



**HOLME HOUSE**  
NOTTINGHAM



**PROSPERITY**  
WEALTH

INTRODUCTION



# Holme House

## NOTTINGHAM

Located in the vibrant city of Nottingham, our Holme House development is a new build property comprised of 20 luxury residences. A range of one and two bedroom apartments have been carefully designed to cater for the rising demand of professionals in the area.

With Nottingham city centre just 15 minutes away, the combination of strong rental demand and Nottingham's rising property prices makes Holme House a fantastic addition to any investors portfolio.

THE DEVELOPMENT



WELCOME TO

# Holme House

Luxury one and two bedroom apartments with parking\* located in Carlton, South of Nottingham.



\*Additional cost of £5,000 for parking space

## DETAILS

**20**  
APARTMENT

**£134,995**  
ONE BED  
STARTING PRICE

**£159,995**  
TWO BED  
STARTING PRICE

**42m<sup>2</sup> - 66m<sup>2</sup>**  
APARTMENT SIZES

**NG4 3DJ**  
POSTCODE

**MARCH 2021**  
START DATE

**Q1 2023**  
COMPLETION  
DATE

**RESIDENTIAL NEW BUILD**  
DEVELOPMENT TYPE  
ACROSS 4 STOREYS



**WELCOME TO NOTTINGHAM**

Nottingham is a great place to live and has something to offer everyone – from a culturally rich city centre to picturesque villages in the surrounding countryside.

The city has a strong independent retail scene alongside designer brands and high-street favourites, which makes Nottingham one of the best shopping destinations in the UK. For those who like to eat out there are a wealth of restaurants with cuisines from every corner of the globe.

For the adventurous, the famous Sherwood Forest is only a short distance away and located on the edge of the Peak District, meaning the great outdoors is just on your doorstep.



THE INVESTMENT CASE



# Why invest in Nottingham?

BUSINESS

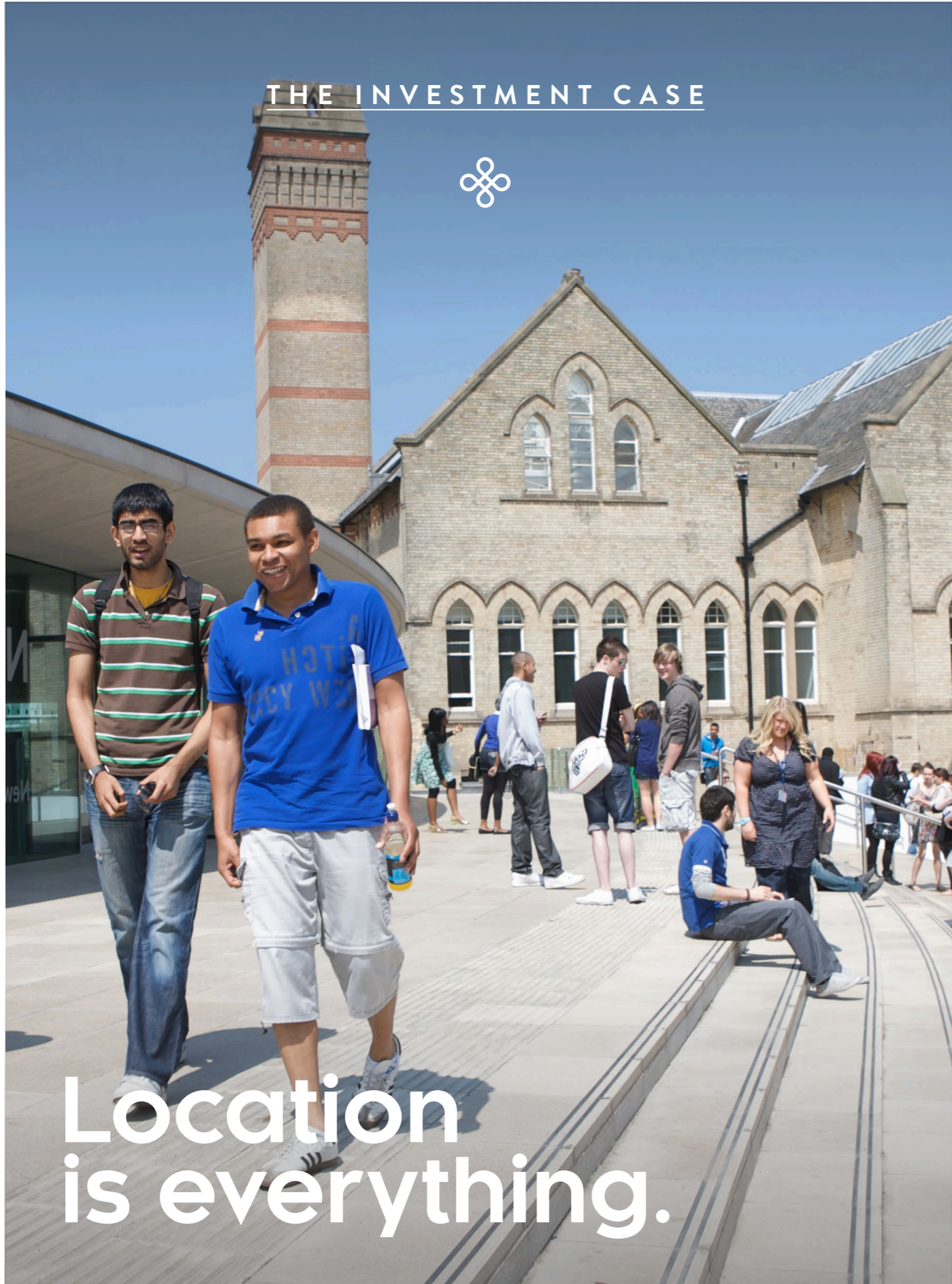
**Innovative, forward thinking and fast growing**

