



bishopgate gardens

A new way of living in the heart of Preston

Welcome to The Heaton Group

Founded in Manchester, The Heaton Group creates unique property investment opportunities for serious property investors.

Starting four generations ago procuring property, land and development projects, The Heaton Group has over 50 years of experience, offering a personal approach to the property investment lifecycle by focusing on quality, efficiency and rental yield.

We pride ourselves on developing high quality opportunities in half of the time of the average UK property developer. This is only possible thanks to our development team, our dedicated in-house planning team and our strong partnerships within the local community which gives us the capacity to bring to market up to 18 projects every 8 weeks. Last year alone, The Heaton Group developed and delivered over 230 build-to-rent properties in and around the Greater Manchester area.

We are proud to be a big part of the evolution of Preston going forward. As a major part of the northern regeneration scheme, Preston is being viewed as a beacon to other developing areas in the UK of how to regenerate correctly, providing a better lifestyle to residents both new and existing.

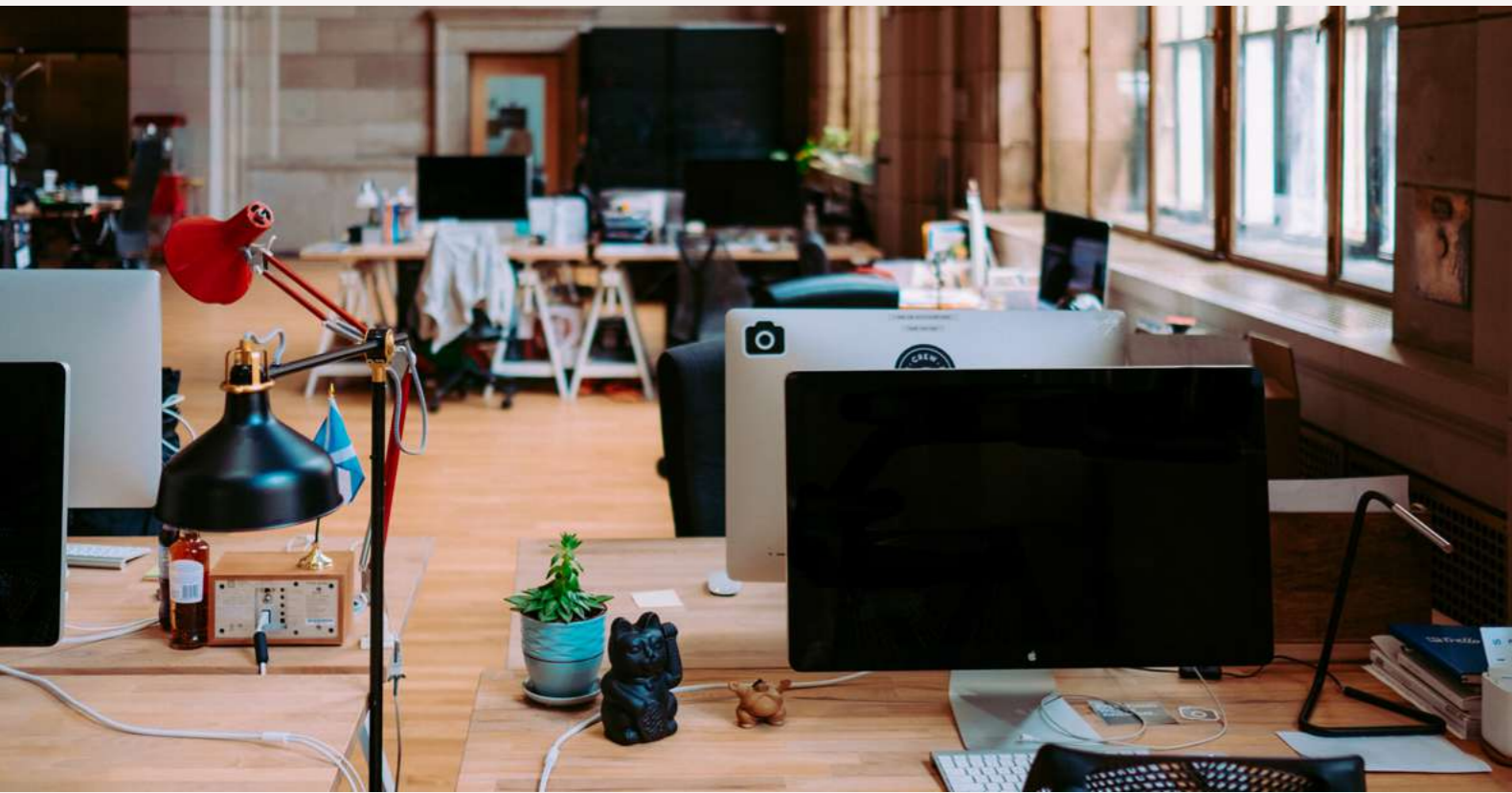


“We know affordable properties in key commuter locations across the North West are in demand; that’s why we carefully select buildings in city centres close to transport links and finish them to an exceptional standard, ensuring appeal to both the rental and owner-occupier markets.”

John Heaton, 2019



About Us



The last two years have seen substantial investment into our development, architecture, marketing and planning teams to ensure that we deliver smart, technology driven projects on time. We are taking advantage of our location and unique insight into the Northern Powerhouse property market to offer developments that are ideally tailored to the requirements of our investors and tenants.

Our Portfolio

Built up over 45 years, The Heaton Group portfolio has exponentially grown in value, acquiring in excess of £50 Million worth of property. Our diverse portfolio includes Apartments, HMO's and houses spread across the Greater Manchester area.

HG Premier Lettings

HG Premier Lettings was created around 10 years ago to more effectively manage our own portfolio. This business has now grown into a local market leader in its field, employing 25 members of staff, managing properties for local landlords and successfully competing to manage developments purchased by our investors.

The Developments

All of our developments integrate the latest smart technologies and the highest quality fixtures and fittings. Strong relationships with local councils and lenders help us secure the best developments and maximize returns for investors year on year.

The Management Team



John Heaton Managing Director

John has over 20 years of experience in the Greater Manchester property market, taking the company from a small rental portfolio to where it is today. Overseeing the whole operation, he has formed strong relationships with the lenders, councils and suppliers that provide support and advice to the business.



