



# Development Factfind

1. Development Details		Comments
Development Name, Address & Postcode:	Excelsior Castlefield, 10 Hulme Hall Road, Castlefield	
Developer	Mulbury (Excelsior Works) Limited	
2. Development Overview		Comments
Total No of Units	108. 34 x1 beds. 72 x2 beds. 2 x3 beds	
Total No of Parking / £ Cost	24 - Allocated for 2 & 3 beds only	
Amenities	Concierge (daytime) Communal roof top terrace Cycle store	
Furniture packages available? Loft	Yes	
How many blocks in the development?	1	
How many floors in a block?	Basement, Ground + 7	
Entrances / Location	Main Entrance at GF from Hulme Hall Road – both vehicle & pedestrian. Basement level access from Bridgewater canal towpath	
Lift? How Many	2 - Basement to level 7	
Are there any commercial units within the Development?	No	
Warranty details ie NHBC / Premier / Zurich etc:	NHBC	
Build Type	New Build	
a) If OFF PLAN:		
i) Is planning approved? If awaited when this is expected?	Full planning approved	
ii) When is estimated completion	October 2019	
b) If COMPLETED		
i) When was Build Completion?	N/A	
ii) Are any of the units currently TENANTED?	N/A	
iii) Letting agents of the existing tenants / ASTs?		



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3. Tenure & Charges		Comments
TENURE:		LEASEHOLD
If Leasehold please confirm:		999 Years from and including 16 <sup>th</sup> October 2017
GROUND RENT		£250 pa (10yr RPI increase)
SERVICE CHARGE		Approx £2.33/sqft pa
Block Management Company		Urban Bubble
Is buildings insurance included?		Yes
Excluded?		Content Insurance
4. Lettings		Comments
Recommended letting agent		Alliance City Living
Expected Net Yield (less lettings & management fees)		Approx 6%
5. Sales Progression		Comments
RESERVATION FEE:		£5,000
Can the CONTRACTS be sent as soon as a sale is agreed?		Yes
Contracts assignable?		Yes subject to developer approval
DEPOSIT AMOUNT at Exchange:		25% (less reservation fee) – fully protected by warranty
If OFF PLAN, are there any STAGE PAYMENTS prior to completion?		N/A
Are there any known facts which could DELAY COMPLETION?		N/A
VENDOR SOLICITOR DETAILS:		
	Acting Solicitor Name:	Matthew Dobson & Kelly Johnson
	Firm Name:	Fieldfisher
BUYER RECOMMENDED SOLICITOR		
	Acting Solicitor Name:	Ann Wong & Team (Chinese Solicitor)
	Firm Name:	JMW (Chinese Solicitor)

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