



**STUDENT
LIVING
THAT'S
FAR FROM
RUN-OF-
THE-MILL**



WELCOME TO THE MILL

Welcome to The Mill, 107 deluxe studio apartments set in the heart of Lancaster's thriving student community. A refurbished Victorian mill, the property combines all the amenities of modern student living with the rustic charm of Lancaster's industrial history.

Nestled in Lancaster's greenbelt, the property boasts an unbeatable location as the closest privately built student accommodation to Lancaster University campus. Combined, these factors make The Mill one of the city's most desirable properties for students and investors alike.

Don't miss your chance to own a piece of Lancaster's past, present, and future.



The Mill Chapel Lane, Galgate, Lancaster LA2 0PR





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INVESTMENT HIGHLIGHTS

THE CLOSEST MODERN PBSA TO LANCASTER
UNIVERSITY CAMPUS

PRIME NEW-BUILD DEVELOPMENT COMPRISING
OF **107** UNITS

LOCATED IN AN AREA WITH NO RIVAL
DEVELOPMENT POTENTIAL

LUXURY AMENITIES INCLUDING CAFE, CINEMA,
GYM AND GAMES ROOM.

8% NET YIELD ASSURED FOR 5 YEARS

TARGETING A NEW DEMOGRAPHIC OF STUDENTS
WITH AFFORDABLE LUXURY LIVING

HIGHLY EXPERIENCED DEVELOPER WITH YEARS
OF MANAGEMENT AND LETTING EXPERIENCE

TAP INTO A HIGH-DEMAND MARKET, THERE ARE
ALMOST 10 RETURNING STUDENTS FROM OUTSIDE
THE REGION FOR EVERY PURPOSE-BUILT BED
SPACE IN THE CITY.

ENTRY LEVEL OF **£85,000**



WHY LANCASTER?

Set within easy reach of some of Britain's most breathtaking landscapes – including the Lake District, Forest of Bowland, and Yorkshire Dales – Lancaster is truly an enviable city to live in.

First settled as a Roman outpost in 1st century AD, the city boasts a long and illustrious history, both as an important regional centre and as home to one of Northern England's premier seats of learning. Yet, with a population of just 138,375, it retains a homespun feel distinct from some of its larger neighbours.

As the county town of Lancashire, it possesses excellent transport links with the rest of the region and the UK as a whole. Lancaster is located just 52 miles north west of Manchester and provides easy access to the M6 for routes to Scotland, London, and Southern England.

Lancaster is also on the West Coast Mainline, providing fast, direct connections to all of the UK's major cities including Edinburgh, Birmingham, Glasgow, and London. Travel to local centres such as Liverpool, Leeds, and Manchester is served by a regular regional service.

And, with Manchester International Airport and Liverpool John Lennon Airport both approximately 70 minutes away, residents benefit from a choice of over 90 destinations globally.