Adam Heaton Director of Acquisitions & Planning

Having overseen the acquisition of over 150 buildings, Adam has outstanding knowledge of the regions property market and up and coming areas. With an eye on the numbers, he sources, purchases and guides through the planning process. Under his watchful eye, The Heaton Group have never had a planning application rejected.



Chris Holland Director of Sales

Chris manages the sales process and has forged strong relationships with sales and marketing partners and investors. From creating sales and finance packages, briefing sales partners and overseeing their performance, to guiding investors through the purchasing process, Chris has continued to successfully grow our sales division both in the UK and overseas.



Mick Cooper Head of Contracts

Mick is a tradesman with over 40 years of experience. He now uses his expertise to recruit and manage the most reputable contractors, oversee build timelines, implement health and safety procedures and advise the wider in house development team. He spends much of his time on site, providing a link with the office.



Amy Winstanley Lettings Manager

Having worked with HG Premier Lettings for over ten years, Amy has an in depth knowledge of property and block management, HMO's and working with landlords both in the UK and overseas. Overseeing the whole lettings operation, Amy ensures that both tenants and landlords receive an outstanding service and apartments are maintained to the highest standard.



Stacie Batterham Finance Director

Stacie has substantial experience working in property finance and banking. Overseeing accounting for the whole group and managing the busy accounts team, Stacie diligently manages all aspects of financial and management accounting, including raising external finance to assist in increasing our internal asset portfolio, and ensures financial compliance with all regulatory bodies.

Introduction: Investment into Preston

Recommendations made as early as 2011 resulted in Preston City Council and Lancashire County Council working together to boost the infrastructure, economic growth and ease transport congestion in order to become more business friendly.



“Private investment in Preston continues to grow as the City council continues to deliver on exciting investment plans”

Chris Holland, Director of Sales

To date, there has been investment into the area of over £434 million covering Preston and South Ribble, with future forecasts predicting a further 20,000 new jobs and over 20,000 new homes. This will provide a huge boost to the local economy which is expected to grow by over £1 Billion in the next 10 years.

Investment into Preston is largely covered by four masterplans. Recently released by Preston City council, they clearly demonstrate the vision for the future of the city.

Preston: What you need to know

Preston is on the up, supported by a bold Masterplan from the council and private investment. Take a look over some key facts about this City on the cusp of change.

