

# INVESTING IN THE NORTH WEST with



## ***A Unique Opportunity***

### **Why Hamilton Square Estates**

- Delivering Returns of Investment of over 30% based on 350 development projects;
- £18.5 Million of property already under management;
- Unparalleled access to the local market and local business community;
- Investments available and tailored for all budgets and investors

### **Why Northwest**

- In excess of £10 Billion planned development (£1.6 Billion currently underway);
- One of the fastest growing economies in Europe;
- Government commitment to create the “Gateway of the Northern Powerhouse”;
- Well established leaders in financial services, manufacturing, energy, pharmaceuticals, and engineering.

# The Northwest: The Story to Date

*The Northwest, and the Merseyside region in particular, has been one of the fastest growing economies in Europe with unique access to market leading organisations in Manufacturing and Engineering in Lancashire, Pharmaceuticals in Cheshire, Nuclear in Cumbria, Media in Manchester, and numerous Financial Services Institutions.*

Significant facts include:

- £120 billion economy and a population of nearly 7 million
- The creation of Liverpool Science Park which is one of the largest in Europe and the fastest growing in the UK
- The International Centre for Digital Content is a world leader in creating innovative digital content solutions
- The Hibernia Atlantic is the most advanced and robust trans-Atlantic fibre optic cable which directly links the region to the US
- The 135km of coastline and unique environment make it a leading location for unique renewable energy sources such as Burbo Bank, a £90million wind farm based Liverpool Bay
- A strong and expanding automotive centre with multiple sites and has significant additional capacity
- Liverpool is the No. 1 Contact Centre location in the UK (Source: Adecco/OMIS) and the only city to feature in the European top 10
- An excellent transport infrastructure results in an average commute to Liverpool City Centre of 35 minutes
- The fastest growing airport in the UK in Liverpool John Lennon Airport (Source: Civil Aviation Authority)
- The third largest UK container port handling 35 million tonnes each year with links to China and India, and the UK's largest Freeport Zone
- Three top class universities provide access to 50,000 students and a unique link with the local business community



**Liverpool Science Park**



**Burbo Bank**

## The Northwest: The Future

*The Northwest now has the opportunity to capitalise on an unparalleled level of investment and redevelopment as a result of private enterprise, Government focus, unique trade links, and natural advantage as a result of its location.*

Projects that will transform the Northwest include:

- Liverpool Waters – a £5.5 billion redevelopment of the Liverpool river front to regenerate 60 hectares of historic dockland to create a world-class, high quality, mixed use waterfront in central Liverpool. Phase 1 is complete and outline planning permission has been given for a further 1.7 million square metres of new buildings;
- Wirral Waters – a £4 billion redevelopment of Birkenhead docks that will regenerate 500 acres of historic dockland to create a centre of innovation, industry, marine excellence and high quality living. Land preparation is complete and Phase 1 has just commenced;
- Liverpool 2 Port – a £300 million project to create a deep water container port at the mouth of the river Mersey which will form the gateway to central UK. Major infrastructure is complete and the first 5 giant cranes, of 11, have recently arrived in the river. Once complete Liverpool 2 will increase tonnage handled by the original port by 67% and reduce transport costs for overseas manufacturers by nearly 50%;
- The “Golf Coast” – a multi million project to create the English Golf Coast Capital around the Royal Liverpool course at Hoylake which has been host to the British Open twice in recent years. The new resort together with the Royal Birkdale and the Royal Lytham Saint Annes will create a unique destination for the golfing world.



**Liverpool Waters**



**Wirral Waters**

# Development Projects

Hamilton Square Estates have delivered over 350 development projects, constantly delivering returns on investment in excess of 30% for all budgets and all types of investors. Some recent examples include:

**Cole Street**



<b>Return on Investment</b>	<b>68%</b>
<b>Purchase Price</b>	<b>£115,000</b>
<b>Development Cost</b>	<b>£15,100</b>
<b>Ongoing Investment</b>	<b>£38,750</b>
<b>Development Period</b>	<b>12 weeks</b>

This project involved:

- Removal of walls to create new kitchen and diner;
- Installation of additional shower rooms to three floors;
- Fire lining the basement and installing a fire detection system with control panel;
- Materials were mainly sourced at liquidation auctions.

