

# LINCOLN HOUSE

NELSON STREET, BOLTON  
GREATER MANCHESTER





### ABOUT ONE HERITAGE

One Heritage started property development in the UK in 2015. However the Company can trace its roots back to 2012, when the first One Heritage office was opened in Hong Kong. Over subsequent years the Company has opened multiple offices at strategic locations in Mainland China and latterly in the UK. Today the group has 9 offices and employs over 150 staff across the UK, China and Hong Kong with intentions to grow its operations into other markets such as Singapore and Japan.

Originally a wealth management company, One Heritage has undertaken controlled year-on-year growth and now operates a regulated trust company in Hong Kong, one of 140 registered companies in the region. The UK arm of the Company was established in 2015 and has undertaken schemes across Cheshire and Greater Manchester.

Whilst One Heritage is already an established brand in Hong Kong; the Company intends to establish a strong brand name in the mid-tier city residential housing market in the UK. One of its flagship developments in this regard is the impressive 55-storey tower, the 2nd tallest outside London, in Manchester. The project has already received considerable media profile and will become a market leading 5\* development and landmark in the city of Manchester.





# LOCATION

Lincoln House is situated on Nelson Street within close proximity to Bolton town centre and all its amenities, with Bolton train station only a 5-minute walk away. It is also approximately one mile from St. Peters Way (A666), the main arterial route through Bolton, which links directly to the motorway network of the M6, M61 & M62, all of which are approximately three miles south.

- 10 Miles from Manchester
- 20 Miles from Manchester Airport
- 60% of UK businesses within a 2-hour drive
- 1 million people live within 45 minutes
- Town Centre Location
- Less than 1 mile from University, Train Station and Shopping Centre

Bolton is a town in Greater Manchester, 10 miles north west of Manchester's city centre. The town offers good amenity and a vibrant town centre including bars, restaurants and nightclubs.

Bolton offers a rich variety of opportunities - from commercial developments to housing schemes - and expects to see more than £1bn of town centre investment in the next 15 years.

It's a key player in the Greater Manchester economy, which is at the heart of UK Government's Northern Powerhouse strategy and the 2nd largest employer in the Greater Manchester region.



