

# NEW PROPERTY BARGAINS

These apartments are selling on the open market at list price and we can prove it. We have secured more than **20% discount!**

This deal has been negotiated at Director Level, the on-site sales team are NOT authorised to sell at these prices.



**Speakman Gardens, Steley Way, Prescot, L34 5NQ**

*4 good reasons to invest...*

- 🏠 **New apartment, 2 years defect warranty**
- 🏠 **Gross profit £ 265pcm**
- 🏠 **High demand established rental market**
- 🏠 **Commuter location for Chester & Liverpool**

## Site information



- Quiet secure development – no through road
- Walking distance to train station
- Excellent motorway links, M57 & M62
- Close to Scotchbarn Leisure Centre
- Close proximity to major retail park
- Short distance from John Lennon Airport
- Whiston Hospital close by

## EXCLUSIVE OPPORTUNITY

Discount off list £19,000

Gross Yield 9.0%

## Investment information

2 bed Apartment	<b>£76,000</b>
List Price	£94,995
Discount	25%
Yield (circa)	9.0%
Gross profit pcm	£265
Rent pcm	£575
Discount £	£19,000
Deposit required	£22,800

Mortgage based on 70% of purchase price on an interest only at an interest rate of 3.8%

For further information or to reserve please call **01603 624261**

# NEW PROPERTY BARGAINS

## THE OPPORTUNITY

Plot No	Name	Type	Floor	Beds	Baths	Parking	Floor Area	Service Charge pcm	List Price	Discount £	Discount Price	Rent PCM	Gross Yield	Required Deposit	Profit PCM	Discount £
109	Hayle	APT	0	2	2	1	649	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
110	Kingsbridge	APT	0	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
111	Kingsbridge	APT	0	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
113	Hayle	APT	1	2	2	1	649	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
114	Kingsbridge	APT	1	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
115	Kingsbridge	APT	1	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
117	Hayle	APT	2	2	2	1	649	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
118	Hayle	APT	2	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
119	Kingsbridge	APT	2	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
121	Hayle	APT	3	2	2	1	649	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
122	Kingsbridge	APT	3	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000
123	Kingsbridge	APT	3	2	2	1	634	69	94,995	20%	76,000	575	9.0%	22,800	265	19,000

\* Mortgage based on 70% of purchase price on an interest only at an interest rate of 3.8%

For further information or to reserve  
please call **01603 624261**

## COMMERCIAL ASSESSMENT

### 🏠 Recent sales comparables of the same property type on site:

- Plot 36 (1<sup>st</sup> Floor, Severn) £95,000 legal completion June 2011
- Plot 35 (1<sup>st</sup> Floor, Knightsbridge) £104,950 legal completion June 2011
- Plot 39 (2<sup>nd</sup> Floor, Dane) £100,000 legal completion June 2011
- Plot 254 (2<sup>nd</sup> Floor, Windrush) sold for £99,995 August 2012
- Plot 253 (2<sup>nd</sup> Floor, Dane) sold for £99,995 July 2012

### 🏠 Other rental & sales comparables:

We have spoken to 6 local estate agents who have the knowledge of the development and the immediate market who quoted market values ranging from £80k - £90k and rents on average of £575 pcm.

### 🏠 2 bed apartments currently for sale on the market within a half mile of the development are as follows:

- Menai Mews, St James Road, Prescot – 2 bed ground floor apartment £104,950  
*Reeds Rains Sales, Prescot*
- Menai Mews, St James Road, Prescot – 2 bed ground floor apartment - £99,950  
*John Borwn & Company*
- Speakman Garden, Steley Way – A range of 2 bed apartments £99,950  
*Home Sales (Marketing for Taylor Wimpey)*
- Bretherton Road, Prescot – 2 bed 1<sup>st</sup> floor apartment - £99,950  
*Reeds Rain Sales, Prescot*
- Aron Court, Moss Street, Prescot – 2 bed ground floor apartment - £99,950  
*Reeds Rain Sales, Prescot*

### 🏠 Investment points of note provided by local Sales & Letting agents:

- A nice development, close to everything
- Close to Wiston hospital
- One street away from major retail park offering; Tesco, Focus & Argos
- Good access to motorway network (M57 & M62)
- Close to rail station - main line to Liverpool, Manchester and Chester
- Short distance to John Lennon airport
- Ideal location for Professional and medical staff working in nearby Whiston Hospital

## SITE AND AREA INFORMATION

### About the area

There's such a wide variety of homes to choose from at Speakman Gardens there's surely something for everyone – from young professionals to growing families. It's such a great location too, with numerous leisure facilities and amenities within the immediate area, including the Scotchbarn Leisure Centre with its health suite and swimming pool. At the retail park on Steley Way there's a selection of high street stores and a Tesco supermarket for your weekly shop.

