

H2

HALIFAX





Everything's in the detail

DYNAMIC

A residential and commercial portfolio including 36 substantial new build and conversion projects with a GDV of over £300 million.

COMPREHENSIVE

Our own fully regulated mortgage division, Verve, provides all round borrowing solutions to our clients.

Our letting and management agency; Lamont Estates, offers Prosperity owners a full lettings and management solution

DEDICATED

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

ENTERPRISING

We're on track to deliver over £1 billion of residential property within the next 5 years.





H2

HALIFAX



THE DEVELOPMENT

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HALIFAX

A contemporary selection of
70 one and two bedroom
apartments minutes from
Halifax town centre





DETAILS

70
APARTMENTS

£66,995
ONE BED
STARTING PRICE

£76,995
TWO BED
STARTING PRICE

CHOICE OF
PAYMENT PLANS

IMAGES INDICATIVE ONLY

Recently ranked as one of LendInvest's top 10 UK buy-to-let hotspots, Halifax is a town with huge potential. Famous for its international bank of the same name, it's also home to a wealth of industry giants such as food brands Nestlé and McVities, as well as prospering textile houses and a large engineering sector.





DESIGN MATTERS

Finishing touches



H2 HALIF AX

Trademark design delivers
style and contemporary
elegance to every development



1

BESPOKE

High quality floors and stainless steel sockets, custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort.

2

KITCHENS

Lighting, Built-in Appliances
Cooker Top, Extractor Hood
Cupboards, Laminate Worktop
Splashback, One & Half Sink
Mixer Tap

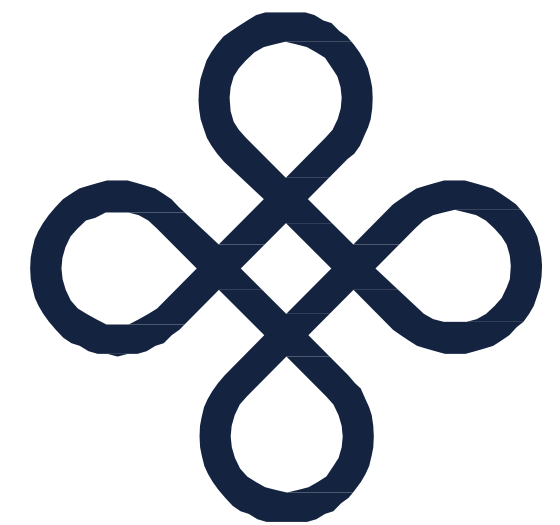


3

BATHROOMS

Lighting, Toilet, Vanity Unit
Basin with Mixer Tap
Shower Cubicle or Bath
Towel Rail, Electric Razor Socket





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HALIFAX

THE LOCATION



THE HIGHLIGHTS

Reasons to invest

DEMOGRAPHICS

82,000

With 95% of its 82,000 population in employment and 64% of residents having professional qualifications, Halifax offers the ideal combination of inward investment, continually improving job prospects, and lifestyle appeal that a town needs to thrive. Over a third of jobs in Halifax are in banking, finance or insurance, with Lloyds, Halifax plc and HBOS based in the town.



RETAIL & LEISURE

£19m

First-class shopping, a wealth of entertainment and a thriving economy offer a lifestyle that's attracting high volumes of students, young professionals and families to the town. The £19m re-opening of Piece Hall - once the UK's trading hub for fabrics, is now a beautifully restored central piazza offering a meeting point, open air cultural venue and colonnades of boutique shops and cafes.

CONNECTIVITY

15 minutes

Nestled between the two northern powerhouses, Manchester and Leeds, Halifax is excellently positioned to satisfy the needs of today's location-savvy commuter. It has extensive railway links to all major UK cities, with trains to London every hour, Manchester every 30 minutes and Leeds every 15 minutes. Frequent buses link the region quickly and conveniently and Manchester International Airport is only an hour away offering flights to major European and overseas destinations.



REGENERATION

£10m

Most towns only have a chance every century to do the kind of thing that Halifax is attempting with its ongoing regeneration cycle. Recent projects include the transformation of Dean Clough Mills into a cluster of offices, galleries, and sophisticated bars and restaurants. The £6.5m addition of an independent cinema, restaurant and bar to the re-designed Square Chapel Arts Centre and a modern £10m central library wrapped around a Georgian church spire.

A prime residential location

The development is located in the Illingworth area of Halifax, with the town centre just a 10 minute drive away. The town centre enjoys a variety of amenities, bars and restaurants, and popular attractions including the Victoria Theatre, The Piece Hall and National Children's Museum, Eureka.

There are a good selection of local schools and nurseries nearby, along with plentiful parkland and recreational areas. The nearest secondary school, the North Halifax Grammar School has received an Ofsted Outstanding rating. The local bus service links the development to the town centre, Sowerby Bridge, Mytholmroyd and Hebden Bridge which all access the cities of Leeds, Bradford and Manchester.

Halifax train station is located 2.6 miles away, having regular direct links to London, Manchester and Leeds. Both Manchester and Leeds Bradford International Airports are easily accessible via the M62 motorway junction close by.



