



# PLATINUM ONE

LUXURY LIVING



Bradford Town Hall





# The City of BRADFORD



Alhambra Theatre



Bradford City Hall

Bradford is one of Europe's most diverse and multicultural cities, which has also been voted the country's most English for its love of cricket, fish & chips and real ale.

Bradford is made up of a city surrounded by a collection of small districts, towns and villages – all of which offer their own unique character. Whether you like being in the thick of the urban sprawl, the intimacy of a small town or village or out in the great outdoors, in Bradford it's all on your doorstep.

From the pubs, clubs, galleries and restaurants of the city centre to the hills and tea rooms of Ilkley and Haworth and everything in-between, you can find it all in Bradford.

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Bradford has the third largest economy in the Yorkshire and Humber region at £8.3 billion per year and this is projected to grow to more than £9.6 billion by 2016.

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Bradford is the fifth largest urban area in the United Kingdom with an overall population of over 2.2 million people and a city population of over 522,000 people speaking over 70 different languages.





# The City of ART & CULTURE

You will find art, music and theatre right on your doorstep. Just a short walk from Platinum One are major attractions, such as the National Media Museum – one of the most visited national museums outside of London, and the Alhambra Theatre – a major touring venue offering top West End shows, contemporary dance and ballet. Nearby, St George's Hall offers the best of touring music, comedy and variety shows, as well as hosting Bradford's orchestral concert season.

Bradford is proud to be a global city, hosting annual street events and dazzling festivals, which bring residents and tourists together enjoying the excitement and experience of a unique multi-cultural community.







## Bradford : A Rising Demand

Bradford's City Centre Growth Zone is a £35m initiative set-up to support new business growth.

The Growth Zone provides unrivalled assistance to business, and with financial and professional support comes the

**confidence  
to expand.**

Bradford City Council have announced that there is a severe shortage of quality and purpose built accommodation for working professionals within the city centre.

This insufficient supply due to a rapidly expanding population combined with millions of pounds being invested into a regeneration scheme, will ensure that demand will only increase.

The strong demand for purpose-built luxury accommodation underpins rental growth with a total increase of 34% recorded between 2005 and 2010.



# Future Commitment of **BRADFORD**



**£275**

Mil

investment  
programme

**570**

Thousand

square ft of  
retail space

**2,500**

permanent  
new jobs

**70++**

shops,  
restaurants  
& cafes

TOPSHOP **TOPMAN** RIVER ISLAND



MARKS &  
SPENCER



Sainsbury's

H.SAMUEL  
THE JEWELLER

Hey  
potato

NEW LOOK

ERNEST JONES  
THE DIAMOND & WATCH SPECIALIST





## Why Invest in Bradford?

Bradford is the fifth fastest growing area outside of London.

The increasing population, housing demand and prosperous business sector in Bradford is keeping prices affordable, offering great stability, and acting as a safer bet for capital growth than most other regions in the UK.

Property prices have grown by 112% over the last 6 years, against a national average of 67%. City centre prices in this period outperformed national growth with a 90% increase offering the most appealing capital growth potential.

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House prices in Bradford are, on average, one third less than London and half the price of the southeast. The growing demand in the area makes it an excellent location for capital growth investments.

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# Top **5** Reasons to invest in **BRADFORD**

1. Growing population of 2.2 Million

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2. High rental property demand for students & well-paid city workers.

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3. One of the largest University campuses in Europe.

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4. Excellent transport links.

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5. International corporate companies developing within Bradford City centre.

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# PLATINUM ONE

PLATINUM  
ONE



## Luxury Living

Platinum One is a brand new luxury development close to the city centre of Bradford and the University of Bradford comprising of studios, 1 bed, 1 bed duplex and 2 bed duplex apartments. These contemporary units are fully furnished to a high luxury specification with commercial units on the ground floor. The building occupies a prominent position on Thornton Road, within walking distance to the city centre and the University and College. The location is perfect for the student market which will enable the development to achieve prime rents and nil voids.



Platinum One is an opportunity to invest in one of the UK's largest districts with a current

**growth rate of  
over 11%**

compared to the national average of only 7%.



# Unit Specification

BEDROOM	Double Bed   Wardrobe   Storage   Contemporary work station   Contemporary bathroom
KITCHEN	Bespoke Designer Kitchen   High specification cooking and storage facilities
LOUNGE	LCD TV   Coffee Table and Sofa



## Investment Overview

- Apartment price starting from **£50,200**
- Net yield of **8%** per annum
- Guaranteed rental returns for **5** years
- **999** year lease
- **Fully Managed** investment





## Location Map & Local Attractions



### UNIVERSITY & COLLEGES

- ① University of Bradford – 0.1 miles
- ② Bradford College – 0.25 miles

2 mins

4 mins



### TRANSPORT

- ③ Forster Square Rail Station – 0.5 miles
- ④ Bradford Interchange Station – 0.6 miles

10 mins

12 mins



### SHOPPING

- ⑤ Kirkgate Shopping Centre – 0.3 miles
- ⑥ New Westfield Shopping Centre – 0.5 miles
- ⑦ Forster Square Retail Park – 0.5 miles

5 mins

10 mins

10 mins



### SPORT

- ⑧ Bradford Ice Arena – 0.4 miles
- ⑨ Bradford Football Club, Coral Window Stadium – 1.0 miles

6 mins

18 mins



### ATTRACTIONS & ENTERTAINMENT

- ⑩ Alhambra Theatre – 0.3 miles
- ⑪ National Media Museum – 0.4 miles
- ⑫ St George's Hall – 0.6 mile

5 mins

6 mins

12 mins



# The Management

IPG MANAGEMENT is a dedicated professional rental specialist and management company 100% focused on renting and managing luxury city living accommodation with a large managed portfolio of 280 plus properties and vast experience in this niche industry stretching over 8 years with managed properties in Bradford, Leeds, Manchester and Sheffield.

