REGENT PLAZA

15% DEPOSIT ON EXCHANGE - FULL DEPOSIT PROTECTION GUARANTEE

Manchester
North West, England
M5 3GY
sourceddevelopmentgroup/regent-plaza

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Welcome to

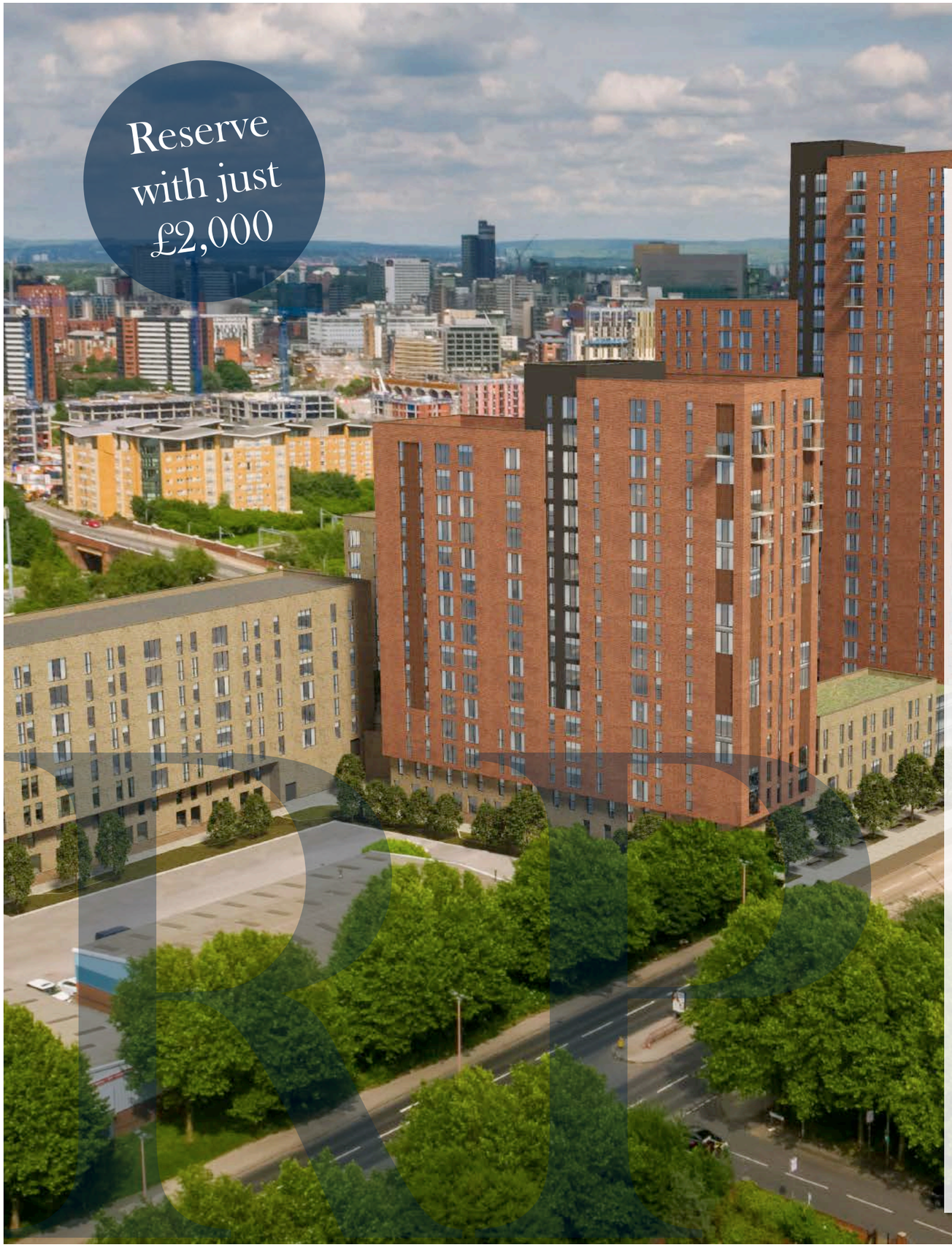
Regent Plaza

Luxury Residential Apartments in Manchester City Centre

Regent Plaza is a landmark residential development on the edge of Regent Road. Its walls are in touching distance of Manchester City Centre, that will create identity and functionality at a prime location, on a major transitory route into and out of the City.

Located in the emerging creative quarter, the development is creating a new contemporary living space for the ever increasing young, professional and residential community. The prestigious development comprises five unique blocks surrounding a centralised landscaped garden with seating and social areas.

Regent Plaza offers 525 units to be released over 5 blocks, comprising one, two and three bedroom apartments and three bedroom duplexes along with 153 private car parking spaces.



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Designed And Built To The Highest Standard

- 525 units – larger than average city apartments
- 1, 2 and 3 bedroom apartments and 3 bed duplexes
- Deposit protection bond in place
- Service charge £2 per sq.ft*
- Phase 1 - rental assurance of 7% paid for 2 years
- 10% pre-construction discount
- £2000 reservation fee
- Exchange with just 15%
- 15% stage payment 3 months later
- 3% PA interest paid on deposit
- Free legals up to £1,000 if exchanged within 28 days
- 50% discount on SDLT Duplexes only
- 250 year lease
- Ground rent 0.1%
- Private terrace spaces on selected apartments
- Communal podium level gardens and courtyard
- Private resident's gym and 24 hour reception and concierge
- 153 private car parking spaces
- Long standing management company
- Experienced construction company
- Superb location with easy access to main motorways