Nottingham's strategic location and access to road infrastructure has led over 50 national and regional companies to base their headquarters in the city. Global giants such as Boots, Eon, Speedo, Experian, Capital One and Paul Smith service their international client base from this business hub.

Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences and advanced manufacturing. Over 60% of the jobs in Nottingham are in knowledge intensive industries, well above the UK average. This vibrant economy attracts young professional talent, many of whom require high quality rental accommodation in the city centre.



THE INVESTMENT CASE



Location is everything.

REGENERATION

£1 billion

A £250m redevelopment of the 'Southern Gateway' into the city centre is underway, encompassing a remodelled shopping complex and a new 'City Hub' college campus. This adds to the £1bn which has already been invested in Nottingham's infrastructure.



CONNECTIVITY

1 hr 40 minutes

The proximity of major road links, including the M1, A1, A52, A46 and A42, means the city is easily accessible. Over 70 trains a day run direct to London St. Pancras International. With Eurostar connections direct from St. Pancras, Nottingham is connected into the heart of Europe.



EDUCATION

60,000

With two universities in the heart of the city offering world-class education to over 60,000 students, the ability to attract a diverse and flexible workforce is guaranteed. Nottingham Trent University was ranked the #1 University in 2017 by Times Higher Education.

CAPITAL APPRECIATION

5.8%

The latest HomeTrack Price Index Report revealed that Nottingham was the third best performing city in the country, with prices up 5.8% year on year. 'Strong demand and attractive affordability is offering headroom for above average growth rates.'



THE APARTMENTS



Design matters.

Each apartment has been carefully designed to offer practical, yet beautiful layouts that suit everyday life.

1

BESPOKE

Anti-slip vinyl or wood veneer flooring, custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort



2

KITCHENS

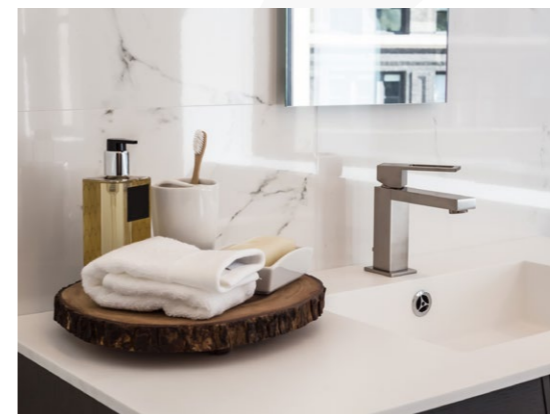
Lighting, Built-in Appliances  
Cooker Top, Range Hood  
Cupboards, Worktops  
Splashback, One & Half  
Sink Mixer Tap



3

BATHROOMS

Lighting, Contemporary WC  
Vanity Unit, Basin with Mixer Tap  
Shower Cubicle, Shower Shelf  
Towel Rail





HOLME HOUSE

FLOORPLANS

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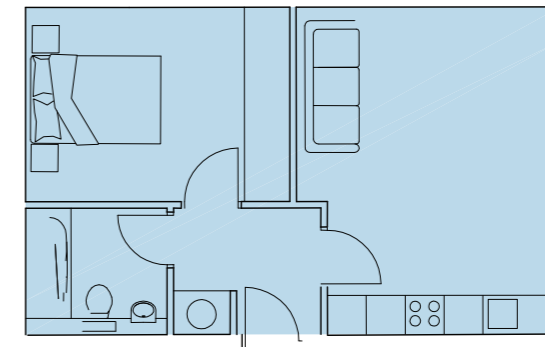
HOLME HOUSE

## THE APARTMENTS

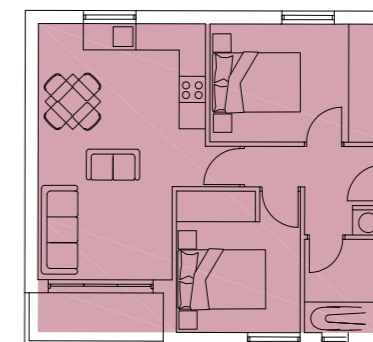
Holme House will provide a contemporary selection of one and two bedroom luxury apartments. The development has been designed to integrate the very best modern features and sustainable building methods.

