

STYLISH

CITY

LIVING

TITHEBARN ST

SILKHOUSE

COURT, LIVERPOOL



TITHEBARN ST
SILKHOUSE
COURT, LIVERPOOL

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TITHEBARN ST
SILKHOUSE
COURT, LIVERPOOL

Silkhouse Court is the latest residential development from **Fortis Developments**, in association with **Elite City Living**. Situated in the heart of Liverpool, one of the UK's strongest emerging residential markets, the development is perfectly located between the modern business district and the city's famous tourist landmarks.

Silkhouse Court is comprised of 193 stunning residential units, from large studios up to spacious 2 bedroom apartments, spread over 15 floors with views over the city centre and the River Mersey. All apartments are furnished with the highest quality fixtures and fittings and will be finished and decorated in an attractive contemporary style.

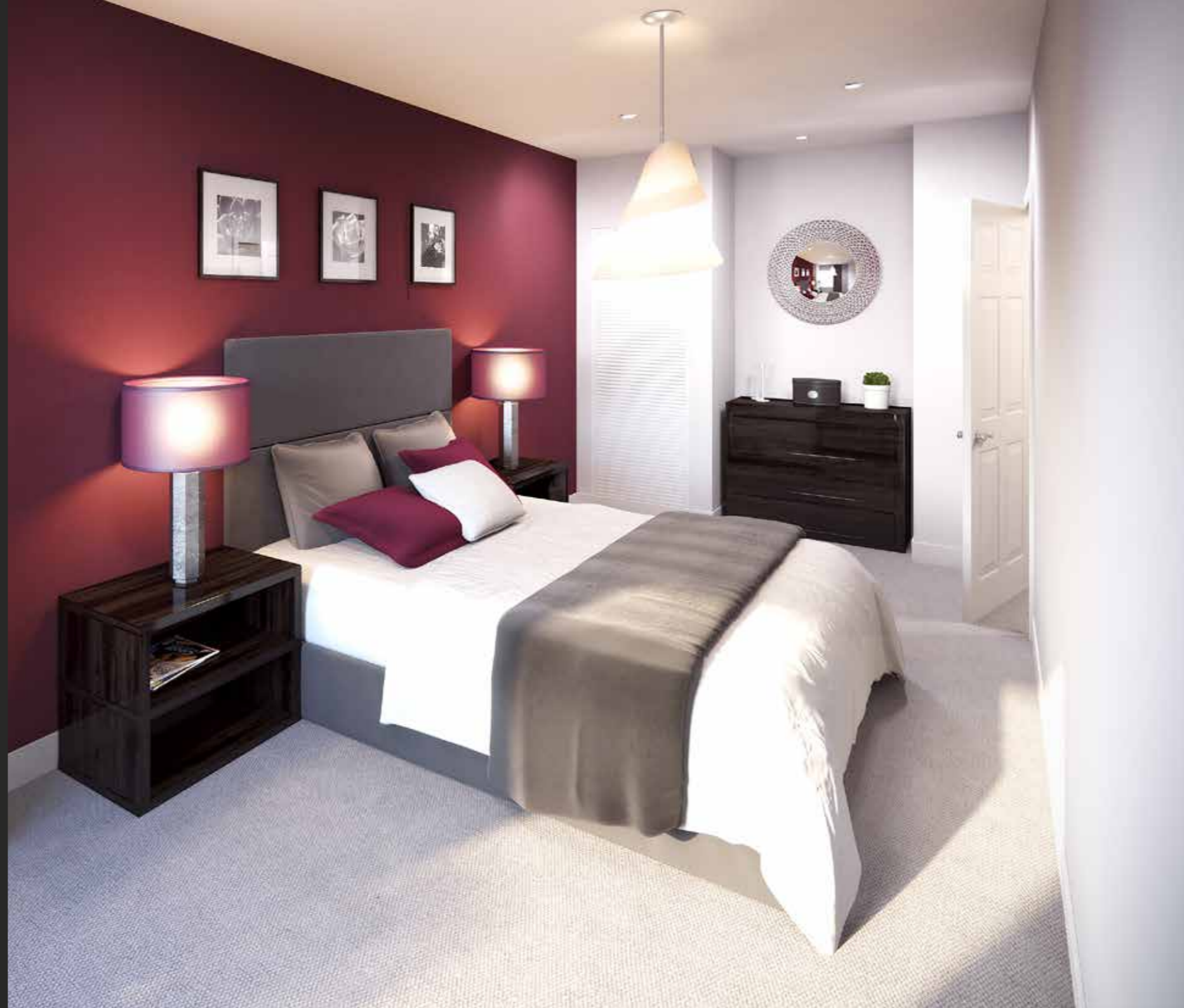
Residents of this superb development will be able to enjoy the state-of-the-art, on-site gymnasium and convenient concierge service. In addition, secure car parking and bicycle storage facilities are provided, which are extremely valuable additions to any city centre property.