Prescot town centre is the oldest in Knowsley and designated a conservation area, due to the many 18th & 19th century buildings. You'll find all the usual high street shops as well as a large outdoor market and the 'In Shops' indoor market – and Council car parks are free of charge!

Families with children will benefit from a good choice of nursery, primary & secondary schools and colleges, plus of course Liverpool's renowned universities. Local bus services are excellent and there's easy access to the M57 and M62. Prescot station offers direct trains to Liverpool, Chester and Manchester.

Living in Prescot, you'll be able to take advantage of everything Liverpool city centre has to offer, from its fantastic shops to its endless enthusiasm for the arts - it is after all, Europe's Capital of Culture 2008. There are great theatres, cinemas, the Walker Art Gallery, and the regenerated Albert Dock area with its cafe culture, comedy club, Tate Liverpool gallery and award-winning 'Beatles Story' museum.

### Developer website information

<http://www.taylorwimpey.co.uk/newhomes/north+west/speakman+gardens/>

## GENERAL INFORMATION

### Development Address

Speakman Gardens, Steley Way, Prescot,  
L34 5NQ

### Site Sales Office open hours

11am – 5.30pm 7 days a week

**PLEASE ADVISE US OF ANY VIEWINGS  
TO SECURE THIS EXCLUSIVE DEAL.**

### Developer

Taylor Wimpey NW

### Reservation Fee payable to

Taylor Wimpey NW - £1000 non refundable,

### Warranty

10 year NHBC

### Deposit

10% deposit

### Properties on the development

260 units

31 detached homes

104 townhouse/mews homes

125 apartments

### Percentage of site sold

82%

### Site completion date

Block T - Approx Aug/Sept 2013

### Tenure

Leasehold, 125 years, ground rent £250 per annum

### Developers Solicitor

Bannister Preston

180 Liverpool Road, Irlam, Manchester  
M44 6FE

### Extras included in the price

Flooring throughout

### Kitchen bedroom and bathroom choices

None

### Completion procedure

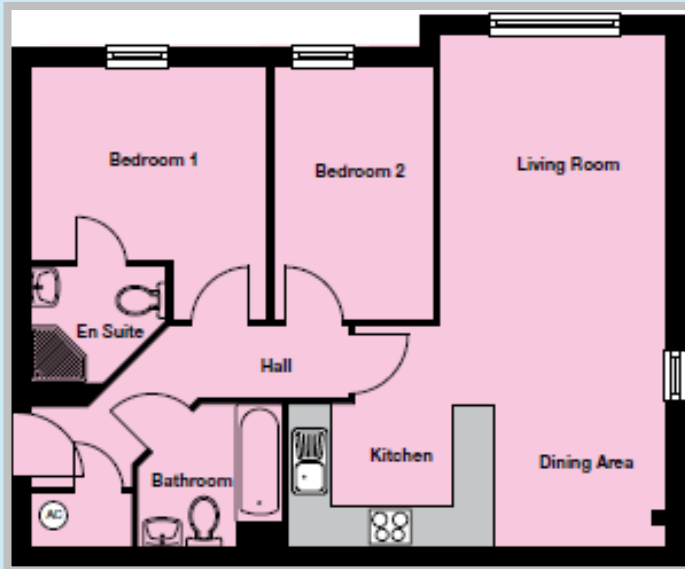
A Home demo will be arranged up to 1 week prior to completion. Any items needing attention will then be rectified prior to completion.

### NOTE:

**Please be advised that The Lloyds Banking Group/HBOS will not permit lending on these sales, as they are not classed as open market sales.**

# NEW PROPERTY BARGAINS

## Plans



**Hayle – Plots 109, 112, 113, 116, 117, 120, 121 & 124**

**Kitchen/Dining Area (max.)**

5.21m x 3.05m      17'1" x 10'0"