The Piece Hall



Eureka National Children's Museum



Halifax Town Hall



Shibden Hall

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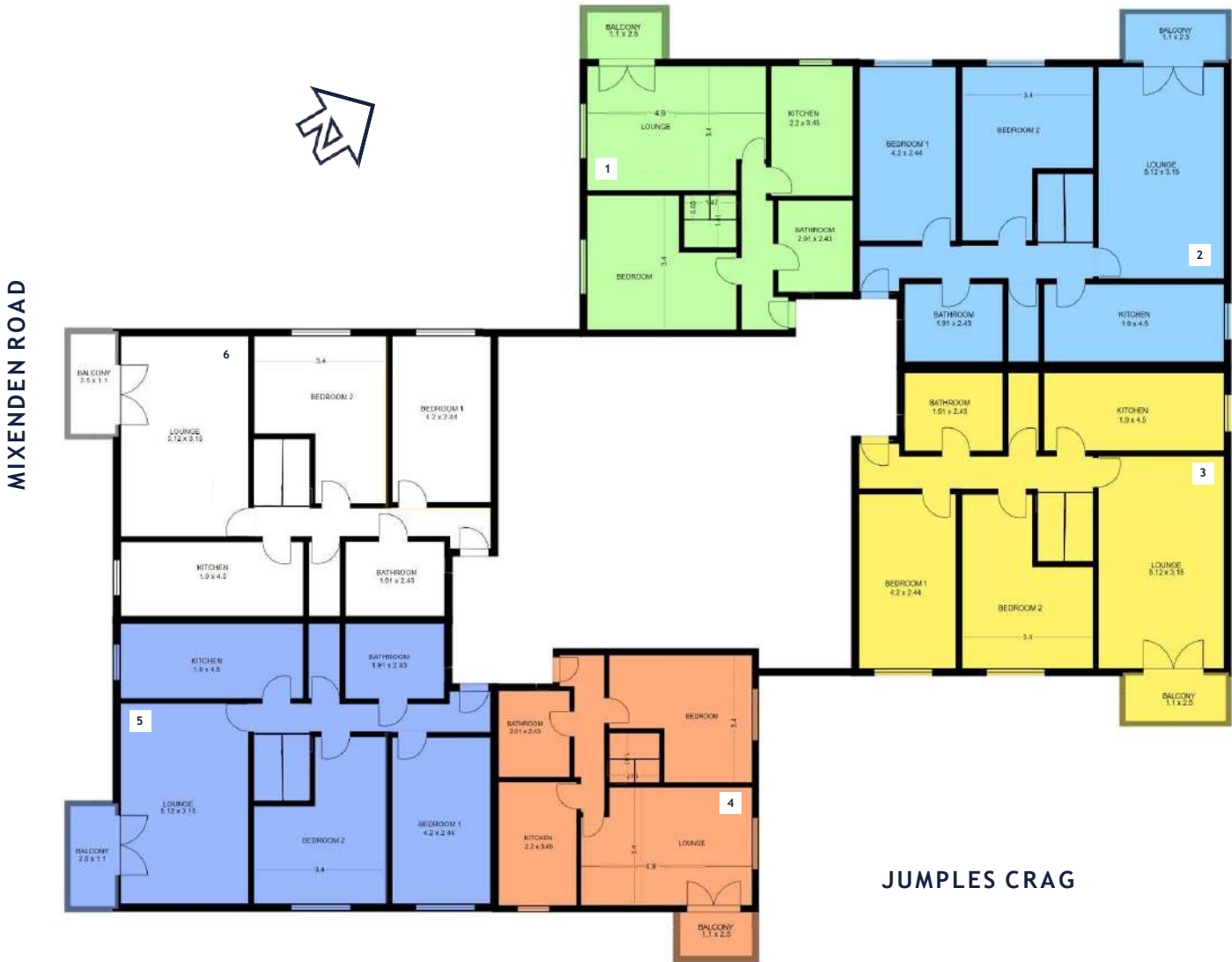
AMENITIES

1. Morrisons Supermarket
2. North Halifax Grammar School
3. The Maltings College
4. Dean Clough Mills
5. Shibden Hall
6. Halifax Bus Station
7. McVities Cake Co
8. The Piece Hall
9. Halifax Train Station
10. Nestlé UK
11. Eureka! National Children's Museum
12. Lloyds Banking Group HQ
13. MBI Shay Stadium
14. Calderdale Royal Hospital

GROUND FLOOR

Unit 1- 6
1& 2 Bedroom Apartments

■ Unit 159m ² 1 Bedroom	■ Unit 3 72m ² 2 Bedroom	■ Unit 5 72m ² 2 Bedroom
■ Unit 2 72m ² 2 Bedroom	■ Unit 4 59m ² 1 Bedroom	■ Unit 6 72m ² 2 Bedroom



FIRST FLOOR

Unit 7 - 12
1& 2 Bedroom Apartments

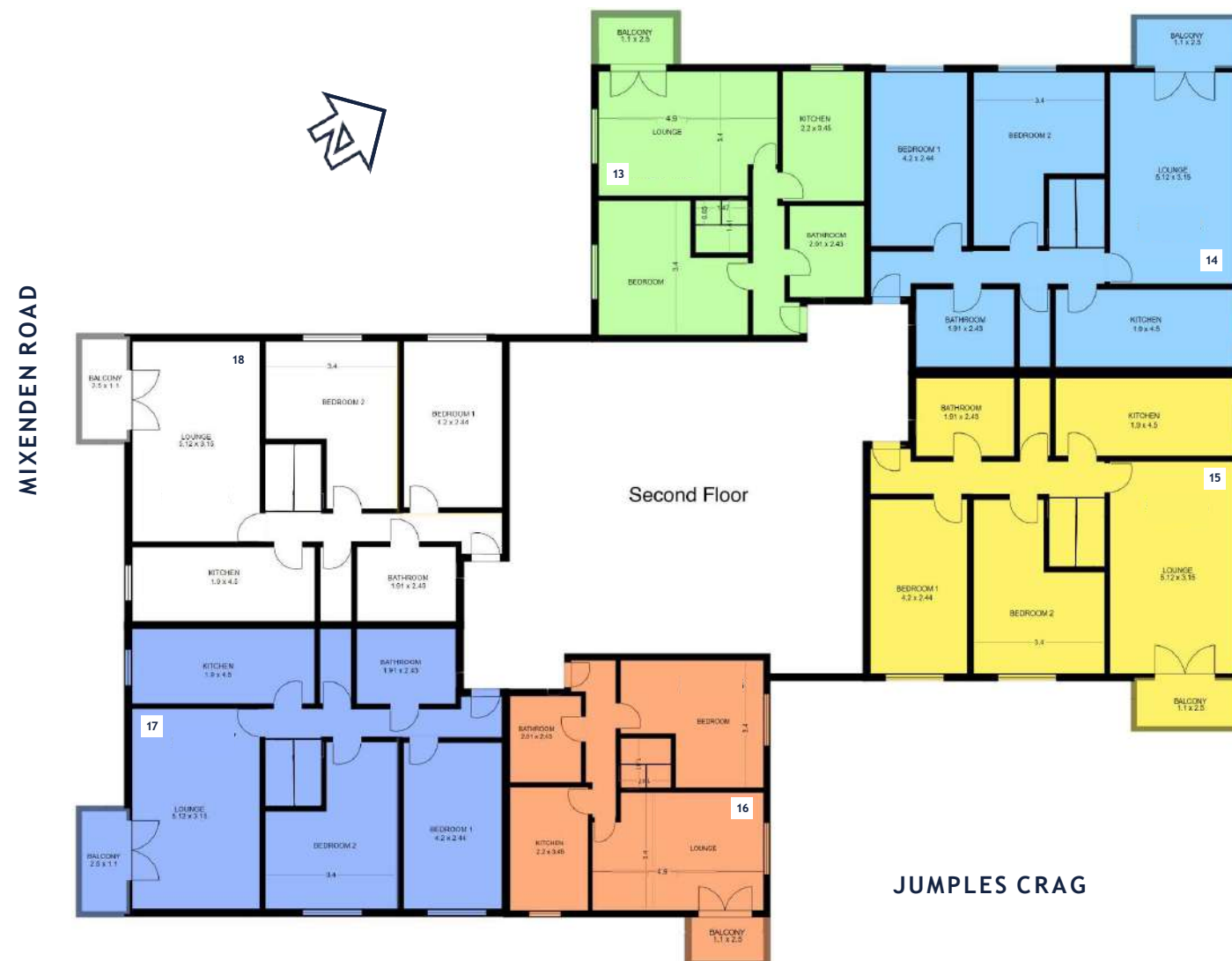
■ Unit 7 59m ² 1 Bedroom	■ Unit 9 72m ² 2 Bedroom	■ Unit 11 72m ² 2 Bedroom
■ Unit 8 72m ² 2 Bedroom	■ Unit 10 59m ² 1 Bedroom	■ Unit 12 72m ² 2 Bedroom



