



TURYAP[®]
UK



Stone Cross House

Bolton

Serving Generation Rent



"According to Nationwide Building Society's House Price Index in 2018, London's house prices have dropped one percent year-over-year.

Manchester, on the other hand, has seen growth since 2015, with prices rising over seven percent year-over-year."

Hometrack (U.K. based residential property market analytics firm)

The rental market is forecast to grow by over one million households over the next five years. Low interest rates combined with steady economic recovery are leading to a strong expansion of the rental market, and with house price inflation now surpassing wage growth, the first step onto the property ladder is getting harder for young adults.

The demand from Generation Rent for accommodation continues to grow, underlining the long-term trend which predates the financial crisis from 2007.

The Private Rented Sector, and build-to-rent property in particular, are filling this gap by offering smarter homes and better solutions for those in need of a home.

Today's millennials don't want to live in rental accommodation that makes them feel like it's a short-term solution. Most of them are renting out of choice, and they want to get the most out of the perks that come with it. No hassle, no strings and easy to do.

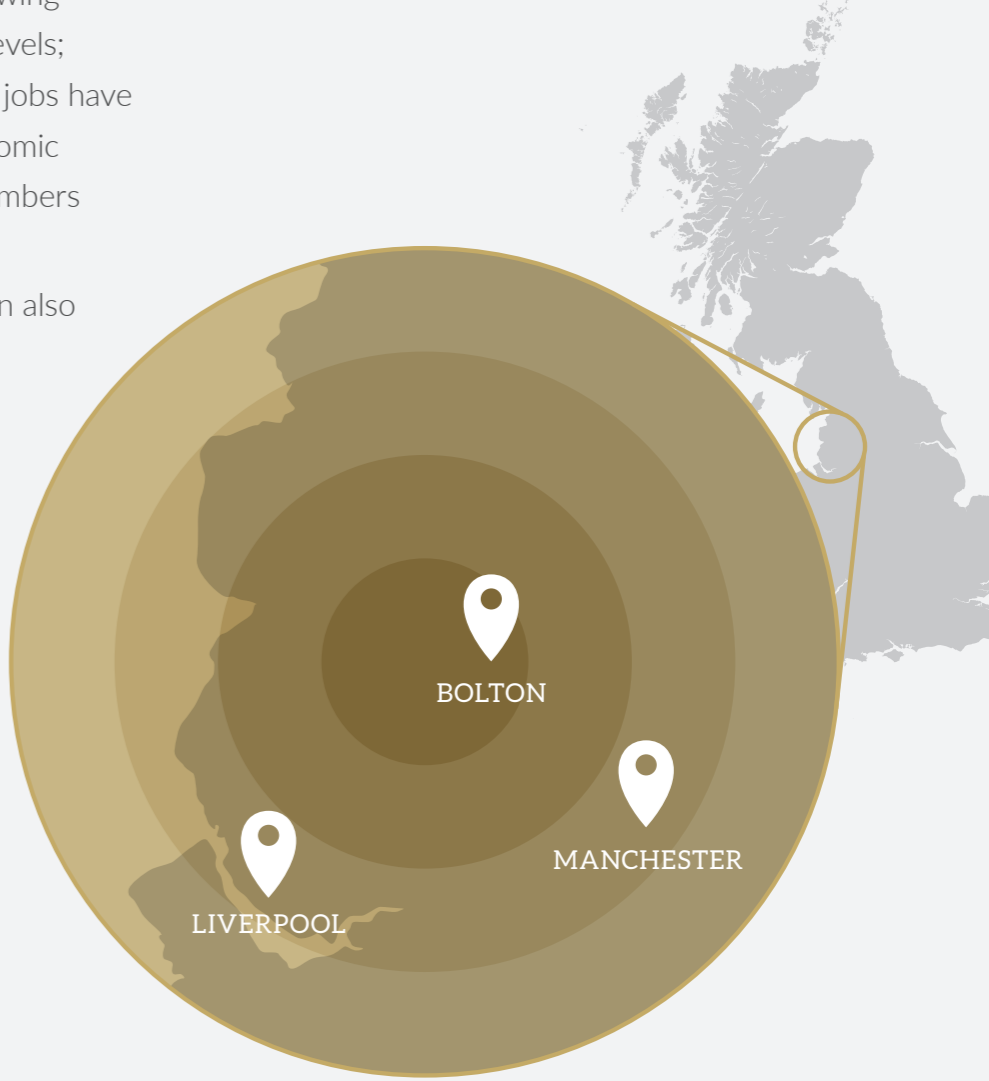
Bolton: What you need to know

Bolton, located in Greater Manchester, is Europe's largest town and is located only a 20 minute train journey from Manchester City Centre. With a £1 Billion Town Centre master plan underway, Bolton is a town on the cusp of change.

Bolton is home to big name employers such as AO, Bolton Wanderers, Telesis and Aptus, along with the towns growing University. Many locals also take advantage of the short journey time into Manchester, making Bolton a popular and affordable commuter location. The town is also benefiting from a growing population and a rise in employment levels; in the past five years, over 3,000 new jobs have been created; by 2034, the local economic development plan projects that job numbers will rise by a further 15,500.

The figures for capital growth in Bolton also make for promising reading. Average asking prices in Bolton rose by 9.6% over the course of the previous 12 months (figures released in July 2018 by the UK Government), following growth of around 10% in the year before. The towns close proximity to Manchester is also providing a boost to the property market, with the cities "ripple effect" spreading across the region.

Stone Cross House is scheduled to complete in Q2 of 2020, which will make the developer the first to complete a high specification town centre development, complete with roof gardens, giving our investors the opportunity to invest ahead of the curve.



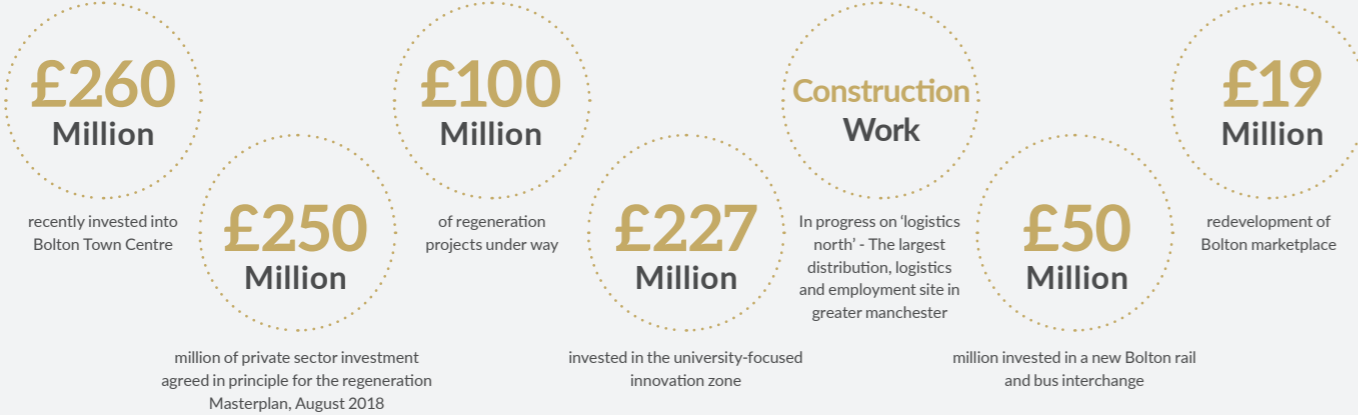
Bolton: What you need to know

Bolton is on the up, supported by a bold Masterplan from the council and private investment. Take a look over some key facts about this town on the cusp of change.