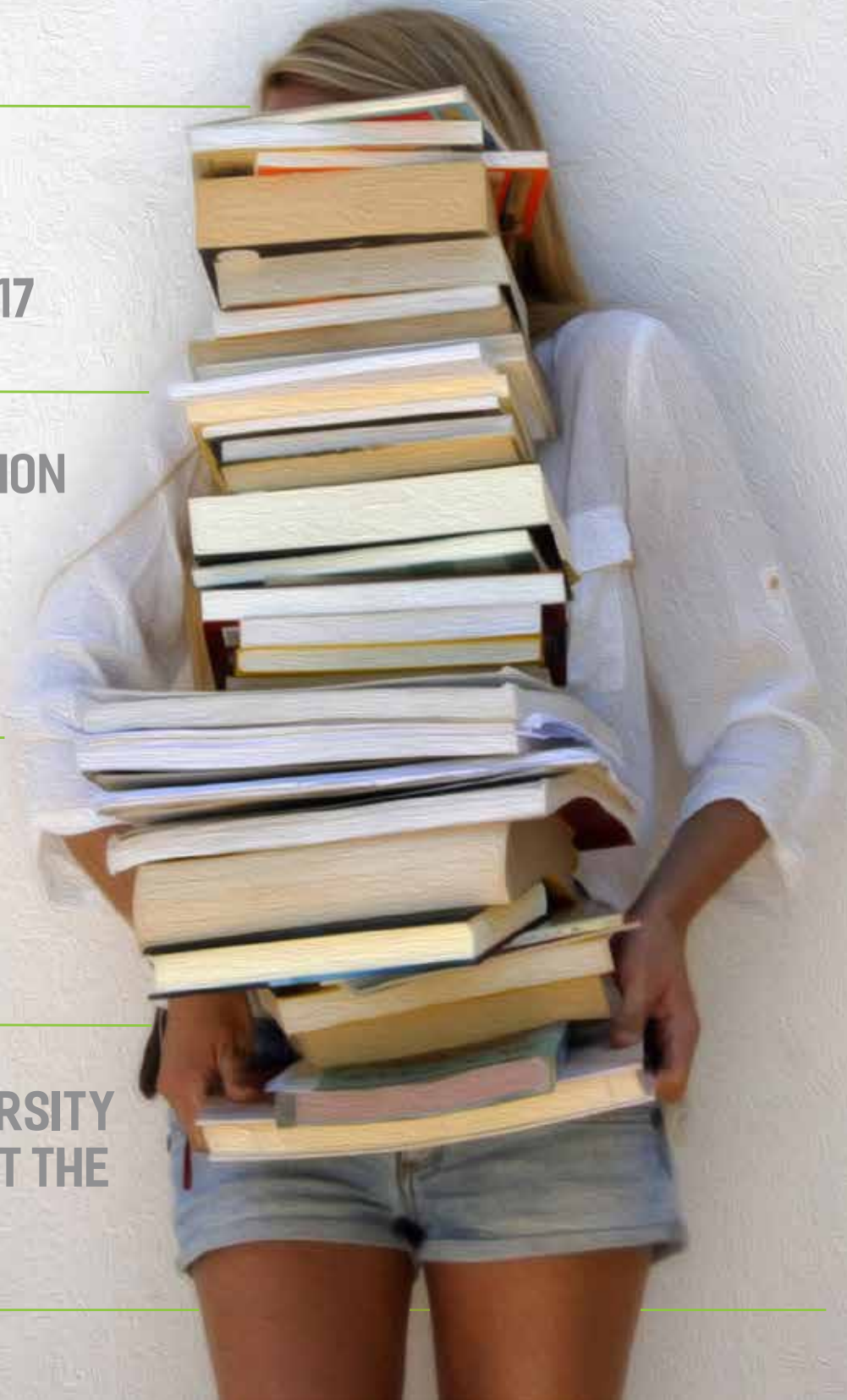
ATTRACTING **12,960**
STUDENTS FROM
142 COUNTRIES
DURING 2017/18

THE INSTITUTION
ATTRACTED **8,635**
STUDENTS IN 2016/17

STUDENT POPULATION
HAS INCREASED AT
A RATE OF **16%** P/A
SINCE 2008/09

LANCASTER IS
HOME TO OVER
18,000 STUDENTS

LANCASTER UNIVERSITY
IS AMONG THE BEST THE
UK HAS TO OFFER



LANCASTER: THE STUDENT MARKET

Lancaster is home to over 18,000 students and hosts two higher education institutions: Lancaster University and The University of Cumbria's Lancaster campus.

Lancaster University is among the best the UK has to offer. Consistently ranking in the top 10 of all three major national league tables, the institution is also within the top 1% of universities globally. In addition, Lancaster sits 3rd for graduate-level employment in the Times and Sunday Times's Good University Guide 2019.

As a result, it's an extremely popular destination, attracting 12,960 students from 142 countries during 2017/18.

And, it's growing.

The student population has increased at a rate of 16% P/A since 2008/09 - well above the national average of 12%.

The city's smaller institution, The University of Cumbria, specialises in agriculture and natural sciences and operates across six campuses throughout Cumbria and the North West. The institution attracted 8,635 students in 2016/17 and has grown continually since being granted full university status in 2007.

