



**Bishopgate
Gardens,
Preston**

Introducing Bishopgate Gardens

Bishopgate Gardens is a new, luxury development of 130 apartments in the city centre of Preston, in North West England. The one, two and three-bedroom homes come with exceptional communal spaces, while ground-floor retail units add neighbourhood appeal.



Occupying a prime area that is currently benefitting from over £434 million worth of investment, Bishopgate Gardens is well positioned to appeal to the city's thriving rental market.



Why Preston?

The best of city living

Preston shot onto investors' radars in 2016, when the Good Growth for Cities index flagged it up as the best city in North West England in which to live and work.

Preston is home to more than 140,000 people. The city's population has boomed in recent years, with growth of 8.4% from mid-2001 to mid-2017.



A hive of investment activity

To meet the demands of its rapidly growing population, Preston is a hive of investment activity. The Infrastructure Delivery Programme and Investment Fund totals £434m of new investment across multiple mixed used schemes in the city centre. These are delivering much-needed new homes to the residential market and creating more than 20,000 jobs.

Preston is also set to benefit from HS2, which will reduce journey times to London to just 77 minutes and to Manchester to 29 minutes.

According to Preston City Council, the local economy is projected to grow by £1 billion over the coming decade.

Strong academic roots

Preston has a thriving student community. It is home to the University of Central Lancashire (UCLan), which is one of the UK's largest universities, with 38,000 students and staff. It is one of the largest teaching hubs for the NHS in the North West and was the University Guide 2020's largest riser, jumping 27 places.

This puts UCLan in the top 3.3% of universities worldwide. There is a £200m investment scheme that will transform UCLan's campus into a world-class education facility. Plans for a fully-integrated city centre campus will enhance the learning experience for current and future students and staff, as well as nurturing Preston's future workforce.



**Rapidly growing
population**



**£434 million
investment**



**20,000
new jobs**



**Local economy
projected to grow
by £1 billion**



**27.3% house
price growth
projected from
2020 to 2024**



A bustling economy

With a higher employment rate than the UK average, Preston has a lot to offer in terms of its economy. The city is packed with financial services providers, with consultancies, insurance companies and law firms

clustered in the centrally located Winckley Square. Preston's £7.4 billion economy, with a GDP per worker of £66,677, provides a dynamic local employment environment.

At county level, Lancashire is home to UK's largest global aerospace cluster – BAE Systems

is a major employer – and has a significant NHS presence, including teaching hospitals. Employment in Lancashire grew by 22% in the decade to 2019 – double the national average.

“We expect rents to rise strongly over the next five years, reflecting both heightened demand and better quality stock.”

Preston Rental Market Snapshot

JLL Living with 2020 Vision Northern England Forecast

A booming private rented sector

Preston's private rented sector houses 22% of the city's population – up from 10% back in 2001. It is the largest in Central Lancashire, with a need for 410 newly built homes per year for the next 10 years to keep up with demand. Realistically,

less than half of this figure is being supplied, with housing undersupply dating back years.

A youthful population and sizeable student community creates plenty of demand for rental properties in an area where there is a substantial under-supply and rising rental prices.