*Subject to change

All incentives to expire 1st June 2020

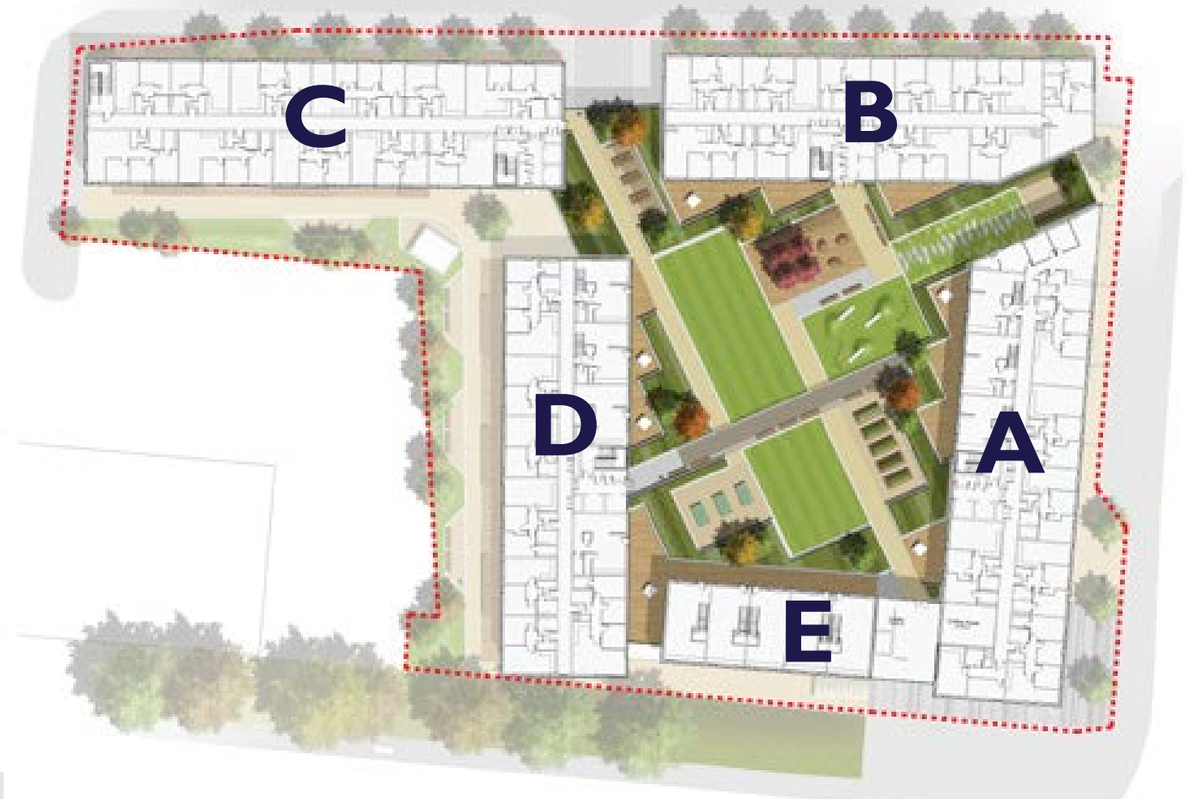
525 Units To Be Released Over 5 Blocks

The interior scheme is designed around a warm-toned furniture palette while integrating bright colours through feature details. The concept is to bring a warm atmosphere while respecting the modernity of this building. The interior palette is neutral enough to allow any personalisation while showing a distinctive design character.

Bedrooms will come complete with wardrobe and bed*, bathrooms with Villeroy and Boch-style ceramic fittings, wall-mounted drench shower heads and integrated ceramic wall and floor tiles. Elegant hallway doors will give way to tiled kitchens and fully carpeted bedrooms. All units will have double glazed windows with brushed aluminium frames, panel radiators and heated towel rails to all bathrooms and en suites.

*May be subject to additional cost

Block A	Block B	Block C	Block D	Block E
23 Floor Levels	9 Floor Levels	7 Floor Levels	16 Floor Levels	3 Floor Levels
22 One Bedroom Apartments	24 One Bedroom Apartments	54 One Bedroom Apartments	70 One Bedroom Apartments	3 One Bedroom Apartments
122 Two Bedroom Apartments	32 Two Bedroom Apartments	24 Two Bedroom Apartments	24 Two Bedroom Apartments	0 Two Bedroom Duplexes
40 Three Bedroom Apartments	24 Three Bedroom Apartments	2 Two Bedroom Townhouses	41 Three Bedroom Apartments	1 Three Bedroom Apartments
3 Three Bedroom Duplexes	7 Three Bedroom Duplexes	6 Three Bedroom Duplexes	10 Three Bedroom Duplexes	5 Three Bedroom Duplexes
1 Duplex Penthouse		10 Three Bedroom Duplexes		



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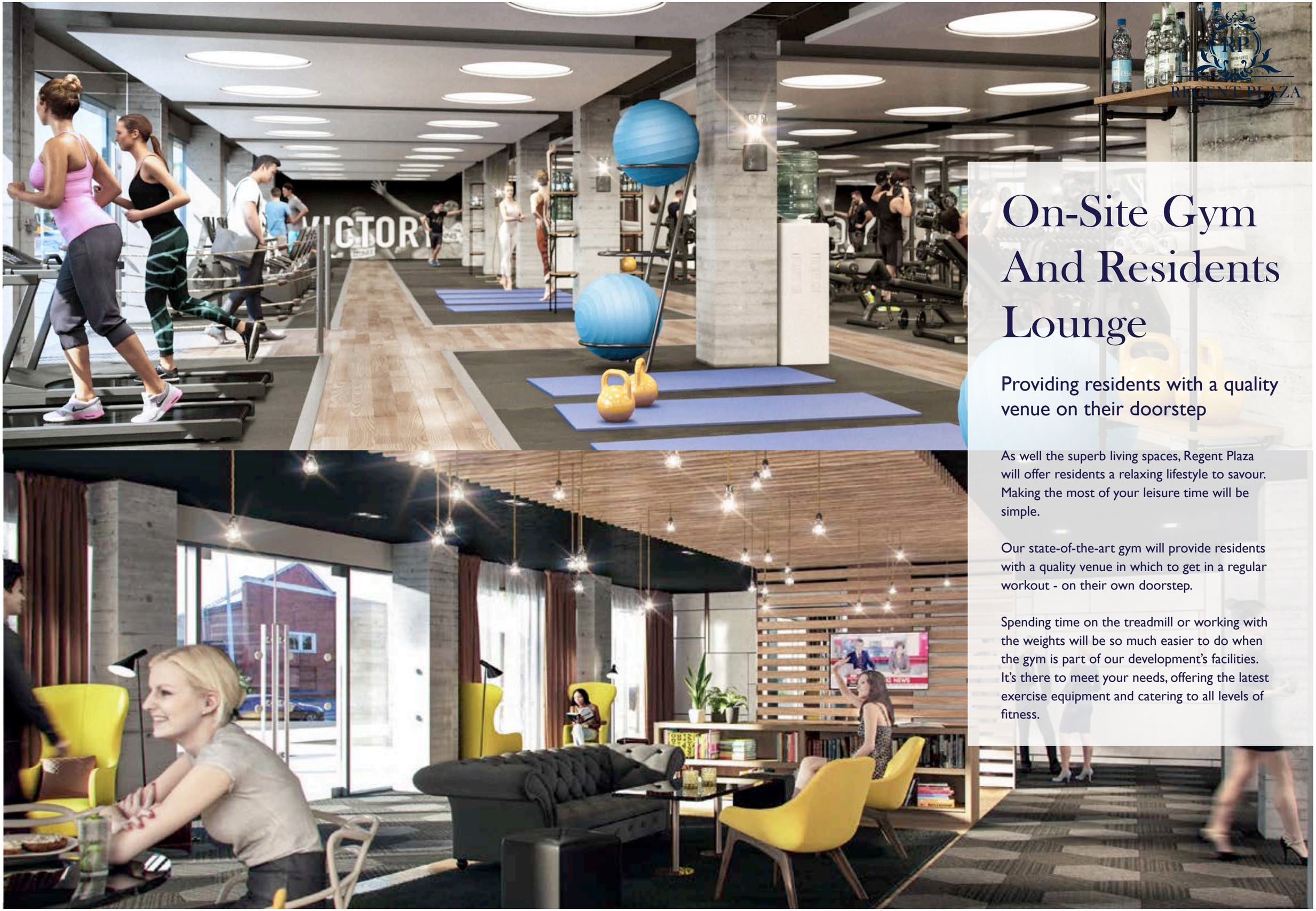
The Heart Between Two Cities

