



Fairbairn House
Sale, Greater Manchester M33 6WP

A selection of
contemporary
studio, 1 & 2
bedroom
apartments



TRIDENT, Sale

Trident will be a fabulous place to live.

We offer a fantastic opportunity for investors to purchase contemporary 'city living style' apartments, off-plan, in one of Greater Manchester's most sought after affluent southern suburbs.

A total of 82 apartments will be provided at Trident with a selection of 1 and 2 bedroom apartments, each with its own allocated car parking space.

Trident is currently known as Fairbairn House, a 55,000 sq ft former office building due to undergo extensive refurbishment to the highest of standards. Wide picture windows will provide bright spacious living rooms many with fabulous views to the city or across the distant Cheshire countryside. Fitted kitchens with high-end touches and integrated appliances combine to create contemporary and practical designer living accommodation. Master bedrooms in the two bedroom apartments are complimented by en-suite shower rooms and modern white bathrooms fittings complete the amazing 'chic apartment' look.

All properties have been competitively priced and when let in this popular and highly sought after area are likely to generate estimated gross yields in-excess of 6.50%.

Located in the heart of Sale town centre, yet in a residential area just one-block from the main A56 artery road, means this prime residential development is only a short convenient walk to the town's shopping centre, major supermarkets and the numerous quality café bars and restaurants in the area.

...and there is more. The close proximity of Manchester city centre avails residents to a multi-cultural hub with a wealth of internationally acclaimed theatres, museums and art galleries, its legendary nightlife with cocktails bars; nightclubs; live music and excellent dining as well being a shoppers dream with high street brands, eminent designer shops and fabulous boutiques, alongside favourite department stores such as Harvey Nichols and Selfridges,

Sale is also surrounded by an abundance of local attractions including the Trafford Centre, one of Europe's largest shopping malls, the Chill Factor with its indoor ski slopes and even a Sky Diving centre. For the sports competitor or spectator there are numerous sports clubs covering football, rugby, lacrosse and athletics to name but a few, and of course Sale Sharks Rugby Club and nearby Old Trafford, home to Manchester United Football Club. There is even an active water ski club in Sale.

Commuters love Sale. Situated on the southern point of the M60, Manchester's orbital motorway, just over 5 miles from the city centre and located in one of regions most affluent boroughs, makes Sale an extremely popular and sought after residential area. For residents with regional and national travel requirements access to regional motorways, M56, M62 & M6, is close by and Manchester International Airport terminals are only 4 miles away. Additionally, Sale is one of a handful of south Manchester towns to benefit from the frequent city centre Metrolink service with a tram leaving one of the three stations every 12 minutes.



Specification

External Finish

Contemporary overhaul of external cladding
Wide double glazed picture windows

Landscaping

Feature garden to the entrance area
Vehicle drop-off area to the front entrance
Allocated car parking space with each apartment
Visitor & disabled car parking facilities
Communal bin store

Internal Finish

Video entry access control system
Contemporary designs welcoming foyer with guest seating
Secure post room
Central service core with twin lifts and staircases to all floors
Chrome ironmongery fittings

Flooring

Carpeting to the Hallway, Living Room and Bedrooms
Tiled flooring to the Kitchen areas and Bathrooms

Kitchen

Contemporary fitted kitchen units with laminate worktops
Integrated appliances including;
Oven, hob and extractor fan
Dishwasher
Fridge freezer
Under unit LED lighting
Washer/dryer

Bathroom

Contemporary ceramic fittings
Integrated ceramic wall & floor tiles
Shower fitment and screen over the Bath
Chrome towel rail

Electrical

Electric heating
Mechanical ventilation system
TV points in living room and bedroom
Contemporary switch plates and sockets
LED spotlighting

Safety & Security

Video access control system
Smoke detectors in apartments and communal areas
Fire alarm & integrated safety sprinkler system

