

For Sale
Off-Plan Apartments
ARCHER HOUSE
John Street,
Stockport Town Centre SK1 3FX



“We really cannot enthuse enough over the location of this development. Situated in the Town Centre’s Business District at a time when one of the largest investment and development growth programs has begun.

A truly excellent investment opportunity”

Key Features

- **Location! Location! Location!**
- **Situated in the Heart of Stockport Town Centre**
- **New Off-Plan Investment Properties**
- **Completion expected in October 2016**
- **Strong Rental Demand from Professionals Tenants**
- **Fabulous Urban Views Across the Town**
- **Private Car Park with Allocated Space**
- **Access Control Entrance**
- **Contemporary Accommodation**
- **White Gloss Kitchens with Integrated Appliances**
- **Modern designed Bathroom Suites with tiled walls and floors**
- **Laminate, Carpet and Tiled Flooring**
- **Major Town Centre Investment and Re-development under way in 2016**
- **70 x 1 Bedroom Apartments from ONLY £83,250**
- **5 x Studio Apartments from ONLY £63,000**
- **Located in town's Business District**
- **Minutes from Merseyway Shopping Centre**
- **Stockport Railway Station (Manchester to London line) – 5 minute walk**
- **M60 Motorway Junction 1 – 2 minute drive**
- **Stockport's Main Hospital – 1.8 miles south**
- **Manchester City Centre – 7 miles north**
- **Close to Town Hall and Stockport College Campus**
- **Tenure: 225 Year Leasehold Title**
- **10 Year Build Warranty with CRL**
- **Exchange with 25% protected deposit, less reservation fee**
- **RESERVE NOW - £1,000**

ARCHER HOUSE

O'Connor Bowden are delighted to offer this fabulous development of 75 off-plan apartments located in the heart of Stockport Town Centre, within the town's business district. There are a total of 70 x 1 bedroom apartments and 5 x Studio apartments arranged equally over five floors with each apartment having its own allocated car parking space.

The apartments are located in a high demand rental area and promoted for sale at realistic discounted prices to suit the buy-to-let investor. Residents are likely to be younger single, professional tenants working within the town centre business community or commuting to nearby Manchester City Centre. The estimated build timetable and completion date is relatively short, being ready for occupancy and rental in October 2016.

ARCHER HOUSE is a refurbishment development project which will convert a brick built, former office building, constructed approximately 10 years ago for Her Majesty's Revenue and Customs department, into 75 contemporary town centre apartments. The apartment interiors will be white and bright, with spacious rooms, many with fabulous urban views across the town centre. White gloss fitted kitchens with high end touches and integrated appliances combine to provide contemporary and practical living accommodation. Each bedroom is a double sized room and white bathroom suites with modern fixtures and fittings will complete the amazing 'chic' looking apartments. To complement and finish the design, each apartment will benefit from laminate, carpeting and tiled flooring throughout and within the grounds of the development is a private car park, which will provide a private allocated car parking space for each property.

"We really cannot enthuse enough over the location of this development and its potential as future investment".

The development is located in the heart of the town's business district, behind Stockport Law Courts and adjacent to the Town Hall and numerous Government office buildings. You couldn't get a better position for a young professional working in one of the many offices in Stockport. The location provides residents with the convenience for accessing their workplace, numerous town's bars and restaurants nearby for evening entertainment and at the weekend, the town's vast shopping centre and historic market is immediately on hand.

Stockport town centre straddles the source of the River Mersey. This means many properties, including Archer House, also benefit from far reaching urban views from a naturally elevated position.

"REAL growth, investment and development in Stockport Town Centre"

Aside from the location, strong rental demand and value for money are offered with this development, Stockport Town Centre is undergoing some significant changes from investment and re-development. These are real changes and improvements which have genuinely started. The potential impact on the area is truly positive and in our opinion endorses potential growth afforded to the area and this development.

- **Stockport Exchange** – £145m commercial development next to the railway station has commenced, providing 1,000 space car park, 115 bed hotel, over 370,000 sq ft new office space and sizeable retail development
- **Redrock** – Next to Merseyway Shopping Centre, is now on-site with an exciting £45m Leisure Destination with 10 screen cinema multiplex; 40,000 sq ft of retail and restaurants; Urban Realm with entertainment areas, bars and cafes.
- **Lee Street Apartments** – Next to the development at the former Police Station, is due to be converted into 44 high quality apartments.