Preston Overview



Location:
Lancashire



Population:
141,818



Economy:
£7.4 Billion



Employment:
83%



Tourism:
£330.7 Million

The Figures



Investment from councils



Local regeneration projects



Invested in universities



In new business



In new transport links

Key Industries



Defence



Manufacturing



Education

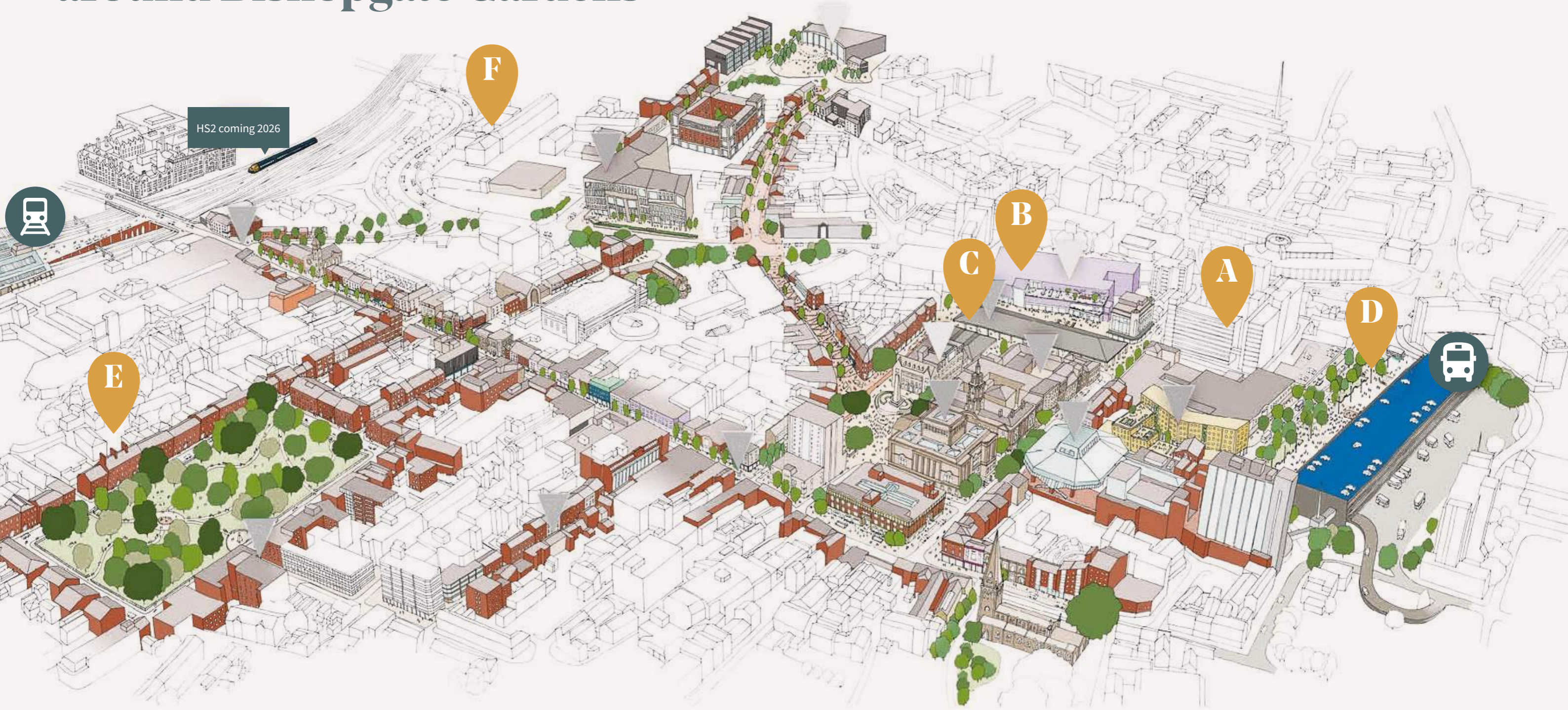


Energy





Logistics

Investment into Preston & around Bishopgate Gardens



- A** Bishopgate Gardens
- B** New Cinema and restaurant complex
- C** Market Halls
- D** Bus Station Sq.
- E** Winckley Square
- F** UCLan (University of Central Lancashire)

-  Bus Station
-  Train Station

B Cinema & Restaurant Complex

This City Centre restaurant and cinema complex will offer a ‘step change’ in Preston’s leisure offering. Located adjacent to Bishopgate Gardens and by the newly renovated Market Halls scheme, it will make this formally quieter part of town a buzzing destination.