SECOND FLOOR

Unit 13 - 18 1& 2 Bedroom Apartments

- | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|
| ■ Unit 13 59m ² 1 Bedroom | ■ Unit 15 72m ² 2 Bedroom | ■ Unit 17 72m ² 2 Bedroom |
| ■ Unit 14 72m ² 2 Bedroom | ■ Unit 16 59m ² 1 Bedroom | ■ Unit 18 72m ² 2 Bedroom |



THIRD FLOOR

Unit 19 - 24 1& 2 Bedroom Apartments

- | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|
| ■ Unit 19 59m ² 1 Bedroom | ■ Unit 21 72m ² 2 Bedroom | ■ Unit 23 72m ² 2 Bedroom |
| ■ Unit 20 72m ² 2 Bedroom | ■ Unit 22 59m ² 1 Bedroom | ■ Unit 24 72m ² 2 Bedroom |



FOURTH FLOOR

Unit 25 - 30
1& 2 Bedroom Apartments

- Unit 25 59m² 1 Bedroom

Unit 26 72m² 2 Bedroom
- Unit 27 72m² 2 Bedroom

Unit 28 59m² 1 Bedroom
- Unit 29 72m² 2 Bedroom

Unit 30 72m² 2 Bedroom



FIFTH FLOOR

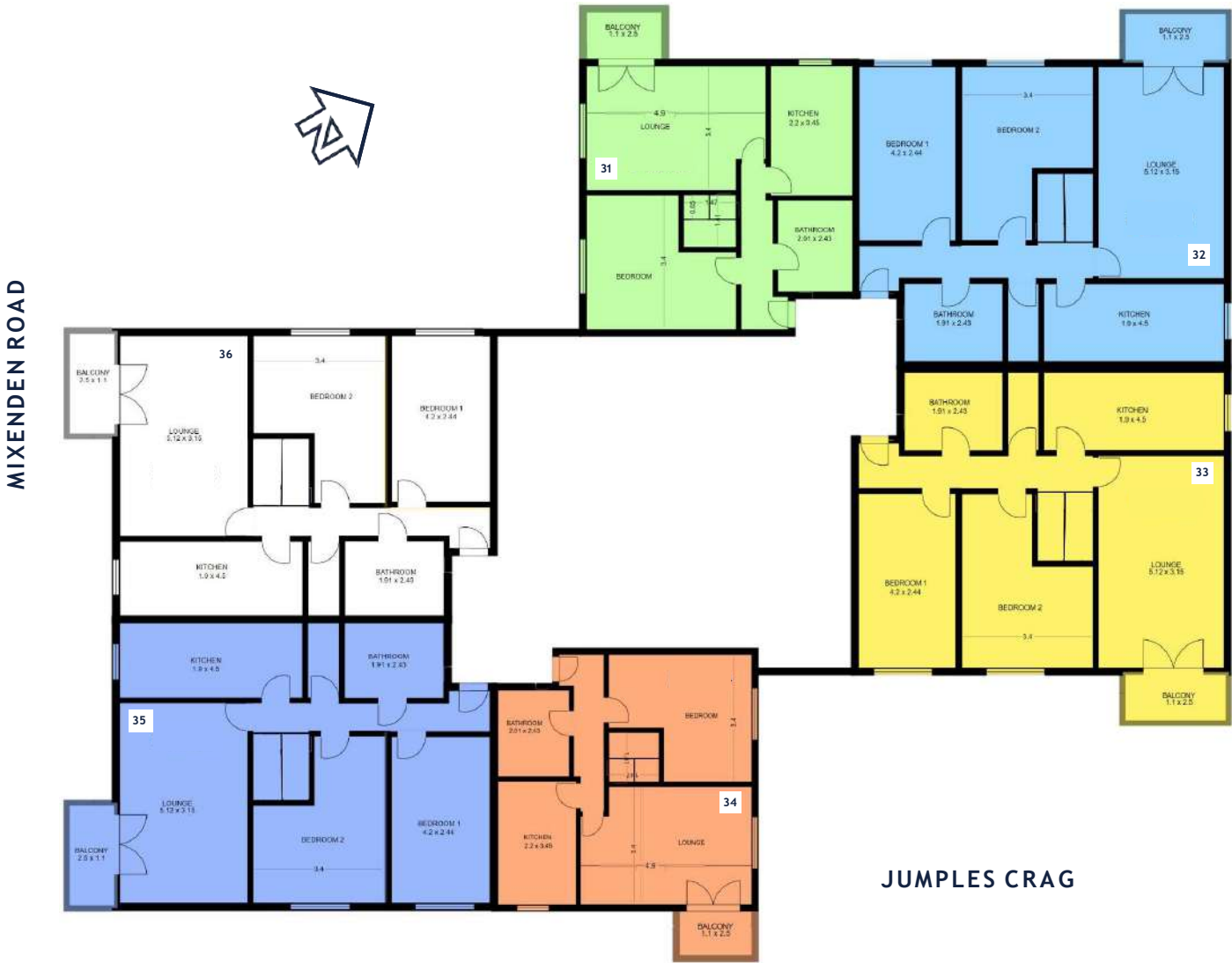
Unit 31 - 36
1& 2 Bedroom Apartments

- Unit 31 59m² 1 Bedroom

Unit 32 72m² 2 Bedroom
- Unit 33 72m² 2 Bedroom

Unit 34 59m² 1 Bedroom
- Unit 35 72m² 2 Bedroom

Unit 36 72m² 2 Bedroom



SIXTH FLOOR

Unit 37 - 42
1& 2 Bedroom Apartments

- Unit 37 59m² 1 Bedroom

Unit 38 72m² 2 Bedroom
- Unit 39 72m² 2 Bedroom

Unit 40 59m² 1 Bedroom
- Unit 41 72m² 2 Bedroom

Unit 42 72m² 2 Bedroom



SEVENTH FLOOR

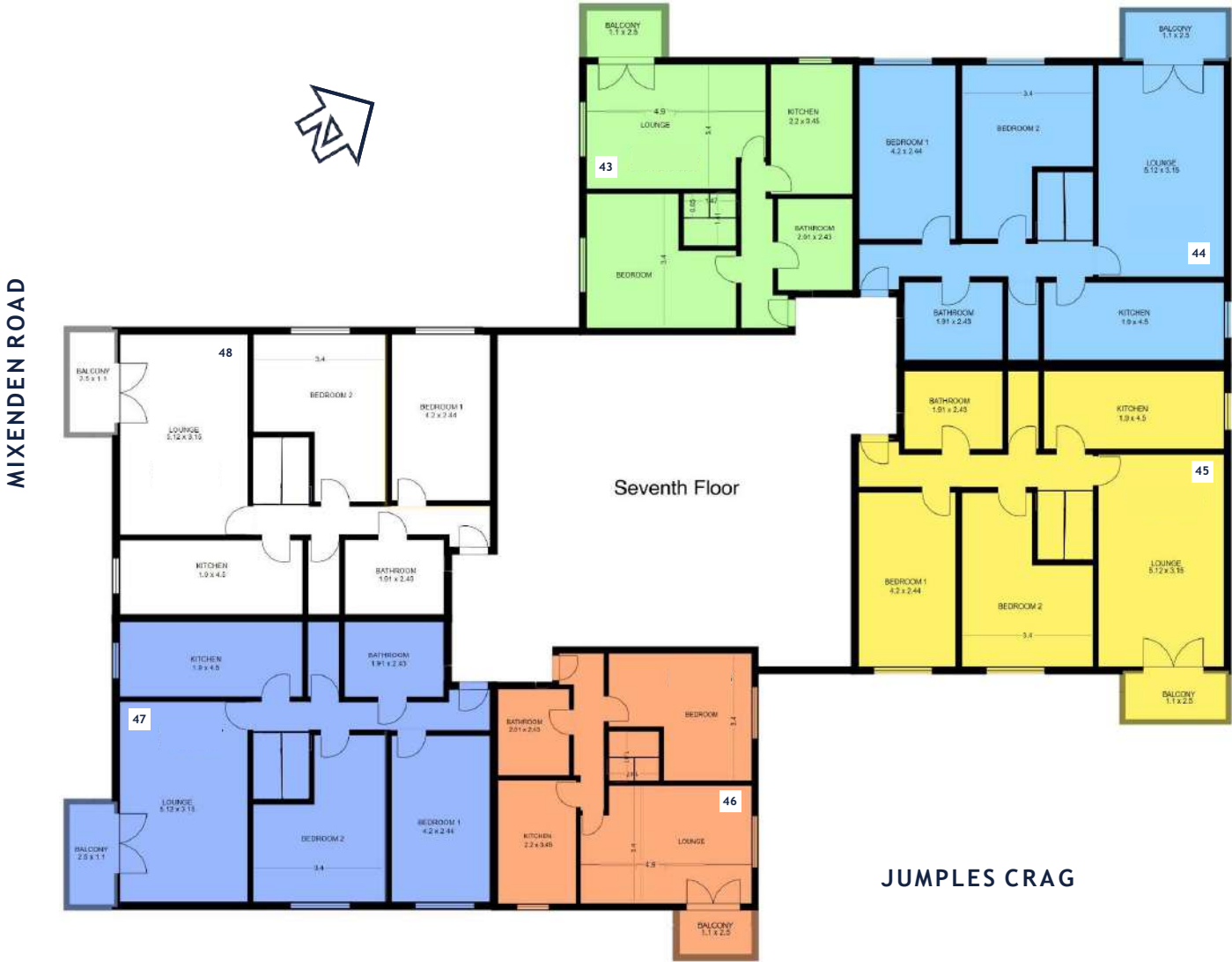
Unit 43 - 48
1& 2 Bedroom Apartments

- Unit 43 59m² 1 Bedroom

Unit 44 72m² 2 Bedroom
- Unit 45 72m² 2 Bedroom

Unit 46 59m² 1 Bedroom
- Unit 47 72m² 2 Bedroom

