



MERCHANTS PLACE

LEEDS





AN ASPEN WOOLF EXCLUSIVE



"All my properties have been hugely successful... hence returning again and again!"

Luisa Valenti

[Trustpilot Verified Review]



"Due to their professional, thorough and transparent work, I am a very happy owner and investor. I recommend them wholeheartedly"

Dimi Prodanov

[Trustpilot Verified Review]



"Recently learned that my property in Leeds had a valuation done and I am up by £75,000"

Tom Sharav

[Google Verified Review]



"Really pleased I decided to invest with Aspen Woolf, extremely helpful, knowledgeable and professional guiding me through my first investment."

Phil Roberts

[Google Verified Review]

BRITAIN'S MOST VIBRANT CITY RIGHT ON YOUR DOORSTEP



THE  TIMES

“UK HOUSE PRICES FORECAST TO RISE 5% IN 2024”

JANUARY 2024





LEEDS' MOST RECOGNISED LANDMARK

The Leeds Corn Exchange has a fascinating and dynamic history that mirrors the rise of Leeds as a powerhouse of the Industrial Revolution. Opened in 1864, this stunning architectural gem was designed by Cuthbert Brodrick, the same architect behind Leeds Town Hall. Originally built to handle the booming grain trade, it quickly became a buzzing center of commerce, with traders and farmers flocking to its grand, circular hall.

The building was ahead of its time, featuring a breathtaking glass dome that bathed the central space in natural light, making it a striking

landmark in the city. But as the grain trade moved out in the 20th century, the Corn Exchange reinvented itself, first as a thriving market for other goods and then as a home for eclectic independent shops.

Today, the Corn Exchange is not just a beautiful relic of the past but a living, breathing part of Leeds' modern identity. It's a vibrant hub for independent boutiques, quirky cafes, and creative events, offering a blend of history, culture, and commerce.

From bustling grain markets to a stylish shopping destination, the Corn Exchange is a testament to Leeds' resilience and reinvention.

CELEBRATING OVER 160 YEARS OF HISTORY

LEEDS CORN EXCHANGE IS ONE
OF BRITAIN'S FINEST VICTORIAN
BUILDINGS AND STANDS AS A
SYMBOL OF LEEDS' RICH HISTORY
AND CULTURAL HERITAGE.



MERCHANTS PLACE

The full refurbishment of a stunning city centre residence immediately opposite one of Leeds' most cherished landmarks, The Corn Exchange. Welcome to Merchants Place.

Carefully designed by award-winning architects, Merchants Place will retain all of its original stunning exterior that includes decorated brickwork and arched windows. Views overlooking The Corn Exchange will be quite spectacular.

Offering a modern yet historic charm, this development of just 12 apartments combines stylish,

contemporary interiors with unbeatable views and a prime location. Perfect for those seeking a vibrant urban setting.

Everything that the city of Leeds has to offer is right on your doorstep.

These apartments are set to be snapped up quickly on the rental market.





SHOP

SAMUEL TAYLOR

ME
HEESE

Interior view of the shop showing shelves and products.

WELCOME TO THE UK'S 2ND FINANCIAL CENTER



**Rare
Opportunity
In The City
Centre**



**Low
Money
Down
Deal**



**Extremely
Rare City
Centre
Location**



**Cherry
Pick
The Best
Units**



THIS IS AN
OPPORTUNITY
TO GET IN
AHEAD OF
THE LOCAL
MARKET.



LEEDS

**Leeds is the UK's 2nd largest economy
and 2nd financial center after London**

With a population in excess of 800,000, the Leeds economy is worth £69bn and has grown almost 40% over the last decade alone. Forming a key part of the 7bn Northern Powerhouse initiative, Leeds is the North's business city.

The city is home to 9 education institutions and boasts one of the UK's largest Student populations, with over 75,000 students. The Times recently ranked Leeds University as one

of the top 10 in the UK. The city boasts excellent transport links with its own airport - Leeds Bradford - welcoming over 4m passengers a year. Leeds Train Station is one of the busiest stations in the UK, serving nearly 30 Million passengers a year.

Leeds is also known as the 'Knightsbridge of the North', and is one of the Top 5 UK Retail and Tourism destinations with 26 million visitors annually.