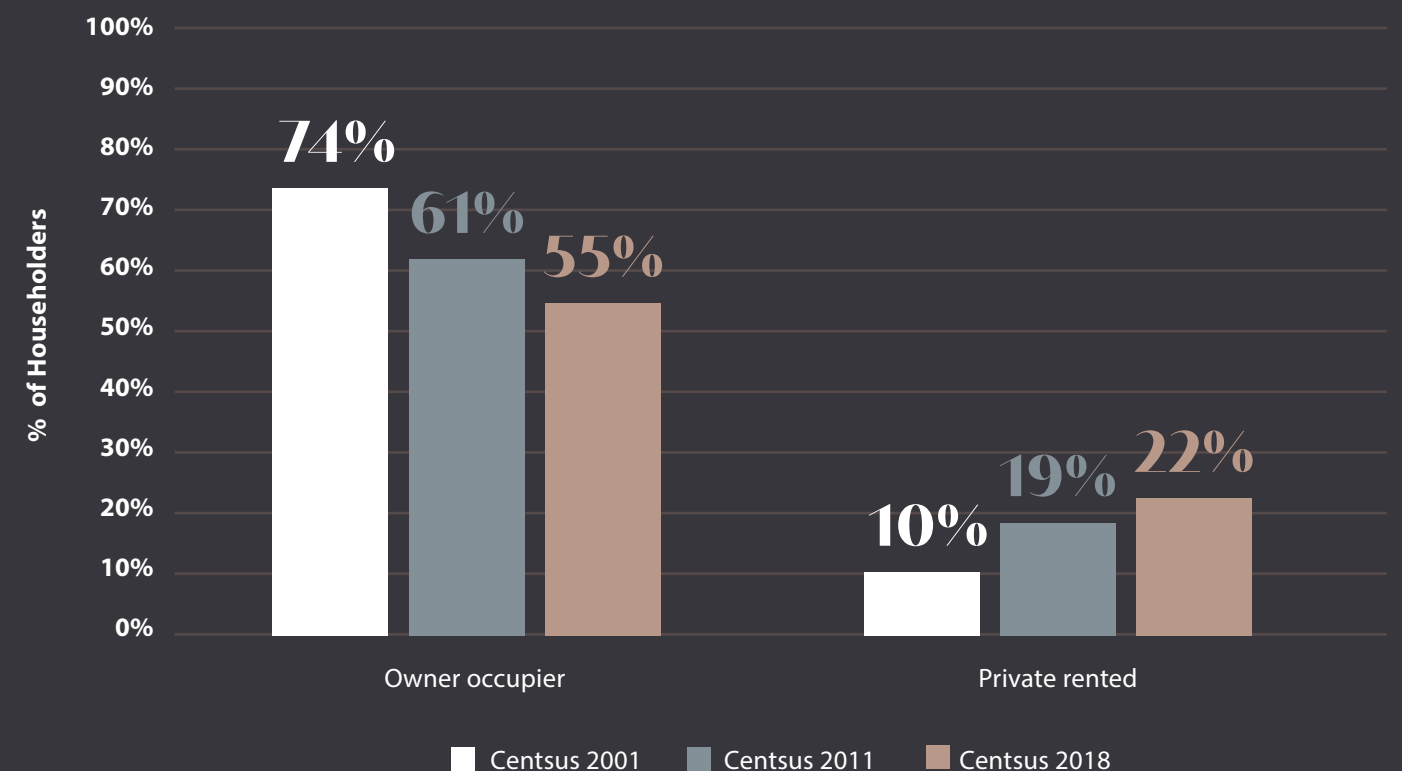
22%
of Preston residents
rent privately

36%
of Preston residents
under 25 (versus 30%
nationally)

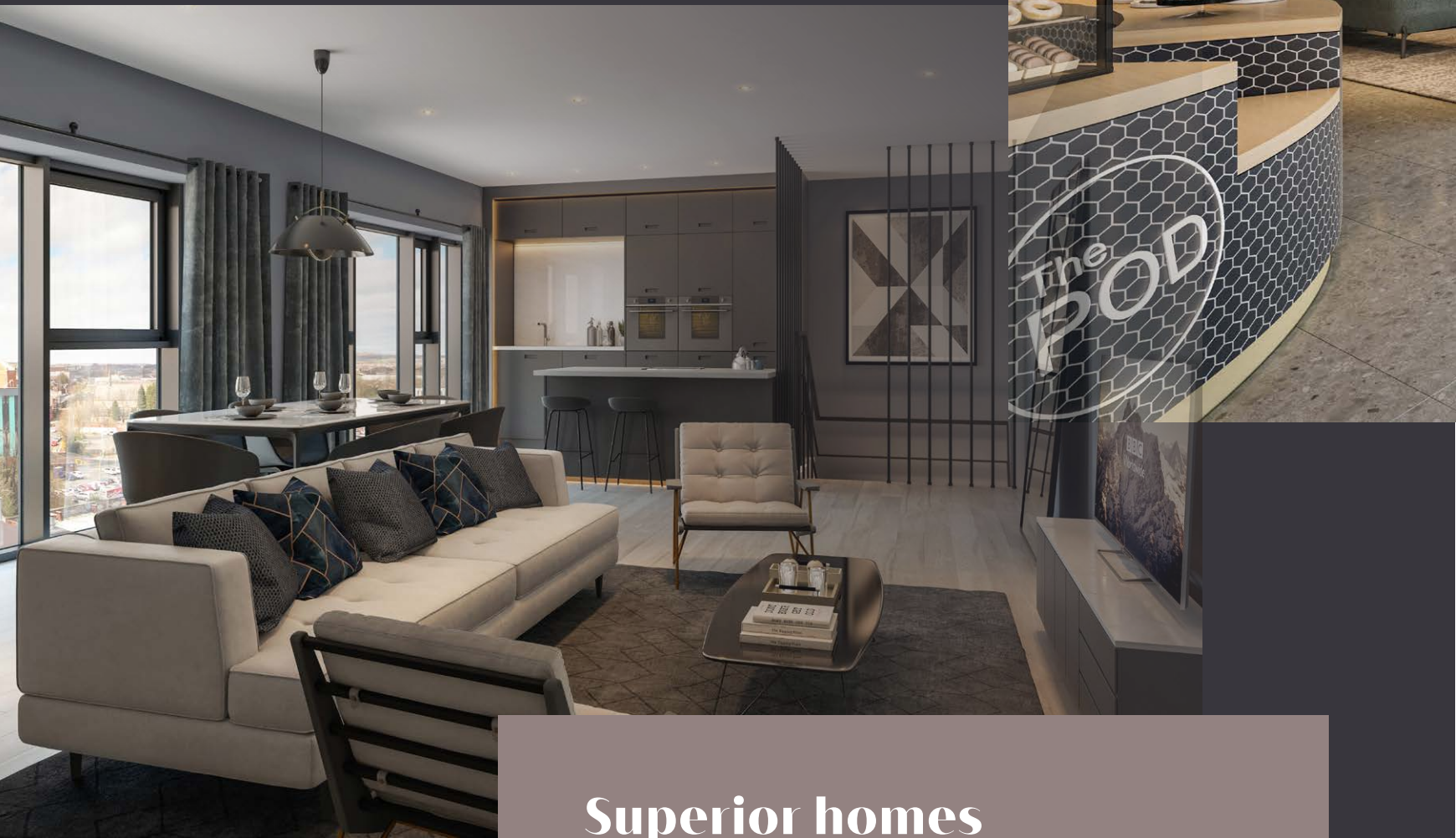
Higher
than average yields
are achievable



