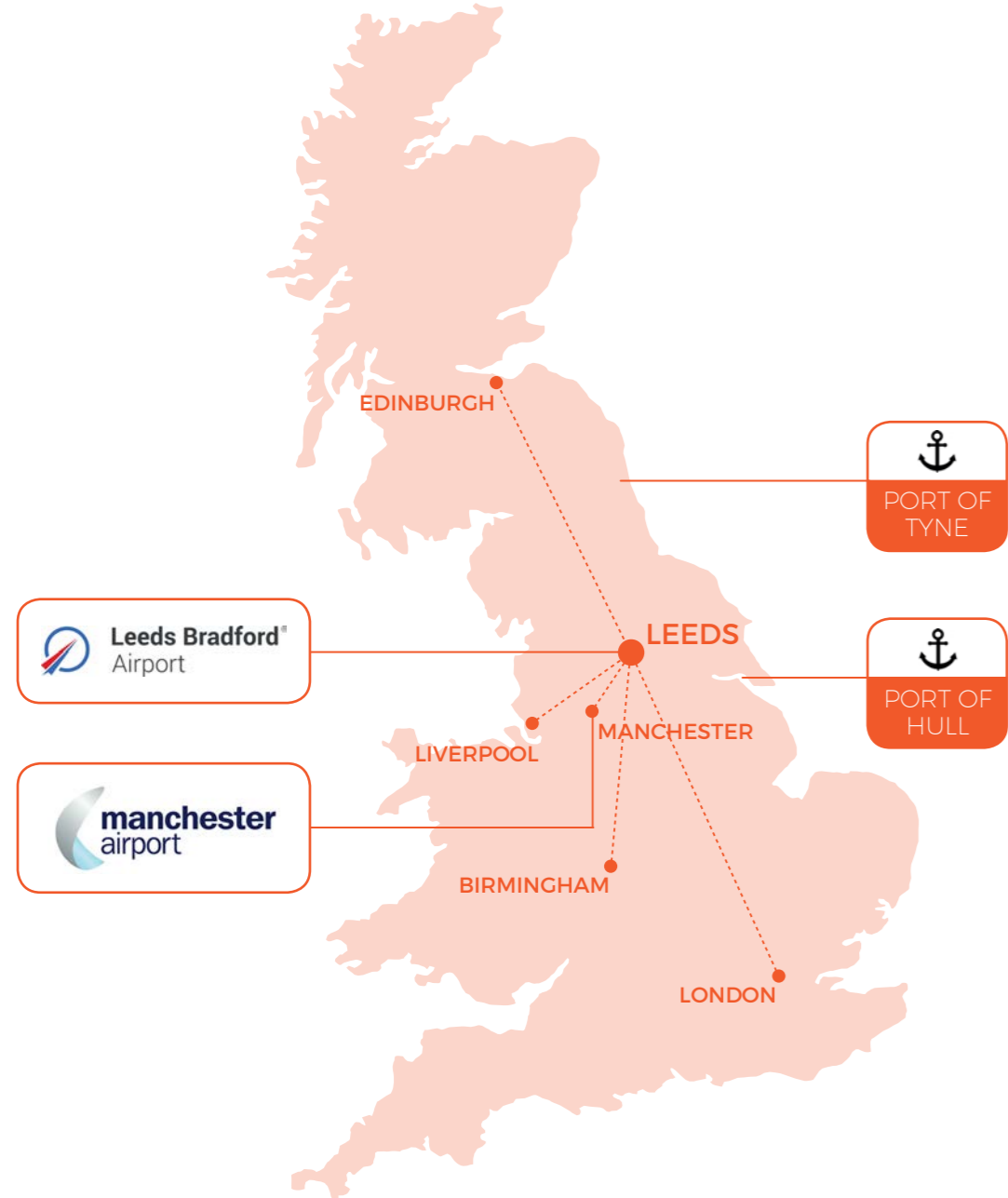


# LEEDS

An aerial photograph of Leeds city center during sunset. The sky is filled with soft, golden light and scattered clouds. In the foreground, a busy roundabout with traffic lights is visible, surrounded by modern buildings and green spaces. The city skyline extends into the distance, featuring a mix of architectural styles, including a prominent church with spires. The overall scene captures the vibrant and modern atmosphere of the city.