- **Covent Garden Village** – Opposite the development, is a large design sensitive project to replace existing 1950's social housing flats with 100's of new build private 2 and 3 bedrooms town houses incorporating the refurbishment of historic properties and building within the Lower Hillgate conservation area
- **Piccadilly Square** – Next to the Town Hall, will be a new residential development. HR Owen Lamborghini have now relocated and their former showroom which has been demolished to make way for a luxury residential apartment development
- **'Metrolink-ready' Transport Interchange** – Stockport Bus Terminus and Railway Station is ready to receive Metrolink, Manchester's Tram system.
- **Town Centre Investment** - £900m investment planned in next 5 years including Street Improvements; "Portas" Retail Improvements; Historic Market Place expansion.
- **New Jobs & Homes** – The current live growth plans are expected to create 5,000 new jobs and result in 1,100 new town centre homes.

Additionally, as a key strategic location and affluent borough, Stockport has and will continue play a key role in formation of the Northern Powerhouse; the approved Government Plan to rebalance the UK economy, ensuring Manchester is the leading regional city at the hub of the Northern Powerhouse, expecting to contribute £19.4bn in economic output by 2030.

Stockport is a highly sought after residential region of Greater Manchester, located on the southern Manchester / north Cheshire boarder. Stockport has a higher than average home ownership rate resulting in higher than average property prices and strong demand for property and accommodation. Indeed suburbs such as Woodford, Bramhall and Hazel Grove rank amongst the wealthiest in the UK. Apart from the busy town centre, there are numerous highly populated suburbs occupied by a vast commuting work force, yet beyond the urban sprawl and close vibrant Manchester City Centre, the area is surrounded by miles of beautiful open countryside from the 'Pennines' to the 'Cheshire Plain'.

Shopping and retail business is centred in and round "Merseyway" retail centre and hosts numerous high street vendors such as River Island, Next, Primark and Debenhams. The vast retail area is also supported by the large Historic Market and Victorian Market Hall in the old town together with the Peel Centre, a large modern retail park also adjacent to Merseyway. There are three large superstores in town, Tesco Extra, Sainsbury's and Asda. The new Redrock Leisure destination is being built to the north side of Merseyway. This will enhance and further expand the retail area. The Stockport Exchange development will provide a new 115 bedroom hotel and nearly 400,000 sq ft of new office accommodation, a cohesive extension to the Westside of the shopping district.

The Business District in Stockport is a large employment area of the town, concentrated to the south of the main shopping and retail area. There are numerous employers occupying large office premises including; insurance companies, banks, local government departments and the local authority. Additionally, over 100,000 people are employed 7 miles away in Manchester city centre, working in banking, finance or insurance. Employment opportunities in the region are consistently healthy, which is why Greater Manchester has more UK millionaires than anywhere else outside London

Apart from being situated in the town's business district, next to Stockport Courts and the Town Hall, close by to ARCHER HOUSE is Stockport Collage Campus and the town's main hospital, Stepping Hill, is only approximately 1.8 miles south from the development. Stockport Town Centre is not without its culture being home to; The National Hat Museum, The Staircase House Museum (15th Century House in the historic market place) and the Air Raid Shelters Museum (a WWII museum set deep in the sandstone caves under the town).

ARCHER HOUSE is located adjacent to the A6, Wellington Road South the main southern artery road leading towards Manchester City Centre. Stockport Bus Terminus and main line railway station for Manchester to London is both a five minute walk away. The railway station is already one of the best connected town centre stations in the UK. With the addition of the forthcoming Metrolink system, Stockport will be even better connected to Manchester. For drivers, the M60 orbital motorway is accessed from the town centre at junction 1, within a couple of minutes from ARCHER HOUSE.

Stockport is situated to the south of Manchester between Manchester itself and the Cheshire town of Macclesfield. Stockport is only 40 miles from Chester and Liverpool on the east coast and with equal distance to Sheffield on the western edge of the Pennines.

Manchester International Airport, itself currently undergoing a £1bn transformation and growth program, is approximately 8 miles away, closer to Stockport than it is to Manchester, making the area a popular housing location for airport workers.

O'Connor Bowden have compiled an Information Sheet – 'Why Invest in Stockport Town Centre', which is available on request.