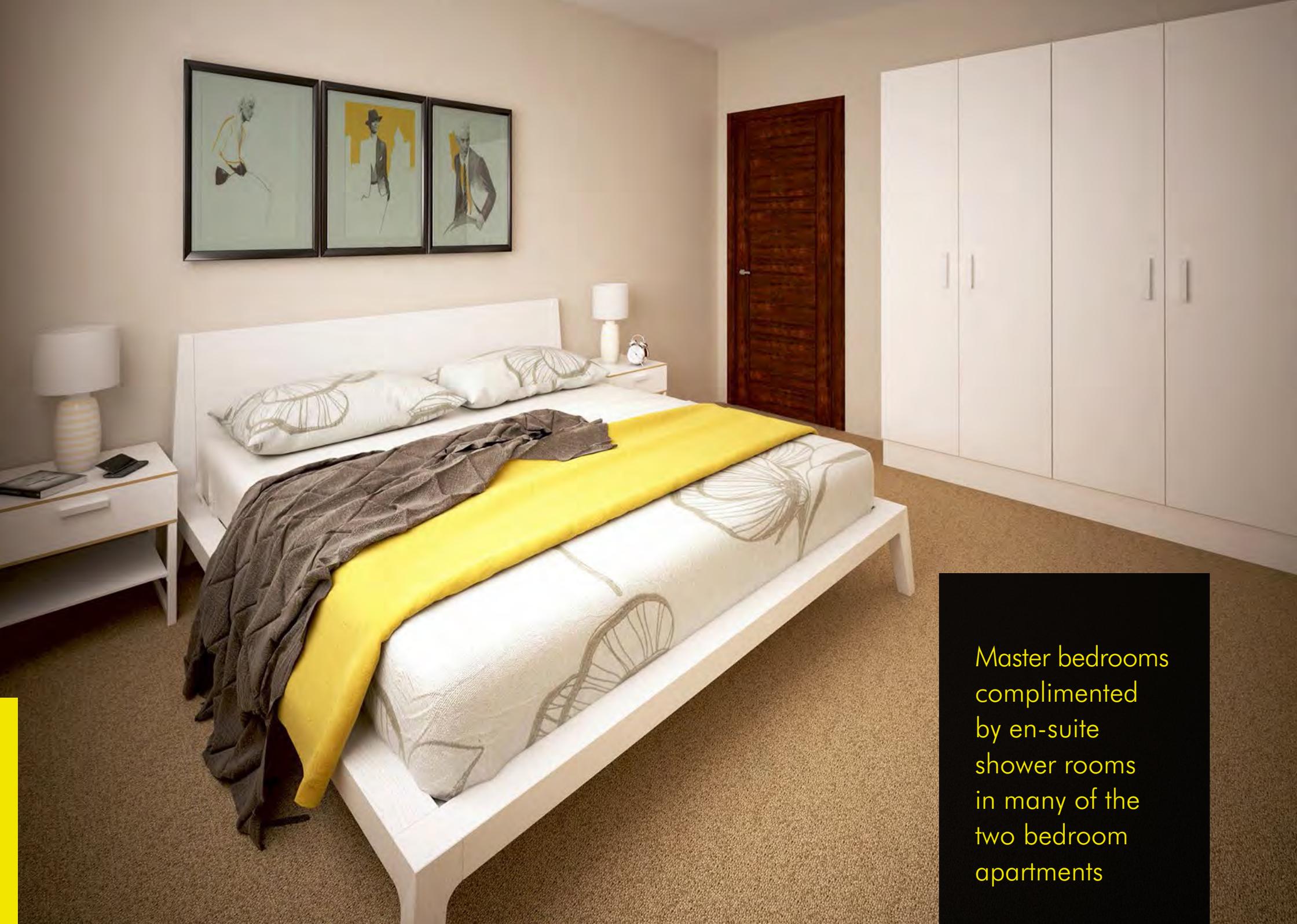


A modern living room with white furniture, a wooden coffee table, and a bookshelf. The room features a white sofa, two white armchairs, and a low wooden coffee table with a metal frame. A tall black bookshelf is positioned against the wall. The floor is made of dark wood. In the background, a kitchen area is visible with dark cabinets and a countertop. A yellow text box is overlaid on the right side of the image.

Wide picture windows help provide bright, spacious living space, many with distant city or Cheshire countryside views



Fitted kitchens with high-end touches and integrated appliances combine to create contemporary practical design



Master bedrooms
complimented
by en-suite
shower rooms
in many of the
two bedroom
apartments