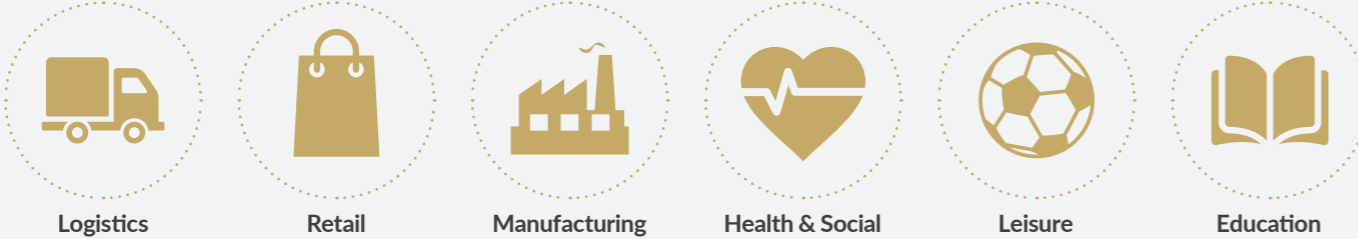
Bolton Overview



The Figures



Key Industries



Key Employment Sectors



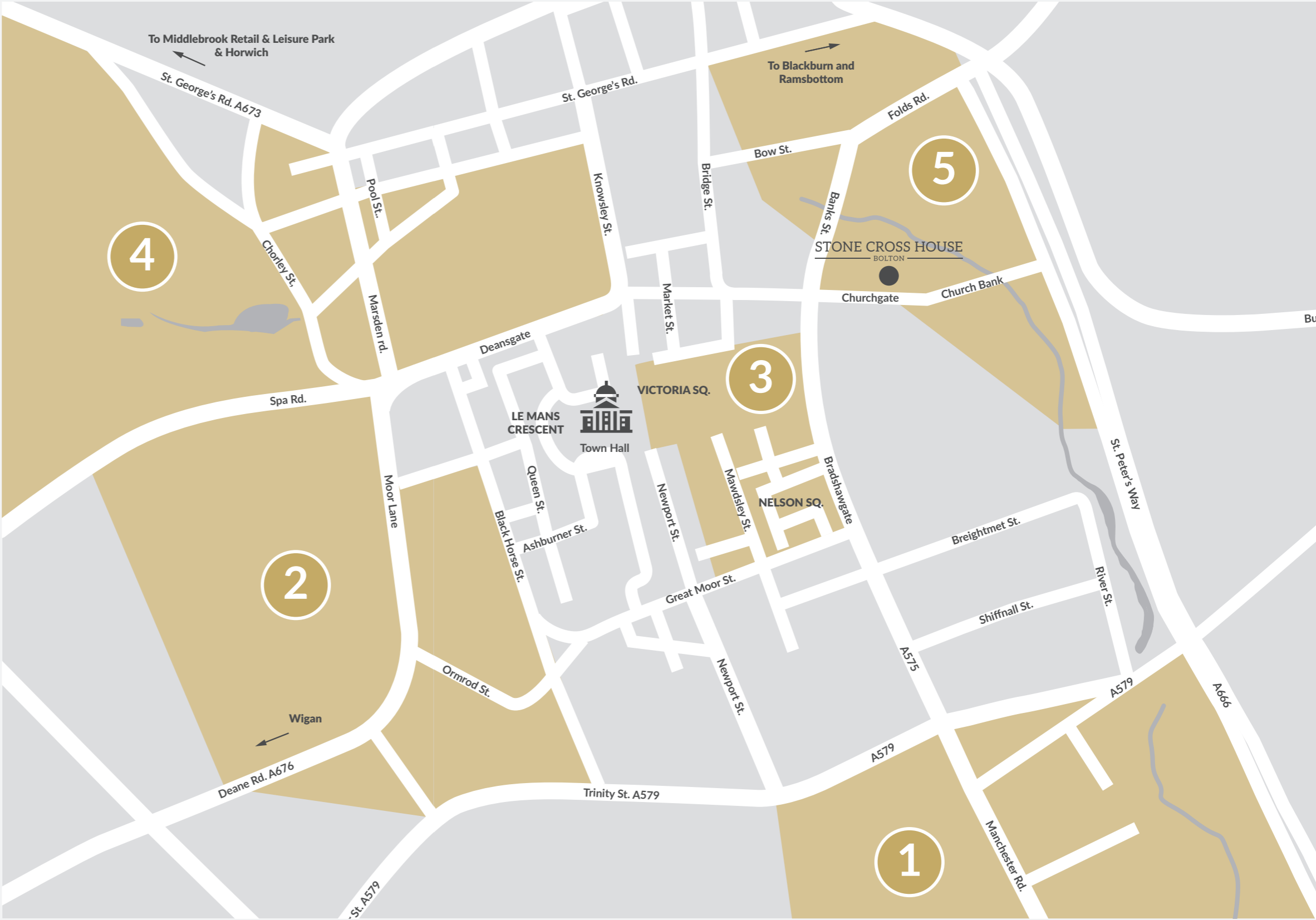
Bolton: Investment & Regeneration

With a transformative £1 billion Town Centre masterplan underway, Bolton is changing. Like its neighbours Preston & Manchester, Bolton is looking to revolutionise the way people live in the Town by making the Centre a thriving area in which to eat, drink, shop and live.

The recent announcement the £250 million “Crompton Place Deal” has secured the complete renovation of the Town Centre Crompton Place shopping centre, overall of the streetscape with pedestrianised areas and squares being created along with office and leisure space. Importantly, Stone Cross House in in the middle of this area, making it a very attractive prospect for the future.

Also announced is the £150 million vision for “Church Wharf,” a mixed use leisure and housing development with hotel along the River Croal, further bolstering the appeal of Bolton as a future property investment hotspot.

