A prime residential development in Liverpool, providing a range of spacious studios, 1 and 2 bedroom apartments all offering fantastic value for money.
Former Liverpool FC Player Robbie Fowler Teams Up With Elatus Development Group

I'm delighted to announce that I have teamed up with Elatus Development Group to develop St Anne's Gardens, a prime residential development in Liverpool, offering a range of spacious studios, 1 & 2 bedroom apartments, all currently below market value.

The aim is to build out numerous developments throughout Liverpool over the next couple of years, with St Anne’s Gardens being the first.

I have always had a passion for property development and to be part of a big project like this is not only great for my personal ambition but will be great for the Liverpool region.

St. Anne’s Gardens presents an ideal opportunity for both residential and buy-to-let investors. The apartments offer the highest quality and affordability and are conveniently located just minutes from Liverpool city centre and Anfield Stadium.
90% of millionaires became so through Real Estate

Andrew Carnegie

Prices starting from:
£121,000

Planned completion date
Q4 2021

Payment Structure

£5k
Reservation deposit

On exchange
(less £5k reservation deposit)

25%
75%
On completion

The Investment Opportunity

Invest from just
£30k cash.

Circa 7% NET yield.*

Over 10% NET yield.**

*Traditional AST | **Short Term Let model via SkyLet

Fantastic property investments are difficult to find, making St. Anne’s Gardens one of those investment opportunities that should not be missed.

Suitable for both residential and buy-to-let investors, apartments within St. Anne’s Gardens offer the highest quality and affordability, which in turn will ensure excellent rental yields, capital growth and a fast return on investment.

The development offers stunning homes in a flourishing area that is benefiting hugely from both significant regeneration and capital investment.

All studios and apartments benefit from high quality finishes and hard wearing materials throughout. With an entry level deposits starting from just £30k, take your pick from some of the most spacious studios, one or two-bedroom apartments on the market, all of which provide fantastic value for your money.

Parking spaces are also available with selected units.
The development offers luxurious and spaciously designed apartments perfect for buy-to-let investors, but at the same time is ideal for residential buyers to call their home. St. Anne’s Gardens is located in a thriving and up and coming district, a short distance from everything Liverpool has to offer.

From the £150 million Project Jennifer regeneration to Liverpool One and Liverpool Lime Street Station, St. Anne’s Gardens provides a home that offers a fantastic investment opportunity, great transport links and access to the vibrant city centre lifestyle.

This development is also situated adjacent to a major city transport gateway and within a mile of the world famous Knowledge Quarter (KQ). The KQ is seeing £2bn worth of investment and has really become a place where people not only want to live, work and play but a place where they want to stay.

The unique mix of science, technology, health, education and cultural institutions, combined with the stunning architecture and its position at the heart of the city really sets KQ Liverpool apart from competing sites.

What’s happening in the area?

Key Points:

- Close to the Knowledge Quarter.
- Within 1 mile you’ll find everything from fabulous eateries to designer shopping, and everything in-between, all at Liverpool One and the Docks.
- The area is significantly cheaper than the city centre but without the loss of any central amenities.
- Liverpool ONE is bursting with all the shopping facilities you could need, from high-street to designer; it’s all here in the UK’s largest open-air shopping centre.
- The Liverpool area has seen the fastest economic growth of any UK city in the last decade.
- Rapid transformation from £5.5billion worth of investment.
- Four universities within Liverpool city centre and increasing headcount year on year.
- Close to 70k students and counting.
- Liverpool has witnessed a record number of start-up businesses.
- Liverpool has previously been named as a European Capital of Culture (2008) and as a UNESCO World Heritage City.

“Knowledge Quarter. Bringing the Vision to Life”
Elatus Development Group is a partnership between two very experienced developers. Together, they have over 40 years of combined experience in property development and sourcing successful, profitable projects and bringing them to market.

With a background in construction and engineering, they enjoyed a quick succession of successful developments, leaving them extremely well positioned to take advantage of the investment opportunities resulting from the recession in 2008. Their investment strategy continues to progress and they are now actively focused on acquiring land and developing property on a significantly larger scale.

Having learnt the fundamentals through knowledge that only first-hand experience can bring, the owners of Elatus Development Group can boast of many successful developments within their extensive and ever-expanding portfolio, with a current GDV (Gross Development Value) of over £120 million.

Current projects include Cathedral View in Liverpool, a 217 apartment development situated on St James Street within the Baltic District which is now completely sold out, along with many commercial assets, such as their site on Blundell Street, Liverpool which is currently under construction and will feature 100 brand new apartments and a commercial office block.
Liverpool & the Northern Powerhouse

If there’s one place that’s seen significant growth in recent years, then it’s the North. Liverpool, in particular, has been a stand-out winner, with an annual growth rate of 4.8% in the last twenty years, making it the ideal place to invest or build a home.