**LEEDS IS THE  
LARGEST FINANCIAL  
DISTRICT IN THE UK  
OUTSIDE OF LONDON**



## DISTANCES

### LONDON - 175 MILES

 60 Mins by Plane	 2 Hours by Train
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### MANCHESTER - 43 MILES

 50 Mins by Car	 50 Mins by Train
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### LIVERPOOL - 64 MILES

 90 Mins by Car	 110 Mins by Train
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### BIRMINGHAM - 93 MILES

 135 Mins by Car	 110 Mins by Train
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### EDINBURGH - 157 MILES

 4 Hours by Car	 3 Hours by Train
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## THE PRIVATE RENTED SECTOR

The private rented sector (PRS) has seen considerable growth over the past few years and is now accountable for 16.5% Of all UK households. Rising house prices and rising rental prices are making PRS schemes increasingly popular with investors. A lack of affordable homes to buy has created a housing crisis in the UK, as a result the private rented sector has grown and will continue to grow. It is predicted that within 15-20 years more people will rent there homes than own them in the UK.

### THE TARGET DEMOGRAPHIC

PRS schemes appeal to a wide demographic from students to people looking to downsize. However the largest market are people looking to move into their first home and in the UK they are typically aged between 25-35. This key demographic are young urban professionals, who are looking for a home which is comfortable yet affordable.

### THE RENTAL SECTOR IN LEEDS

The key target demographic makes Leeds the ideal place for PRS schemes. The city has a low cost of living compared to other core cities in The UK, making it attractive to first time home owners. In addition to this Leeds has a thriving and growing economy meaning jobs for the young professionals are in plentiful supply.

## WHY INVEST IN LEEDS?

The Leeds economy is diverse, robust and worth £18 billion, a growth rate of almost 40% in the last decade. Leeds has a vibrant cultural, excellent connectivity, outstanding value and a world leading approach in emerging and high growth sectors. To put it simply, Leeds is a compelling proposition for stable, long-term growth.

### A PLACE TO WORK

Leeds is home to over 25,000 businesses and has the highest ratio of private to public sector jobs of all major UK cities. Over 30 national and international banks are based both here and in the wider region. Many firms have national/global headquarter operations, including first direct, KPMG, HSBC, DLA Piper, Bank of Scotland and Yorkshire Bank.

### A PLACE TO LEARN

The Leeds City Region has 14 further education colleges, nine higher education institutions and wellrespected colleges of art, design and music. The innovation potential from highly-skilled graduates is virtually limitless here, with one of the highest concentrations of universities in Europe.

### A PLACE TO LEARN

Leeds has long been known as a mecca for shopping. The City Centre alone boasts over 1,000 stores, small boutiques and high-end luxury brands. If shopping isn't your thing, Leeds has a burgeoning restaurant scene to suit a variety of tastes from street food to Michelin star dining.



**3 MILLION**

THERE ARE OVER 3 MILLION  
PEOPLE WHO LIVE IN THE  
LEEDS CITY REGION.

**35%**

OVER 35% OF THE  
WORKING POPULATION  
IS EDUCATED TO  
DEGREE LEVEL IN LEEDS.

**40,000**

THE LEEDS CITY REGION  
PRODUCES OVER 40,000  
GRADUATES EVERY YEAR.

**1.9 MILLION**

WITH A WORKFORCE OF  
1.9 MILLION THE LEEDS CITY  
REGION IS THE LARGEST  
IN THE UNITED KINGDOM  
OUTSIDE LONDON.

**FAST  
GROWING**

THE LEEDS REGION HAS A  
WORKING AGE POPULATION  
SET TO GROW FASTER THAN  
THE NATIONAL RATE.