Destination	Distance	Walk	Car
Bus stop	0 miles	0 Mins	0 Mins
Coffee shops	0.1 mile	2 Mins	0 Mins
Super Market	0.1 mile	2 Mins	0 Mins
Petrol Station	0.1 mile	2 Mins	0 Mins
MOSI	0.6 mile	13 Mins	6 Mins
University of Salford	0.8 mile	17 Mins	8 Mins
Bars	0.5 mile	10 Mins	4 Mins
Restaurants	0.5 mile	11 Mins	5 Mins
Tram	0.9 mile	18 Mins	14 Mins
New Bailey	0.9 mile	20 Mins	9 Mins
Castlefield	1 mile	21 Mins	8 Mins
Spinningfields	1 mile	21 Mins	9 Mins
Deansgate	1.1 mile	22 Mins	10 Mins
Palace Theatre	1.4 miles	28 Mins	5 Mins
Arndale	1.4 mile	29 Mins	11 Mins
Media City	1.5 mile	31 Mins	11 Mins
City Centre	1.5 mile	30 Mins	13 Mins
Manchester Arena	1.5 mile	30 Mins	12 Mins
Piccadilly Station / HS2	1.9 mile	39 Mins	17 Mins
UA92 Academy	2.1 miles	40 Mins	8 Mins
Manchester United FC	2.2 miles	45 Mins	12 Mins
Manchester City FC	3.4 miles	69 Mins	10 Mins
Manchester Airport	8.5 miles	N/A	18 Mins
Trafford Centre	8.5 miles	N/A	18 Mins



On-Site Gym And Residents Lounge

Providing residents with a quality venue on their doorstep

As well the superb living spaces, Regent Plaza will offer residents a relaxing lifestyle to savour. Making the most of your leisure time will be simple.

Our state-of-the-art gym will provide residents with a quality venue in which to get in a regular workout - on their own doorstep.

Spending time on the treadmill or working with the weights will be so much easier to do when the gym is part of our development's facilities. It's there to meet your needs, offering the latest exercise equipment and catering to all levels of fitness.

The Communal Podium Courtyard

Providing residents with a quality venue on their doorstep

1. Central raised lawn
2. Communal growing beds
3. Outdoor table tennis / table football area
4. Seating / social area
5. Stepping stones and secret garden
6. Informal play space with sculpted lawn
7. Pergola structures
8. Private terraces

Luxury Furniture Packs Available

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DAVID PHILLIPS/

Interior Designer

REGENT PLAZA

Build Specification

Bedroom

- Wardrobe with timber laminate or mirror finish †
- Timber laminate framed double bed †
- Timber laminate bedside table †
- Timber laminate desk/vanity**
- Timber laminate chest of drawers †
- Curtains †
- Roller blinds †
- Wall prints †
- Wall mounted mirror frame**
- Wall mounted mirror strip**
- Timber laminate wall mounted shelves**

External Finishes

- Contemporary brushed aluminium frames
- Double glazed windows
- Timber laminate wall mounted shelves**

Lighting

- Recessed dimmable spotlights to all bedrooms
- Suspended pendant bedside table light**
- Bedside table lamp**

* If applicable
** In specific apartment only
*** Additional cost
† Available in additional furniture pack

Build Specification

Living Area

- Upholstered 2, 3 or corner sofa †
- Large floor rug †
- Laminate or glass finish coffee table †
- Laminate low TV stand/storage †
- Laminate wall mounted shelves**
- Wall prints †
- Timber laminate dining table †
- Upholstered dining chairs †

Internal Finishes

- Matt finish ceiling
- Matt finish walls
- Matt emulsion finish skirting boards
- Keyless entry system to all blocks
- Walnut veneer internal doors with chrome fittings
- Chrome ironmongery

Flooring

- Hallway, living rooms and kitchens – walnut laminate flooring
- Bathrooms and en-suites – tiled floors
- Fully carpeted bedrooms

* If applicable
** In specific apartment only
*** Additional cost
† Available in additional furniture pack

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Build Specification

Kitchen

- Contemporary fitted kitchen, gloss laminate finish to all units
- Integrated under unit lighting
- Fan assisted oven
- Hob and extractor fan
- Integrated larder fridge/ freezer
- Integrated washer/ dryer**
- Integrated dishwasher
- Coloured toughened glass backsplash***
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer with high swivel spout

Electrical and Communication

- Telephone points to living area and principal bedroom
- TV points will be installed in the lounge and all bedrooms
- WiFi points and satellite pre-wiring to all TV points
- Contemporary white switchplate and sockets
- Key card for main entrance, lift, and car parking
- CCTV entrance system in all apartments
- Automated door entry manned concierge desk
- CCTV in ground floor communal areas and
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system as required

* If applicable
** In specific apartment only
*** Additional cost
† Available in additional furniture pack

