

# **Exclusive investments in the UK's strongest performing cities**

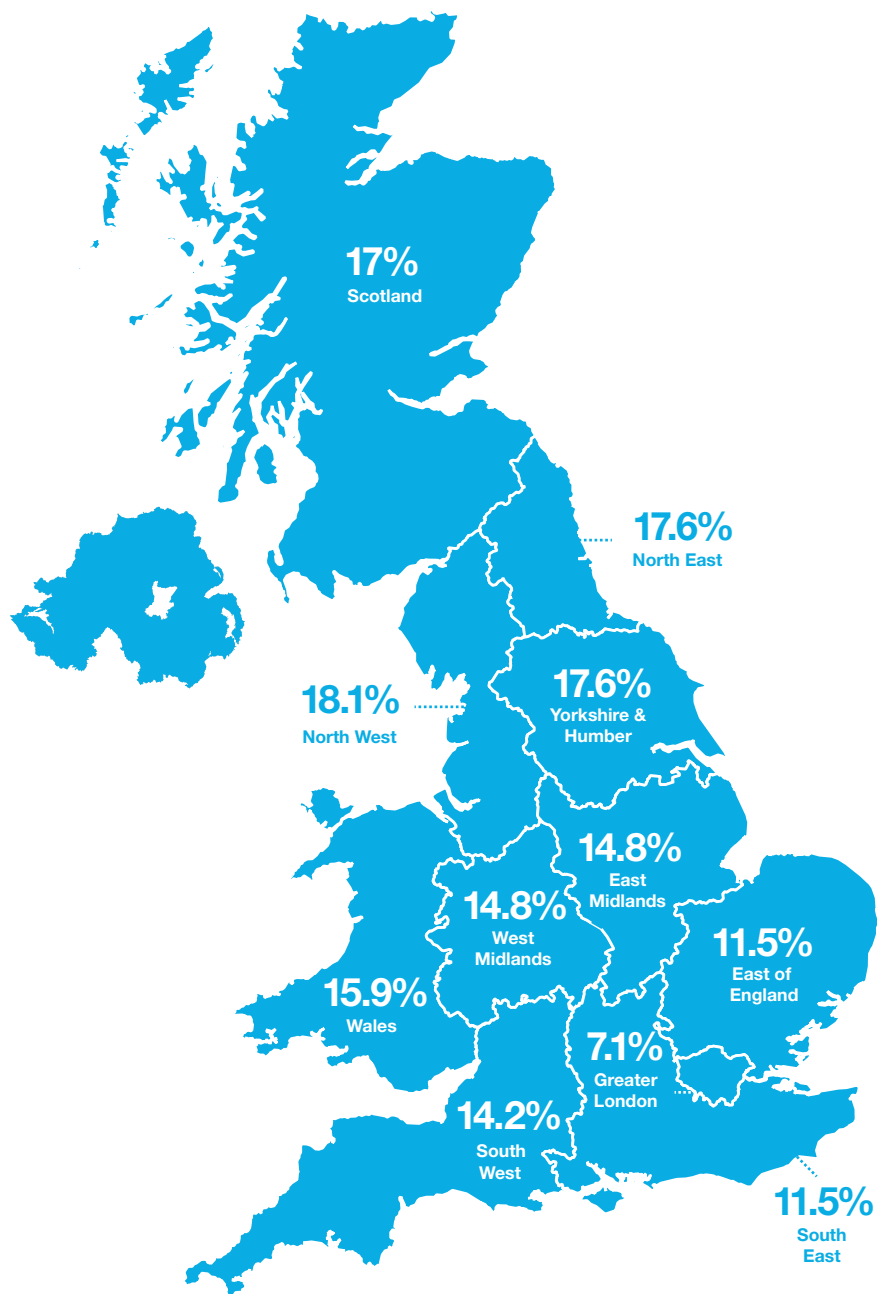


**BuyAssociation**<sup>TM</sup>

# **BuyAssociation source property deals, you won't find anywhere else**

We bring together everything you need to maximise your returns for property investment. Discounted, different, and direct investment opportunities from some of the UK's top developers. Allowing you to fully control your investment and access exclusive price-points. Backed by an award-winning team of experienced investment consultants.