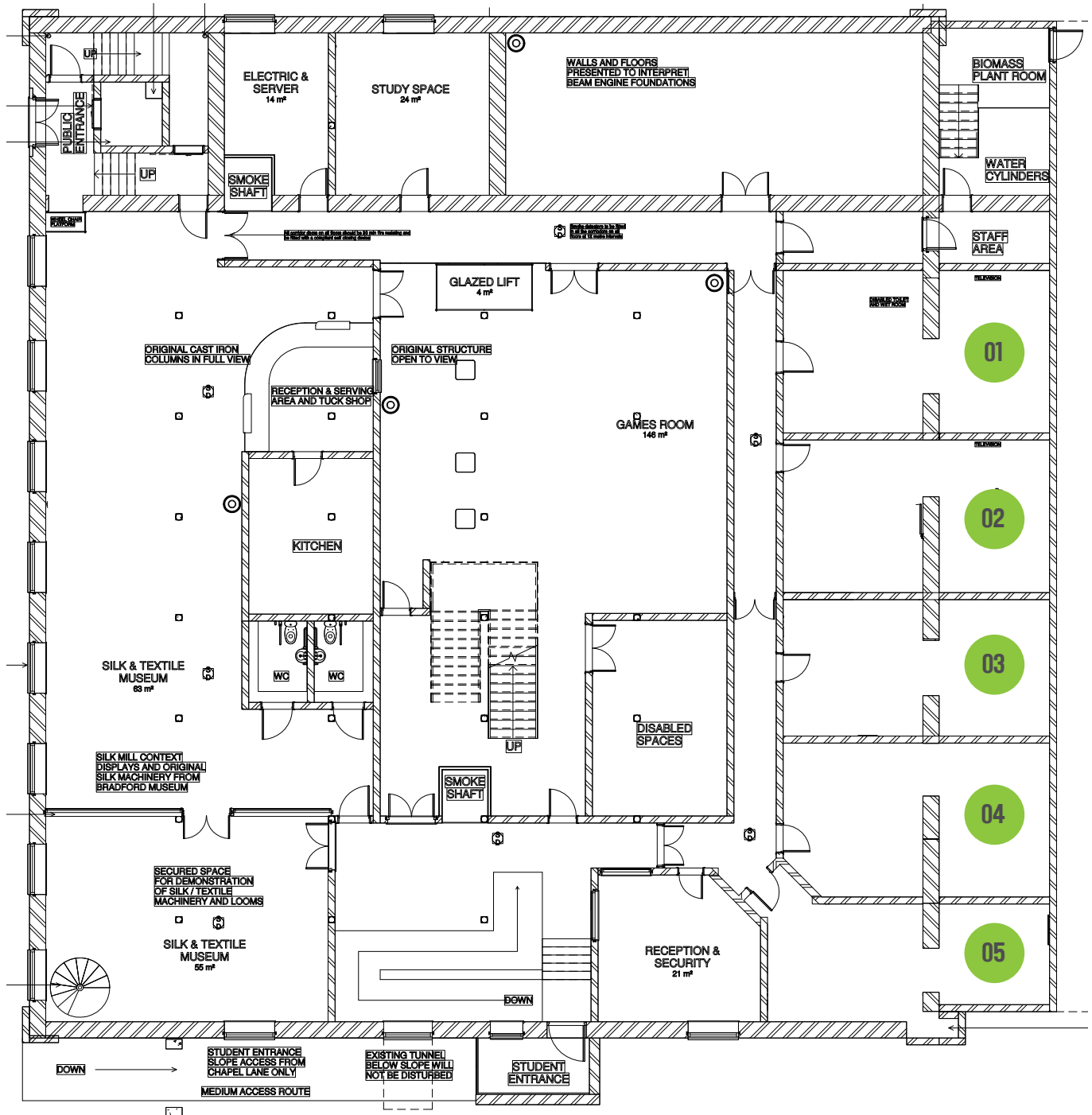
FLOOR PLANS

Our extensive experience in both student developments and lettings, means we know exactly what to offer in order to please both investors and student tenants alike. Aiming squarely at the luxury end of the market, our apartments are far larger than what the current market has to offer. And our onsite, games, café, gym and study facilities help create a thriving student community within its four walls.

The museum on the first floor is a permanent exhibition of some of the old mill machinery that has been carefully removed from the original site. The building is the world's first mechanical silk mill, dating back to 1700, and we were keen to showcase this and preserve its important historical heritage.

Each apartment is built to a high specification and a full furniture pack can be provided.