Floor Plans

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One Bedroom Apartments

£135,977 - £187,164

41.90m² / 451sq.ft - 48.30m² / 519.9sq.ft

Two Bedroom Apartments

£188,897 - £285,120

59.8m² / 643.7sq.ft - 72m² / 775sq.ft

Three Bedroom Apartments

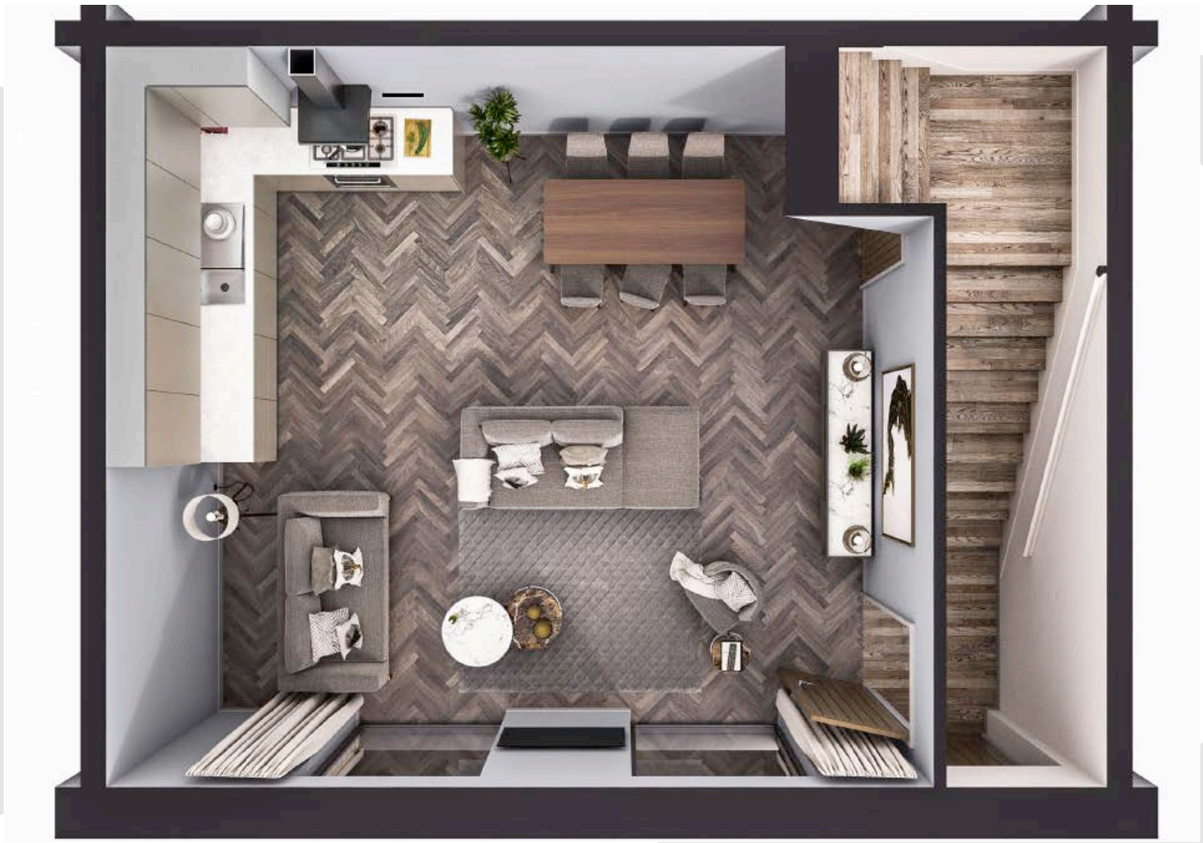
£236,136 - £327,402

75m² / 807.3sq.ft - 86.8m² / 934.3sq.ft

Three Bedroom Duplexes

£306,842 - £332,294

90.30m² / 972sq.ft - 106.8m² / 1076.40sq.ft



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Ambitious, Visionary And Passionate About The Future

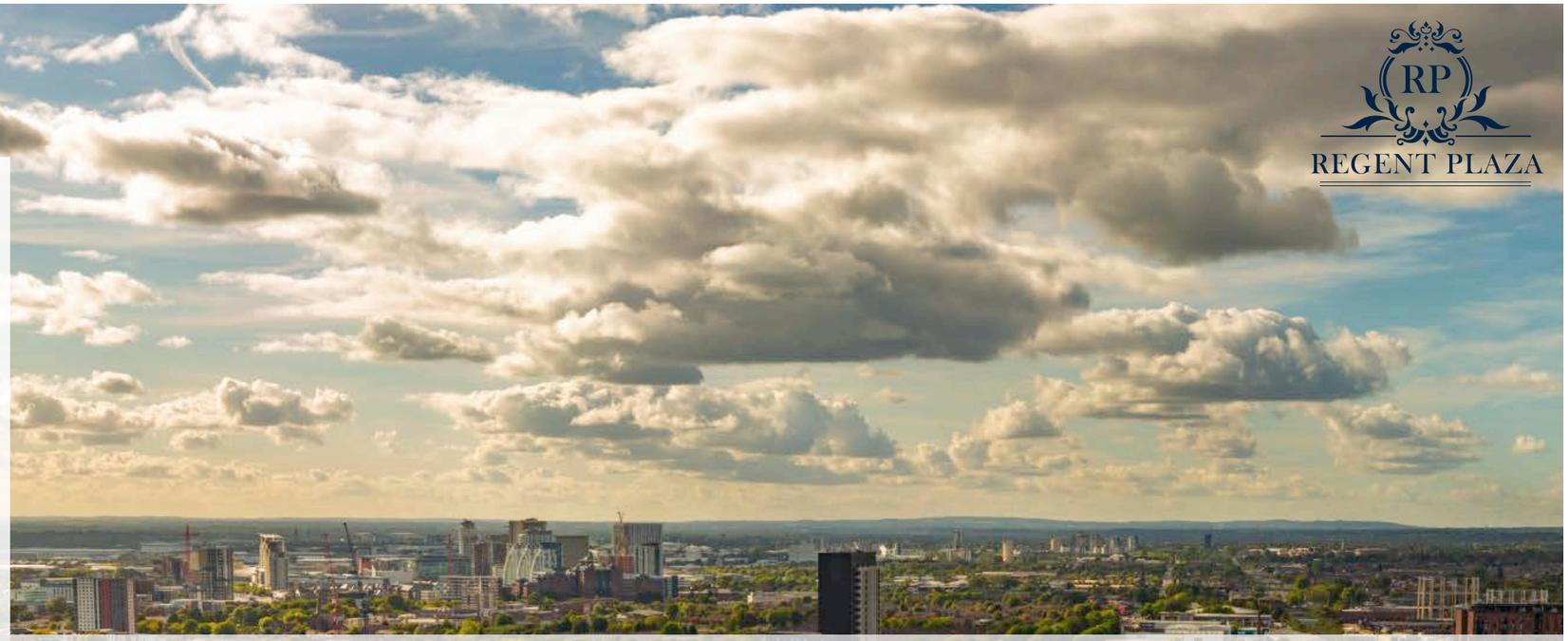
Manchester is rich in heritage, with an established economy and a multi-modal transport network, including the UK's largest regional airport.

Manchester is also known for its two world-class football clubs Manchester United and Manchester City.

With a widely recognised cultural and lifestyle scene, the City hosts the bi-annual International Arts Festival (MIF), as well as the Conservative and Labour Party Conferences at Manchester Central.