- **All scales of investment from £20k up to £100 million**
- **Property investments in the UK's strongest performing cities**
- **Member only opportunities direct from the developer**



Source: Savills research, Oxford Economics

# Greater Manchester

According to Deloitte, Manchester “should be judged by different criteria from other UK regional cities. Manchester is now in a different league, genuinely competing with other European and international cities”.

The housing market in the city is fast, with properties being snapped up in an average of 36 days, while house prices in 2017 rose at more than double the national average at 8.6% according to Savills. With a rental to sale property ratio of 50:50, the market is ripe for property investors and landlords in Manchester.

# 28.2%

**projected growth in  
the next 5 years**

JLL

**No.1 place in the  
UK to be a landlord**

GoCompare





# Preston

For the second year running, Preston has been named the best city to live and work in the north-west in the Good Growth for Cities Index by Demos-PwC, which analyses categories including jobs, income, transport and work-life balance.

Many believe Preston is on the verge of an economic boom, with the Preston and Lancashire City Deal creating 20,000 new jobs, 17,420 new homes and growing the economy by an expected £1bn over the next ten years.

**8<sup>TH</sup> best UK  
postcode for  
rental yields**

Totally Money

**£1bn economic  
growth expected  
over next 10 years**

Preston and Lancashire City Deal



# Birmingham

As the UK's "second city" and the UK's most investable city according to PwC, Birmingham is a highly attractive investment opportunity. Property prices have seen an 8.9% year-on-year growth over the past year, well ahead of the UK average, with prices expected to continue to soar between now and 2022.

The excellent rental returns potential, as well as affordability make it a great place to invest. The city's four universities and 75,000 students, as well as the graduates and young professionals who stay on, provide a huge target market for landlords.

**The 'most  
investable city' in  
the UK**

PwC report

**20-30%**

**property price  
increase over the  
next 4-5 years**

HomeTrack

# Leeds

Leeds has justified its reputation as a promising investment hotspot. With an impressive talent pool, top tier universities, a favourable earnings to affordability ratio, low supply levels and excessive demand being the major contributing factors.

Named by Colliers International as one of Europe's most attractive cities to live in, property prices in Leeds are set to grow at more than double the rate of London over the next five years, with Savills predicting a 17.6% increase.

**21.6%**  
**house price growth**  
**forecast between**  
**2017 and 2021**

JLL

**150% rise in city**  
**centre living**

Centre for Cities





# Liverpool

Famous for its two Premier League football clubs, world-renowned music scene and important industrial history, the city of Liverpool situated in the north-west of England has benefited from a major overhaul triggered largely by its success as the European City of Culture in 2008. Regeneration in the city is ongoing as its population continues to expand, and it is now classed as one of the best places in the country to invest in the buy-to-let sector. Liverpool continually ranks as the best place in the country for landlords wanting to earn the highest rental yields, with the most recent top 10 list dominated by three Liverpool postcodes.

**Best city for  
rental yields in  
the UK**

**Totally Money**

**£14bn**  
regeneration across  
the city into homes and  
infrastructure







## London Commuter Town

Traditionally, thousands of people leave London each year to find larger family homes on the outskirts, while also hoping for manageable commutes. The continued growth of the city, rising house prices in established commuter towns along with improved travel times and connectivity in new locations is starting to unlock more and more options. Towns and cities further out from the capital are showing strong signs of growth. With the average house price in the traditional commuter belt now hitting £400,000 and just £319,147 in the emerging commuter towns there is clear opportunity for both tenants and investors.

# 344%

Increase over the past 20 years  
in the Outer Commuter Belt

**“Workers in the capital  
wouldn’t have dreamt  
of commuting ... but  
financial realities  
have forced people to  
swallow ever bigger  
journeys”**

James Pendleton





# Stone Cross House

## Be part of the £1 billion Bolton Town Centre Regeneration Scheme

Situated in the centre of Bolton and within the Church Wharf regeneration area, Stone Cross House will be Bolton's first high specification, "City Living" style apartment block. Completed to a modern, sleek specification with integrated smart technology, Stone Cross House will provide much sought after high end accommodation in an ideal location. A conversion from commercial office space to residential. This robust building already has concrete floors in place, increasing thermal efficiency and sound proofing – perfect for a modern apartment scheme.