According to Preston City Council, the scheme has been designed to enable the restaurants to spill out on to a lively new square abutting the new market hall and from which the cinema will also be accessed. The cinema frontage has been designed to articulate and enliven the primary elevation overlooking the markets. The restaurant facades will be highly transparent with seating zones facing the square. A brand new secure, 250 space, multi-storey replacement car park will be provided at basement level with direct vehicular access from Ringway. Public realm improvements also form part of the scheme.

Demolition of the existing site has already begun and works are underway on the complex.



C Market Halls

Preston’s new Market Halls are a £5 million renovation of the historic outdoor canopy and fish market incorporating a new glazed indoor addition.

Providing the locals and tourists with fresh, local meats, fish, vegetables and dairy – it is exactly what you would expect from quality locally sourced produce. With a number of stalls to choose from, you’re guaranteed a warm welcome.

There is also a “box market” which is an innovation to the area. Taking inspiration from markets based in London, these shops are located within refurbished shipping containers. These stalls sell real ales, accessories, watches and pet supplies. There are also a number of specialist coffee shops around the market such as Brew & Bake.



D Bus Station Square

Building on the fabulous regeneration of the bus station, the creation of a large public square will add to the draw of this area of Preston.

A green spine will provide a strong line to the western edge of bus station square with the tall slender tree stems mirroring the vertical beams and façade elements within the city's bus station.



The design responds to grid lines and natural movement of pedestrians. The main North-South spine follows the bus station elevation connecting all of the entrances and coach station perpendicular paths provide direct access to Old Vicarage, Crooked Lane/Lord Street across the green space and also through the popular St. John's Shopping Centre which links to Preston Markets and the soon to be developed cinema and restaurant complex.

The Square also has the potential to host small and large scale events and activities.



E Winckley Square Townscape

Over a million pounds of heritage regeneration project funding for Winckley Square was secured from Heritage Lottery Funding, allowing the council to restore this handsome square to its former glory.

The scheme reinstates original external features to period buildings and restores historic character, whilst designing internal space for the latest 21st century commercial activity.

The scheme also supports ways of adapting the property for new use including business, commercial, retail, restaurants and bars.

As part of the Townscape Heritage Initiative (THI) to refurbish key buildings around Winckley Square and nearby streets, Preston City Council secured funding from the Heritage Lottery Fund (HLF).



UCLan Masterplan



UCLan is the University of Central Lancashire. It's the 5th biggest higher education employer in the North West with 35% of staff living in Preston. Ranked amongst the top 3.3% of Universities worldwide, it's a huge draw for the city. The UCLan masterplan covers

- Developing a skilled workforce, which meets local, national and international needs, is also a central pillar to the UCLan's development plans. Over the five-year lifespan of the project, it is anticipated investing £200 million, helping to create jobs, kick-start regeneration and attract inward investment into Preston.
- A core principle of the plan is to integrate the university's campus seamlessly with the rest of the city, benefitting current and future generations of students, staff, visitors and the wider Preston community
- Adding a new Student Centre
- Opening a £30+ million engineering innovation centre

Serving Generation Rent

The rental market is forecast to grow by over one million households over the next five years. Low interest rates combined with steady economic recovery are leading to a strong expansion of the rental market, and with house price inflation now surpassing income growth, the first step onto the property ladder is getting harder for young professionals.

The demand from Generation Rent for accommodation continues to grow, underlining the long-term trend which predates the financial crisis from 2007.

The Private Rented Sector, and build-to-rent property in particular, are filling this gap by offering smarter homes and better solutions for those in need of a home. Today's millennials don't want to live in rental accommodation that makes them feel like it's a short-term solution. Most of them are renting out of choice, and they want to get the most out of the perks that come with it. No hassle, no strings and easy to do.

“According to the Nationwide Building Society's House Price Index in 2019, London's house prices have dropped one percent year-over-year. Manchester, on the other hand, has seen growth since 2015, with prices rising over seven percent year-over-year”

Hometrack
(A U.K.-based residential property market analytics firm)



Preston: Lifestyle in the City

In 2018 Preston was “the most improved city” in PWC’s “Good Growth for Cities” report. In 2019, Preston has been ranked as the best city to live in the North West, surpassing both Manchester and Liverpool.