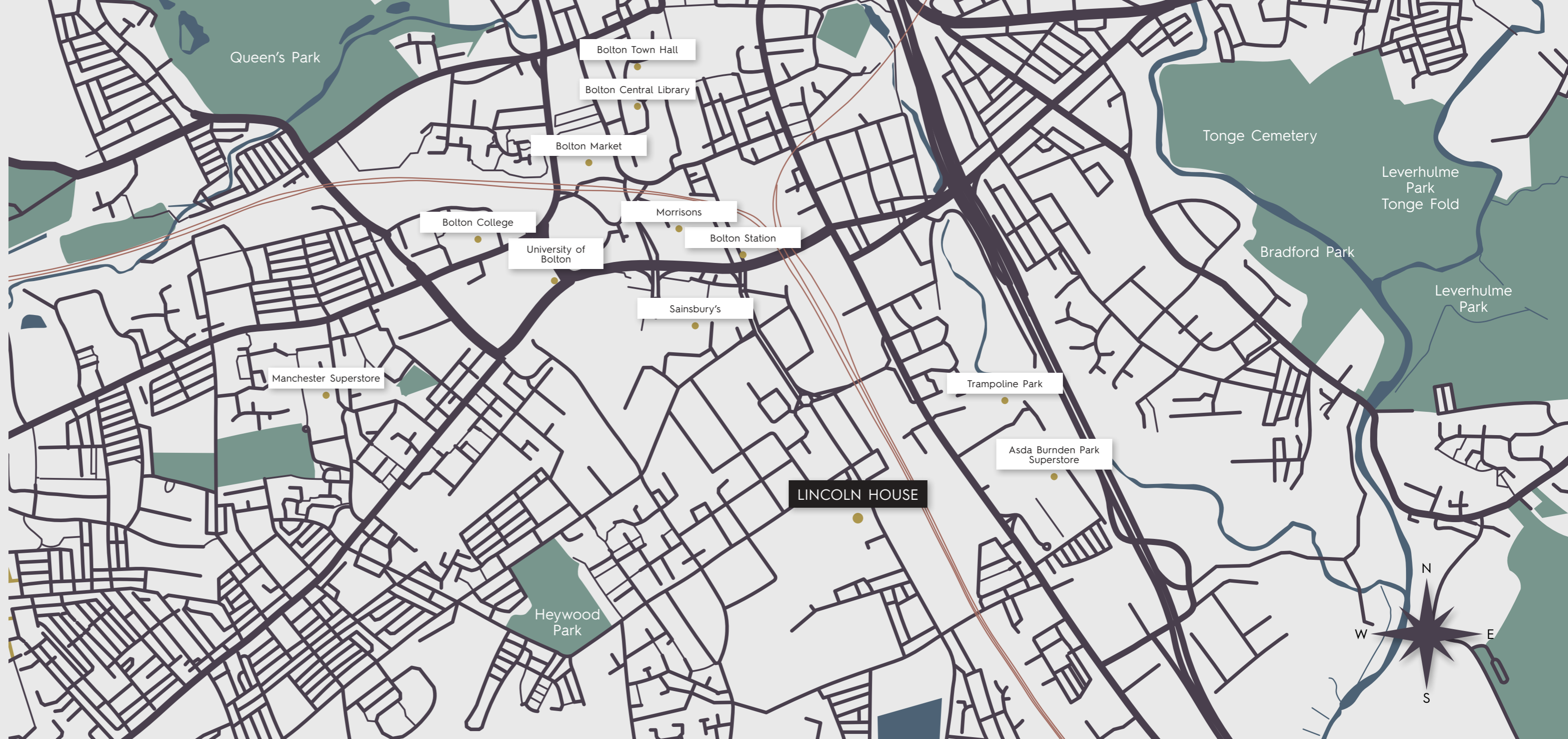
# MANCHESTER

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Travel connections to cities such as Liverpool and Leeds are excellent, and Manchester is just an 18-minute train journey away. The Lake District, West Pennine Moors and Yorkshire Dales are all within easy reach, and the bright lights of Blackpool are just an hour away.

Manchester is the commercial and administrative capital of the North of England, providing a thriving and popular retail and commercial centre. Large scale businesses and public bodies have recently moved to the city, such as the BBC, GCHQ, Booking.com, Google and Microsoft. Manchester's graduate retention rate is the highest outside of London, which is reflective of the vibrancy of the city and the extensive employment opportunities.

# MAPS





# LISTING

TYPE	BEDS	ASPECT	SIZE RANGE (sq ft)	No. of Units
1	Studio	NE	420 - 440	16
2	Studio	NE	479 - 517	8
3	1 Bed	SW	620 - 681	4
4	1 Bed	SW	611 - 633	8
5	1 Bed	SW	579 - 620	16
6	1 Bed	NE	502	1
7	1 Bed	NE	470	1
8	1 Bed	NE	455	1
9	1 Bed	NE	459	1
10	1 Bed	NE & NW	545	1
11	1 Bed	SW	474	6
12	1 Bed	SW	475	1
13	2 Bed	NW & SW	690	4
14	2 Bed	NE & NW	668	4
15	2 Bed	NE	659 - 663	4
16	2 Bed	SE & NE	736	4
17	2 Bed	SW & SE	659	4
18	2 Bed	NE	658	1
19	2 Bed	SW & SE	789	1
20	2 Bed	SE & NE	658	1
21	3 Bed	NW & SW	895	1