Tenure Change in Preston, 2001 – 2018



Welcome to Bishopgate Gardens



Superior homes

The one, two and three-bedroom apartments at Bishopgate Gardens will deliver a new level of luxury living in Preston.

The high-spec homes have been designed with tenants' wishes firmly in

mind, maximising their appeal.

An ideal property investment for those looking to capitalise on the strong demand for rental homes in Preston.



**Below
market
value**



**6% net
assured for
2 years**



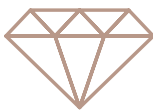
**City centre
location**



**Fully
managed**



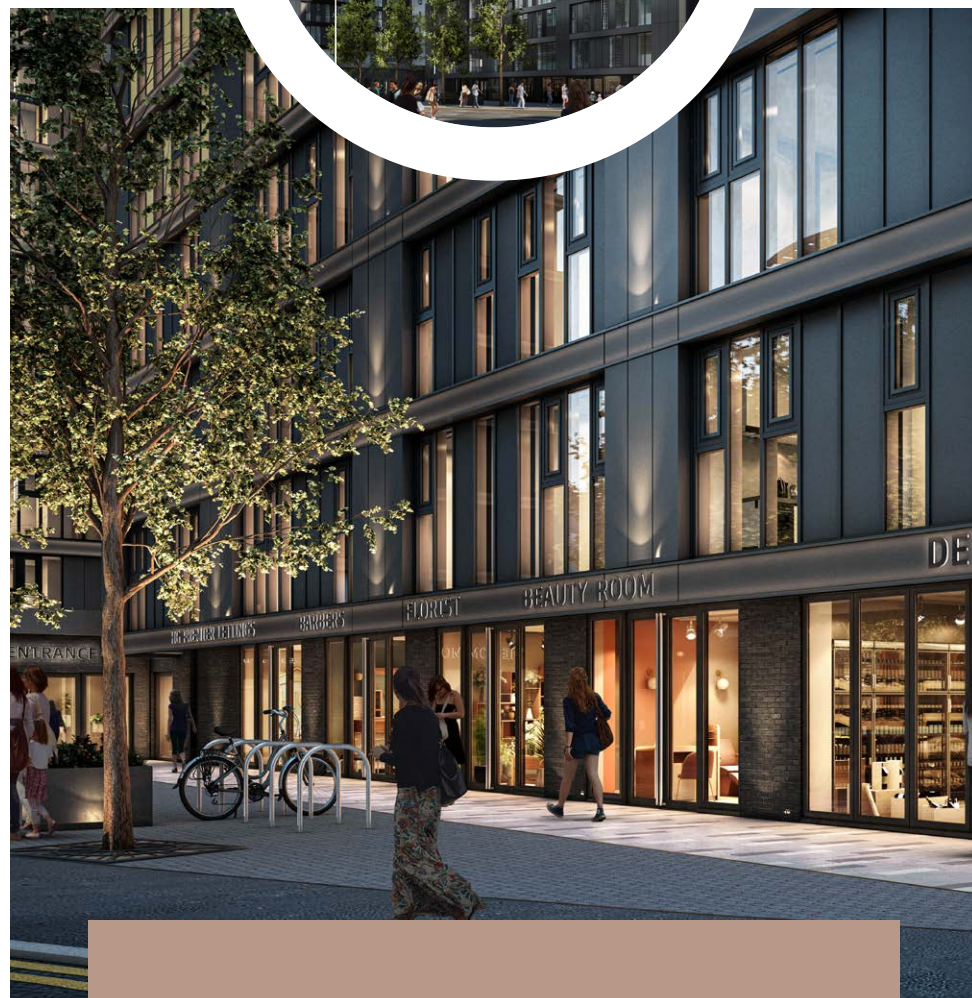
**Only 25%
deposit needed**



**Wealth of
facilities**

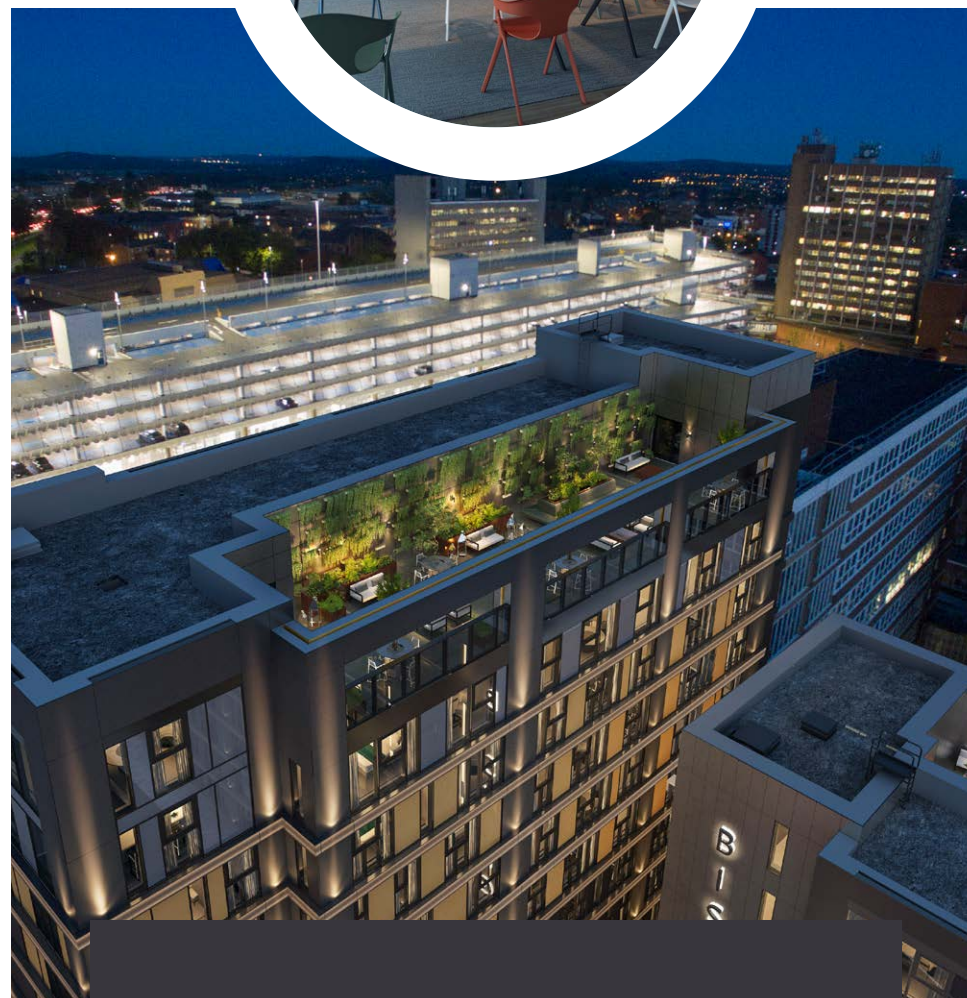


**Completion
this year**



Neighbourhood creation

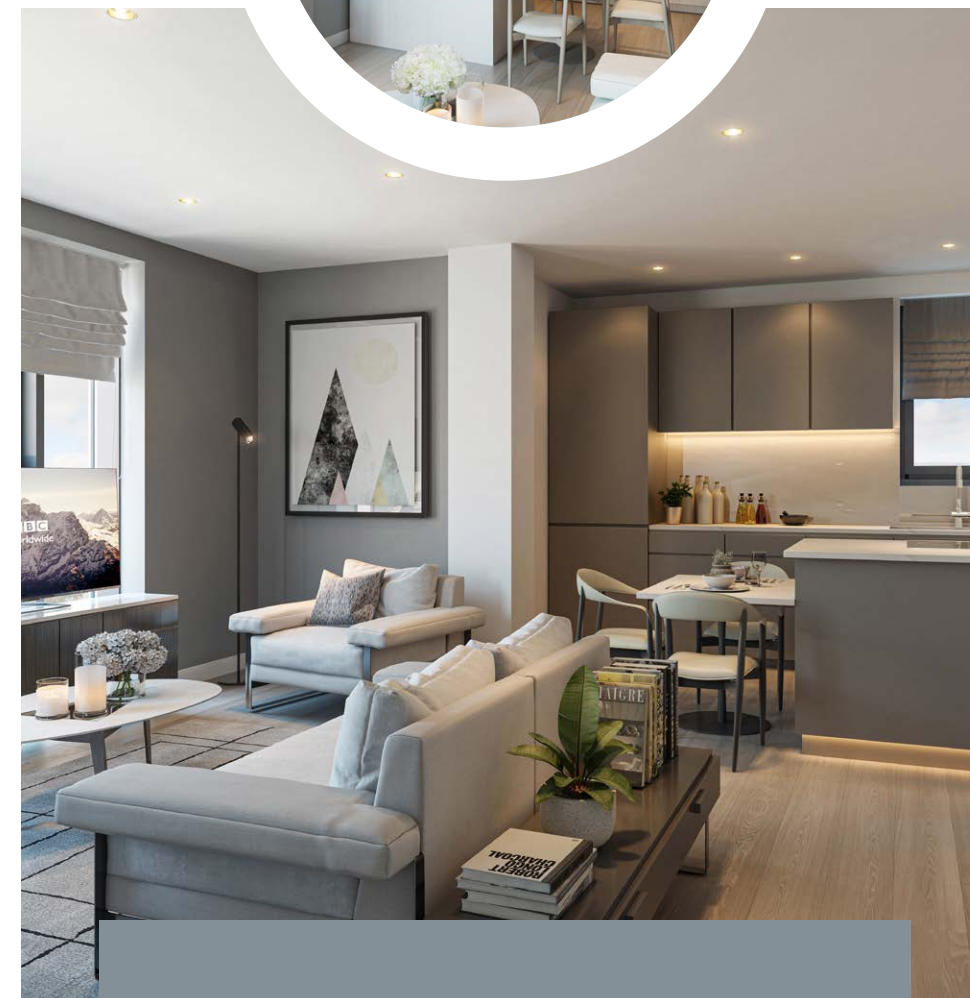
Bishopgate Gardens is about more than just a building – it's about creating a neighbourhood. Seven retail units overlook the welcoming plaza, with a florist, barbershop and deli already signed up.



Stunning spaces