External Image Gallery

External Image looking North West across the Town Centre and Town Hall Office Buildings to the side



External Image looking North towards the Shopping District



**External Image looking North-East looking across the Town and the new Covent Garden Village development
(Note: Town Hall building to right and New Lee Street Apartments development to the left).**



Internal CGI Image Gallery

The internal image is CGI image produced by the development company's Architect to demonstrate the potential finish of a typical one bedroom apartment.



Image Disclaimer

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Floor Plans – Typical Apartment

The apartment layout the each 1 bedroom apartment demonstrates access to the bathroom from the bedroom as an en-suite or from the open plan living area for guest use.

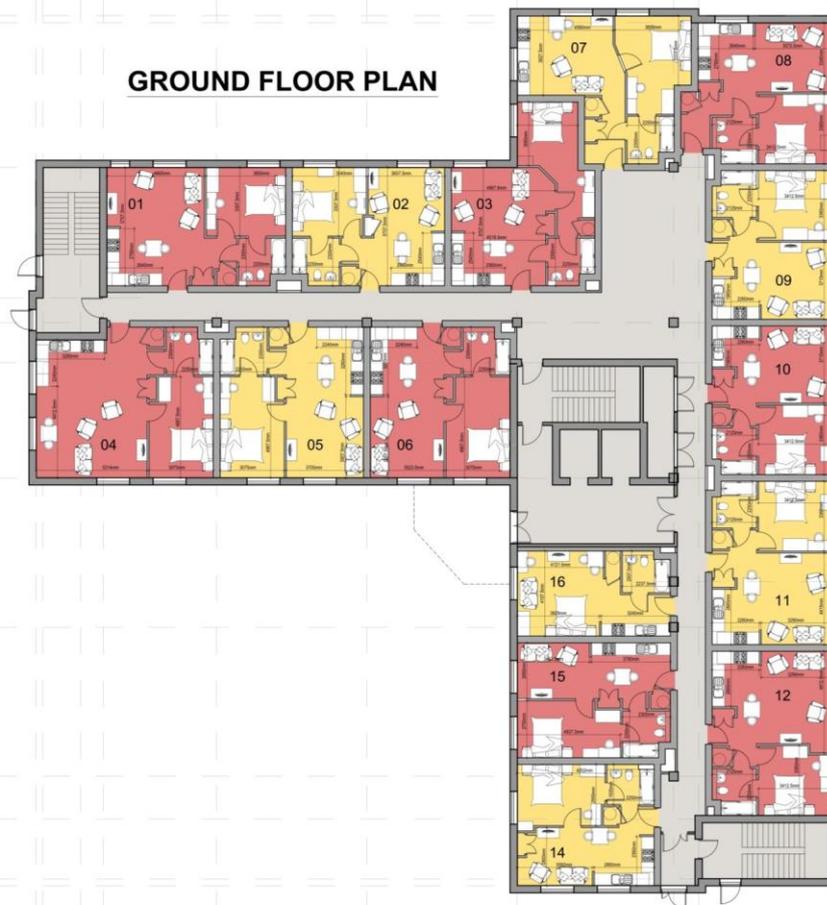


Floor Plan Disclaimer

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Floor Plans - Development

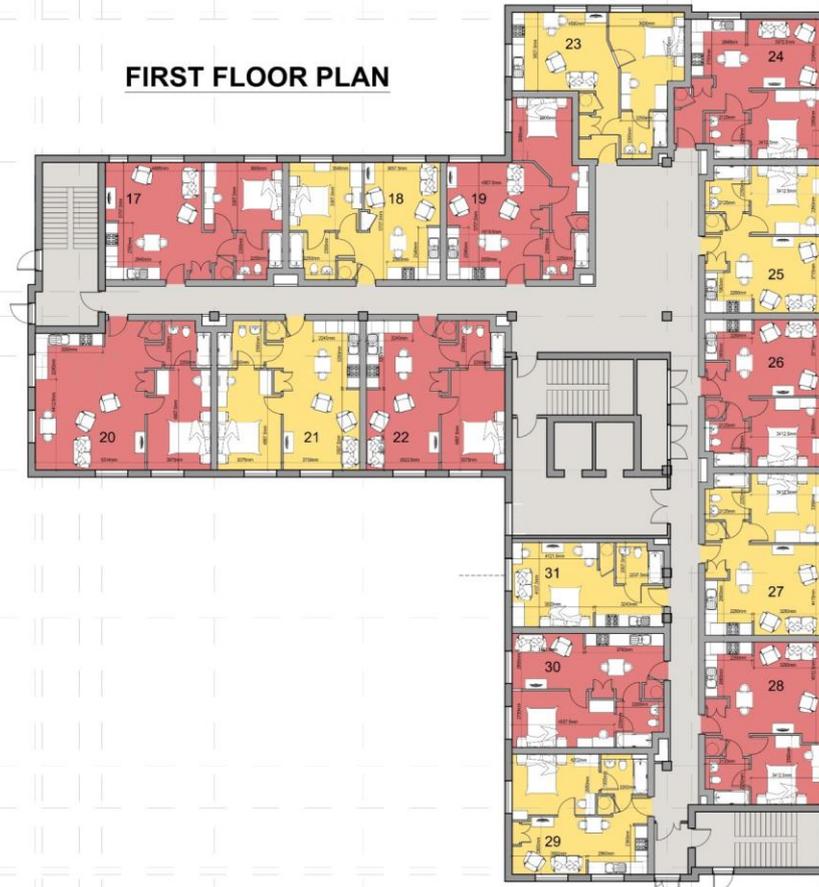
The floor plan is identical from the Ground Floor to the Fourth Floor.



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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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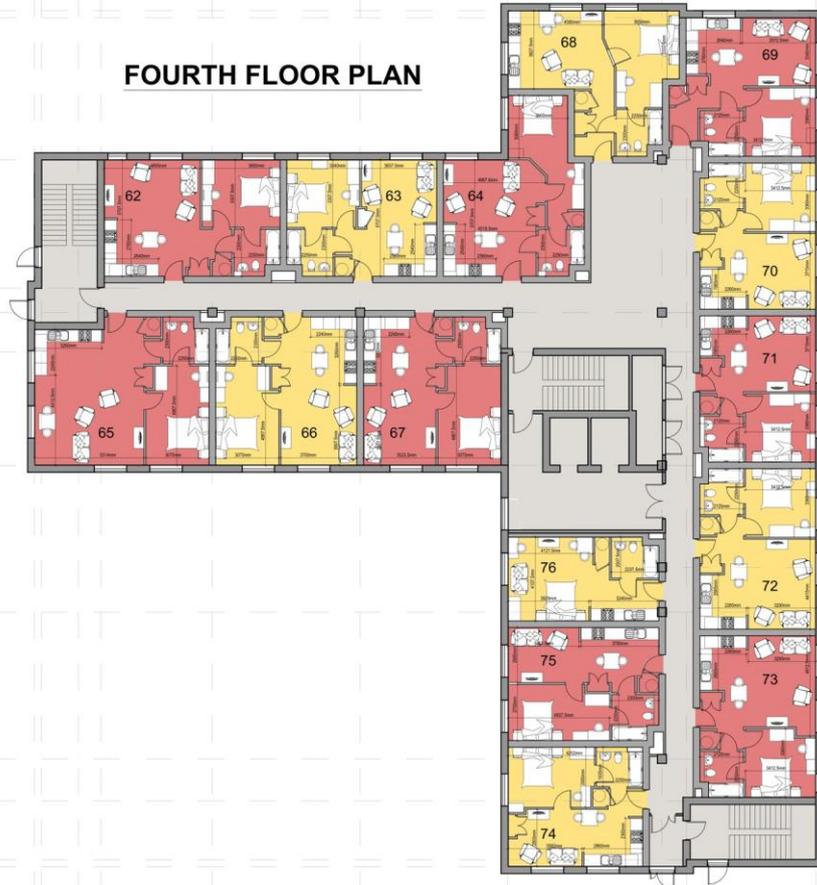
THIRD FLOOR PLAN



