

LUXURY LIVING IN LIVERPOOL



WESTMINSTER PARK

LIVERPOOL

A modern, multi-story residential building with a grey brick facade and large windows. The building is surrounded by a lush courtyard with green lawns, paved walkways, and several trees, including some with pink blossoms. People are seen sitting on concrete blocks in the courtyard, suggesting a communal living environment. The overall atmosphere is bright and inviting.

A Luxury Residential Complex In The
Heart Of Liverpool

WESTMINSTER PARK

An Exclusive Collection of
Luxury Apartments

Situated just 10 minutes from the City Centre, Westminster Park is one of Liverpool's most exclusive new residential developments.

Comprised of a modern collection of studio, 1 & 2 bedroom apartments and penthouse apartments, Westminster Park spans across three distinct buildings which encapsulate landscaped grounds and deliver a sense of community outside of the bustling city.

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WESTMINSTER PARK



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APARTMENTS THAT WORK



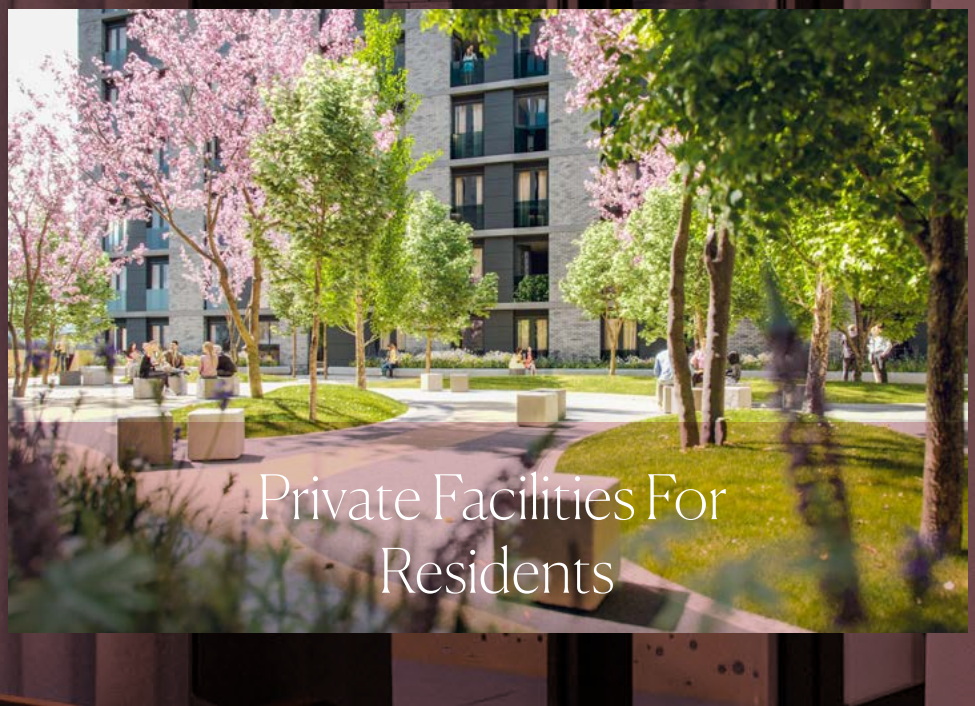
Landscaped Grounds & Balcony options



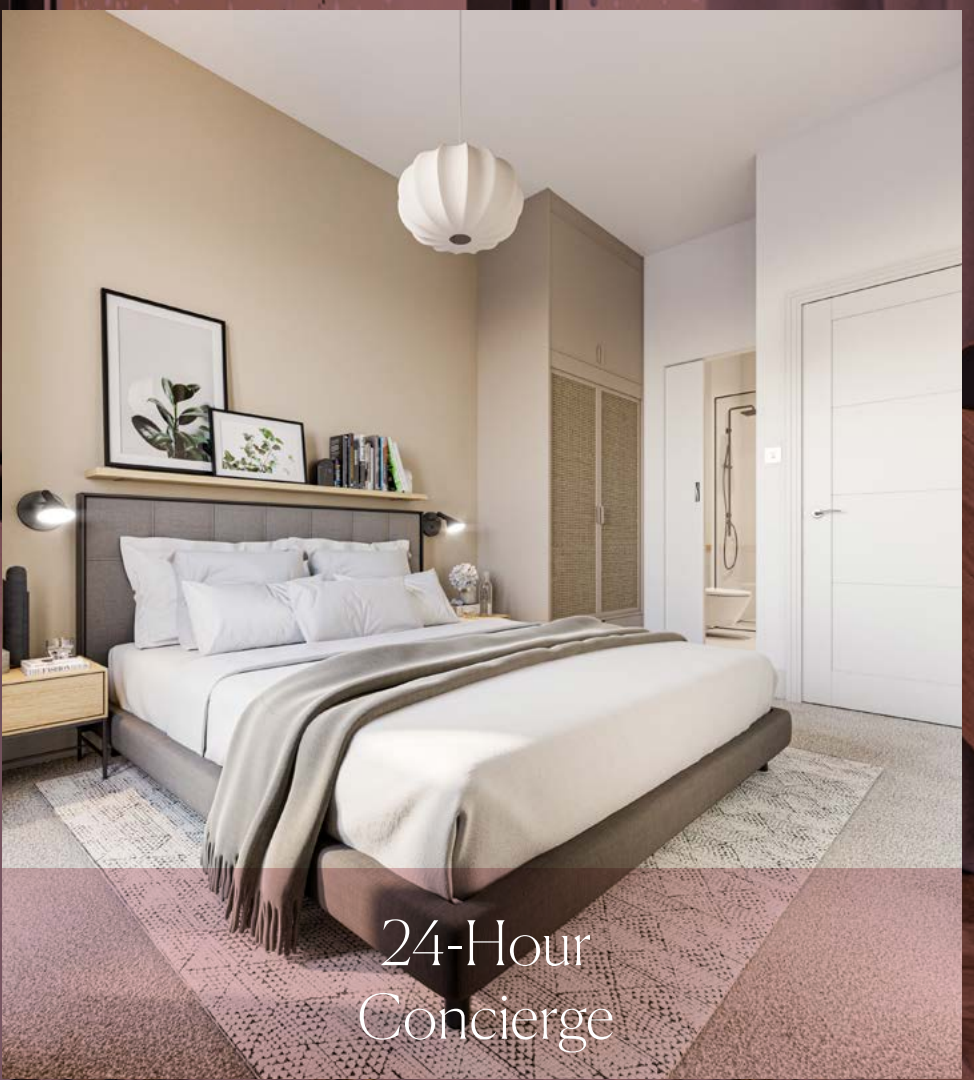
Brand New, High Spec Development



Close Proximity to Liverpool City Centre



Private Facilities For Residents



24-Hour Concierge



Under 10 Minutes To Liverpool Lime Street Station

FOR PROPERTY INVESTORS

An Exclusive Collection of
Luxury Apartments



Approved For Short
Let Flexibility



Up to 10% Rental
Yields Achievable



Nightly Rents Exceeding
National Average

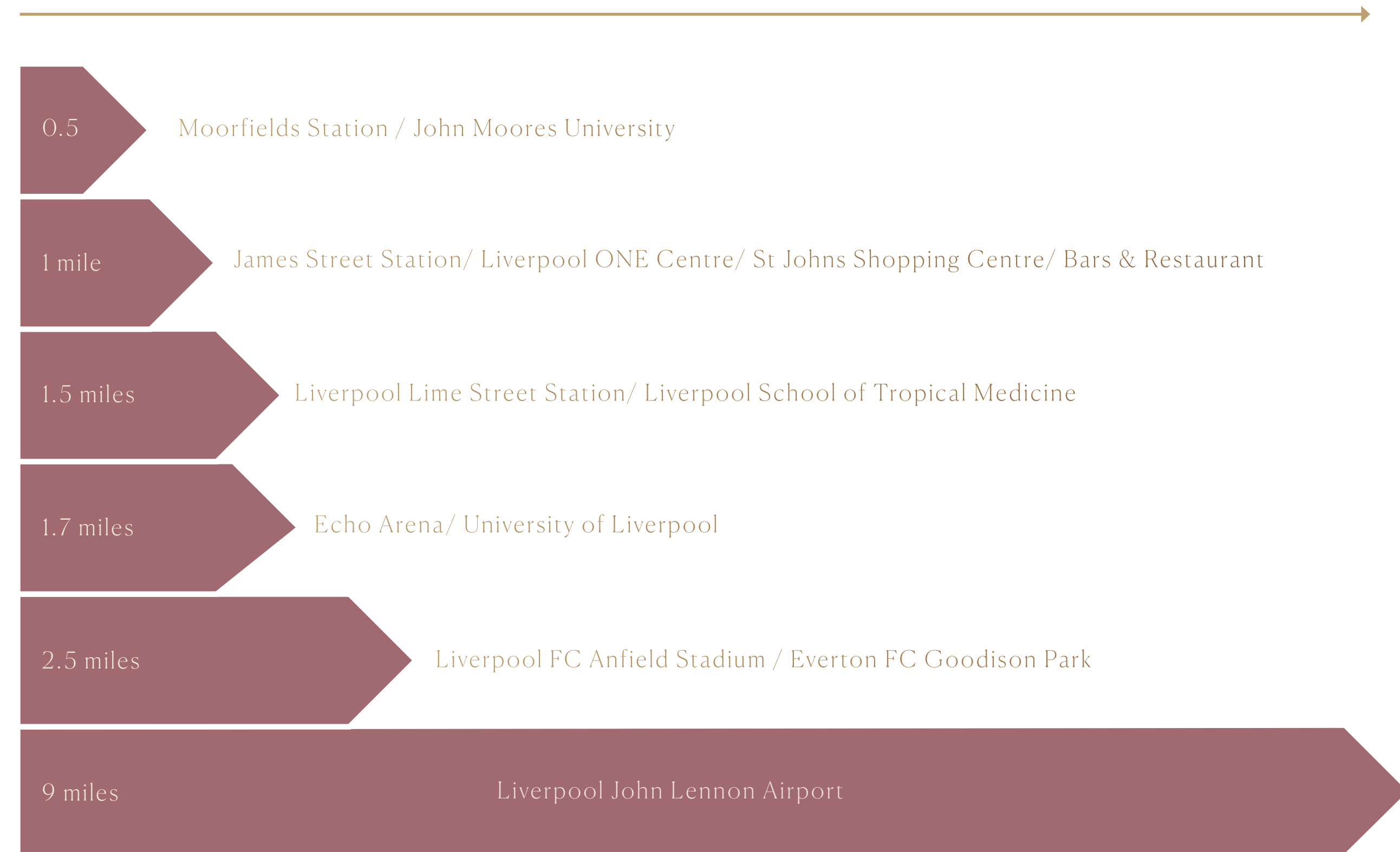


Located In Area of High
Tenant Demand

A WORLD OF POSSIBILITY

Liverpool and beyond,
on your doorstep.

WESTMINSTER PARK



DESIGNED FOR LIVING

FURNISHING YOUR FUTURE

Bespoke Furniture collections are available through our direct suppliers, comprising of everything needed to make the property ready for your tenant to move into.

HIGH SPECIFICATION