**1 & 2 Bed Apartments  
from £85,000**

- **Rental Yields Up to 7.04%**
- **18 Minute Train to Manchester**
- **Completion est. Q2 2020**







# Bespoke HMOs

## Completely hands off and fully managed properties throughout the UK

Not all of our projects are available online to the public and some of the rarer opportunities are subject to a waiting list.

We represent a number of developers with exclusive plots and projects. Here are a few tasters on what we have to offer:

Freehold blocks  
Up-coming HMO projects  
Large scale investment opportunities with developers

**Contact our team for full details**

**Invest in HMO's  
from £500,000**

- **Locations throughout UK**
- **High rental yields**
- **Fully managed**







# Park Central

## Riverside apartments in Central Docks, Liverpool Waters

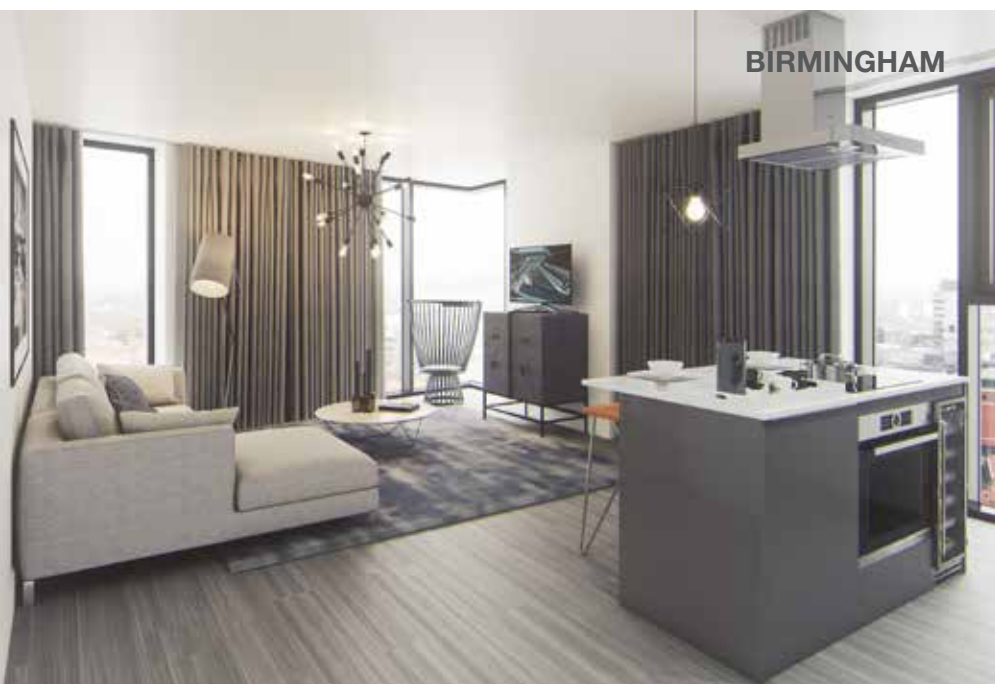
Park Central is the second phase of the Central Docks residential developments consisting of 129 one and two bed apartments. Located directly opposite Prospect Park and on a new £9 million boulevard, Park Central is effectively an island site that will have uninterrupted views of either the park land or the canal riverway towards the city centre. Prospect Park is a 16-acre parkland which will be the focus of Central Docks.

**1 & 2 Bed Apartments  
from £136,492**

- 20% deposit until completion
- Liverpool Waters
- Phase 1 Sold Out







# The Bank 2

## Invest in the largest residential skyscraper in Birmingham city centre

Standing in the city's beating heart, The Bank presents a range of luxurious one, two and three bedroom apartments in Birmingham's tallest residential building. At over 100 metres in height, this 33 storey skyscraper offers unrivalled views across one of Europe's most vibrant cities and its distinctive network of working canals. With an on-site gym, shared open spaces and the metro trainline on the doorstep. The Bank is set to be one of Birmingham's most desirable projects.

