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Lombard House Newark-on-Trent

An office conversion into a contemporary residential development in popular Nottinghamshire town from £99,995.

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HIGHLIGHTS:

- Units available from £89,995
- Estimated 6.60% Yields
- 18 one-bed apartments
- Completion: Q4 2021
- Leasehold: 125 years
- Strong transport links
- Less than 5 minutes from Newark Castle Bus Station
- Less than 10 minutes from Newark Castle Rail Station
- 15 minutes' drive to Nottingham

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INTRODUCTION:

Strategically located in the heart of England, Lombard House in Nottinghamshire is a contemporary residential development, benefiting from its close proximity to major road and rail routes. An ideal location for investment, the luxury collection of 18 one-bedroom apartments estimates 6.60% Yields on units available from £89,995.

OVERVIEW:

Designed to provide an elegant living space, Lombard House is set to accommodate the growing demand for luxurious homes in the Nottinghamshire area. Complete with custom build kitchens and a healthy dose of natural light, demand for this property will skyrocket due to its supply of style, luxury, and comfort.

Surrounded by the history of Newark's Roman occupation, Lombard House feeds off the regeneration occurring in Nottingham's City Centre. The ideal property for the area's growing young professional population, Lombard House benefits from its close proximity to the various businesses located in the area including Vodaphone and Center Parcs.

Offering stunning views across Newark-on-Trent and a flexible payment plan, Lombard House is a shrewd investment opportunity amongst Nottingham's £250 million Southern Gateway scheme.

PAYMENT STRUCTURE:

Payment Plan 1: No Mortgage Option

- Reservation fee: 5% (plus £850 legal fees)
- Monthly Payment Stage: Deposit (65%) divided by 24-month build schedule (or investor can pay the stage in cash at once).
- Completion: The remaining payments are covered by rental income over 5 years. (If the investor wishes to sell during the five-year period, the investor needs to payback developer in the sale).

Payment Plan 2: Mortgage Option

- Reservation fee: 5% (plus £850 legal fees)
- Monthly Payment Stage: Deposit (30%) divided by 24-month build schedule (or investor can pay the stage in cash at once)
- Completion: Balance (65%) is paid by way of an arranged mortgage or cash.

FINANCIALS:

Lombard House offers investors an estimated 6.60% rental yields.

See table below for an example of the rental returns you could earn from this investment:

Unit Example	Rental Yields
£99,995 x 6.60% Rental Yields	£6,599 per annum
	£549.98 pcm
Total Rental Income over 5 years	
£6,599.67 x 5	£32,998.35

PLEASE NOTE: These figures are estimates only based on current data.

WHY INVEST IN RESIDENTIAL PROPERTY?

Early Retirement

With the right property, a shrewd investor can generate enough money to retire early. A well-chosen property portfolio can easily rival a salary, and more often than not requires no management of the investor.

Better than cash in the bank

Buy-to-let returns can be more reliable and effectively offer higher yields than cash sitting in a bank account. The housing supply in the UK is also at a 100-year low, and demand is growing daily. It is predicted that 25% of households will be privately rented within the next 5 years.

Sale Investment

All investment comes with a level of risk, but in the world of investment property is as safe as they come.

Demand

The demand for residential property exists as long as tenants need accommodation. The UK currently has a population of 66.96m, due to 80.6 years life expectancy and 283,000 people emigrating into the UK. Alongside this, 101,669 couples are divorcing and 2018 saw 12.1 births per 1000 people, proving a need for more homes.

WHY INVEST IN NOTTINGHAM?

Rental Yields

This Is Money's research discovered that Nottingham claims first and fifth rental hotspots in the UK. NG1 takes first place with an average rental yield of 11.99% while NG7 held fifth place with at 8.89%.

Education

Ranked the sixth-best student city, Nottingham produces 19,700 graduates each year with 32% of Nottingham's population holding a degree-level qualification. The Creative Quarter is home to Nottingham Trent University, Nottingham College and the Confetti Institute of Creative Technologies.

Nottingham Trent University was ranked #1 University in 2017 by Times Higher Education whilst Nottingham Business School has this year been shortlisted for Times Higher Education Business School of the Year. The district has a steady flow of the first-class talent with up-to-the-minute skills.

Nottingham College's £58 million City Hub regeneration demonstrates a grand investment in the city's education. It will offer new facilities and resources for college students and provide community facilities such as a new café and performing arts centre. The neighbouring area to set to provide an open and green space for the community and the College is working with the council to ensure the area and surrounding through-routes are well lit and accessible, helping to create a good flow between this area and the rest of the city centre.

Business

Nottingham boasts a talented workforce of over 1.1 million, leading the way for knowledge-intensive industries including financial and business services, creative and digital, life sciences, and advanced manufacturing., of which employ 60% of Nottingham.

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, Speedo, Experian, and Capital One. Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences, and advanced manufacturing, meaning that over 60% of the jobs in Nottingham are in knowledge-intensive industries, well above the UK average.

The city has a strong independent retail scene alongside designer brands and high-favourite brands which makes Nottingham one of the best places in the UK to go shopping. For those who like to eat out, there are a wealth of restaurants with

cuisines from every corner of the globe.

Regeneration

Nottingham is currently embarking on commercial regeneration with the £250 million Southern Gateway, £150 million redevelopment of the Broadmarsh shopping centre and the highly anticipated Boots Island site development that is set to include a 5-star hotel, retail space, homes, and offices.

The city is also set to benefit as the HS2 network is constructed, with the East Midlands Hub base planned for Toton, on the outskirts of the city, further reducing journey times to London and bringing the rest of the country closer.

Culture

Named UNESCO City of Literature, Nottingham is a beacon of the creative arts with The Creative Quarter in centre stage. Refurbished lace factories and warehouses have evolved into modern urban living spaces, galleries, and restaurants populating the district.

Local Retail shop, Paper Came to Light was founded in honour of the local independent shops in Hockley. Today, you'll find the best publishing and magazines from around the world stocked.

In the heart of Hockley, Nottingham Arts Theatre has shown an array of fantastic shows featuring some of the best talents in the East Midlands. The main theatre seats 300 people and has a proscenium arch and an orchestra pit.

With independent brands, fashion designers and retailers getting involved every year, Nottingham Fashion Week is a celebration of the city's clothing industry. With live entertainment this is a chance to see new collections from the emerging talent and established names.

Transport

In the heart of the Midlands, Nottingham hosts fantastic transport links including the railway to London St Pancras for as little as 90 minutes. Additionally, The Creative Quarter boasts from the £50,000 tram extension and the planned £188 million connection between Nottingham and Derby.

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About Us

Tarquin Jones is a dynamic and specialist property Investment company that focuses and delivers on property Investment solutions to our discerning clients throughout the world.





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