

Ground Rent  
Portfolio

## Ground Rent Portfolio

- Freehold residential ground rent portfolio
- 11 freehold residential developments
- Total of 316 leases
- 259 houses (81%) / 57 flats (18%)
- Total income of £64,275 per annum
- 87% of the income subject to RPI reviews
- 13% of the income doubles every 50 years (limited to first 4 reviews)
- Offers invited for the Freehold interests

Established in 2000, Prospect (GB) Ltd is now a leading national development organization with residential, commercial and development investment experience and is recognized as one of the most dynamic and successful businesses in its sector.

Understanding its business and its customers is what's made Prospect (GB) Ltd so successful. Whether you are looking for your first place to call your own, a bigger home to raise a family or the perfect location to run your business, Prospect (GB) Ltd could be right up your street. In fact we have properties to enhance your lifestyle at every stage of life.

Our Residential developments offer a wide range of house types, from affordable housing for the first time buyer to larger, family properties. Our diverse portfolio of past developments is proof of our approach – excellent locations, individual properties, and attention to detail throughout.

Prospect (GB) Ltd's commercial portfolio is the envy of many with innovative designs, superb locations and flexible terms across a wide geographical area and unit size.





### 1 - York Street, Glossop

Postcode	SK13 8QW
Tenure	Freehold
Title Number	DY342952
No of Units	14
Type	Houses
Term	250 years from 1st July 2012
Rent	£250 per annum
Review frequency	15 years to RPI (All Items)
Next review	1st January 2027



### 2 - Evolution, Moston Road, Upton, Chester

Postcode	CH2 1EU
Tenure	Freehold
Title Number	CH567172
No of Units	12
Type	Houses
Term	250 years from 1st July 2014
Rent	£250 per annum
Review frequency	15 years to RPI (All Items)
Next review	1st January 2029

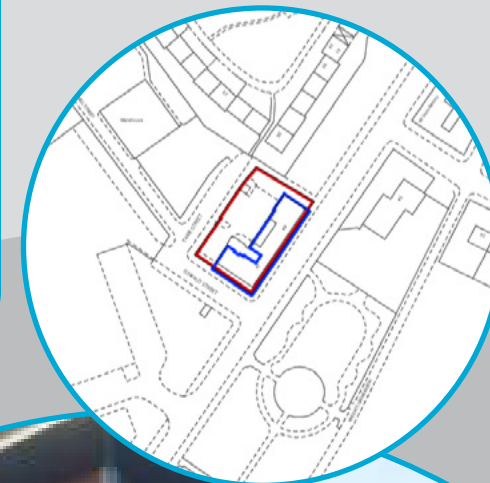






### 3 - Kingswood, Kingswood Road, Prestwich

<b>Postcode</b>	M25 3AB
<b>Tenure</b>	Freehold
<b>Title Number</b>	MAN238911
<b>No of Units</b>	24
<b>Type</b>	Houses
<b>Term</b>	999 years from 1st Jan 2015
<b>Rent</b>	£250 per annum
<b>Review frequency</b>	5 years to RPI (All Items)
<b>Next review</b>	1st January 2023



### 4 - Hemisphere, 49 Every Street, Manchester

<b>Postcode</b>	M4 7DN
<b>Tenure</b>	Freehold
<b>Title Number</b>	GM736699
<b>No of Units</b>	17
<b>Type</b>	Flats (Landlord Insures and Manages)
<b>Term</b>	125 years from 1st January 2005
<b>Rent</b>	£175 per annum
<b>Review frequency</b>	21 years to RPI (All Items)
<b>Next review</b>	1st January 2026







### 5 - Farnworth Mews, Widnes

<b>Postcode</b>	WA8 9LZ
<b>Tenure</b>	Freehold
<b>Title Number</b>	CH242792
<b>No of Units</b>	9
<b>Type</b>	8 x Flats (Landlord Insures and Manages). 1 x House
<b>Term</b>	125 years from 1st Jan 2006
<b>Rent</b>	£175 per annum
<b>Review frequency</b>	21 years to RPI (All Items)
<b>Next review</b>	1st January 2027



### 6 - Barnsdale Close, Loughborough

<b>Postcode</b>	LE11 5AN
<b>Tenure</b>	Freehold
<b>Title Number</b>	LT343047
<b>No of Units</b>	32
<b>Type</b>	Flats (Manco in place to manage and insure)
<b>Term</b>	125 years from 1st January 2003
<b>Rent</b>	£75 per annum
<b>Review frequency</b>	20 years to RPI (All Items)
<b>Next review</b>	1st January 2023