**Living Room**

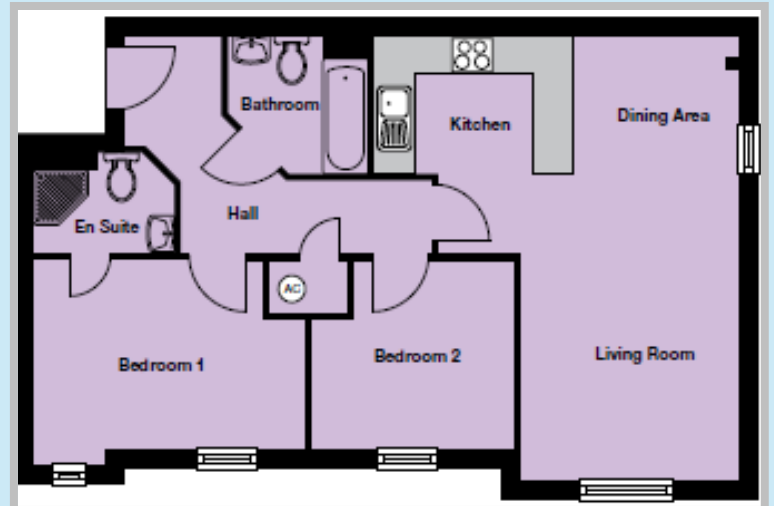
4.03m x 3.06m      13'3" x 10'1"

**Bedroom 1 (min.)**

3.25m x 2.68m      10'8" x 8'10"

**Bedroom 2**

3.49m x 2.25m      11'6" x 7'5"



**Kingsbridge – Plots 110, 111, 114, 115, 118, 119, 122 & 123**

**Kitchen/Dining Area (max.)**

5.21m x 3.05m      17'1" x 10'0"

**Living Room**

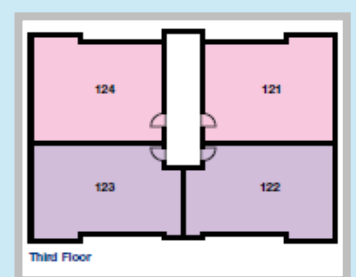
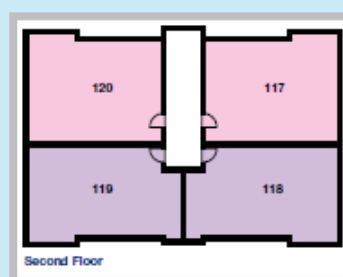
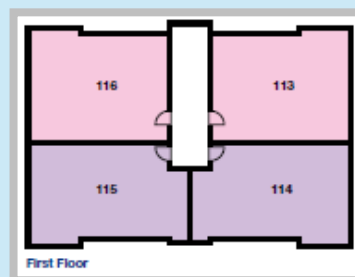
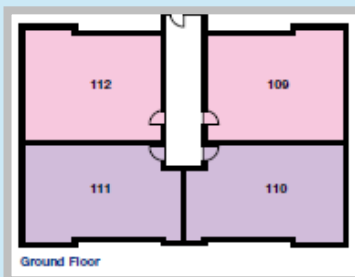
3.18m x 3.06m      10'5" x 10'1"

**Bedroom 1**

3.25m x 2.68m      10'8" x 8'10"