- 1 Trinity Quarter
- 2 Cheadle Square
- 3 Crompton Place
- 4 Croal Valley
- 5 Church Wharf





Bolton Wanderers FC
Reebok Stadium



Bolton Town Hall



Rivington reservoir from Rivington Pike



Le Mans Crescent, Bolton

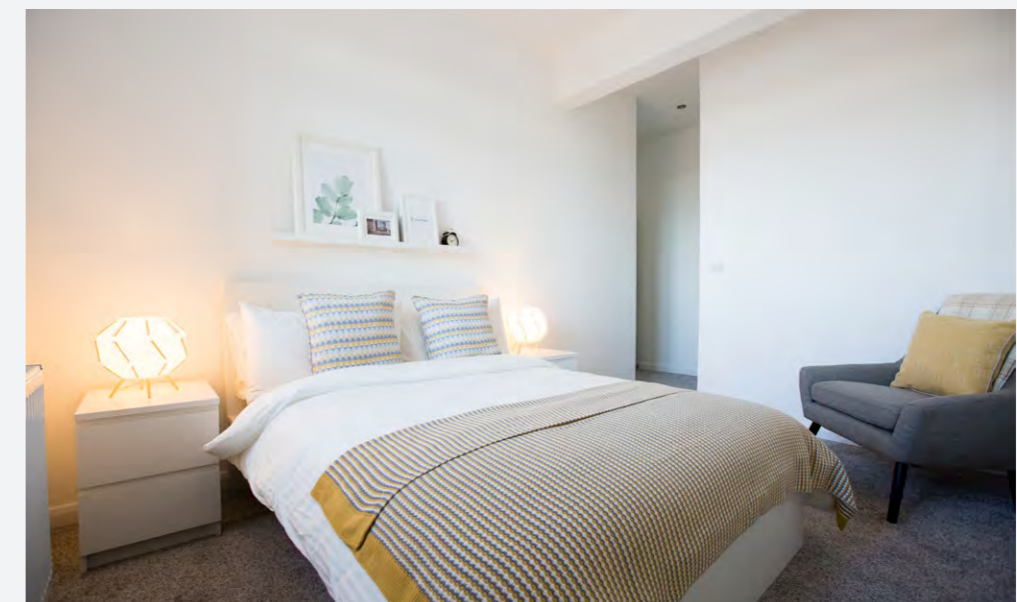
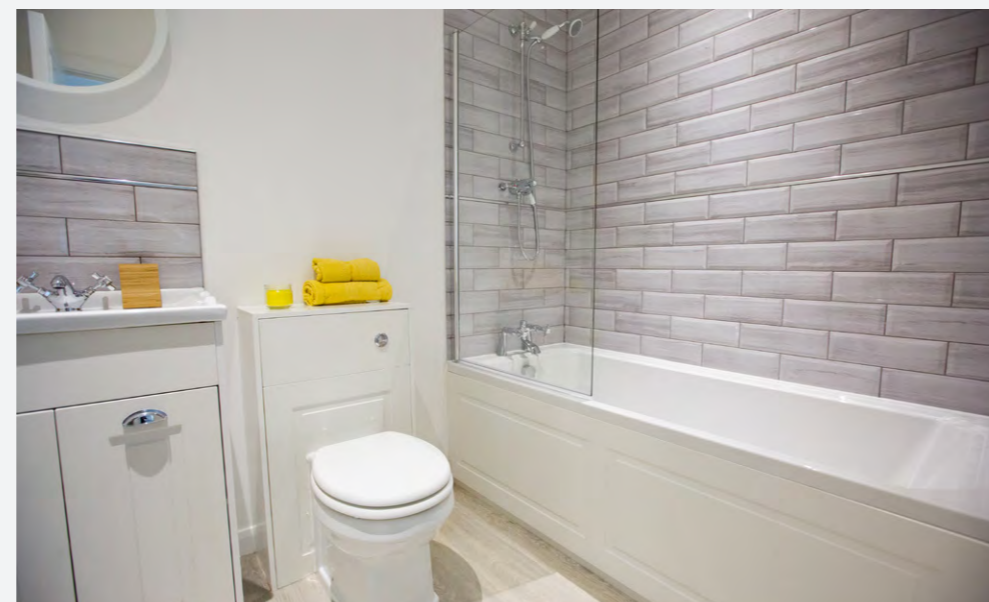
Stone Cross House: The Build

Situated in the centre of Bolton and within the Church Wharf regeneration area, Stone Cross House will be Bolton's first high specification, 'city living' style apartment block.

Completed to a modern, sleek specification with integrated smart technology, Stone Cross House will provide much sought-after high-end accommodation in an ideal location.

A conversion from commercial office space to residential, the build process will mirror that of several past developments complete by the developer. This robust building already has concrete floors in place, increasing thermal efficiency and sound proofing – perfect for a modern apartment scheme.

Stone Cross House will comprise sixty-one apartments broken down into ten studios, forty one-bedroom apartments and eleven two-bedroom apartments. Many of the apartments will benefit from open plan kitchen and living spaces with a central island, other features include quirky triangular bay windows. One exclusive apartment has a fabulous, private rooftop garden with outstanding views of Bolton and beyond. All of the apartments have incorporated utility and storage space to further bolster the practical yet stylish appeal of the development.



Interior Specification

Stone Cross House is built on an exceptional level of finish and attention to detail, from exteriors and restoration of character features, right the way down to door handles and switches.

Kitchens

All of the apartments at Stone Cross House will be fitted with high specification kitchens, all with integrated fridge and freezer, oven and induction hob. Neutral cupboard colours will be chosen from a muted palette, paired with hard wearing, stylish work surfaces. All switches are chrome as standard.

Space and plumbing for a washing machine will be located in a separate utility/storage cupboard.

Bathrooms

Bathrooms throughout the scheme will be tiled in a stylish, textured matt grey tile to compliment the grey vanity unit, fitted with handy drawers or cupboards.

Dependant on apartment size, a double shower or bath with shower will be fitted with high quality chrome fixtures and fittings.

