

10% DEPOSIT
ON EXCHANGE
- FULL DEPOSIT
PROTECTION
GUARANTEE



KINGSWAY SQUARE

LIVERPOOL'S MOST EXCITING
NEW LANDMARK



A NEW LANDMARK



KINGSWAY SQUARE

INTRODUCING LIVERPOOL'S
MOST EXCITING NEW
RESIDENTIAL DEVELOPMENT:
KINGSWAY SQUARE

SOURCED DEVELOPMENT GROUP IS PROUD TO INTRODUCE A LANDMARK LUXURY
RESIDENTIAL DEVELOPMENT OFFERING STUNNING VIEWS ACROSS LIVERPOOL'S FAMOUS
CITY SKYLINE AND SURROUNDING ROOFTOPS

BUILT TO VERY HIGH STANDARDS - KINGSWAY SQUARE
OFFERS STYLISH AND CONTEMPORARY LIVING TO A NEW GENERATION
WITHIN MINUTES FROM THE HEART OF LIVERPOOL CITY CENTRE



A STYLISH
CONTEMPORARY
RESIDENCE IN
THE HEART OF
THE CITY





KINGSWAY SQUARE

DESIGNED FOR LIVING

KINGSWAY SQUARE -
A PERFECT BLEND OF INTELLIGENT DESIGN
PREMIUM MATERIALS AND A COLLECTION
OF STUNNING ORIGINAL FEATURES



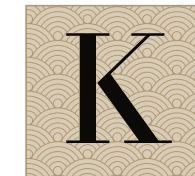
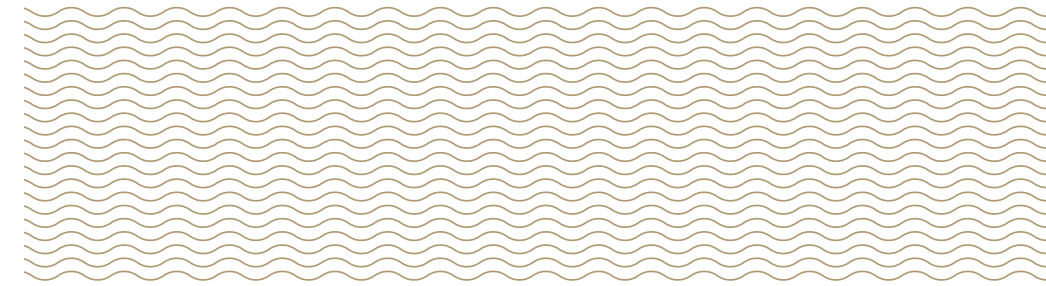


LUXURY INTERIOR

KINGSWAY SQUARE -

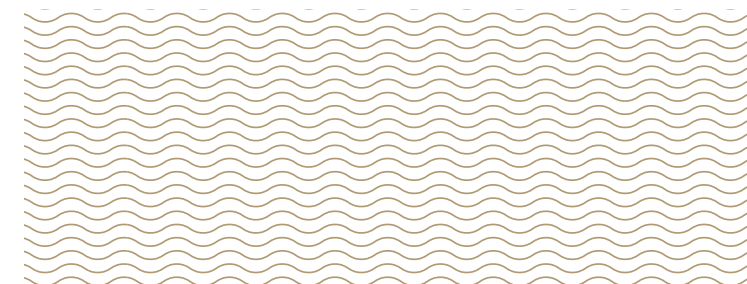
BEAUTIFUL SPACES COMBINING TRADITION WITH CONTEMPORARY STYLE
ENJOY FABULOUS DECOR - BESPOKE SURFACES - DISTINCTIVE FEATURES
AND LUXURY INTERIOR DESIGN





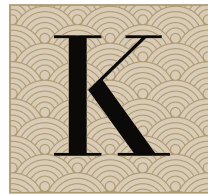
KINGSWAY SQUARE - LIVERPOOL'S NEW LANDMARK

BRINGING A NEW DIMENSION
TO INNER CITY LIVING
IN A WORLD CLASS
INTERNATIONALLY
RECOGNISED CITY





DEVELOPMENT PROFILE



KINGSWAY
SQUARE

452 SEPARATE LUXURY APARTMENTS

60

Luxury
2 Bedroom
Apartments

162

Luxury
1 Bedroom
Apartments

230

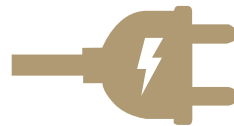
Luxury
Studio
Apartments

2

1300sq. ft.
Retail
Outlets

80

Dedicated
Car Park
Spaces



Electric
Vehicle
Charging Points

THE PERFECT LOCATION

Liverpool is well known as the place where smart, creative and friendly people come together. It's one of Europe's most welcoming and friendly locations. Famous for its music, fashion and culture; its actors, comedians, producers and writers; its songs, films and sports. Liverpool is also home to the fastest supercomputers; the top ranked university computer science department and world-class facilities for the research and development of immersive technologies; artificial intelligence and industrial digitisation.