**Bedroom 2**

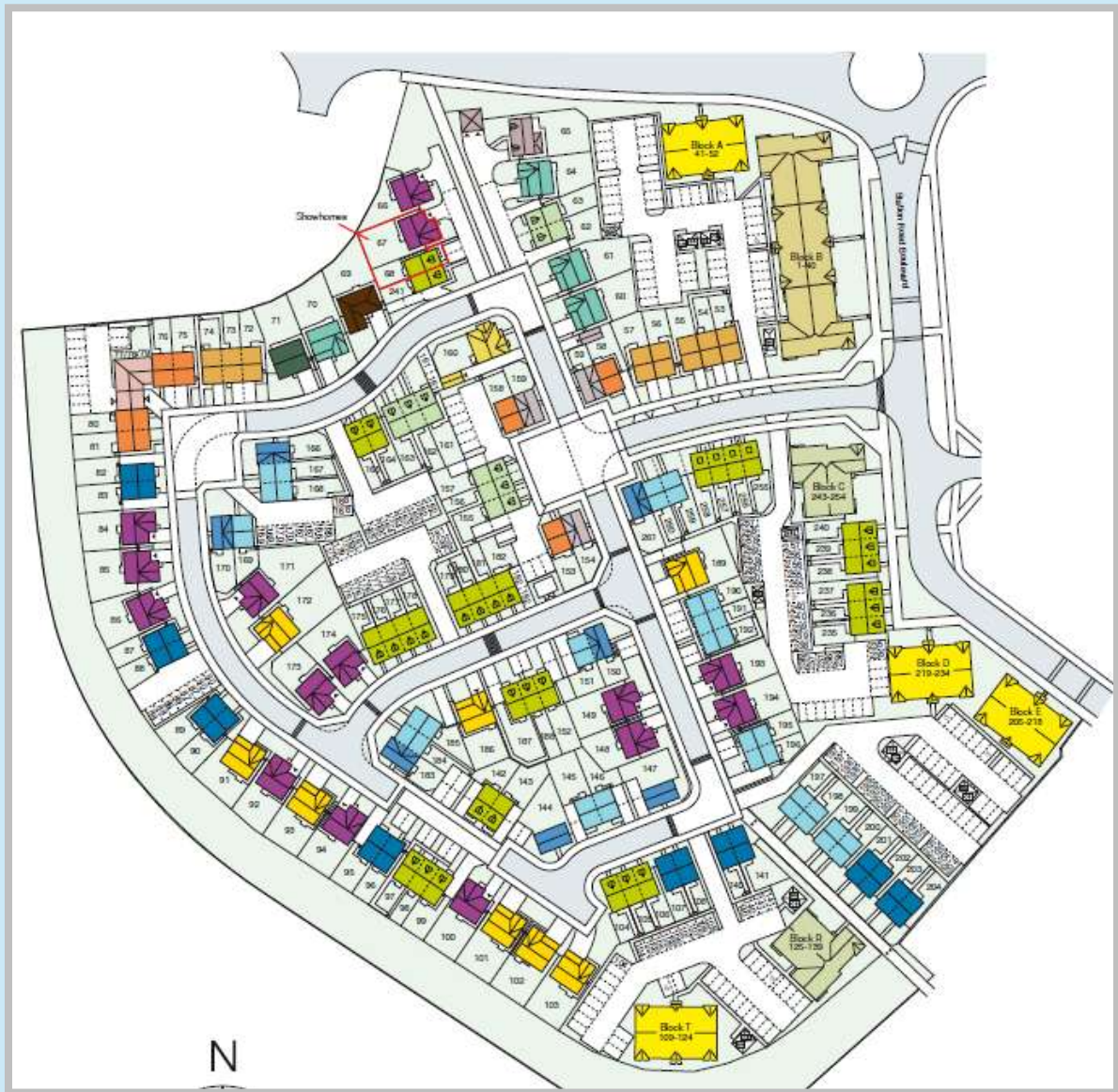
3.49m x 2.25m      11'6" x 7'5"



For further information or to reserve  
please call **01603 624261**

# NEW PROPERTY BARGAINS

## Site Plan



For further information or to reserve  
please call **01603 624261**

# NEW PROPERTY BARGAINS

## IMAGES

TYPICAL TAYLOR WIMPEY INTERIORS (please note these are not Great Hall Park interiors)