Each apartment within Westminster Park is completed to a premium specification with high quality finishing, ensuring a smooth and seamless transition from development to occupancy.

A SENSE OF COMMUNITY

Each Apartment building forms the edges of the landscaped grounds that make up the Park within Westminster Park. Lined with trees, the park is designed to provide a sense of relief from the busy city centre.

FOCUS ON THE DETAILS

With a combined 250+ years development and investment experience, Westminster Park brings together extensive knowledge and expertise to create a collection of apartments that put even the smallest details at the heart of the project.

LIVERPOOL ON THE DOORSTEP

Liverpool is committed to a comprehensive multi-billion pound regeneration strategy aimed at turning the city and the wider region into one of the most sought-after destinations in the UK for living, working and visiting.

The focal point of Liverpool's metamorphosis is the transformation of its iconic waterfront into a world-class northern district.

With a £120m infusion from Local Finance For Growth and a multibillion pound, 5-year plan, Liverpool aims to deliver new residential properties, leisure and entertainment facilities, a new commercial hub and a cruise terminal.

£5.5bn

The largest investment in the region, set to transform Liverpool's iconic docklands.

£14bn

Allocated investment for regeneration of key commercial and residential zones across the city.

£1bn

Intermodal infrastructure investment and new deep-water container terminal

£4.3bn

Investment into offshore wind since 2015, leading the way for new energy technologies

69K

The estimated size of the private rental sector in Liverpool in 2024

757k

People in employment in the city centre and surrounding Liverpool region



1 Bed



Studio



2 Bed

THE FINANCIALS

AVG. Purchase Price	£175,000.00	£245,000.00
AVG. Size Sq Ft	421.00	£423
Monthly Operating Income	1 Bedroom (Avg. Per Night - £115)	2 Bedroom (Avg. Per Night - £150)