Unit 48 72m² 2 Bedroom



EIGHTH FLOOR

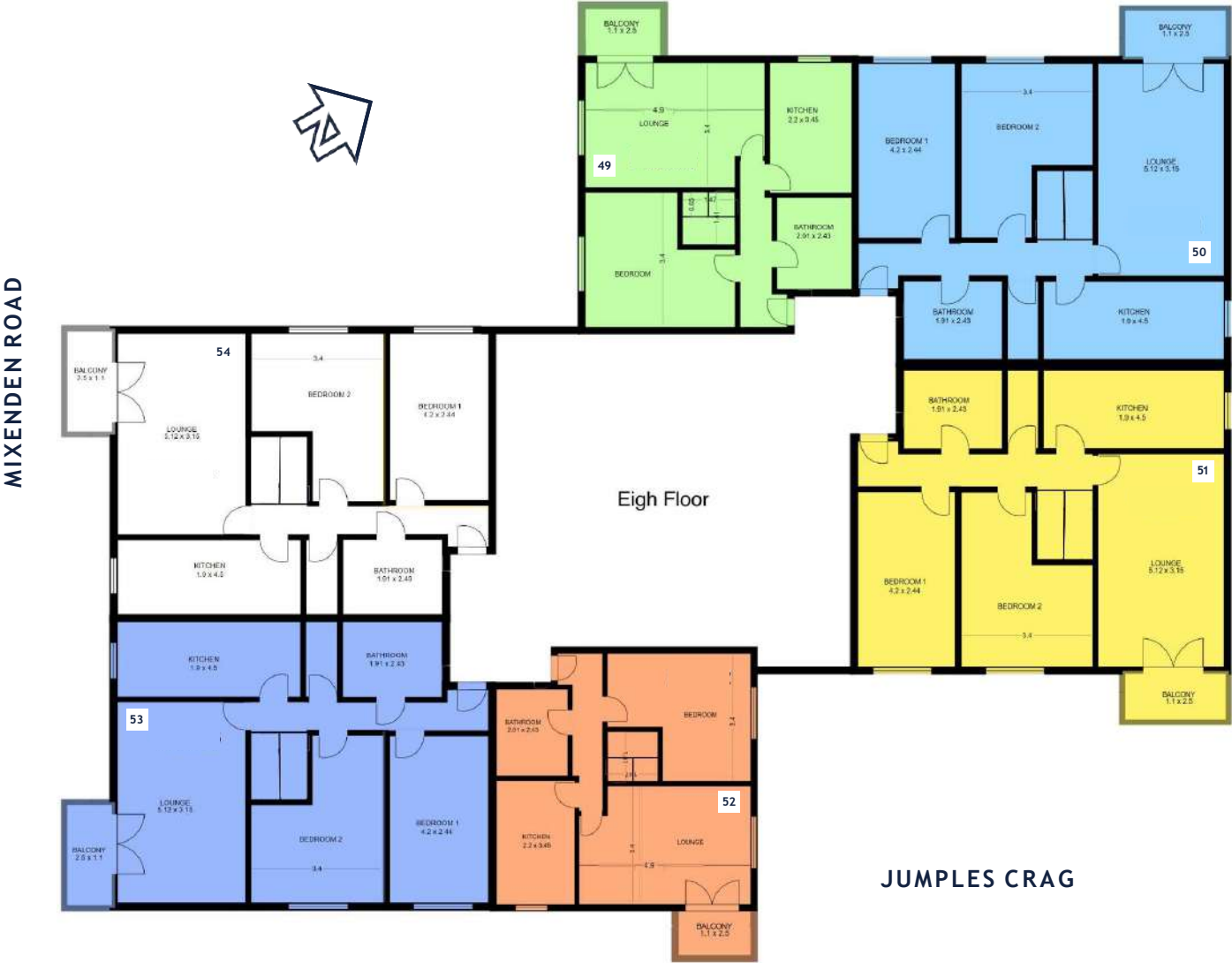
Unit 49 - 54
1& 2 Bedroom Apartments

- Unit 49 59m² 1 Bedroom

■ Unit 50 72m² 2 Bedroom
- Unit 51 72m² 2 Bedroom

■ Unit 52 59m² 1 Bedroom
- Unit 53 72m² 2 Bedroom

■ Unit 54 72m² 2 Bedroom



NINTH FLOOR

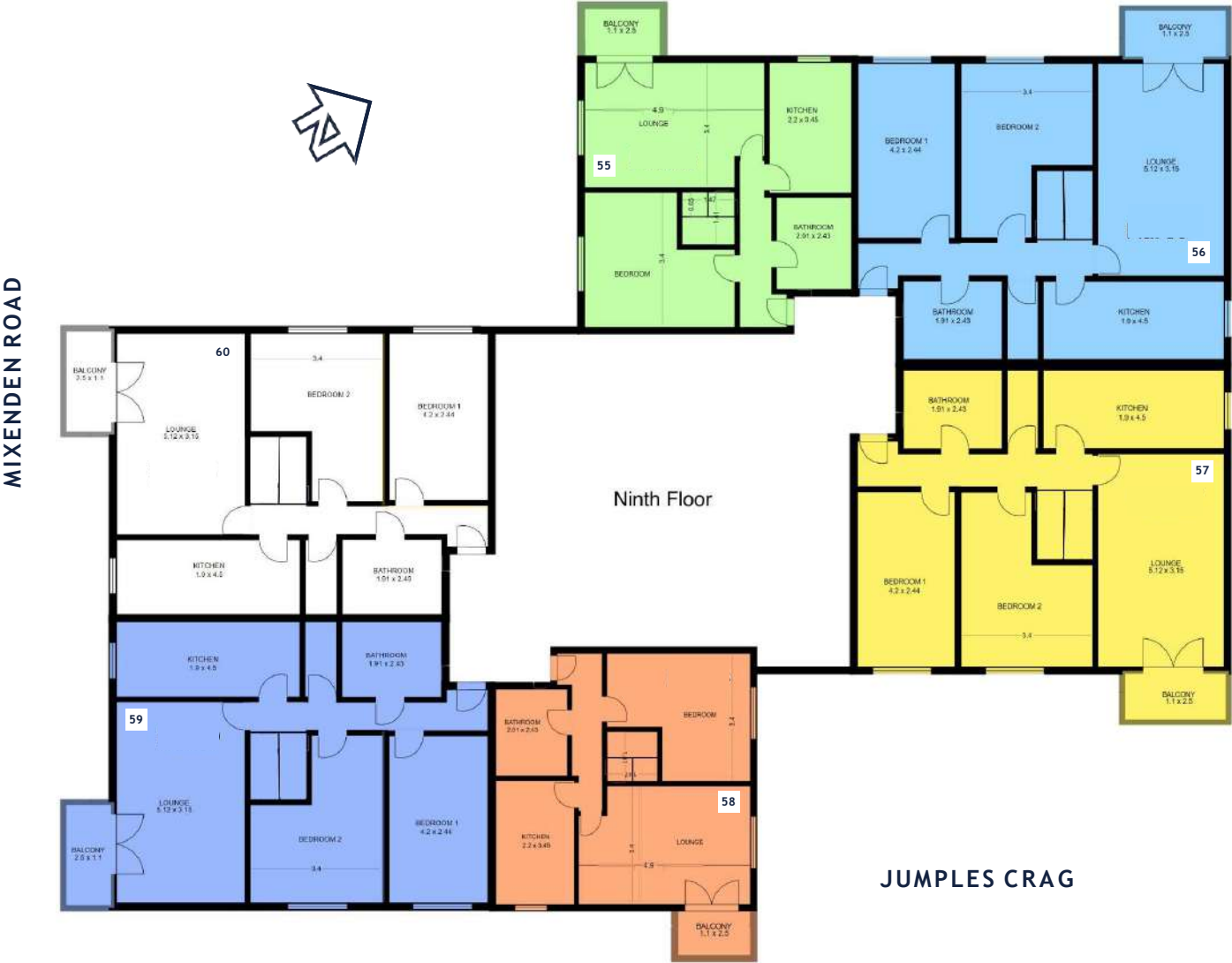
Unit 55 - 60
1& 2 Bedroom Apartments

- Unit 55 59m² 1 Bedroom

■ Unit 56 72m² 2 Bedroom
- Unit 57 72m² 2 Bedroom

■ Unit 58 59m² 1 Bedroom
- Unit 59 72m² 2 Bedroom

■ Unit 60 72m² 2 Bedroom



TENTH FLOOR

Unit 61 - 66
1& 2 Bedroom Apartments

- Unit 61 59m² 1 Bedroom

Unit 62 72m² 2 Bedroom
- Unit 63 72m² 2 Bedroom

Unit 64 59m² 1 Bedroom
- Unit 65 72m² 2 Bedroom

