

THE ONE RESIDENCES

LEEDS



Welcome

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Welcome to this exquisite property nestled in the heart of Leeds, offering unparalleled elegance and modern sophistication. Step into a world of luxury living with this stunning brand new development boasting 125 apartments across 12 floors. Discover urban chic combined with comfort in every corner of this meticulously designed development.





UNVEILING LEEDS

A THRIVING NORTHERN POWERHOUSE

A £69bn ECONOMIC POWERHOUSE

Leeds boasts a booming economy valued at £69bn, experiencing a remarkable 40% growth in the past decade.

NORTHERN POWERHOUSE LEADER: ADVANCING THE NORTH

As a lynchpin of the ambitious £7bn Northern Powerhouse initiative, Leeds is a driving force for business in the North of England.

A HUB OF EDUCATION AND TALENT

The city fosters a vibrant learning environment with 9 educational institutions and one of the UK's largest student populations, exceeding 75,000. The Times even recognised the University of Leeds as a top 10 institution in the UK.





UNMATCHED CONNECTIVITY

YOUR GATEWAY TO SUCCESS

Leeds offers seamless connectivity with its own Leeds Bradford Airport, welcoming over 4 million passengers annually. Additionally, Leeds Train Station, one of the busiest in the UK, serves nearly 30 million passengers a year.

DIRECT RAIL LINKS

- London – 2 Hours
- Birmingham – 1 hour 55 Minutes
 - Manchester – 55 Minutes
 - Liverpool – 1 hour 40 Minutes
 - Edinburgh – 2 hour 50 Minutes



LEEDS

A FLOURISHING CITY

Leeds stands as the UK's 2nd largest economy and financial centre after London.

25,000
BUSINESSES

75,000
STUDENTS

1.4 million
CITY WORKFORCE





FINANCIAL POWERHOUSE

A HUB FOR BUSINESS

Beyond retail therapy, Leeds thrives as a financial powerhouse. Over 30 national and international banks call the city centre or wider region home. It's a magnet for major companies, with many firms like Asda Headquarters, First Direct, KPMG, HSBC, DLA Piper, Bank of Scotland, and Yorkshire Bank establishing their national or global headquarters here.





PAYMENT PLAN

GREAT INVESTMENT
OPPORTUNITY

£5,000 Reservation fee.

Exchange of contracts within 28 days of receipt of contract
documentation from seller's solicitors.

20% Deposit payable on exchange. Reservation fee deducted on exchange.

80% Balance of purchase price payable on completion.





LEEDS PROPERTY MARKET

POISED FOR EXPLOSIVE GROWTH



A PERFECT STORM FOR INVESTORS: YOUNG PROFESSIONALS + JOB BOOM

Leeds boasts a sizeable population of young, affluent renters, particularly concentrated in the city centre. This area is undergoing an ambitious transformation, aiming to create tens of thousands of new jobs. Unfortunately, the housing supply isn't keeping pace with this surge in demand, creating pressure on the rental market and pushing rental rates to new highs.

This confluence of factors has positioned Leeds as a top performer in the eyes of industry giants like JLL and Savills. Both firms highlight Leeds as a prime location for investors seeking capital and rental growth over the next five years.





SURGE NOW, GROWTH LATER

A LUCRATIVE OPPORTUNITY

The Leeds property market is experiencing significant growth, with a demand that significantly outpaces current construction. This supply and demand imbalance creates a strong investment opportunity, fuelled by impressive growth projections. This paints a compelling picture for investors seeking to capitalize on a thriving market. The city council estimates a minimum of 4,375 new dwellings annually to meet demand. This shortfall suggests the gap will likely widen in the near future.



VIBRANT CITY CENTRE

A SHOPPING AND BUSINESS HUB

SHOPAHOLIC'S PARADISE: OVER 1,000 STORES AWAIT

Leeds boasts a compact yet bustling city centre overflowing with over 1,000 shops. This abundance has earned it the coveted title of the UK's best shopping destination by the Rough Guide with over 26 Million visitors annually. The variety is unparalleled, catering to all tastes, from quirky boutiques and high-street favourites to high-end luxury brands.



A CITY THAT NEVER SLEEPS

ENTERTAINMENT FOR ALL

Leeds caters to a diverse range of interests. Hundreds of restaurants tantalize taste buds, while a thriving cultural scene and electrifying nightlife promise unforgettable experiences for all visitors.



FAQ

WHEN IS THE COMPLETION DATE?

Q3 2026

DOES THE ONE RESIDENCES HAVE PLANNING PERMISSION?

Yes, full planning permission granted

WHEN WILL CONSTRUCTION START?

Q3 2024

HOW LONG WILL THE BUILD TAKE?

24 Months

WHEN IS THE LONGSTOP DATE?

December 2027

HOW MANY APARTMENTS ARE IN THE BUILDING?

125 apartments in total consisting of

- 49 Executive Residences
- 50 One beds
- 11 Two beds
- 15 Three beds

HOW MANY FLOORS ARE THERE?

12

IS THERE LIFT ACCESS?

Yes

HOW MUCH IS THE SERVICE CHARGE?

