



ictoria
HOUSE
Luxury City Living



LUXURY CITY LIVING

Victoria House, a heritage mill dating back to 1880, is now converted to 62 apartments consisting of 9 en suites, 5 one bed and 48 studio apartments. Whilst this is high specification luxury residential accommodation, care has been taken to retain many of the building's original period features. The building occupies a prominent position on Akam Road, within walking distance to the City centre and the University and College. The location is perfect for the student market which will enable the development to achieve prime rents and nil voids.

Victoria House is an opportunity to invest in one of the UK's largest districts with a current growth rate of over 11% compared to the national average of only 7%

- 37,000 students study in Bradford at any one time
- 15% of the University of Bradford students come from over 110 different countries
- The University of Bradford offers World class learning facilities
- Bradford is an especially vibrant, friendly, creative and cosmopolitan city, where around 70 languages are spoken
- The city has a lively nightlife, a wealth of shops, cinemas, sporting venues and restaurants serving cuisine from all over the world
- What's more, Bradford is recognised as being one of the least expensive student cities in the UK, so it offers great value for money
- There is art, music and theatre right on your doorstep including; National Media Museum, the Alhambra Theatre which hosts top West End shows and St George's Hall which offers the best of music, comedy and variety shows.
- Bradford ranks in the top 10 UK centers for potential new retail development according to CACI and the Broadway development will transform the City's retail and leisure offer by creating a mix of more than 70 fashion, food, and leisure brands.
- Bradford is a vibrant city with ambitious development plans and boasts the 3rd largest economy in the Yorkshire and Humber region, contributing £8.3 billion per annum to the UK economy with a population of 522,000, predicted to be the 5th fastest growing city in the UK outside of the capital.



RISING DEMAND



STUDENT ACCOMODATION IN THE PRIVATE SECTOR

2010 saw a record number of applications to UK Universities according to the Universities and Colleges Admissions Services (UCAS) with a 34% increase since 2005. Last year 2013 witnessed a further increase of 5.5% more applications than 2012. During this period national providers of UK student accommodation have reported an increase in **demand for private luxury accommodation within the student population.**

Such increase in demands has an adverse effect on the private rental sector, driving the demand for luxury city apartments within close proximity to the city centre to an all time high.

Traditionally it was the London prime market that demonstrated the best yields, however this trend was reversed in 2010 with regional markets performing better giving a 14.65% yield compared to the UK average of 13.53%.

THE GROWTH OF A DYNAMIC NEW ASSET CLASS

Based on many reports from the Bradford city council, there is a severe shortage of high quality purpose built accommodation for working professionals and students in the city. The report also shows that with this insufficient supply and with millions of pounds being invested into to a regeneration scheme Bradford indeed has a high demand for city centre located accommodation.



The strong demand for purpose-built luxury accommodation underpins rental growth with a total increase of 34% recorded between 2005 and 2010

A LUXURY CITY LIVING EXPERIENCE

Westfield is a brand new shopping centre at the heart of Bradford. The 570,000 sq. ft. development will be anchored by Marks & Spencer, Debenhams and Next.

With Bradford already home to a number of corporate headquarters including Morrison's, Yorkshire Building Society and Hallmark Cards, the City of Bradford Metropolitan District Council has committed to building on this solid foundation by launching the £35m City Centre Growth Zone initiative offering attractive potential benefits to retailers at the Broadway development. This makes Victoria House ideal for working commuters to Bradford and Leeds as the development is located within walking distance from the Broadway and the interchange train station. Victoria House will provide all the living luxuries and a great city living experience at a fraction of the cost compared to our competitors.



THE CITY OF BRADFORD

Bradford is one of Europe's most diverse and multicultural cities, which has also been voted the country's most English for its love of cricket, fish & chips and real ale.

Bradford is made up of a small city centre, surrounded by a collection of small districts, towns and villages - all of which offer their own unique character. Whether you like being in the thick of the urban sprawl, the intimacy of a small town or village or out in the great outdoors, in Bradford it's all on your doorstep.

From the pubs, clubs, galleries and restaurants of the city centre to the hills and tea rooms of Ilkley and Haworth and everything in-between, you can find it all in Bradford.

We also have entertainment, arts, culture and food from all over the world, right on your doorstep.