**Over
75,000
Students**



**1.4m Leeds
Wider City
Workforce**



**Home To
Over
25,000
Businesses**





28.2%
REGIONAL
CAPITAL
GROWTH BY
2028

SAVILLS FORECAST



SOUTHBANK LEEDS

LEEDS TRAIN STATION

CITY SQUARE

TRINITY

CORN EXCHANGE

MERCHANTS
PLACE

LEEDS TOWN HALL

LEEDS UNIVERSITY

LEEDS BUS STATION

VICTORIA LEEDS

LEEDS PLAYHOUSE

SOYO DISTRICT

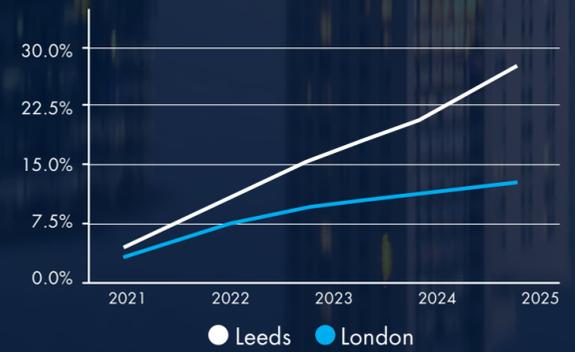
QUARRY HOUSE



THE LEEDS PROPERTY MARKET

**Home to over 800,000 people, Leeds has one of the UK's biggest populations,
and this is forecast to increase to 860,618 by 2028.**

LEEDS VS LONDON



SUPPLY VS DEMAND



Leeds has a large population of affluent young renters, particularly in the city centre, where ambitious plans to create tens of thousands of new jobs has meant suitable housing cannot keep up with increasing demand.

This has led to stress on the rental market and is pushing rental rates to new levels.

As a result, JLL and Savills have both highlighted Leeds as one of the UK's top locations for both capital and rental growth over the next 5 years.

Leeds urgently needs new housing. The city currently has 2,232 residential units under construction, and Leeds Council recently stated the city requires at

least 4,375 new dwellings a year to keep up with demand. The current pipeline falls way below target, with no sign of the city catching up soon. Demand is now surging, and prices are escalating.

Savills forecasts show impressive growth in the years ahead for the region, with a 20.2% uplift by 2028.

An aerial photograph of a city skyline at sunset. The sky is filled with soft, golden light and scattered clouds. The city below is densely packed with buildings of various heights and colors, including brick and modern glass-fronted structures. A river or canal winds through the lower right portion of the city. The overall atmosphere is warm and urban.

30%

GROWTH OVER LAST 5 YEARS

28.2%

REGIONAL CAPITAL GROWTH BY 2028

22.8%

RENTAL GROWTH BY 2028



STRATEGIC CITY CENTRE LOCATION

Leeds is home to over 25,000 businesses and has the highest ratio of private to public sector jobs of all the major UK cities.

It's compact city centre is crammed with over 1,000 shops, making Leeds a shopping mecca. No wonder the Rough Guide named it the UK's best shopping destination. The shopping is endlessly diverse with everything from quirky boutiques and high street favourites to high-end luxury.

Over 30 national and

international banks are based here or in the wider region, and many firms have national/global headquarter operations, including first direct, KPMG, HSBC, DLA Piper, Bank of Scotland and Yorkshire Bank. With hundreds of restaurants, a thriving cultural scene and impressive nightlife, Leeds offers something for everyone.

THE CULTURAL QUARTER

**The exciting new Leeds Cultural Quarter is set to create
'a world-class centre for the arts in the heart of the city'.**

Following a collaboration between Leeds Playhouse and Leeds City College, the fast evolving Quarter is set to become a major skills hub for the creative arts. The area will also welcome some of the biggest public green spaces in the city centre which can be used for outdoor theatre

and music events, attracting local bands and artists.

HIGHLIGHTS

- Leeds Playhouse
- Northern Ballet
- SOYO
- The Phoenix Dance Theatre
- The BLANK_ Gallery
- Leeds College of Music
- The BBC Building





WITH HUNDREDS OF
RESTAURANTS, A THRIVING
CULTURAL SCENE AND
IMPRESSIVE NIGHTLIFE,
LEEDS OFFERS SOMETHING
FOR EVERYONE



999

YEAR LEASE

ZERO

GROUND RENT

10

YEAR WARRANTY

INTRODUCING MERCHANTS PLACE

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immediately opposite one of Leeds' most cherished landmarks,
The Corn Exchange. Welcome to Merchants Place.**

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apartments combines stylish, contemporary interiors with unbeatable views and a prime location. Perfect for those seeking a vibrant urban setting.

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APARTMENT SPECIFICATION

High Specification Finishes Throughout, Merchants

Place, bringing a Modern and a Traditional City Centre

Building into the 21st Century.