Flooring

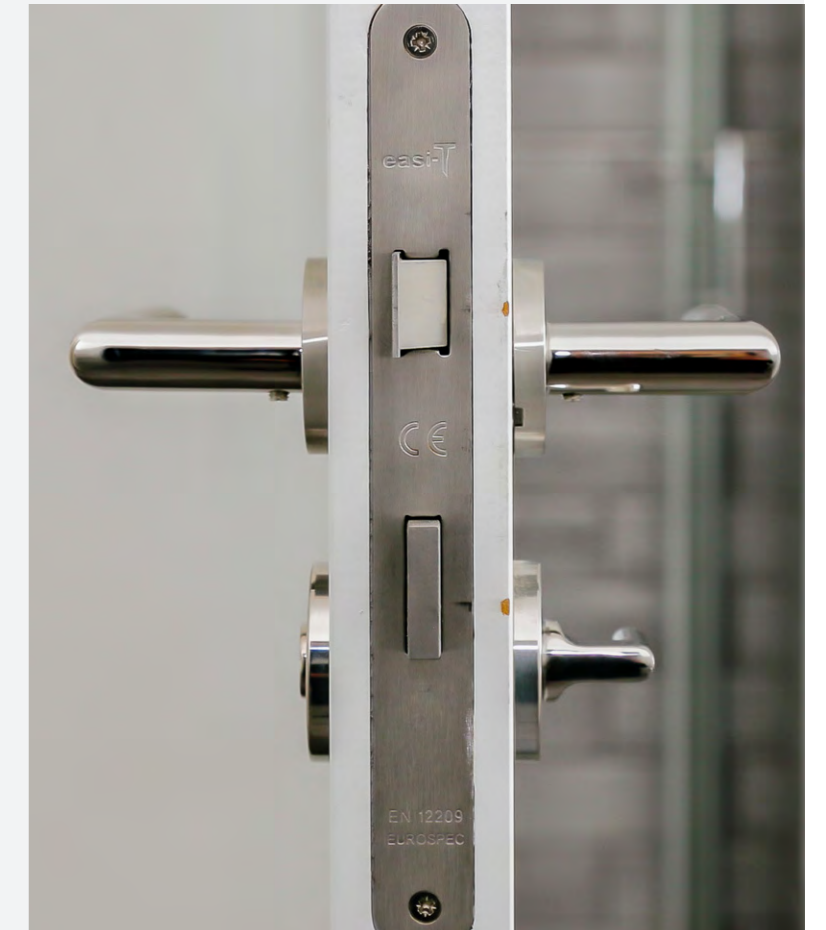
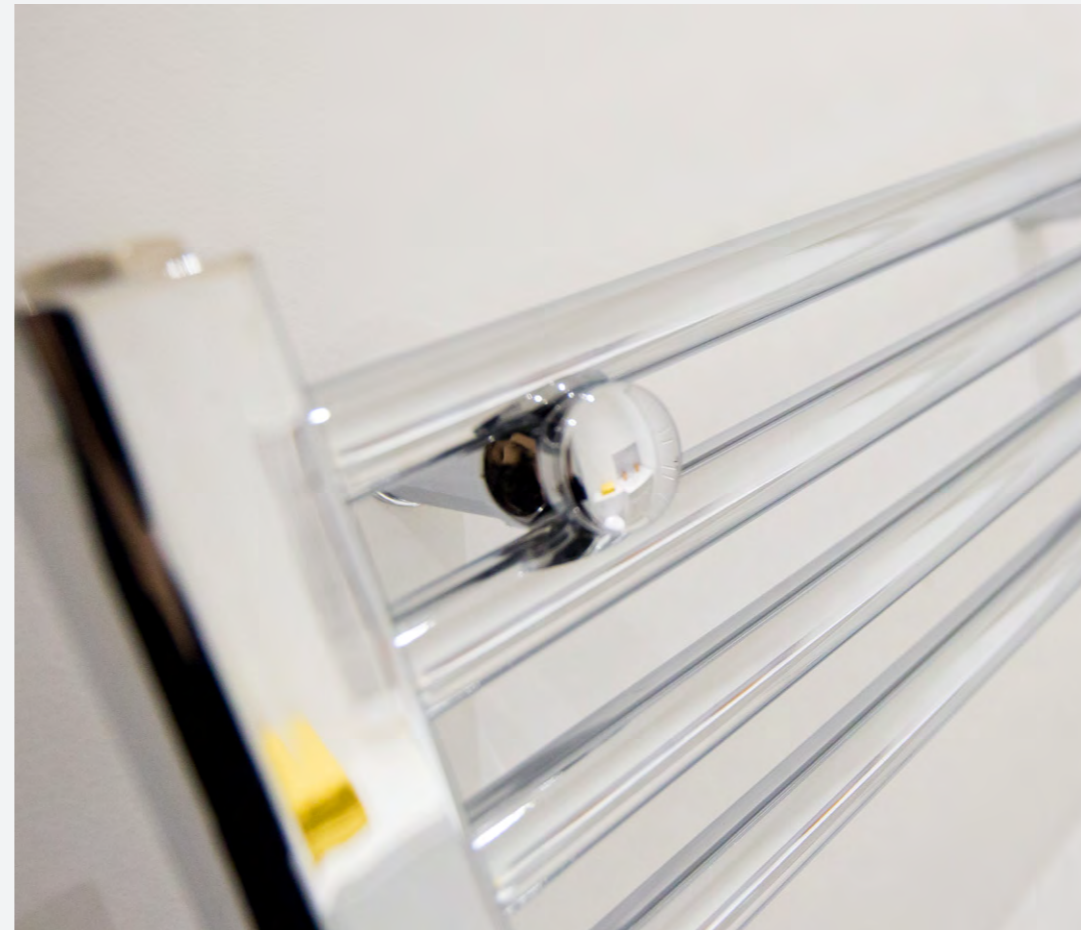
The flooring in the bathroom and kitchen areas will be a hard wearing, waterproof wood effect vinyl in grey. Easy to clean and difficult to damage, this modern floor covering has stood the test of time in all of our developments to date.

Living areas and bedrooms will be subject to a more luxurious flooring treatment, with a sumptuous, high pile grey carpet.

Doors

All of our doors are made offsite by our master joiners, and are delivered to site already in the casings and on their hinges. This unique method allows us to fit doors quickly whilst maintaining quality of fitting. All internal door hardware is of high quality brushed chrome.

The apartments at Stone Cross House will be fob access, increasing security throughout the development, and increasing ease of replacement in case of loss.





18 STONE CROSS HOUSE, BOLTON



STONE CROSS HOUSE, BOLTON 19

Apartment Plans

The apartments at Stone Cross House have been designed to maximise space and light, and impress with well designed, open plan and modern living and kitchen areas.