Manchester boasts the largest student population in Europe, with over 100,000 students, of which 8,000 are international students.

Manchester is identified by overseas investors as a source of opportunity, with major strategic developments. Key international investments include Media City UK, home to the BBC; Airport City, one of the largest regeneration schemes in the UK with Beijing Construction Engineering Group, the Cooperative's £800m Noma, and the new £750m First Street development, offering a compelling blend of culture, retail and leisure.

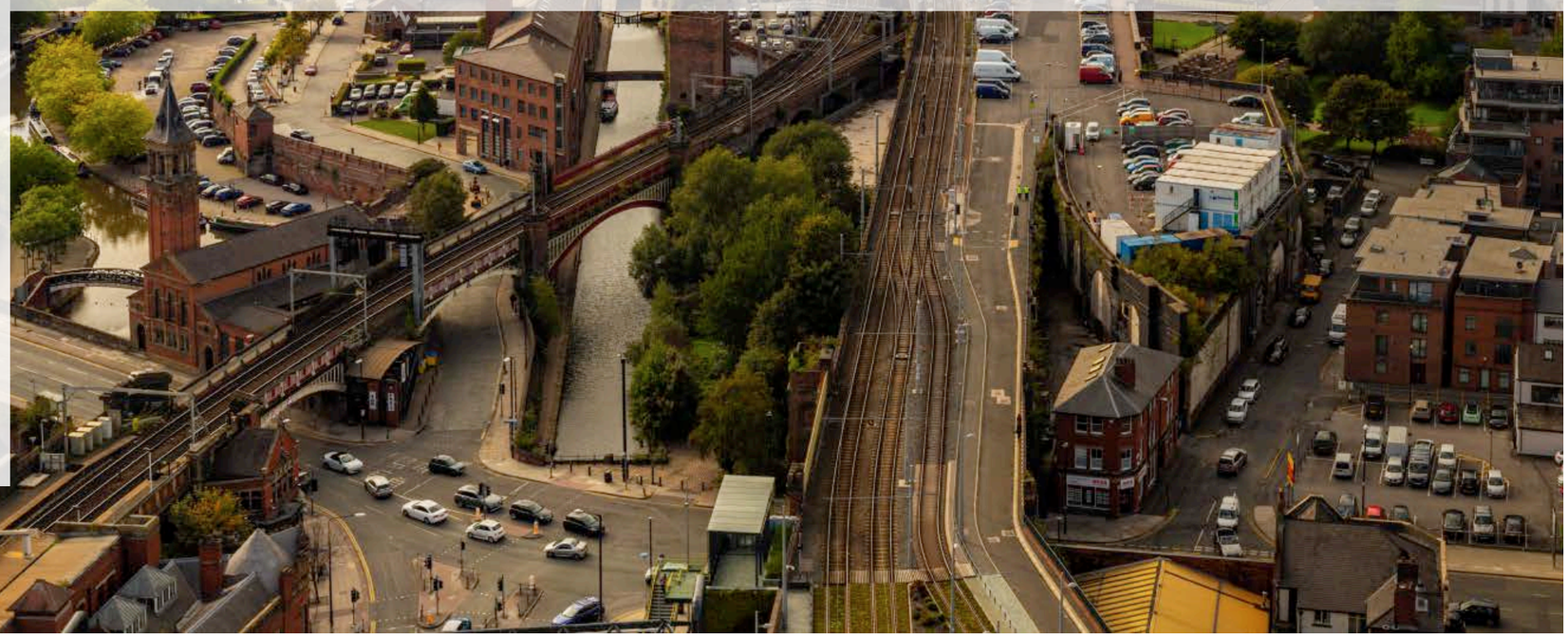


£23bn
Greater Manchester Region's expected GVA to raise by 2030.

2.73m
People in Greater Manchester making it the UK's fastest growing economy.

65
of the FTSE 100 companies have a presence in Manchester.

£650m
Media City 200 acre business hub for media, digital and creative.



PEEL
MediaCityUK
Manchester
A new waterfront destination for Manchester, with digital creativity, learning and leisure at its heart.
BBC
itv
dock10
Lowry Outlet
Shopping@MediaCityUK
University of Salford MANCHESTER
THE LANDING

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Home To Two Of The Largest Shopping Centres In the UK

Manchester is home to two of the largest shopping centres in the UK- the Trafford Centre and the Arndale Centre. With a host of stores and designer boutiques all major high end brands are represented from Hermés, Kurt Geiger, Gucci, Ted Baker, Louis Vuitton, Armani, Harvey Nichols, All Saints, Selfridges and more. The City also offers a boutique and independent shopping experience in Manchester's Northern Quarter. This part of town is a unique experience and has become a sought after destination in its own right. Closer to home is the Lowry Outlet at Media City, a mix of retail and leisure businesses offering high-end names at discounted prices.

A World Class City With World Class Connections

Air

Manchester Airport is the largest airport outside London, flying to over 25 destinations including four direct flights a week to Hong Kong and 22 flights a week to Dubai. There are direct flights to Abu Dhabi, New York, Beijing and Singapore from operators including Cathay Pacific, Emirates, Qatar and Etihad Airways.

Rail / HS2

London's Airports and a host of other locations are easily accessed by Manchester's excellent rail links. Being a key stop for HS2 and HS3 ensures that by 2026 London will be a 1 hour commute on the new High Speed Railway, HS2, while the city's extensive tram network opens up the surrounding areas and beyond with a range of Northern Hub rail investment proposed for the near future.

HS2 is a planned high speed railway linking London, Birmingham, the East Midlands, Leeds Sheffield and Manchester providing an engine for growth.

The government's clear commitment to the project, alongside other transport investment, will transform journey times to key areas – reducing the journey to Manchester by about half to just one hour.

Direct flights from Manchester

Abu Dhabi	7hrs 25mins
Hong Kong	11hrs 40mins
Beijing	12hrs 25mins
New York	8hrs
Brussels	1hr 30mins
Chicago	9hrs 50mins
Dubai	7hrs 50mins

Arrive At The Many Manchester Attractions Within Minutes

Regent Plaza is located between Manchester City Centre and Salford Media City at Salford Quays. The site is in-between these two commercial centres, with the Chapel Street corridor to the north and Salford Quays to the South West.

Regent Road is the linking arterial route between the Mancunian Way running around the southern half of Manchester City Centre and the M62, with transport links west to Warrington and Liverpool.

Bus and Metrolink

Greater Manchester and the inner city centre are served by an extensive bus and tram network. The tram system has undergone a major overhaul and is now the largest in the UK. Media City UK has a dedicated Metrolink station which connects residents and commuters across Manchester and Salford.