With massive investments into the redevelopment of the city centre, including £5.5 billion into infrastructure, alongside the rapid expansion of both universities and hospitals, this former European City of Culture has seen everything from jobs to tourism boom. In 2017 alone, the city welcomed more than 62 million tourists.

The prosperity doesn’t stop there, with the super port attracting trade from across the globe. Meanwhile, the proposed high speed rail link is expected to bring as many as 85,000 new jobs to a city, which already boasts a £121 billion urban economy.

With a rental market that’s already well-established, with nearly 24% of property privately rented, the city was named the buy-to-let city of 2017. HSBC reports that the rental rates within the city centre are due to rise by 22% by 2020.

With so much going on, investing in the northern powerhouse that is Liverpool, is sure to bring excellent returns in more ways than one.

£5.5 Billion
invested in infrastructure.

85,000
new jobs in the city.

Building a Northern Powerhouse is about boosting the local economy by investing in skills, innovation, transport and culture.
Example 1 Bed
from £121,000

1. Pay £5,000 deposit to reserve your apartment
2. Contracts issued by your appointed solicitor*
3. 25% payable on exchange of contracts (minus deposit) = £25,250
4. 75% due on completion Q4 2021 = £90,750
5. Purchase furniture pack**
6. NET yield commences**

Standard AST ROI circa 7% NET - up to £8,919 pa.
SkyLet ROI over 10% - from £12,100 pa.
Ground Rent - from £121 pa.
Service Charge - from £885 pa.

* Recommended experienced UK buy-to-let solicitors are available on request.
** Only if taking the fully managed rental option.

Example Studio
from £76,000

1. Pay £5,000 deposit to reserve your apartment
2. Contracts issued by your appointed solicitor*
3. 25% payable on exchange of contracts (minus deposit) = £14,000
4. 75% due on completion Q4 2021 = £57,000
5. Purchase furniture pack**
6. NET yield commences**

Standard AST*** ROI up to 9% NET - up to £7,303 pa.
SkyLet ROI over 10% - from £7,600 pa.
Ground Rent - from £76 pa.
Service Charge - from £797 pa.

* Recommended experienced UK buy-to-let solicitors are available on request.
** Only if taking the fully managed rental option.
*** Assured Shorthold Tenancy.
1. Pay £5,000 deposit to reserve your apartment
2. Contracts issued by your appointed solicitor*
   3. 25% payable on exchange of contracts (minus deposit) = £40,250
4. 75% due on completion Q4 2021 = £135,750
5. Purchase furniture pack**
6. NET yield commences**

Standard AST ROI circa 6% NET - up to £11,246 pa.
SkyLet ROI over 10% - from £18,100 pa.
Ground Rent*** - from £181 pa.
Service Charge - from £1,341 pa.

* Recommended experienced UK buy-to-let solicitors are available on request.
** Only if taking the fully managed rental option.
*** Parking is included in the price.

FAQs

Am I buying leasehold or freehold?
250 years leasehold.

What is the address of the site?
St Anne Street, Liverpool, L3 3JE.

Are there tenants already in place?
No, St Anne’s Gardens is a new-build development.

When is the construction start date?
Q1 2020.

When is the expected completion date?
Q4 2021.

What are the projected annual returns on this project?
Annual returns are projected between 6% and 10% depending on the type of let you decide on.

How much is the ground rent?
A maximum of 0.1% of total purchase price - paid annually.

How much is the service charge?
£2 per sq. ft.

When is my rental income paid?
Quarterly in arrears, direct into your bank account from completion of your apartment.

Is there a management company in place?
Yes, the designated management company for St Anne’s Gardens will be either SkyLet or FW Lettings, who will block manage the building on your behalf.

Are there any restrictions if I want to sell?
No, St Anne’s Gardens is a residential development, so you are free to sell your apartment on the open market after completion.

Are there any recommended solicitors I can use?
Yes, we will instruct Silver Shemmings Ash LLP on your behalf, they are specialists in construction & property law.
The five steps to owning your apartment

1. Choose your space. Based on size, price, layout, and aspect.

2. Secure your apartment. Secure your apartment with a £5k reservation deposit and your agent will guide you through the process.

3. Reservation form & ID. Your agent will require a signed and completed form alongside passport copies, and proof of address.

4. Exchange contracts. Instruct the legal team, and exchange contracts in 28 days, with the balance of 25%.

5. Completion of purchase. Release 75% of remaining balance on completion of construction.

Specification

Finished to the highest standard, each apartment exudes a luxurious finish from the moment you step inside.

Boasting quality, hard wearing materials throughout we have created a living space of the highest comfort and quality.

Ready to let luxury furniture packs are available at very competitive prices from your letting agent, either FW Lettings or SkyLet. You will be contacted by your letting agent after contracts have been exchanged to discuss the details further.

Talk to an agent and ask to see the floorplans, detailed specifications and find a space perfect for you to build your future.

Images are for illustrative purposes only and cannot be relied upon. See agent for specifications.