



# KINGSWAY SQUARE

LIVERPOOL'S MOST EXCITING  
NEW LANDMARK



A NEW LANDMARK



# KINGSWAY SQUARE

INTRODUCING LIVERPOOL'S  
MOST EXCITING NEW  
RESIDENTIAL DEVELOPMENT:  
KINGSWAY SQUARE

SOURCED DEVELOPMENT GROUP IS PROUD TO INTRODUCE A LANDMARK LUXURY  
RESIDENTIAL DEVELOPMENT OFFERING STUNNING VIEWS ACROSS LIVERPOOL'S FAMOUS  
CITY SKYLINE AND SURROUNDING ROOFTOPS

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BUILT TO VERY HIGH STANDARDS - KINGSWAY SQUARE  
OFFERS STYLISH AND CONTEMPORARY LIVING TO A NEW GENERATION  
WITHIN MINUTES FROM THE HEART OF LIVERPOOL CITY CENTRE



A STYLISH  
CONTEMPORARY  
RESIDENCE IN  
THE HEART OF  
THE CITY





KINGSWAY SQUARE



KINGSWAY SQUARE

DESIGNED FOR LIVING

KINGSWAY SQUARE -

A PERFECT BLEND OF INTELLIGENT DESIGN

PREMIUM MATERIALS AND A COLLECTION

OF STUNNING ORIGINAL FEATURES



TURYAP  
UK





KINGSWAY SQUARE

## LUXURY INTERIOR

KINGSWAY SQUARE -

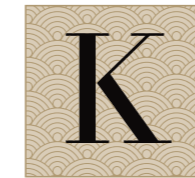
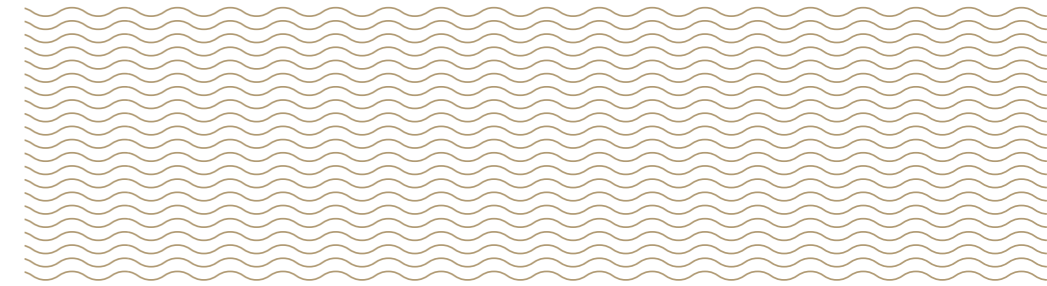
BEAUTIFUL SPACES COMBINING TRADITION WITH CONTEMPORARY STYLE  
ENJOY FABULOUS DECOR - BESPOKE SURFACES - DISTINCTIVE FEATURES  
AND LUXURY INTERIOR DESIGN



