



ANCOATS GARDENS





Ancoats Gardens:
Manchester's most
anticipated residential
development

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The Development



Located in the popular area of Ancoats, Ancoats Gardens features 155 spacious luxury one, two and three-bedroom apartments, and an extensive array of facilities and amenities. With more people in the UK than ever choosing to rent for the long-term, Ancoats Gardens was designed with the modern, young professional tenant in mind. All residents will benefit from:

- ▶ Large commercial sized duplex gym
- ▶ Private residents lounge
- ▶ Co-working space
- ▶ Rooftop gardens

As well as a range of private resident's facilities, Ancoats Gardens will also be finished to the highest specification, with a modern, contemporary design throughout that will set it apart from the competition. Including:

- ▶ Bespoke luxury furniture
- ▶ Exposed concrete walls and ceilings
- ▶ Quartz worktops
- ▶ Bosch integrated appliances
- ▶ Airsource heat pumps with underfloor heating

Ancoats Gardens will be finished to the high level of quality and attention to detail that has become the trademark of Beech Holdings

Living area

- ▶ Real Italian leather 2-3 seater sofa
- ▶ Designer occasional chair in all units
- ▶ Dining Table with 4 chairs
- ▶ Luxury coffee table to lounge area
- ▶ Industrial style bar stools to breakfast bar areas
- ▶ Custom TV unit all lounge areas
- ▶ Artwork pack

Kitchen

- ▶ Inset undermount sink
- ▶ Duravit sanitaryware
- ▶ Quartz worktops
- ▶ Handleless, soft close cupboard doors
- ▶ Bosch 4 ring ceramic induction hob
- ▶ Modern chimney extractor hood
- ▶ Bosch integrated microwave
- ▶ Bosch single oven
- ▶ Integrated fridge freezer
- ▶ Combination washer/ dryer
- ▶ Integrated dishwasher

Bedroom

- ▶ Bespoke fitted double wardrobes with sliding doors
- ▶ Designer bedside tables
- ▶ Integrated soft close chest of draws
- ▶ Fully upholstered "floating" double bed with fitted upholstered headboard and integrated lighting
- ▶ Royal Warrant Hypnos Cranbourne 1500 pocket sprung mattress with luxury memory foam topper and protector

Bathroom

- ▶ Duravit sanitaryware
- ▶ Hansgrohe brassware
- ▶ Villeroy and Bosch countertop
- ▶ Freestanding feature basin
- ▶ Bespoke vanity unit
- ▶ Hansgrohe thermostatic shower mixer and shower head
- ▶ Double shower enclosure
- ▶ Feature mirror with LED lighting
- ▶ Matching accessory pack

Technology & sustainable features

- ▶ TV point to lounge area and all bedrooms
- ▶ BT point to lounge
- ▶ Matte black power points and switches in living areas.
- ▶ Strip LED downlighters to all rooms & feature lighting in all apartments.
- ▶ Communal satellite system
- ▶ Audio intercom door entry system
- ▶ LED Strip lighting with kitchen & various LED feature lighting throughout
- ▶ 1GB internet line to building
- ▶ Communal system to provide heating and hot water
- ▶ Underfloor heating

Walls & floors

- ▶ Exposed concrete feature walls & ceilings
- ▶ Painted feature walls and textured wall coverings
- ▶ Textured woodgrain antique maple flooring by Milliken

Welcome to Ancoats Gardens

The Building



Building exterior showing communal rooftop gardens



Apartment balcony



Entrance courtyard



Front entrance

Welcome to Ancoats Gardens

The Apartments



Living space



Bedroom



Living & dining space



Kitchen

Welcome to Ancoats Gardens

The Facilities & Amenities



Roof garden



Residents lounge



Gym entrance



Gym

The Location

Ancoats



As well as having exclusive access to a range of facilities and amenities, residents of Ancoats Garden's will also benefit from the development's highly sought-after location – putting them within minutes of the city's key business and leisure districts, all of which can be easily reached on foot. Including:

- ▶ 5 minutes: N.O.M.A - Media & Tech hub. Home to Amazon HQ
- ▶ 10 minutes: Luxury retailers Selfridges and Harvey Nichols
- ▶ 12 minutes: Piccadilly Train Station / Future Hs2 station
- ▶ 15 minutes: Spinningfields central business district
- ▶ 15 minutes: Deansgate – Home to luxury boutiques

Ancoats:
Manchester's most desirable neighbourhood

Voted as one of the coolest neighbourhoods in the world by Time Out Magazine, Ancoats is one of the most desirable areas to live in Manchester city centre. With designer retailers such as Selfridges and Harvey Nichols just a short walk away, and independent bars, coffee shops and Manchester's only Michelin* restaurant on the doorstep, Ancoats is an area that offers everything the modern renter could want. In fact, property in Ancoats has higher demand from young professionals than any other part of the city. Property prices in the area are also some of the strongest in the UK, with higher than average capital growth of over 5% in the last 12 months.

“Ancoats is one of the coolest neighbourhoods in the world”

Time Out Magazine, 2020





Why Invest in Manchester



£4.5bn

generated for the
local economy

£1bn

Manchester Airport
expansion

£834m

Boost to the
economy from HS2

For several years Manchester has been the number one choice for investors from all over the world. With a fast growing local economy, international airport, two world-class universities, and the relocation of businesses from London, the demand for property in the city centre continues to increase year on year. With rental yields in excess of 6% and consistent capital growth, Manchester offers investors a stable and secure market to invest in for the long term.

The factors behind Manchester's investment success

Huge undersupply

In order to keep up with current levels of demand, 11,000 new homes are needed in Manchester every year. Currently, only 7,000 homes are being built each year – leaving a shortfall of 4,000 a year.

A young population

More and more young people in the UK are choosing to rent for the long-term rather than buy their homes. Manchester has one of the youngest populations in the country – further fuelling the demand for housing.

Home to global business

Commercial property in Manchester is much more affordable for large companies than London. Following the BBC and ITV moving to Manchester in 2010, more global companies such as Amazon and Deloitte have moved their business into the city.

World-class universities

Much like London, Manchester has two world leading universities within the city – both attracting thousands of new students from around the world every year. What's more, 60% of those students who study in Manchester, stay in the city after their education.

Global connectivity

Manchester International Airport is one of the most connected in the UK. Offering flights to 210 destinations, the airport contributes £4.5 billion to the local economy. Currently undergoing a £1 billion expansion, the airport will soon be able to cater for an additional 30 million passengers every year.

The Investment



When Investors purchase a property in Ancoats Gardens, they can be assured that they are investing their money with a leading UK developer. For over 20 years we have been developing, selling, and managing property in Manchester. It is this unrivalled experience within the market, and our wealth of industry knowledge, that allows us to offer investors some of the highest returns in the city.

The Investment Details

One beds from
£249,950

Two beds from
£329,950

One beds from
£512,950

Projected Returns of
7%

Projected Growth of
3%

When it comes to financing options, purchasers can choose between a full capital investment, or finance part of the sale using a mortgage. For investors in the Middle East, we are also able to offer Shariah compliant mortgages through one of our exclusive Gulf banking partners.

*Prices stated should be used as a guide only. Please get in touch for the most up to date pricing based on live availability.

Based on a cash purchase price of £329,950			
	Conservative ROI projection	Expected ROI projection	Bouyant ROI projection
	Annual rental yield 6% Annual growth 2%	Annual rental yield 7% Annual growth 3%	Annual rental yield 8% Annual growth 4%
Year 1	£26,396	£32,995	£39,594
Year 3	£80,782	£101,984	£123,596
Year 5	£137,365	£175,174	£214,453



The Buying Process



At Beech Holdings we offer a full, end-to-end investment service – including the development and sale of our properties, as well as the aftersales and ongoing management post completion. What's more, we work with a number of trusted partners who are able to offer legal, financial and tax advice – all to ensure you structure your investment in the best way possible to ensure maximum returns.