IPG MANAGEMENT procures all the tenants and acts as the management company, taking responsibility for all the facilities and management issues. Rental contracts for its accommodation run for a 52 week period.



## RENTING & MANAGING LUXURY CITY LIVING ACCOMMODATION

*"We aim to be a part of the new era of city lifestyle by making our accommodation not just a place to live but a luxurious living experience. Our customer focused representatives provide friendly and efficient services, to promote our goal of providing luxury city living experience to everyone."*





# The Developer

Golden Sands Developments (GSD) is an experienced developer and investment company with a keen eye for property investments, opportunities and a passion for innovation. Their experience and expertise spans over 12 years, specialising in conversion of old and iconic buildings, refurbishments and new luxury accommodation in key strategic locations in the UK.

"We assume our dual roles as developers and investment advisors, always having the end user in mind. We are therefore perfectly positioned to offer our clients a unique beneficial service as we develop, invest and sell our own properties that consists of luxury accommodations with cutting edge architecture and contemporary interior design.

While each of our properties dramatically differ from both value and appearance, one thing they all share is prime location. All our projects are situated in areas of regeneration and high capital growth. It is our belief that the designs of our living spaces should strike a balance between aesthetics and functionality without compromising either. With this in mind, we assure to produce elegant and functional homes that are relevant to everyday life and, most importantly, are affordable."



# The Team

## DEVELOPER:

Golden Sands Developments Ltd, UK

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## BUILDER:

Golden Sands Construction Ltd, UK

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## PROPERTY MANAGEMENT:

IPG Management Ltd, UK

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## ARCHITECT & DESIGN TEAM:

Greenshoots Architecture, UK

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## STRUCTURAL ENGINEERS:

Integral Design Structural Engineers, UK

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## LEGAL ADVISOR:

Reiss Solicitors, UK

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## TAX CONSULTANT:

Southbrook Business Solutions, UK

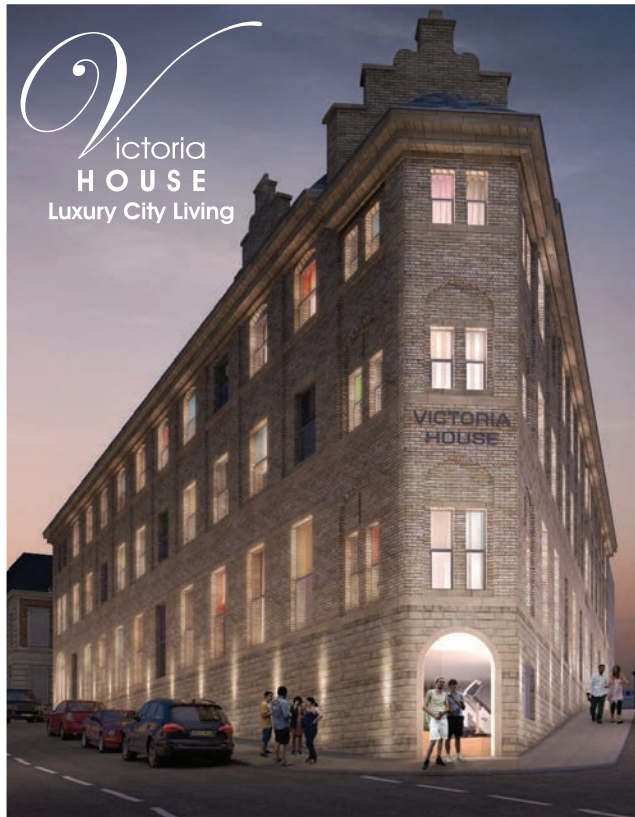
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# Past Projects

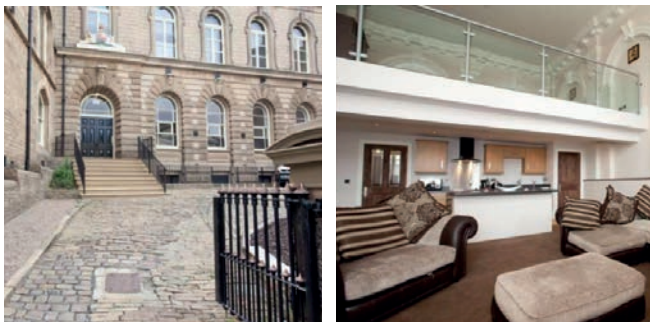
Victoria House, Bradford, UK



Actual Unit Photos of Victoria House, Bradford



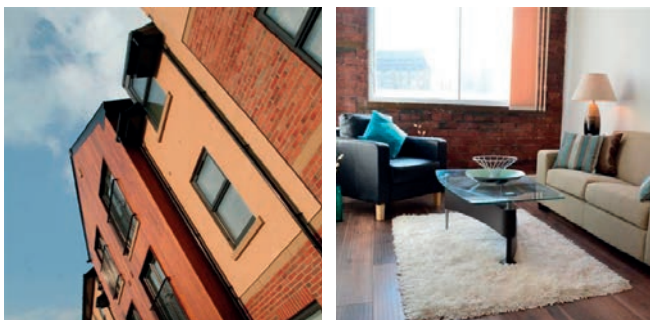
The Courthouse, Bradford, UK



The Ivegate, Bradford, UK



Valleygate, Bradford, UK



Grattan Studios, Bradford, UK







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