Floor plans

Ground floor

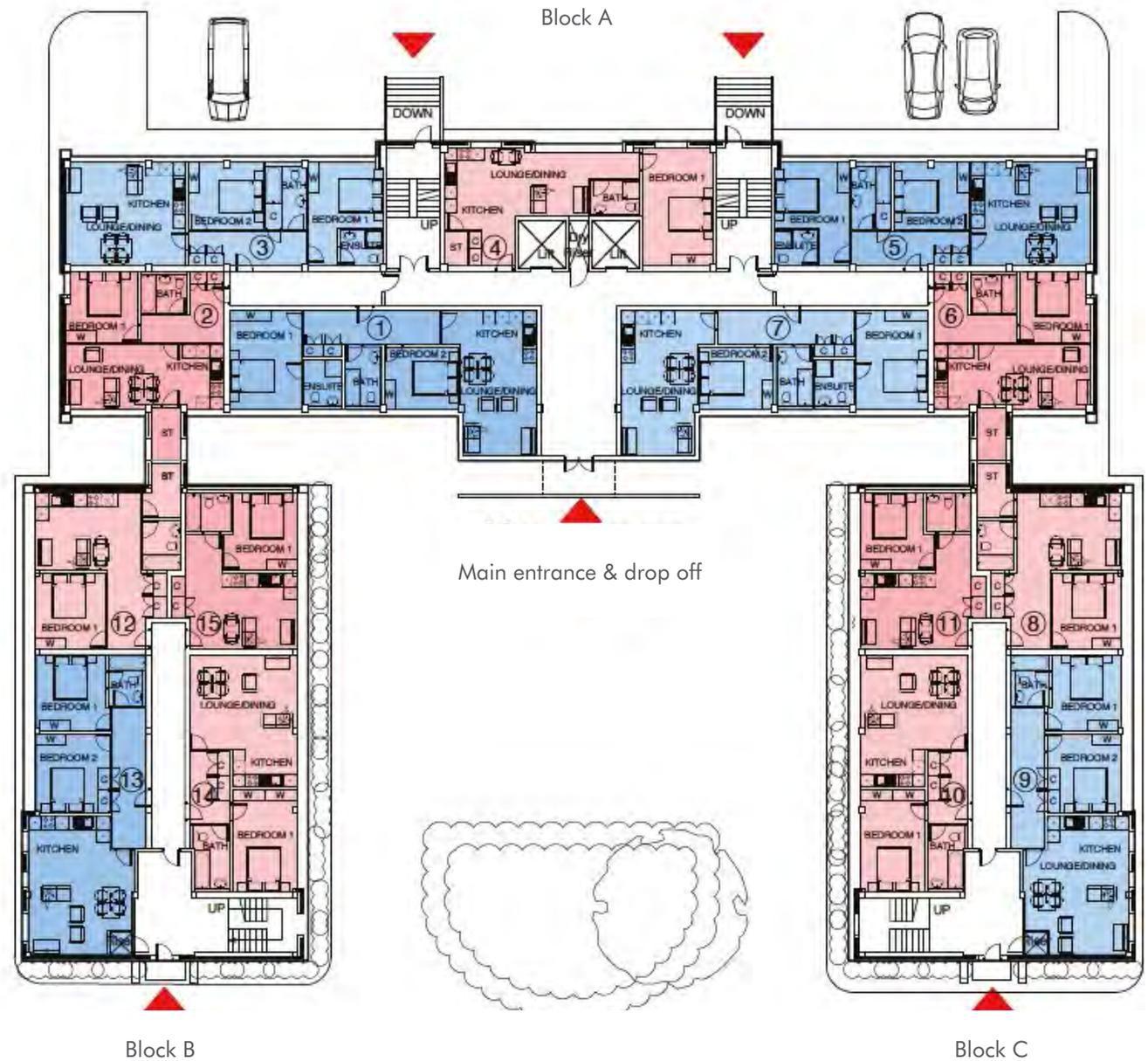
Block A

Block B

Block C

 6 no. 2 bedroom

 9 no. 1 bedroom



Floor plans

Block A
First floor

First floor

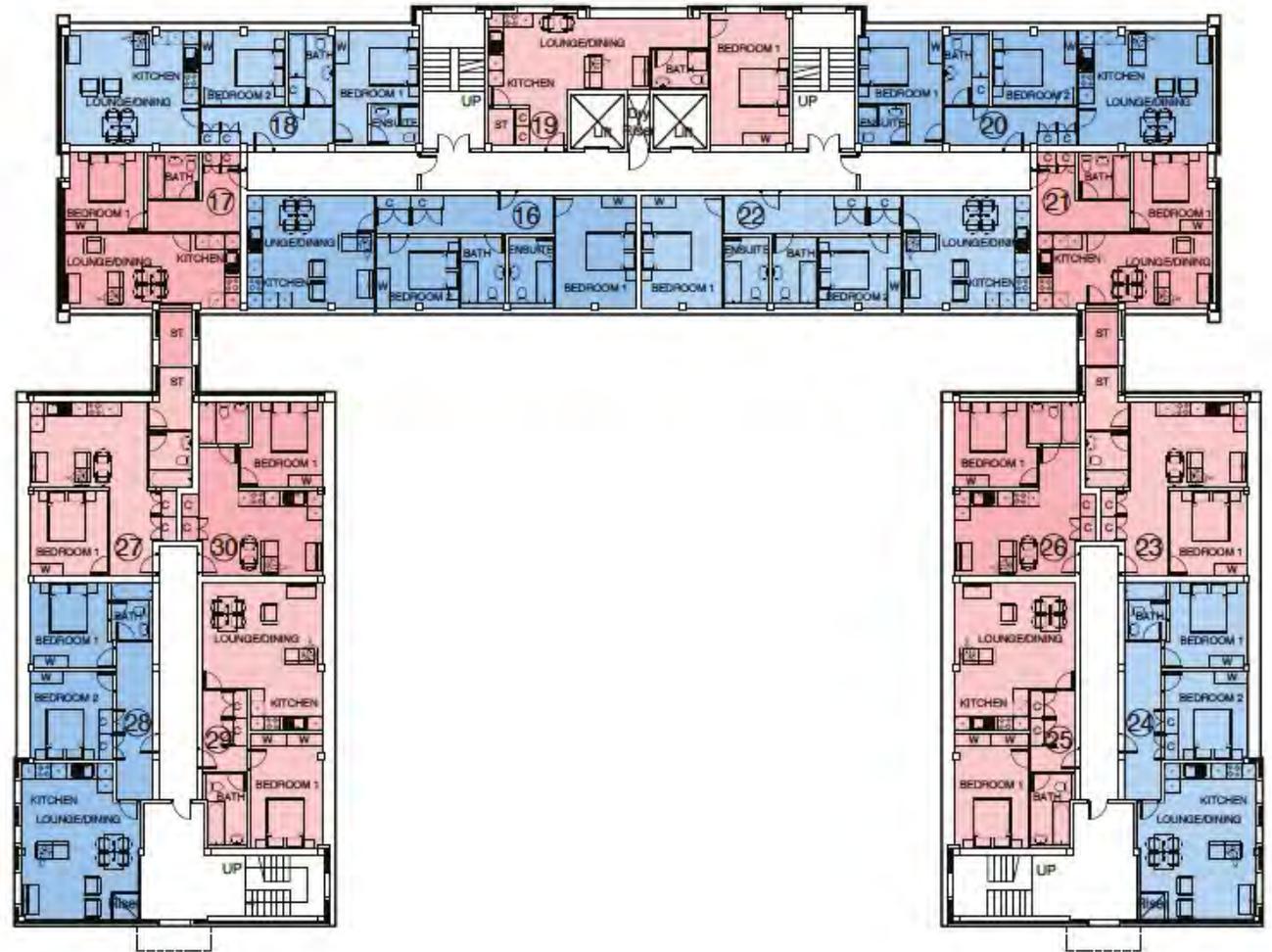
Block A

Block B

Block C

6 no. 2 bedroom

9 no. 1 bedroom



Block B
First floor

Block C
First floor

Floor plans

Second floor

Block A

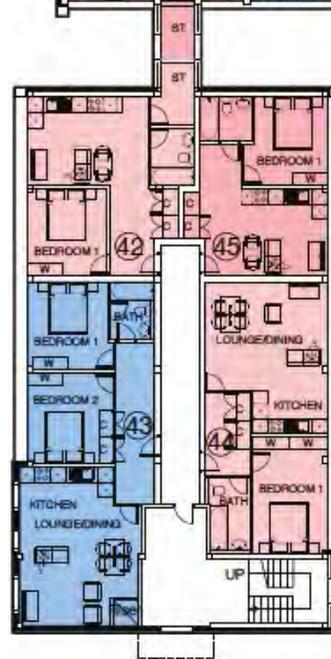
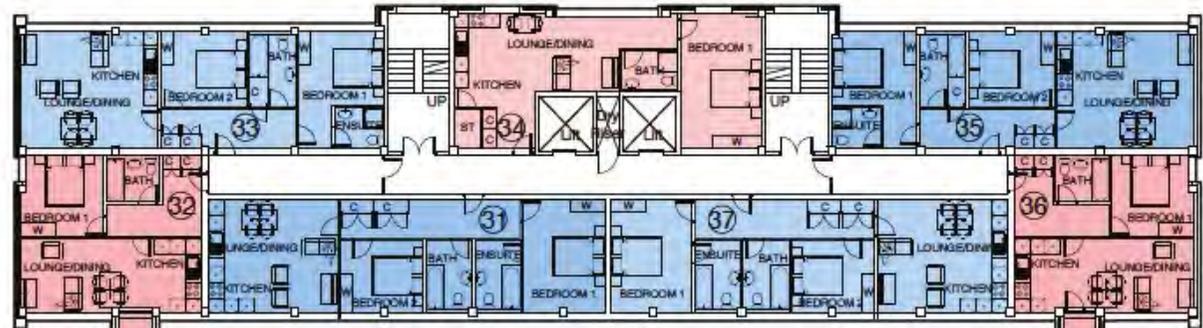
Block B

Block C

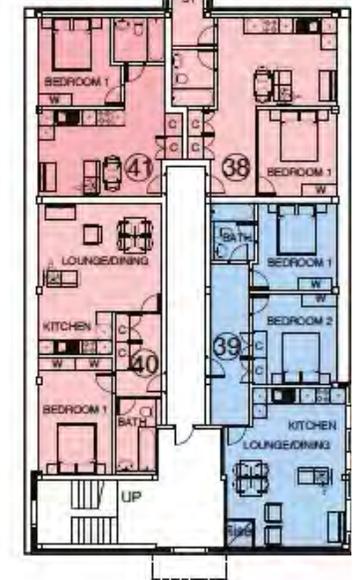
 6 no. 2 bedroom

 9 no. 1 bedroom

Block A
Second floor



Block B
Second floor



Block C
Second floor

Floor plans

Third floor

Block A

- 4 no. 2 bedroom
- 3 no. 1 bedroom

Block A
Third floor



Floor plans

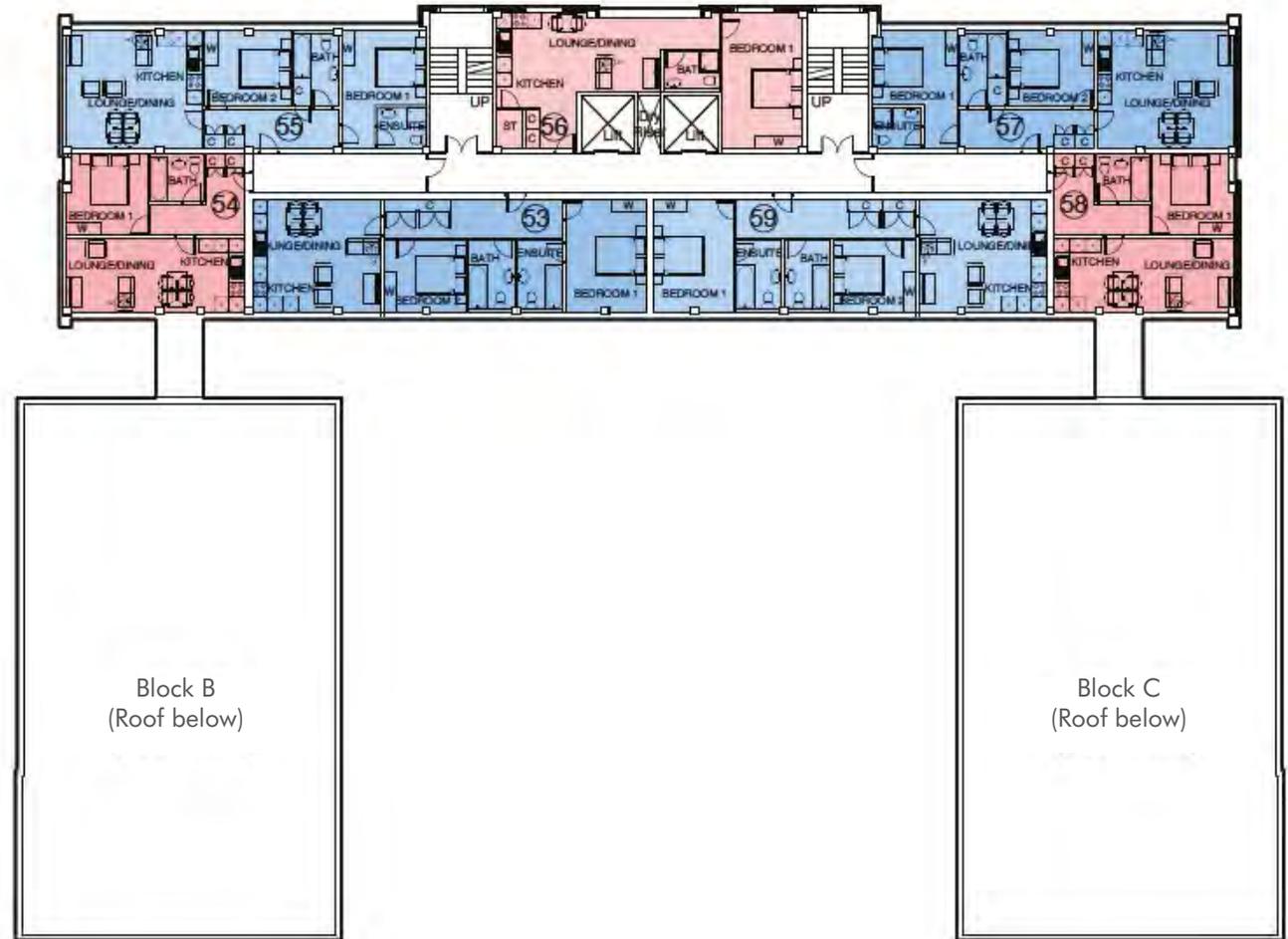
Block A
Fourth floor

Fourth floor

Block A

 4 no. 2 bedroom

 3 no. 1 bedroom

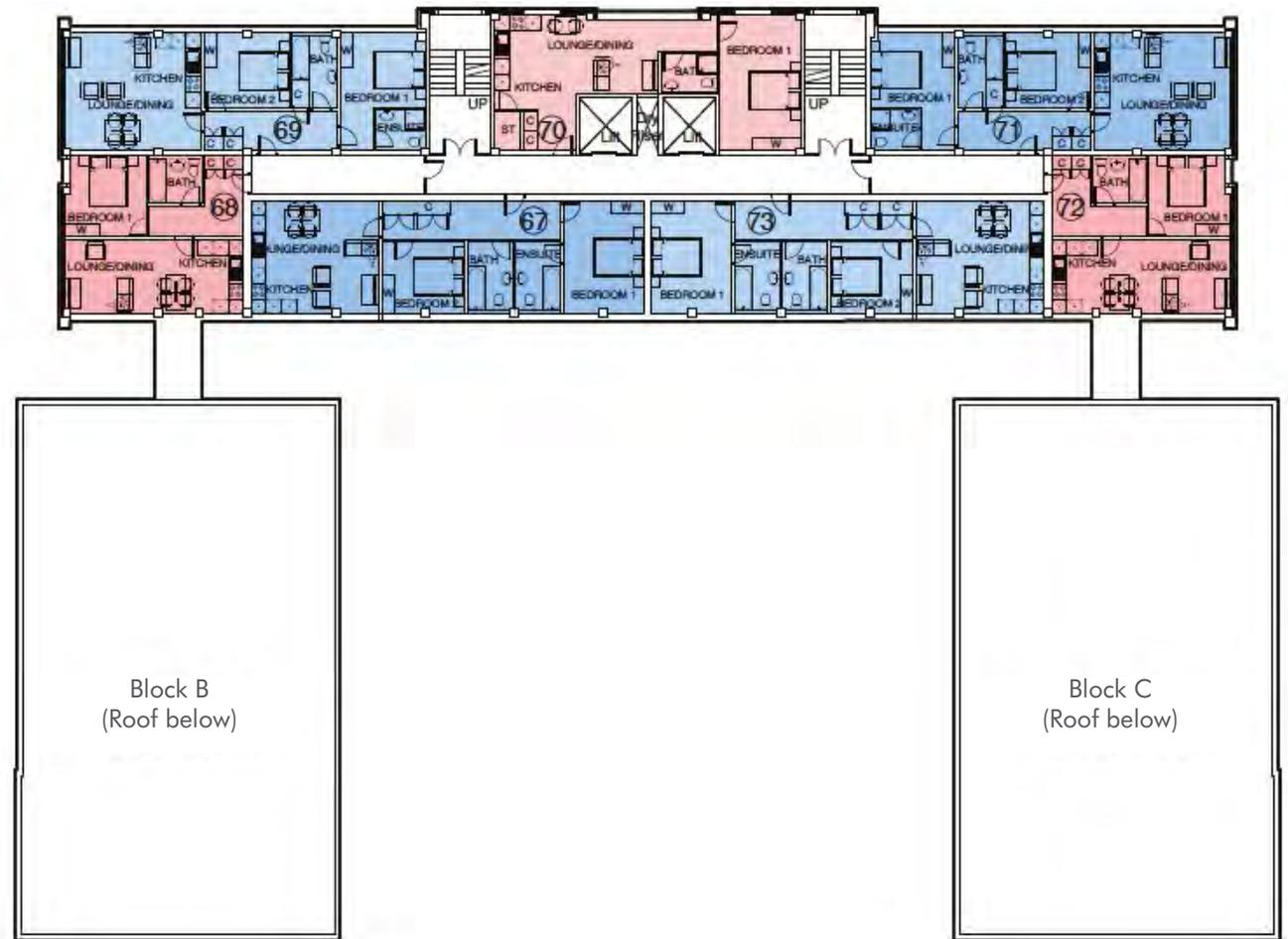


Floor plans

Block A
Sixth floor

Sixth floor Block A

- 4 no. 2 bedroom
- 3 no. 1 bedroom



Floor plans

Block A
Seventh floor

Seventh floor

Block A

4 no. 2 bedroom

3 no. 1 bedroom



Sale

Sale is a southern suburb in Greater Manchester and a popular vibrant town within the Metropolitan Borough of Trafford with a population of over 55,000. Sale is conveniently located to the south-west of Manchester City Centre and only 2.5 miles northeast of its affluent neighbours, Altrincham and Hale.

