



HORIZÔN
SUNDERLAND



HORIZÓN

S U N D E R L A N D

Horizon presents a brand new range of self-contained studio apartments, designed to cater to students and professional commuters in Sunderland, the North's growing maritime city.

The high-specification studios at Horizon are centrally located, standing in the heart of Sunderland city centre, and provides potential investors the chance to benefit from a 9% NET rental return (excluding ground rent) assured by the developer for 3 years.

At just 0.65 miles from the main University of Sunderland campus, and 0.44 miles from its Sir Tom Cowie campus, Horizon offers central and contemporary accommodation for the city's large student population.

In 2016, Sunderland was voted the UK's 'Top Student City' for landlords by LendInvest owing to its generous rental returns and strong student numbers.

With studios at Horizon starting from just £49,995, these apartments are ideal for property investors looking to capitalise on a city with exceptional potential.

Development Overview

Horizon is comprised of a number of self-contained luxury studio apartments.

Situated close to the University of Sunderland's main campuses and just 0.31 miles from the city's main shopping complex, Horizon is ideally located for both students and young working professionals living in Sunderland.



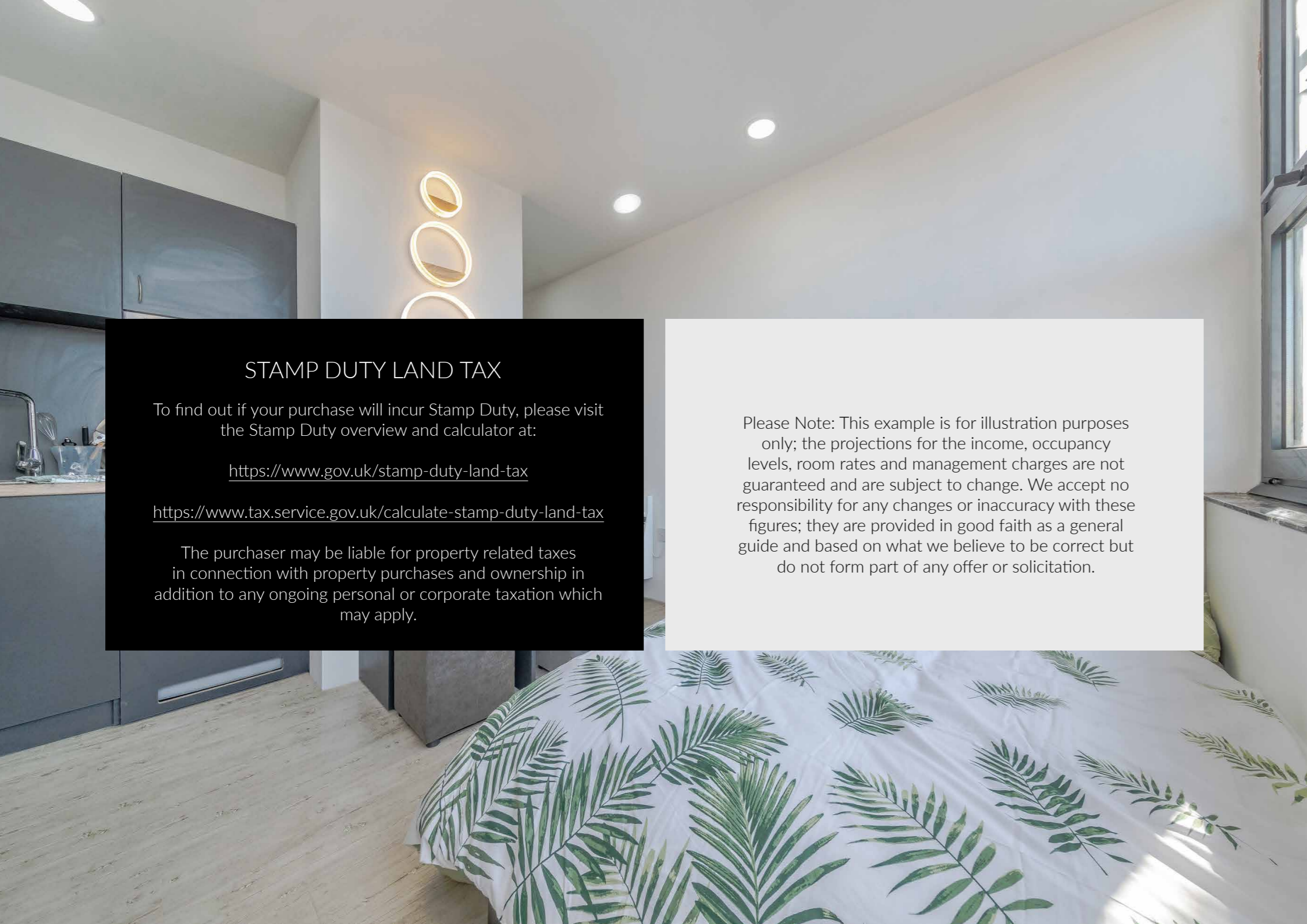
**Rental return excludes ground rent of £150 per annum*

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)

These regulations prohibit unfair practices. To satisfy our obligations under the CPRs, our sales particulars have been prepared upon the instruction of the vendor and in accordance with these regulations. The property details are produced in good faith and are not intended to form part of a contract.

9% NET Rental Return
Assured by the Developer
for 3 Years





STAMP DUTY LAND TAX

To find out if your purchase will incur Stamp Duty, please visit the Stamp Duty overview and calculator at:

<https://www.gov.uk/stamp-duty-land-tax>

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

The purchaser may be liable for property related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply.

Please Note: This example is for illustration purposes only; the projections for the income, occupancy levels, room rates and management charges are not guaranteed and are subject to change. We accept no responsibility for any changes or inaccuracy with these figures; they are provided in good faith as a general guide and based on what we believe to be correct but do not form part of any offer or solicitation.