Facilities include a stylish lounge area, coffee pod café, shared working space and show-stopping rooftop gardens on the eighth and eleventh floors.

The rooftop gardens will deliver breathtaking city views, with a modern planting scheme and green wall providing year-round interest.



Homes made for happiness

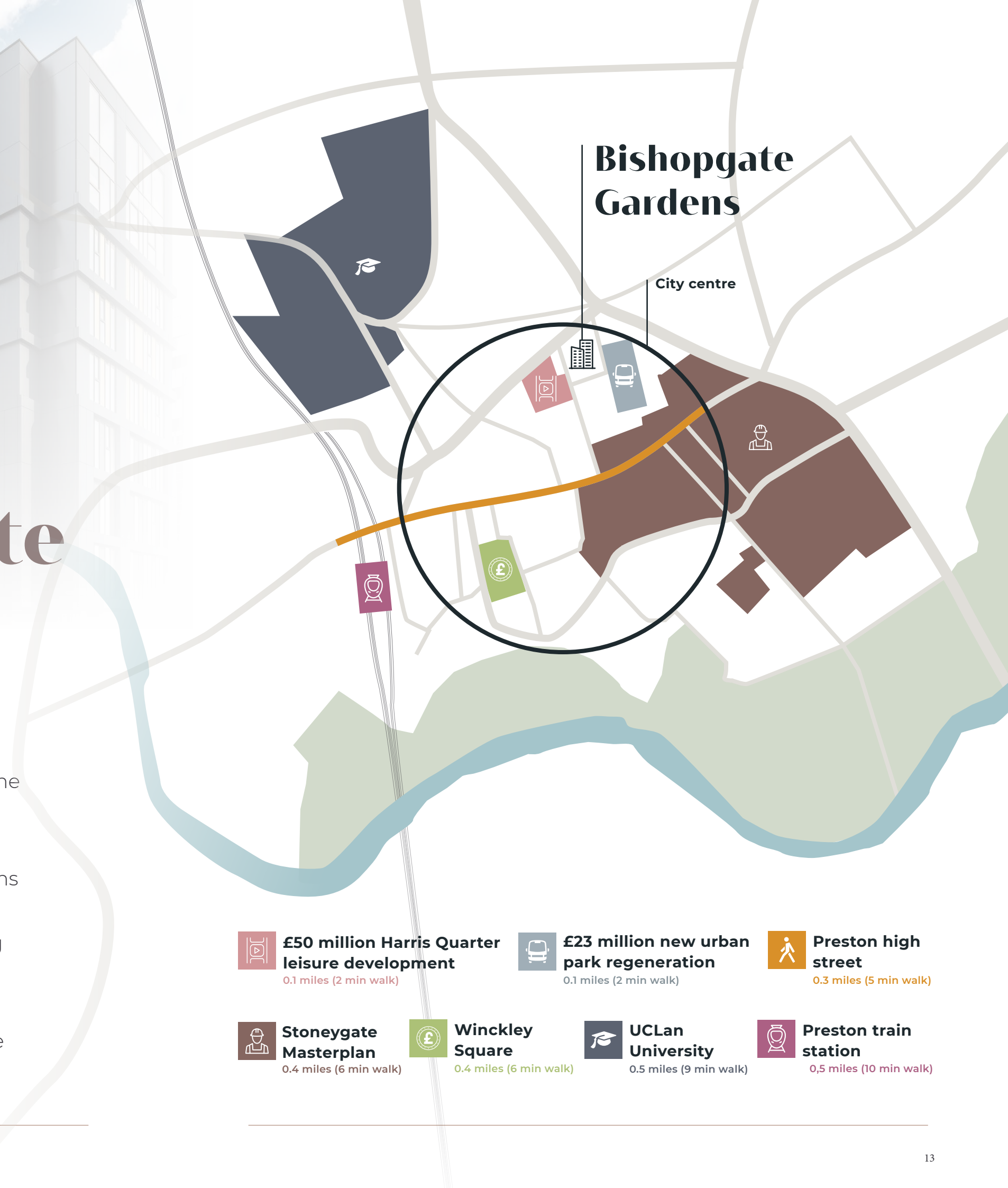
The generous ceiling height and floor-to-ceiling windows create luxurious, light-filled apartments. Bold colour palettes and designer kitchens and bathrooms add to the sense of luxury that