KITCHEN

- Bosch Branded Appliances
- Fridge / Freezer, Oven, Hob, Extractor, Washer / Dryer
- Quartz Worktops
- Symphony Premium Kitchen Units

BATHROOM

- Kudos Branded sanitary ware
- Large Italian Porcelain Tiles
- Large Wet Room Shower

MISC.

- Engineered Oak Flooring (Except Beds)
- Remote Electric Heating Systems (App Based)
- 7" LCD Intercom System / Superfast Broadband Connection
- CCTV / Private Elevator / Separate Access / Secure Bike Store



EASY PAYMENT PLAN

Once you've selected your unit(s) with the help of your relationship manager, please complete the reservation agreement and return it with a copy of your passport. At this time you also need to pay a reservation deposit of £6,000 by transfer, debit or credit card. Once your relationship manager has received your paperwork and deposit, our client care team will assist you through exchange and completion.

You will need to instruct a solicitor. Your solicitor will advise you of the paperwork required from you – please return this promptly so the process moves as quickly as possible.

3 EASY STEPS TO OWNERSHIP IN THE MOUNT:

- 1
£6,000 Reservation Deposit
(includes £1,000
Admin & Handling)
- 2
20% Upon Exchange of
Contracts
- 3
80% Balance Upon Practical
Completion (less £5,000
Reservation Deposit)





REDBOX

THE DEVELOPER

An expert Leeds-based property developer with extensive experience in both new builds and the renovation of luxury developments. Known for delivering exceptional quality and attention to detail, the team combines innovative design with

craftsmanship to create high-end residential and commercial properties. Their portfolio showcases a commitment to excellence, transforming spaces with a focus on modern living while preserving architectural character.



The Leef
Property Group

PREFERRED LETTINGS PARTNER

Leef is a property and asset management company with a difference; offering professional services with a personal touch. Our commitment to client peace of mind through seamless management of your investments means you're in safe hands right from the outset.

Here at Leef we are constantly reinventing the way we rent, to ensure we keep you one step ahead of legislation and market movement.

Latest figures show that the number of households in the private rented sector has increased to over 4.5 million, with that number set to rise year on year. This means a lot of form filling, maintenance requests and new tenant evaluations. Our commitment to smoothing the edges of property management means we take the rough, while you take the smooth.

Our friendly, focused team are experts in property management and are

perfectly placed to add value to your property offering, whether it's recommending the most up and coming areas to invest your cash or listing the best bars and restaurants in town.

And this goes for all our sites around the UK. Our head office, based in the north west, is home to our property managers, with our satellite offices around the country providing nationwide support.





FAQ

WHAT IS THE PROPERTY ADDRESS?

Leeds LS1 6DG

WHEN IS THE COMPLETION DATE?

Q2 2025.

WHEN WILL CONSTRUCTION START?

Q4 2024.

WHAT IS THE PAYMENT PLAN?

See Page 43. The payment plan requires just 20% on exchange and then the balance on completion.

IS THE SALE HANDLED BY UK LAWYERS?

Yes. A panel of solicitors experienced in the property investment sector can be used to act on the behalf of our investors.

HOW LONG WILL IT TAKE TO BUILD?

6 Months build program.

HOW MUCH IS THE GROUND RENT?

There is no ground rent under the new legislation. Please refer to [https://www.](https://www.gov.uk/government/news/future-homebuyers-to-be-freed-from-expensive-ground-rent-bills-on-30-june)

[gov.uk/government/news/future-homebuyers-to-be-freed-from-expensive-ground-rent-bills-on-30-june](https://www.gov.uk/government/news/future-homebuyers-to-be-freed-from-expensive-ground-rent-bills-on-30-june)

HOW LONG WILL IT TAKE TO EXCHANGE CONTRACTS?

The developer will allow the standard 28 days to exchange contracts.

HOW CAN I RENT MY PROPERTY?

Quality property in Leeds is in high demand, you can choose from lots of letting agents in Leeds City Centre and we will be able to assist you closer to completion. You also have the option to use our in house lettings agent.

AS A NON-UK RESIDENT AM I TAXED ON RENTAL INCOME?

If you are a UK resident, then yes you will be subject to tax. If you are a 'non-resident' in the UK, then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption. You would need to file a NRL1 form with the HMRC.

NEED MORE INFORMATION?

<https://www.gov.uk/government/publications/non-resident-landlord-application-to-have-uk-rental-income-without-deduction-of-uk-tax-individuals-nrl1>

WHO IS THE DEVELOPERS SOLICITOR?

Gordons (www.gordonsllp.com)

IS THERE A BUILD WARRANTY?

Yes, 10 years.

IS THERE PARKING AVAILABLE?