Rental Assurance

*NET rental return excludes ground rent of £150 per annum.

**The developer is contracted to provide the rental assurance to the purchaser, details of which will be confirmed by the solicitors acting for the purchaser.

	Rental Assurance from the Developer	
	Deluxe Studio <i>(Based on Unit G-10)</i>	Superior Studio <i>(Based on Unit G-09)</i>
Purchase Price	£49,995	£64,995
Rental Assurance**		
Rental Return*	9%	9%
Rental Assurance Period**	3 Years	3 Years
Annual Rental Return (£)	£4,499.55	£5,849.55
Total Projected Return		
Return on Investment	27%	27%
Rental Assurance Income	£13,498.65	£17,548.65

Property Specification

Centrally located, Horizon will provide contemporary high-specification living for Sunderland's large number of students and young working professionals.

Horizon is made up of 154 self-contained studio apartments, carefully designed to maximise the rental potential of its tenants.

Apartments at Horizon come with a furniture pack include in the purchase price, which provides a range of specially selected furniture to complement the surroundings.

Each bedroom contains a queen-sized bed, complete with bed base and mattress with built-in storage space, as well as a wardrobe.

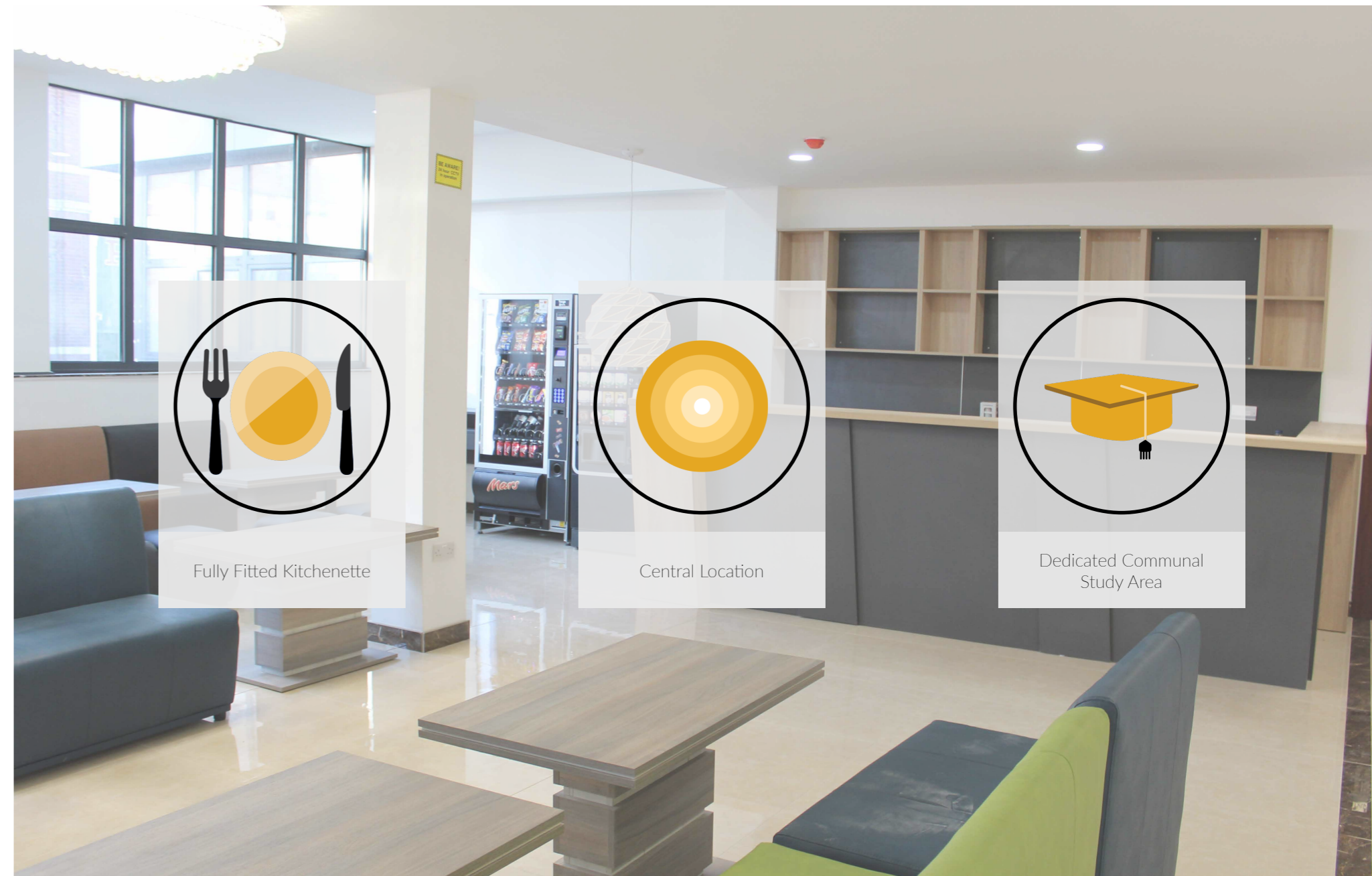
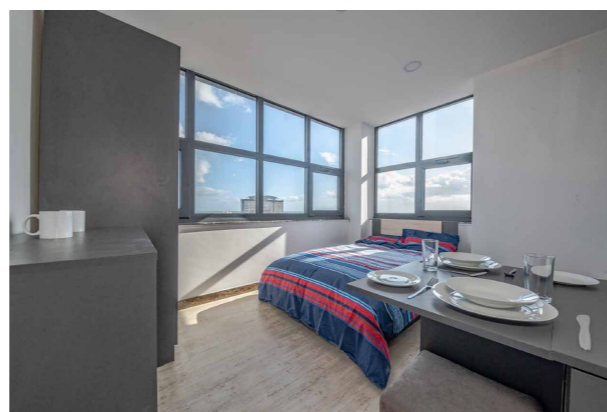
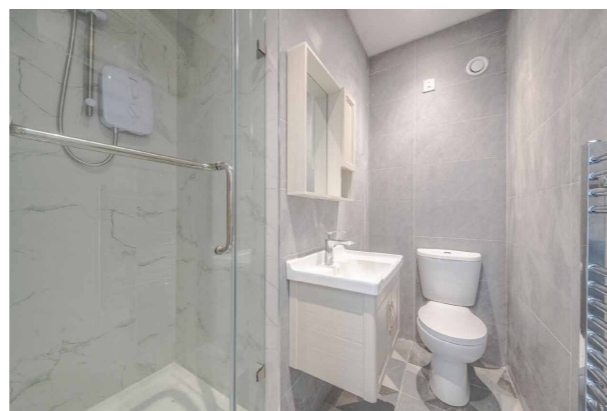
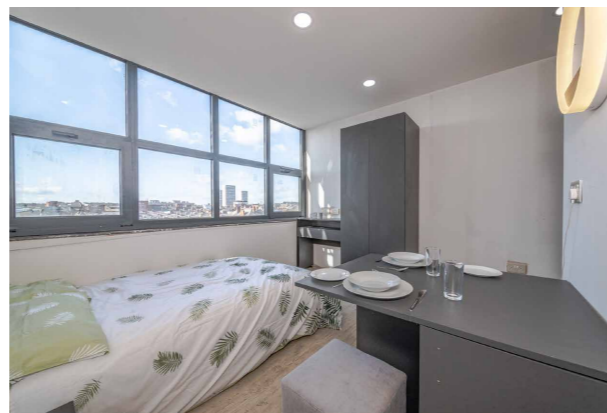
The lounge area will be fitted with a desk and a coffee table, both of which will have a chair.

Also included in the furniture pack is a fully fitted kitchenette, complete with an integrated microwave/oven, fridge freezer, and twin induction hob.

The bathroom will be fully tiled, including a basin, modern WC, rainfall shower and glass door.

Each luxury studio apartment will also come with free WiFi in all communal spaces.

Additionally, the development will provide a variety of communal areas, including a dedicated study area, residents' gym, cinema room, on-site laundry facilities, and games room.



Private Rented Sector Demand in the UK

Demand for private rented property is soaring, but the supply of available stock on the market is unable to keep up.

In 2016-17, 4.7m households lived in the private rented property sector, representing 20% of all households in England.

However, Knight Frank predicts that by 2021 this will rise to just under one in every four - or 5.79m households.

With a restricted pipeline of new housing stock due to come to market, private sector rents are predicted to rise, potentially by as much as 15% between 2018 and 2023.

Faced with consistently high levels of demand, as high property prices push more prospective homeowners out of the market, many households in the UK are turning to the private rented sector.

This is especially true of younger people aged 25-34, whose homeownership rates over the last twenty years have plummeted.

To satisfy the unprecedented need for rented housing, the government is throwing its full weight behind the build-to-rent industry.

Developments purpose-built for renting are crafted to cater to the needs of the modern tenant, especially young professional commuters who prioritise comfortable city living with easy access to transport facilities.



RECORD BREAKING

£1.8
Billion

Spent on rent in 2017
by tenants

Source: [Countrywide](#)

RISING SUPPLY

30%

Increase in pipeline
of build-to-rent stock
in Q1 2018

Source: [British Property Federation](#)

STABLE RETURNS

£937

Average monthly rent for
the UK in July 2017

Source: [HomeLet](#)

HIGH DEMAND

Just
27%

Of 25-34 year olds
owned a home in 2016

Source: [Institute for Fiscal Studies](#)

Sunderland: In Focus

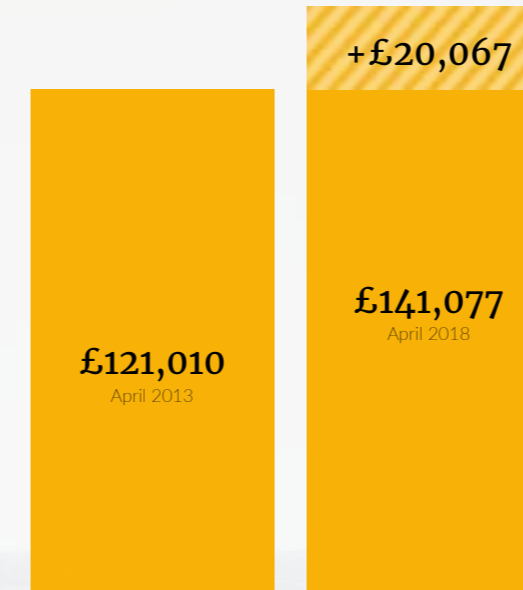
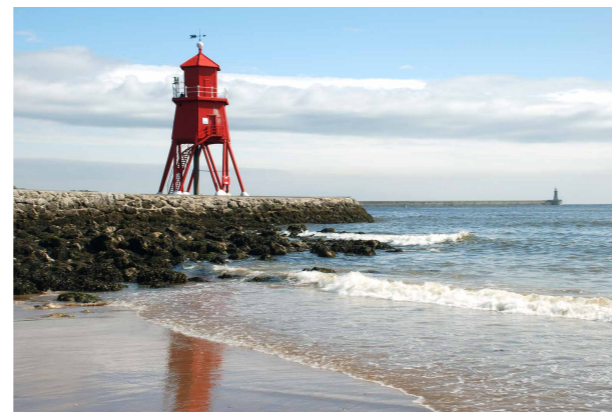
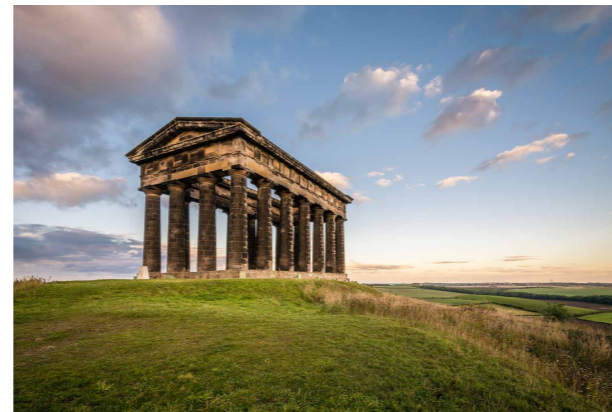
Sunderland is a thriving city with a lot of opportunities for its residents with 80 international companies, such as Nike, having relocated to the city, catering to over 25,000 employees.

Sunderland City Council is investing heavily into the city centre in order to breathe new life into this growing city. Redevelopment projects comprise a new £1.8 million public square which was completed in 2015.

The city boasts one of the UK's most notable digital clusters, having been awarded the title of UK Digital City in 2014.

It recognises Sunderland's commitment to improving the lives of its citizens through the integration of digital and public services.

Sunderland also serves as a vital transport corridor. Its central station offers direct links to London and Middlesbrough, whilst the recently opened Northern Spire bridge was finished as part of the Sunderland Strategic Transport Corridor plan.



17%
INCREASE

in the average property price in Sunderland
FROM APRIL 2013 (£121,010) TO APRIL 2018 (£141,077)

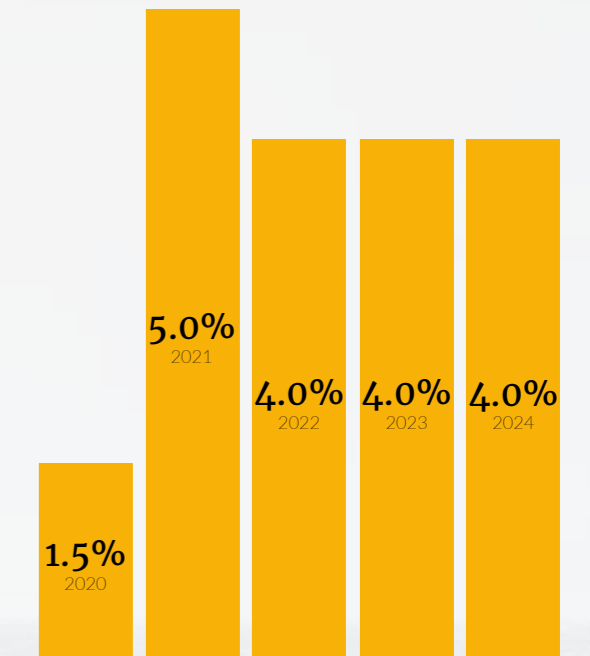
Source: Home.co.uk



£1bn

of investment into city's infrastructure
SUNDERLAND'S 3, 6, 9 VISION

Sources: [3, 6, 9 Vision](#), [Sunderland Echo](#), [University of Sunderland](#)



19.9%
PROJECTED INCREASE

in average house price in the North East
FROM 2020 - 2024 (CUMULATIVE GROWTH)

Source: [Savills](#)



Rental Demand in Sunderland

Sunderland is home to over 277,000 people, the second largest population in the North East of England.

However, in order to satisfy the city's growing demand for housing, Sunderland needs to build nearly 14,000 new homes by 2033.

With limited buying options and rising prices, many households are turning to the private rented sector.

As a result of the surge in demand for rented property in Sunderland and the wider region, global real estate firm CBRE predicts rents in Sunderland will increase by 11% over the next 5 years.

The University of Sunderland is one of the largest Higher Education providers in the North East, with thousands of students competing every year for limited spaces.

A report in 2016 that analysed the pipeline of accommodation, and the growth in student numbers in Sunderland, forecasted that as many as 4,090 bed spaces could be needed in Sunderland over the next 5 years.

With the University of Sunderland seeking to attract more students by investing heavily in its facilities, the total stock of properties could diminish further, placing upwards pressure on the cost of student rents in the city.

Sources: [Nomis](#), [Sunderland City Council](#), [CBRE](#)

UNIVERSITY OF
SUNDERLAND

19,022
STUDENTS ENROLLED

NO.1
STUDENT TOWN FOR
LANDLORDS IN 2016

40%
OF ALL STUDENTS ENROLLED
ARE INTERNATIONAL

93%
OF GRADUATES ENTER
EMPLOYMENT OR FURTHER
STUDY WITHIN 6 MONTHS
OF GRADUATION

THE UNIVERSITY HAS
CAMPUSES IN **LONDON**
AND **HONG KONG**

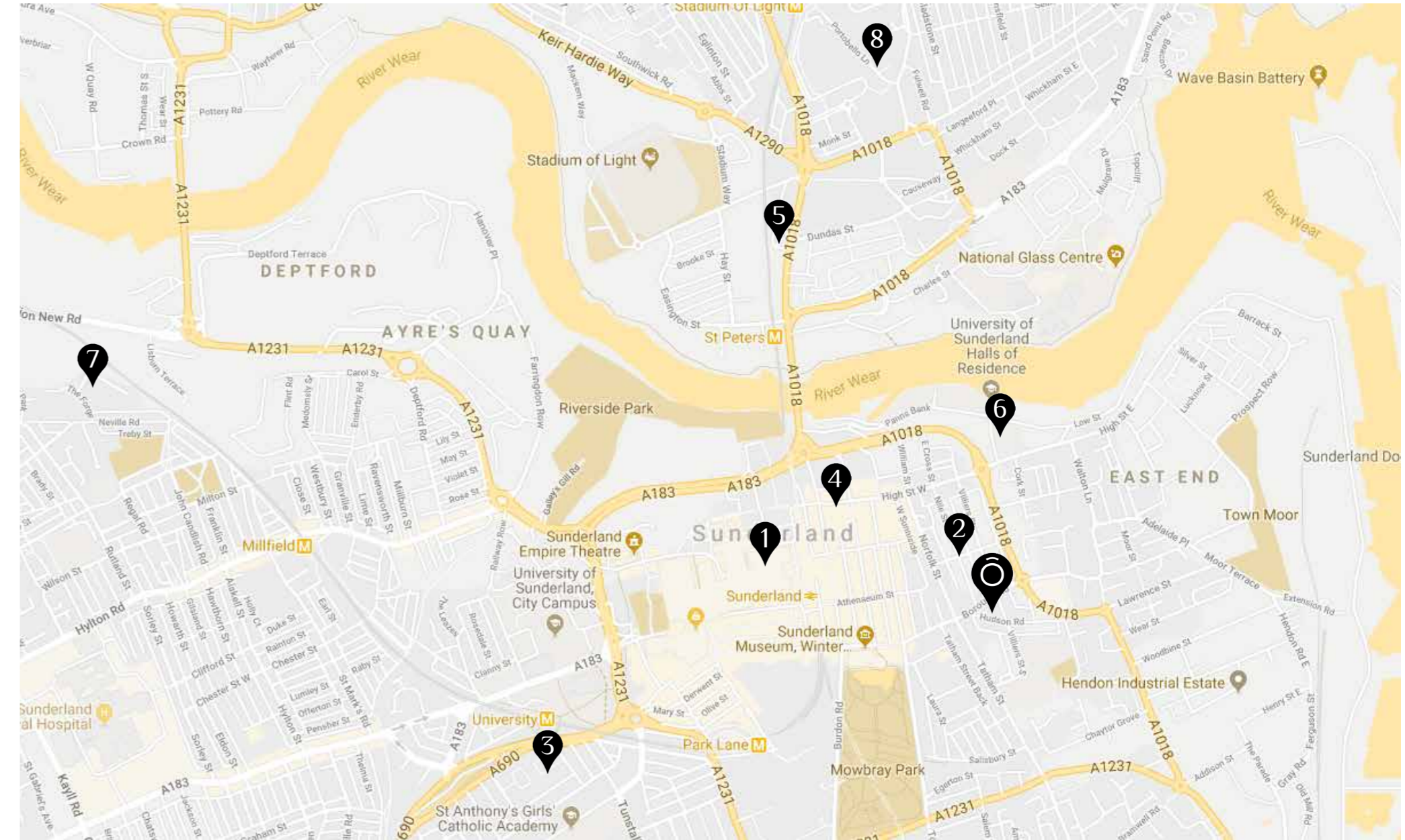
Comparable Accommodation

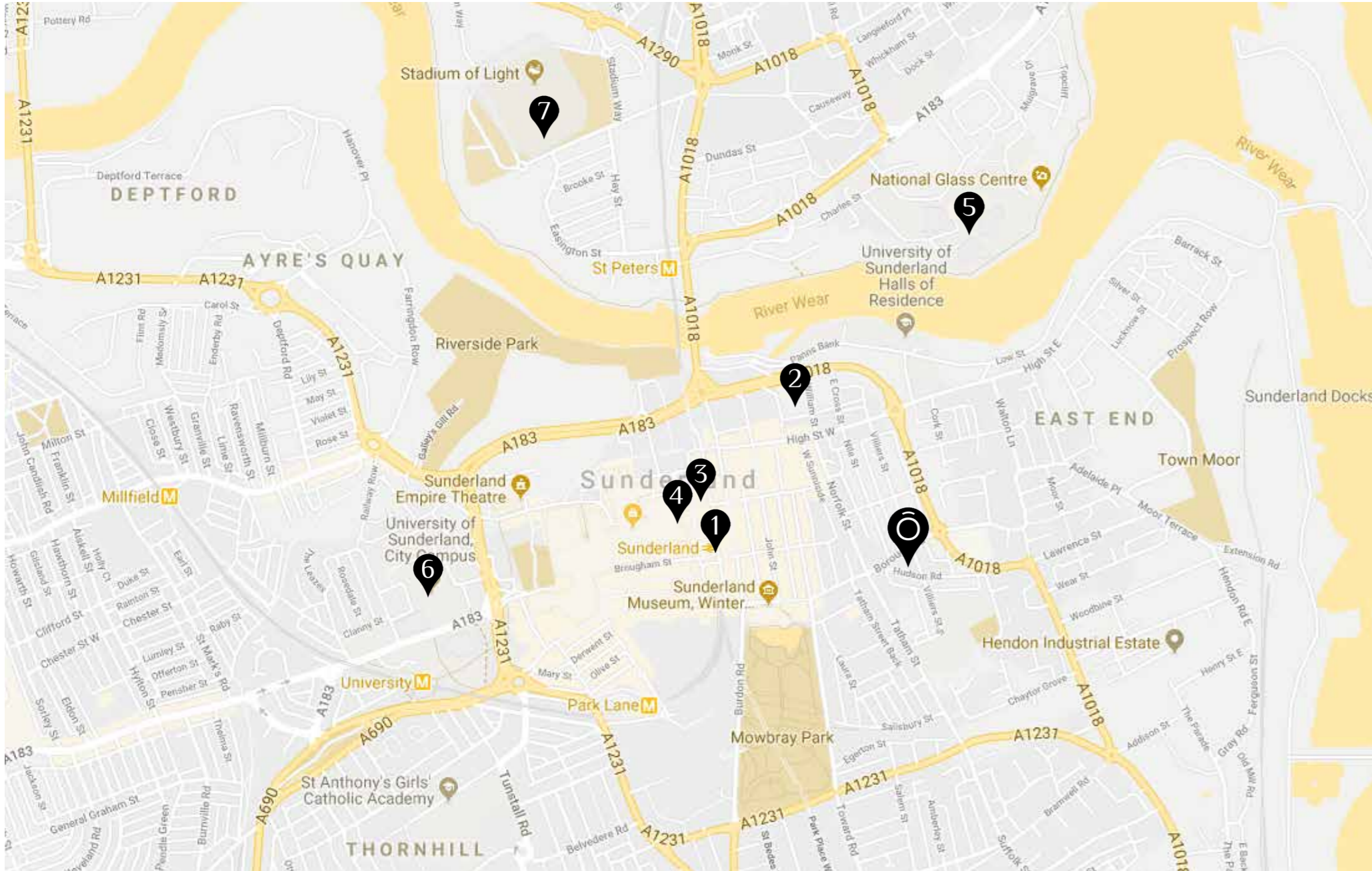
For Sale

<p>0 Horizon</p> <ul style="list-style-type: none"> Deluxe Apartments from £49,995 Superior Apartments from £62,995 <p>FROM £49,995</p>	<p>1 Brougham Street</p> <ul style="list-style-type: none"> 1 Bedroom Apartments <p>£60,000</p>	<p>2 Nile Street</p> <ul style="list-style-type: none"> Studio Apartments <p>£69,950</p>
<p>3 Louise House</p> <ul style="list-style-type: none"> 1 Bedroom Apartments <p>£69,950</p>	<p>4 High Street West</p> <ul style="list-style-type: none"> 1 Bedroom Apartments <p>£80,000</p>	<p>Key: £ Listing Price</p>

For Rent

<p>0 Horizon</p> <ul style="list-style-type: none"> Deluxe Apartments - £85 to £105 Superior Apartments - £120 to £135 <p>FROM £85 FROM £120</p>	<p>5 All Saints House (Fortis)</p> <ul style="list-style-type: none"> Premium Studios - £107.50 (51 Weeks) Premium Studios - £115 (44 Weeks) Superior Studios - £117.50 (51 Weeks) Superior Studios - £125 (44 Weeks) <p>FROM £107.50 FROM £117.50</p>	<p>6 Cassaton House</p> <ul style="list-style-type: none"> Classic Studio 51 Week Tenancy <p>FROM £135.00</p>
<p>7 Scotia Quay (University)</p> <ul style="list-style-type: none"> Studio Apartments 51 Week Tenancy <p>£132.39</p>	<p>8 The Forge</p> <ul style="list-style-type: none"> En-Suite Rooms - £106 One Bedroom Apartments - £141 40, 45 or 51 Week Tenancies Available <p>£106 £141</p>	<p>Key: £ Weekly Rent</p>





Location & Amenities

- 

Horizon, Borough Road, Sunderland SR1 1HW

- 

Sunderland Central Train Station
0.27 miles from Horizon

- 

Empire Cinema
0.28 miles from Horizon

- 

Sunderland Metro Station
0.29 miles from Horizon

- 

The Bridges Shopping Centre
0.31 miles from Horizon

- 

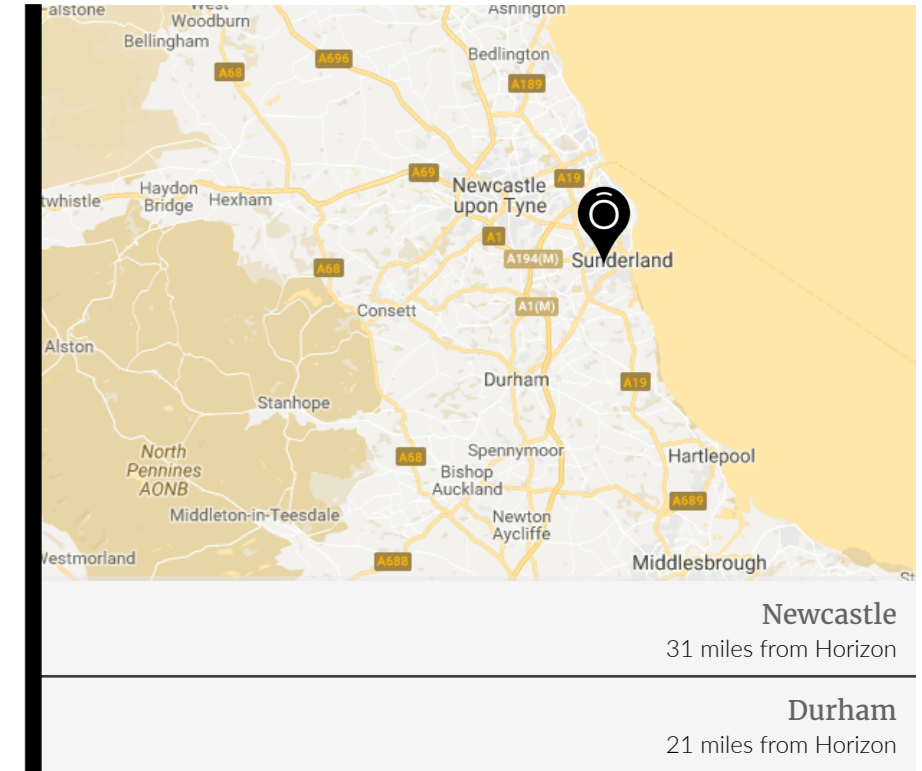
University of Sunderland Sir Tom Cowie Campus
0.44 miles from Horizon

- 

University of Sunderland City Campus
0.65 miles from Horizon

- 

Sunderland Football Club Stadium
0.76 miles from Horizon



The Rental Manager

JH National will be acting as the rental managers and management company for Horizon.