Unit 66 72m² 2 Bedroom



ELEVENTH FLOOR

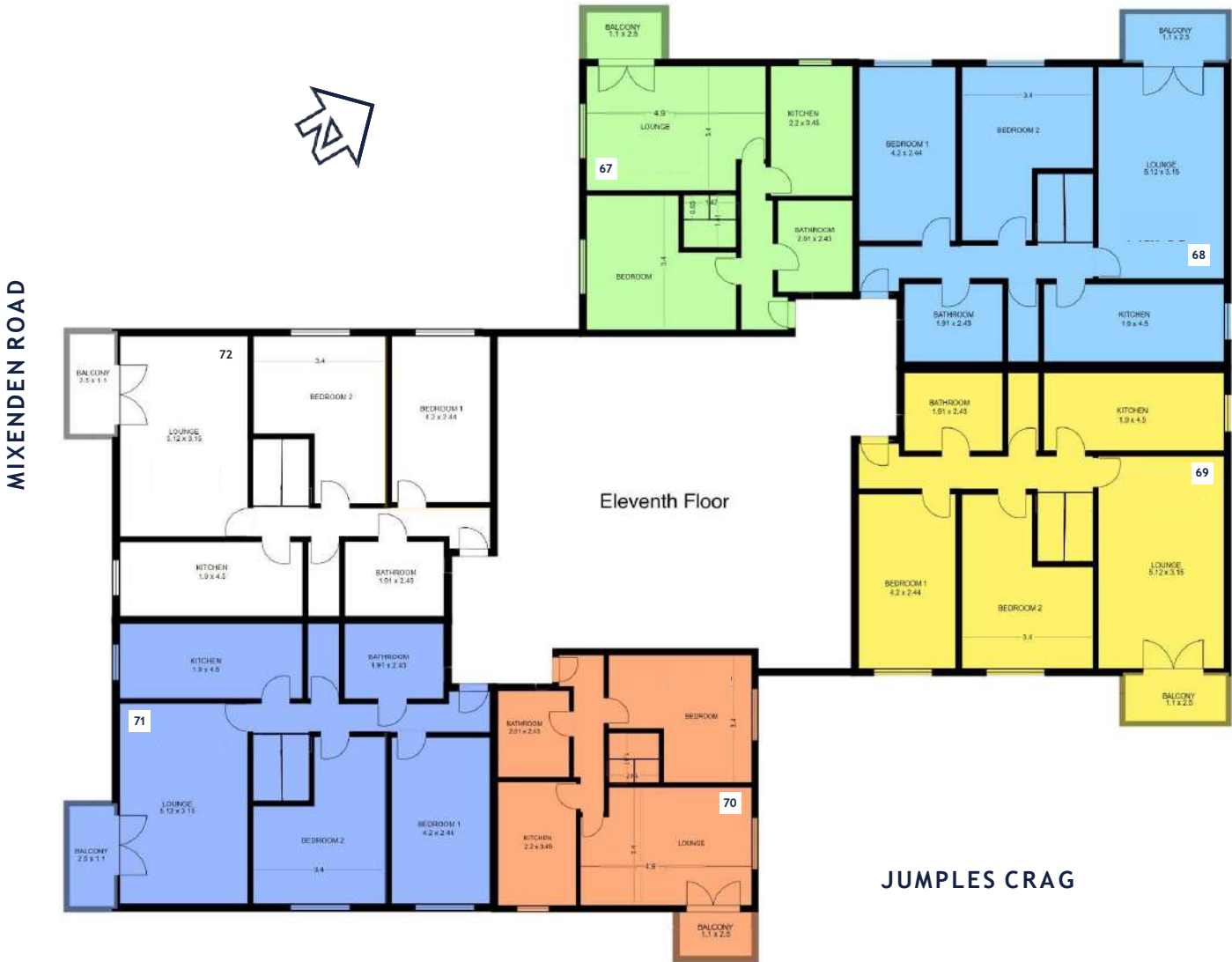
Unit 67 - 72
1& 2 Bedroom Apartments

- Unit 67 59m² 1 Bedroom

Unit 68 72m² 2 Bedroom
- Unit 69 72m² 2 Bedroom

Unit 70 59m² 1 Bedroom
- Unit 71 72m² 2 Bedroom

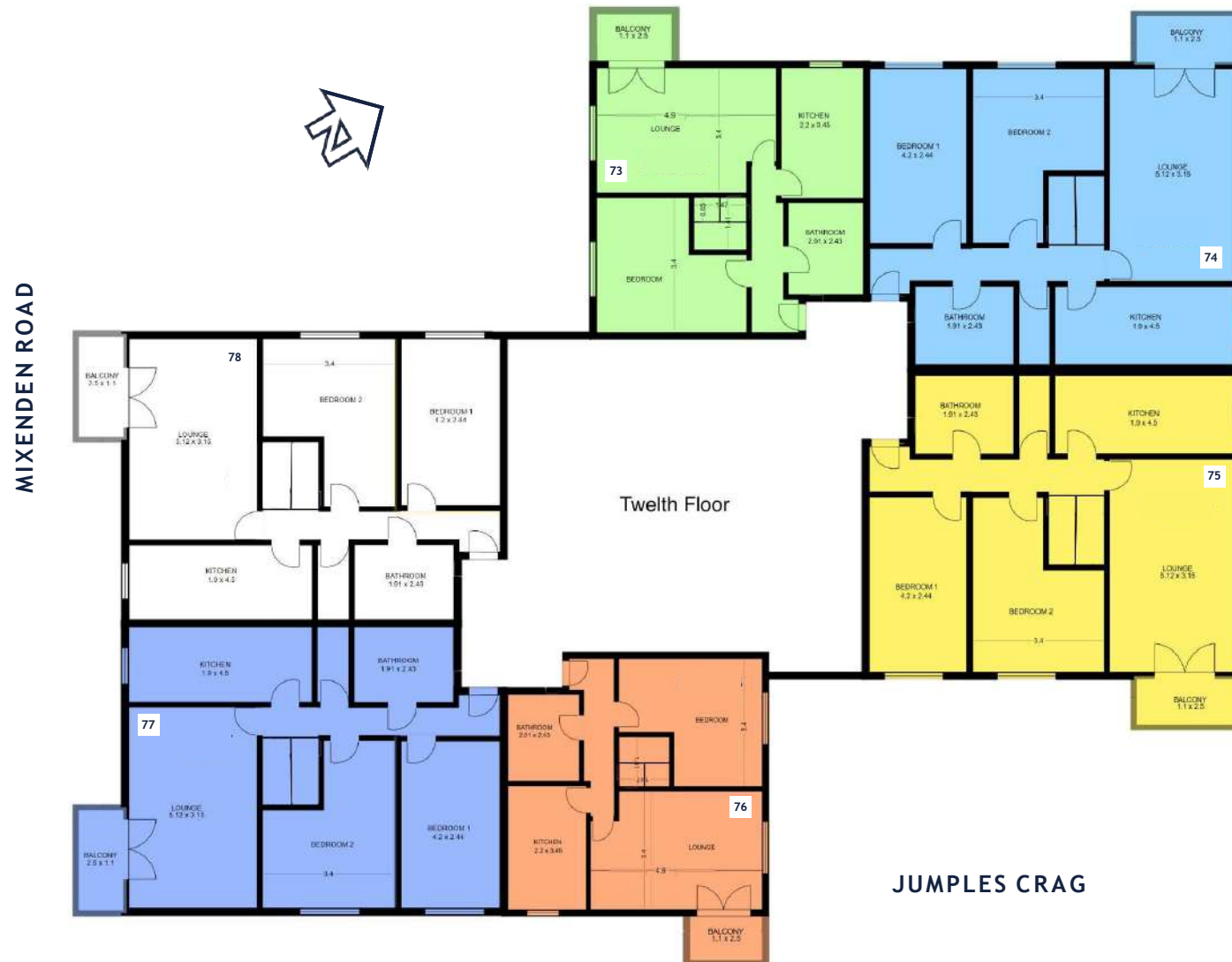
Unit 72 72m² 2 Bedroom



TWELFTH FLOOR

Unit 73 - 78 1& 2 Bedroom Apartments

Unit 73 59m ² 1 Bedroom	Unit 75 72m ² 2 Bedroom	Unit 77 72m ² 2 Bedroom
Unit 74 72m ² 2 Bedroom	Unit 76 59m ² 1 Bedroom	Unit 78 72m ² 2 Bedroom



THIRTEENTH FLOOR

Unit 79 - 84 1& 2 Bedroom Apartments

Unit 79 59m ² 1 Bedroom	Unit 81 72m ² 2 Bedroom	Unit 83 72m ² 2 Bedroom
Unit 80 72m ² 2 Bedroom	Unit 82 59m ² 1 Bedroom	Unit 84 72m ² 2 Bedroom



