

Development Name	The Printworks
Full Address	The Printworks, Sizer Street, PRESTON, PR1 7DR
New Build, Refurbishment or Existing Build?	New Build
Student, Residential or Mixed Use?	Student
Rental Occupancy? (If existing build)	N/A
Does the developer own the land?	Yes
Planning Approved?	Yes
Construction Start Date	Demolition Q4 2019 – On site Q1 2020
Completion Date	September 2021 – 14 month build programme
Construction Company	TBC
Number of Units	218
Apartment Types (Studio/1/2/3/penthouses)	Studios
Starting Price	£63,000
Net Yield	9% NET excluding ground rent
Rental Guarantee?	5 years
Interest on deposited funds?	Yes – 4%
Deposit Amount	£5,000 (res deposit)
Deposit Account Details	Ladson Preston Ltd. Santander Account: 97942673 Sort: 09-01-28 BIC: ABBYGB2LXXX IBAN: GB34ABBY09012897942673
Payment Plan	50% on exchange (minus the deposit), 25% March 2020 – remaining on completion
How are funds held?	With the developers solicitor – released for build purposes and stages only
Lease length	250 Years
Ground Rent	£350/annum – reviewed every 5 years
Service Charge	£1,450
Recommended Buyers Solicitor	PLS & Allchurch
Sellers Solicitor Details	Blackstone Solicitors Campaign House 8 Cecil Road Hale WA15 9PA david@blackstonesolicitors.co.uk
Contracts Assignable?	No
When are draft contracts expected to be ready?	Ready now
Furniture Pack Prices	Free furniture included
When is the Commission due?	Payable within 7 days of exchange of contracts (direct from the solicitor)
Management Company	Homes 4 Students
Any additional buyer incentives?	10% NET for the first 50 sales

Build Warranty?	TBC
Nearby Universities? (If a student build)	UCLAN – on campus
Nearby Businesses (If a residential build)	N/A
Additional Notable Points	

Development Due Diligence

Developer Name	Ladson Group
Full Address	Ladson House Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL
Contact Name	Guy Ladson
Contact Number	01614861147
Company Number	10983776
Director	Guy Ladson
Previous Development Details	Archer House , Stockport – 75 units Winckley House , Preston – 76 units Guild House , Preston – 46 units Many more -details provided on a separate document
Any issues with previous developments?	Build Delay on Winckley and Guild House due to Construction company going under and then having to reapply for funding – back on site now though