Ground Floor Specifications

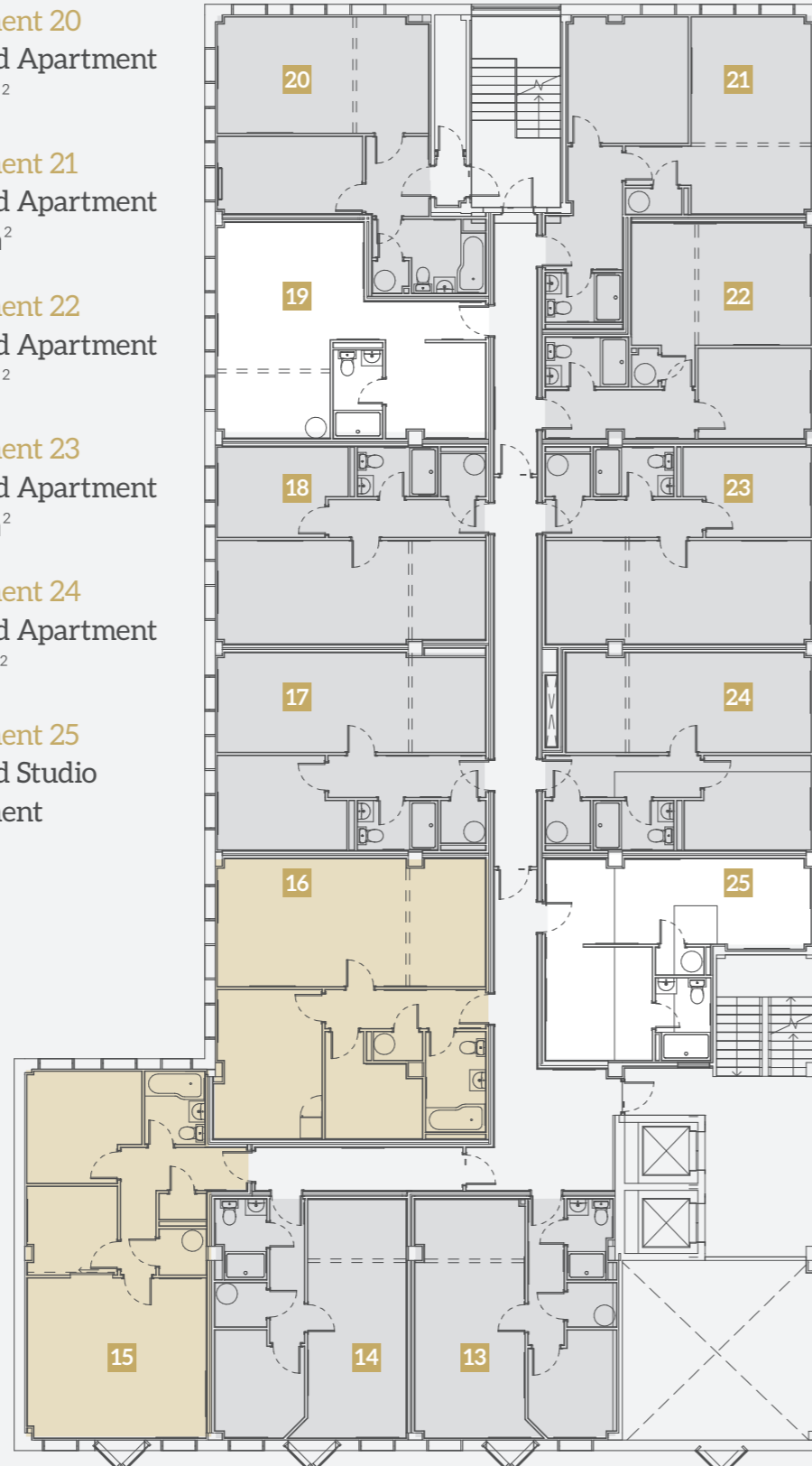
- | | |
|---|--|
| Apartment 1
One Bed Apartment
41.1 m ² | Apartment 7
One Bed Apartment
43.11 m ² |
| Apartment 2
Two Bed Apartment
50.81 m ² | Apartment 8
One Bed Apartment
48.22 m ² |
| Apartment 3
Two Bed Apartment
58.4 m ² | Apartment 9
One Bed Apartment
40.7 m ² |
| Apartment 4
One Bed Apartment
45.34 m ² | Apartment 10
One Bed Apartment
44.57 m ² |
| Apartment 5
One Bed Apartment
44.87 m ² | Apartment 11
One Bed Apartment
43.12 m ² |
| Apartment 6
One Bed Studio
Apartment
41.32 m ² | Apartment 12
One Bed Studio
Apartment
36.08 m ² |



One Bed Studio Apartment
 One Bed Apartment
 Two Bed Apartment

First Floor Specifications

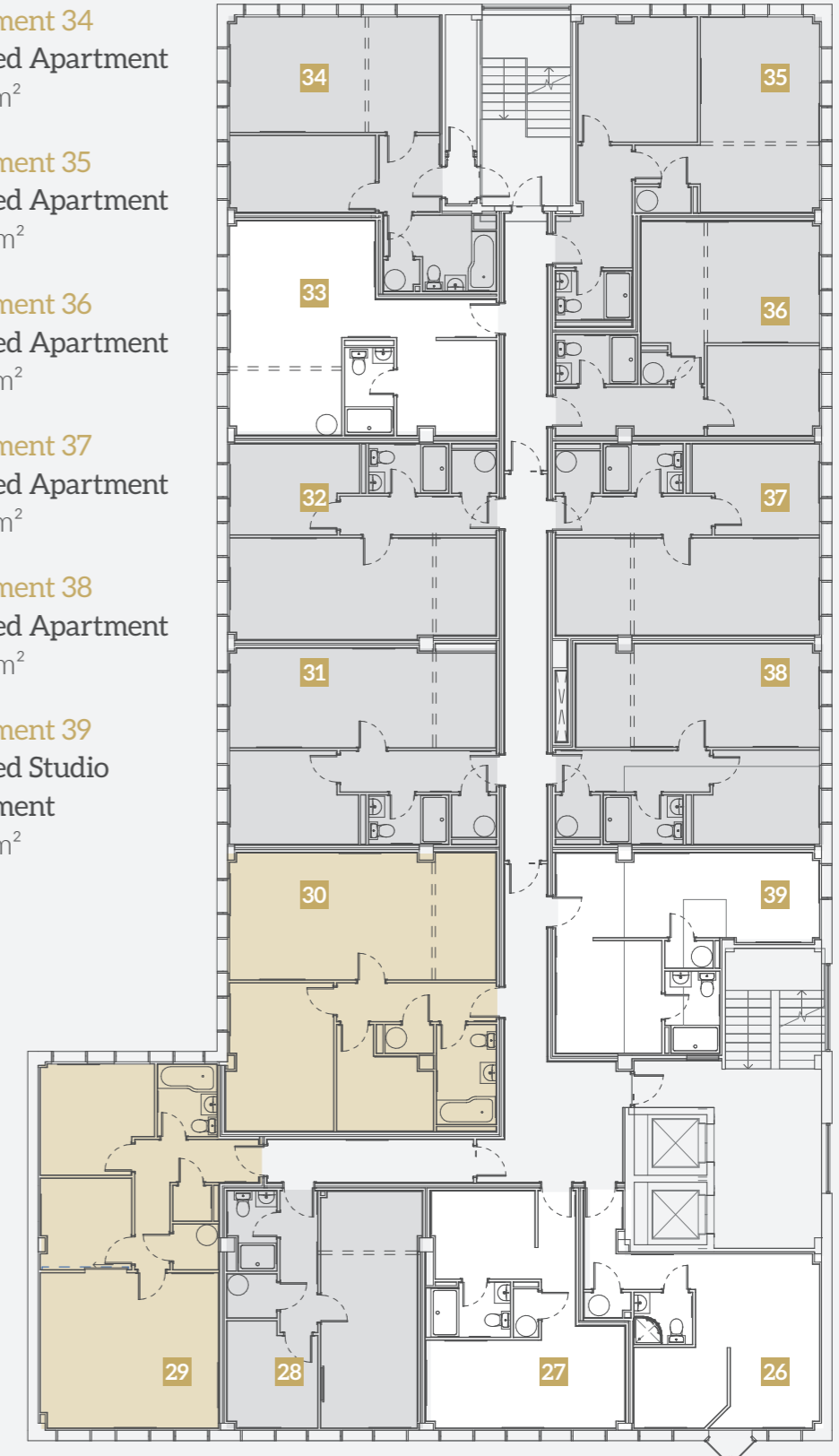
- Apartment 13**
One Bed Apartment
40.42 m²
- Apartment 14**
One Bed Apartment
38.98 m²
- Apartment 15**
Two Bed Apartment
56.96 m²
- Apartment 16**
Two Bed Apartment
63.65 m²
- Apartment 17**
One Bed Apartment
45.34 m²
- Apartment 18**
One Bed Apartment
44.86 m²
- Apartment 19**
One Bed Studio Apartment
41.32 m²
- Apartment 20**
One Bed Apartment
43.12 m²
- Apartment 21**
One Bed Apartment
48.22 m²
- Apartment 22**
One Bed Apartment
40.72 m²
- Apartment 23**
One Bed Apartment
44.57 m²
- Apartment 24**
One Bed Apartment
42.98 m²
- Apartment 25**
One Bed Studio Apartment
36.2 m²