Total 88 Units

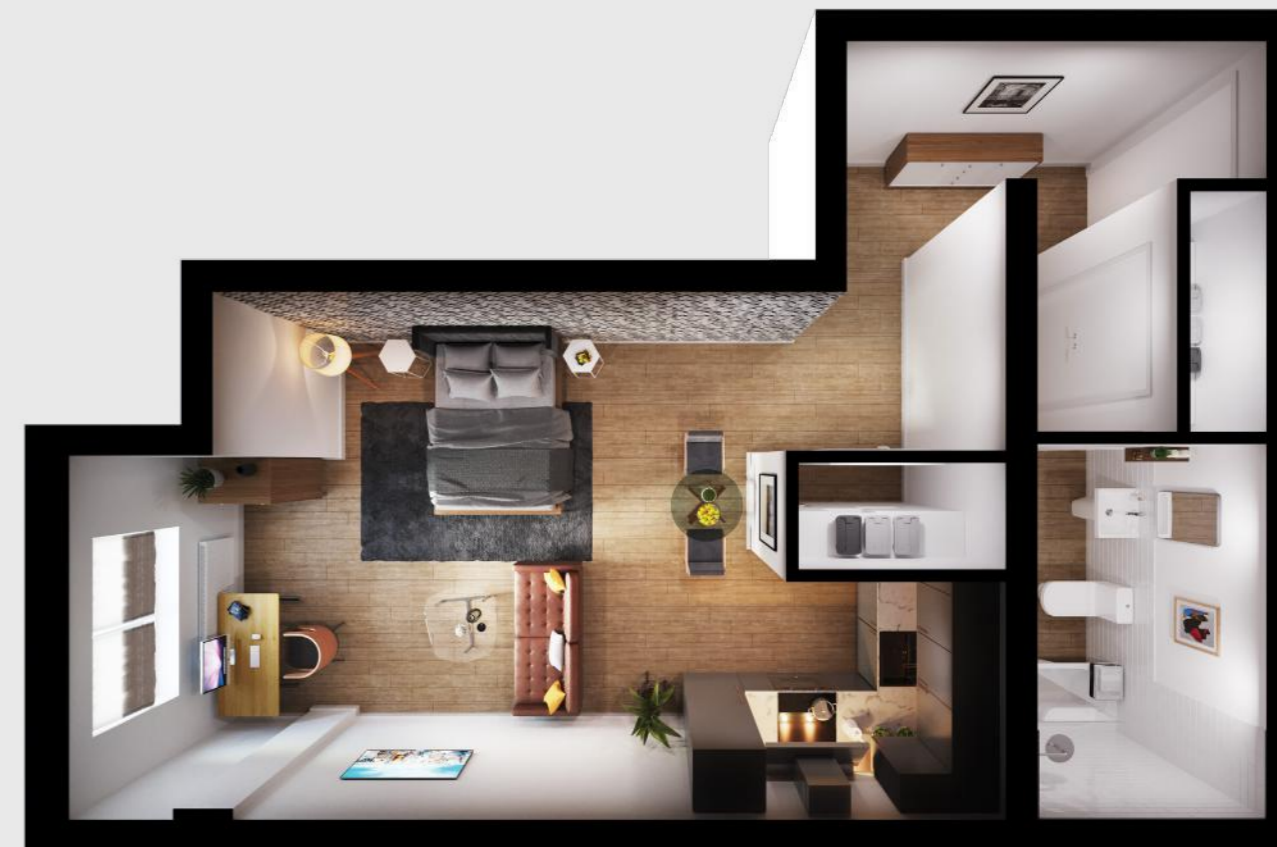
# TYPE 1

Studio | 420 - 440 sq ft | Aspect NE | 16 Units



# TYPE 2

Studio | 479 - 517 sq ft | Aspect NE | 8 Units



# TYPE 3

1 Bed | 620 - 681 sq ft | Aspect SW | 4 Units



# TYPE 4

1 Bed | 611 - 633 sq ft | Aspect SW | 8 Units





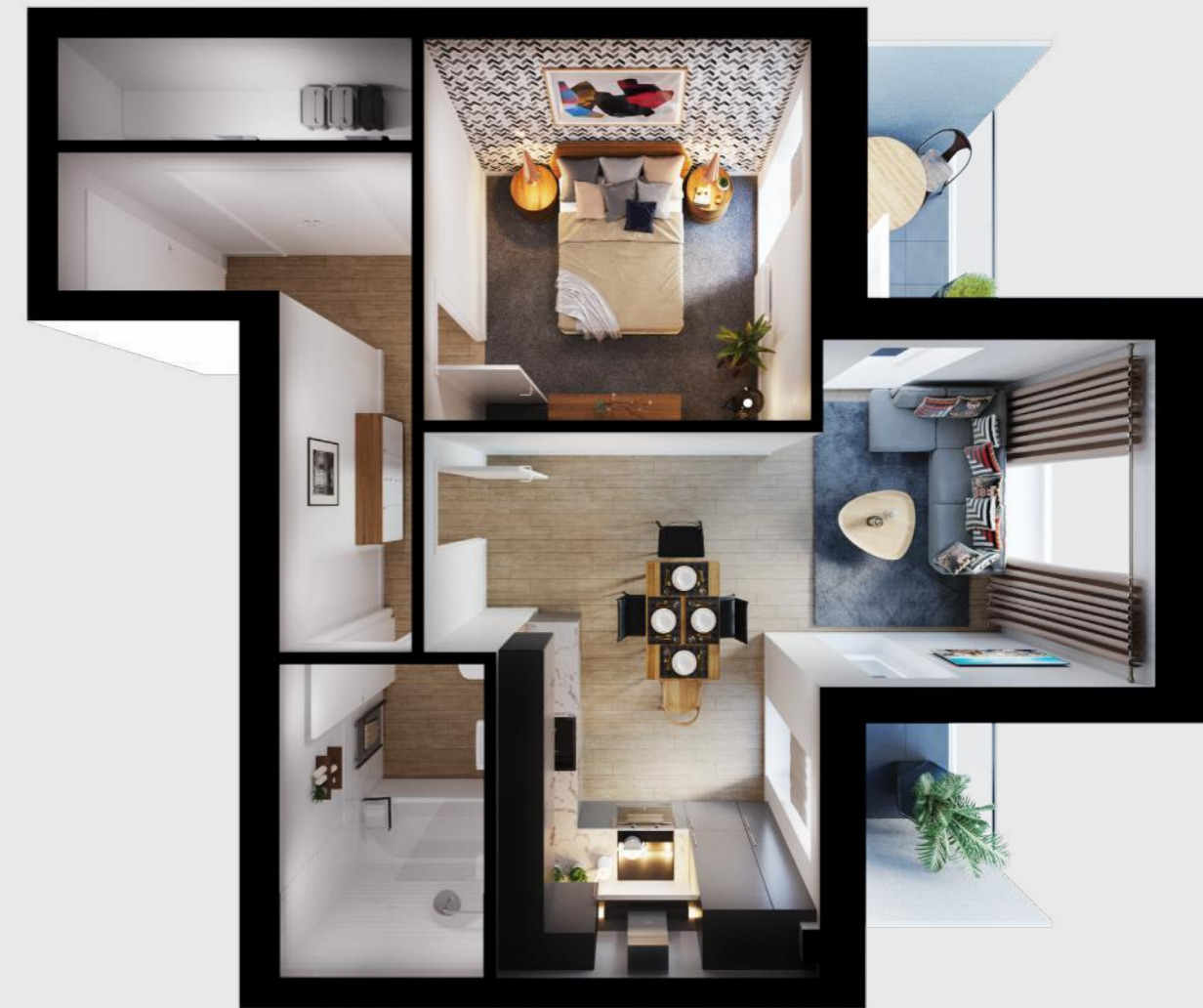
# TYPE 5

1 Bed | 579 - 620 sq ft | Aspect SW | 16 Units



