



PROSPERITY  
WEALTH

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**TUDOR**  
HOUSE

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NOTTINGHAM

2 St Peter's Way, Nottingham NG18 1BQ

# EST. 2007

Prosperity Developments embody an independent approach to residential and mixed-used developments – with affordable quality at the heart of everything we do. This philosophy continues to shape our work, refined over sixteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique 'Tudor House' scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime, luxury apartments directly with us, the developer, through our unique purchase and payment options.

Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

*J. Billingham*

Joe Billingham, Director





## Welcome to TUDOR HOUSE

**A SELECTION OF LUXURY  
APARTMENTS IN THE HEART  
OF MANSFIELD, NOTTINGHAM.**

With 20 meticulously designed units, this boutique development offers an exceptional living experience and a perfect opportunity for investors and homeowners alike.



TUDOR HOUSE : NOTTINGHAM



DETAILS

**20**

MIX OF ONE & TWO  
BEDROOM APARTMENTS

**£129,995**

ONE BED  
STARTING PRICE

**37.0m<sup>2</sup> - 74.5m<sup>2</sup>**

APARTMENT SIZES

IMAGES INDICATIVE ONLY

Nottingham is ranked as one of the best places to live in the UK. Innovative, forward thinking and fast growing Nottingham is a great place to live and has something to offer everyone – from a culturally rich city centre to picturesque villages in the countryside.

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, Eon, Speedo, Experian, Capital One and Paul Smith. Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences and advanced manufacturing, meaning that over 60% of the jobs in Nottingham are in knowledge intensive industries, well above the UK average.

**WE ARE A TEAM OF PASSIONATE CUSTOMER CENTRIC  
PROPERTY PEOPLE DEDICATED TO DELIVERING QUALITY  
HOMES & PROPERTY INVESTMENT IN THE SIMPLEST WAY  
POSSIBLE. OUR RESULTS SPEAK FOR THEMSELVES WITH  
A 455 MILLION POUND PROPERTY PORTFOLIO (2023).  
INVEST IN PROSPERITY & CHANGE THE WAY YOU LIVE.**



## REGENERATION

**£1 billion**

Nottingham has embarked on an intense period of economic regeneration, with a £250m redevelopment of the 'Southern Gateway' into the city centre underway; encompassing a remodelled shopping complex and new 'City Hub' college campus. This only adds to the £1bn which has already been invested in Nottingham's infrastructure.

## CONNECTIVITY

**1 hr 40 minutes**

The proximity of major road links, including the M1, A1, A52, A46 and A42, means the city is easily accessible. Expansion of the award-winning tram network means visitors can get around easily. Over 70 trains a day run direct to London St. Pancras International, the capital is easy to reach with the fastest train taking 1hr 40mins. With Eurostar connections direct from St. Pancras, Nottingham is connected into the heart of Europe.



## EDUCATION

**£60,000**

With two universities in the heart of the city offering world-class education to over 60,000 students, the ability to attract a diverse and flexible workforce is guaranteed. Nottingham Trent University was ranked the #1 University in 2017 by Times Higher Education.

# LIVE, SHOP, EXPLORE

The city has a strong independent retail scene alongside designer brands and high-street favourites which makes Nottingham one of the best places in the UK to go shopping. For those who like to eat out, there are a wealth of restaurants with cuisines from every corner of the globe. With Sherwood Forest only a short distance away and located on the edge of the Peak District, the great outdoors is just on the doorstep.