BRADFORD IS
ONE OF EUROPE'S
MOST DIVERSE
& MULTICULTURAL
CITIES



WHY INVEST IN BRADFORD

- Growing population of over 52,000
- 8.6 million visitors each year
- All time high demand for rental property from well paid city workers and international students.
- One of the largest University institution in Europe
- Third largest economy in Yorkshire
- Record levels of population growth Housing supply at 100-year low
- Buoyant and growing rental market
- Rising rental yields

INVEST IN BRADFORD

Over the last 6 years, growth in Bradford's service industry has meant that there has been a noticeably higher demand from young professionals creating opportunities for city living. Over 40 large companies in total are head-quartered in the District, employing 370,000 people with a combined turnover of £30 billion.

- 250,000+ people in professional and financial services
- 22,500 people in legal services
- 160,000 people in engineering & manufacturing services
- 40,000 people in digital & creative services
- 2,400 people in textile manufacturing
- 9,400 people in textile and clothing related industries

RENTAL DEMAND IN BRADFORD IS AT AN ALL TIME HIGH

2010 saw a record number of applications to UK Universities according to the Universities and Collages Admissions Services (UCAS) a 34% increase since 2005. Last year 2013 witnessed a further increase again of 5.5% more applications than 2012. During this period national providers of UK student accommodation have reported a near 100% occupancy across their portfolio.

Such increase in demands have had an adverse effect to the private rental sector, driving demand for luxury city living within close proximity to the city centre is at an all time high.

Traditionally it was the London prime market that demonstrated the best yields however this trend was reversed in 2010 with regional markets performing better, giving a 14.65% yield compared to the UK average of 13.53%.



THE SPECIFICATION



The development provides some of the biggest apartments in Bradford

IN EACH STUDENT BEDROOM:

- 4' 6" double bed
- Storage
- Wardrobe
- Contemporary WorkStation
- High-speed internet connection (throughout the building wired & wireless)
- Contemporary bathroom
- 42" LCD TV

IN THE KITCHEN/DINER:

- Bespoke designer kitchens
- High specification cooking & storage facilities

IN THE LOUNGE AREA:

- Contemporary coffee table and sofa
- 42" LCD TV

IN ADDITION:

- Large laundry facilities with tumble dryers
- 24hr on site security
- CCTV and security keyless entry system
- On-site gym

COMMUNAL LOUNGE

- Pool table
- Games area
- Vending machines
- Designer sofas
- 50" LCD TV's

THE LOCATION

Our project is in the perfect location ideal for students and working professionals with minutes access to the University and the city centre. Each individual studio will feature its own kitchen, bathroom and living space, finished to a superior standard with modern interior - a far cry from the average student accommodation.

UNIVERSITY & COLLEGES

- Bradford Metropolitan College - 0.6 miles
- University of Bradford - 0.6 miles
- Bradford College - 0.5 miles

SHOPPING

- New Westfield Shopping Centre - 0.6 miles
- Kirkgate Shopping Centre - 0.5 miles
- Forster Square Retail Park - 0.5 miles

SPORT

- Bradford Football Club – Coral Window Stadium – 0.6 miles
- Bradford Ice Arena - 0.7 miles
- Bradford Bulls Rugby League Club, Grattan Stadium - 2.3 miles
- Leeds United Football Club, Elland Road Stadium - 8.0 miles

TRANSPORT

- Forster Square Rail Station - 0.5 miles
- Bradford Interchange Station - 0.8 miles