Gross Annual Rental Income @ Average 75% occupancy	£29,382.50	£38,325.00
Average Monthly Rent	£2,448.54	£3,193.75
Gross Monthly Operating Income	£2,448.54	£3,193.75
Monthly Estimated Operating Expenses	1 Bedroom	2 Bedroom
Property Management Fee @ 18% Inc VAT	£440.74	£390.37
Broadband	£40.00	£40.00
Utility Bills	£130.00	£160.00
Council Tax - Band A 20/21	£244.00	£281.50
Ground Rent (Peppercorn)	£0.83	£0.83
Service Charge @ £3.50 per SqFt	£87.71	£138.15
Monthly Operating Expenses	£943.28	£1,195.33
Net Operating Income (NOI)	1 Bedroom	2 Bedroom
Total Annual Operating Income	£29,382.50	£38,325.00
Total Annual Operating Expense	£11,319.35	£14,344.00
Annual Net Operating Income	£18,063.15	£23,981.00
Net Yield:	10.32%	9.79%

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THE DEVELOPER

Sourced Development Group

Sourced Development Group have a vast array of in-house expertise completing over £500m worth of property developments with a proven track record for performing.

Sourced Development Group are a privately-owned business, combining property expertise with an unrivalled track record.

Sourced development group have grown to become one of the most forward thinking, progressive and reputable property investment, funding, and development companies in the UK. Specialising in commercial and residential development sectors, Sourced Development Group own and manage developments from start to end ensuring high standards and world class quality at every stage.

We pride ourselves on a combined 250+ years development and investment experience. Sourced Development Group are focused on delivering exciting properties which provide capital growth opportunities to clients who include private individuals, corporate and institutional property investors.



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WESTMINSTER PARK

PRS Property
Redress
Scheme

ico.
Information Commissioner's Office

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