The new Metrolink route connecting Media City UK to the intu Trafford Centre is near completion. The X50 bus also runs regularly providing a connection to the city centre and the Trafford Centre.

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Salford - one of the UK's greenest cities

New research has crowned Salford the greenest place to live in England and Wales. The City, part of Greater Manchester, is more sustainable than places such as Brighton, where Caroline Lucas is Britain's only Green party MP, and Bristol, a former European Green Capital, according to a study released by the Centre for Thriving Places.

In this famous corner of the north-west, the council, run by Labour mayor Paul Dennett, is preserving and creating more green space than any other council. The city also has lower-than-average CO2 emissions, lower-than-average energy consumption levels and higher-than-average recycling rates.

The City has invested millions in green infrastructure and embraced the decarbonisation agenda long before it was in vogue. Liz Zeidler, chief executive of the Centre for Thriving Places commmented "There have been a lot of innovative things going on in the north-west in terms of participatory democracy, community wealth-building and the environment. Places such as Salford seem to be quite cleverly absorbing these ideas. Its leaders have been willing to try something new and now they are starting to see the results."

The new 154-acre site RHS Garden Bridgewater (pictured here) is due to open in Summer 2020.

Acclaimed as one of the most significant events in the Royal Horticultural Society's 215-year history. Once open, the garden will bring world-class horticulture within an hour's journey of 8.2 million people in the region.

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Investment In Manchester

Spinningfields

The Canary Wharf of the North Spinningfields alone provides working space for over 20,000 employees and in recent years has seen the area develop further as a retail and leisure district. Revenue from retail and leisure at Spinningfields increased 400% between 2008 and 2014.

St John's

The success of Spinningfields has inspired further growth and regeneration in central Manchester. The neighbouring area of St John's is now set for extensive redevelopment that will further transform the area. A creative village will be established in the heart of the city.

Middlewood Locks

Strategically located at the Salford gateway to Spinningfields across the River Irwell, Middlewood Locks will transform a 24-acre area, creating a new centre for connectivity, creativity and culture in the heart of the city.

Regent Plaza, Manchester

Manchester Investment Case

Manchester's property market is enjoying steady growth, thanks to the swift increase of the city's population and a backlog from several years of a lack of housing supply.

With JLL projecting rent increases of 4.2% across Manchester over the coming five years, and the city being home to one of the highest proportions of private renters in the UK (at 26.85%).

Manchester offers solid credentials as one of the most promising buy-to-let locations in the UK.

£62.8 billion GVA
Value of economy

18.2 percent
Rate in which businesses grew in 2016 (compared to 6.1 percent nationally.)

1.3 million
People in employment

5.6 percent
Rate in which house prices rose in Manchester in the last 12 months

Increase in population 2001 - 2011

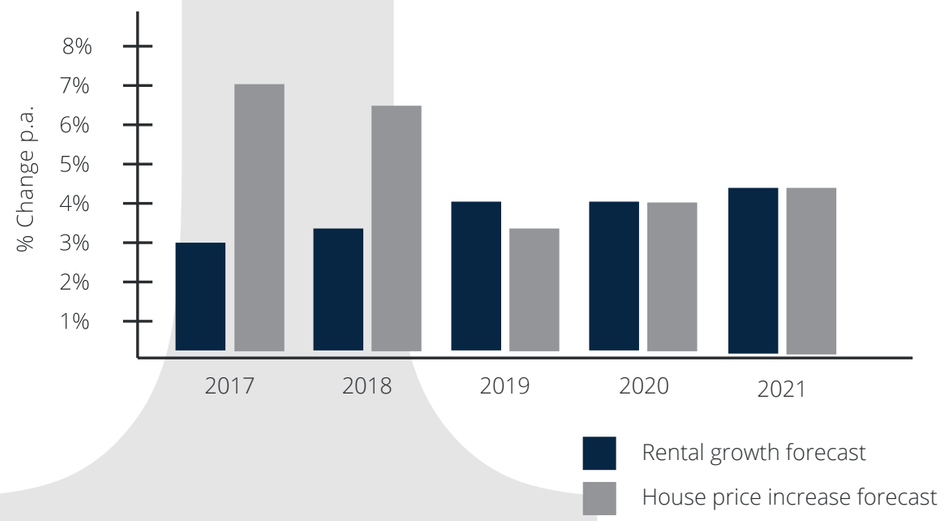
51%	Manchester
34%	Birmingham
31%	Bristol
21%	Leeds
19%	Glasgow
15%	London

Current asking rents in Manchester

Houses	Apartments
£550 One Bedroom	£900 One Bedroom
£800 Two Bedroom	£1200 Two Bedroom
£1000 Three Bedroom	£1500 Three Bedroom
£1200 Four Bedroom	£1700 Four Bedroom