WHY LIVERPOOL

Liverpool City Region continues to change and attract investment. Over the last decade alone, the City has attracted over £5 billion of physical investment. The scale and quality of the city's transformation has been of international significance. There are no plans to stop and exciting opportunities have been identified to sustain the momentum.

THE AREA

Over the next decade Liverpool will deliver some of the UK's largest and most ambitious development and infrastructure schemes. Liverpool2 deep water port terminal (phase 2), Liverpool Waters, Wirral Waters, New Royal Liverpool University Hospital and Health Campus, and the transformation of North Liverpool - Ten Streets, these projects and other planned developments have a development value in excess of £15 billion, presenting massive opportunities for investment and a truly inspirational area to live and work in.

CONNECTIVITY

Kingsway Square is located just 4 minutes from Princess Dock on Liverpool's famous water front.

Liverpool Airport is 9.2 miles away with easy access to the M62 Motorway (5.5 miles), M53 Motorway (6.2 miles), M57 Motorway (12 miles) and the M58 Motorway (6.5 miles)

Liverpool Airport	9.2 miles
M62 Motorway	5.5 miles
M53 Motorway	6.2 miles
M57 Motorway	12 miles
M58 Motorway	6.5 miles
Birkenhead Ferry Terminal	5.1 miles

01. Moorfields Station
02. James St. Station
03. Lime St. Station
04. Central Station
05. Liverpool ONE Bus Station
06. Queensway Tunnel Entrance
07. Kingsway Tunnel Entrance

08. Liverpool ONE
09. Tesco Express
10. Metquarter Shopping Centre
11. Costco
12. St John's Shopping Centre
13. Bold St. Restaurant District
14. Church St. Shopping Area
15. Cavern Quarter
16. John Lewis
17. Lord St. Shopping Area
18. The Liver Building
19. L1 Bars & Restaurants
20. Duke Street Market

21. Liverpool World Museum
22. Western Approaches
23. Museum of Liverpool
24. St George's Hall
25. Beatles Museum
26. Central Library
27. Walker Art Gallery
28. Empire Theatre
29. Playhouse Theatre
30. Liverpool Waterfront
31. Albert Dock
32. Cavern Club
33. Bluecoat Chambers



APARTMENT AND BUILDING SPECIFICATIONS

BEDROOM

- Wardrobe Laminate finish
- Window blinds

KITCHEN

- Remo high gloss handle-less style Kitchen
- CDA fan assisted oven
- CDA Hob and extractor fan
- Stainless Steel backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer tap
- Dishwasher and washer dryer (1 & 2 beds)

INTERNAL FINISHES

- Painted matt emulsion finish ceiling
- Painted matt emulsion finish walls
- Gloss finish skirting boards
- Oak veneer internal doors with chrome fittings
- Chrome ironmongery

LIGHTING

- Recessed dimmable LED spotlight to all bedrooms
- Suspended pendant light to dining table

ELECTRICAL & COMMUNICATION

- Telephone points to living area and principal bedroom
- TV points to living area and principal bedroom
- WiFi points
- Fibre optic system pre-wiring to all TV points
- Contemporary white switchplates and sockets
- Fob for main entrance, lift, and car parking
- Video entry system to all apartments with automated door entry
- CCTV in all communal areas and car park
- Smoke detectors in all apartments and communal areas

BATHROOMS

- Contemporary Ideal Standard Contour style ceramic fittings
- Chrome wall mounted shower head
- Chrome heated towel rail to all bathrooms and en suites
- Integrated ceramic floor and white contemporary wall tiles with mosaic tile detailing
- Fitted vanity integrated sink unit
- Integrated bathtub to all bathrooms
- Glass shower screen
- Integrated slim line white acrylic shower tray to all en suites

FLOORING

- Hallway, living rooms and kitchens
- laminate flooring - Grey Oak. Supreme
- Bathrooms and en-suites - tiled floors - Anthracite Grey
- Fully carpeted bedrooms - Medium Taupe

EXTERNAL / COMMUNAL

- Double glazing
- Cycle storage
- Bin store
- Extensive landscaped gardens, shrubs and mature trees

PARKING

- Secure parking available
- 80 separate parking spaces
- Electrical vehicle charging points