Silkhouse Court is located squarely in Liverpool's business district but residents will also be very close to the local parks and green spaces, such as the beautiful St. John's Gardens.

The city's leisure areas are also within reach. The revitalised Albert Dock, part of the Liverpool's UNESCO Maritime Mercantile City World Heritage Site, is just a short walk away, as are all the local bars and restaurants.

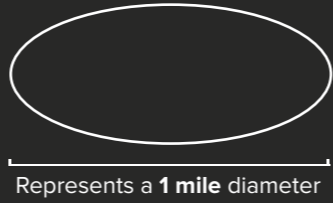
**EXPECTED
NET RETURNS
OF CIRCA
5.75%**

Any financial information provided in this document is intended as a guide and does not constitute a contract.



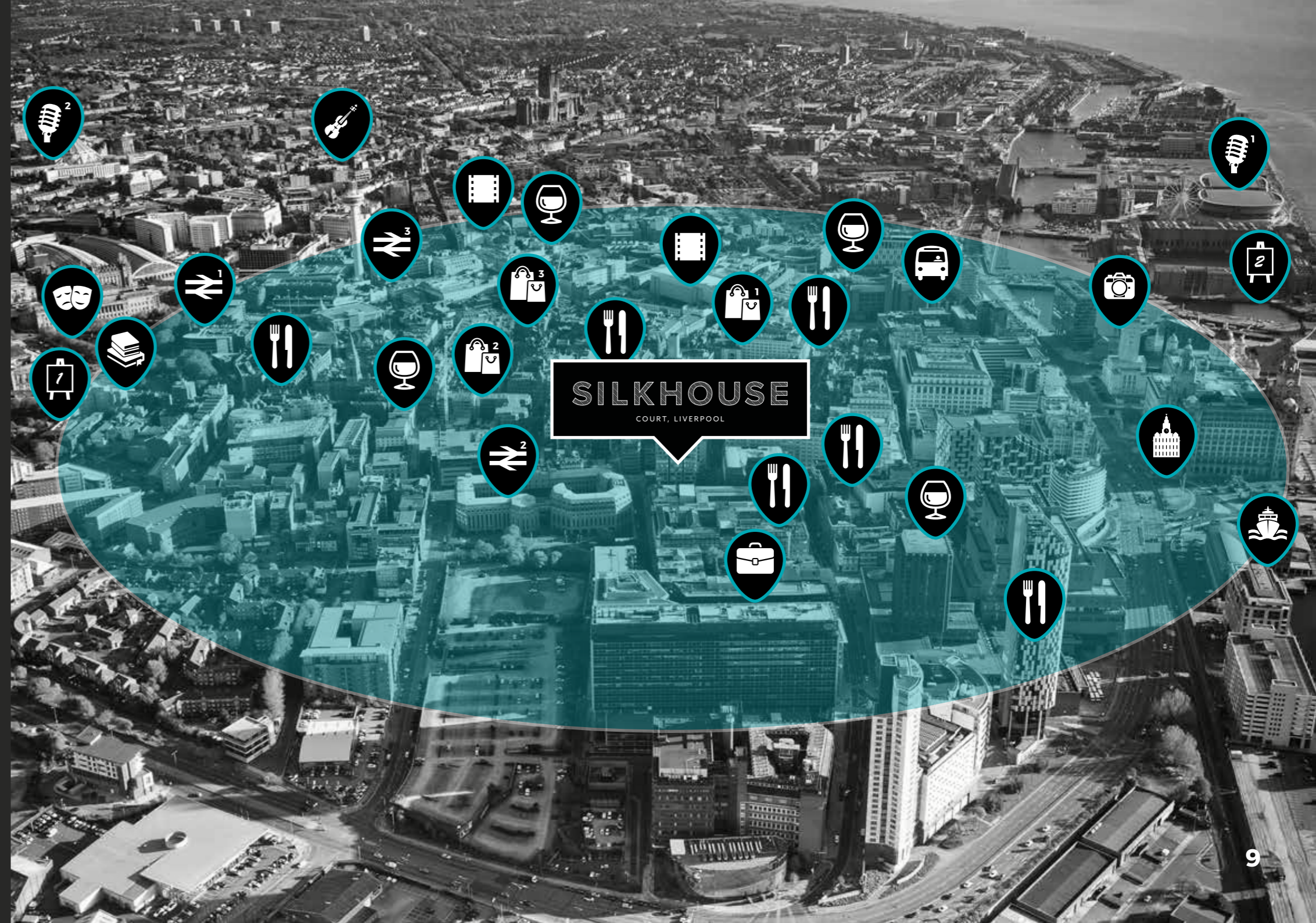
PURCHASE PROCESS

1. Speak to your designated property consultant
2. Choose your perfect apartment and pay the deposit
3. Both sets of solicitors are instructed, with the legal documents and sales pack then sent out to you
4. 50% of the balance (less the reservation fee) is payable upon exchange of contracts
5. Remaining 50% payable upon completion of the development



