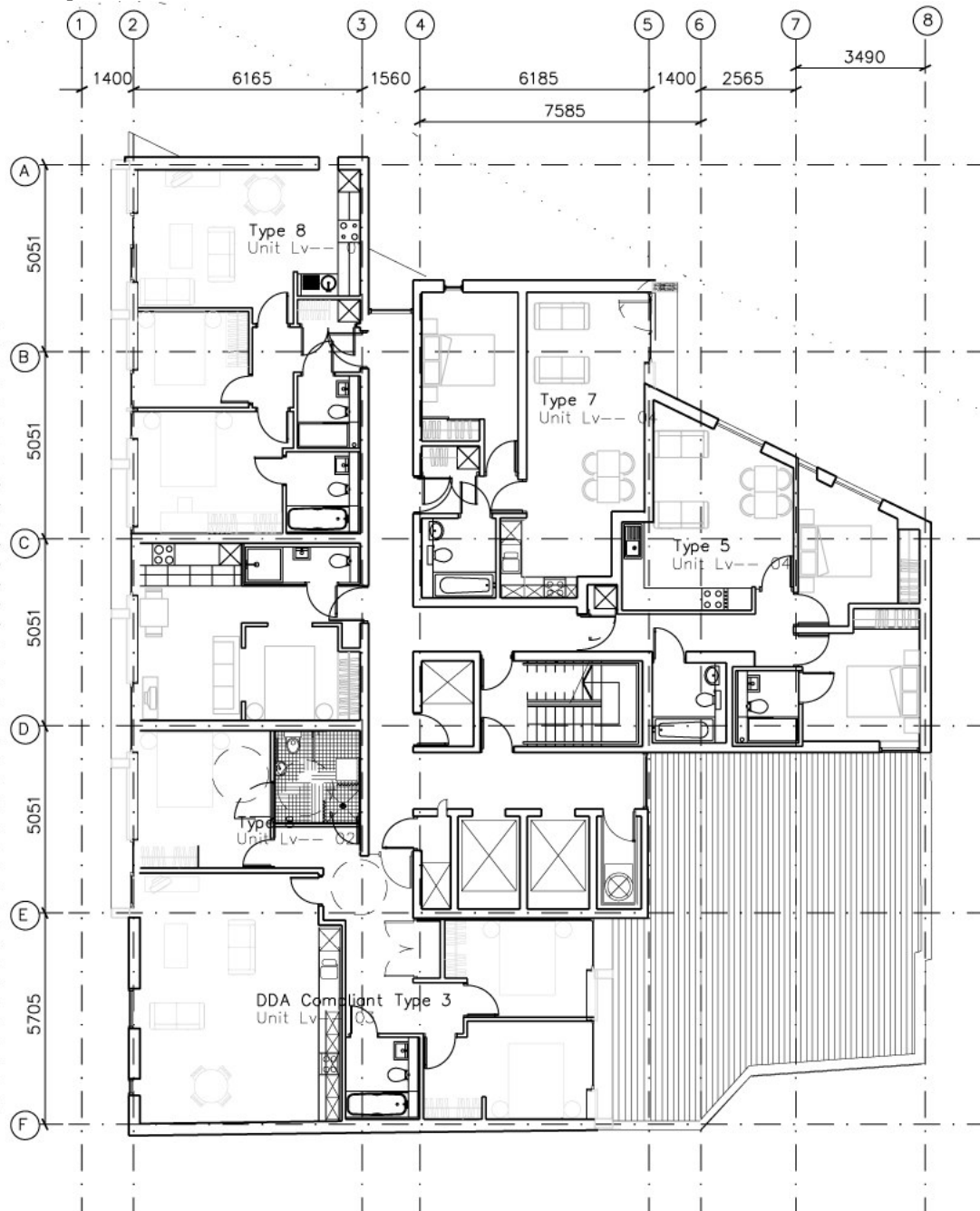
Eighth Floor



Ninth Floor



Typical layout - Fifth Floor



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6. Comparable rentals and other developments

Rental figures have been supplied by the following agents:

Agent

Curtis and Bains

Rentals pcm

Studios £450 - £500
1 beds £575 to £625
2 beds £750 to £900
3 beds £1150 to £1250

M1

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1 beds £575 to £625
2 beds £750 to £900
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The pricing difference in rentals relates to the square footage, number of bedrooms, bathrooms, position in the building, parking, interior design, specification, etc. The rentals are a guide based on tenanted properties on the market in the Ancoats and proposed New Islington area. These values may change up to completion of the building.