# TYPE 6

1 Bed | 502 sq ft | Aspect NE | 1 Unit | Terrace



# TYPE 7

1 Bed | 470 sq ft | Aspect NE | 1 Unit | Terrace



# TYPE 8

1 Bed | 455 sq ft | Aspect NE | 1 Unit | Terrace



# TYPE 9

1 Bed | 459 sq ft | Aspect NE | 1 Unit | Terrace



# TYPE 10

1 Bed | 545 sq ft | Aspect NE & NW | 1 Unit | Terrace



# TYPE 11

1 Bed | 474 sq ft | Aspect SW | 6 Units | Terrace



# TYPE 12

1 Bed | 475 sq ft | Aspect SW | 1 Unit | Terrace



# TYPE 13

2 Bed | 690 sq ft | Aspect NW & SW | 4 Units



# TYPE 14

2 Bed | 668 sq ft | Aspect NE & NW | 4 Units



# TYPE 15

2 Bed | 659 -663 sq ft | Aspect NE | 4 Units



# TYPE 16

2 Bed | 736 sq ft | Aspect SE & NE | 4 Units



# TYPE 17

2 Bed | 659 sq ft | Aspect SW & SE | 4 Units



# TYPE 18

2 Bed | 658 sq ft | Aspect NE | 1 Unit | Terrace



# TYPE 19

2 Bed | 789 sq ft | Aspect SW & SE | 1 Unit | Terrace