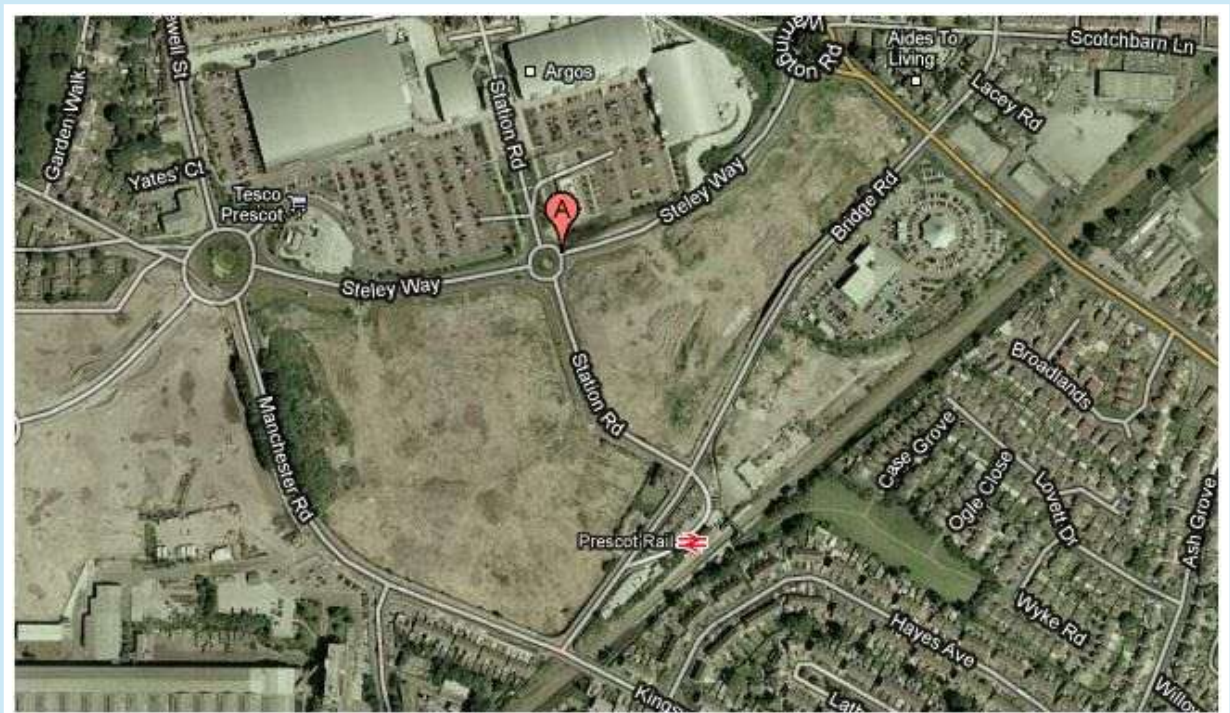
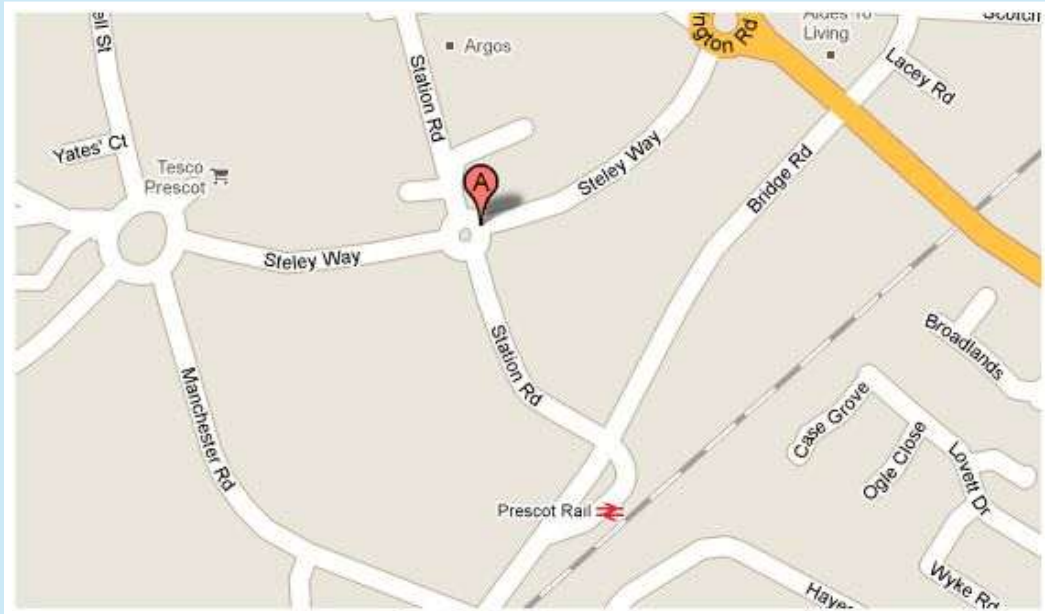


For further information or to reserve  
please call **01603 624261**



# NEW PROPERTY BARGAINS

## THE LOCATION



For further information or to reserve  
please call **01603 624261**

# SALE TERMS AND PROCEDURES

## Viewing

Please advise us should you intend to view the property. The developer has requested all viewings are announced. Please note this opportunity is NOT available on site and is exclusive to us confirmation of which can be provided if required. Please note the Site Sales Negotiator has not been authorised to sell at this price.

## Reservations

Please ask for a reservation form available on request, print off sign and forward to Taylor Wimpey NW with your reservation fee.

## Legal info

**Net sales only. No gross valuation sales. All discounts and fees will be noted on the CML form. Strictly no sub sales of any kind.**

## Valuations

Please note either the development sales office or developer head office telephone number for valuations.

## After Sales Service

We will be the main point of contact for all purchasers and referrer. Following exchange of contracts however the developer will provide full after sales service as any buyer would benefit details of which can be attained either via the site sales office or head office.

## Exchange/completion

**A deposit must be paid on exchange of contracts in the event the property is unfinished, if however the property is ready for occupation the sale must exchange and legally complete simultaneously.**