A thriving Manchester commuter town, located to the south-side of junction 7 of the M60, Manchester's orbital motorway and being one of only a few towns to benefit from Manchester's tram system, the Metrolink.

Transport

Commuters love Sale. Situated on the southern point of Manchester orbital motorway, close to the motorway interchanges with the M6, M56 and M62, services by an efficient tram service every 12 minutes and being only 4 mile north of Manchester Internal Airport, is why!

Manchester Airports – Manchester International Airport is the UK's second largest and is only 4 miles from Sale. Manchester City Airport & Heliport is 6 miles away, specialising in private flights and helicopter services.

Metrolink – Connecting Sale with many locations in Greater Manchester, most importantly Altrincham to the south and Manchester City Centre to the north. Metrolink trams depart the town's three stations 12 minutes every day.

Motorway – Sale is located to the south of junction 7 of the M60 motorway. The M56 to Chester and the M62 to Liverpool are approximately 4 miles from the town. Access to the M6 is only 7 miles away.

Railway – The nearest railway station to Sale is on Navigation Road, Altrincham with train services frequently run to Manchester Piccadilly, Stockport and Chester.

Restaurants & nightlife

With over 70 restaurants in Sale alone providing a full range of European and Asian foods, you are spoilt for choice. There is a menu for every taste from; TJI Friday's American themed restaurant chain to the Boathouse Bar & Grill with spectacular waterside views to top quality home pub cooking at Daly's at the Old Plough.

If Sale wasn't busy enough with its many café bars, restaurants and pubs, on the doorstep is more... Manchester's legendary nightlife – When the sun sets the city becomes alive with Cocktails Bars; Nightclubs; Live Music and excellent dining.



Metrolink



Close to one of Europe's largest shopping malls



Manchester nightlife



Manchester airport



Homeland of Sale Sharks



Manchester - A Shoppers' dream

Shopping

There are is no shortage of shops on hand in Sale. A thriving town centre providing everything from day to day supplies to bespoke items from designer boutiques. For a wider choice and more designer brands, visit the nearby Trafford Centre, one of Europe's largest shopping centres and Manchester city centre – a 'shoppers dream'.

Local Shopping – Within a short walking distance to Fairbairn House is The Square, a vibrant local shopping centre with 40 independent and national retailers, surrounded by scores of high street shops and retail services located along the A56 Washway Road, which is also home to super market chains, Tesco, Mark & Spencer, Sainsbury's.

Trafford Shopping Centre – Just two junctions along the M60 motorway is the Trafford Centre, one of Europe's largest shopping centres with over 207,000 m2 of retail, dining and leisure space. Retail giants Selfridges, John Lewis and Marks & Spencer alongside 280 outlets attract more than 28,500 visitors each week. Designed in a Baroque architectural style the Trafford Centre boasts Europe's largest food hall, The Orient, themed as a steam ship and paying homage to the history of the nearby Manchester Ship Canal and the UK's busiest 20 screen cinema complex. The Barton Square annex provides Home Furnishing stores , the Trafford Centre is next to Trafford Quay's Leisure village with a Chill Factor Ski-Slop, Trafford Golf Centre, a Skydiving centre, indoor football facilities and Event City exhibition and conference centre.

Manchester Shopping – A few tram stops away and you have reached the heartland of Manchester retail centre. A shoppers dream with all the high street brand, eminent designer shops and fabulous boutiques, alongside favourite department stores Harvey Nichols and Selfridges

Sport

With household names such as Sales Sharks & Sale Harriers and gold medallists Darren Campbell and Diane Modahl, Sale is on the map for sport. Where else can you play rugby, go water skiing, play lacrosse and join a rowing club?

Sale Sharks – Sale FC is one of the oldest rugby union clubs in the world and has been based in Sale since 1861. Although retaining their training ground in Sale, Sale Sharks professional team now play matches at the new Salford City Stadium opposite the Trafford Centre and Manchester City Airport.

Water Sports – Sale Water Park's 52 acre lake surrounded by 152 acres of countryside and parkland has been to Sale Water Ski Club since 1980.

Athletics – Sale Harriers Manchester Athletics Club was formed in 1911 and has produced many successful athletes, most recently; Olympic gold medallist Darren Campbell and Commonwealth Games gold medallist Diane Modahl.

Football – Living in Manchester there are two giant football clubs to support, Premiership sides; Manchester City and Manchester United. Old Trafford, home to Manchester United is only 4.5 miles away, their training ground being even closer.

Golf – Sale and Ashton on Mersey Golf Clubs both have courses located on the outskirts of the town. There is also a municipal course based at Woodheys Park.

Sports Clubs – local sports clubs provide a diverse sport facilities catering for all age groups including; football, rugby, cricket, hockey, lacrosse, lawn tennis, badminton & squash. Sale Leisure Centre provides; a sports hall, a gymnasium and three swimming pools. Brooklands Manchester University Hockey Club, Brooklands Hulmeians Lacrosse Club and Trafford Rowing Club are also located in the town.

Education

Trafford state school education is sought after in Manchester, with Trafford being the only borough in the area to offer non-fee paying grammar school education. With Manchester’s University campus being within easy commuting distance puts Sale at the top of the class!

University – Manchester is home to three leading Universities with a student population over 98,000, the nearest campus being 5 miles from Fairbairn House.

Schools – There are nineteen Primary schools, two High schools, a non-fee paying Grammar school and two fee paying Private schools in Sale. There is also a sixth form college and a specialist sports school.

Culture

Sale is packed with cultural activities and clubs ranging from a local Gilbert & Sullivan society to bird watching at the local nature reserve. Five miles away, Manchester is a multi-cultural hub with a wealth of internationally acclaimed theatres, museums and art galleries.

Sale Waterside – Home to Waterside Arts Centre housing; a plaza, a library, the Robert Bolt Theatre, the Lauriston Gallery and the Corridor Gallery. The centre regularly hosts concerts, exhibitions and community events.

Municipal Parks – There are a number of open spaces and parks in the town including Worthington Park featuring a bandstand, gardens, play areas, and a skate ramp and Walton Park featuring a miniature railway.

Museums & Stately Homes – For days out, there are no less than six Stately home and country park attractions nearby, with Dunham Massey Hall being only 3.5 miles away. In nearby Manchester, 2 million people visit Manchester’s award winning museums each year including; Museum of Science & Industry, National Football Museum and numerous Art Galleries

Nature Reserve – Broad Ees Dole is situated in the local nature reserve at Sale Water Park and is thriving wildlife wetlands refuge providing a home to migratory birds.



