



## The Exchange Preston

# Fact Find

DEVELOPMENT DETAILS	COMMENTS
Name	The Exchange
Address & Postcode	Pole St, Preston, PR1 1DX
Developer	HG6 Private Investments Limited
Architect & Contact	Day Architects
Construction Company	Heaton Group Developments Limited

DEVELOPMENT OVERVIEW	COMMENTS
Total Number of apartments.	200
i) How many of each type i.e. 1 bed, 2bed	137 X 1 Bed Apartments, 40 X 2 Bed Apartments, 23 x 3 Bed Apartments
Parking	No parking. 124 secure storage for Bicycles
Amenities	Gym, Concierge, Residents Lounge, Roof Garden
Furniture packages available	In Production
How many blocks in the development	Three
How many floors in each block	C 15, B6, A13
Entrances / Location	See plans
Is there a lift?	3 lifts
Are there any commercial units within the Development?	Yes, B1 (a) use.
Warranty details & term i.e. NHBC / Premier / Zurich etc.	10 year CML compliant provider – Build Zone
BUILD TYPE:	Off plan
a) Off Plan:	
i) Planning approved - Full? / Start on site date?	Planning permission granted. Works commenced on site August 2020
ii) Anticipated completion	December 2022
iii) Any known issues that may cause delays	N/A
b) If complete:	
I) when was build completion?	N/A
II) are any of the apartments currently tenanted?	N/A
III) letting agents of the existing tenants / ASTs	N/A





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TENURE & CHARGES	COMMENTS
TENURE:	Leasehold
If leasehold please confirm lease length	250 years. Start date 01.01.22
GROUND RENT	0.1% of purchase price, review period every 5 years, RPI
SERVICE CHARGE:	Draft budget - £1.50sqft/pa
Management company	HG Block Management Limited
Is buildings insurance included?	Yes
LETTINGS	COMMENTS
Recommended letting agent	HG Premier Lettings Limited
Gross expected rental yield	TBC
SALES PROGRESSION	COMMENTS
Reservation Fee	£5,000
Contracts assignable?	Yes - subject to developer consent and same type apts having already exchanged
Exchange Deposit	25%
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:	
Firm Name:	Glaisyers Solicitors LLP
Acting Solicitor Name:	Mick Hewitt
Postal Address:	Manchester
PURCHASERS RECOMMENDED SOLICITORS:	
Firm:	RH Property Lawyers / Blackstone Solicitors Ltd (CN)
Acting Solicitor:	Rachel Haymes & Team / Stephen Leung & Team
Postal Address:	Manchester / Hale



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