Manchester house price forecasts **28%** 2017 - 21

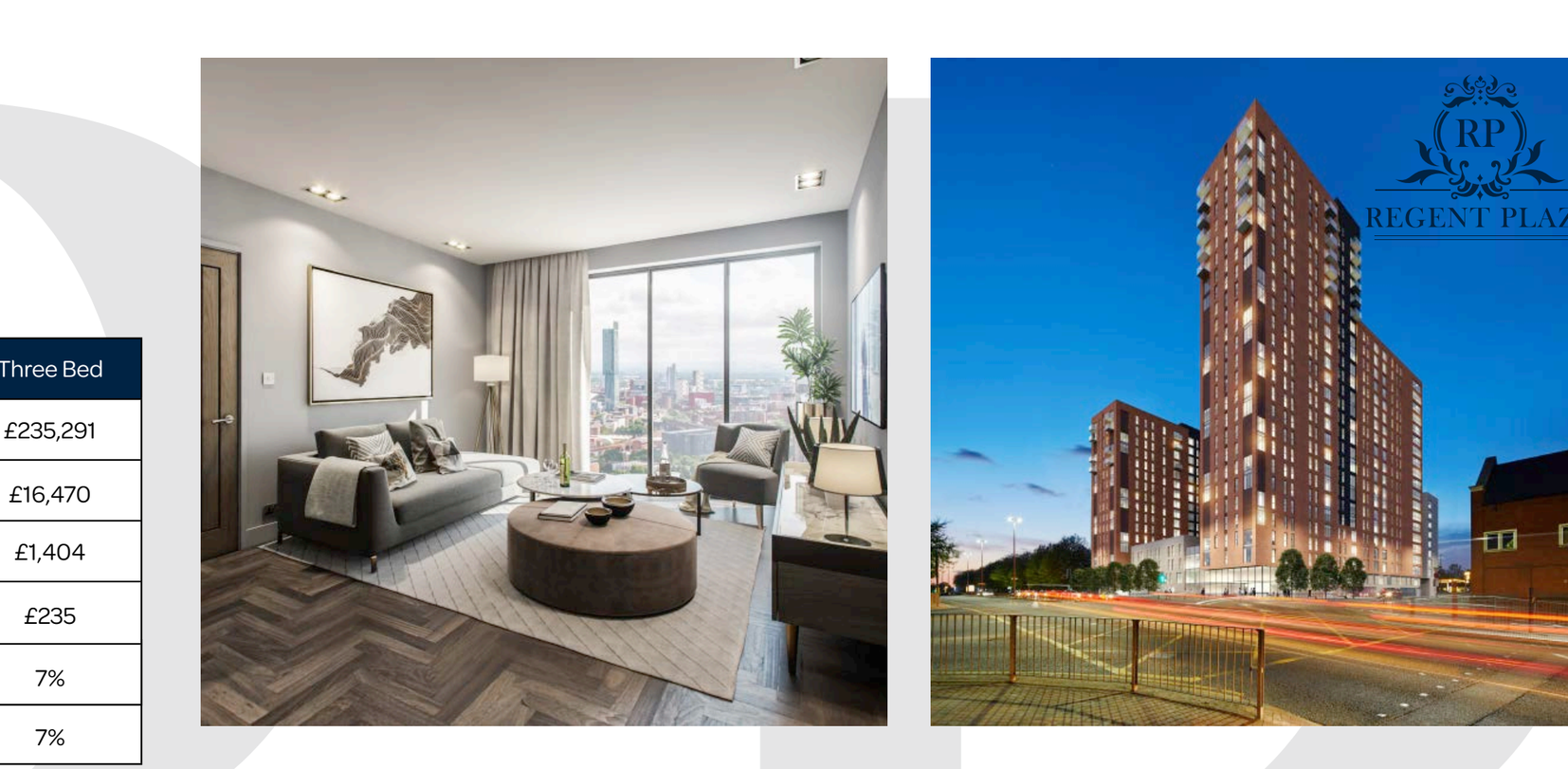
Manchester rental growth forecasts **20.5%** 2017 - 21



Financial Examples

Cash Purchase - 1st Year

	One Bed	Two Bed	Three Bed
Purchase price	£135,977	£194,709	£235,291
Gross annual income	£9,510	£13,600	£16,470
Service charge	£811.80	£1,162.80	£1,404
Ground rent 0.1%	£135	£194	£235
Gross yield	7%	7%	7%
Gross yield	7%	7%	7%



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DEVELOPMENT GROUP

Revolutionising UK Property Investments

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.

Our Deposit Guarantee Company is an FCA registered business providing attractive returns and asset backed loans to investors across 69 countries via our cutting-edge investment platform. This funding enables the sourced network of 50+ offices to complete property development projects across the country.

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.

Property Investment

GLOBALRESIDENTIAL
your property investment solution

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

REGENT PLAZA

Partners

Sourced has partnered with many of the key players in the property industry. Here is a list of our partners for this project.

REGENT PLAZA

Architect

Fletcher Rae are committed in investing in their people and technology developing a national and international architectural brand. Their proven track record has allowed them to expand their expertise across the Commercial, Industrial, Residential, Mixed-use, Retail, Leisure and Energy sectors. All projects attract the same level of attention and commitment which guarantees design quality, commercial viability and sustainability.

Engineering Design

QED are a National Mechanical and Electrical Engineering Consultancy at the forefront of design solutions. Their consultancy and project management includes mechanical and electrical engineering, environmental design, fire protection, infrastructure, survey works and more. They understand the needs and issues of their construction partners and aim to increase productivity and profit through active co-ordination and communication.

Sellers Solicitors

Shoosmiths' client list speaks volumes for the quality of our lawyers and the experience they provide. They work with a growing number of the FTSE 250 and some of the world's most exciting and ambitious growth businesses. Shoosmith's is a major UK law firm with a network of offices working together as one national team. Clients love working with Shoosmith's people because of the way they work and the results they deliver.

Planning Consultant

Indigo Planning is an independent town planning consultancy, specialising in securing planning consents for a wide range of development projects for private sector clients throughout the UK. They provide informed and up-to-date advice, good local knowledge and a practical style of problem solving.

Indigo always give straightforward, honest advice and pride themselves on delivering high quality work.

Block Management

As one of the largest and most respected property management companies, Zenith Management are proud to work on some of the most prestigious residential developments across the United Kingdom. With more than 70 dedicated professionals we pride ourselves on delivering a unique and unrivalled property management experience.

Steelwork Contractor

EvadX Limited was established in the early 1980's and since then has enjoyed a continued and controlled expansion. In more recent years considerable investment have been made in state of the art technology, namely 3D modelling and detailing systems and fully automated CNC processing equipment.

Site Contractor

Helix Contracting are an established North West Site Contractor who undertake a wide range of civils, fit outs, refurbishments and new build projects. We specialise in overall co-ordination of projects on behalf of clients, providing material, labour and equipment to ensure seamless working on site.

Structural Engineers

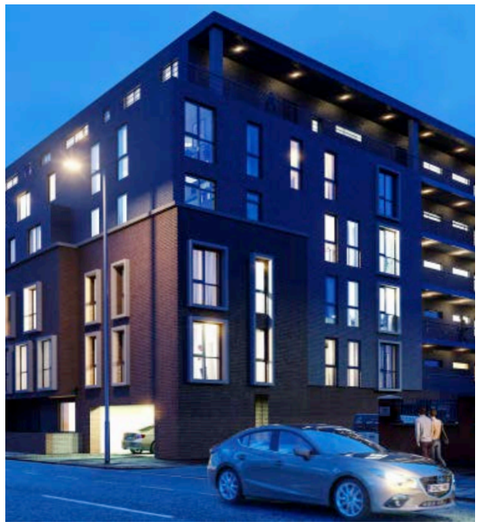
Formerly known as Shaw Whitmore Fyffe Partnership, SWF Consulting Ltd is a civil and structural engineering consultancy based in the delightful Cheshire village of Poynton. We are skilled in all sectors of the built environment, from a simple domestic survey through to the design of a multi-storey building.

Ongoing developments from the Sourced Team

REGENT PLAZA

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.

Regent Plaza - Construction Update
31st May 2020

Works Completed:

The site re-opened on 20 April 2020, but the groundwork contractor decided to review their method statement to ensure the minimum working distances are met and the site closed down after two weeks. Full re-commencement is scheduled to start on15 June 2020.