Café bars & restaurants



Sale Water Park



Local shops

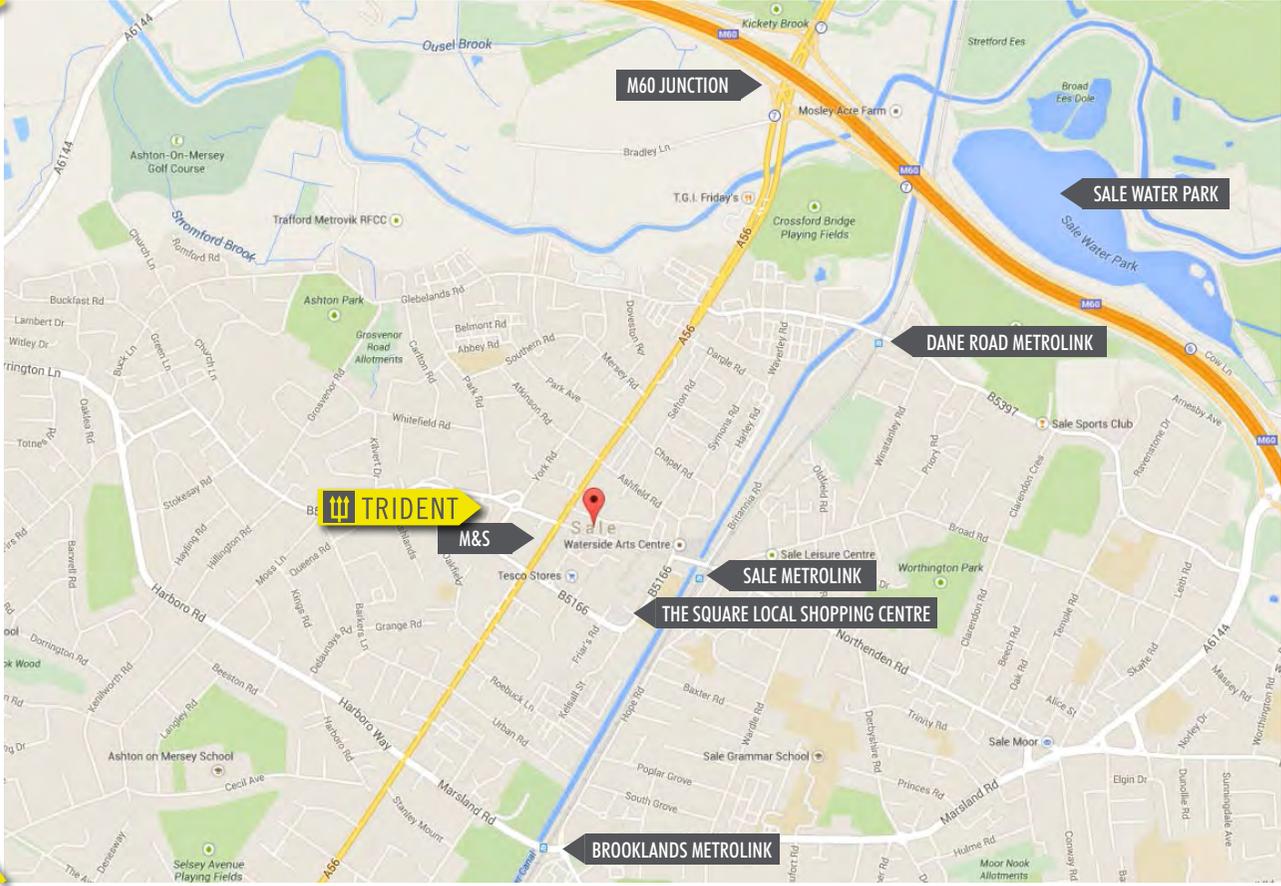
HISTORIC TRIVIA 1586 First written record of Sale Village • 1603 Sale Old Hall the first brick building in Northwest England • 1670 ‘Eyebrow Cottage’ built now Sale’s oldest building • 1765 Bridgewater Canal to Runcorn was completed • 1849 Manchester South Junction & Altrincham Railway opened • 1875 Sale received sewers & utilities • 1888 Sale was connected to the telephone network • 1940 Over 600 incendiaries dropped on Sale in 3 hours during the Manchester Blitz • 1960 New shopping area created • 1972 M60 (formally M63) motorway constructed across the Northside of the town • 1972 Sale Water Park was created • 1973 New swimming baths and leisure complex completed • 1973 Thy Square Shopping Centre opened • 1981 Population exceeded 58,000 • 1992 Metrolink line to Altrincham and Manchester Piccadilly opened • 1998 Nearby Trafford Shopping Centre opened

Location

South Manchester



Sale



Investing in Sale

Trident brings contemporary city centre style apartments to the affluent commuter town of Sale yet is only 5 miles south of the city centre.

Located in the heart of Sale town centre, Trident is adjacent to the main shopping district with its many shops, supermarkets, bars and restaurants.

Transport connections are second to none, with easy commuting to the city centre by road directly along the (A56) or via the Metrolink. Regional and National travel is aided by easy access to the M60 motorway, local connections to the M56, M62 and M6 and Manchester International Airport being only 4 miles away.

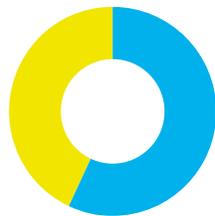
Who lives in sale?

Household types



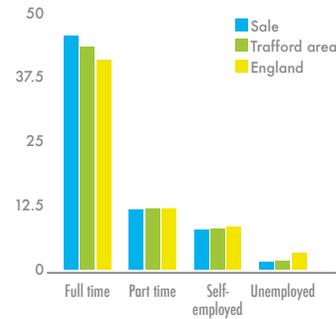
- Single person
- Couples
- Families

Professionally qualified worker



- Sale
- England

Employment categories %



Sale property market

The rental market in Sale is buoyant with a consistent demand for 1 and 2 bedroom accommodation from quality professional tenants.

- 70% of the working population live in single or couple households
- Higher percentage of professionals residing in the area
- Manchester has a young population with an average age of 27
- 37 is the average house buying age in the UK
- Popular commuter town, only 5.3 miles from Manchester
- Trafford is the most expensive borough in Greater Manchester
- Excellent transport links – Motorway, Metrolink, Airport
- Amazing range of local sport and leisure facilities

With a population of over 55,000 and nearly 25,000 households in Sale, the present residential property market represents a stable investment platform to purchase property. Trafford Borough is the most expensive area of Greater Manchester with an average price for a detached house standing at £437,464.00

Why Invest in Manchester

A multi-cultural city and one of the most exciting places to live in Britain

- UK's second city with a population of 2.5 million
- Second most visited UK city, after London
- Manchester International Airport is second largest in the UK
- Envious Sport facilities
- Home to one of Europe's largest Universities with 98,000 students
- 80 of the 100 FTSE companies operate in Manchester
- Home to more multi-millionaires than anywhere outside London
- 96,000 people employed in banking ,finance and insurance
- Culture; nightlife; shops and Restaurants galore

O'Connor
Bowden

Greater Manchester
& Cheshire

O'Connor
Bowden

Manchester City Centre

Let with confidence

Sales / Lettings / Corporate / Investment / Furnishings

O'Connor Bowden assisted with the designed, specification and marketing strategy for Trident to ensure investors purchase high performing investment property that will enhance any residential investment portfolio and perform well in the local market place.