AIRPORTS

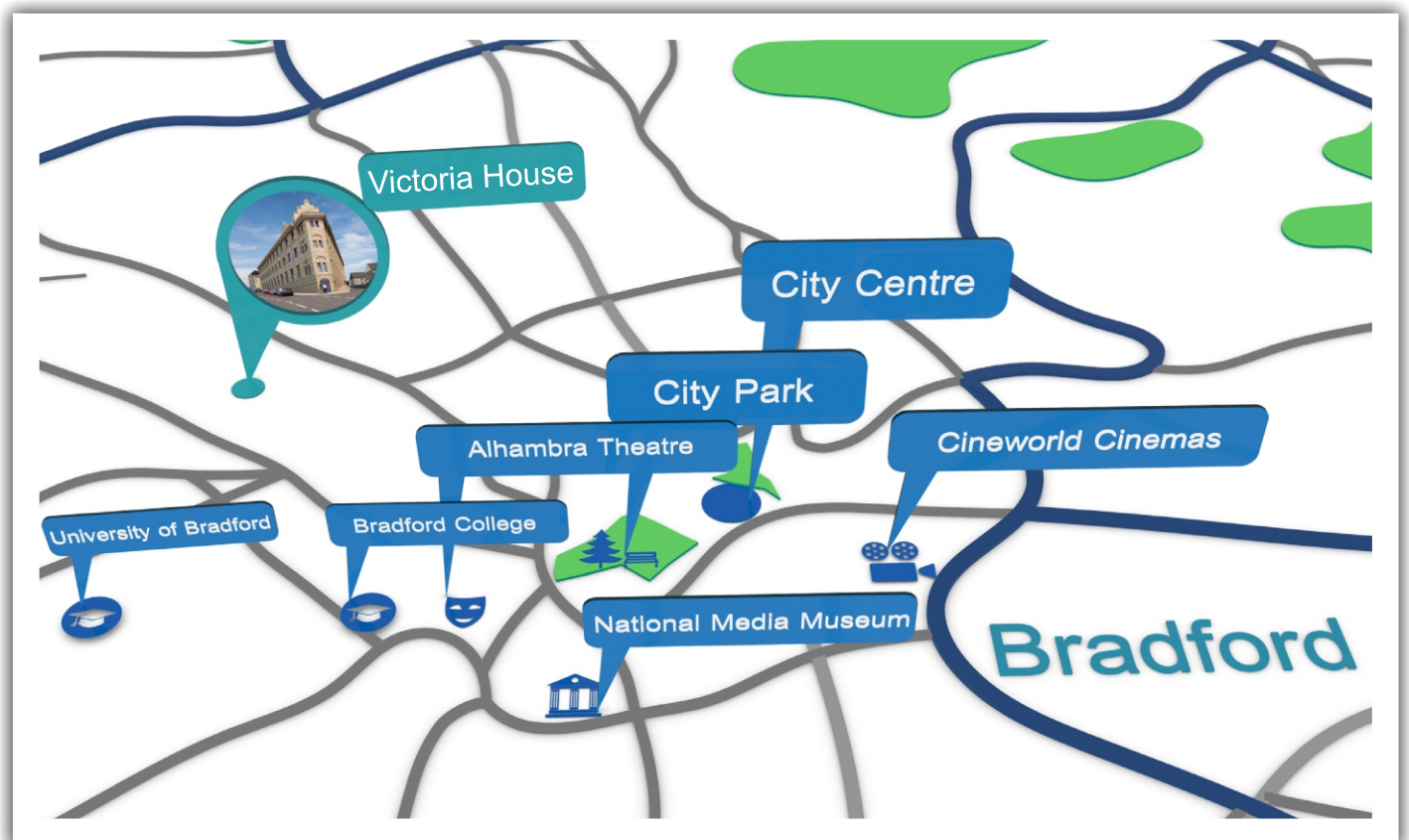
- Leeds Bradford Airport - 6.5 miles (15 mins)
- Doncaster Sheffield Airport - 35 miles
- Manchester International Airport - 35 miles

ATTRACTIONS

- National Media Museum - 0.6 miles
- Saltaire Salt Mills - 3.0 miles
- Bronte Parsonage Museum - 8.0 miles

ENTERTAINMENT

- Alhambra Theatre - 0.6 miles
- Bradford Imax - 0.6 mile
- St George's Hall - 0.7 mile



7 minute walk to University & College / 10 mins walk to City Park & Shopping

THE MANAGEMENT

IPG MANAGEMENT is a dedicated professional rental specialist and management company 100% focused on renting and managing Luxury city living accommodation with a large managed portfolio of 280 plus properties and vast experience in this niche industry stretching over 8 years with managed properties in Bradford, Leeds, Manchester and Sheffield.

IPG MANAGEMENT procures all the tenants and acts as the management company, taking responsibility for all the facilities management issues. Rental contracts for its accommodation run for a 48 week period.

"We aim, to be a culture and a part of the city living lifestyle making our accommodation not just a place to live but a luxury living experience, we believe we can achieve this by having a friendly, efficient service along with trendy surroundings and young customer focused representatives to promote our lifestyle accommodation. Also to be interactive with the students as well as their parents, ensuring them of our best practices at all times.