Name	Location	Builder	No of units	Studio	One Bed	Two beds	Three Beds	Av £ Sq Ft	Due
Macintosh Village	Cambridge Street, M1	Taylor Woodrow	102	£135K - £145K	£142K - £152K	£200K - £240K	-	£306	Dec-08
Hill Quays	Commercial Street M1	Hill Property Dev	266	-	£156K - £165K	£185K - £400K	-	£305	Jan-07
The Lock	Whitworth Street West, M1	Dandara	154	-	£155K - £195K	£225K - £285K	£285K - £480K	£306	Completed

8. Reservation Agreement

Reservation Agreement

Name
Address 1
Address 2
Address 3
Postcode

Home Telephone
Work Telephone
Mobile
Email address

Development Name: Marlborough House, Great Marlborough Street, M1

Unit No	
Gross price	
Net Price	
Discount	

Payment Schedule

	Amount	Due when
Initial Fee	£1,000	On application
Deposit required		On Exchange
Balance		Please call On Completion

Acknowledgement of Terms and Conditions

The following terms and conditions form the basis to purchase the above property.

The following is understood by the client:

1. That the Reservation Fee is due immediately and that once cleared secures the unit.
2. That exchange will be within 28 days of our solicitor receiving the contract from the developer.
3. That failure to exchange through client delay, Baron reserves the right to retain the Reservation Fee.
4. That the Reservation Fee is non refundable if withdrawing from the purchase.
5. That the Reservation Fee will be refunded if the developer does not complete.
6. That all funds for the deposit must be cleared before exchange.
7. That Baron Properties do not provide financial advice under the Financial Services Act and are not a mortgage broker.

Signed by the client	Date
Signed by Baron Properties	Date

Legal notice

All information within this document is confidential between the parties and must not be disclosed to or copied for any person other than your professional advisers for the above-mentioned property.

Baron Properties has no legal title to any property within this document.

Baron will make all reasonable efforts to ensure that the information that we provide is accurate. Whilst Baron urges you to thoroughly research your property investment business, direct contact with the developer may result in your application for a reserved property being cancelled. The developers that Baron work with will only work with us directly for the properties that we have arranged to market. You should conduct your own enquiries for your own research.

Baron cannot take any responsibility for omissions, errors, inaccuracies for any of the information or for any losses arising.

The value of properties can go down as well as up and Baron cannot accept responsibility for any price fluctuations in the property market.

Baron Properties is not a mortgage broker and does not provide financial advice under the Financial Services Act. Specialist financial advice should be sought from properly qualified advisors before making any decisions based on the information in this document.

9. Next steps...

1. Once Baron has received your completed Reservation form, you will be sent a contract and the financial details setting out the total cost for purchasing, the cash flow details that you will be expected to perform against and potential future rental income details.
2. Please follow your professional advisers instructions from then on.

10. About Baron

Baron Properties source off plan properties making these available to investors to purchase and so to build up a property portfolio. Baron makes this easy, as there are many connections with suppliers for mortgages, lettings, furnishings and bridging finance.

Baron's complete service means that investing in Buy to Let property is easy and simple to do. Baron takes you from concept to profit by identifying the right property, arranging the finance, furnishings, lettings and will even sell your properties when required.

At Baron, it's easy! There are no joining or monthly fees, there is free membership, confidential consultations, great discounts, independent valuations and with independent professional advisers available.

Baron specialises in UK and global opportunities on investment property, buy to let property, buy to let mortgages, buy to let landlord insurance and remortgage information.

To find out how to invest in property with Baron please call on 0208 863 4280.