**St Pauls Road**



<b>Return on Investment</b>	<b>35%</b>
<b>Purchase Price</b>	<b>£55,000</b>
<b>Development Cost</b>	<b>£13,000</b>
<b>Ongoing Investment</b>	<b>£12,000</b>
<b>Development Period</b>	<b>8 weeks</b>

This project involved:

- Disposal of damaged flooring and rotten woodwork, old kitchen, and other debris;
- Installation of new UPVC windows and high security front door;
- New modern kitchen was installed to optimise available space;
- New boiler and heating system installed to maximise energy saving.

**Ford Road**



<b>Return on Investment</b>	<b>40%</b>
<b>Purchase Price</b>	<b>£17,500</b>
<b>Development Cost</b>	<b>£40,000</b>
<b>Ongoing Investment</b>	<b>£10,000</b>
<b>Development Period</b>	<b>10 weeks</b>

This project involved:

- Reconfiguration of layout to create a larger kitchen and separate utility room;
- Installation of full damp proofing and replacement of plasterwork throughout;
- Replacement of kitchens and bathrooms on all floors;
- Sold additional land to adjacent business for car parking.

## Examples of Current Property for Sale

There is a wide range of properties currently for sale including off-plan, new build, resale, student and freehold. Details of all our properties can be found in our current listings, and some examples of these are shown below:

- |   |                    |
|---|--------------------|
| • 7 bed licensed HMO, including 3 en-suite. Grossing £28,548 pa. Excellent condition, 5 star rated by Wirral Borough Council. | £285,000           |
| • 5 bed, 3 reception very large end terrace house. Good option for conversion to flats.                                       | £155,000           |
| • 2 bed semi-detached house. Modern, off-road parking and gardens.  | £82,500            |
| • 1 bed flat, low service charge, tenanted, £4,500 gross.   | £50,000            |
| • Large house converted to 3 flats (2 x 2 bed and 1 x 1 bed) only 5 years ago. Tenanted, grossing £15,300.                    | £170,000           |
| • Modern 3 bed semi, excellent condition still under NHBC guarantee. Grossing £6,600.   | £97,750            |
| • Mixed use row of shops/flats consisting of 3 x shops, 1 x 1 bed and 1 x 2 bed flat, car park. Grossing £26,395.             | £299,000           |
| • New build flats. Views of River Mersey. One minute from underground trains. Studio, 1 and 2 beds. Very high spec,           | £66,000 - £103,000 |
| • New build studio flats, Baltic Triangle, Liverpool city centre.   | From £75,000       |
| • Development land, residential and mixed use; Liverpool city centre, Wirral, and Liverpool airport.                          | TBA                |

Please ask for further details.



# Who are Hamilton Square Estates?

Hamilton Square Estates was established in 1994 as a corporate vehicle for the property investments of a number of private investors. Since then the company, together with its associated companies including Wirral Property Group, has been responsible for over 350 development projects ranging from £10,000 to £100,000s, and now has over £18.5 million of property under management. Its directors have over 75 years experience of property development and property management.



## Andrew McCausland, Managing Director

Andrew has been investing in and developing commercial and residential properties in the Northwest of England and Spain since the early 1990s. Prior to this he had a number of companies in the Leisure industry and was a member of the British Army. Andrew is an active lead in a number of Landlord Forums in the Northwest region.



## Greg Hughes, Commercial Director

Greg has been investing in and developing residential properties in the South of England, Northwest of England and Cyprus since the 1990s. Greg is a Fellow of the Chartered Institute of Management Accountants and has worked for Ernst & Young and Unilever. Greg is an active member of a number of trade associations based in the Northwest region.

## Property Investment

With several years experience of buying, managing, renting and selling properties in Merseyside, we are expertly placed to source investment properties whatever your budget. We work with all investors to identify suitable local properties, negotiate the best purchase price and work with estate agents, mortgage brokers, buy-to-let specialists and renovations teams to enable investors to achieve their investment goals and to develop an investment business or property portfolio of their own.

## Property Development

Hamilton Square Estates has been responsible for over 350 development projects in the Northwest, constantly delivering Return of Investments in excess of 30%.

## Property Sales

We are Wirral's first hybrid estate agency who specialise in sales, property management and lettings. We offer an excellent service at the fraction of the price of conventional estate agents.

## Contact Us

### Office Address:

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