Below we have provided example floor plans for our one and two bedroom apartments. Complete floor plans for each property are available upon request.

### EXAMPLES



A typical one bedroom apartment



A typical two bedroom apartment





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 payment plan options.



## WHY INVEST WITH PROSPERITY?

### DYNAMIC

A residential and commercial portfolio including 40 substantial new build and conversion projects with a GDV of over £450 million.

### COMPREHENSIVE

Our own fully regulated mortgage division, Prosperity Living, 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.





## Payment Plan Example

Pay a 5% initial payment towards your deposit plus £900 legal fees. Your 30% deposit is then divided by the number of build term months and paid on a monthly basis.

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 are made across an average build term of 18 months.

### Summary - 1 bed apartment

Purchase Price	GBP
Legal Fees	£134,995.00
Total Amount Due	£900.00
	£135,895.00

### Reservation Stage

Prosperity Reservation Deposit 5%	£6,749.75
Legal Fees	£900.00
Reservation Stage total due	£7,649.75

### Monthly Payment Stage

Deposit divided by 18 month build schedule	£33,748.75
	£1,874.93

### Completion Stage

Balance payment - by way of mortgage or cash	£94,496.50
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty (estimated)	£4,249.00
Amount due at Completion Stage	£99,740.50

### Income

Estimated Gross Rental Income	Per month £675.00 / Per annum £8,100.00
Estimate Yield based on above	6.00%

### Expenses

Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,360.80
Total Expenses*	Per month £209.23/ Per annum £2,510.80

### Estimated Income net of expenses

+ Letting & Setup Fees	<b>Per month £465.77 / Per annum £5,589.20</b>
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We strive to ensure that our clients receive the very best experience when investing in a Prosperity product. With over 57% of our clients going on to buy a second property after two years, that's a great sign we're getting it right.

**Investor Allocation Sold**

**Units Available**

**Units Available**

**Units Available**



BROAD OAKS

Downham Market, Norfolk



THE HIVE

Mansfield, Nottingham



SOUTHSIDE

Birmingham, Southside



PARK VIEW

Birmingham, Eastside

**All builds complete**



H1

Halifax, West Yorkshire



SHERWOOD SQUARE

Carlton, Nottinghamshire



TAMEWAY PLAZA

Walsall, West Midlands



SOUTHSIDE

Ilkeston, Derbyshire

**Investor Allocation Sold**

**Sold**

**Sold**

**Sold**



JQ RISE

Birmingham city centre



MARKET COURT

Birkenhead, Merseyside



LOMBARD HOUSE

Newark, Nottinghamshire



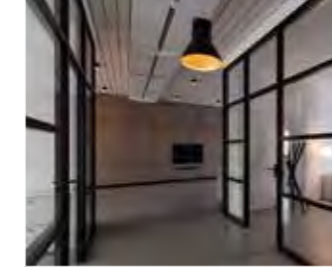
STATION HOUSE

Long Eaton, Derbyshire



CASTLE COURT

Dudley, West Midlands



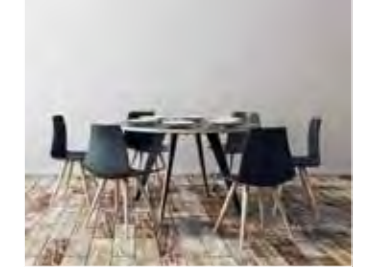
B1 EDWARD ST.

Birmingham city centre



VANITY HOUSE

Peterborough, Cambridge



THE PINNACLE

Southend on Sea, Essex

**Sold**

**Sold**

**Sold**

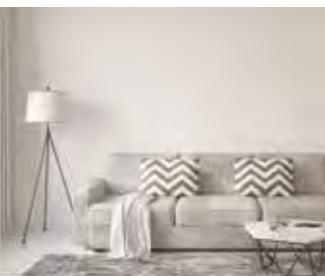
**Sold**

**All builds complete**



H2

Halifax, West Yorkshire



SEVERN HOUSE

Birmingham city centre



MOSELEY GARDENS

Birmingham city centre



CHARTWELL PLAZA

Southend on Sea, Essex



PARKWOOD COURT

Keighley, West Yorkshire



PRIESTGATE HOUSE

Peterborough, Cambridge



KEY HILL

Birmingham city centre



PROSPERITY HOUSE

Derby city centre

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TO DISCUSS AN INVESTMENT  
PLEASE CONTACT US

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