Their management service is designed to offer you peace of mind, making sure that all stages of the tenancy process are taken care of.

All of their staff hold National Federation of Property Professionals (NFOPP) qualifications and they are members of the Property Ombudsman.

JH National's rental insurance, underwritten by UKGI, provides the developer with a safety net when it comes to recovering rent.

They work hard to make sure that your unit is occupied at all times, with properties advertised on the UK's largest property websites.

FAWCETT STREET

These studio apartments, also located in the centre of Sunderland, are due to complete in Q3 2018. Tenant sourcing is underway, with the development similarly targeted for both the residential and student markets.



STUDIO 8 AT PROVINCIAL HOUSE

All 68 studios were reserved within 7 weeks of marketing. The average rental price for a 2 bedroom apartment in Bolton is £450 a month. They achieved rents up to £595 a month for a studio without parking facilities.



RESIDENTIAL APARTMENTS

All 94 units at the development were occupied within 6 weeks of completion. Through their contract with an international student referral company, they can ensure the best possible rent for the area.



JH
National

The Developer

The developer behind Horizon is Oxhey Management, who specialise in developing residential projects designed to maximise the potential returns on investment.

Their meticulous approach to construction is engraved at every stage of the development's life cycle, ensuring their projects are completed to the highest standards, yet retain a unique identity that sets them apart.

OXHEY
MANAGEMENT



Frequently Asked Questions

What is the address of the development?

Horizon is located at:

Horizon
Borough Road
Sunderland
SR1 1HW

Will I have to pay SDLT on my purchase?

Yes, you will need to pay Stamp Duty Land Tax (SDLT) on your purchase unless you are a first-time buyer or owner-occupier. For more information visit: <https://www.gov.uk/stamp-duty-land-tax>.

How long is my rental assurance?

The rental assurance is provided by the developer for Horizon for 3 years with purchasers contracted to receive a NET rental return of 9% of the purchase price per annum from the developer excluding ground rent.

What is the rental payment schedule?

Payments for Horizon will be made quarterly in arrears.

What rent is expected after the rental assurance?

The rental management agent forecast between £125 - £170 per week.

What is the forecast service charge?

The vendor has forecast £859 per annum for the service charge.

Will I own the property?

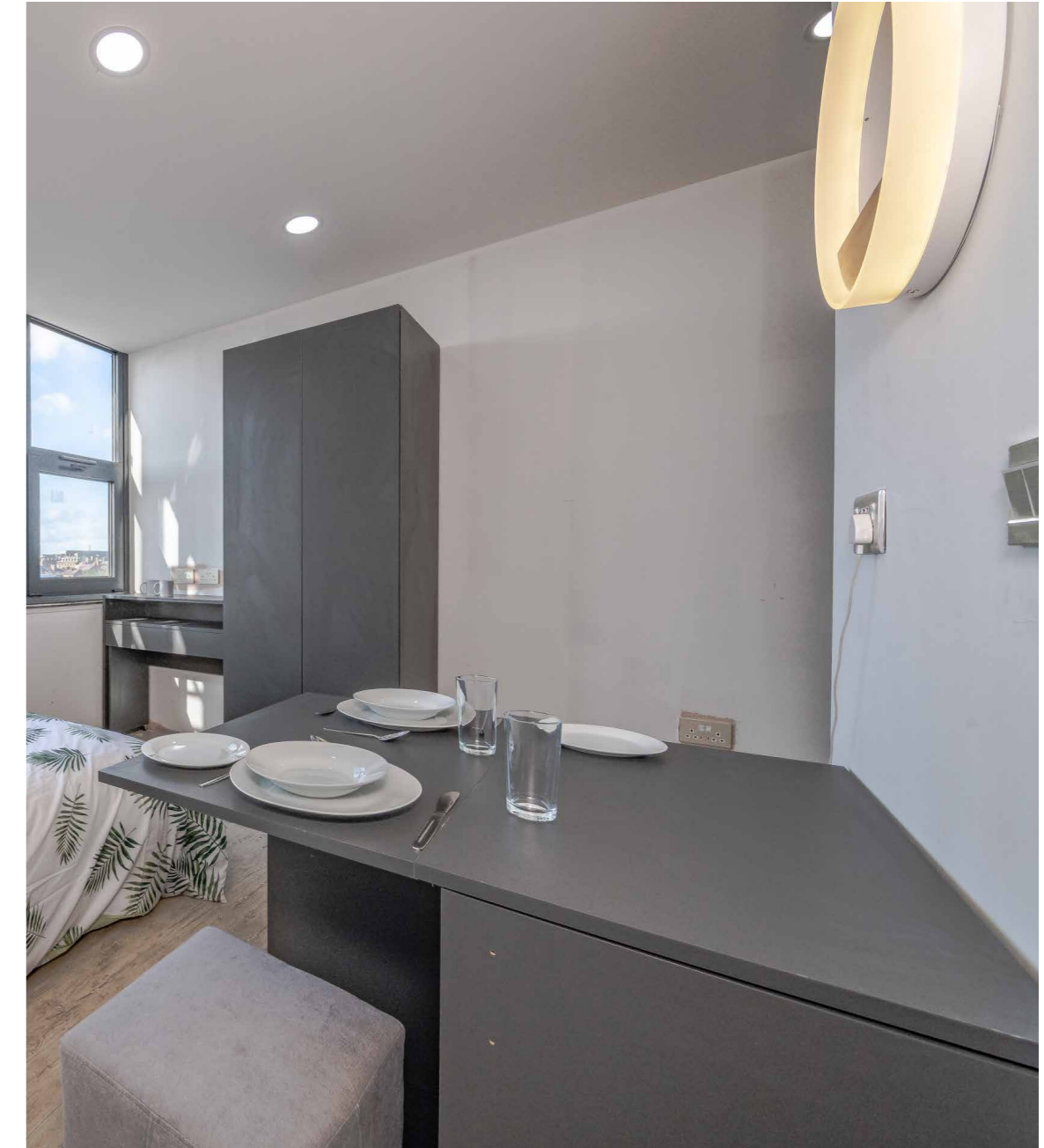
Yes. You will be purchasing a 250-year leasehold property and the Title Deeds will be registered with the UK Land Registry upon the completion of the purchase.

