

LEEDS PROPERTY GUIDE 2018/2019



THE UNIQUE
PROPERTY CONSULTANCY

WHY INVEST IN BUY-TO-LET?

There has never been a better time to invest in buy-to-let in the UK. The number of people renting in the UK is at a modern day high, with an upward trend emerging of young people renting in the long term as an alternative to buying.

Dubbed 'generation rent', millennials today are propping up the burgeoning Private Rented Sector (PRS), so much so that it is predicted that almost a quarter of all households will rent privately by 2025. Currently worth more than £25bn, the build-to-rent sector is expected to be worth £70bn by 2022 according to Knight Frank.

The number of people entering the PRS is pushing up prices across most regions in the UK, with rents across the country rising by an average of 1.5% during 2017.

In order to guarantee the best possible return from a property, location is key. It

is vital to spend your money in a region with a reputation for high yields, strong tenant demand and a likelihood of future price inflation.

The North of England is a region that is performing particularly well, with rising rents and competitive property prices resulting in strong yields across the region.

As of 2017 average yields of 5% in the North were higher in percentage terms than any other region in the UK making investment there a very attractive option for landlords.



£70bn

The build-to-rent sector is anticipated to be worth **£70bn** by 2022

Knight Frank, August 2017



1.5%

Rents across the UK rose by **1.5%** on average during 2017

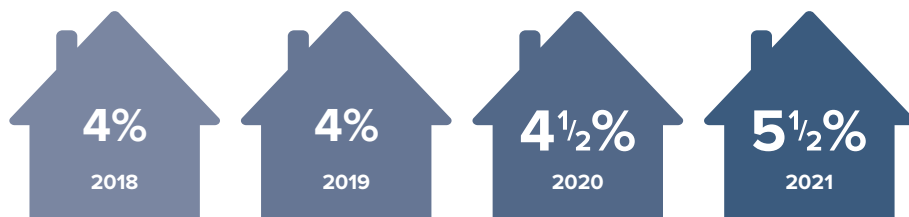
HomeLet, May 2018

LEEDS HOUSE PRICE FORECAST

% change pa

2018-2021

19.24% Growth over 4 years



Source: JLL, 2017



5%

In 2017 average yields of **5%** in the North were higher in percentage terms than any other region

YourMove, August 2017

WHY LEEDS?

Located in the West Riding of Yorkshire, Leeds is one of the largest and most centrally located cities in the UK. It is a thriving urban hub, popular with both students and working professionals.

According to Leeds City Council, Leeds is the UK's fastest growing city and is the driving force behind a city region with an economy worth £64.6bn, a combined population of 3 million and a workforce of 1.37 million.

Particularly famed for being a financial and business hub, Leeds saw the fastest rate of growth in private sector jobs in 2016 of any UK city and has the highest ratio of public to private sector jobs of all the UK's Core Cities. Over the next decade, the economy is forecast to grow by 21% with financial and business services set to generate more than half of GVA growth in that period.

In line with a growing business sector and excellent job prospects, the population of Leeds is expected to grow by approximately 9% from the last recorded census, to reach a predicted 819,000 by 2024.

Not only a centre for business, the Leeds City Region is home to the highest concentration of higher education institutes outside of the capital, with nine universities that produce 38,900 graduates a year – a significant contribution to the future of the region.

Aside from education and employment, tenant footfall in the Leeds city region is driven up by its celebrated cultural scene which is thriving. With a myriad of excellent food and drink establishments, as well as a great music scene, there is much to bring students and young professionals alike to the city.

In addition, Leeds is benefiting from government and inward investment that looks to improve transport infrastructure. Positioned in the centre of the UK, the city offers exceptional



access to national road, rail and air networks, with London just two hours away by train. With even more infrastructure investment on the horizon, for example the upcoming HS2 high speed rail line, Leeds will be better connected than ever before.

It is no surprise that analysis from industry experts puts Leeds as the best place to be building new homes in terms of value, house price growth, planning success and demand.

The research highlights that new build homes in Leeds are worth 41% more than properties currently existing in the city, a 13% increase year on year. This, coupled with the local government encouraging the construction of new homes, makes Leeds the perfect place to invest in right now.



A BUSINESS HOTSPOT

In recent years, Leeds has demonstrated its credibility as an economic and employment hub, with job opportunities rising and a host of national corporations moving to the region.

The largest centre for financial and business services outside of London, Leeds is home to many large businesses that see the benefit of being based in the centrally located city. Financial and business services account for 38% of total output in the city, and companies such as the Asda Group, First Direct, Centrica, Ventura, BT, Direct Line Group and Yorkshire Bank are all based in the region.

In September 2017 the largest ever commercial property letting deal in the city's history took place, with the UK Government announcing the relocation of 6,000 civil servants to a new Government Hub in Leeds.