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FOURTH FLOOR PLAN

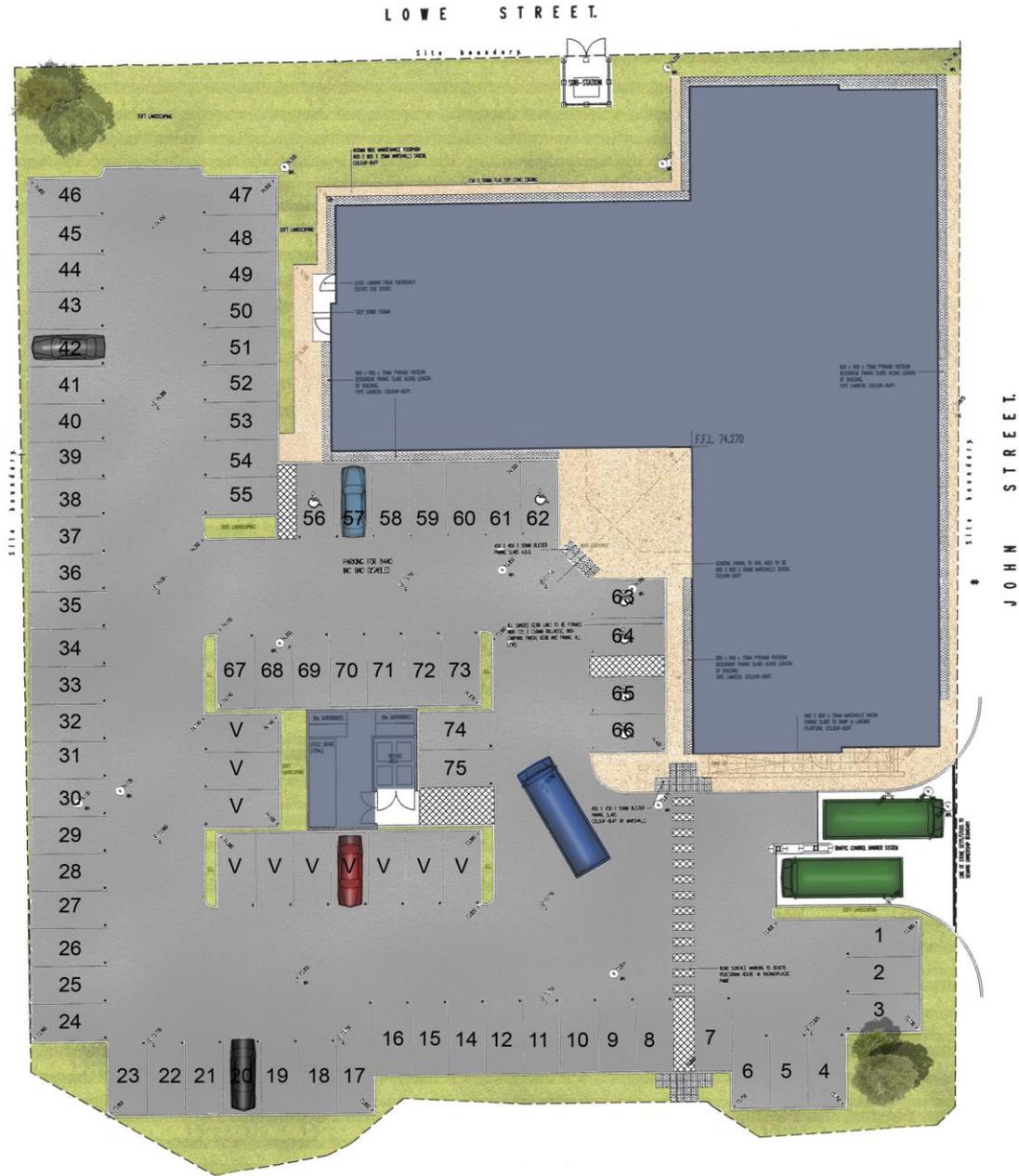


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Site Plan and Car Park

The site plan provided an aerial view of the access to the development, its grounds and the proposed car parking arrangements.



Location

Localisation Map

The Localisation Map demonstrates the situation of Archer House within Stockport Town Centre and the facilities and keys points of interest close to the property.