Beyond the role of sales management consultant, O'Connor Bowden is committed to providing an ongoing long-term asset management services to all investors through our professional lettings and tenant management services.

Purchasers at Trident can buy in confidence with the assurance that O'Connor Bowden can provide continual letting and management support.

About O'Connor Bowden

Established in 2003 and operating from five offices with 7 departments, O'Connor Bowden is one of the largest independent residential agents in Manchester. We manage in excess of 1,000 furnished city centre apartments on some of the most sought after developments and manage over 350 houses and apartments throughout South Manchester and North Cheshire.

O Connor Bowden is the 'Northwest Letting Agent' of choice. Set up by Landlords for Landlords, our services are designed to around the investors needs with the sole objective to achieve the very best performance for our client's properties.

We offer a variety of services;

- Lettings
- Corporate lets
- Property management
- Estate agency
- Investment property sales
- Acquisitions and disposals
- Valuations & appraisals
- Asset management
- Furnishings.

Our Service

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 collection and accounting, property

"Managing your investment property correctly is a big deal. It should be trouble free with minimum void periods and no rent arrears. With O'Connor Bowden, rent guarantee and tenancy legal protection is included with all managed properties... we take care of you and your property"

Stephen Bowden

SPECIAL OFFER

Letting Fees: from only **£250.00** plus VAT

Management Fees: **ONLY 8%** plus VAT

Rent Guarantee: FREE Rent Guarantee and Tenancy Legal Protection cover for all management property

- Quality Approved Tenants
- No Rent Arrears
- No Eviction Costs
- No Legal & Court Fees

Let by

O'Connor
Bowden

Sales & Lettings

0161 427 2971
www.oconnorbowden.co.uk

Buying in confidence

Exclusivity

O'Connor Bowden is a leading residential investment company in the northwest with 'a hands approach and insight to investments and developments in Manchester and Cheshire, from initial conception to post completion asset management. We have extensive investment experience having been successfully involved with sourcing and the delivery of numerous investment development and properties since 2003.

Appointed by the developer as their sales management consultant, O'Connor Bowden is providing the marketing and sales management for Trident and fully endorses the 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 through O'Connor Bowden and our partner clients.

Reservation Process

Step 1 – Complete reservation form and pay a reservation fee of £2,000

Step 2 – A deposit equal to 20% will be required on exchange of contract

Delivery Timeline

February 2016 – estimated completion

Build Warranty

The development will be protected by an industry approved construction warranty underwritten by either the National House Building Council or Premier Guarantee

Tenure

Each apartment will be sold with a leasehold title for 150 years, subject to an annual ground rent of £250.00 pa

Building Management

A variety of communal services for the building will be provided by the building management company. These services include;

- Buildings insurance
- Cleaning and maintenance of the entrances and corridors
- Landscaping and grounds maintenance
- Service and maintenance contracts, for example; lifts, video entry control system, television system
- Provisions and funds for longer term maintenance

Furniture pack

The stylish apartments and carefully considered finishes have been designed to complement the needs of the tenant.

All apartments include flooring, fully fitted kitchens with built in appliances and contemporary fitted bathrooms.

For an additional price, you can purchase a number of different furnishing packages through O'Connor Bowden.

Living Room

- Vertical window blinds
- Sofas & chairs
- Coffee table
- TV stand
- Dining table & chairs



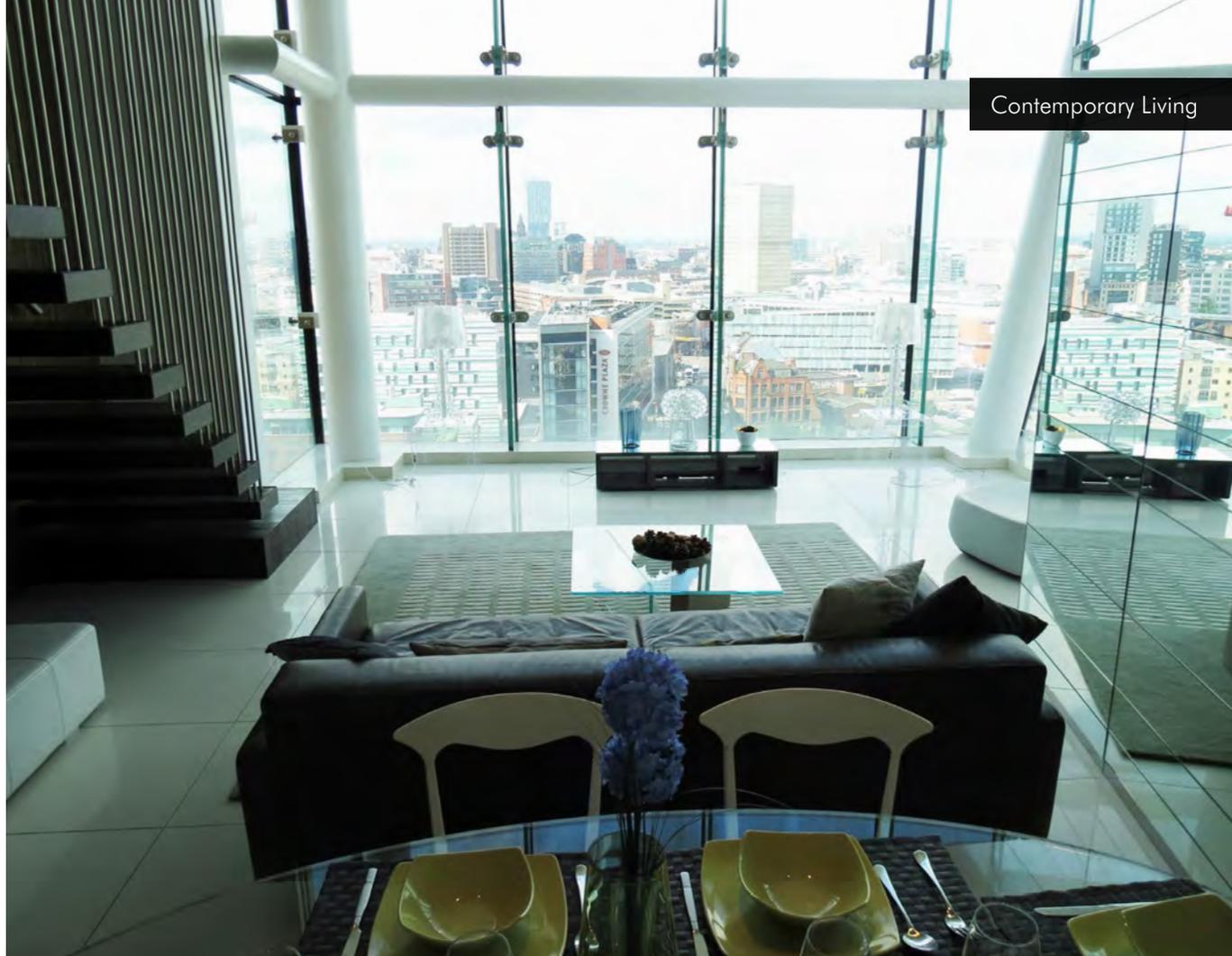
Bedroom

- Vertical window blinds
- Double / king bed & mattress
- Bedside cabinets
- Wardrobe
- Drawer chest