# TYPE 20

2 Bed | 658 sq ft | Aspect SE & NE | 1 Unit | Terrace



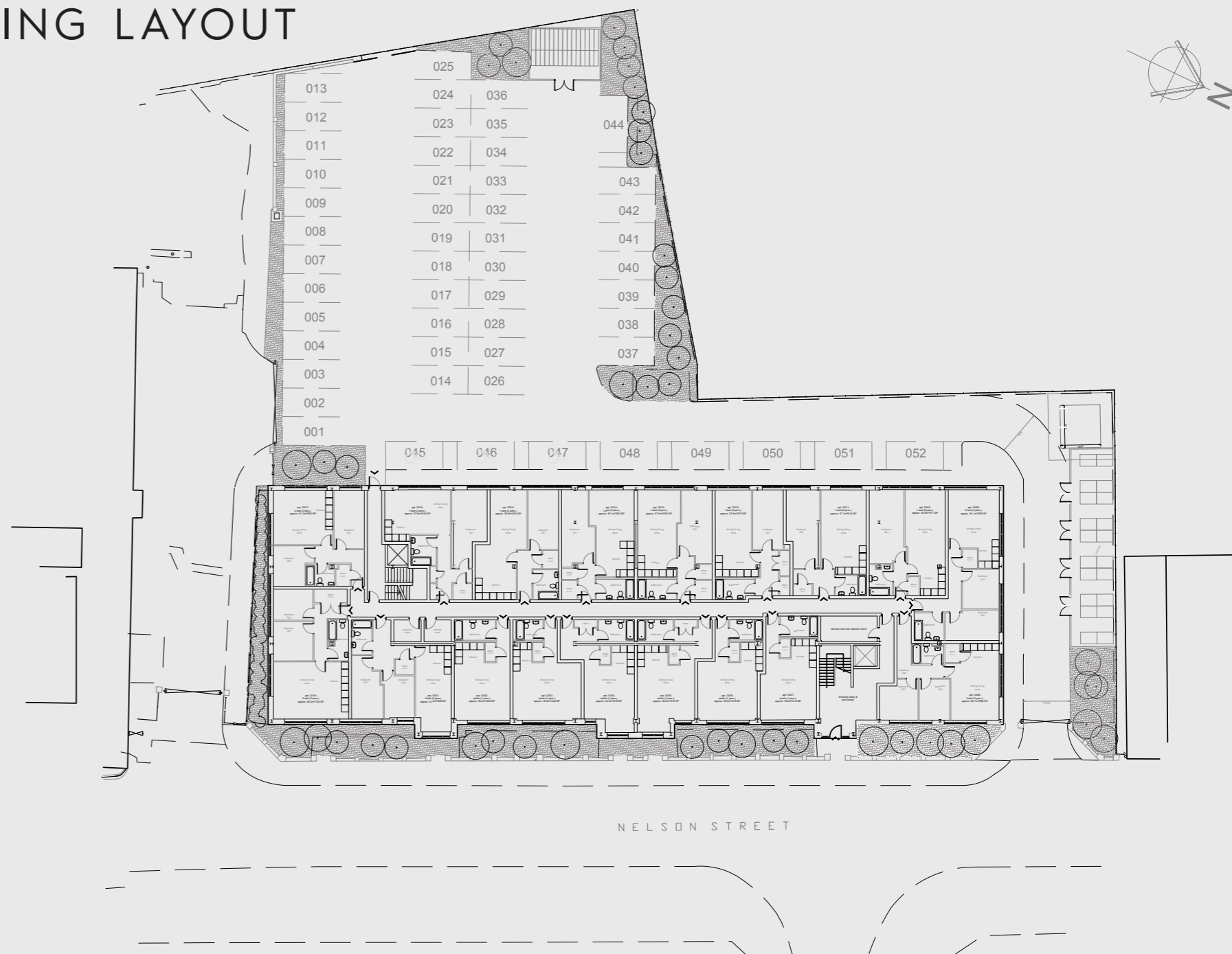


# TYPE 21

3 Bed | 895 sq ft | Aspect NW & SW | 1 Unit | Terrace

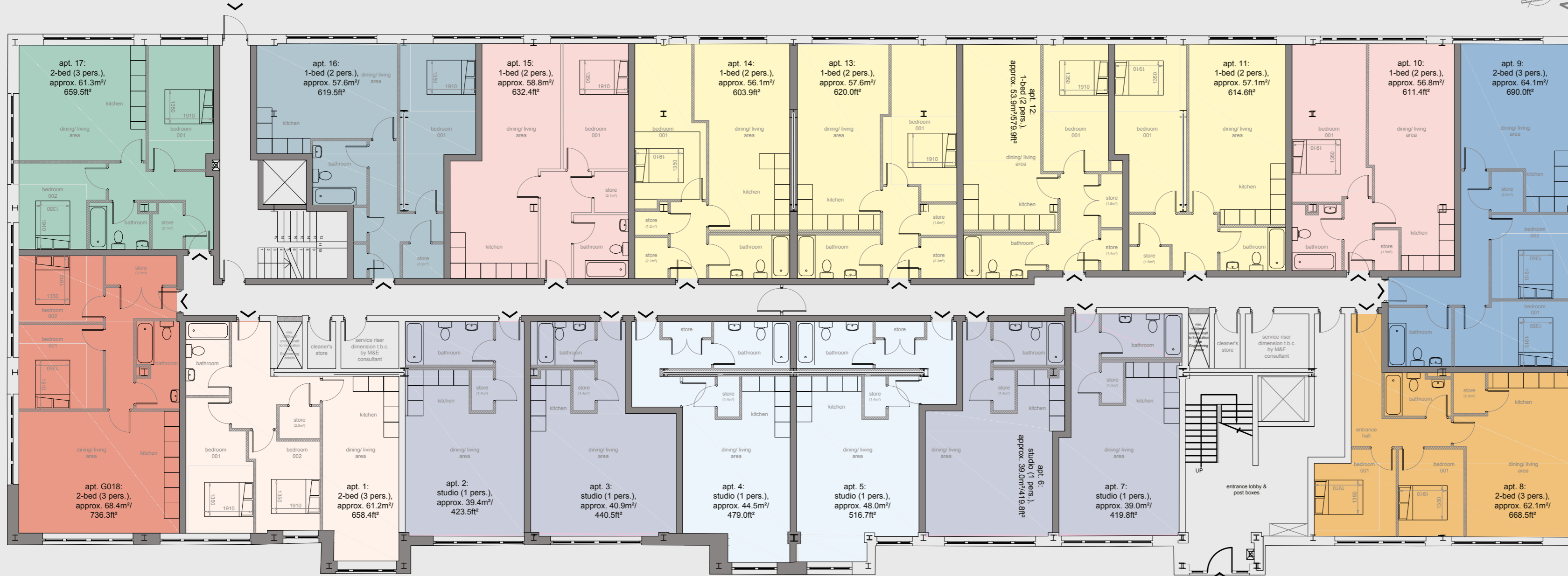


# PARKING LAYOUT



# FLOOR PLAN

Ground Floor

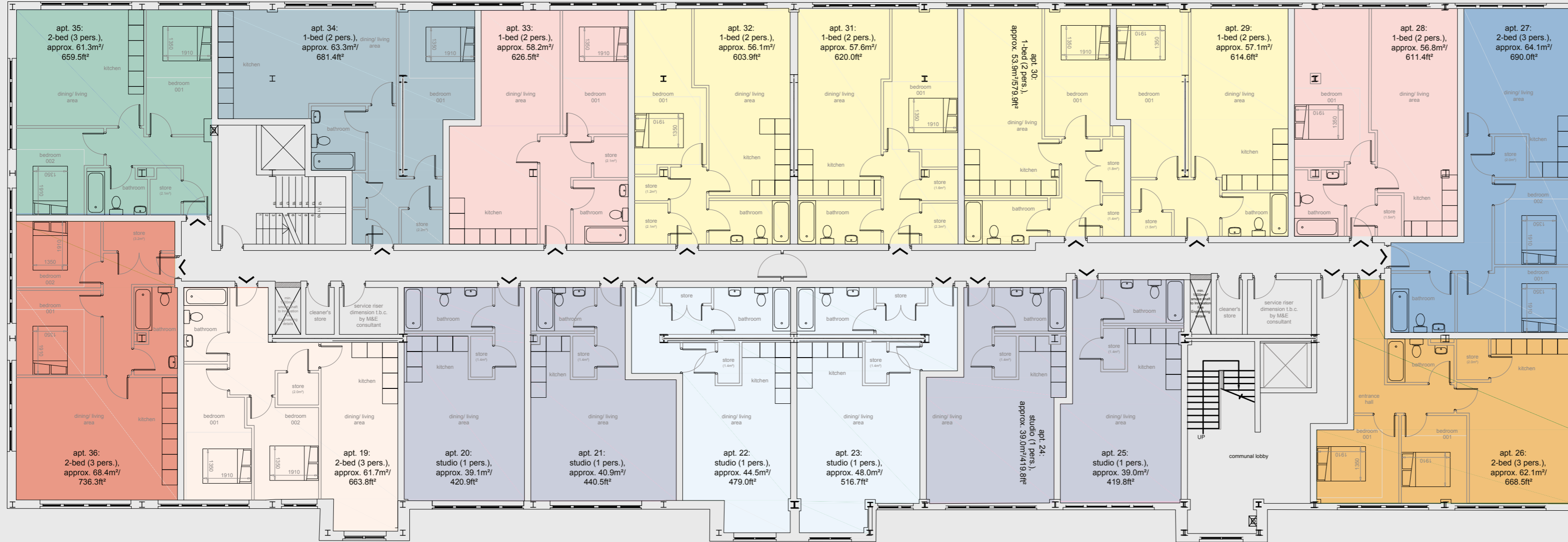


## TYPE KEY

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5
- Type 13
- Type 14
- Type 15
- Type 16
- Type 17