**26TH**

LEEDS IS RANKED THE 26TH  
BEST CITY IN THE WORLD  
FOR QUALITY OF LIFE.

## THE BRIGHT FUTURE OF LEEDS

The Leeds city region incorporates ten local authorities and the cities of Leeds, Bradford, Wakefield and York. A base for over 109,000 companies who generate 5% of England's total economic output of £60.5 billion. This area is an emerging global economic powerhouse.

The Leeds city region is the largest outside of London, core contributors to the regions economic growth is the £13 billion financial and professional services sectors in addition to the £7 billion manufacturing sector.

During the last global recession the economy of the region grew by 40%, the main contributing factor to this growth is the diversity of the regions economy. The region has thousands of companies in varying sectors providing a dynamic yet secure future for the region.

**£60.5 BN**  
THE LEEDS CITY REGION  
HAS A GVA OF £60.5  
BILLION, THIS IS GREATER  
THAN NINE EUROPEAN  
UNION COUNTRIES

**2ND**  
THE LEEDS CITY REGION  
IS THE SECOND LARGEST  
CENTRE FOR FINANCIAL  
SERVICES IN THE UK,  
THE REGION IS HOME  
TO 30 NATIONAL AND  
INTERNATIONAL BANKS

**£7 BILLION**  
THE LEEDS CITY REGION  
MANUFACTURING SECTOR  
IS WORTH OVER £7 BILLION,  
MAKING IT THE LARGEST IN  
THE UNITED KINGDOM.

## THE SOUTHBANK PROJECT

The regeneration of the South Bank area of Leeds will be the biggest change the city has seen in more than a hundred years. Aiming to double the size of Leeds city centre by transforming South Bank into a distinctive European destination for investment, living, learning, creativity and leisure.

South Bank refers to a number of investments and proposed activities aimed at regenerating 185 hectares of land that lies south of the River Aire in Leeds. The regeneration will be one of the largest city centre regeneration initiatives in Europe. The scheme will provide over 35,000 jobs and over 4,000 homes, capturing the growth of Leeds city centre for the coming decades.



# GROWING A COMPACT CITY CENTRE

## INNOVATION DISTRICT

Home to a number of world class teaching, medical and research institutions, including Leeds Teaching Hospital Trust, University of Leeds, Leeds Beckett University and Leeds Arts University. The Innovation District is a hub for flourishing areas of research and enterprise between key institutions, with emerging proposals for nearly £1bn of investment, some of which, such as Leeds University's Nexus innovation and start up incubator, is already underway.

## CIVIC QUARTER

Mixed use area including the Council's Civic Hall, Leeds City Museum and Art Gallery, and Carriageworks Theatre. Central to the area is the multi-purpose public space at Millennium Square which hosts major outdoor events and activities and festivals.

## ARENA & GRAND QUARTER

The award winning 13,500 capacity First Direct Arena, built by the Council in 2012/13 and operated by SMG is one of the busiest multi entertainment music venues in the world, and was the UK's first purpose built 'super theatre' arena. The refurbishment of the Merrion Centre by TCS has capitalised on the new venue providing a complementary food, beverage and leisure offering. The £44m refurbishment of Merrion House through a joint venture between TCS and the Council is now complete and opened in February 2018. There are significant redevelopment opportunities in the area, with a number of student accommodation schemes coming forward. The Council, with partners, is developing a vision for heritage-led regeneration of the Grand Quarter to create a high quality setting for the Grand Theatre, home to internationally recognised touring company Opera North.

## OFFICE CORE

Leeds City Centre is the UK's second centre for financial services and is home to 30 national and international banks, hosting the headquarters of three of the five largest building societies. The city's original office district in the west of the city centre offers Grade A accommodation across refurbished and iconic heritage buildings such as St Pauls House, Park Square and modern new build landmarks including Central Square, home to PWC, Clipper and Sky.