Sports

Home of Preston North End and Deepdale (said to be the oldest continuously used football ground in the world) there is a lot to be excited about if you love football.

Currently in the EFL Championship, Preston are performing well with potential premier league promotion waiting in the future. Sir Tom Finney OBE, CBE was the first player to be named footballer of the year twice in 1954 and 1957.

Promotion to the Premier League is estimated to bring in an additional £170 million to a club over three seasons according to Deloitte. This would be a huge boost to the club and city, with more travelling fans, a leap in game attendance and promotion through high profile matches and players.



Preston: Lifestyle in the City

Café & Bar Culture

Preston has a growing, independent café and bar culture with quirky places to eat and drink around the City.

Preston is home to the famous Baker Street Bar and Restaurant, dating back to 1818. After a £1 million renovation, the venue spreads over 3 floors and has some truly quirky features. The cocktails are well known for being inventive and original.

If real ale is more your thing, then the Guild Ale House is perfect. Opened in 2016, the venue has recently been awarded “Central Lancashire’s best pub” for its combination of atmosphere and local beers available on tap.

The Lonely People Cocktail Bar is well known for its innovative and stylish décor and relaxed atmosphere. Regarded as one of Preston’s “best kept secrets” this classy venue is perfect for gathering for drinks with friends.

If dancing and music is more up your street, then Kuckoo Preston is the place to go. Slightly off the track from the town centre, it’s a great place to party the night away with a cocktail!



Parks & Nature

Often forgotten, Central Lancashire is home to some absolutely stunning views and greenery. Although close to the Lake District, there are some beauty spots not too far from home either.

Home to the Turbary Woods Owl and Bird of Prey Sanctuary, this sanctuary caters to the whole family with friendly staff and a fantastic range of animals to see.

The Avenham and Miller Parks are beautiful, picturesque areas located near to the Sports Club. Both offer a quiet and serene change from the hustle of the city centre. With a Japanese garden, café and a War Memorial, the park is a great place to unwind.

Beacon Fell Country Park is an amazing area with plenty of short and long walk routes. The park has fantastic views of the surrounding areas with some people even able to see the Isle of Man and Northern Ireland on clear days.



Location

While Preston is in itself a fantastic place to work, the proximity to other amazing employment locations in the North of England is a huge reason to consider living in the area as well as offering the ability to be at the Lake District in less than an hour by train.

Preston is in a fantastic location when it comes to the UK as a whole. On the line from Glasgow/Edinburgh right the way through to London, the modern trains of today can have you in London or Edinburgh in just over 2 hours. Manchester is a 50-minute train journey away, making Preston a commutable distance away.

Preston is also in close proximity to both Blackpool and Southport, so if you crave the seaside or some fun on the pleasure beaches, it's not too far away.

The Lake District is a short car/train journey away, giving easy access to one of the most well know areas of outstanding beauty in the UK.



The Big Employers



As one of the biggest employers for NHS services in the UK – Preston has many facilities that are industry leading such as teaching hospitals, leadership academies and state-of-the-art hospitals. Preston has long housed many of the North West's leading practitioners in the NHS and with such a large requirement for staffing and growing all the time – Preston is the perfect place to be if you see your future in the National Health Service.



As well as strong links to health, Preston has long been the home for BAE Military, a multinational aerospace company. The company has 2 major sites at Warton on the Fylde Coast and Samlesbury in-between Preston and Blackburn. 2011 saw the two sites given "local enterprise zones" status, meaning that additional employees would be attracted to those sites.



The large truck brand is known throughout the UK as formerly part of British Leyland. Many people will remember Leyland DAF from the 90's. Employing over 1,100 at their site in Preston there is a strong link to automotive industries within Preston. Now moving more towards greener technologies and one of the leaders in UK Industry when it comes to environmental policy, the company continues to prosper.



The growing nuclear industry has a base in Preston with 2 Nuclear Powerstations based in Heysham and the fuel manufactured in Westinghouse Springfields. EDF employs over 1,000 staff across those 3 sites and with more importance being placed on renewable/sustainable energy, we can only expect this to grow as fossil fuel reliance declines.



Although not strictly a business, UCLan is a major employer in the Preston area with over 25,000 students passing through its doors every year. With several important specialisms and a huge amount of investment in the main campus and housing solutions around, the Higher Education sector around Preston continues to grow.