# FLOOR PLAN

First Floor

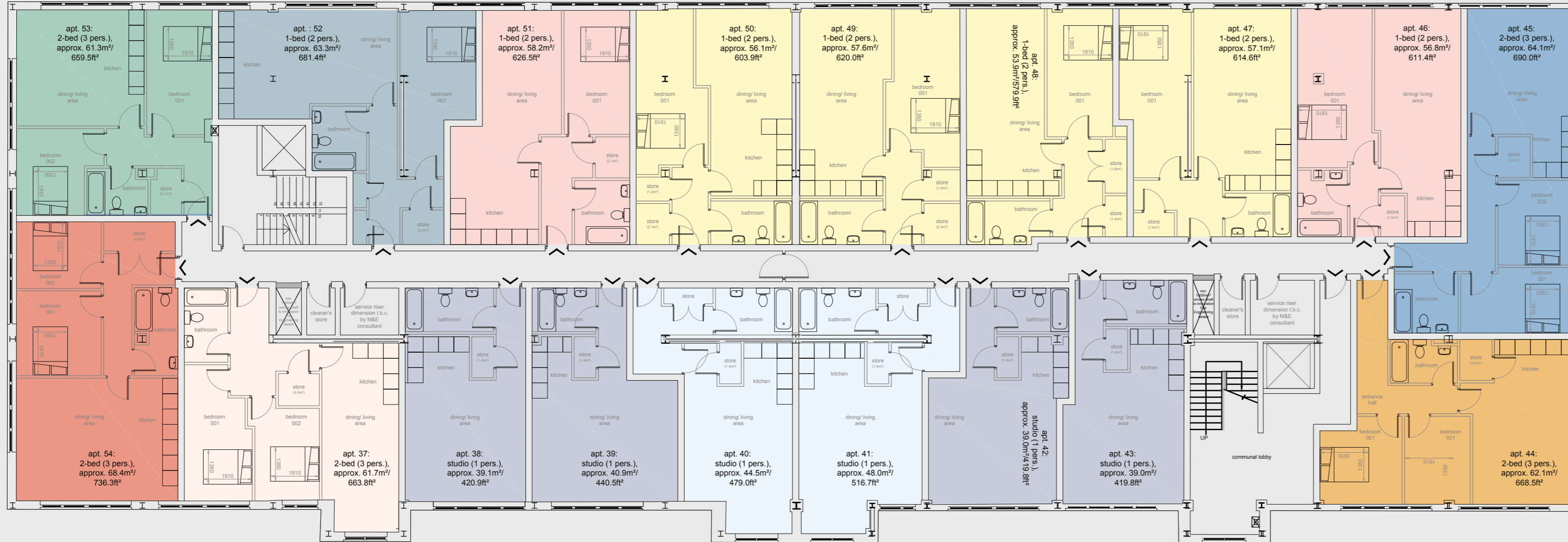


## TYPE KEY

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5
- Type 13
- Type 14
- Type 15
- Type 16
- Type 17