**1, 2 & 3 Bed Apartments  
from £195,000**

- **Excellent resident facilities**
- **Birmingham city centre**
- **Tower 1 completing soon  
Tower 2 completion 2019**



## LONDON COMMUTER TOWNS



# Glasshouse

## Quality renovated apartments in one of London's most affordable commuter towns

High quality office to residential conversion scheme brought to you by Westfields Homes. A developer with a track record for delivering high-end projects over the last 25 years. Conveniently located in central position of the historic market town of Bedford. Just off the main high street situated within walking distance, of the mainline train station. Allowing a short commute via the regular trains to central London station and more.

**1 & 2 Bed Apartments  
starting from £140,500**

- Bedford Town Centre
- Only 45 minutes to St Pancras
- Affordable commuter town







# Arden Gate

## Contemporary homes in Birmingham city centre

Set across a 1.35 acre site in the heart of the city centre, Arden Gate is just a nine-minute walk from Brindley Place and only six minutes to Five Ways train station with direct rail links to Birmingham New Street station and onto London's Euston. Offering one and two bedroom apartments, the development boasts high living standards and prime specifications in an area with top rental demand and excellent capital growth. Estimated rental yields for Arden Gate are 5.5%, with capital growth forecast to be 7.7%.

**1 & 2 Bed Apartments  
from £192,950**

- 6% est. rental yield
- Birmingham city centre
- Q4 2019 est. completion









# Station Terrace

## Smart technology homes in the UK's newest city - Preston

Station Terrace is a sympathetic conversion of two adjoining, characterful terraces. Benefitting from an outstanding location, less than five minutes' walk from the train station and the city centre shopping area, Station Terrace is the perfect location for commuters and those working in the city centre. The apartments have been designed to maximise space and light, and many of the units also benefit from unique features such as duplex levels, balconies and private gardens.

**1 Bed Apartments  
from £80,000**

- Optional fully managed 7% assured rental income
- Discounts available for cash or bulk investors
- City Centre Location





GREATER MANCHESTER

# Johnson Square

## A sympathetic restoration of a distinctive Victorian building close to Manchester city

The building will benefit from a modern extension with sleek grey cladding, contrasting with the red brick characteristic of the area. The apartments have been built to maximise space and light, taking full advantage of the generous window openings. Many of the apartments benefit from unique features such as; vaulted ceilings, duplex floors and 180 degree bay windows. As a “Smart-Home” Johnson’s Square is incorporating all the technology expected by modern millennial tenants.

**1 & 2 Bed Apartments  
from £165,000**

- **Right next to the Northern Gateway Regeneration scheme**
- **Less than a mile from Manchester City Centre**

# For over a decade we've kept track of the best opportunities in the property market

BuyAssociation is an investment company with more than a decade of experience in identifying and launching property investment opportunities from around the world.

Our investments are focused on some of the best emerging locations and strongest performing cities in the UK, and through our community of developers and experts, we can offer you the best stock at the most competitive prices.

Supported by our award-winning team of investment consultants who can help you identify opportunities within your own portfolio, we can introduce you to expert advisers and help you find investments to build your property portfolio and grow your returns

## Membership Benefits

- **Dedicated investment consultant**
- **Early access to new property launches and investments**
- **Independent expert advice**
- **No middle men or agency commission, just the best price, direct**
- **No membership fees**



BEST  
UK PROPERTY  
INVESTMENT  
PROVIDER



International  
Business  
Awards  
2015



# Talk to us

## UK Office

**Call +44 (0) 333 123 0320**

Mon-Fri 9am-5:30pm GMT

### Address

BuyAssociation  
3rd Floor  
Amazon House  
3 Brazil Street  
Manchester  
M1 3PJ

## Hong Kong Office

**Call +852 (0) 2554 5509**

Mon-Fri 9am-5:30pm HKT

### Address

BuyAssociation (Hong Kong)  
Office B  
8th Floor  
Li Dong Building  
9 Li Yuen Street East  
Central, Hong Kong

**BuyAssociation.co.uk**

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