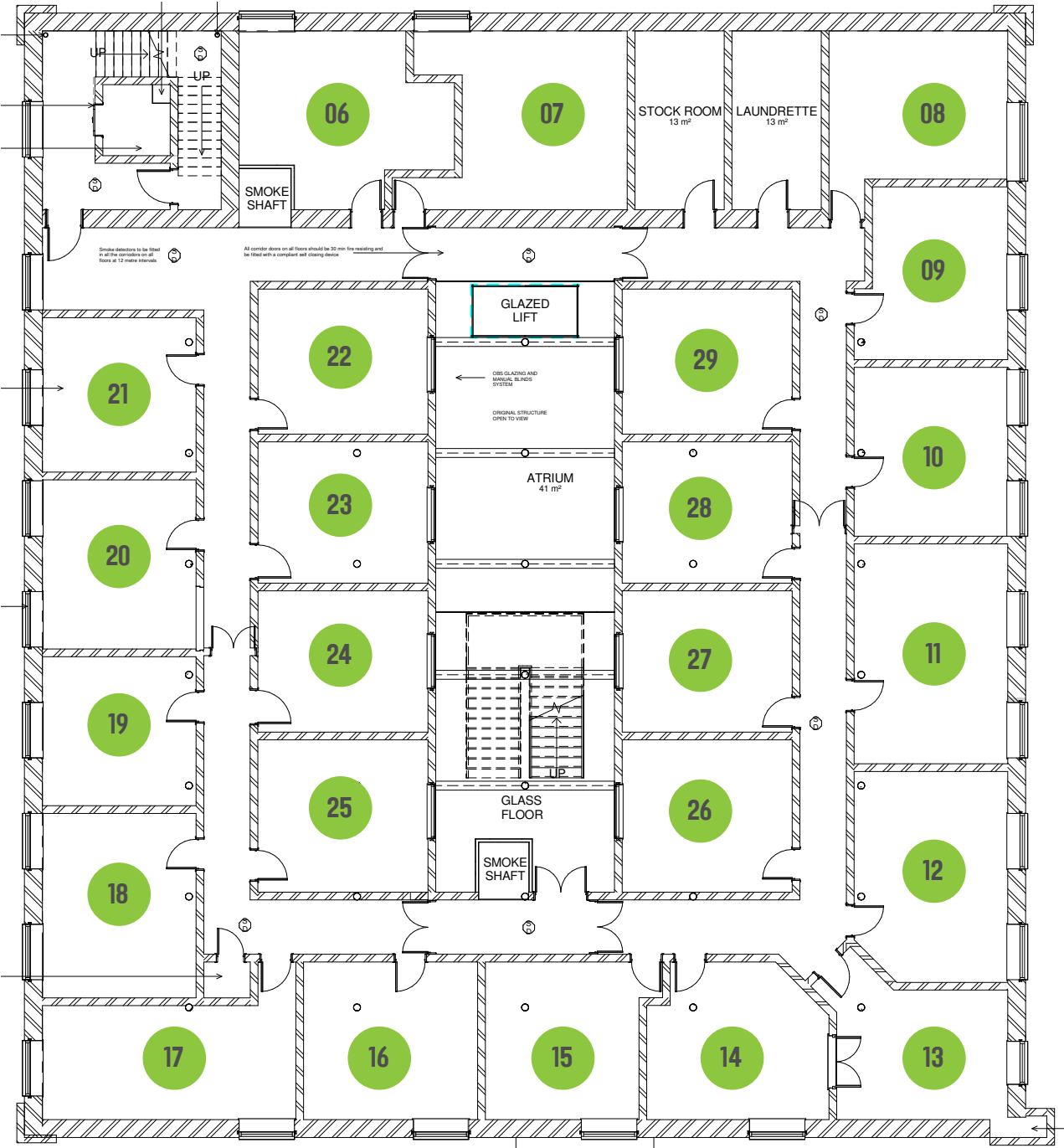
PROPOSED GROUND FLOOR LAYOUT



ALL ROOMS TO HAVE INDIVIDUAL AIR
CONDITIONING, HEATING SYSTEM,
WIFI AND BROADBAND

FLOOR PLANS

PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT



FLOOR PLANS

PROPOSED THIRD FLOOR LAYOUT



PROPOSED FOURTH FLOOR LAYOUT



LOCATION

Few, if any, student lodgings in Lancaster can offer The Mill's location. Just a stone's throw from Lancaster University's main campus, the property combines convenience with stunning countryside.

And, with the university's sports centre and local bars just a 10-minute walk away, all the trappings of student living are on residents' doorstep. There's even a 4-star hotel nearby for visiting parents and relatives.

The property also boasts fantastic transport links, with a several bus routes to Lancaster city centre and the train station. Alternatively, both are within a short car journey.