We run ongoing incentives within the development to promote both good living habits as well as focus on the main reason they are here, to study and work. We believe that although these incentives are not huge in monetary values they will however make your accommodation an attractive option."

IPG Management Ltd



IPG
management

THE DEVELOPER



"IT IS OUR BELIEF THAT THE DESIGNS OF OUR LIVING SPACES SHOULD STRIKE A BALANCE BETWEEN AESTHETICS AND FUNCTIONALITY WITHOUT COMPROMISING EITHER."



Golden Sands Developments (GSD) and Richmonstone Developments (RSD) have joined forces on this joint ventures project. Both are experienced developers and investment companies with a keen eye for property investments, opportunities and a passion for innovation. Their expertise spans for more than 15 years between them, specialising in conversions of old and iconic buildings, refurbishments and new luxury accommodation in key strategic locations in the UK.

At GSD & RSD we assume our dual roles as developers and investors always having the end user in mind. We are therefore perfectly positioned to offer our clients a unique beneficial service as we develop, invest and sell our own properties that consists of luxury accommodations with cutting edge architecture and contemporary interior design. While these properties dramatically differ from both value and appearance, one thing they all share is prime location.

All our projects are situated in areas of regeneration and high capital growth. It is our belief that the designs of our living spaces should strike a balance between aesthetics and functionality without compromising either. With this in mind we assure to produce elegant and functional homes that are relevant to everyday life and most importantly are affordable.



GOLDEN SANDS
DEVELOPMENTS



RICHMONSTONE
DEVELOPMENTS

THE TEAM

THE DEVELOPER:

Golden Sands Development Ltd
Richmonstone Developments Ltd
57 Great Horton Road, Bradford
West Yorkshire

THE MANAGEMENT:

IPG Management Ltd
6 Rawson Place, Bradford
West Yorkshire

THE ARCHITECT & DESIGN TEAM:

Chris Eyres Designs
Viceray House
13 Southbrook Terrace,
Bradford, West Yorkshire

THE CONTRACT ADMINISTRATOR:

Richmonstone Developments Ltd
14 Southbrook Terrace, Bradford
West Yorkshire

CONTRACTOR:

Ashton Properties Ltd
Leeds Road, Bradford
West Yorkshire

QS:

QS Solutions Ltd,
68 Donisthorpe Street, Bradford,
West Yorkshire

STRUCTURAL ENGINEER

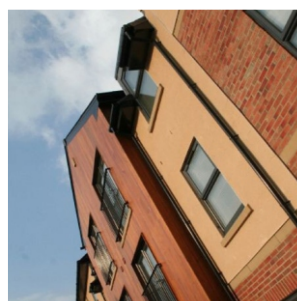
Integral Design Structural Engineers
Unit 53 Listerhills Science Park
Campus Road, Bradford
West Yorkshire

PAST PROJECTS

The Courthouse
Bradford, UK



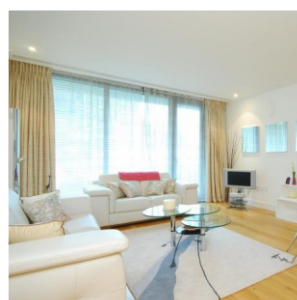
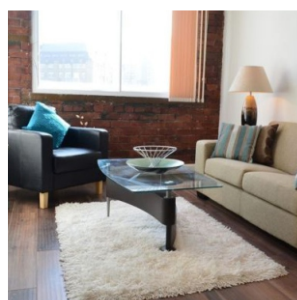
Valleygate
Bradford, UK



The Ivegate
Bradford, UK



Grattan Studios
Bradford, UK



FREQUENTLY ASKED QUESTIONS

Q: Is the building completed?

A: No, The Victoria House is a refurbishment of a heritage mill built in 1880. It will be refurbished to very high standards with elegant features.

Q: Am I buying freehold or leasehold?

A: 250 Year leasehold.

Q: Are there any restrictions if I want to sell?

A: No, you are free to sell to anybody at any given time.

Q: Who manages my investment?

A: The building will be fully managed by IPG Management, a complete, comprehensive management service. There will be no involvement in the ongoing management required by the property owners.

Q: Will I get a title deed?

A: Yes, the property will be registered in the UK with the Land Registry in exactly the same way as a house or apartment, giving owners all the benefits of this legal protection.

Q: Will I need a lawyer?