Reserving your property

Upon enquiring with us, you will be contacted by one of our expert UK property consultants. With years of experience within the industry, our team will help to identify the right property for you. All properties are subject to a £5,000 reservation fee. This fee is taken to secure the property and take it off the market for general sale.

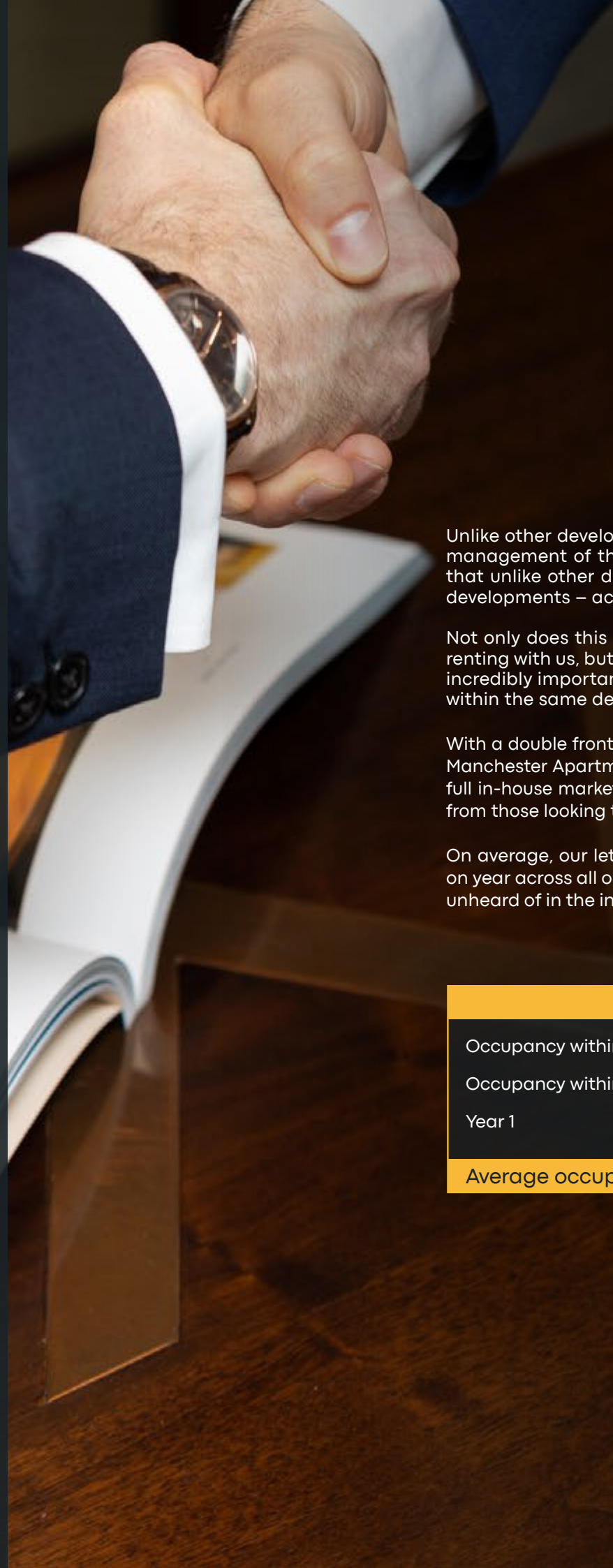
Exchange and aftersales support

Once the reservation has been received, our in-house aftersales team will then be in touch to take you through the exchange process and explain the key milestones in the sales journey.