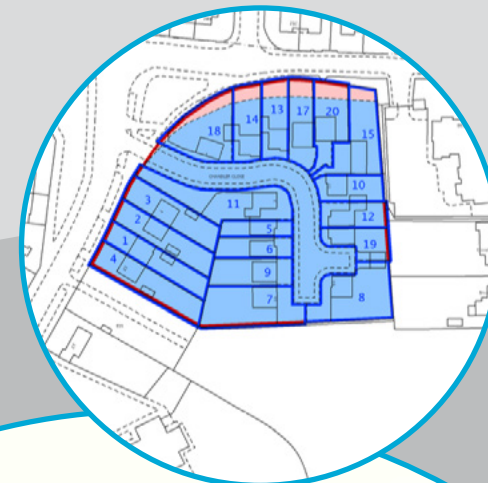






**7 - Met 32, Canal Road, Timperley**

<b>Postcode</b>	WA14 1SP
<b>Tenure</b>	Freehold
<b>Title Number</b>	GM352685
<b>No of Units</b>	28
<b>Type</b>	Houses
<b>Term</b>	999 years from 1st Jan 2015
<b>Rent</b>	£250 per annum
<b>Review frequency</b>	5 years to RPI (All Items)
<b>Next review</b>	1st January 2023



**8 - Chandlers Close, Sharston, Manchester**

<b>Postcode</b>	M22 5GU
<b>Tenure</b>	Long leasehold. (973 years from 1st March 1931 at a peppercorn)
<b>Title Number</b>	LA66955
<b>No of Units</b>	15
<b>Type</b>	Houses
<b>Term</b>	250 years from 1st January 2014
<b>Rent</b>	£250 per annum
<b>Review frequency</b>	15 years to RPI (All Items)
<b>Next review</b>	1st January 2029





### 9 – Pimhole, Wilson Street, Bury

<b>Postcode</b>	BL9 7EF
<b>Tenure</b>	Part freehold, part long leasehold (250 years from 19th June 2013 at a peppercorn)
<b>Title Number</b>	MAN173715
<b>No of Units</b>	116
<b>Type</b>	Houses
<b>Term</b>	250 years from 1st July 2012
<b>Rent</b>	£250 per annum
<b>Review frequency</b>	15 years to RPI (All Items)
<b>Next review</b>	1st January 2027



### 10 – Windmill Hill, Broadheath Avenue, Prenton, Wirral

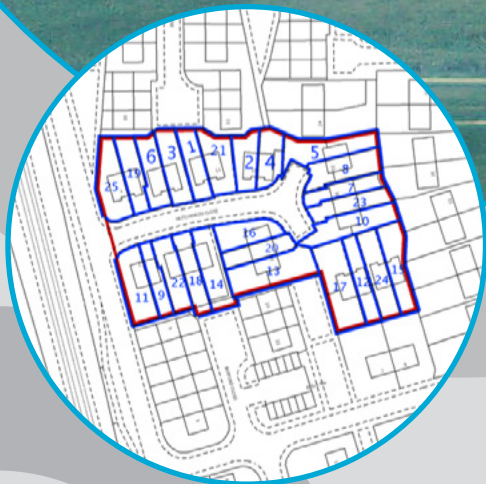
<b>Postcode</b>	CH43 7NP
<b>Tenure</b>	Freehold
<b>Title Number</b>	MS579611
<b>No of Units</b>	24
<b>Type</b>	Houses
<b>Term</b>	999 years from 1st Jan 2007
<b>Rent</b>	£100 per annum
<b>Review frequency</b>	50-year doubling (Limited to first 4 reviews)
<b>Next review</b>	1st January 2057





## 11 – Clarence Park, Fender Way, Wirral

Postcode	CH43 7ZJ
Tenure	Freehold
Title Number	MS555642
No of Units	25
Type	Houses
Term	999 years from 1st Jan 2012
Rent	£100 per annum
Review frequency	50-year doubling (Limited to first 4 reviews)
Next review	1st January 2062



## Best Offers & Section 5 notices

We have been instructed by our client, to request that best and final offers be submitted to Christopher Dee in writing no later than 5.00 pm on Friday 7th October 2016. For offers to be considered the purchaser must break down the apportioned pricing using the excel spreadsheet provided.

Please note Section 5 notices have been served on the flats with expiry 7th December 2016. Local authority searches are provided within the dataroom.

The Purchaser will undertake the due diligence on the sites during Section 5 notice period and will exchange and complete the day following the Section 5 notice expiring.

All proposals should set out the following:

1. **The identity of the purchaser.**
2. **Supporting information relating to their track record and recent investment activity.**
3. **The proposed purchase price**
4. **How the transaction will be financed i.e. whether the purchaser will be utilising any source of third party finance or whether it will be a cash acquisition.**
5. **Detail of any conditions which the offer may be subject to.**
6. **Detail of any approvals needed (investment committee, board, valuation or third party).**
7. **Confirmation with regards to the level of due diligence undertaken to date including access to the data room.**
8. **Solicitors contact details.**

For the avoidance of doubt our client will not be bound to accept the highest, or indeed any, offer received.

## Dataroom

Access to a Dataroom is available on request with copy leases, title plans and registers to the various schemes.





**For further information or to arrange an inspection, please contact:**

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property investment

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