A: Yes, as with any other property purchase a UK lawyer will act for you in conjunction with the purchase and deal with the solicitors acting for the developer ensuring all legal due diligence is carried out.

Q: Is the price inclusive of furniture?

A: Yes, each room includes a high quality bed, storage, wardrobe, drawers, desk & work chair.

Q: Approximately how big are the rooms?

A: 1 bed from 462 sq ft studios from 322 sq ft and en suite from 150 sqft.

Q: Are there any other facilities?

A: The building has a laundry, barbecue area, communal area with vending machines, an on-site gym and pool tables.

Q: Is there a rental guarantee?

A: Yes, 8% net income is guaranteed for a period of 5 years.

Q: When is my rental income paid?

A: All rental income is paid quarterly in arrears.

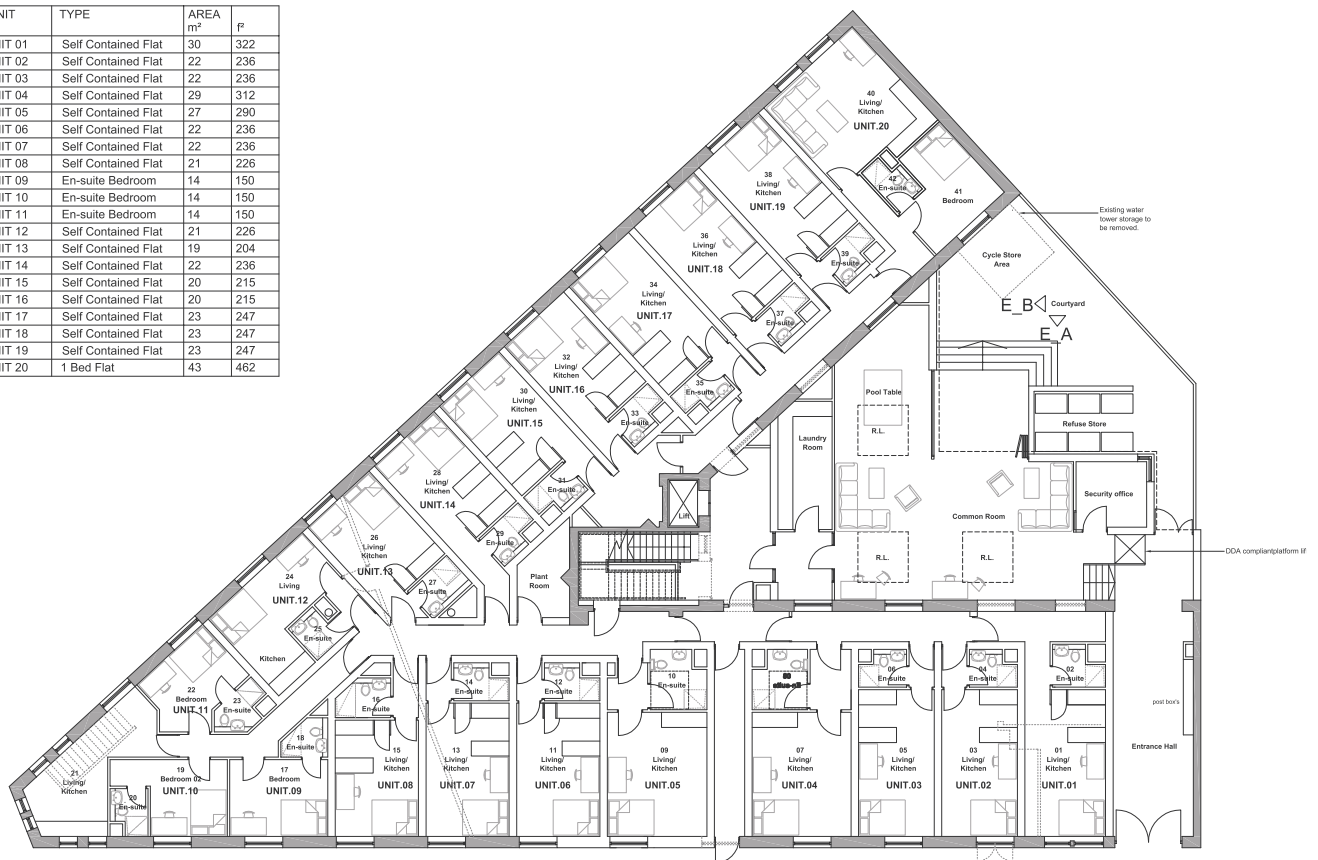
Q: What does the management and service charge include?

A: The service charge includes the cleaning of the main building, communal areas and exterior, building insurance, utilities for the main building, dealing with and servicing tenants, ongoing management of the building, testing fire alarms and facilities, maintenance, TV licensing, Wifi, letting, referencing and signing up tenants, 24 hour CCTV security, collecting and disbursing rental income and dealing with health and safety issues.

GROUND FLOOR PLANS

GROUND FLOOR FLAT UNIT AREA SCHEDULE

UNIT	TYPE	AREA m ²	F
UNIT 01	Self Contained Flat	30	322
UNIT 02	Self Contained Flat	22	236
UNIT 03	Self Contained Flat	22	236
UNIT 04	Self Contained Flat	29	312
UNIT 05	Self Contained Flat	27	290
UNIT 06	Self Contained Flat	22	236
UNIT 07	Self Contained Flat	22	236
UNIT 08	Self Contained Flat	21	226
UNIT 09	En-suite Bedroom	14	150
UNIT 10	En-suite Bedroom	14	150
UNIT 11	En-suite Bedroom	14	150
UNIT 12	Self Contained Flat	21	226
UNIT 13	Self Contained Flat	19	204
UNIT 14	Self Contained Flat	22	236
UNIT 15	Self Contained Flat	20	215
UNIT 16	Self Contained Flat	20	215
UNIT 17	Self Contained Flat	23	247
UNIT 18	Self Contained Flat	23	247
UNIT 19	Self Contained Flat	23	247
UNIT 20	1 Bed Flat	43	462



FIRST FLOOR PLANS

FIRST FLOOR FLAT UNIT AREA SCHEDULE

UNIT	TYPE	AREA m ²	F ²
UNIT 21	Self Contained Flat	30	322
UNIT 22	Self Contained Flat	23	247
UNIT 23	Self Contained Flat	22	236
UNIT 24	Self Contained Flat	22	236
UNIT 25	Self Contained Flat	28	301
UNIT 26	1 Bed Flat	39	419
UNIT 27	Self Contained Flat	21	226
UNIT 28	Self Contained Flat	22	236
UNIT 29	Self Contained Flat	20	215
UNIT 30	En-suite Bedroom	14	150
UNIT 31	En-suite Bedroom	14	150
UNIT 32	En-suite Bedroom	14	150
UNIT 33	Self Contained Flat	21	226
UNIT 34	Self Contained Flat	19	204
UNIT 35	Self Contained Flat	22	236
UNIT 36	Self Contained Flat	20	215
UNIT 37	Self Contained Flat	20	215
UNIT 38	Self Contained Flat	23	247
UNIT 39	Self Contained Flat	23	247
UNIT 40	Self Contained Flat	23	247
UNIT 41	1 Bed Flat	43	462



SECOND FLOOR PLANS

SECOND FLOOR FLAT UNIT AREA SCHEDULE

UNIT	TYPE	AREA m ²	ft ²
UNIT 42	Self Contained Flat	30	322
UNIT 43	Self Contained Flat	23	247
UNIT 44	Self Contained Flat	22	236
UNIT 45	Self Contained Flat	22	236
UNIT 46	Self Contained Flat	28	301
UNIT 47	1 Bed Flat	39	419
UNIT 48	Self Contained Flat	21	226
UNIT 49	Self Contained Flat	22	236
UNIT 50	Self Contained Flat	20	215
UNIT 51	En-suite Bedroom	14	150
UNIT 52	En-suite Bedroom	14	150
UNIT 53	En-suite Bedroom	14	150
UNIT 54	Self Contained Flat	21	226
UNIT 55	Self Contained Flat	19	204
UNIT 56	Self Contained Flat	22	236
UNIT 57	Self Contained Flat	20	215
UNIT 58	Self Contained Flat	20	215
UNIT 59	Self Contained Flat	23	247
UNIT 60	Self Contained Flat	23	247
UNIT 61	Self Contained Flat	23	247
UNIT 62	1 Bed Flat	43	462





GOLDEN SANDS
DEVELOPMENTS



RICHMONSTONE
— DEVELOPMENTS —