

SHEFFIELD CENTRAL



PRICES FROM

£85,850

FURNITURE INCLUDED

S1

CITY CENTRE

POSTCODE





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LUXURY APARTMENTS
elegance and convenience

THE DEVELOPMENT



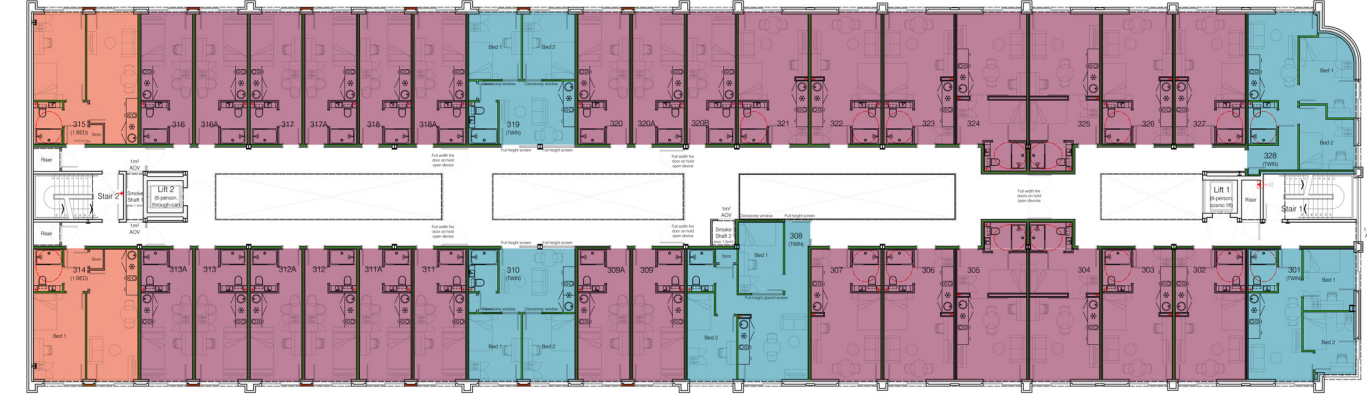
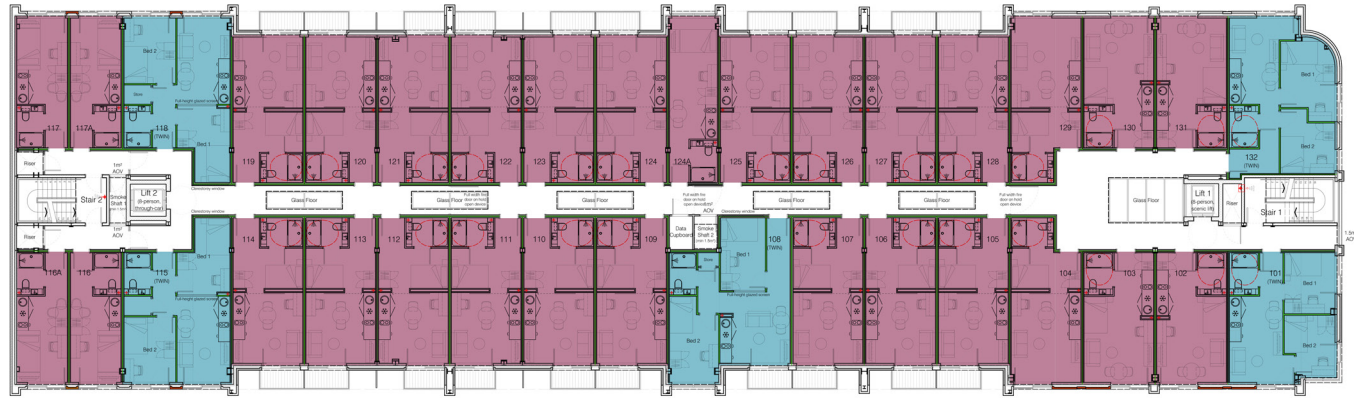