HEATING

- Panel radiators
- Heated towel rails to bathrooms and en-suites



KINGSWAY SQUARE

FACT SHEET

- £2000 Reservation fee
- 10% Pre Construction discount
- 8% Rental return
- 10% Deposit on exchange
- 20% Due three months later
- Full deposit protection in place
- Service charge £2 per sq.ft*
- 70% On completion
- 3% Interest on deposited funds
- Free Legals up to £1,000 if exchanged within 28 days
- £5000 Discount on car parking spaces
- First Block due for completion Q3 2021
- 250 Year leasehold
- Ground rent 0.1%
- Long-standing management company
- Experienced construction company
- Superb location
- 4 Minute walk to city centre
- Electric vehicle charging points
- 80 Car park spaces

* Subject to change

** All incentives to expire 1st August 2020

Limited Offer

The first
50 new sales at
Kingsway Square
receive a **FREE**
furniture pack

KINGSWAY SQUARE

CREATORS AND COLLABORATORS

- Amazing attractions and quality of life
- Future-proofed talent pipeline
- Modern infrastructure and global networks
- Europe's most welcoming, business-friendly location



6 Million
WORKFORCE IN ONE HOUR



58,000
STUDENTS IN EACH YEAR



20 Billion
OF INVESTMENT OPPORTUNITIES



High quality
COST COMPETITIVE AND LOW RISK



30,000
GRADUATES EVERY YEAR



Strong asset class
HIGHER INVESTMENT RETURNS



Multiple connections
10 MOTORWAYS WITHIN 10 MILES

LIVERPOOL - SMART, CREATIVE, CONNECTED AND FUN



SHOPPING, RESTAURANTS & ENTERTAINMENT BY THE WATERFRONT

Liverpool is home to the magnificent Liverpool ONE.

A 42 acre retail paradise that provides a shopping, dining and entertainment experience like no other at the regions biggest leisure complex.

From high street to high end, you can find the ultimate in retail therapy as well as something to suit every taste and budget.

As well as shops, you can enjoy some of the City's top restaurants and bars. Tuck into cuisines from around the world, raise a glass in a rooftop bar, sip on your favourite cocktails or enjoy a game of ping pong with your pizza. At Liverpool ONE, the options are almost endless.

Close to the iconic Liverpool waterfront, the atmosphere flows straight from the heart of the City. And being so central means it's easy to reach by train and bus, and if you're travelling by car, there are over 3000 parking spaces spread across three sites.

This part of town is a unique experience and has become a sought after destination in it's own right. With a host of stores and designer boutiques all major high end brands are represented from Hermès, Kurt Geiger, Gucci, Ted Baker, Louis Vuitton, Armani, Harvey Nichols, All Saints, Selfridges and more.

Liverpool ONE has significantly boosted the local economy as well as lifting Liverpool into the top five most popular retail destinations in the UK.

A WORLD CLASS CITY WITH WORLD CLASS CONNECTIONS

Liverpool John Lennon Airport is one of the UK's major regional airports and plays an important role both as an international gateway and as a major driver of the local economy flying to 70 destinations across the world.

The Airport has seen growth in passenger numbers of over 25% since 2014, with 5 million passengers per year now choosing to use Liverpool, and has the potential to further enhance its economic and social impact across the region.

Building upon its recent success, the Airport has ambitious plans to serve more destinations including long haul, with passenger forecasts indicating the potential to grow passenger numbers to 7.8 million by 2030. These increases will require a planned investment of around £100m over the next 10 years, in a proposed expansion of the terminal building, additional car parking, passenger facilities including hotels, retail, food and drink services and a potential extension of the runway.

The increase in passenger throughput and investments in the Airport's physical infrastructure have a potential to increase the total annual GVA impact to £625 million, and will enable it to support over 12,000 jobs across the City Region by 2030, benefitting the wider Northern Powerhouse too.

Liverpool John Lennon Airport's stated vision is to:

- Be the region's Airport of choice for business and leisure for travellers from across the North West and North Wales;
- Increase the number of destinations served to in excess of 70 worldwide.



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 own and manage developments from start to end, ensuring high standards and world class quality at every stage.

Sourced Development Group have a vast array of in-house expertise completing over £492,000,000 of property development with a proven track record of performing. 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.





ONGOING DEVELOPMENTS FROM THE SOURCED TEAM



**Regent Plaza
Manchester**
- GDV £150M
A future landmark residential development on the edge of Regent Road. Regent Plaza's walls are in touching distance of Manchester City Centre



**Kingsway Square
Liverpool**
- GDV £70M
A development of luxury residential apartments offering stunning views across Liverpool's famous City centre skyline and surrounding rooftops.