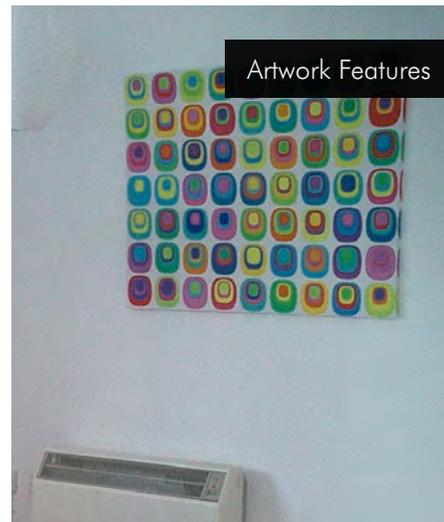
Other items are available on request. Enhanced furniture options can also be provided.

Written details available on request.

O'Connor Bowden are experienced in creating the right look for your apartment.



Sofas & Chairs



Artwork Features



Bedroom Suites

Developer



Trident is brought to you by Factory Estates Limited, through a bespoke development company.

Factory Estates forms a subsidiary company of IDP

Group and was established by directors John Haynes, Naushad Islam and Chris Bowman, for the purpose of carrying out residential development, predominantly in Northwest region.

The company is based in Manchester with personnel having a wealth of experience within the construction and development industry working on projects from inception & feasibility to construction and completion. The team includes; Architects, Landscape Architects, Urban Designers, Master-planners, Developers, Estate Agents, Project Managers and Cost Consultants.

Utilising Chris Bowman's background as land director for Bellway Homes and Ladson Commercial, the company uses the funding capability and in-house expertise of IDP Group for development purposes.

Since the company's inception, Factory Estates has acquired (including subsidiaries) an impressive number of live sites with a combined GDV in excess of £30m.

Visit: www.factoryestates.com

Factory Estates – Director Profile



Chris Bowman runs the company on a day to day basis. He is a 10 year qualified GP surveyor. Working as land director for Bellway Homes North West he delivered in excess of 400 new dwellings in Manchester between 2004 and 2008 including several city centre apartment schemes. Chris became Land Director for Ladson Commercial Ltd, where he assisted in the development of a £7m food store on behalf of Tesco Stores PLC and a £4m neighbourhood scheme for Morrisons PLC & Greene King PLC, 22 houses in north Manchester, 42 apartments on the Wirral and 2 new build mansion houses in Prestbury.

Architects



IDP Group is the appointed architects for Trident clearly adapting their vision – “seeking to enhance daily life through architecture”. IDP uses design creativity, logic, collaboration and pragmatism to realise place and space. Ideas are delivered.

With over 75 employees in 4 offices across the UK specialising in architecture, master-planning and project management, they are an end to end facilitator delivering large scale commercial and residential schemes throughout the UK. In particular, IDP works closely with PLC house builders; Taylor Wimpey; Barratts; Bovis and McCarthy & Stone as well as private equity groups. They are also the appointed project management company for Leicester NHS Trust for the asset management of their estate.

“We are IDP” www.weareidp.com

IDP – Director Profiles



John Haynes is the founding partner of IDP Group and coordinates the project management arm of IDP on behalf of Factory Estates Ltd. John’s life as an architect began as an apprentice at a local practice as an architectural technician. John obtained really high grades which encouraged him to go to university to study architecture. After studying at Manchester University, John worked for various practices obtaining experience in different sectors enabling him to bring this experience to diversify form IDP.



Naushad Islam heads up IDPs practice in Manchester. He is a 17 year qualified member of the RIBA with 12 years as director of a number of large architectural firms including; Broadway Malyan and Leach Rhodes Walker. He has overseen the development of a number of multi million pound projects including; Malmaison Hotels in Manchester, London Bridge, Liverpool and Milton Keynes. On the residential side, he was a member of the team to deliver a £30m housing scheme at Seaham Colliery, £400m Wirral Waters project for Peel Holdings and a £75m tower at Sheil, Zayed Road in Dubai.



Sales Management

**O'Connor
Bowden**

O'Connor Bowden is the retained investor sales management consultant for Factory Estates and responsible for the marketing promotion, reservations and sales completions for Trident, working alongside long-standing property investment partners and agents.

With property investment teams based in Manchester City Centre and Stockport, O'Connor Bowden offer investment property support services throughout the Northwest to developers, individuals and corporate investment clients. Services include; Off-Plan opportunities, distressed property sales, property sourcing, asset acquisition, disposal and management.

Established in 2003 and now with 5 offices and 7 departments, O'Connor Bowden is regarded to be one of Manchester's largest and most successful independent residential property agents in the city, managing in excess of 1,000 city centre apartments and a further 350 houses throughout Greater Manchester & Cheshire. With traditional estate agency offices selling for home ownership, complemented by investment, letting, management, maintenance, corporate and furnishing divisions, O'Connor Bowden offer the "one-stop-shop for the investor".

Visit: www.oconnorbowden.co.uk

O'Connor Bowden – Director Profiles



Alison O'Connor is a specialist in residential property investment and management within Manchester city centre. Alongside daily marketing and managerial responsibilities for the company, Alison provides rental and sales valuations /appraisals, together with comparable market intelligence reports to landlords, investors, receivers and lenders. For over a decade, Alison has assisted a variety worldwide high-net worth clients to buy, sell, furnish and successfully manage investment property and portfolios as well as being involved in the sales and management of apartments in some of the city's largest and most iconic developments. Alison was one of the first agents in the city to introduce a corporate letting service for major employers and is regarded as one of the pioneers to 'Manchester's city living' investment market.



Stephen Bowden specialises in helping developers to sell off-plan investment property and landlords to develop investment strategies to maximise the financial performance of property portfolios, including the management of difficult tenancy situations. Alongside business development and management responsibilities for O'Connor Bowden, Stephen also provides rental and sales valuations and market intelligence reports to sellers, landlords, investors, receivers and lenders. Before a planned departure from corporate life in 2004, Stephen was head of a corporate residential investment company responsible for the assembly of multi-million pound investment portfolios through development and acquisition procurement with blue chip investment partners and equity funds. With over 30 years in the residential markets, Stephen has helped thousand's of clients buy and sell investment properties.



www.factoryestates.com



www.weareidp.com



www.oconnorbowden.co.uk

investment@oconnorbowden.co.uk
0161 406 0044 or 0161 235 5333

THE PROPERTY MISDESCRIPTIONS ACT 1999: 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 developer. 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. 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.