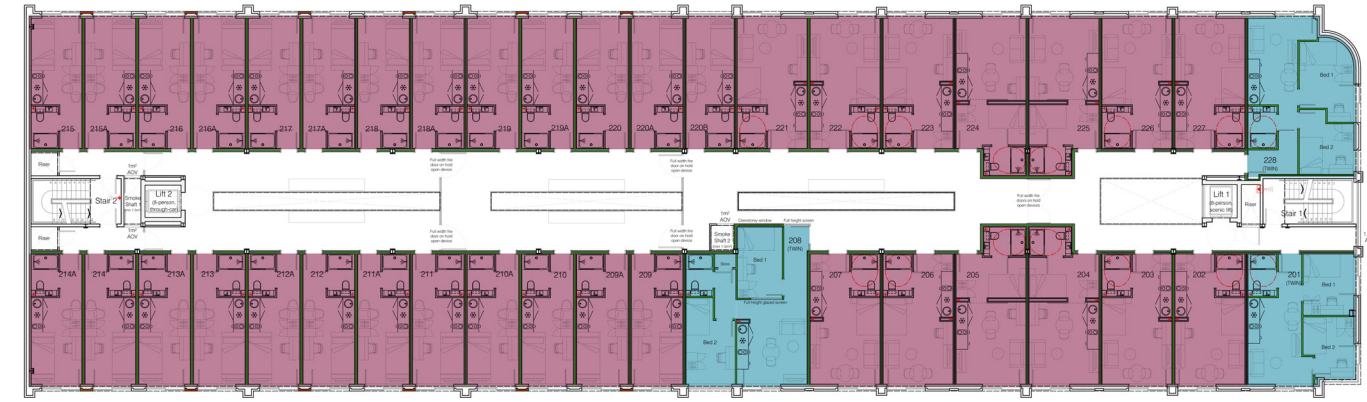
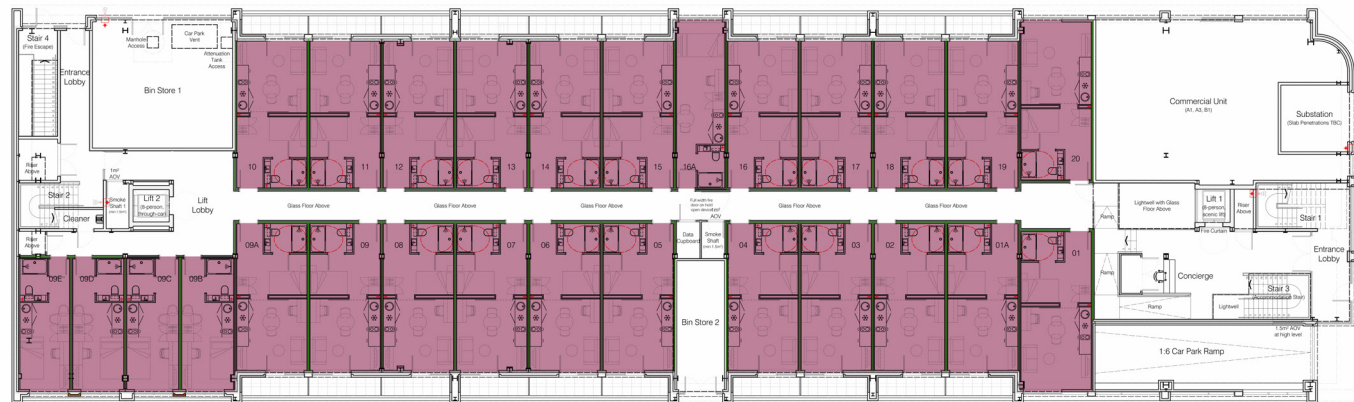
a pioneering beacon residential development,
SHEFFIELD CENTRAL
is at the heart of Sheffield's
CULTURAL INDUSTRIES QUARTER
and a contemporary new home for the
city's young professionals

Sheffield Central is a landmark living space, boasting 180 luxury one- and two-bedroom apartments and studios over five spacious levels.

Just a stone's throw from Sheffield's trendiest bars, clubs and restaurants, and well-served by city centre shops, theatres and transport hubs, all Sheffield Central apartments will be finished to the highest specification and with a fastidious attention to detail. A dedicated concierge, on-site gym and residents-only cinema will appeal to even the most discerning residents.

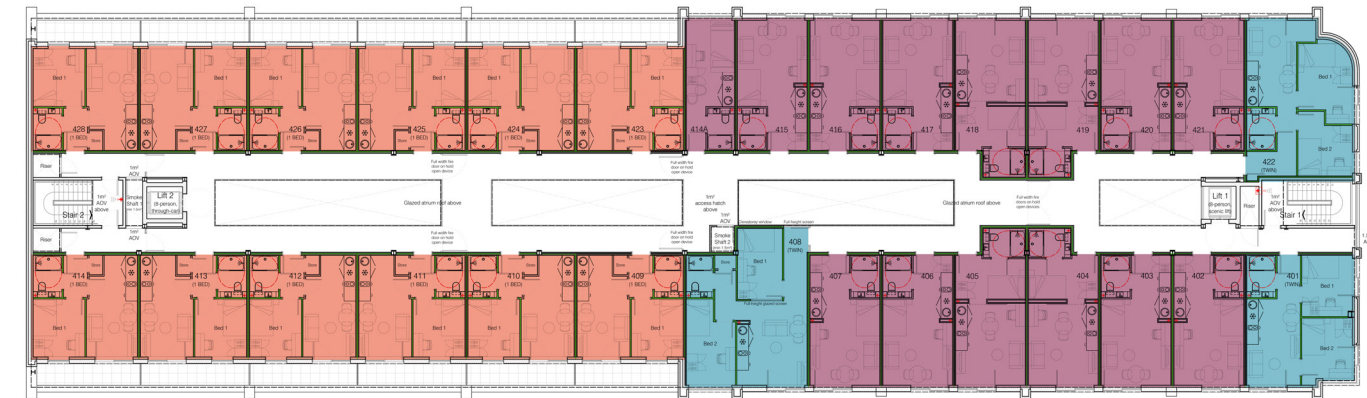
A full-length glazed roof and five-storey atrium provide a stunning centrepiece to the development, affording Sheffield Central residents beautiful sky views from the first floor upwards.

What's more, large floor-to-ceiling windows envelop the building on both sides encouraging natural light to enter and reflect, while elegant clerestory glazing creates an open, bright and welcoming environment throughout.



- ▲ Studio Apartments
- ▲ One-bedroom Apartments
- ▲ Two-bedroom Apartments
- △ Communal Areas

FLOORPLANS





the most **central** location in
SHEFFIELD



SHEFFIELD

a vibrant modern city

AN ENVIABLE CITY

England's fourth largest city (*University of Sheffield*), Sheffield is an exciting, modern destination with a thriving commercial centre that provides a vibrant lifestyle for its upwardly-mobile population, for those living, studying and working in the city; with theatres, a varied arts scene and the beautiful Peak District on the doorstep.

Internationally recognised for its design, manufacturing and engineering, the city is home to over 40 world class firms, including Aviva, BT Group, Capita, Nabarro LLP and Virgin Media. With two high-ranking universities and one of the largest further education colleges in the UK, Sheffield has a distinctly young, professional population and, therefore, considerable rental demand.

More than £2.5 billion is being invested in Sheffield over the next decade (*Sheffield City Region Enterprise Zone, 2017*).

Population of Sheffield predicted to rise by 15% by 2035
(Knight Knox)

Rents predicted to rise 22% in the next 5 years
(This Is Money)

House prices have grown by 30% in the last 5 years
(Zoopla)

A COMMUNITY

Much of Sheffield's community is concentrated in the city's Cultural Industries Quarter, an area that once hummed and clanked with cutlery works and toolmakers, now sings with all manner of creative endeavour. Often cited as Sheffield's equivalent to Manchester's Northern Quarter, Sheffield's Cultural Industries Quarter refers to the zone between St Mary's Road, Arundel Gate and Howard Street.

A number of listed buildings sit within its triangle and historic industrial reminders are everywhere, blended with the modern. Independent galleries nest between chimneys and courtyards, and cafés spring up on cobbled side streets. The area hosts street food markets, pop-up shops and art-house cinemas as well as the city's very own tech-hub.

Down even the quietest streets there is plenty happening behind closed doors, with recording studios, a media lab and BBC Radio Sheffield making their homes there.


Unsurprisingly, the area is increasingly becoming one of the city's most desirable locations to live for Sheffield's quirky design studios or coffee shops, and crumbling warehouses make way for contemporary residential accommodation.



LOCATION



ZONES

-  Cultural Industries
-  University Campuses
-  University Campuses
-  New Retail Quarter

P.O.I

-  1 City Hall
-  2 Sheffield Town Hall
-  3 Peace Gardens
-  4 Winter Gardens
-  5 The Moor
-  6 St Paul's Place
-  7 Sheffield Cathedral
-  8 Bus Station
-  9 Sheffield Hallam University
-  10 University of Sheffield
-  11 Sheffield Theatres
-  12 Chinese Quarter
- 13 Kelham Island



N O B L E
design & build

EXPERIENCED DEVELOPERS

Noble Design & Build have been active in the UK property market since 2001, with a good reputation and are able to deal with both small and large projects.

Noble act, in most cases, as the 'developer' in its projects, assembling appropriate teams of experts to carry out the build itself, and have worked alongside some of the leading companies within the industry. This includes major PLC steel-frame fabrication companies and the leading supplier of lifts, build materials and ground works.

Noble also has its own build teams and sub-contracted regular trades for groundwork, construction, first and second fix and decor/renovation.. Further to this, Noble only work with large multi-partner expert services such as architects, engineers and survey companies, ensuring that the quality control, planning and construction meet the highest levels.

The company has a large land and site bank, many projects in progress and have completed over 500 units, including: London Ct (90 apartments, April 2015), St Mary's House (101 apartments, September 2015), Printworks (162 apartments, August 2016), Kelhamworks (56 apartments, September 2017), The Hub (80 apartments, September 2017), Woodlands (15 houses and 15 apartments, completing April 2019). Noble's in-house lettings team are also able to boast running at 99.8% occupancy level across all their developments, with full three-year rental assurances paid in full on London Ct and St Mary's House.

INVESTMENT OVERVIEW & OPTIONS

invest in quality;
SHEFFIELD
CENTRAL

With rental demand in Sheffield increasingly outstripping supply, and as the city is poised to enter its most significant period of inward investment in recent history, Sheffield Central represents a unique opportunity to capitalise on excellent yields in a prime development hotspot.

Sheffield Central is the latest state-of-the-art addition to Sheffield's ever expanding skyline from renowned developers Noble Design & Build. Construction commenced early July 2017.

Part of the development is now completed, and the remaining units under construction, estimated to complete February 2020.

INVESTMENT OVERVIEW

- 8% return guaranteed for 3 years
- Off-plan opportunities available
- 5% interest on deposited funds available
- S1 city centre location
- 10% - 15% discount (off market valuation)
- Instant equity
- Capital appreciation
- Prices from £85,850
- High rental demand
- Excellent yields
- Lease: 195 years
- Ground rents: £295 p.a.
- Service charge: £1,000 p.a. (approx)
- Reservation fee: £2,500 (deducted from purchase price on completion)

OPTION ONE

£2,500 reservation fee
30% on exchange
Balance on completion
10% off market value offered

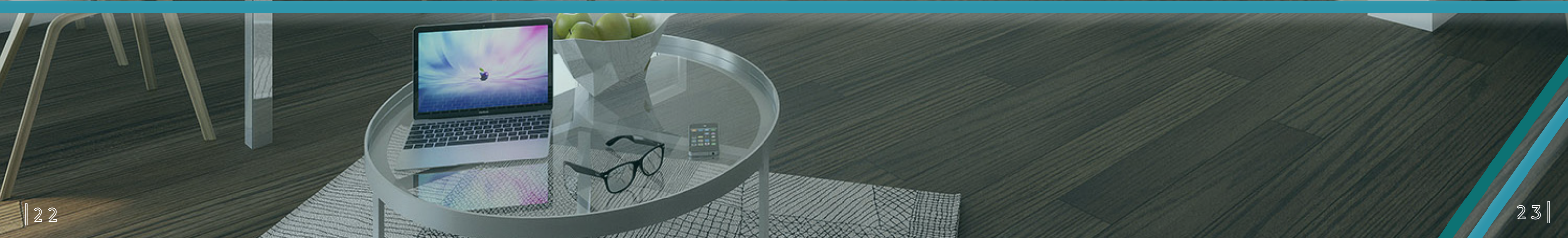
OPTION TWO

£2,500 reservation fee
70% on exchange
Balance on completion
15% off market value offered
5% paid p.a. interest from deposited funds

EXAMPLE

STUDIO APARTMENT
(INVESTMENT OPTION 2)

Market Value	£101,000
Purchase price (15% discount off m.v.)	£85,850
Gross income (p.a.)	£8,840
Service charge	£1,200
Ground rent	£295
Management fee	£400
Net income	£6,945
Net yield	8.1%



SHEFFIELD / CENTRAL