**Carlton Court
Liverpool**
- GDV £25M
A mixed use development in a thriving district of Liverpool, providing stylish contemporary living on a major transitory route in and out of the City.



**Derby Court
Liverpool**
- GDV £4M
A stunning and compact new build development in close proximity to Liverpool City Centre offering generous sized studios and 1 bed apartments.



**Carnaby Place
Manchester**
- GDV £19M
A development of 96 luxury residential apartments in Manchester City Centre and a future landmark residential development.

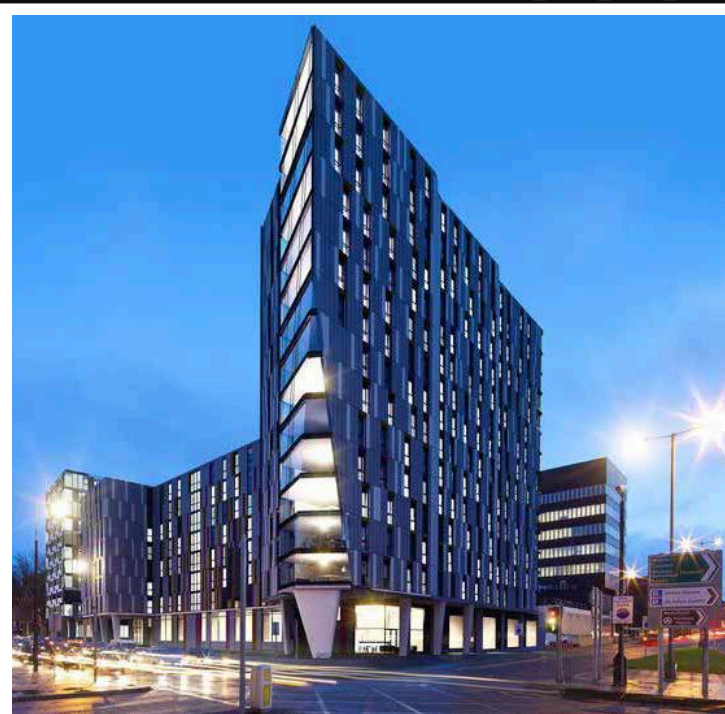


COMPLETED DEVELOPMENTS FROM THE SOURCED TEAM



HQ, Nicholas Street, Chester
Mixed use development - GDV £35m

HQ is a substantial mixed use development comprising luxury apartments, abode hotel, restaurants and offices. HQ has been dubbed one of the most prestigious office developments in the United Kingdom.



Islington - Liverpool Student
Accommodation - GDV £75M

The property consists of 317 en-suite rooms and studio apartments, ideal for both undergraduate and mature students. With onsite retail units, and extensive communal areas.



Jarrom Street - Leicester Student
Accommodation - GDV £12M

Located close to Leicester City Centre and in a popular student area of the city, Primus Edge offers students an ideal living space in close proximity to the major universities and hotspots in the city.



COMPLETED DEVELOPMENTS FROM THE SOURCED TEAM



**The Reach - Liverpool Residential
Accommodation - GDV £25M**

With awesome panoramic views of the city including both cathedrals, the Liver Birds, Brownlow hill, Victoria Building & St Georges Quarter.



**Mere Golf - Knutsford Commercial
- GDV £12M**

A 4* deluxe destination offering 81 luxurious guest bedrooms, event capacity for up to 550, a Championship golf course and an award-winning Spa & Health Club.



**Howard Gardens - Cardiff Student
Accommodation - GDV £20.74M**

An 11-storey development with shared cluster flats of between four and eight bedrooms, each sharing a kitchen and living room. Howard Gardens is in close proximity to city centre amenities.



Global Residential is a focused property investment company founded by Paul Preston who has a wealth of knowledge in the global property market, with over 30 years of direct experience.

Global Residential's mission is to make investing into residential property a seamless task for individuals as well as institutions.

With quality product and the highest levels of service at the forefront of the company's vision, Global Residential look after every part of the investment process, from due diligence, mortgage finance and of course lettings and management.

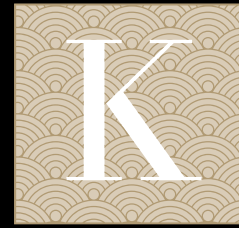
In an ever changing financial climate, working with seasoned professionals is essential which is why Global Residential was formed.

We look after every step of investing into residential property globally for our loyal clients.

www.global-residential.com



KINGSWAY SQUARE



KINGSWAY SQUARE



SOURCED
DEVELOPMENT GROUP

ico.
Information Commissioner's Office

PRS Property
Redress
Scheme

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