Not available.

HOW DO I MAKE A RESERVATION?

Very simple, speak with your broker, choose the best unit and pay a £6,000 reservation fee (inc £1,000 admin).

IS FURNITURE INCLUDED IN THE PRICE?

No, this is a separate cost. 1 beds are from £ 4,250 + VAT. 2 beds are £ 5,595 +

VAT. You can also choose to buy your own furniture and have this fitted yourself.

WHO ARE THE ARCHITECTS?

Four Space.

DOES MERCHANT PLACE HAVE PLANNING PERMISSION?

Yes, full planning was been granted.

HOW MUCH IS THE SERVICE CHARGE?

Service charge is approximately £2.25 per square foot.

CAN I SELL MY UNIT/S AT ANY TIME?

Investors are permitted to sell at any time after exchange of contracts so long as they have agreed an assignability clause to be included in their contracts. Although we always recommend that you should hold property long term to really reap the rewards.

BUYING PRE-CONSTRUCTION PROPERTY & NEW BUILD PROPERTY

A property portfolio can offer considerable benefits. While one property can generate some steady cash (or profit through capital growth), multiple properties can offer several income streams; which means better money-making potential, and longer term financial security.

It is true, that more often than not, the best time to buy property is before it is even built (pre-construction). Investors can benefit from purchasing at the lowest possible price and with the highest possible growth potential. It is not uncommon to see 10-20% uplifts before buildings are even finished. But, like with any investing, buying property can come with some risk.

DUE DILIGENCE.

Information in brochures are indicative only, and you should do your own due diligence to ensure the information is correct. Check stats, facts, do your own

research online. Use our Aspen Woolf Academy as a resource. Read your Contracts and Legal Report in-depth. Speak to your legal representative and get their opinion, they're there to help you.

CGI'S.

Computer Generated Images are designed to give you an indication of how your property will look on completion, but bear in mind they can change after you have reserved your property and there may be slight (remove) differences when it comes to completion/handover of your property.

FINANCIAL ADVISOR.

We always recommend seeking independent advice whenever making financial decisions. Have somebody check over the property particulars and give their opinion.

SOLICITORS.

Aspen Woolf may share details

of an independent solicitor which the Buyer may appoint to advise him/her on the purchase of the Reserved Property. The Buyer is not obliged to use this solicitor, but in any case, the buyer is expected to appoint a solicitor and satisfy Anti Money Laundering requirements immediately after reserving the Property. This will then allow the developers solicitor to formally issue legal packs.

COMPLETION.

Completion dates are forecasted and it can be common, due to unforeseen circumstances, that construction overruns. This is why a long stop date is provided in your contract, which is usually an additional 12 months from the initial anticipated completion date and gives the builder some breathing space should any delays arise.

ASSURED RENTAL PROGRAMS.

Many developers offer optional

rental programs as incentives. It is important to note that rarely do rental programs have sinking funds to cover the full term and so if there are voids, it could mean you don't receive your rental income. We always recommend investors to appoint a regular lettings company, that way you're not tied into anything. If the property has a strong location, there will always be demand for tenants, and you certainly don't need an assured rental program. Please note if you purchase a property with assured rentals, Aspen Woolf cannot be held liable for any delayed or none payments.

FINISHING WORKS.

The property size, the layout and/or specification can change during the construction process. Whether you want to look at the property yourself, get on site with a surveyor to check the place over or get a snagging surveyor in, you'll want to re-

assure yourself the property is finished to a good standard before you complete and take ownership. We would urge all new build home buyers to get a pre-completion inspection and employ your own independent pre-completion snagging inspector to ensure the developer has delivered the property exactly as they have detailed in your purchase contracts.

DEPOSITS.

When putting a deposit down for any property anywhere, your deposit is at risk. This is why you should only ever consider reputable developers and house builders with solid track records. There are various schemes to reduce risk such as insurance policies, or having a charge on the asset, although this is rarely seen when deposits are low. You should consult with your legal representative about how your deposit is protected.

MORTGAGES.

All mortgages are subject to status and valuation. Aspen Woolf are not authorised to provide advice on mortgages and give no assurances of acceptance on mortgages or on any other type of finance. Buyers should be aware that bank valuations can sometimes come in above and below expectations. You are contractually obliged to complete the purchase of a property regardless of your acceptance for a mortgage or other type of finance, failure to complete will result in forfeiting your exchange funds. We recommend seeking fully qualified legal advice and the services of a fully authorised mortgage adviser before proceeding. Note, bank valuations are generally based on their own risk appetite and are not necessarily a direct reflection of the property's value, for example, during the pandemic, it was extremely common for banks to down value properties. Please

speak with a mortgage advisor for further details.