LOCATION MAP

- | | | | | | |
|--|------------------------|--|----------------------|--|------------------------|
| | ROYAL LIVER BUILDING | | RESTAURANT AREAS | | ALBERT DOCKS |
| | LIME STREET STATION | | MOORFIELDS STATION | | ECHO CONCERT ARENA |
| | LIVERPOOL ONE SHOPPING | | CENTRAL BUS STATION | | EMPIRE THEATRE |
| | CENTRAL LIBRARY | | FERRY TERMINAL | | O2 CONCERT VENUE |
| | PHILHARMONIC ORCHESTRA | | BUSINESS DISTRICT | | 3D & 2D CINEMA |
| | BAR AREAS | | MET QUARTER SHOPPING | | CENTRAL STATION |
| | CHURCH STREET SHOPPING | | WALKER ART GALLERY | | TATE GALLERY LIVERPOOL |

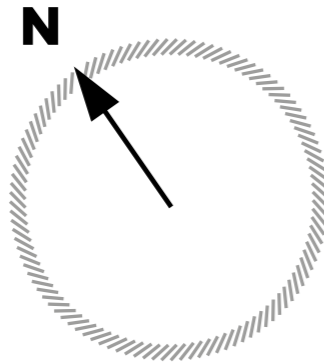


EXAMPLE 4TH FLOOR PLAN

Silkhouse Court has a host of on-site amenities, including a private gym and parking available.

This development comprises **193** apartments, divided as follows:

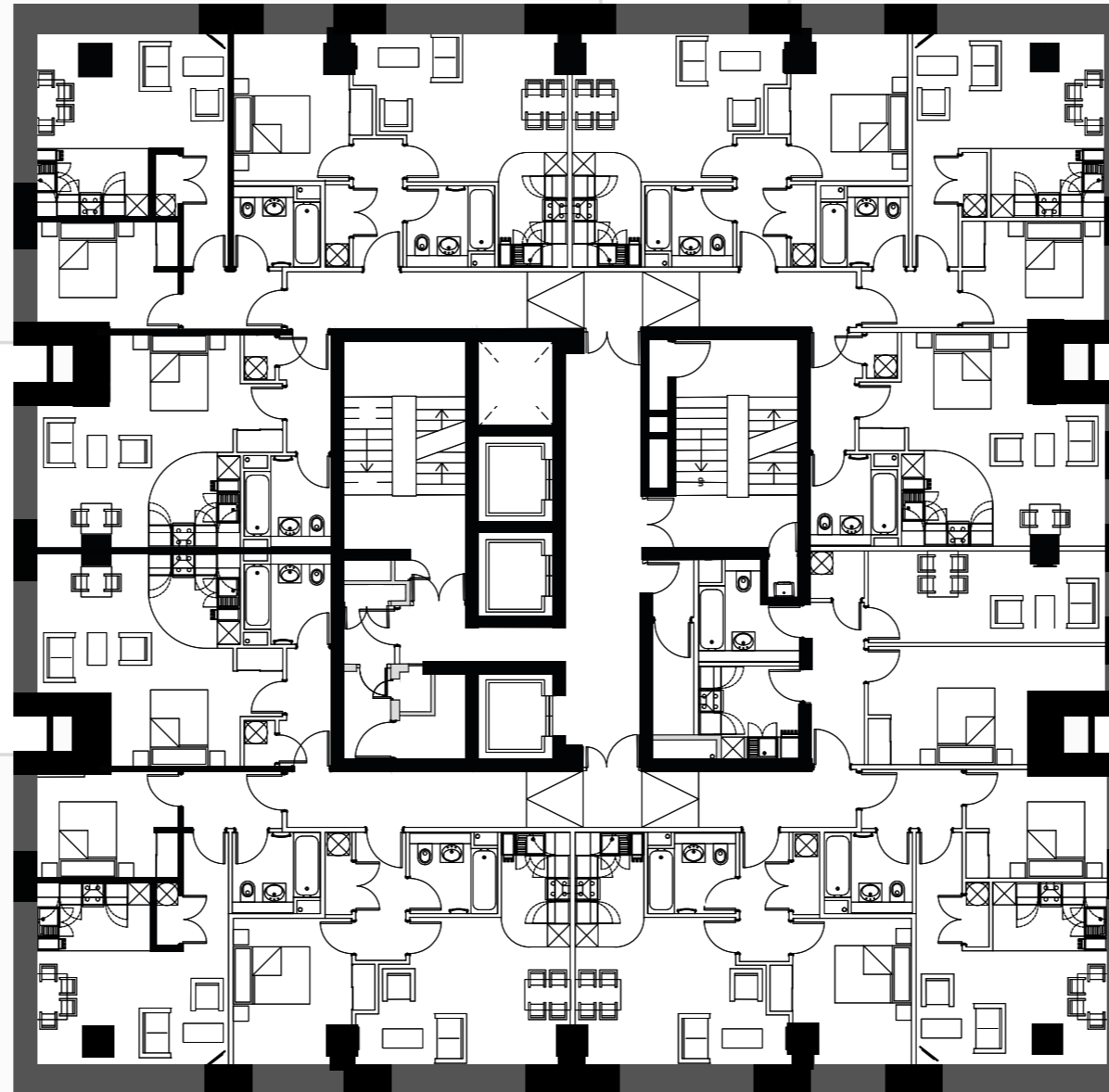
- ▣ Studio apartments x **68**
- ▣ 1 Bedroom apartments x **72**
- ▣ 2 Bedroom apartments x **53**



* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

2ND FLOOR ROOF

2ND FLOOR ROOF



2ND FLOOR ROOF

2ND FLOOR ROOF

POINTS OF INTEREST

- ▣ Albert Dock – 0.7 miles
- ▣ Liverpool One Shopping - 0.3 miles
- ▣ Echo Arena – 1 miles
- ▣ St. John's Gardens – 0.5 miles
- ▣ Metquarter – 0.5 miles
- ▣ Liverpool Ferry Terminal – 0.4 miles
- ▣ Business district – situated in
- ▣ Liverpool Lime Street Station – 0.6 miles
- ▣ Moorfields Station – 0.2 miles
- ▣ Liverpool James Street Station – 0.3 miles
- ▣ Liverpool Bus Station – 0.6 miles



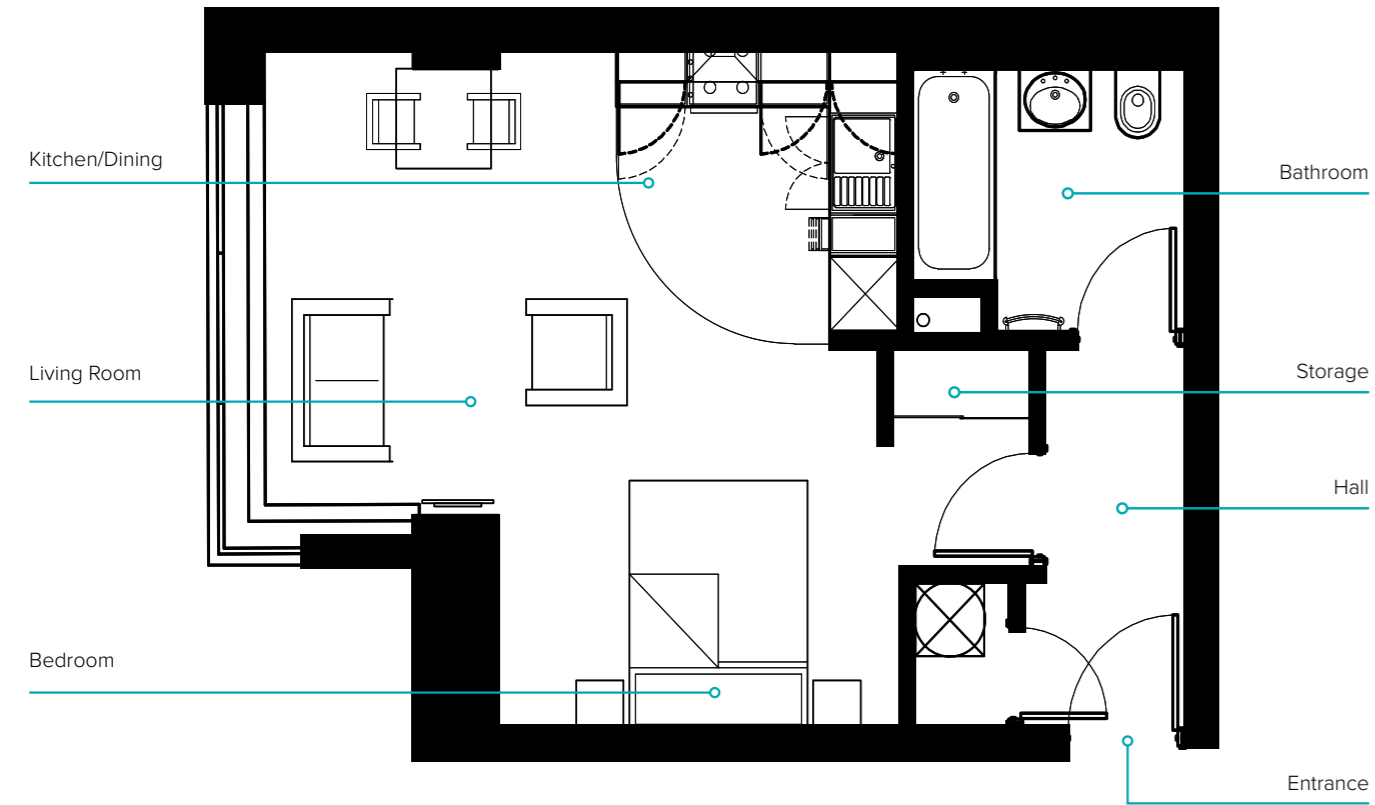
TITHEBARN STREET



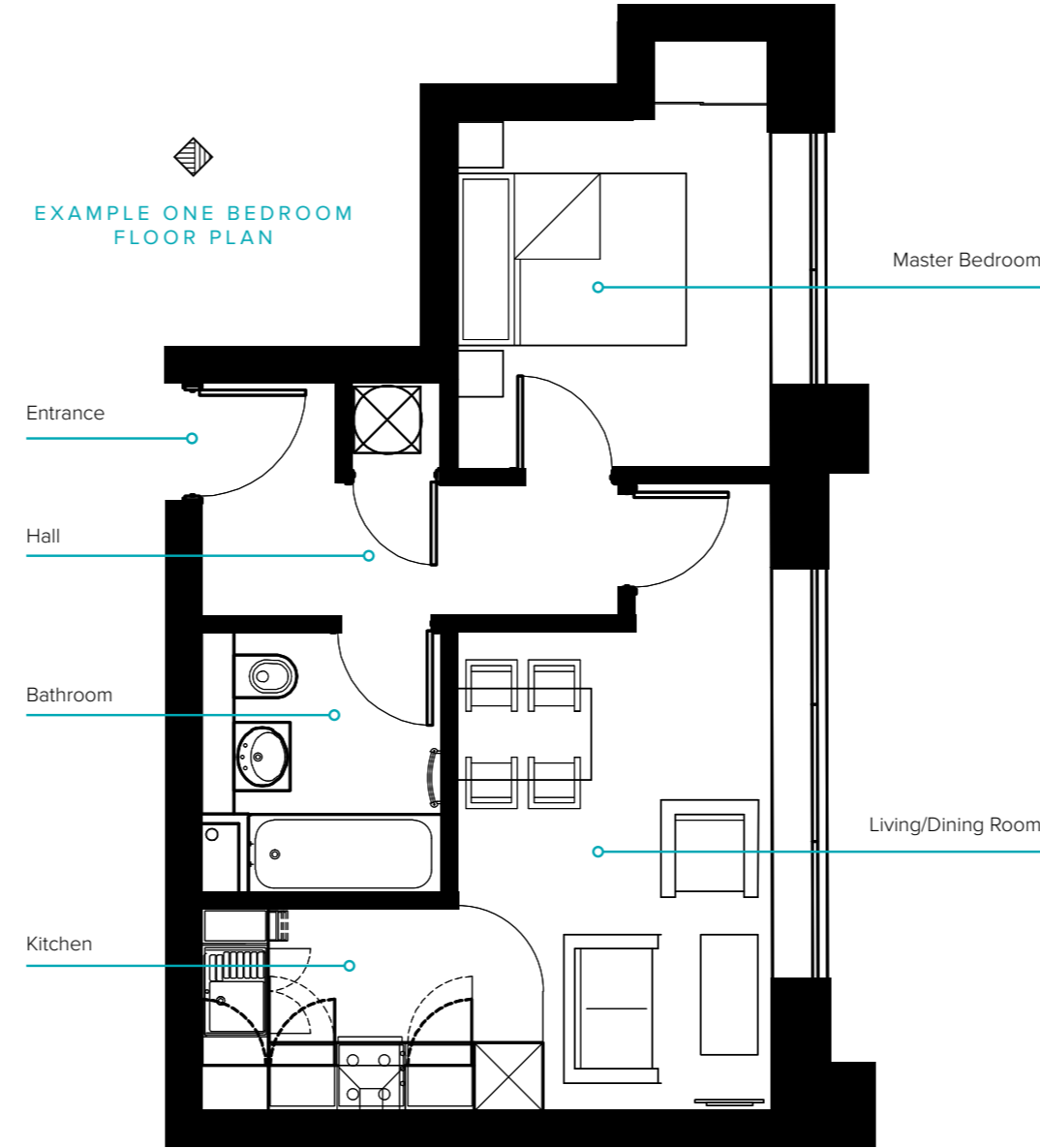
MAIN ENTRANCE

FLOOR PLANS

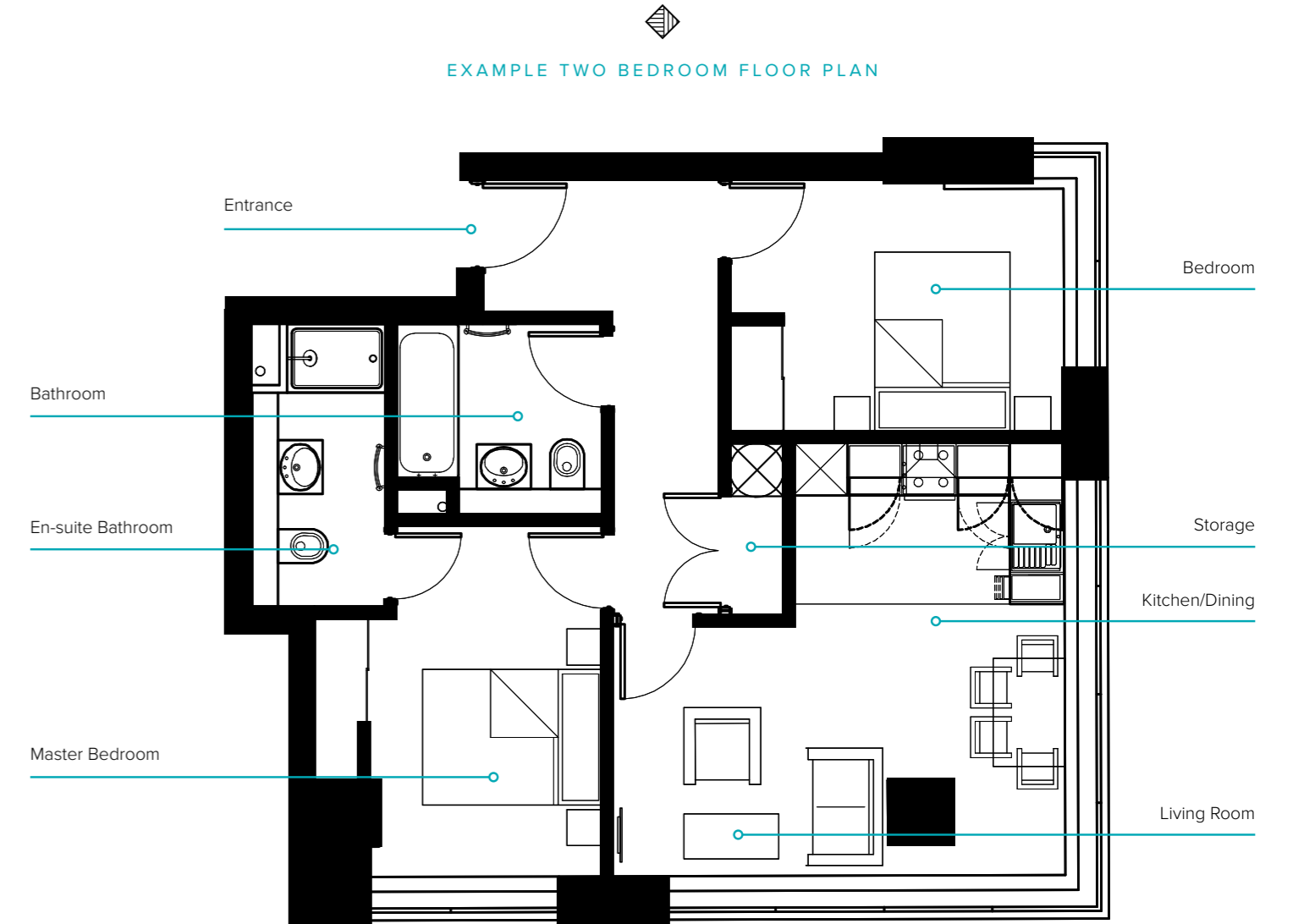
EXAMPLE STUDIO FLOOR PLAN



EXAMPLE ONE BEDROOM FLOOR PLAN



EXAMPLE TWO BEDROOM FLOOR PLAN



WHY SILKHOUSE COURT?