So, if you're looking for a property right at the centre of Lancaster's student community, with scenic views to boot – look no further.



THE MILL, CHAPEL LANE, GALGATE, LANCASTER LA2 0PR



LANCASTER UNIVERSITY



LANCASTER UNIVERSITY – CARTMEL COLLEGE



LANCASTER HOUSE HOTEL

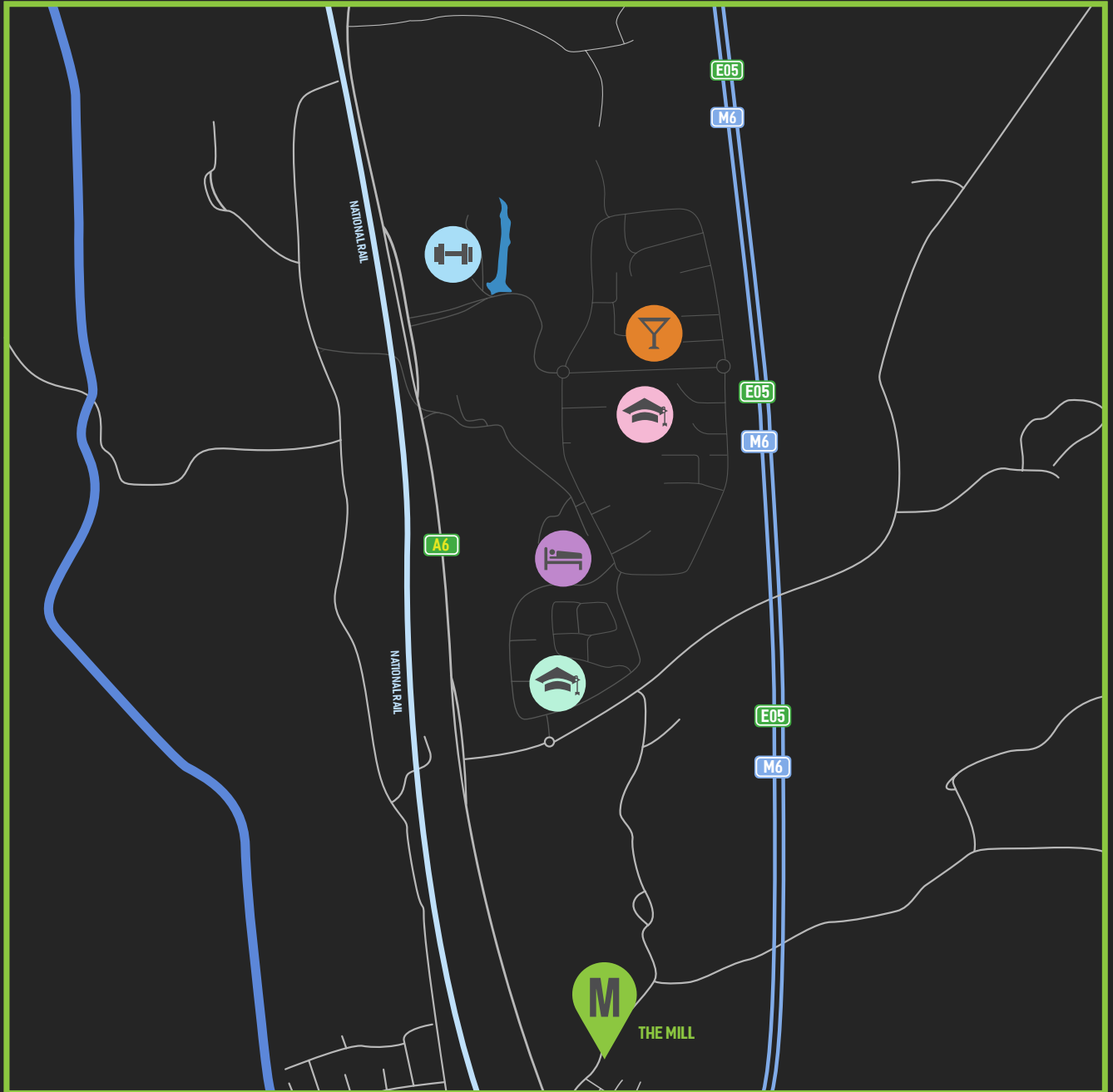


LANCASTER UNIVERSITY SPORTS CENTRE



THE TROUGH OF BOWLAND BAR

MAP



SUCCESSFUL TRACK RECORD

We're one of the North West's top developers – particularly when it comes to student accommodation. In the last 7 years alone, we've developed over £20m in new build and renovated property, creating some of the region's most sought-after student accommodation in the process.