FOURTEENTH FLOOR

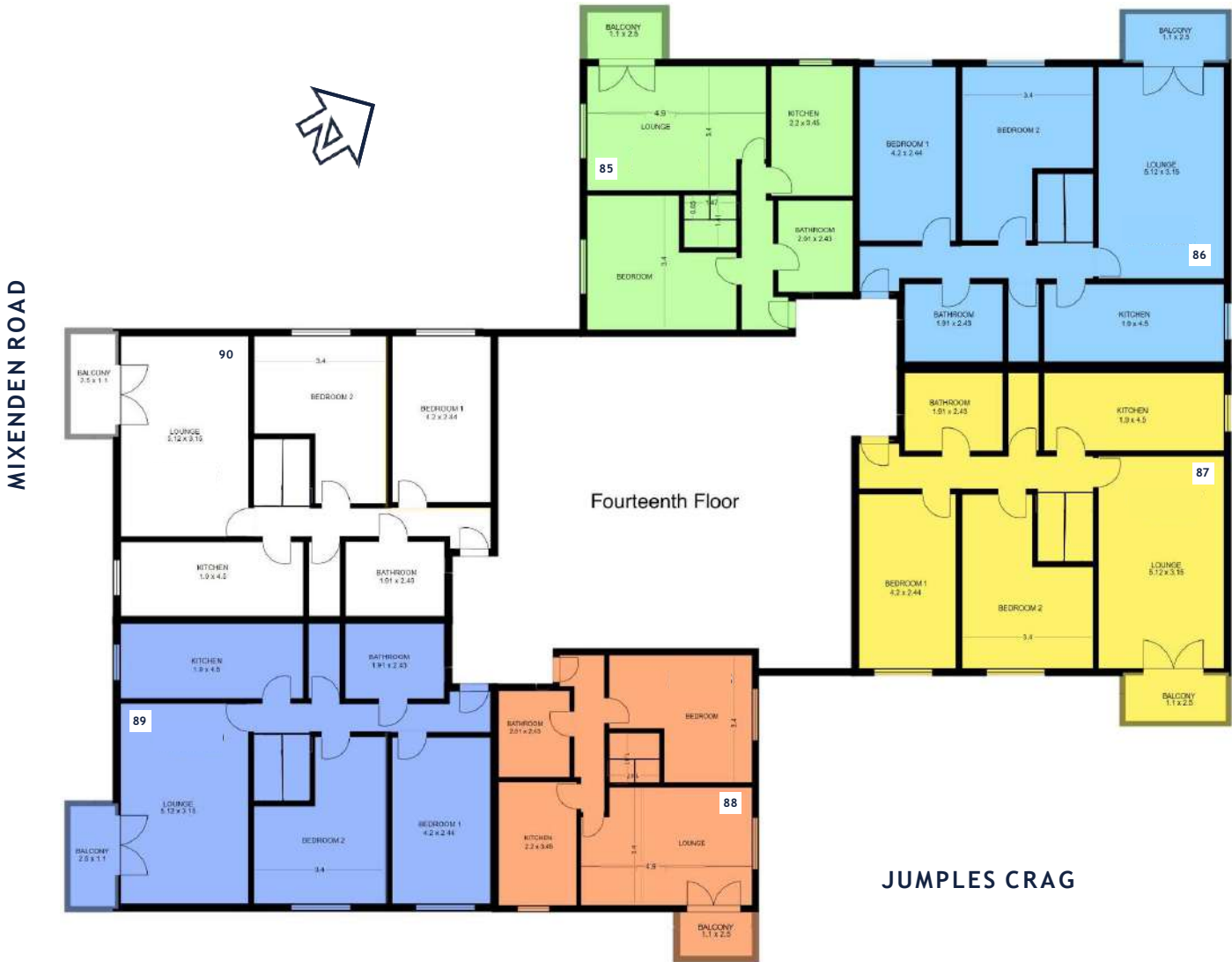
Unit 85 - 90
1& 2 Bedroom Apartments

- Unit 85 59m² 1 Bedroom

Unit 86 72m² 2 Bedroom
- Unit 87 72m² 2 Bedroom

Unit 88 59m² 1 Bedroom
- Unit 89 72m² 2 Bedroom

Unit 90 72m² 2 Bedroom



FIFTHTEENTH FLOOR

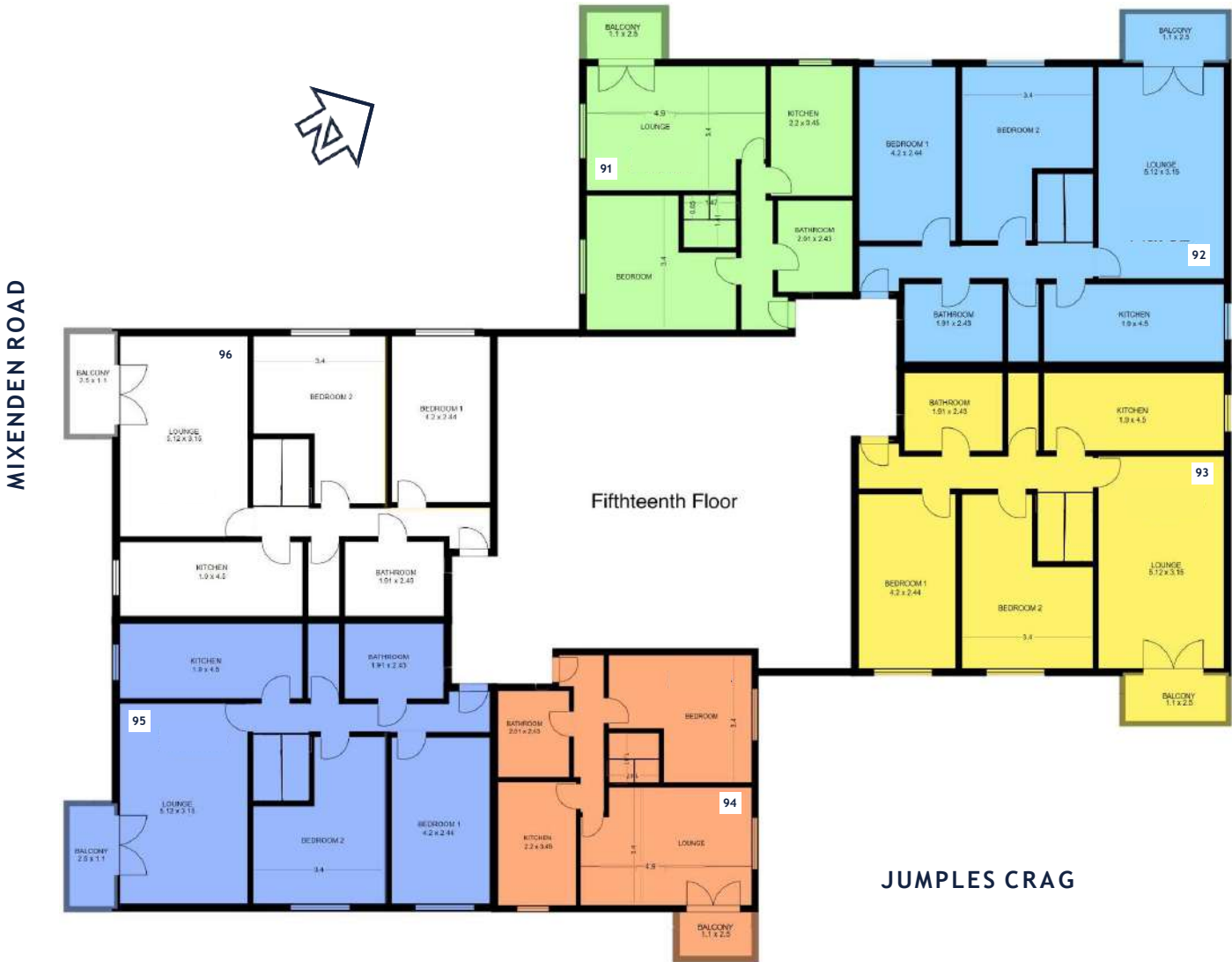
Unit 91 - 96
1& 2 Bedroom Apartments

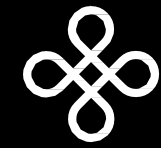
- Unit 91 59m² 1 Bedroom

Unit 92 72m² 2 Bedroom
- Unit 93 72m² 2 Bedroom

Unit 94 59m² 1 Bedroom
- Unit 95 72m² 2 Bedroom

Unit 96 72m² 2 Bedroom





H2

HALIFAX

THE INVESTMENT

Payment plans designed
with you in mind

Payment Plan - 1Bed

The no mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis. Upon completion, remaining payments are covered by rental income over 4years.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments can be made across a full 24 month term – keeping payments low.

Summary - 1bed apartment	GBP
Purchase Price	£66,995.00
Legal Fees	£850.00
Total Amount Due	£67,845.00
Reservation Stage	
Prosperity Reservation Deposit 5%	£3,349.75
Legal Fees	£850.00
Reservation Stage total due	£4,199.75
Monthly Payment Stage	£43,546.75
Deposit divided by 24 month build schedule	£1,814.45
Completion Stage	
Stamp Duty (estimated if applicable)	£2,009.00
Rental Payment Stage	£20,098.50
Yr 1Rental	£5,400.00
Yr 2 Rental	£5,400.00
Yr 3 Rental	£5,400.00
Yr 4 Rental	£3,898.50
Income	
Estimated Gross Rental Income	Per month £450.00 / Per annum £5,400.00