- Expected NET returns of circa 5.75%
- Impressive apartments in a highly desirable location
- Booming Liverpool rental market
- Unbeatable city centre location
- Close to regional and national transport links
- Built by tried and tested developers, Fortis Developments
- Fully let and managed by an experienced letting agent



INVESTMENT OPTIONS

- Studio apartments from: **£99,995**
- 1 Bedroom apartments from: **£109,995**
- 2 Bedroom apartments from: **£154,995**



**“Liverpool will see £50bn
of investment over 50
developments over the next
50 years”**

Ocean Gateway, 2016



“Property values in Liverpool
rising 5% year on year”

Rightmove, 2016

STATE OF THE ART LIVING

Silkhouse Court provides the **ultimate modern living experience**. Each apartment comes complete with beautiful, top-of-the-range furnishing and fixtures, carefully selected to complete the development. From the double bed and two piece sofa set to the 40” SMART TV, everything has been designed to ensure that residents feel at home from day one.

Residents will be provided with a number of convenient on-site amenities. The private gymnasium on the ground floor is open for all residents and the concierge service is there to make modern living simpler for the busy young professional.

Furthermore, secure car parking is available on selected apartments and bicycle storage is to be provided for all, a beneficial feature when living in a city centre where car parking is at a premium.

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ABOUT LIVERPOOL

Liverpool is one of the **largest cities in the UK**, made up of 30 wards, and has been facing out onto the Irish Sea for over 800 years. The city itself has a population of almost 500,000 people, putting it in the top 10 most popular cities in the UK, and the larger Liverpool Metropolitan Area contains over 2.2 million people. Liverpool and the larger Merseyside Economic Area make up one of the two core economies of the North West of England.

Whereas Liverpool was once neglected by successive Governments, the city is now booming once again. Since 2000, the city's economy has grown faster than that of the UK, with the population and available workforce also on the up.

Liverpool has excellent regional, national and international transport links. Trains from Liverpool stations travel all over the country, with destinations including Manchester and London, the two most important cities in the UK. In addition, Network Rail and the Liverpool City Region have agreed to partner up and invest a further £340million to make serious

improvements to the regional infrastructure. Flights from Liverpool John Lennon Airport take passengers all over Europe and the United States of America. Liverpool is also just a short journey from Manchester Airport which benefits from direct flights as far as China.

Property prices in Liverpool increased by 5% over 2015 which equates to a 6% rise over 2007 pre-financial crash prices. Between the extensive local investment and the Government's 'Northern Powerhouse' scheme, the continuing strength of the local market is not in doubt.



“Liverpool 2nd best city in the UK for rental yields”

This Is Money, 2015



Pictured is the iconic **Royal Liver Building**, one of Liverpool's 'Three Graces'. The remaining two Listed landmarks that make up the trio are the Cunard Building and the Port of Liverpool Building—all of which are situated on the River Mersey waterfront and collectively make up a UNESCO World Heritage Site.



A HISTORIC CITY

Liverpool has played a vital part in the history of the UK. There are not many modern cities which carry a heavier historical weight than Liverpool, but the city has worked extremely hard to avoid being defined by its past. The city has a **cultural, musical** and **sporting history** second to none. Liverpoolian heroes are famous around the world, and deservedly so.

Today, the old, neglected piers are being transformed into the country's premier docklands. The city's universities are responsible for world leading innovations. The city's world famous musical history is the inspiration for a new wave of creativity.

Residents of Liverpool hold their city dear, but the city is also extremely popular with tourists. People from all over the world dream of a trip to Liverpool, whether it is a Beatles pilgrimage or a trip to see one of the crucibles of the Industrial Revolution.

Liverpool remains a city which enthrals the people who live there and fascinates tourists in equal measure.

🏛️ **Walker Art Gallery** (right) - The Walker Art Gallery houses one of the largest collections of art in the UK outside of London, acting as home to a quite astounding collection of Renaissance masterpieces, Tudor portraiture and Victorian and pre-Raphaelite art.



LOCAL ATTRACTIONS

Liverpool is a popular destination for tourists from across the world. The extensive and unique range of **historical** and **cultural attractions** on offer mean Liverpool has something to offer for everyone, such as...

The Albert Dock – For many years the Albert Dock was a world leading centre of trade. Brandy, cotton, tea, silk, tobacco, ivory and sugar are just a few of the valuable commodities which passed through Liverpool. Today, the docks have been redesigned as a leisure hot spot and are the most popular tourist attraction in Liverpool, as well as the most visited multi-use attraction in the UK outside of London.

Echo Arena – The Echo Arena is Liverpool's premier entertainment venue which hosts world class events throughout the year. Since opening in January 2008, 5 million people have visited the Echo Arena. From the biggest bands in the world to Premier League Darts, there is an event to suit every taste.