One Bed Studio Apartment
 One Bed Apartment
 Two Bed Apartment

Second Floor Specifications

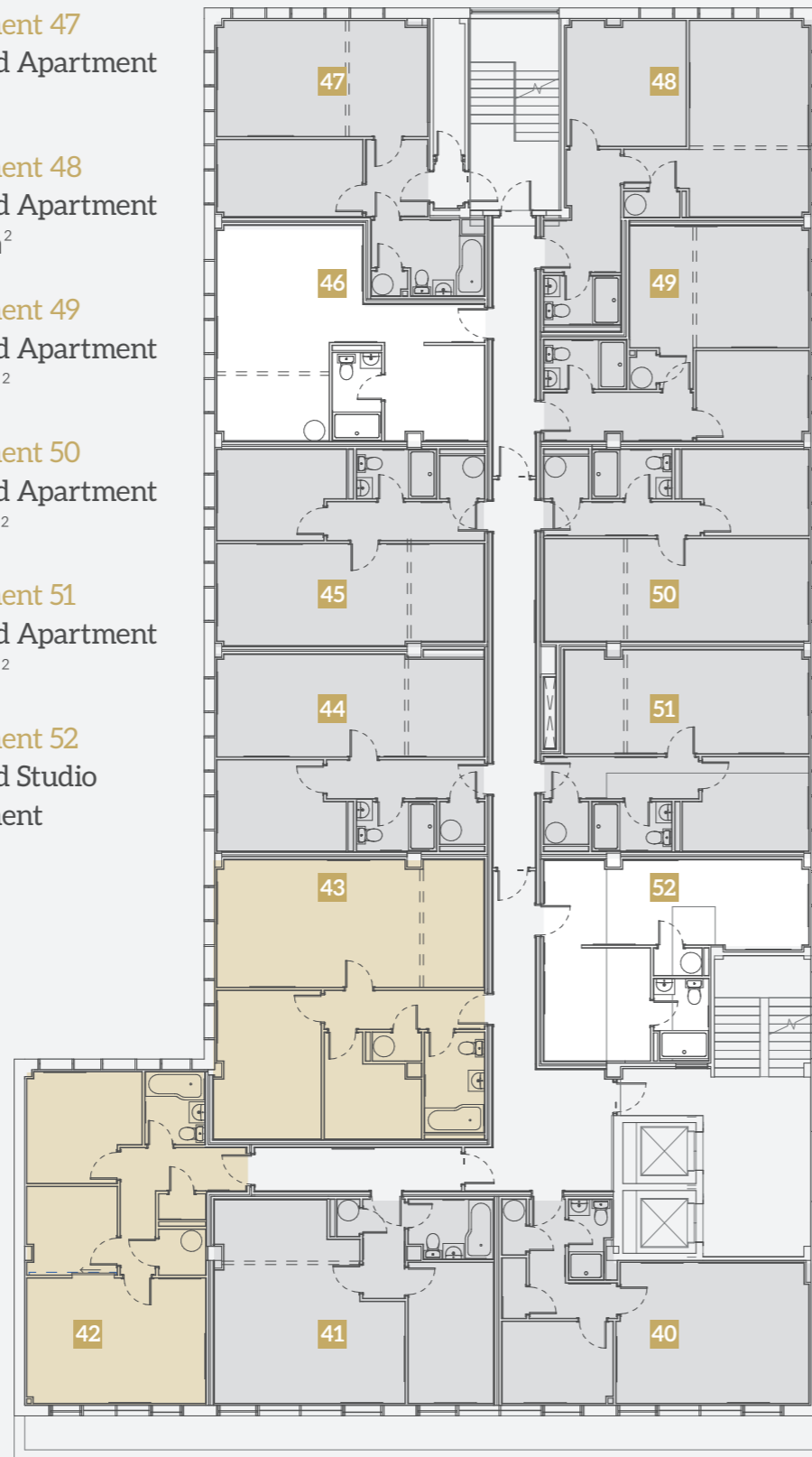
- Apartment 26**
One Bed Studio Apartment
36.34 m²
- Apartment 27**
One Bed Studio Apartment
35.09 m²
- Apartment 28**
One Bed Apartment
39.08 m²
- Apartment 29**
Two Bed Apartment
56.95 m²
- Apartment 30**
Two Bed Apartment
63.68 m²
- Apartment 31**
One Bed Apartment
45.34 m²
- Apartment 32**
One Bed Apartment
44.85 m²
- Apartment 33**
One Bed Studio Apartment
41.32 m²
- Apartment 34**
One Bed Apartment
43.19 m²
- Apartment 35**
One Bed Apartment
48.22 m²
- Apartment 36**
One Bed Apartment
40.72 m²
- Apartment 37**
One Bed Apartment
43.67 m²
- Apartment 38**
One Bed Apartment
43.84 m²
- Apartment 39**
One Bed Studio Apartment
36.18 m²