**TURYAP**  
UK

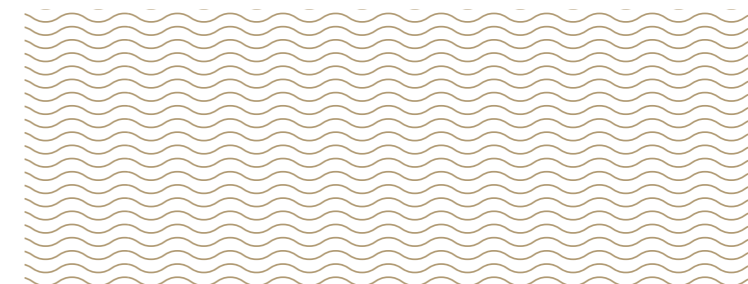






**KINGSWAY SQUARE -  
LIVERPOOL'S NEW LANDMARK**

BRINGING A NEW DIMENSION  
TO INNER CITY LIVING  
IN A WORLD CLASS  
INTERNATIONALLY  
RECOGNISED CITY





DEVELOPMENT PROFILE



# KINGSWAY SQUARE

452 SEPARATE LUXURY APARTMENTS

60

Luxury  
2 Bedroom  
Apartments

162

Luxury  
1 Bedroom  
Apartments

230

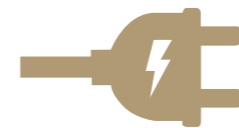
Luxury  
Studio  
Apartments

2

1300sq. ft.  
Retail  
Outlets

80

Dedicated  
Car Park  
Spaces



Electric  
Vehicle  
Charging Points

KINGSWAY SQUARE



TUR YAP  
UK

## THE PERFECT LOCATION

Liverpool is well known as the place where smart, creative and friendly people come together. It's one of Europe's most welcoming and friendly locations. Famous for its music, fashion and culture; its actors, comedians, producers and writers; its songs, films and sports. Liverpool is also home to the fastest supercomputers; the top ranked university computer science department and world-class facilities for the research and development of immersive technologies; artificial intelligence and industrial digitisation.

## WHY LIVERPOOL

Liverpool City Region continues to change and attract investment. Over the last decade alone, the City has attracted over £5 billion of physical investment. The scale and quality of the city's transformation has been of international significance. There are no plans to stop and exciting opportunities have been identified to sustain the momentum.

## THE AREA

Over the next decade Liverpool will deliver some of the UK's largest and most ambitious development and infrastructure schemes. Liverpool2 deep water port terminal (phase 2), Liverpool Waters, Wirral Waters, New Royal Liverpool University Hospital and Health Campus, and the transformation of North Liverpool - Ten Streets, these projects and other planned developments have a development value in excess of £15 billion, presenting massive opportunities for investment and a truly inspirational area to live and work in.

## CONNECTIVITY

Kingsway Square is located just 4 minutes from Princess Dock on Liverpool's famous water front.

Liverpool Airport is 9.2 miles away with easy access to the M62 Motorway (5.5 miles), M53 Motorway (6.2 miles), M57 Motorway (12 miles) and the M58 Motorway (6.5 miles)



## MAJOR CONNECTIONS

Liverpool Airport	9.2 miles
M62 Motorway	5.5 miles
M53 Motorway	6.2 miles
M57 Motorway	12 miles
M58 Motorway	6.5 miles
Birkenhead Ferry Terminal	5.1 miles

## TRANSPORT

01. Moorfields Station
02. James St. Station
03. Lime St. Station
04. Central Station
05. Liverpool ONE Bus Station
06. Queensway Tunnel Entrance
07. Kingsway Tunnel Entrance

## RETAIL

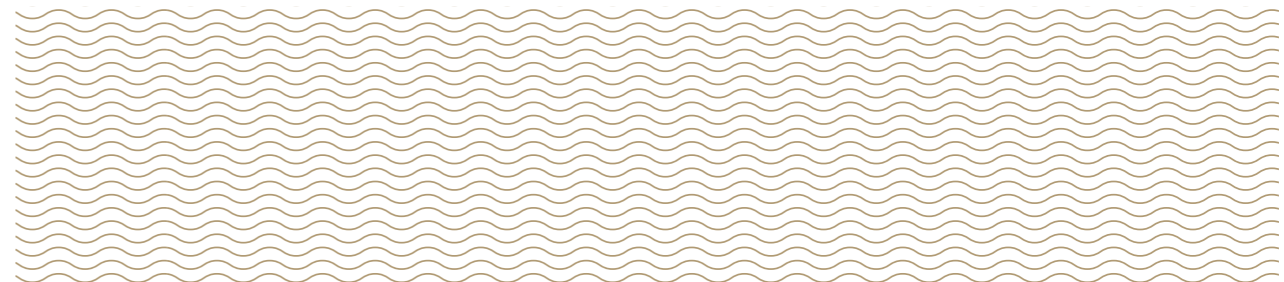
08. Liverpool ONE
09. Tesco Express
10. Metquarter Shopping Centre
11. Costco
12. St John's Shopping Centre
13. Bold St. Restaurant District
14. Church St. Shopping Area
15. Cavern Quarter
16. John Lewis
17. Lord St. Shopping Area
18. The Liver Building
19. L1 Bars & Restaurants
20. Duke Street Market

## PLACES OF INTEREST

21. Liverpool World Museum
22. Western Approaches
23. Museum of Liverpool
24. St George's Hall
25. Beatles Museum
26. Central Library
27. Walker Art Gallery
28. Empire Theatre
29. Playhouse Theatre
30. Liverpool Waterfront
31. Albert Dock
32. Cavern Club
33. Bluecoat Chambers



THE  
KINGSWAY SQUARE SITE  
AND THE  
SURROUNDING  
AREAS



# APARTMENT AND BUILDING SPECIFICATIONS

## BEDROOM

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- Wardrobe Laminate finish
- Window blinds

## KITCHEN

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- Remo high gloss handle-less style Kitchen
- CDA fan assisted oven
- CDA Hob and extractor fan
- Stainless Steel backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer tap
- Dishwasher and washer dryer (1 & 2 beds)

## INTERNAL FINISHES

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- Painted matt emulsion finish ceiling
- Painted matt emulsion finish walls
- Gloss finish skirting boards
- Oak veneer internal doors with chrome fittings
- Chrome ironmongery

## LIGHTING

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- Recessed dimmable LED spotlight to all bedrooms
- Suspended pendant light to dining table

## ELECTRICAL & COMMUNICATION

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- Telephone points to living area and principal bedroom
- TV points to living area and principal bedroom
- WiFi points
- Fibre optic system pre-wiring to all TV points
- Contemporary white switchplates and sockets
- Fob for main entrance, lift, and car parking
- CCTV entrance system in all apartments with automated door entry
- CCTV in all communal areas and car park
- Smoke detectors in all apartments and communal areas

## BATHROOMS

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- Contemporary Ideal Standard Contour style ceramic fittings
- Chrome wall mounted shower head
- Chrome heated towel rail to all bathrooms and en suites
- Integrated ceramic floor and white contemporary wall tiles with mosaic tile detailing
- Fitted vanity integrated sink unit
- Integrated bathtub to all bathrooms
- Glass shower screen
- Integrated slim line white acrylic shower tray to all en suites

## FLOORING

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- Hallway, living rooms and kitchens
- laminate flooring - Grey Oak. Supreme
- Bathrooms and en-suites - tiled floors - Anthracite Grey
- Fully carpeted bedrooms - Medium Taupe

## EXTERNAL / COMMUNAL

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- Double glazing
- Cycle storage
- Bin store
- Extensive landscaped gardens, shrubs and mature trees

## PARKING

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- Secure parking available
- 80 separate parking spaces
- Electrical vehicle charging points

## HEATING

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- Panel radiators
- Heated towel rails to bathrooms and en-suites





# KINGSWAY SQUARE

## FACT SHEET

- £2000 Reservation fee
- 10% Pre Construction discount
- 8% Rental return
- 30% Deposit on exchange
- Full deposit protection in place
- 70% On completion
- 3% Interest on deposited funds
- Free Legals up to £1,000 if exchanged within 28 days
- £5000 Discount on car parking spaces
- First Block due for completion Q3 2022
- 250 Year leasehold
- Long-standing management company
- Experienced construction company
- Superb location
- 4 Minute walk to city centre
- Electric vehicle charging points
- 80 Car park spaces
- Free Furniture Pack



## CREATORS AND COLLABORATORS

- Amazing attractions and quality of life
- Future-proofed talent pipeline
- Modern infrastructure and global networks
- Europe's most welcoming, business-friendly location



**6 Million**  
WORKFORCE IN ONE HOUR



**58,000**  
STUDENTS IN EACH YEAR



**20 Billion**  
OF INVESTMENT OPPORTUNITIES



**High quality**  
COST COMPETITIVE AND LOW RISK



**30,000**  
GRADUATES EVERY YEAR



**Strong asset class**  
HIGHER INVESTMENT RETURNS



**Multiple connections**  
10 MOTORWAYS WITHIN 10 MILES

# LIVERPOOL - SMART, CREATIVE, CONNECTED AND FUN



## SHOPPING, RESTAURANTS & ENTERTAINMENT BY THE WATERFRONT

Liverpool is home to the magnificent Liverpool ONE.

A 42 acre retail paradise that provides a shopping, dining and entertainment experience like no other at the regions biggest leisure complex.

From high street to high end, you can find the ultimate in retail therapy as well as something to suit every taste and budget.

As well as shops, you can enjoy some of the city's top restaurants and bars. Tuck into cuisines from around the world, raise a glass in a rooftop bar, sip on your favourite cocktails or enjoy a game of ping pong with your pizza. At Liverpool ONE, the options are almost endless.

Close to the iconic Liverpool waterfront, the atmosphere flows straight from the heart of the city. And being so central means it's easy to reach by train and bus, and if you're travelling by car, there's over 3,000 parking spaces spread across three sites.

This part of town is a unique experience and has become a sought after destination in it's own right. With a host of stores and designer boutiques all major high end brands are represented from Hermés, Kurt Geiger, Gucci, Ted Baker, Louis Vuitton, Armani, Harvey Nichols, All Saints, Selfridges and more.

Liverpool ONE has significantly boosted the local economy as well as lifted Liverpool into the top five most popular retail destinations in the UK.

## A WORLD CLASS CITY WITH WORLD CLASS CONNECTIONS

Liverpool John Lennon Airport is one of the UK's major regional airports and plays an important role both as an international gateway and as a major driver of the local economy flying to 70 destinations across the world.

The Airport has seen growth in passenger numbers of over 25% since 2014 with 5 million passengers per year now choosing to use Liverpool and has the potential to further enhance its economic and social impact across the region.

Building upon its recent success, the Airport has ambitious plans to serve more destinations including long haul, with passenger forecasts indicating the potential to grow passenger numbers to 7.8 million by 2030. These increases will require a planned investment of around £100m over the next 10 years, in a proposed expansion of the terminal building, additional car parking, passenger facilities including hotels, retail, food and drink services and a potential extension of the runway.

The increase in passenger throughput and investments in the Airport's physical infrastructure has a potential to increase total annual GVA impact to £625 million, and will enable it to support over 12,000 jobs across the City Region by 2030, benefitting the wider Northern Powerhouse too.

Liverpool John Lennon Airport's stated vision is to:

- Be the region's Airport of choice for business and leisure for travellers from across the North West and North Wales;
- Increase the number of destinations served to in excess of 70 worldwide.



# SOURCED

DEVELOPMENT GROUP

Sourced Development Group is a privately owned business, combining property expertise with an unrivalled track record.

Sourced Development Group has grown to become one of the most forward thinking, progressive and reputable property investment, funding and development companies in the UK.

Specialising in commercial and residential development sectors, Sourced own and manage developments from start to end, ensuring high standards and world class quality at every stage.

Sourced Development Group have a vast array of in-house expertise completing over £492,000,000 of property development with a proven track record of performing. We pride ourselves on a combined 250+ years development and investment experience.

Sourced Development Group are focused on delivering exciting properties which provide capital growth opportunities to clients who include private individuals, corporate and institutional property investors.





COMPLETED DEVELOPMENTS FROM THE SOURCED TEAM



HQ, NICHOLAS STREET, CHESTER  
MIXED USE DEVELOPMENT - GDV £35M



ISLINGTON - LIVERPOOL  
STUDENT ACCOMMODATION - GDV £75M



JARROM STREET - LEICESTER  
STUDENT ACCOMMODATION - GDV £12M

KINGSWAY SQUARE





COMPLETED DEVELOPMENTS FROM THE SOURCED TEAM



THE REACH - LIVERPOOL  
RESIDENTIAL ACCOMMODATION - GDV £25M

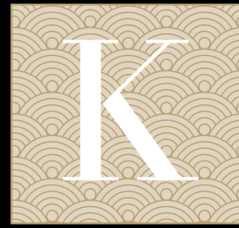


MERE GOLF - KNUTSFORD  
COMMERCIAL - GDV £12M



HOWARD GARDENS - CARDIFF  
NEW BUILD STUDENT ACCOMMODATION - GDV £20.74M





# KINGSWAY SQUARE



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