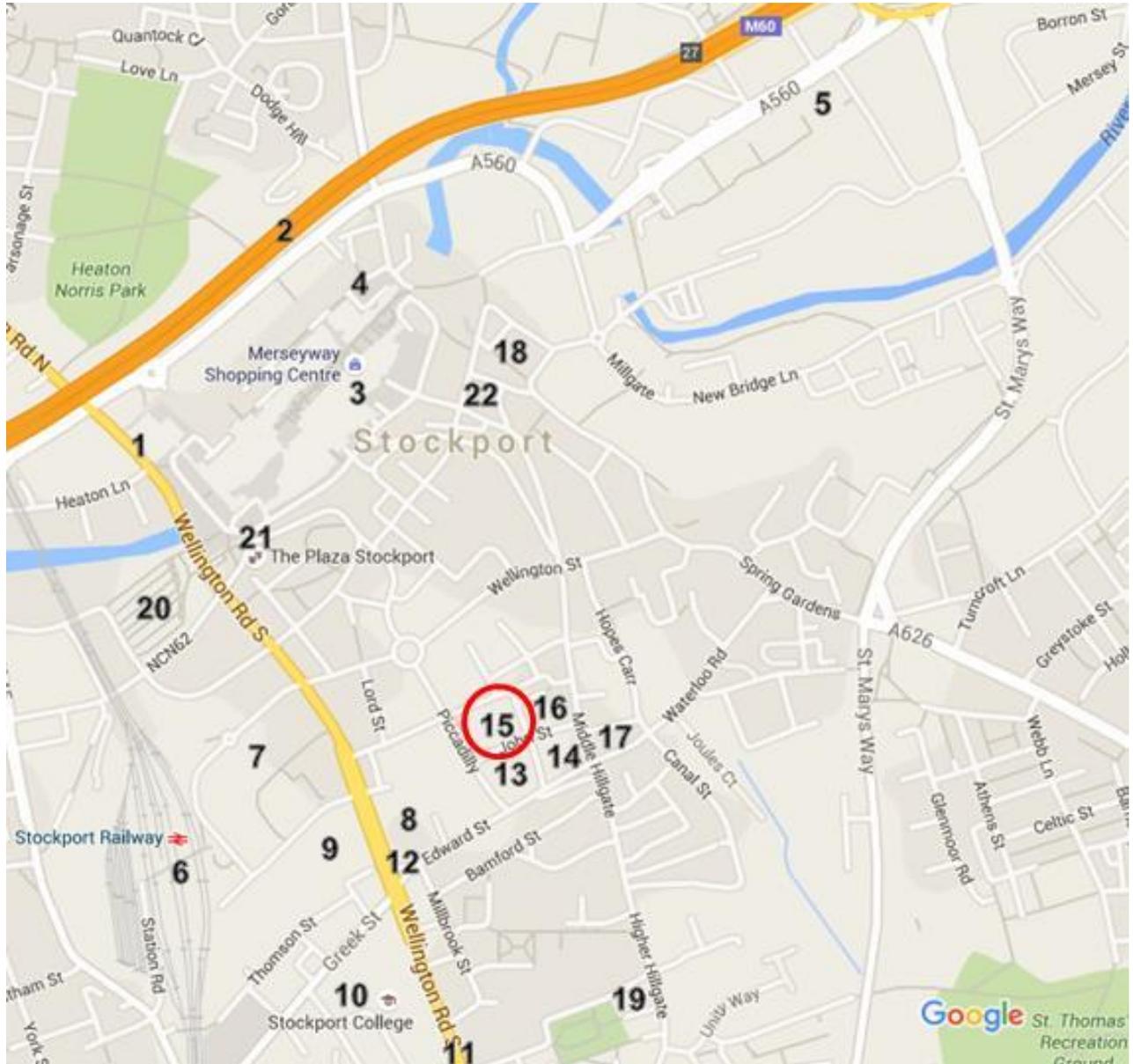
Site Map 1 – Close up of Archer House and the neighbouring points of interest



Key:

1. **A6 Southern Artery Road** – 7 miles to Manchester City Centre
6. **Stockport Railway Station** - London to Manchester line
7. **Stockport Exchange** - New 115 bed hotel, car park, offices & retail
8. **Stockport Town Hall**
9. **Millennium House** – (former Stockport Infirmary now offices & apartments)
10. **Stockport College**
11. **Direction to Stepping Hill Hospital** – 1.8 miles
12. **New Luxury Apartment Development** - under construction
13. **Stockport Magistrates Courts**
14. **New Lee Street Apartments** – former Police station
15. **ARCHER HOUSE**
16. **New Covent Garden Village Project**
17. **Strawberry Studio Apartments** - former recording studios of 10cc & The Beatles

Site Map 2 – Stockport Town Centre



Key:

1. **A6 Southern Artery Road** – 7 miles to Manchester City Centre
2. **M60 Manchester's Orbital Motorway** - 8 miles Airport / 13 miles Trafford Centre
3. **Merseyway Shopping Centre**
4. **Redrock Leisure** - New Leisure & Retail Destination under construction
5. **Peel Centre Retail Park**
6. **Stockport Railway Station** - London to Manchester line

7. **Stockport Exchange** - New 115 bed hotel, car park, offices & retail
8. **Stockport Town Hall**
9. **Millennium House** – (former Stockport Infirmary now offices & apartments)
10. **Stockport College**
11. **Direction to Stepping Hill Hospital** – 1.8 miles
12. **New Luxury Apartment Development** - under construction
13. **Stockport Magistrates Courts**
14. **New Lee Street Apartments** – former Police station
15. **ARCHER HOUSE**
16. **New Covent Garden Village Project**
17. **Strawberry Studio Apartments** - former recording studios of 10cc & The Beatles
18. **Historic Markets & Market Hall** – including ‘Staircase House Museum’ & Castle Yard
19. **Box Apartments** – new development sold by O’Connor Bowden in 2014
20. **Stockport Bus Station** – including location of Hat Museum & Air Raid Shelter Museum
21. **Plaza Theatre**
22. **Underbank Hall** – Nat West Bank and old historic building

Specification

The following specification is provided to each property;

External

- Double glazed opening windows

Communal Grounds

- Access control car park with allocated space for each apartment
- Bicycle store
- Communal bin storage and refuse area

Communal Internal Area

- Video entry access control system
- Twin passenger lifts to all floors
- Staircase to all floors
- Secure post room

Flooring

- Tiling to the principle ground floor communal areas
- Carpeting to communal hallways
- Vinyl flooring to the stairwells
- Laminate flooring to apartment hallways and living rooms
- Carpeting to bedrooms
- Ceramic flooring to bathrooms

Decoration

- Communal area painted in white
- Apartments to be finished with white walls and woodwork
- Chrome ironmongery

Kitchens

- Contemporary white gloss kitchen units
- Laminate work top surfaces with inset stainless steel sink & drainer
- Built-in oven, hob, extractor hood with splash back
- Integrated brand appliances to include;
 - Washer / Drier
 - Fridge / Freezer – (full size freezer)

Bathroom

- Three piece white suite
- Full height wall tiling around bath
- Ceramic floor tiling
- Shower fittings over bath with screen
- Chrome heated towel rail

Electrical

- Electrical panel heating
- LED ceiling down lighters
- TV points in living rooms and bedrooms

Letting with Confidence



O'Connor Bowden have been involved in the design, specification and marketing strategy for Archer House to ensure investors purchase high-performing investment property that will enhance any residential investment portfolio and perform well in the local market place.

Particular attention has been given to the end user, the tenant, by ensuring the correct building services and facilities are provided in designing and delivering an apartment layout that meets the needs and demand of the desired professional tenant in Stockport Town Centre.

Beyond the role of sales management consultant for this development, O'Connor Bowden is committed to providing an ongoing long-term letting and property / asset management services to all investors purchasing at Archer House. Through our professional lettings and tenant management services, based in Stockport and Manchester, investors can be assured, with confidence, O'Connor Bowden can let and manage their new apartments and provide ongoing management support throughout their ownership. O'Connor Bowden will only promote investment property and developments we can sell, let and successfully manage.

“Managing your investment property correctly is a big deal. It should be trouble free with minimum void periods and no rent arrears. We are one of the largest independent property management agents in the area. We know the market. We understand the the demand. Above all we take care of you and your property”

Service Summary

Letting: Professional & Corporate tenant sourcing services including; marketing; extensive internet, portal & social media advertising; property viewings, professional independent tenant referencing; compliant tenancy paperwork & notices, comprehensive photographic & written inventories, deposit registration & management; move in appointments and new tenant home demonstrations

Management: Daily tenancy management and maintenance services including; rent guarantee, rent collection and accounting, property visits, tenancy exit management and re-lets, 24 hour emergency response; management of property, cleaning, maintenance and repair services

General Services:

- Lettings
- Corporate lets
- Estate Agency Sales
- Investment Property Sales
- Management - Property & Tenancy
- PRS Management
- Developer & Investment Consultancy