One Bed Studio Apartment
 One Bed Apartment
 Two Bed Apartment

Third Floor Specifications

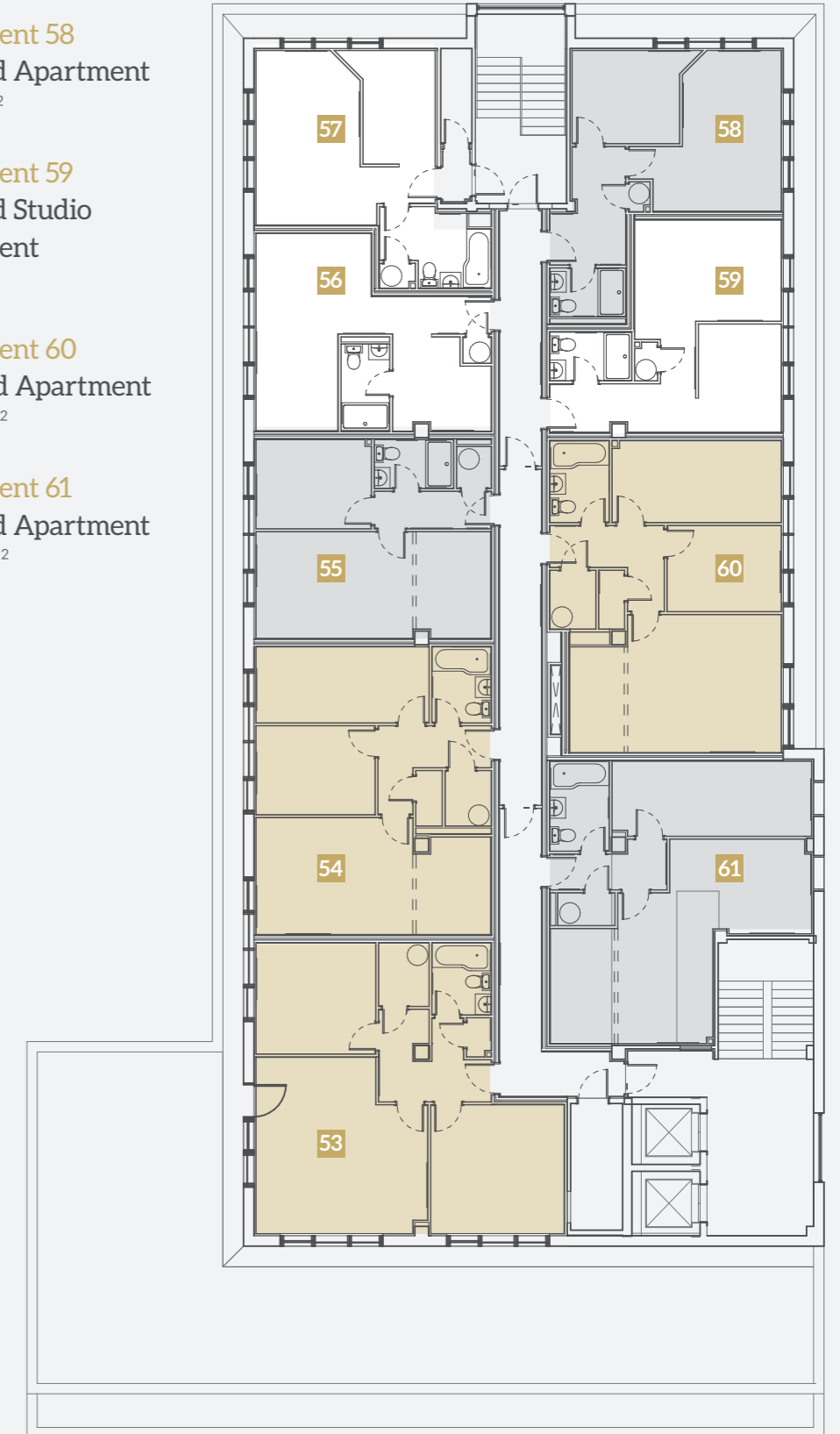
- Apartment 40**
One Bed Apartment
42.78 m²
- Apartment 41**
One Bed Apartment
48.49 m²
- Apartment 42**
Two Bed Apartment
51.84 m²
- Apartment 43**
Two Bed Apartment
63.47 m²
- Apartment 44**
One Bed Apartment
45.34 m²
- Apartment 45**
One Bed Apartment
44.78 m²
- Apartment 46**
One Bed Studio Apartment
41.4 m²
- Apartment 47**
One Bed Apartment
43.1 m²
- Apartment 48**
One Bed Apartment
48.22 m²
- Apartment 49**
One Bed Apartment
40.72 m²
- Apartment 50**
One Bed Apartment
43.71 m²
- Apartment 51**
One Bed Apartment
43.78 m²
- Apartment 52**
One Bed Studio Apartment
36.2 m²



One Bed Studio Apartment
 One Bed Apartment
 Two Bed Apartment

Fourth Floor Specifications

- Apartment 53**
Two Bed Apartment
67.34 m²
- Apartment 54**
Two Bed Apartment
58.94 m²
- Apartment 55**
One Bed Apartment
41.22 m²
- Apartment 56**
One Bed Studio Apartment
34.55 m²
- Apartment 57**
One Bed Studio Apartment
34.67 m²
- Apartment 58**
One Bed Apartment
37.39 m²
- Apartment 59**
One Bed Studio Apartment
35.3 m²
- Apartment 60**
Two Bed Apartment
60.65 m²
- Apartment 61**
One Bed Apartment
54.84 m²