Royal Liverpool Philharmonic (*pictured right*) – The Royal Liverpool Philharmonic is the UK's oldest surviving professional symphonic orchestra. For over 150 years, they have been wowing crowds at the Liverpool Philharmonic Hall and across the UK.

Chinatown – Liverpool is home to the oldest ethnic Chinese community in Europe with a Chinese presence in the city dating back to early in the 19th Century. The Chinese first moved to Liverpool to work and trade and their descendants remain in the city to this day. The range of restaurants, supermarkets and businesses, along with the largest paifang arch outside of China, add real colour and depth to the city.



fortis developments

DEVELOPER PROFILE



Fortis Developments Ltd., in partnership with **Elite City Living**, is one of the fastest-growing development companies in the UK, created to provide luxury developments and to achieve and surpass the growing standards in the UK rental marketplace.

Firmly established at the forefront of the industry, Fortis Developments is now one of the most experienced and extensive developers of student accommodation, luxury apartments and regeneration schemes in the UK.

Furthermore, all residential sites built by Fortis Developments will be fully let by their lettings subsidiary Fortis Lettings & Management and block-managed by Fortis Estate Management, meaning that both property and tenant are in safe hands.

Fortis Developments undertake luxury accommodation and regeneration schemes in prime locations nationwide and the cornerstone of Fortis's success has been a combination of creativity and functionality.



ADELPHI WHARF PHASE 2

Situated just off Chapel Street, the gateway between Manchester and Salford, Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.



BRIDGEWATER POINT

Situated on Ordsall Lane, Bridgewater Point is the sister development of Bridgewater Gate. With 220 striking apartments, it is the perfect addition to Salford's thriving property market.



MAID MARIAN HOUSE

Maid Marian House is an opportune student property investment in the heart of Nottingham. Investors here have the choice between classic, superior and premium studio apartments.



DEVONSHIRE HOUSE

Devonshire House is a bespoke conversion of a former office block offering tenants the choice between spacious studios and stunning one and two bedroom apartments.

DEVELOPER PORTFOLIO

DUNN HOUSE

Sold Out & Tenanted!

ALL SAINT'S

Sold Out & Tenanted!

SOVEREIGN HOUSE

Sold Out & Tenanted!

MAID MARIAN HOUSE

Sold Out & In Construction!

BARD HOUSE

Sold Out & Tenanted!

REDE HOUSE

Sold Out & Tenanted!

NEW BANK HOUSE

Sold Out & Tenanted!

BRIDGEWATER POINT

Sold Out & In Construction!

MINERVA HOUSE

Sold Out & Tenanted!

DEVONSHIRE HOUSE

Sold Out & Tenanted!

EAST POINT

Sold Out & In Construction!

ADELPHI WHARF PHASE 2

Available for sale!

ST ANDREW'S COURT

Sold Out & Tenanted!

ROBERT OWEN HOUSE

Sold Out & Tenanted!

AVALON COURT

Sold Out & Tenanted!

CENTRAL HOUSE

Sold Out & Tenanted!

BURGESS HOUSE

Sold Out & Tenanted!

ADELPHI WHARF PHASE 1

Sold Out & In Construction!

MEREBANK COURT

Sold Out & Tenanted!

CHRONICLE HOUSE

Sold Out & Tenanted!

STANLEY COURT

Sold Out & In Construction!



EAST POINT

Bringing a total of 39 apartments to the local residential market, East Point is a highly sought-after development in the heart of Leeds, which raises the bar when it comes to luxury city centre living.



MEREBANK COURT

Merebank Court is located on the edge of Liverpool's busy city centre. With its 78 boutique 1, 2, and 3 bed apartments it offers itself as the ideal buy-to-let opportunity for savvy investors.



AVALON COURT

Avalon Court, a £2.5 million conversion project, is home to 98 luxury studio apartments. It is the perfect home for all students seeking high-quality, boutique accommodation in the heart of Nottingham's vibrant city centre.



STANLEY COURT

Stanley Court is one of Liverpool's most fantastic buy-to-let properties. As a conversion of a former office, it supplies the local property market with a total of 48 stunning studios, available to investors as premium and superior investment options.

FAQS ANSWERED

Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

Silkhouse Court, Tithebarn Street, Liverpool L2 2LZ

Are there tenants already in place?

No, Silkhouse Court is a refurbished development

How much is the ground rent?

Ground rent is £345 per annum

What are the projected annual returns on this project?

Circa 5.75% NET returns

When is my rental income paid?

Quarterly in arrears, direct into your bank account from completion

Is there a management company in place?

Yes, the designated management company will be Fortis Estate Management, and Fortis Lettings & Management will let the development in its entirety.

Are there any restrictions if I want to sell?

No, Silkhouse Court is a residential development, so you are free to sell your apartment on the open market.