## CULTURAL QUARTER

Leeds has recently announced continued commitment its cultural ambition and will deliver a 6 year, £35m, programme of cultural events and investment, culminating in a year long celebration of culture in 2023. This area of the city is home to a dynamic cluster of arts institutions with West Yorkshire Playhouse, Phoenix Dance, Northern Ballet, the BBC, Leeds College of Music and Yorkshire Dance all located here. Ambitious proposals for a £13.6m redevelopment of West Yorkshire Playhouse to extend and improve its facilities, appearance and access have recently been given the go-ahead, to complement a new £57m Leeds City College campus open in 2019, from which its digital and creative arts and health and caring courses will be provided. Developer Caddick has also secured outline planning permission for their 1.97ha mixed use SOYO scheme to deliver a mix of residential, office, leisure and retail uses, signifying a huge city centre investment opportunity.

## RETAIL & LEISURE DISTRICT

The award winning Victoria Gate is home to the largest John Lewis department store outside London, with its opening moving Leeds to the third largest shopping destination in the UK outside London. In addition, Trinity Leeds, housed under a giant distinctive glass roof, and is located in the heart of the city between Briggate and Albion Street. With over 300 bars and restaurants, Leeds is a premium leisure destination with an iconic heritage featuring Kirkgate Market, The Corn Exchange, and Victorian arcades. Following the success of Victoria Gate Hammerson and the Council are now considering the master planning opportunity for Phase 2, which see further significant investment opportunities for occupiers at the heart of the city's central retail district.

## EASTSIDE

This area of the city provides significant opportunities for new housing investment, with capacity for upwards of 2,000 new homes by 2028. Well connected to the wider city centre and South Bank via the waterside, the area provides for a diverse range of tenures and market entry points within the city centre. A number of schemes are in the planning pipeline with starts on site anticipated over the next couple of years.

## WEST END

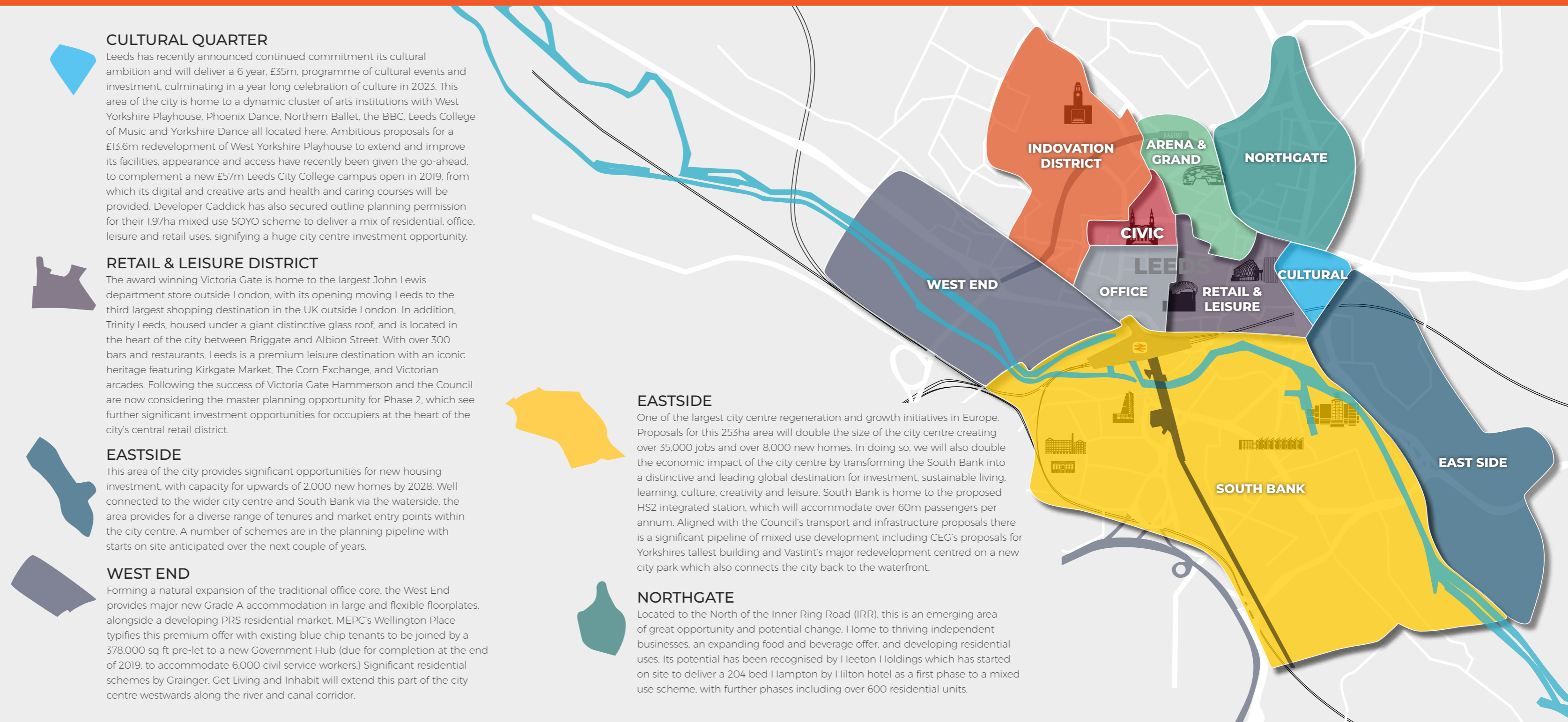
Forming a natural expansion of the traditional office core, the West End provides major new Grade A accommodation in large and flexible floorplates, alongside a developing PRS residential market. MEPC's Wellington Place typifies this premium offer with existing blue chip tenants to be joined by a 378,000 sq ft pre-let to a new Government Hub (due for completion at the end of 2019, to accommodate 6,000 civil service workers.) Significant residential schemes by Grainger, Get Living and Inhabit will extend this part of the city centre westwards along the river and canal corridor.

## EASTSIDE

One of the largest city centre regeneration and growth initiatives in Europe. Proposals for this 253ha area will double the size of the city centre creating over 35,000 jobs and over 8,000 new homes. In doing so, we will also double the economic impact of the city centre by transforming the South Bank into a distinctive and leading global destination for investment, sustainable living, learning, culture, creativity and leisure. South Bank is home to the proposed HS2 integrated station, which will accommodate over 60m passengers per annum. Aligned with the Council's transport and infrastructure proposals there is a significant pipeline of mixed use development including CEG's proposals for Yorkshires tallest building and Vastint's major redevelopment centred on a new city park which also connects the city back to the waterfront.

## NORTHGATE

Located to the North of the Inner Ring Road (IRR), this is an emerging area of great opportunity and potential change. Home to thriving independent businesses, an expanding food and beverage offer, and developing residential uses. Its potential has been recognised by Heeton Holdings which has started on site to deliver a 204 bed Hampton by Hilton hotel as a first phase to a mixed use scheme, with further phases including over 600 residential units.



# ARTHUR'S FOLD MANOR ROAD

LEEDS



**ARTHUR'S FOLD**  
**MANOR ROAD**  
LEEDS

## INVESTMENT OVERVIEW

- Prime Leeds city centre location
- 5 MIN walk to Leeds train station
- Pre-Launch discount for early bird investors
- Benefit from interest on deposited funds
- Situated within the Southbank Project
- First pick on 101 new build apartments
- Mix of 1-bed suite, 1 & 2 bedroom apartments
- 2 year rental assurance
- Finished to high specification
- Residents' gym, cinema, lounge



**PRE-LAUNCH PRICE &  
PACKAGE FOR EARLY  
BIRD INVESTORS**

arthur's  
fold



# INTRODUCING

ARTHUR'S FOLD  
MANOR ROAD

LEEDS



**ARTHUR'S FOLD  
MANOR ROAD**

LEEDS

Strategically located within the city centre just a 5 minute walk to the train station's new southern entrance, and to the city beyond. It is also ideally suited to benefit from the significant investment and employment associated with regeneration in the area.

Architecturally, the form and materials reflect the site's incredible industrial heritage. For decades the site was home to a highly specialised steel fabrication company. The folded metal facade of the building pays homage to the historic fabrication process, a bronze colour has been chosen for the cladding, to help the building sit comfortably within the current and future context where the pre-dominant material will be red brick.

The development has been designed for the Build to Rent market, and provides 101 apartments (mix of 4 3-bed apartments, 20-bed, 49 1-bed and 28 1-bed suites), together with resident amenities at Ground Floor. The proposed mix of unit types will cater for the younger professionals that live and work in the area.



**PRICES IN LEEDS CITY  
CENTRE EXPECTED TO  
RAISE 21.6% BY 2021**

## APARTMENT SPECIFICATION

### GENERAL SPEC

- Brushed stainless steel switch plates and steel door furniture
- Sympathetic lighting design
- BT points to living area and master bedrooms
- TV points to living area and master bedroom
- High-quality engineered oak timber floor to living room, kitchen & hallway
- Square edge skirting and architraves
- Walls and ceilings finished in soft white emulsion

### BATHROOM / EN-SUITE

- High quality sanitary ware
- High quality shower set and taps
- High quality floor and wall tiles

### BEDROOMS

- Fitted wardrobe with sliding or folding doors
- Carpet to all bedrooms

### KITCHENS

- Bespoke kitchens with solid surfaces
- Handle-less cupboards
- Appliances including stainless steel oven, induction hob, extractor hood, microwave oven, integrated fridge/ freezer, integrated dishwasher



## LOCATION

Situated on Manor Road, the site will be fully integrated into the developing plans for the South Bank area of Leeds city centre.

This fantastic location means that all the amenities the city centre has to offer are a short 10-15 minute walk from the site. Residents will also benefit from being 2-3 minutes walk to/from the thriving regeneration area that already boasts established bars, restaurants, coffee bars, media centre, etc.

With Leeds train station just a short 10 minute walk from the site, travelling to other major cities across the region and country is effortless. The site also benefits from being in close proximity to the River Aire and the canal footpaths which provide tranquil walks into the city centre.



**ONE OF THE FIRST  
OPPORTUNITIES IN THE  
SOUTHBANK PROJECT**



**RENTAL RATES  
EXPECTED TO RAISE  
BY 22.2% BY 2021**

## **THE PURCHASE PROCESS**

Once you've chosen your unit/s simply complete the reservation form and return it with a copy of your passport. To complete your reservation, the reservation deposit of £6,000 (includes £1000 admin fee) by bank transfer, debit or credit card is required.

Our client care team will then be in touch to progress your purchase through to exchange and completion.

### **Recieve 6% interest on deposited funds**

- 50% deposit on exchange
- 25% after 3 months
- 25% on completion - Q4 2019

## THE DEVELOPER



Citylife Developments is a Leeds based property developer, co-founded by Martin, Antony, and Nick in 2015.

They were founded due to a shared passion and comprehensive understanding of the design development process and works. These values are what ensure that the Citylife projects are designed to high levels of quality, performance and sustainability.

Citylife Developments enjoy a high level of confidence in obtaining Planning Approval based on a strong self-belief, a strong Design / Development Team, and a strong working relationship with the Local Authorities.

The team boasts award winning experience with the work of the practice regularly published Nationally.



## F.A.Q

### WHEN IS THE COMPLETION DATE?

Q4 2019

### IS THE SALE HANDLED BY UK LAWYERS?

Yes. A team of solicitors, experienced in the investment sector have been appointed to act on the behalf of investors.

### CAN I SELL MY UNIT/S AT ANY TIME?

Investors are permitted to sell at any time after exchange of contracts.

### WHEN IS MY RENTAL INCOME PAID?

Rental income is paid quarterly in arrears direct to your chosen bank account from completion.

### AS A NON-UK RESIDENT AM I TAXED ON THIS INCOME?

If you are a UK resident then yes you will be subject to tax. If you are a 'non-resident' in the UK then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption.

Please note we cannot guarantee that an application to receive rent with no tax deductions will be accepted.