One Bed Studio Apartment
 One Bed Apartment
 Two Bed Apartment

Purchase Process

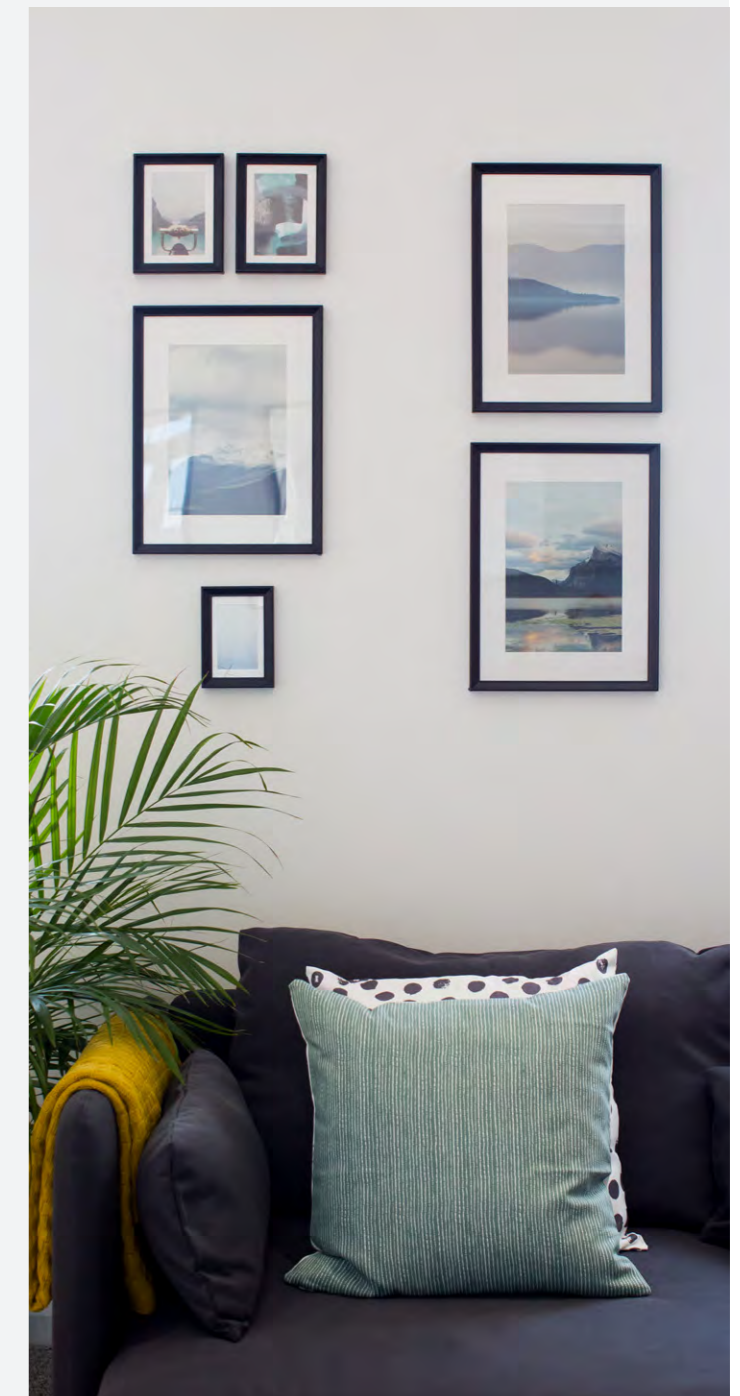
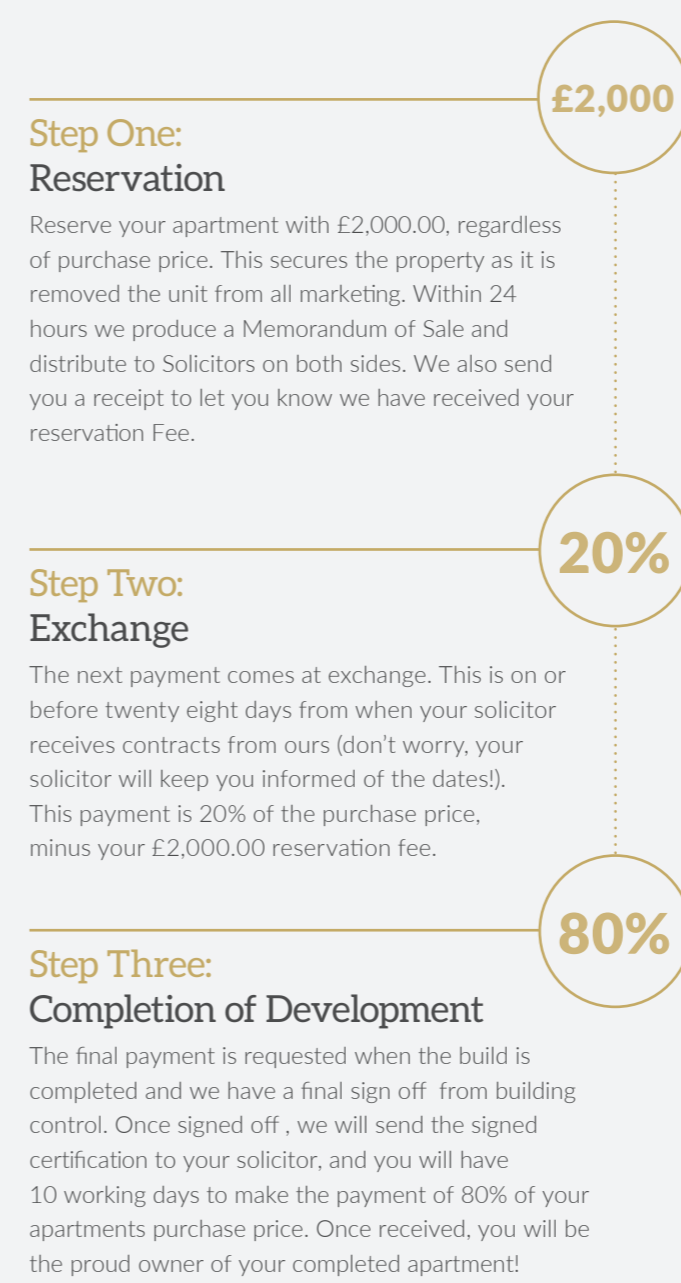
The Cash Buyer Purchase Process

We offer a discount incentive for our cash buyers, and match our payment stages to key stages in the build process. We have designed this purchase process to give the buyer maximum confidence; all of our key build stages are signed off by third party, regulated building control bodies. These staged payments have been designed to give security and confidence to buyers, ensuring that you are paying money as work progresses, rather than large amounts of money before works begin, leaving you vulnerable if works don't progress as planned.



The Mortgage Buyer Purchase Process

Our simple mortgage process allows buyers to purchase in our exciting off-plan developments with less money up-front. Specialist mortgage advice is on hand from our trusted partners if necessary, ensuring our mortgage buyers are prepared and able to obtain finance to complete their purchase.



Smart Technology

Stone Cross House is a ‘Smart Home’ development, built with the modern landlord in mind. It offers simpler management, lower costs and smarter rental options for today’s Generation Rent.



A true build-to-rent apartment development, Stone Cross House doesn’t only score with its clever design, integrated technology and overall ‘wow factor’ but also its outstanding location itself. Whether you’re a hands-on landlord, a hands-off investor or a local resident looking for a state-of-the-art home, Stone Cross House ticks all the boxes.



A future-proof Smart Home, offered to you direct from the developer.

Smart Technology for the landlord

Smart Technology is used by the developer to improve the experience of every member involved in the property market, save costs and be proactive about limited resources; whether that’s time, money or - more importantly - the environment.

Problem	Smart Technology Solution
Time wasted changing accounts with energy providers when a new tenant moves in.	Account changed by in-house lettings agency without landlord involvement.
Accumulation of standing charges during vacant period.	Developer shoulders the cost of standing charges as energy distributor.
Difficulty finding true hands-off investments.	Full process remains in-house without the need for landlord intervention.
Rising energy prices.	Landlords and tenants benefit from savings made through bulk energy purchasing by the developer.
Lack of modern technology to monitor energy usage in rental property.	Innovative Smart Technology app allows tenant to look at their energy usage from their smartphone.

Smart Technology for the tenant

Smart Technology is not solely aimed at the investor, but endeavors to improve the tenant’s life as well by offering them full control over their energy bill that’s easy to access and understand.

Problem	Smart Technology Solution
Time spent setting up accounts with energy providers when moving in.	One contract covers tenancy agreement and utility bills. The tenant is charged one monthly bill from one source, saving time at every step and providing homes that are ready to live in from day one.
Lack of modern technology to monitor energy usage in rental property.	Innovative Smart Technology app allows tenant to control utilities from their smartphone or computer, meaning they can even turn on their heating on the way home from work.
Rising energy prices.	Landlords and tenants benefit for savings made through bulk energy purchasing by developer.

Smart Technology for the agent

For agents, Smart Technology finally creates the opportunity to monitor and control energy costs and usage without having to rely on access from either the tenant’s or landlord’s site.

Problem	Smart Technology Solution
Difficulty monitoring energy usage.	Meters can be read live from the head office from any location with a Wi-Fi connection and emails are being automatically generated when a tenant has exceeded their agreed fair usage.
Difficulty spotting seasonal energy trends.	The system produces reports that allow management to easily track trends in energy usage, giving the possibility to forecast future energy usage and improving accuracy of fair allowance agreements.