Our founder began as a building surveyor for EC Harris, gaining invaluable experience at one of the leading property consultants in the UK – before moving into property letting and developments full-time. Starting with large Victorian conversions into multiple apartments and new build housing projects, he quickly realised the potential of the student market, completing successful redevelopments of a large Victoria block, church, and mill – bringing significant insight and experience to the present Lancaster development

As well as this practical background, further value and market acumen are offered by our lettings business. Founded in 2005, we've since become Liverpool's largest private property business, opening 3 offices and managing over 3,500 units citywide.

Our unique blend of experience in developing, marketing, and letting properties makes us the perfect partner for your property investment. We offer you an end-to-end service, managing everything from the first brick laid to the moment your last tenant checks out.



PREVIOUS PROJECTS

SIR THOMAS HOUSE

5 Sir Thomas Street, Liverpool L1 6BW 20 21

Described by the Liverpool Echo as the city's *"most luxurious student flats"*, our most recent mill conversion has redefined student living in Liverpool. Featuring a cinema, games room and cutting-edge gym, Sir Thomas House is a long way from the ramshackle terraces most of us associate with student housing.

For tenants, the benefits are obvious: a living experience that's a world away from conventional student digs and facilities that would embarrass most hotels. All at a reasonable rent.

For investors, the property represented a chance to own a prime slice of Liverpool city centre – within walking distance of its two universities. In the short time it's been open, the property has proved incredibly popular with the student market – remaining over-subscribed throughout and delivering healthy early returns for property owners.

JUBILEE HOUSE

Jubilee Church, Jubilee Drive, L7 8SJ

Conversion of a former church into 42 studio apartments.

THE LIGHTBOX

3 – 5 Lower Gill Street, L3 5BB

Purpose Built 5 storey student block delivered within 12 months. Still owned by the developer today.





FREQUENTLY ASKED QUESTIONS

Q. Will the developer own the freehold?

A. Yes, we will continue to own the freehold. However, we offer a leasehold of 125 years on each unit.

Q. Do you offer guaranteed returns? If so, how long for?

A. Yes at 8% NET for the first five years after which you are free to negotiate or manage the unit yourself.

Q. What happens at the end of the 5 year period?

A. In most cases, we will continue to manage the property and offer a revised guaranteed rent.

Q. Can I manage my own unit?

A. Yes. You can choose to self-manage immediately, although, this means forgoing the guaranteed rent option. Alternatively, we offer self-management as an option once the 5-year guarantee period has ended.

Q. Is the developer the sole director?

A. Yes.

Q. Does the developer have a track record?

A. We have a long and distinguished record of delivering substantial return on investment from its developments – particularly in new build and renovated student accommodation.

Q. What is the name of the building company?

A. The development is project managed by Innov8 and they take care of every aspect of the build.

Q. Do they have a track record?

A. Their achievements can be seen on their website having been responsible for numerous multi million pound developments.

Q. Is the developer using any of their own funds for the build?

A. Yes, initial funding for the work is being provided by ourselves.

Q. Is full planning permission granted?

A. Yes, Lancaster City Council has approved the development.

Q. What is the name of the architect involved?

A. KPD Architects are based in Liverpool city centre.

Q. What is the estimated completion date?

A. September 2020 ready for that year's student intake.

Q. What happens if the building company becomes insolvent during the build?

A. We pay our builders in arrears on staged drawdowns, so your investment is 100% protected.

Q. When will I receive my first returns?

A. We will pay all investors quarterly in arrears following the launch of the property.

Q. Will I receive my returns monthly, quarterly or annually?

A. All returns are paid quarterly.

Q. What happens if the unit isn't in demand?

A. Due to its location and features, The Mill is expected to be one of Lancaster's most coveted student properties. However, should anything go wrong, rents are assured.

Q. What documentation will I sign?

A. Lease and underlease will be used.

Q. Can I resell my unit at any stage?

A. Yes, the leasehold is yours to sell.

Q. Will I get regular build updates?

A. Yes, we update our investors monthly.



THE MILL | CHAPEL LANE | GALGATE | LANCASTER LA2 0PR

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