For more information on buying property and things to consider, please visit our website <https://aspenwoolf.co.uk/resources/risks-to-consider-when-buying-property/>

Stay tuned, we are always updating our site, it's a great resource for all property buyers. Finally, Aspen Woolf is an award winning agency, and one of the leading agencies in our field. We didn't get there overnight. We pride ourselves on our transparency and fairness, and we think it's important to make all clients aware that although there can be huge rewards, buying off plan property carries greater risk than buying a property which is already built. Most clients are aware of this already but for clients who are maybe making their first off plan purchase we feel it's important to highlight this.

Buying off-plan will require staged payments, you are to make advance payments before you actually own the Property, and before it is built. You should ensure you fully understand the payments you are making and how those payments will be used by the seller/developer before completion. We feel it is important you fully understand the nature and risk of this transaction with your own solicitors before exchanging contracts, which will commit you to purchase the property once it is built. As well as taking your own legal advice (your solicitors will be able to advise you on the security of any development project), you may also wish to seek independent financial advice from a UK-based FCA regulated advisor. Details of advisors can be found here: <https://register.fca.org.uk/>.



I DON'T OFTEN WRITE REVIEWS UNLESS THE
SERVICE RECEIVED IS EXCEPTIONAL . . .

SAARAH HYDER, APRIL 2024 -  Trustpilot



TRUSTED FOR OVER 19 YEARS

Aspen Woolf is an award-winning property investment company, established in 2005, with offices in the UK and overseas. We specialise in identifying wealth-building opportunities for investors of all levels, across the globe.

Having gained over 15 years' experience within the industry, and having won The Best Residential Provider Award, Aspen Woolf has become an internationally

recognised name. We pride ourselves on our high level of integrity, experience and quality of service, and we have built a reputation as working in a class of our own, not exceeded by others. If you are looking to build a successful and profitable property portfolio, and join thousands of happy clients, then don't hesitate to contact us today to speak about our Industry leading investment opportunities.

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Aspen Woolf



Supporting Our Local Community

Aspen Woolf is proud to partner with St Mungo's, one of the UK's leading homelessness charities that supports over 3100 people each and every night.

As a property company, we understand the importance of a home and shelter, and how distressing that can be for those that do not have access to one. Our alliance with St Mungo's is testament to Aspen Woolf's commitment to making a positive social impact and supporting the communities in which it operates. Our partnership will help to raise thousands to provide vital support and tools needed to help people leave homelessness behind.

Set up in 1969, St Mungo's is dedicated to ending homelessness and rebuilding lives and have done so for over 50 years. The charity

delivers a range of residential services from emergency shelters to semi-independent flats, as well as non-residential health, education, and employment services.

Our Pledge

As a company, it is our ongoing pledge to donate a portion of our service to fees to charitable causes. With St Mungo's, this commitment will:

- Help provide clean, warm clothing for people who have been sleeping rough

- Help run skills courses, like numeracy and literacy, to help clients be independent
- Help someone get one to one counselling to deal with their trauma
- Help provide ongoing one-to-one support for more clients who are looking for work

Together with St Mungo's, we aim to make a lasting and positive impact on the lives of those affected by homelessness. Together, we can help build a future where everyone has a place to call home.

"We're on the streets meeting people sleeping rough, day and night. We run hostels and emergency accommodation, giving people the time and space they need to recover. And we're here for the long haul, helping people to learn new skills, find jobs and reconnect."

Want to donate to St Mungo's directly?
Visit: <https://action.mungos.org/donate>



DISCLAIMER & NOTICE

The material contained within this document has been prepared for information purposes only by Aspen Woolf LTD. Information contained herein is not to be relied upon as a basis of any contract or commitment. The information is not to be construed as an offer, invitation or solicitation to invest and opinions expressed are subject to change without prior notice. Information contained herein is believed to be correct, but cannot be guaranteed.

Aspen Woolf is not 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, we don't offer financial advice. In case of queries or doubt, purchasers and any other interested parties should consult an FCA-regulated Independent Financial Advisor.

All investments should be regarded as for the long term because they can go down in value as well as up, so you could get back less than you invested. Any yield is variable and not guaranteed. No personal recommendation is being made to you and the past is not necessarily a guide to the future. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the property particulars and

any speculative information offered. Purchasers are expected to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate. 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 by Aspen Woolf.

*All images used are for illustrative purposes only.



 Aspen Woolf

MERCHANTS PLACE

SHOP

SAMUEL TAYLOR