Approximately 60% of the foundations, including pilecaps and ground beams, are complete, with the remaining foundations reinforcement cages fabricated and piles reduced to their cut-off levels. Concrete blinding has been placed in excavations along grid line H. All exposed piles have been integrity tested and the results have been found satisfactory.

Similarly, 75% of the total drainage work is complete, with trenches backfilled with suitable materials and manholes with concrete surround.

Current Status:

Helix Civils Ltd are currently off site, with a scheduled return date of 15 June 2020, to continue with the remaining drainage work and foundations. During their two weeks return to site, Helix Civils Ltd installed a total of 5No.manholes, plus the connecting pipes.

The majority of the spurs, into Block B for ground floor pop-ups, were laid and backfilled.

Further concrete cube results have been provided showing strengths exceeding those required by the design. Most of the piles, along the spine of the building, were cut down, cleaned and tested, with concrete blinding placed at the bottom of the pilecaps.

Planned Works in the - Next Period

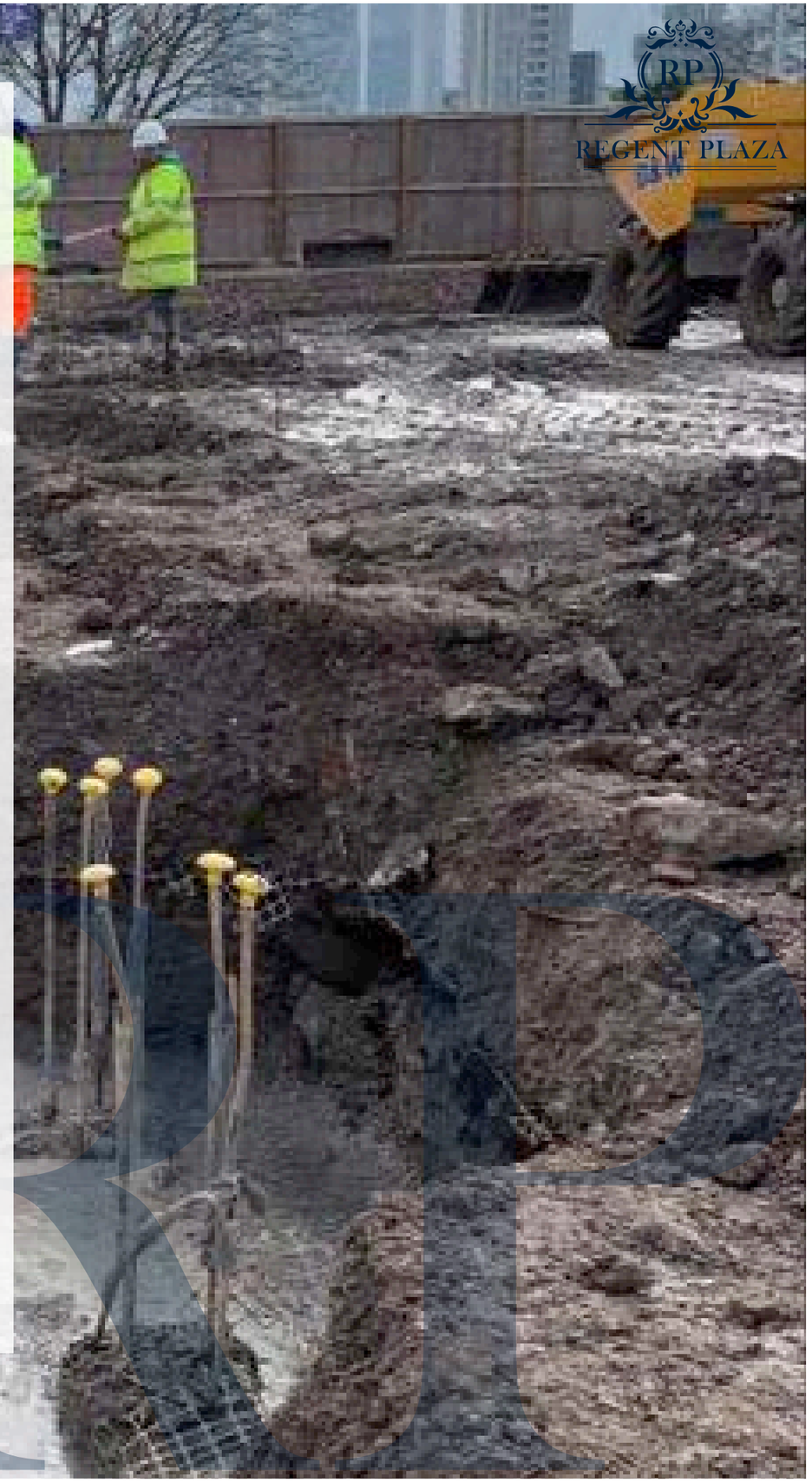
The remaining piles, along the spine of the building, will be exposed, cut down and tested, to enable preparation of pilecaps excavation.

The fabricated reinforcement cages will be placed in the excavations along grid line H, for ground beams and the pilecaps, ready for concrete to be poured.

All holding down bolts will be cast in, as part of the foundations, ready to receive the steel columns. The erection of the steelwork is due to commence on 10 August 2020.

Surface water drainage work will commence by digging trenches, for pipes, and excavations for manholes.

As the dry weather has continues, the stockpile of excavated material, currently sat in the footprint of Block A, will be gradually removed off site to allow the installation of the attenuation tank.



Site Photos from Regent Plaza - 2019 to early 2020

REGENT PLAZA

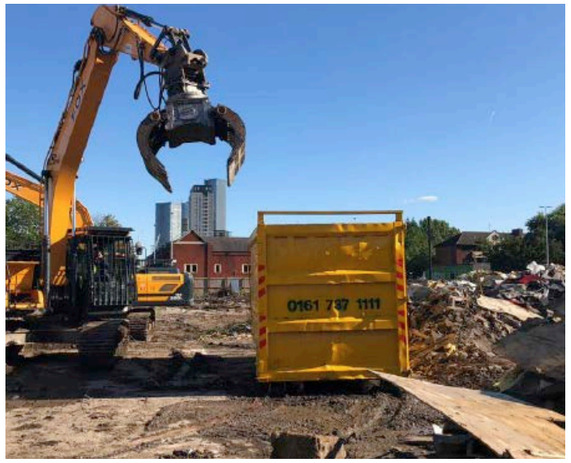
Spring / Summer 2019

Summer / Autumn 2019

Site Photos from Regent Plaza - 2019 to early 2020

REGENT PLAZA

Autumn / Winter 2019



Winter / Spring 2020

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DEVELOPMENT GROUP

FCA FINANCIAL CONDUCT AUTHORITY

ico. Information Commissioner's Office

PRS Property Redress Scheme

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