Written terms of business available on request

Buying with Confidence

The Developer

This residential development is brought to you by Ladson Stockport Limited, a subsidiary of the Ladson Group, a well established privately owned development company. Ladson Construction Ltd has been established for over 35 years and has extensive experience in all aspects of the building industry, undertaking both refurbishment and new build projects. Ladson Group has formed successful partnerships with clients in both the public and private sectors throughout the Northwest of England. Completed contracts include; extensive works to schools, hospitals, healthcare centres, dentist surgeries, churches, listed buildings, commercial buildings and many small and large refurbishment projects. In addition, the Ladson Group have completed many schemes for developers such as; Marks and Spencer, Morrison's Stores, Seddon Homes, Antler Homes, Bruntwood Estates, Hillcrest Homes and many more. Ladson Group takes pride in the status of a highly respected contractor producing an excellent standard of workmanship on all contracts. During 2008 the company was awarded the highest quality status of A1 with the NHBC for its achievements.

Exclusivity

O'Connor Bowden is a leading residential property company in the Northwest with 'a hands on' approach and insight in to investments and developments in Manchester and Cheshire. Our function is from initial conception to post completion asset management. We have extensive investment experience having been successfully involved with sourcing and the delivery of numerous developments for investment and home ownership since 2003.

Appointed by the Ladson Group as their Sales Management Consultant, O'Connor Bowden is providing the marketing and sales management services for Archer House and fully endorses this development as a residential investment opportunity. Working in partnership with a small network of proven and leading property investment professionals, this exclusive property opportunity is only available to our current clients and investment company partners / agents.

Reservation, Exchange of Contract & Sales Terms:

- Reservation and Sales Contract will be contracted with the Seller, Ladson Stockport Limited
- Plots to be allocated by O'Connor Bowden exclusively to investment partners / agents
- Reservation Period - 28 days
- Reservation Definition:
 1. Completed Reservation Form to be returned to O'Connor Bowden with;
 - a. Appropriate client identification to satisfy Anti-money Laundering Regulations.
 2. Reservation fee of £1,000.00 per property paid directly to the developers solicitors and held as stakeholder, under the management control of O'Connor Bowden.
- Reservations are subject to planning – (Permitted Development Rights permission has been granted and documents are available on request)
- Exchange of contracts is required 28 days from the date the buyers solicitor receives the contract pack.
- A deposit equal to 25% will be required on exchange of contract, less reservation fee paid.
- The deposit will be held as stake holder by Blackstone Solicitors Ltd. Campaign House, 8 Cecil Road, Hale, Cheshire WA15 9PA. Full details are provided on the Reservation Form.
- Blackstone Solicitors Ltd., the developers solicitor, may release the deposit funds to the developer, Ladson Stockport Limited, only subject to agreed protected terms in accordance with the new build warranty provider and the legal contract
- The new build warranty provider is to be CRL

Proposed Delivery Timeline:

- March 2016: Reservation Period
- March / April 2016: Contracts Exchange Deadlines
- April 2016: Start on Site
- July 2016: Purchasers Mortgage Applications – where applicable
- August 2016: Window Blinds to be considered
- August 2016: Estimated Date for Valuation / Surveys
- September 2016: O'Connor Bowden commence rental marketing
- September 2016: Purchaser Property Snagging Inspections
- October 2016: Build Complete & Handover

Build Warranty:

The development will be subject to a build warranty provided by CRL Management Limited (CRL), in particular providing structural defects insurance and developer insolvency cover.

Deposit Protection:

Deposits are to be protected through; stakeholder arrangements with solicitors; CRL warranty protection and contract terms agreed with the purchaser's solicitors prior to exchanging contracts.

Tenure:

Each apartment will be sold with an individual leasehold title for 225 years, subject to an annual ground rent of £350.00 with five yearly RPI reviews.

Estimated Service Charge:

Service charges are currently estimated at approximately £1.50 per square foot. The service charge may be subject to change and further information will be provided within the legal contract.

Typical 1 Bedroom Apartment:	Estimated average cost:	£800.00 pa
Largest Apartment:	Estimated cost:	£964.00 pa
Smallest Apartment (Studio)	Estimated cost:	£472.00 pa

Subject to Contract:

All sales are subject to contract.

Disclaimers

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THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded