



LOWER ASHLEY ROAD BRISTOL

FINE AND INVESTMENT PROPERTY

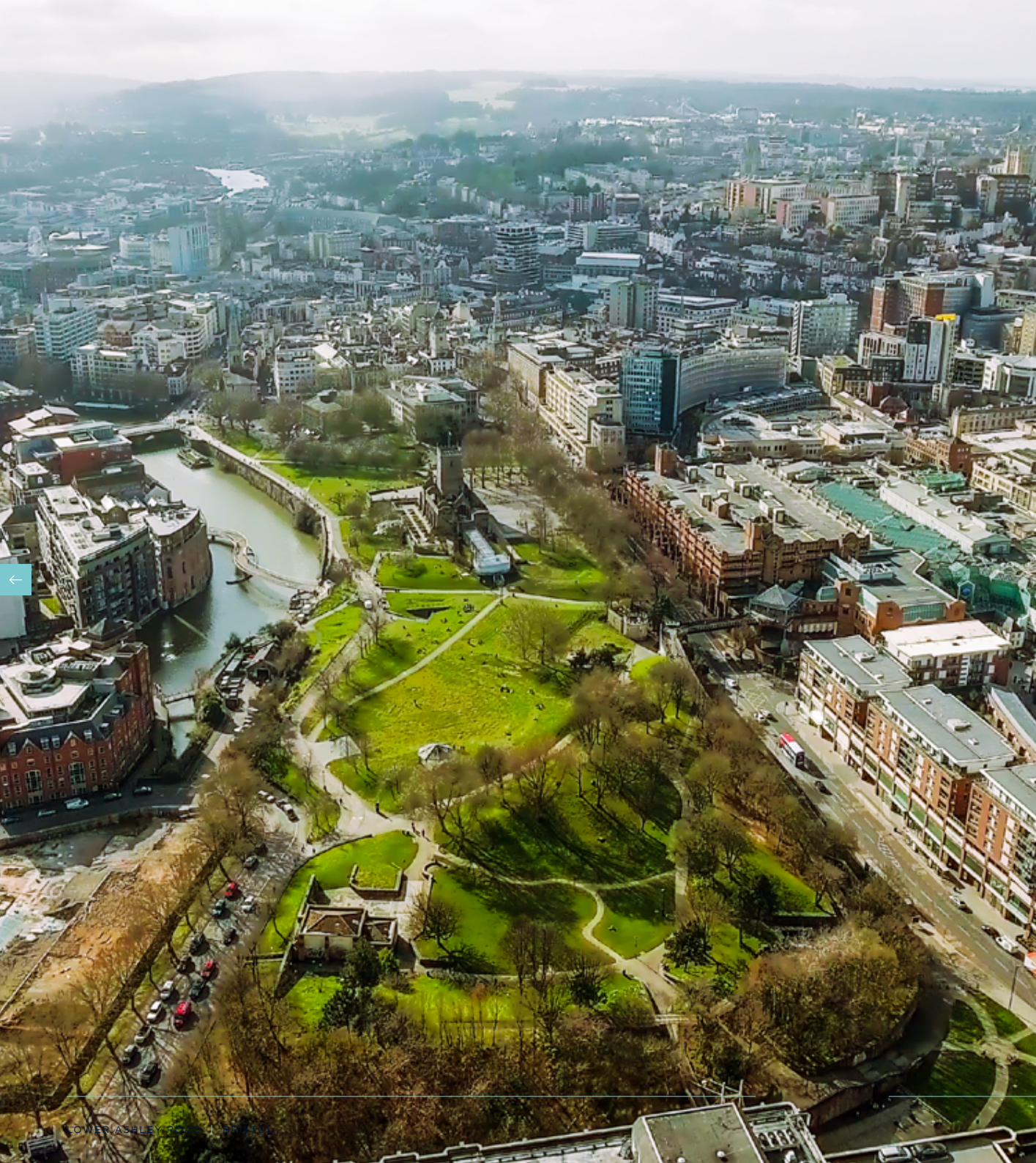
- Purpose built student accommodation in the heart of Bristol
- 78 luxury studio apartments
- 8% Net Yield
- 3 Year Rent Guarantee
- Fully Furnished and Managed

LOWER ASHLEY ROAD THE DEVELOPMENT

Lower Ashley Road is a brand new, purpose built development of 78 studio apartments. This fully managed student accommodation is situated in an area undergoing significant regeneration, to the north east of Bristol city centre.

There are two prestigious universities within Bristol, the University of Bristol and the University of the West of England, and between them they have 51,000 full time students. Currently, the universities only provide accommodation for approximately 7,000 students, therefore there is considerable demand for private student accommodation, making this development an appealing investment opportunity.





BRISTOL A GREAT PLACE TO LIVE & INVEST

The city of Bristol is the capital of the south west region, and is a really exciting place to live. Awash with culture, creativity, stunning architecture and a real sense of community, this vibrant city is a place that locals are proud of and tourists flock to visit.

Whilst it has a strong maritime history based around its ports, it has also developed a thriving service sector, and is one of the largest employment centres for banking, finance and insurance outside of London.

The city has seen huge investment over the years, with the development of a £500 million shopping centre, Cabot Circus, and the Bristol Temple Quarter Enterprise Zone, which is a hub for creative, high-tech and low-carbon industries. Aerospace, defence and media industries also play a major role in Bristol's booming economy, with many employees originating from Bristol's prestigious universities.

The result of all this investment is that Bristol has seen higher rates of economic growth and lower rates of unemployment than in any of the other main UK Cities. But this growth and development has not been to the detriment of the city's environment; Bristol takes its environmental responsibilities very seriously and is the UK's first cycling city. In fact their green, sustainable approach has been recognised with Bristol being awarded European Green Capital status.

There are acres of beautiful parkland, award-winning cycle tracks, impressive cityscapes and awe-inspiring street art, notably by Bristol's very own Banksy. Bristol has so much to offer, and it's not surprising that The Sunday Times named it as the best city in Britain in which to live in 2014 and 2017.



BRISTOL STUDENT LIFE

Bristol is home to the University of Bristol and the University of the West of England, both of which are highly regarded academic institutions.



BRISTOL UNIVERSITY

Ranked among the top 10 UK universities, the University of Bristol runs over 200 undergraduate courses and is the base for in excess of 21,000 full time students. However, there are plans in place to expand the university even further, with the development of a brand new £300 million campus at the heart of the Temple Quarter Enterprise Zone. This investment in this area of the city will regenerate the locality and allow for considerable growth in student numbers, which are predicted to soar by $\frac{1}{2}$ in the next ten years. This will of course increase the demand for student accommodation within the city.

UNIVERSITY OF THE WEST OF ENGLAND (UWE)

Set across several campuses, the University of the West of England enrolls 29,000 full time students, across a range of disciplines including nursing and midwifery, the Arts, education and business. UWE Bristol is ranked among the top 25 higher education institutions in England for its graduate employment prospects, with a huge 96% of recent graduates being recorded as in employment or further study.



LOWER ASHLEY ROAD

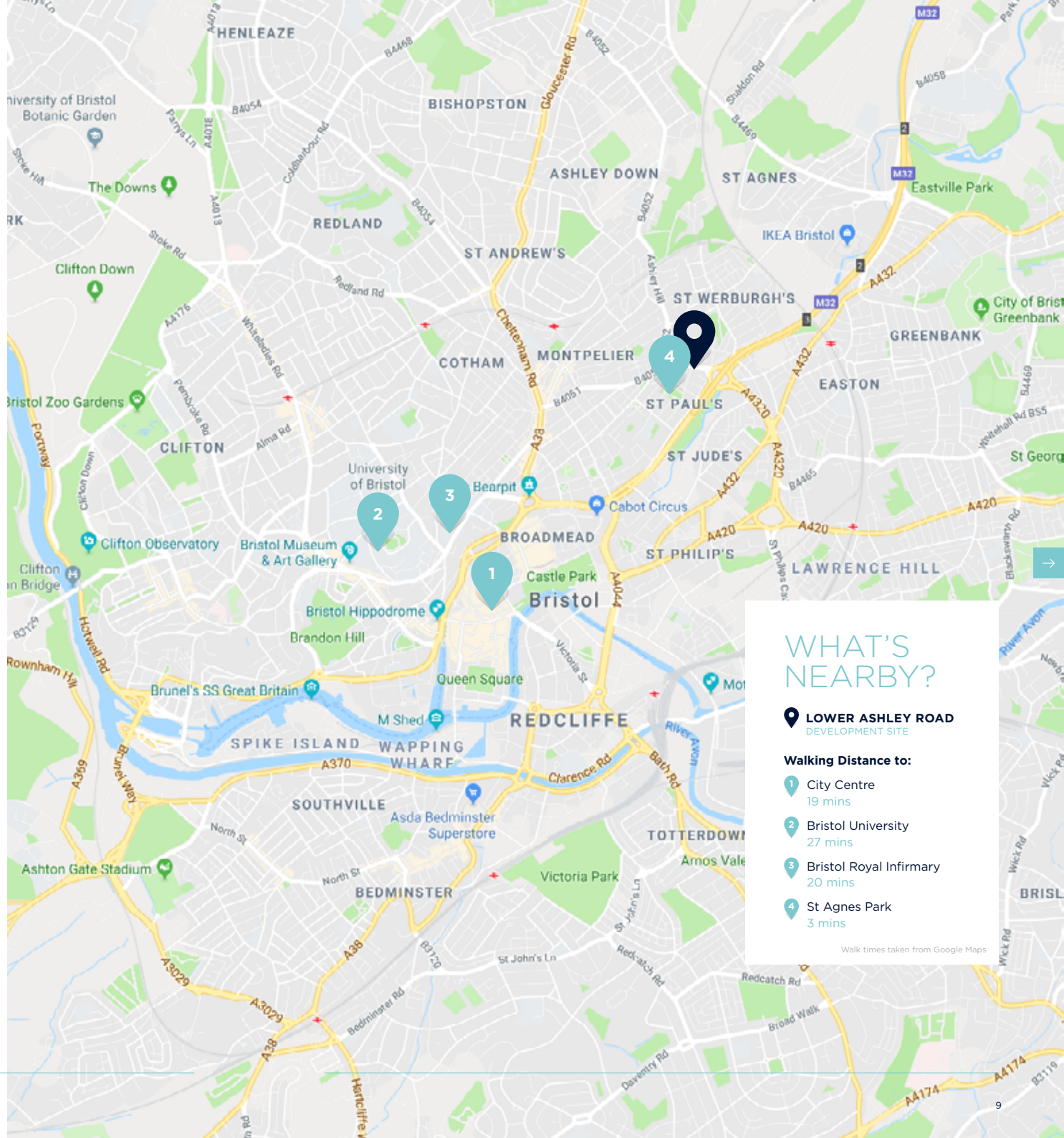
Lower Ashley Road is located within the Bristol West constituency, to the north east of the city centre of Bristol. Over the years Bristol has seen a consistent demand for student accommodation, and this demand is only set to increase with the University's expansion programme and the prevalent regeneration within the outlying parts of the city.

The new build development at Lower Ashley Road is within walking distance of the city centre, the train station, and importantly it is close to both of Bristol's universities, with the University of Bristol being just 1.5 miles to the south west.

The local facilities and amenities are exceptional with parks, pubs, cafes and supermarkets all within walking distance, making this an ideal location for students.

The three storey development consists of 78 fully furnished apartments, managed by an experienced property management company. All of the apartments are completed to a high specification, and finished with contemporary fixtures and fittings. There is Wi-Fi throughout the building, which supports students in their study and downtime, as well as communal lounge areas, a games room, a laundry room, and communal gardens for students to relax and socialise.

Additionally, security measures have been considered as part of the design of this development and as such there is secure fob access, and CCTV in operation 24 hours a day.



WHAT'S NEARBY?

LOWER ASHLEY ROAD
DEVELOPMENT SITE

Walking Distance to:

- 1 City Centre
19 mins
- 2 Bristol University
27 mins
- 3 Bristol Royal Infirmary
20 mins
- 4 St Agnes Park
3 mins

Walk times taken from Google Maps

THE ACCOMMODATION KEY POINTS

- Three floors of contemporary apartments
- Entrance foyer
- Secure fob access
- Communal gardens
- Lifts to upper floors
- Disabled access
- High specification finish throughout
- CCTV for safety and security
- Full Wi-Fi throughout
- Communal lounge
- Games room
- Laundry room
- Fully furnished
- Exceptional local facilities and amenities
- National rail links just a short walk away
- Close proximity to both of Bristol's universities



FOR INVESTORS

The Lower Ashley Road studio apartments are due to be completed by Q3 2019. These apartments are being sold on a leasehold basis of 250 years, with the financials on each style of apartment demonstrating an 8% net rental yield, which will be guaranteed for 3 years.

THE OPPORTUNITY KEY POINTS

- Purchase a standard studio apartment for £89,950
- Gross rental income for 1 bed apartment = £8,750
- Fully managed investments
- 250 year leasehold
- 8% net rental yield
- Rental yield guaranteed for 3 years

EASE OF PURCHASE

Studio Apartments £89,950

- Select your desired studio apartment
- Complete the reservation form and pay £5,000 deposit
- Solicitor instructed, legal documents and sales pack sent out
- Exchange contracts within 28 days
- 50% of balance to be paid on exchange of contracts
- 25% of balance to be paid June 2018
- 25% of balance to be paid on build completion
- Service charge = £1,200
- Ground Rent = £350
- Net Yield = 8%

A collage of images for a floor plan presentation. The top half features a large, light-colored room with a white sofa and a large window. The bottom half shows a smaller room with a bed, a desk with a laptop, and a bathroom with a shower and toilet. The text "FLOOR PLANS" is overlaid on the top left, and "LOWER ASHLEY ROAD | BRISTOL" is at the bottom left.



GROUND FLOOR

The ground floor plan shows a large building with a red boundary. The plan includes a Main Entrance Lobby, Reception, Lounge, Gymnasium, Games & TV Area, and several classrooms. The building is surrounded by a parking lot and a road. The plan is oriented with the Main Entrance Lobby at the top right. The red boundary follows the outer edge of the building, including the parking lot and the road. The plan is labeled with room numbers and names, and a scale bar indicates 10.1m.

10.1m

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THE DEVELOPER

Harrison Homes is a visionary property development company, specialising in luxury builds crafted to your every design want and need. A sharp combination of years of experience, detail oriented approach and fully in-house expertise means every home we design emerges a uniquely exceptional, beautifully made creation.

Our outstanding teams' years of success are based on redeveloping existing properties to a sleek blend of modernity and grandeur, or starting from scratch with new builds that are constructed exactly according to the specification agreed. We have created properties in sought-after locations such as the Cheshire area, Alderley Edge, Prestbury, Wilmslow and Handforth. We also refurbish listed buildings, creating truly stunning homes that will last lifetimes.





FAQ'S

Where is the property located?

31-45 Lower Ashley Road, Bristol BS2 9PZ

How many apartments are in the development?

The property will consist of 78 purpose built student apartments

When will the building be completed?

The property will be completed for Q3 2019

What is the rental assurance?

Each property in the development will provide apartment owners with an 8% assured NET rental income for the first 3 years following completion

How does the assured yield work?

The Assured Rent of 8% NET per annum is payable throughout the rental assurance period by the developer. Payments will be paid to owners throughout the 3 year assurance period, directly into any bank account in the world as stipulated by the purchaser. The amount of assured rent is specified in the agreement for sale and management agreement.

How do I reserve an apartment?

Once you have selected an apartment with the help of your consultant, your selection will be confirmed through completion of the reservation form and payment of a £5,000 reservation fee.

What happens to the reservation fee?

The reservation fee is paid and forwarded to the developer as part of the purchase price; your solicitor will ensure that this is deducted from the total purchase price during the legal process.

How much is the ground rent?

The ground rent is £350 per annum for each of the apartments

How long is the lease of each apartment?

The lease is 250 years from completion