The distinguished upmarket supermarket chain Booths has its headquarters and distribution centre very close to Preston City Centre. Boasting 28 stores across Lancashire, Cheshire, Greater Manchester and North Yorkshire – Booths continues to grow and employs more staff every year.

Other notable employers are Burtons Foods, Fox's Biscuits, Warburtons, Daisy, Hinjudja Global Solutions, Huntapac, Crown Paints and Promethean.

Bishopgate Gardens: The Build

Bishopgate Gardens is a conversion of a former office block, vacant since early 2019. Built in a distinctive 1970's style, the building is in a prime spot for modernisation in line with the exciting new civic development schemes underway in the area such as; Stoney Gate Masterplan, Cinema and Restaurant Complex and the Bus Station Square.

This ambitious scheme will be a flagship residential development for The Heaton Group and the City of Preston, comprising of 130 luxury apartments, impressive communal spaces with residents lounge and 24 hour concierge, communal rooftop gardens and 7 retail units overlooking the plaza including, barber shop, florist and deli store.

The exterior will be clad in distinctive, contemporary black and gold aluminium panels, transforming the building into a recognisable landmark standing out amongst its neighbours. Landscape Architects have thoughtfully designed both the plaza at the entrance of the building and the show-stopping roof gardens with breathtaking city views.

The interiors will take advantage of the existing generous ceiling height and floor to ceiling windows to create sleek, modern, light filled apartments.

Working in conjunction with award winning architects, Studio KMA, the 1, 2 and 3 bedroom apartments have been designed with functionality and style in mind, with well proportioned rooms, luxury, designer kitchens and bathrooms and high quality fixtures and fittings throughout as standard.

Bishopgate Gardens communal spaces have been designed by the Studio KMA interior design team to create a spectacular welcome for residents and visitors to the building, with a residents lounge, coffee pod café, 24 hour concierge and reception area. The communal areas will also act as a central point for 'The Common' shared working space and commercial units on the ground floor.

Interior specifications are available upon request.



“Together with The Heaton Group, we have created a very efficient, attractive new landmark mixed-use development for the city centre. This is one refurbishment project, we believe, that will surpass the aesthetic and functional specifications of any new-build project in the area”

Andy Titterton, Studio KMA





Image representative of 2 bed duplex apartment

Interior Specifications

Kitchens

Every apartment in Bishopgate Gardens has had its kitchen designed by a kitchen design specialist to maximise on storage, functionality and style.

They have handpicked three colour schemes with complimentary worktops, taps, splashbacks and handles. The kitchen style used in each apartment will depend on the space, its light and positioning.

Bathrooms

It's important that bathrooms are practical, long lasting and look great. Working alongside a trusted partner, we are confident that our designs tick all of the boxes, with an emphasis on storage and style.

Dependent on apartment size, a double shower or bath with shower will be fitted with high quality fixtures and fittings.

Flooring

The flooring in the bathroom and kitchen areas will be a hard wearing, waterproof vinyl in grey. Easy to clean and difficult to damage, this modern floor covering has stood the test of time in all of our developments to date.

Living areas and bedrooms will be subject to a more sumptuous flooring treatment with high pile grey carpets.

Doors

All of our doors are made off site by master joiners and are delivered to site already in their castings and on hinges. This unique method allows us to fit doors quickly whilst maintaining the quality of fitting. All internal door hardware is of high quality brushed chrome.

The apartments at Bishopgate Gardens will be fob access, increasing security throughout the development and increasing ease of replacement in the case of loss.





Bishopgate Gardens, creating a new way to live in the heart of Preston with beautifully landscaped plaza, exciting independent retailers and The Common shared working space.

Exterior Specifications

Bishopgate Gardens has “gardens” in its name for a reason. Show stopping communal roof-top gardens on the eighth and eleventh floors, add a sense of glamour to the scheme and provide breathtaking city views.

A modern planting scheme will provide year round interest and the limited green palette with lush foliage will give a sleek, urban jungle feel. A green wall will provide a dramatic backdrop to the contemporary outdoor furniture, arranged to encourage social interaction between residents. Rectangular, aluminium planters will complement the cladding and ambient lighting will make this a comfortable place to relax on long summers evenings.

To reach the entrance of Bishopgate Gardens, residents and visitors will walk through the plaza. Paving seamlessly continues from the footpath to create a single level space with simple, bold planting. The commercial spaces will be attractively branded in a “Box Park” style and attractive window displays will draw in customers.



Communal Facilities

Creating a new way to live

Bishopgate Gardens isn't just a block of apartments. It offers a new way to live in the heart of Preston, with exceptional communal spaces, shared working space, ground floor retail premises and beautifully designed landscaping.



A Concierge



B Residents Lounge



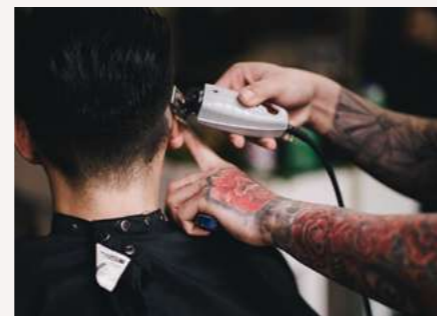
C Coffee Pod



D The Common Shared Work Space



E HG Premier Lettings



F Barber Shop



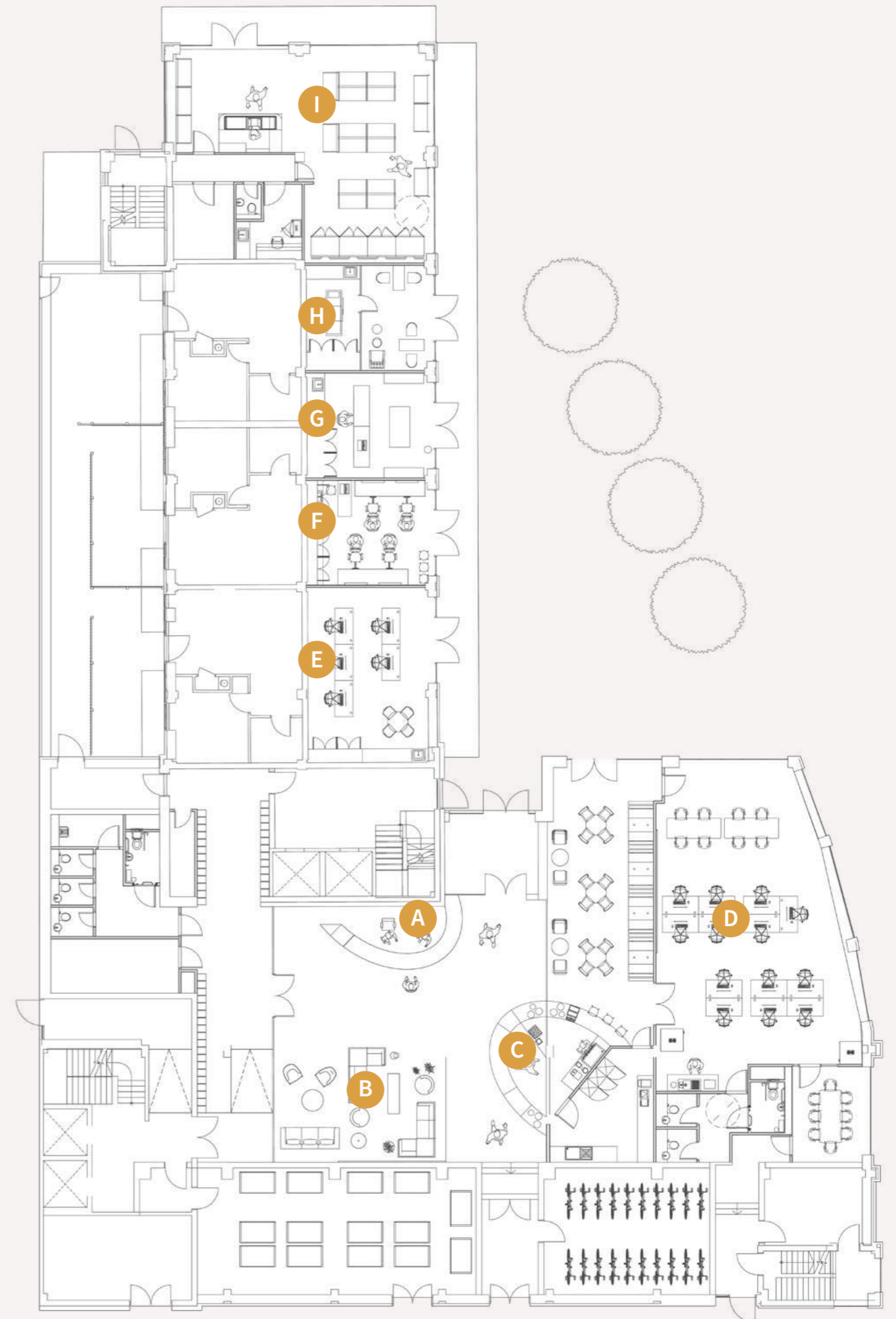
G Florist



H Beautician



I Delicatessen





HG Premier Lettings

“Currently renting our second property with HG Premier Lettings and they have been great from the start. Everyone at the office is helpful and friendly, the application process is very easy and the fees are fair. A big thank you to Amy who went above and beyond to help us out when we were moving into our current house!”

Holly Cheetham,
HG Premier Lettings Tenant



Investing with The Heaton Group also provides access to our specialist in-house lettings team, HG Premier Lettings. With an onsite office planned at Bishopgate Gardens, tenants will be a stone’s throw away from the lettings and maintenance team, and there will be an excellent on site presence for viewings and enquires at the development.

Taking the stress out of finding a tenant and managing the full process, our lettings agents specialize in taking control of the properties you own. Providing a clear and professional “landlord” we have the resources available to ensure that your investment is professionally managed. Giving our tenants a fantastic experience from end to end, you can sit back while your investment brings in the returns.

Tenants renting through HG Premier Lettings benefit from our cost-effective approach to letting, with fair call out charges where applicable, with cheaper energy prices from our greener methods of energy supply, streamlined administration and friendly service. Where applicable, tenants also sign up to our fair usage agreement meaning there’s a similar amount of energy by each tenant across a building.

Our lettings team is responsive, knowledgeable and well equipped to ensure that your tenants get a great experience. We acquire, renovate, sell and transform all of our buildings – in short, we know them inside out; when our lettings team take over management, they already have fantastic knowledge of the development, increasing responsiveness and improving viewing conversion.

In February 2017 the Government announced a shift in its approach to Generation Rent stating moving from Help to Buy to Help to Rent.

4.4 million UK households were renting privately in 2013 – 2014. Of those, 48% are aged 25-34. The proportion of 25-34-year-olds living in the private rented sector (PRS) has more than doubled in the past 10 years. Lack of supply is pushing rental rates up and the private rented sector and branded operators are leading the way for today’s tenant.

HG Premier Lettings offers tenants a clean, clear and professional “landlord” who can manage everything from a single point. It is simple, yet scalable with savings for both the tenant and property owner.

“Excellent service from start to finish. Found me an excellent tenant within 1 week of advertising. Would definitely recommend HG Premier Lettings for both landlords and people looking to rent a property. 1st class service 1st class staff.”

Mark Whittaker,
HG Premier Lettings Landlord



Note: HG Premier letting is optional.

Bishopgate Gardens is open to local owner-occupiers as well as landlords who may prefer to manage their own properties. However, with existing tenants in town, we encourage investors who aren’t familiar with the area to talk to us about maximising returns through HG Premier Lettings.

What they say about us...



“In what can often be a turbulent property market, it is refreshing to work with such a knowledgeable group of people that demonstrate the highest commitment to service and professionalism. Shawbrook is delighted to have a close working relationship with The Heaton Group in their efforts to deliver bespoke property opportunities for the professional investment community, and we look forward to the future.”

Stephen Johnson,
Shawbrook Bank



“Our approach as a commercial law firm is to work closely with our clients to provide tailored legal and practical solutions. We are delighted to be working with The Heaton Group, because they too, show a commitment to understanding the needs of their clients and providing a highly responsive and agile service.”

George McMillan,
Kuits Solicitors



“I have always found both John & Adam very professional and cooperative in all of their dealings with the bank.”

Carl Ashley,
Cambridge & Counties Bank



“Together is proud to be a funding partner of The Heaton Group, providing bespoke lending solutions across their exciting portfolio of property and developments. It was clear from our first meeting that John and Adam had built a business that was very well respected, and focused on delivering exceptional quality developments for the investment market. We are delighted to be working with them to help achieve their growth aspirations.”

Together Money

bishopgate gardens

Another Smart Home by The Heaton Group



For all information, availability and offers or to arrange a site visit to the show apartment contact our team on +44 (0) 1942 251945

Alternatively, email info@heatongroup.co.uk

www.heatongroup.co.uk



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