Throughout the build period, our aftersales team will remain in constant contact, sharing updates with you and ensuring that all the necessary paperwork is completed. Our aftersales team are also able to put you in touch with our panel of solicitors and mortgage brokers, a service that many of our investors choose to take advantage of due to the familiarity our partners have with our developments, and in turn the speed at which they can progress sales on our behalf.

Completion

Upon completion our Investor Services team will step in and be your ongoing point of contact for all matters related to your property post completion. They will handle all rental payments to you and provide you with regular statements, so you are always aware of how well your investment is performing.



Letting and managing your property

Unlike other developers that employ a third-party company to handle the letting and ongoing management of their developments, we have our own in-house dedicated team. This means that unlike other developers and management companies, we only look after our portfolio of developments – acting as one centralised landlord for all our investors and tenants.

Not only does this ensure that tenants are provided with a great experience every time when renting with us, but it also ensures total rent control across all our buildings. For investors, this is incredibly important as it means owners do not get into rent wars with other property owners within the same development.

With a double fronted city centre lettings office on Oxford Street, our in-house lettings company, Manchester Apartments, are located on one of Manchester's busiest streets. What's more, with a full in-house marketing team, Manchester Apartment's generate over 3,000 enquires per month from those looking to rent property in the city centre.

On average, our lettings and property management team achieve a 97% occupancy rate year on year across all our developments – with 74% of all lets done off-plan without a viewing. This is unheard of in the industry and a model totally unique to Beech Holdings and the wider business.

	Competitors	Manchester Apartments
Occupancy within one month of completion	20%	97%
Occupancy within six months of completion	50%	97%
Year 1	80%	97%
Average occupancy	50%	97%

The Developer

Beech Holdings



Beech Holdings have been developing, selling, and managing UK residential property for over 20 years. As one of the UK's leading developers, Beech have successfully delivered more than 1,000 properties to investors, with a further £300m worth of assets in the pipeline.

Unlike traditional property developers or agents, Beech Holdings offer both institutional investors and private investors a fully managed residential property investment, providing a hassle-free, passive income. From acquisition and development through to lettings and property management, Beech Holdings manage every step of the process, working with the in-house design, construction, lettings, and sales teams across the business.

As well as selling the majority of properties off-plan, Beech Holdings are one of the only developers to have an in-house lettings team who also let the apartments off-plan. Established in 2015, Manchester Apartments was set up to exclusively handle the lettings and property management for the Beech portfolio. Manchester Apartments are able to rent apartments off-plan, and in most cases 12-months before completion, something that is almost unheard of in the property industry. 74% of all Manchester Apartments' lets are achieved without a viewing, a testament to Manchester Apartments' stellar reputation in the market.

Beech Holdings are the only developer to offer guaranteed tenants and high guaranteed rental yields. Due to high demand from tenants, resulting in a high occupancy rate, Beech Holdings have paid out more than £6.2m to co-investors since 2018.



The Lettings &
Property Management Company:
Manchester Apartments



Manchester Apartments is the award-winning lettings and property management arm of the Beech Group.

Manchester Apartments match professionals and students with their ideal home in the heart of the city and beyond. Throughout every step of the tenancy process, residents deal directly with the in-house lettings and property management team, meaning that everything is as quick, simple and as efficient as possible. The Property Management team is instrumental in protecting investors and improving the lives of residents.

Maintenance is a vital part of property management. Each development has a dedicated, 24-hour, experienced in-house maintenance team who quickly respond and resolve a wide range of issues for tenants. The maintenance team are integral to the day to day running of the properties, ensuring that they are always clean and well maintained to ensure the happiness and safety of tenants.

Every year, the Manchester Apartments team consistently achieve a minimum of 97% occupancy across the portfolio. In addition to this, 74% of the team's lets are achieved without a viewing, prior to the completion of the building, highlighting the demand for high quality rental property in the wider market.



Unit Types
One bedroom



Unit Types
Two bedroom



Unit Types
Three bedroom





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