Are there legal costs?

Yes, as with all property transactions in the UK a conveyancer will charge for legal work and disbursements.

Purchase Process

- Step 1** | **Reservation**
Reservation agreement completed & £2,000 non-refundable fee paid and deducted from the deposit on exchange
- Step 2** | **Solicitors Instructed**
Solicitors instructed, legal pack sent out & anti-money laundering process completed
- Step 3** | **Simultaneous Exchange & Completion**
100% of the price, minus the reservation fee, is paid to your solicitor, the purchase is completed & Title Deeds registered with the UK Land Registry





Disclaimer

1. This information is and remains the property of the Master Agent is made available to the addressee subject to the terms and conditions of this Disclaimer. A copy of this information is made available to you for your personal use and must not be given, shared or communicated with any other person except for your own professional advisors for the sole purpose of obtaining their advice.

2. The Agent and the Master Agent endeavour to provide accurate, up to date and complete information but makes no warranties or representations as to the accuracy, reliability or completeness or otherwise of the information contained herein. The Master Agent assumes no responsibility or liability for any omissions or errors contained in the information.

3. The Agent acts as a sub-agent to the Master Agent; specifically, the Master Agent accepts no liability to the Purchaser for fraudulent misrepresentation made by the Agent.

4. The Master Agent acts as an agent for the Developer and as such accepts no liability to the Purchaser. Further and in any event, if notwithstanding this provision liability is established against the Master Agent, then it is agreed that the total maximum amount of such liability is limited to and shall not under any circumstances exceed the amount of the net Reservation Fee of any reservations made.

5. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the information and any speculative information offered by the Agent and the Master Agent. Purchasers are strongly recommended to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate.

6. Neither the Agent nor the Master Agent provides or offers an opinion as to whether a particular property is appropriate for a particular individual and owes no duty of care to the Purchaser.

7. The Agent and the Master Agent, respectively, each offer only an opinion on the opportunity in general terms and in relation to the market as a whole. Neither the Agent nor the Master Agent is able to comment on or give opinions on the strength or validity of any bond or insurance policy and Purchasers are strongly recommended to perform their own diligence and seek legal opinion.

8. Neither the Agent nor the Master Agent accepts any responsibility for amendments to or changes in rates of taxation, introduction of new taxes, changes to existing legislation or the introduction of new legislation or any matters relating to the final contractual arrangements for any purchase.

9. The Purchaser may be liable for property-related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply; for the avoidance of doubt, neither the Agent nor the Master Agent shall have any liability for such taxes.

10. Where rental assurances or guarantees are offered as part of the purchase, the Developer will contract directly with the Purchaser to assure the rental income at the specified rate and for the specified duration, but this is not supported by an insurance policy, bond or bank, unless specified, nor is this warranted or supported by the Agent or the Master Agent.

11. Descriptions of property, homes, buildings, locations or Development particulars, specifications and pictures and artists impressions of any property, home, building, location or Development are given in good faith and believed to be correct, but they do not form part of any offer or solicitation and are intended only as a general guide. Neither the Agent nor the Master Agent controls the building or development of any project.

12. All descriptions are intended only as a general guide and are not to be relied upon by the Purchaser or by any other interested parties as a statement or representation of fact and the Purchaser or any interested parties should satisfy themselves by inspection or otherwise.

13. The Purchaser acknowledges that Developers reserve the right to alter plans, designs and specifications at any time without

prior notice. Therefore, neither the Agent nor the Master Agent will be responsible for such changes.

14. The Agent and the Master Agent have endeavoured to provide the highest quality information, backed up by substantial experience and proven evidence from the marketplace. However, individual interpretation of information may vary, and individual circumstances, skills, abilities, knowledge and attitude play an important part in achieving a particular outcome. In addition, the future behaviour of the property market may not follow past experience, either, internationally, nationally or locally. For this reason, Neither the Agent nor the Master Agent warrants, guarantees or promises that Purchaser will make a profit from any property transaction entered into, whether as a result of acting on information contained within this document or otherwise. As with any purchase, this may result in a loss.

15. Where applicable, as in the case of a consumer and not a business customer ("Consumer") the Consumer Protection from Unfair Trading Regulations 2008 and the Consumer Protection (Amendment) Regulations 2014 (singly or together the "CPR") which prohibit unfair practices, shall apply. To satisfy the obligations under the CPR, the sales particulars have been prepared by the Master Agent upon the instruction of the Developer and in accordance with these Regulations. The sales particulars are produced in good faith and are not intended to form part of a contract. Where the CPR apply, the Consumer may, without giving reason, cancel this Agreement within 14 (fourteen) days from the day it was signed. Such cancellation must be in writing and may either be in the Consumer's own words, or he / she may ask the Master Agent for a form of cancellation notice. For the avoidance of doubt, if the Consumer cancels, the Developer must re-pay the Reservation Fee to the Consumer

16. Neither the Agent nor the Master Agent is authorised or regulated by the Financial Conduct Authority ("FCA") and as such neither is permitted to offer financial advice about investments, whether regulated or unregulated; accordingly, neither the Agent nor the Master Agent offers financial advice. In case of queries or doubt, Purchaser and any other interested parties should consult an FCA-regulated Independent Financial Advisor.