Estimate Yield based on above	8.06%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12%+ vat	£777.60
Total Expenses*	Per month £160.63 / Per annum £1,927.60
Income net of expenses	Per month £289.37 / Per annum £3,472.40

*+ Letting & Setup Fees

Payment Plan - 2 Bed

The no mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis. Upon completion, remaining payments are covered by rental income over 4years.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments can be made across a full 24 month term – keeping payments low.

Summary - 2 bed apartment	GBP
Purchase Price	£76,995.00
Legal Fees	£850.00
Total Amount Due	£77,845.00
Reservation Stage	
Prosperity Reservation Deposit 5%	£3,849.75
Legal Fees	£850.00
Reservation Stage total due	£4,699.75
Monthly Payment Stage	£50,046.75
Deposit divided by 24 month build schedule	£2,085.28
Completion Stage	
Stamp Duty (estimated if applicable)	£2,309.00
Rental Payment Stage	£23,098.50
Yr 1Rental	£6,600.00
Yr 2 Rental	£6,600.00
Yr 3 Rental	£6,600.00
Yr 4 Rental	£3,298.50
Income	
Estimated Gross Rental Income	Per month £550.00 / Per annum £6,600.00
Estimate Yield based on above	8.57%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12%+ vat	£950.40
Total Expenses*	Per month £175.03 / Per annum £2,100.40
Income net of expenses	Per month £374.97 / Per annum £4,499.60

*+ Letting & Setup Fees



FOR AVAILABILITY CALL

020 3579 6577

OR EMAIL

INFO@FONTAINELONDONPROPERTY.CO.UK