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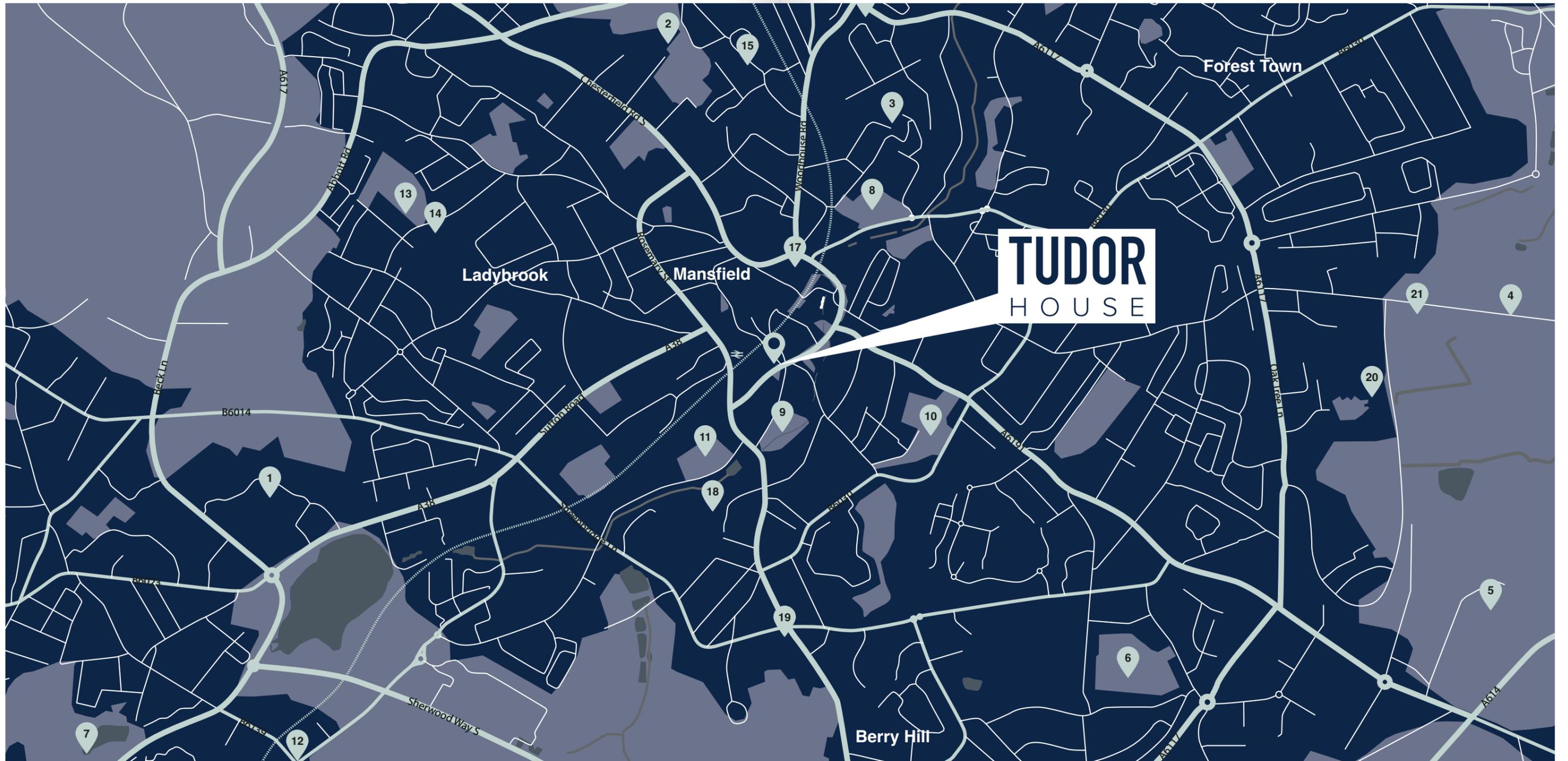
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NOTTINGHAM

LOCAL AMENITIES



- |                                    |                                       |   |
|------------------------------------|---------------------------------------|---|
| 1. King's Mill Hospital            | 9. Titchfield Park                    | 17. Mansfield Palace Theatre            |
| 2. Queen Elizabeth's Academy       | 10. Fisher Lane Park                  | 18. Odeon Mansfield                     |
| 3. The Brunts Academy              | 11. Mansfield Town Football Club      | 19. High Oakham Primary School          |
| 4. Sherwood Forest Golf club       | 12. Asylum Skatepark                  | 20. Oak Tree Primary School & Nursery   |
| 5. Ransom Wood                     | 13. The Flying High Academy           | 21. Mansfield Rigby Union Football Club |
| 6. King George V Recreation Ground | 14. Redgate Primary Academy           |   |
| 7. Lawn Pleasure Ground            | 15. Rebecca Adlington Swimming Centre |   |
| 8. Carr Bank Park                  | 16. Jump Trampoline Park              |   |

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HOUSE

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# PROSPERITY EXPERTS

£435M

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A residential and commercial portfolio including 42 new build and conversion projects with a GDV of over £435m.

£1BN

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We're on track to deliver over £1 billion of residential property within the next 5 years.

30+

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Over 90 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

L A M O N T & C O

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Offering a fully managed lettings and management service specifically for our investor clients.

# MONTHLY AND MORTGAGE PLAN

Pay a 10% initial payment towards your deposit plus £995 legal fees. Your 20% deposit is then divided by the number of build term months and paid on a monthly basis.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments are made across an average build term of 12 months.

## Summary - 1 bed apartment

Purchase Price	GBP £129,995.00
Legal Fees	£995.00
Total Amount Due	£130,990.00

## Reservation Stage

Prosperity Reservation Deposit 10%	£12,999.75
Legal Fees	£995.00
Reservation Stage total due	£13,994.50

## Monthly Payment Stage

Deposit divided by 15 month build schedule	£25,999.00 £1,733.27
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## Completion Stage

Balance payment - by way of mortgage or cash	£90,996.50
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty (estimated)	£6,499.00
Amount due at Completion Stage	£98,490.50

## Income

Estimated Gross Rental Income	Per month £700.00 / Per annum £8,400.00
Estimate Yield based on above	6.46%

## Expenses

Service Charge (estimated)	£900.00
Ground Rent (estimated)	£0.00
Tenant Management Fees @ 12% + vat	£1,411.20
Total Expenses*	Per month £192.60 / Per annum £2,311.20

## Estimated Income net of expenses

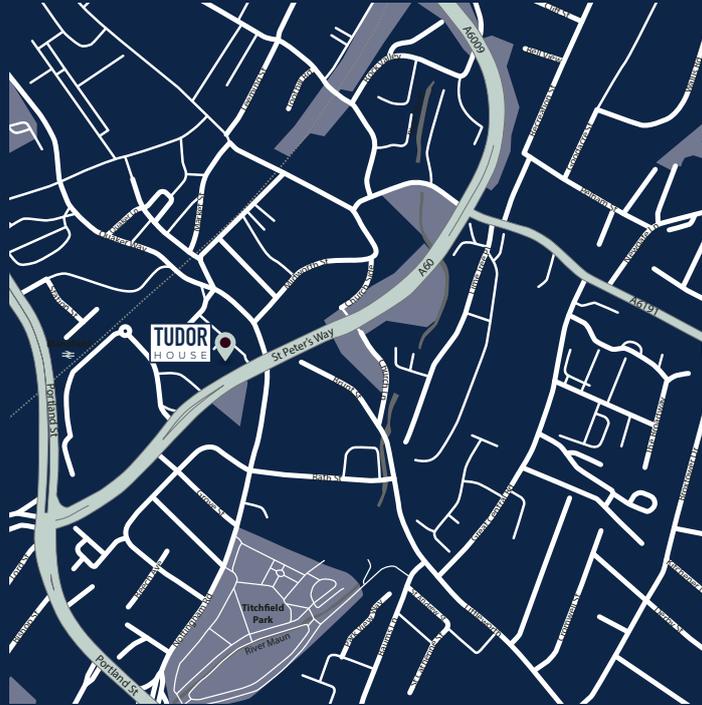
**Per month £507.40 / Per annum £6,088.80**

\* + Letting & Setup Fees





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