Bishopgate Gardens delivers.

The superior design and facilities will create significant demand from Preston's large community of renters.

Discover Bishopgate Gardens

Preston is well positioned as one of the closest major cities to Liverpool and Manchester, which are less than an hour's drive away. Bishopgate Gardens will benefit from Preston's rapid regeneration schemes. It is providing tenants with excellent living space in the city centre, while investors enjoy a key opportunity to capitalise on the city's growth and success.



Bishopgate Gardens

City centre



**£50 million Harris Quarter
leisure development**

0.1 miles (2 min walk)



**£23 million new urban
park regeneration**

0.1 miles (2 min walk)



**Preston high
street**

0.3 miles (5 min walk)



**Stoneygate
Masterplan**

0.4 miles (6 min walk)



**Winckley
Square**

0.4 miles (6 min walk)



**UCLan
University**

0.5 miles (9 min walk)



**Preston train
station**

0.5 miles (10 min walk)

Local Regeneration

A city with a bright future

Since Preston gained city status in 2002, it has benefited from major investment. At present, the Preston City Deal is overseeing the investment of £434 million into local transport infrastructure and public realm projects.



£50 million Harris Quarter development

The ambitious £50 million, 160,000 sq ft Harris Quarter Leisure Scheme includes the construction of a landmark cinema, bowling alley, restaurant and car park complex. Just 0.2 miles from Bishopgate Gardens, the Harris Quarter Leisure Scheme will also deliver public realm enhancements and will benefit both investors and residents hugely.

This will complement the already refurbished 140-year-old market, which has seen £5 million spent on regeneration already. This has included the restoration of the market and the 1875 Market canopies, completed in 2016, and the building of a new market hall beneath the canopies, completed in 2018.

£23 million new urban park regeneration



Following the stunning brutalist renovation of Preston's bus station, a new neighbourhood is springing up around the £23 million, Grade II-listed building. A major part of that is an extensive urban park just moments from the doorstep of Bishopgate Gardens, providing some lovely views. The four areas of formal lawn, public seating and a major tree-planting initiative will create a lush green space that doubles as a venue for local outdoor events.

£200 million UCLan masterplan

A huge investment scheme is underway to transform the UCLan through the delivery of a fully integrated city centre campus.

These world-class facilities will enhance the city's academic offering while creating additional employment and nurturing future talent, all in close proximity to Bishopgate Gardens.



2.6 million sq ft. Stoneygate urban village



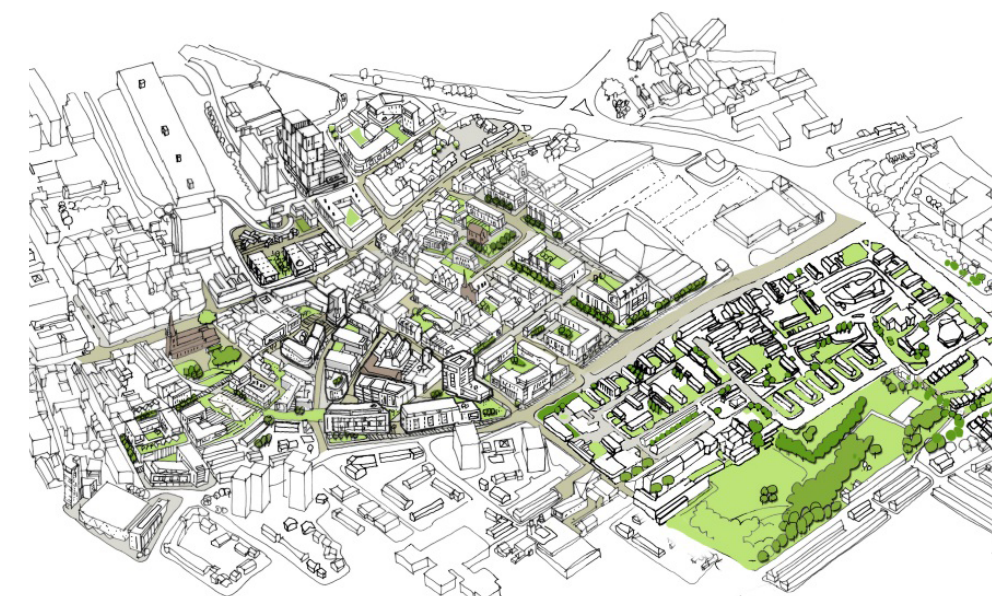
Work on the 2.6 million sq ft Stoneygate urban village project is due to start in 2021. One of the largest regeneration opportunities in Preston, the 15-year scheme will create a new, vibrant neighbourhood in the city centre.

Urban greenspace, landmarks, new and existing businesses and cultural heritage will all feed into the neighbourhood creation work, with creative industries, cafes, micro businesses and new homes creating a distinctive feel to the area.

"The area clearly has the potential to develop as a location of interest, to creative industries, micro business and other entrepreneurs."



Visit Preston



Property Market



There’s plenty of potential to grow your capital in Preston.

Welcome to the UK’s fastest rising property prices

Savills projects house price rises of 27.3% for the North West over the five years to 2024 – a higher rate than any other UK region.

“New housing is needed to help address current and future housing needs, support the local economy and ensure the sustainability of the area.”

Preston City Council

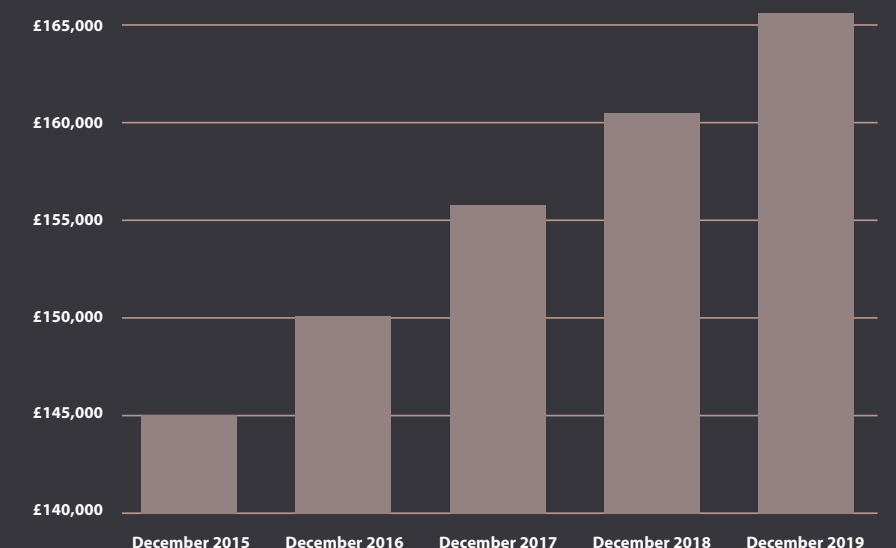
Five-year house price forecast, September 2020

	H1 2020 (actual)	H2 2020	2021	2022	2023	2024	5-years to 2024
London	3.7%	1.5%	0.0%	1.0%	4.0%	2.0%	12.7%
South West	2.3%	3.5%	0.0%	2.5%	5.0%	3.0%	17.3%
East of England	2.3%	3.5%	0.0%	2.5%	5.0%	3.0%	17.3%
South West	1.3%	3.0%	0.0%	3.0%	5.5%	3.5%	17.3%
East Midlands	1.5%	1.5%	0.0%	5.0%	7.5%	5.5%	22.6%
West Midlands	0.7%	1.5%	0.0%	5.0%	7.5%	5.5%	21.7%
North East	0.3%	0.5%	0.0%	5.5%	8.0%	6.0%	21.7%
North West	3.9%	0.5%	0.0%	6.0%	8.0%	6.5%	27.3%
Yorkshire & The Humber	1.8%	1.0%	0.0%	5.5%	8.0%	6.0	24.1%

Those projections follow significant property price rises in the North West over recent years, with figures from the Office for National Statistics showing an increase of £21,000 in the median property price paid between 2015 and 2019.

Preston has some of the best value for money investment opportunities in the North west and is arguably one of the cities with the highest growth potential.

With strong rental demand and impressive capital growth potential, Preston offers some of the best value for money in the North West. This is particularly the case for centrally located homes such as Bishopgate Gardens, which ties some of the best value in the city in with arguably some of the highest growth potential in the region.



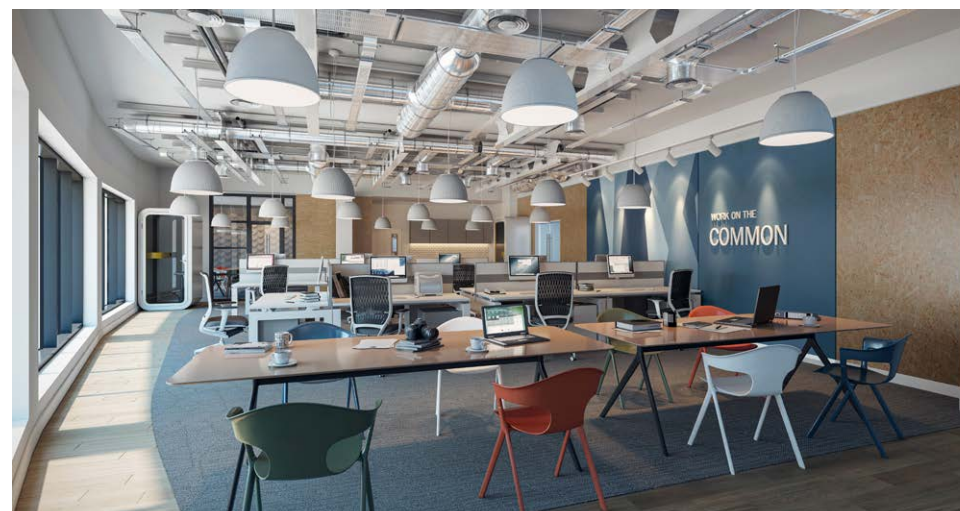
Financials

1 Bed

ROI 59%

Your 5 year investment scenario

1 Bedroom apartment from	£120,500
5 year NET rental income	£37,830
Conservative 5 year capital uplift *	£36,151
Exit sale price at year 5	£156,651
Combined total profit	£73,981
Total Return on investment	59%
Total annualised return on investment	12%



*capital growth based on JLL and Savills 2019/2020 report

2 Bed

ROI 52%

Your 5 year investment scenario

2 Bedroom apartment from	£178,500
5 year NET rental income	£43,293
Conservative 5 year capital uplift *	£53,551
Exit sale price at year 5	£232,051
Combined total profit	£96,844
Total Return on investment	52%
Total annualised return on investment	10%



Why Fabrik Invest?

There are plenty of property investment companies around, so why should you choose Fabrik Invest?
What makes us different?

In short, it's our approach. We deliver an ethical, integrity-led service from the outset. That means being very selective about the developers with whom we work and the properties that we offer. We work hard to provide sustainable buy-to-let investments that minimise their impact on the environment and that consider the needs of all those involved in the property, from those purchasing homes to those renting them.

When it comes to our investors, we want to deliver an outstanding experience at every point. That means insurance protected deposits, asset-backed properties and a lifetime after sales support service.

Our commitment to delivering property investment with a difference means that we commit to principles such as those mentioned above for each and every development.

- Asset-backed properties
- Prime locations for capital growth and rental demand
- Highest quality builds, with an emphasis on sustainability
- Fully managed
- Lifetime after sales support
- Insurance protected deposits
- Integrity and ethics as standard

Fabrik is a knowledge-based consultancy. Our property partners are experts in their particular fields and include a team of financial advisors, tax specialists and independent legal professionals. Both Fabrik and our partners are here to help you every step of the way in building your property portfolio.



For more information please call or visit:

Fabrik Invest – Head Office Address:

New Broad Street House, 35 New Broad Street,
Central London, EC2M 1NH. Next to Liverpool Street Station.

Cape Town Address:

Dock Road Junction, Corner of Stanley & Dock
Road, Waterfront, Cape Town, 8001.

www.fabrikinvest.com

020 8175 9891



fabrikpropertygroup



@FabrikProperty



fabrikpropertygroupUK



@fabrik.property.group



fabrik-property-group-ltd