



# UPTOWN

RIVERSIDE MANCHESTER

## Uptown Riverside, Manchester - Development Fact Find

### 1 DEVELOPMENT DETAILS

### COMMENTS

Development Name, Address & Postcode: Uptown Riverside, Manchester. Trinity Way, Springfield Lane M3 7EH

Developer IRDL - Irwell Riverside Development Ltd

### 2 DEVELOPMENT OVERVIEW

### COMMENTS

Total No of Apartments 156 (78 - 1bd / 78 - 2bd)  
Graphene 36, Enigma 52, Element 68

Total No of Parking / £cost 44 onsite parking / £20,000 per space - (allocation on completion)

Amenities Gym & Concierge

Furniture packages available? To follow

How many blocks in the development 3

How many floors in a block Graphene - 6, Enigma - 8, Element - 10

Entrances / location 3 - One per building

Lifts? How Many 6 - Two per building

Are there any commercial units within the Development? No

Warranty details ie NHBC / Premier / Zurich etc: Premier or equivalent

Build Type New build

a) If OFF PLAN:

i) Is planning approved? If awaited when this is expected? Planning application approved

ii) when is estimated completion Q3 2020

b) If COMPLETE

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? N/A





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| <b>3</b> | <b>TENURE &amp; CHARGES</b>                                    | <b>COMMENT</b>  |
|----------|--|---|
|          | <b>TENURE:</b>   |   |
|          | If Leasehold please confirm:                                   | 248 Years   |
|          | <b>GROUND RENT</b>   | 0.1% CV   |
|          | <b>SERVICE CHARGE</b>  | Approx £2.75 sqft/pa  |
|          | Management Company   | TBC   |
|          | Is buildings insurance included?                               | Yes   |
|          | Excluded?  | Contents Insurance  |
|          |  |   |
| <b>4</b> | <b>LETTINGS</b>  | <b>COMMENTS</b>   |
|          | Recommended letting agent                                      | AIL Lettings & Management   |
|          | Expected net yield (less management fees)                      | 5.45%   |
|          |  |   |
| <b>5</b> | <b>SALES PROGRESSION</b>                                       | <b>COMMENTS</b>   |
|          | Reservation Fee  | £5,000  |
|          | Can the CONTRACTS be sent as soon as a sale is agreed?         | Yes   |
|          | Contracts assignable?  | Yes - Subject to developer approval once all same type units have exchanged |
|          | Deposit amount at Exchange:                                    | 30% (less reservation fee).   |
|          | If off plan, are there any stage payments prior to completion? | N/A   |
|          | Are there any known facts which could delay completion?        | N/A   |





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**VENDOR SOLICITOR DETAILS:**

Acting Solicitor Name: Keith Cornell & Team

Firm Name: Kuit Steinart Levy LLP

**BUYER RECOMMENDED SOLICITOR:**

Acting Solicitor Name: Ardeshir Matini & Team (Chinese Solicitor) / Rob Thomas & Team

Firm Name: Montecristo LLP (Chinese Solicitor) / PLS

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