# FLOOR PLAN

Second Floor

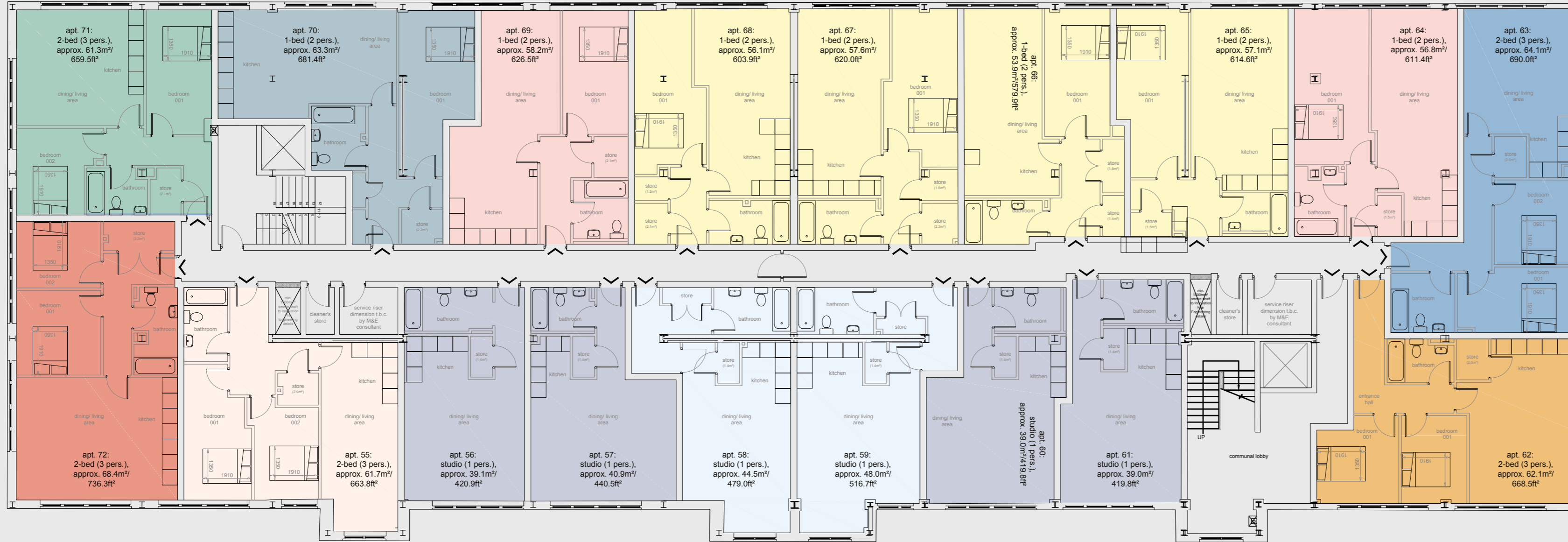


## TYPE KEY

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5
- Type 13
- Type 14
- Type 15
- Type 16
- Type 17

# FLOOR PLAN

Third Floor



## TYPE KEY

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5
- Type 13
- Type 14
- Type 15
- Type 16
- Type 17

# FLOOR PLAN

Fourth Floor



## TYPE KEY

- TYPE 6
- TYPE 7
- TYPE 8
- TYPE 9
- TYPE 10
- TYPE 11
- TYPE 12
- TYPE 18
- TYPE 19
- TYPE 20
- TYPE 21

# GALLERY

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# SPECIFICATION

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## COMMON AREAS

- Communal entrance with lobby
- Landscaped surrounds
- Modern stylish design to corridors, lift lobbies and stairs
- Two lifts

## FINISHES

- Vinyl timber flooring to apartments with carpet to bedrooms
- Chrome finished sockets and light switches throughout

## KITCHEN

- Bespoke modern custom designed kitchens
- Tiled splashback
- Fully integrated appliances including
  - Dishwasher
  - Fridge freezer
  - Oven
  - Electric hob
  - Washer / dryer

## BATHROOM AND EN-SUITES

- White three piece suite with chrome fittings
- Chrome heated towel rail
- Ceramic part tiled walls
- Vinyl stone effect flooring
- Mirror

## ELECTRICS

- Energy efficient recessed downlights
- TV sockets in living room and bedrooms
- Intercom entry system
- Wall mounted electric radiators

## SECURITY

- Fob access entrance with CCTV
- Secure post boxes

## PARKING & BIKE STORAGE

- Private car parking available to the rear of the property with gated access
- Secure bike storage

# SUMMARY

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- 5 Storeys
- Title 250 Yr Leasehold
- 88 Apartments
- Studio - 24
- 1 Bedroom - 40
- 2 Bedroom - 23
- 3 Bedroom - 1
- 52 Parking Spaces
- Construction Start - January 2021
- Estimated Completion - January 2022
- Building Size - 60,541 ft<sup>2</sup>
- Ground Rent - 0.1% of purchase price
- Service Charge - £1.80 psf p.a. (anticipated)

# FURTHER INFORMATION

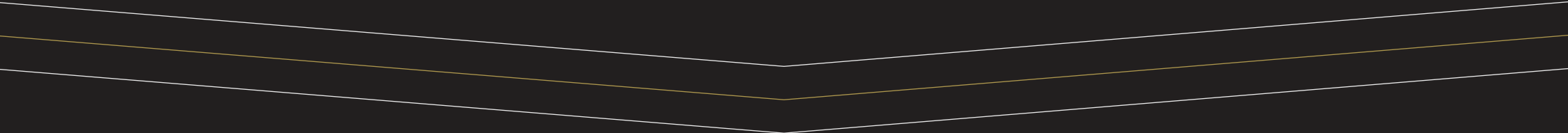
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## TERMS OF PAYMENT

- £2,000 fee is payable upon reservation
- 20% of purchase price (less reservation deposit paid) is payable within 7 days, or upon exchange of contracts, whichever earlier
- 80% balance payable upon completion

## CONTACT

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