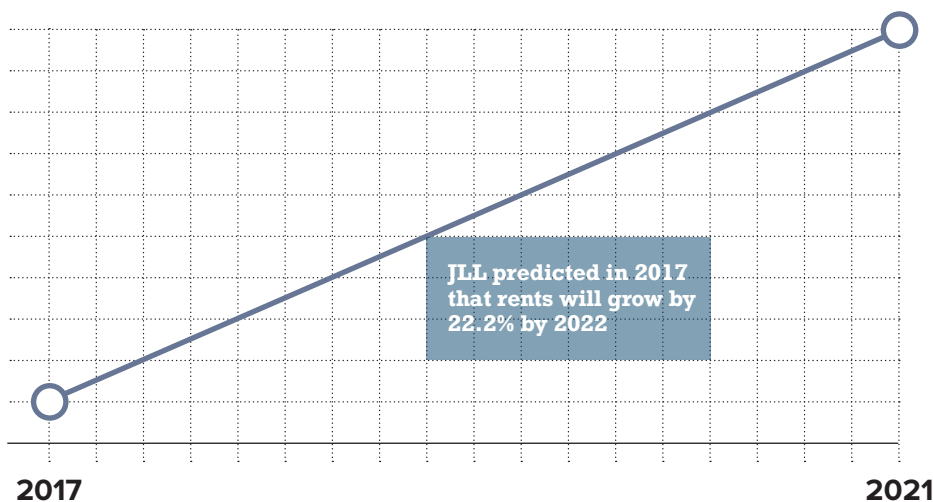
The larger Leeds City Region is home to 119,000 companies which between them generate approximately 5% of the UK's total GDP. This is an economy which is both nationally and internationally significant – the Leeds City Region is a global business powerhouse which has an economy larger than that of nine European countries. As the UK's largest economic area outside London, the Leeds City Region offers a unique and successful business destination in sectors as varied as financial services and manufacturing. More businesses mean more people moving to the area, and all of those people will need high quality rental accommodation.



Brewery Wharf

LEEDS RENTAL GROWTH FORECAST

% change pa



Source: JLL, 2017



Granary Wharf

INVESTOR BENEFITS

With incredible employment, education and leisure facilities, Leeds is on the rise in popularity and the future of the region looks incredibly bright.

In 2014, Leeds secured one of the largest Growth Deals within the UK which will bring £1bn of investment to the area. The Growth Deal looks to improve connectivity through enhanced travel facilities, accelerate housing growth and regenerate town and city centres.

The target of substantial growth, Leeds is investing heavily in its future and the Growth Deal aims to create at least 8,000 jobs and allow 1,000 homes to be built by 2021.

This is the perfect time to invest in Leeds to take advantage of the current strength of the market and the massive future potential.



The £1bn Leeds Growth Deal aims to create 8,000 jobs and allow 1,000 homes to be built by 2021

UK Government, 2014



819,000

Estimated population of Leeds by 2024

Leeds Gov, 2017



£64.6bn

The economy of Leeds city region

Leeds City Council, 2017



38,900

Annually the Leeds city region produces **38,900 graduates** from nine universities

Invest Leeds City Region, 2017



Leeds Town Hall

KNIGHT KNOX

Knight Knox is a market-leading property consultancy with a particular focus on city centre residential markets in many of the UK's outstanding cities. We are the driving force behind every stage of the development, from the initial land acquisition, through the planning and development of the scheme, and onto the eventual sale and ongoing property management.

Our presence at every stage of the property lifecycle allows us to design our developments with the occupier in mind from the very beginning and ensures that we have a real stake in making every home perfect. Knight Knox is a unique property consultancy and our outstanding portfolio is second to none.

With departments which specialise in land acquisition, design, marketing, financing, lettings, property management and sales, we are one of the few companies which is involved at all stages of development.

“They know how to make you feel special”

Mr V. Farkas - Knight Knox Investor

DEVELOPMENT PORTFOLIO



**X1 SOUTHBANK
LEEDS**



**X1 CHATHAM WATERS
KENT**



**X1 MANCHESTER WATERS
MANCHESTER**



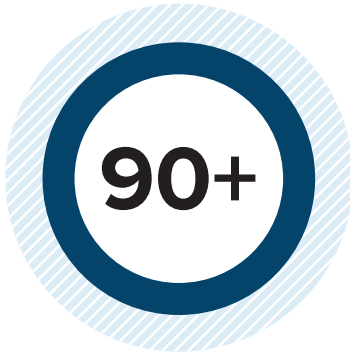
**PALATINE GARDENS
SHEFFIELD**



**GREAT CENTRAL
SHEFFIELD**



**WALLGATE APARTMENTS
GREATER MANCHESTER**



Total number of UK projects launched



Number of completed and tenanted developments



Total value of all UK projects launched

As featured in:

The Telegraph

theguardian

Manchester Evening News


THE SUNDAY TIMES



**THE TOWER AT X1 THE QUARTER
LIVERPOOL**



**X1 THE LANDMARK
GREATER MANCHESTER**



**X1 MEDIA CITY
SALFORD QUAYS**



**BRIDGEWATER WHARF
MANCHESTER**



**X1 THE CAMPUS
GREATER MANCHESTER**



**ADELPHI WHARF
GREATER MANCHESTER**



KNIGHT KNOX

**THE UNIQUE
PROPERTY CONSULTANCY**

Agent in Kuwait



Tel. : 7871 2575 965+
Fax : 7874 2575 965+
Email : info@toprealestategroup.com

Agent in Qatar



Tel. : 3033 4443 974+
Fax : 7589 4412 974+
Email : info@toprealestategroup.com