Estimate - £1.70/sq.ft

HOW MUCH IS THE GROUND RENT?

Peppercom

HOW LONG IS THE LEASEHOLD?

999 Years

ARE SHORT TERM LETS PERMITTED?

Yes

IS THERE BUILDING WARRANTY?

Yes, 10 Year CML Warranty

WHO IS THE RECOMMENDED BUYERS LAWYER?

Carbon Law

WHO IS THE DEVELOPER'S SOLICITOR?

Westgate Solicitors

WHO WILL LIKELY BE THE TENANTS?

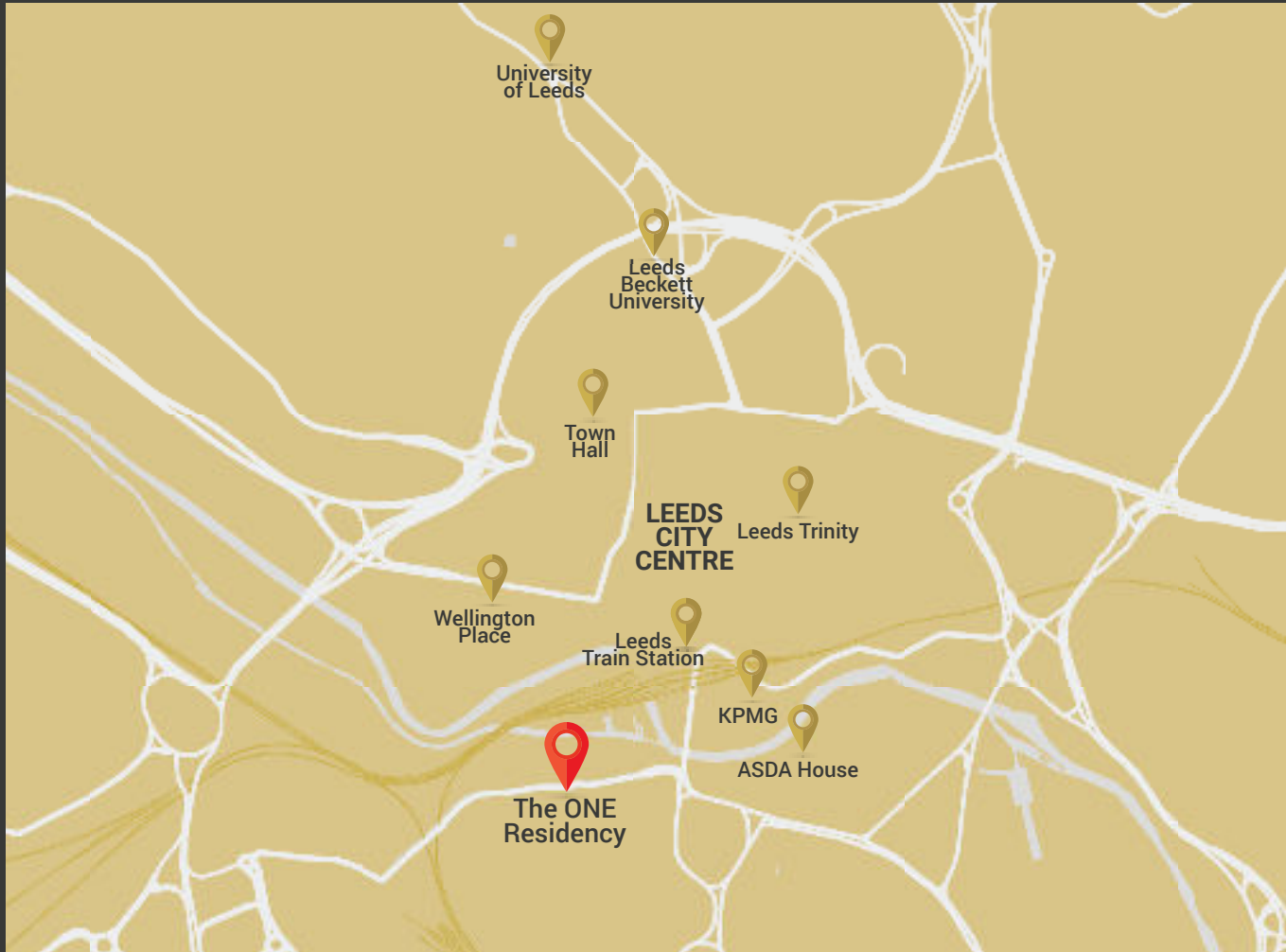
Young professionals who work in the surrounding areas and with short term lets permitting anyone looking for short stays in and around Leeds.

WILL MORTGAGES BE AVAILABLE ON COMPLETION?

We fully expect mortgages to be available however this is very much down to the circumstances of individual buyers and the lending market at the time of completion.

WHO IS THE PREFERRED MORTGAGE BROKER?

International Property Finance Group (IPFG)



CENTRALLY LOCATED

- 5 Minute Walk to Leeds Train station
- 6 Minute Walk to Leeds City Centre
- 2 Minute Walk to Tower Works
- 3 Minute Walk to Granary Wharf



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FURTHER INFORMATION

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