



# MidlandMills

Bradford, UK



GOLDEN SANDS  
DEVELOPMENTS

# The City of Bradford

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 small city centre, 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.





# A City of Art & Culture



You will find art, music and theatre right on your doorstep. Just a short walk from Midland Mills 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 multicultural community.



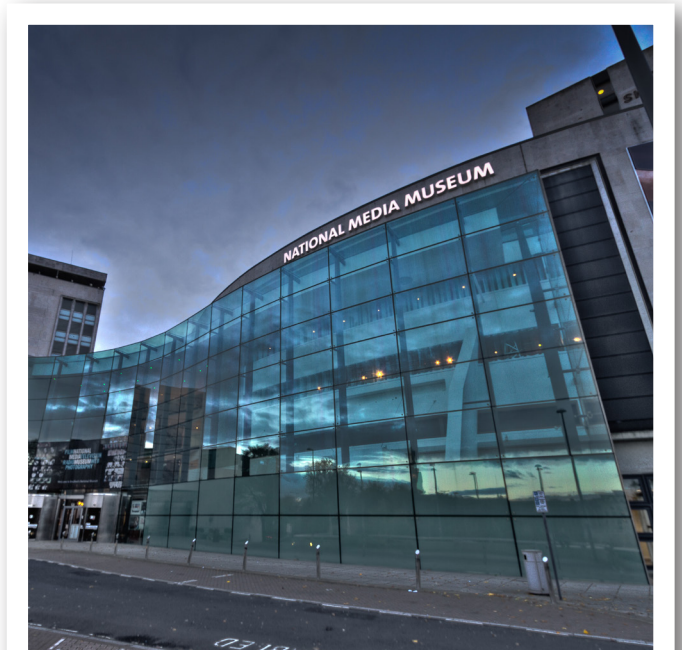


# Bradford - A Rising Demand

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.





# 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 region 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.



## TOP 5 REASONS TO INVEST IN BRADFORD:

- ❖ Growing population of 2.2 Million.
- ❖ 8.6 million tourists visitors each year.
- ❖ High rental property demand for students & well-paid city workers.
- ❖ One of the largest University campuses in Europe.
- ❖ Excellent transport links.
- ❖ International corporate companies developing within Bradford City centre.



# Midland Mills - Luxury Apartments

Midland Mills is a pre 1900 listed building exuberating with character and architectural features. Situated in Bradford city centre, this new development comprises of 1 bed, 2 bed and duplex studio apartments. These contemporary apartments will be fully furnished to a high luxury specification with commercial and office units on the ground floor.

- ❖ Block A : 27 Units
- ❖ Block B : 49 Units
- ❖ Block C : 31 Units
- ❖ Proposed Additional Duplex Studios: 12 Units
- ❖ Retail & Office Spaces

## INVESTMENT OVERVIEW

- ❖ Apartment price starting from £55,000
- ❖ Net yield of minimum 7.5% per annum
- ❖ Guaranteed rental return for 5 years
- ❖ First 2 years rental paid in advance
- ❖ 250 years lease
- ❖ Fully managed accommodation



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[www.midlandmillsbradford.co.uk](http://www.midlandmillsbradford.co.uk)



# Apartment Specification



## IN THE LOUNGE AREA:

- Contemporary coffee table and sofa
- LCD TV
- Dining table & chairs

## IN THE KITCHEN/DINER:

- Bespoke designer kitchens
- High specification cooking & storage facilities

## IN EACH BEDROOM:

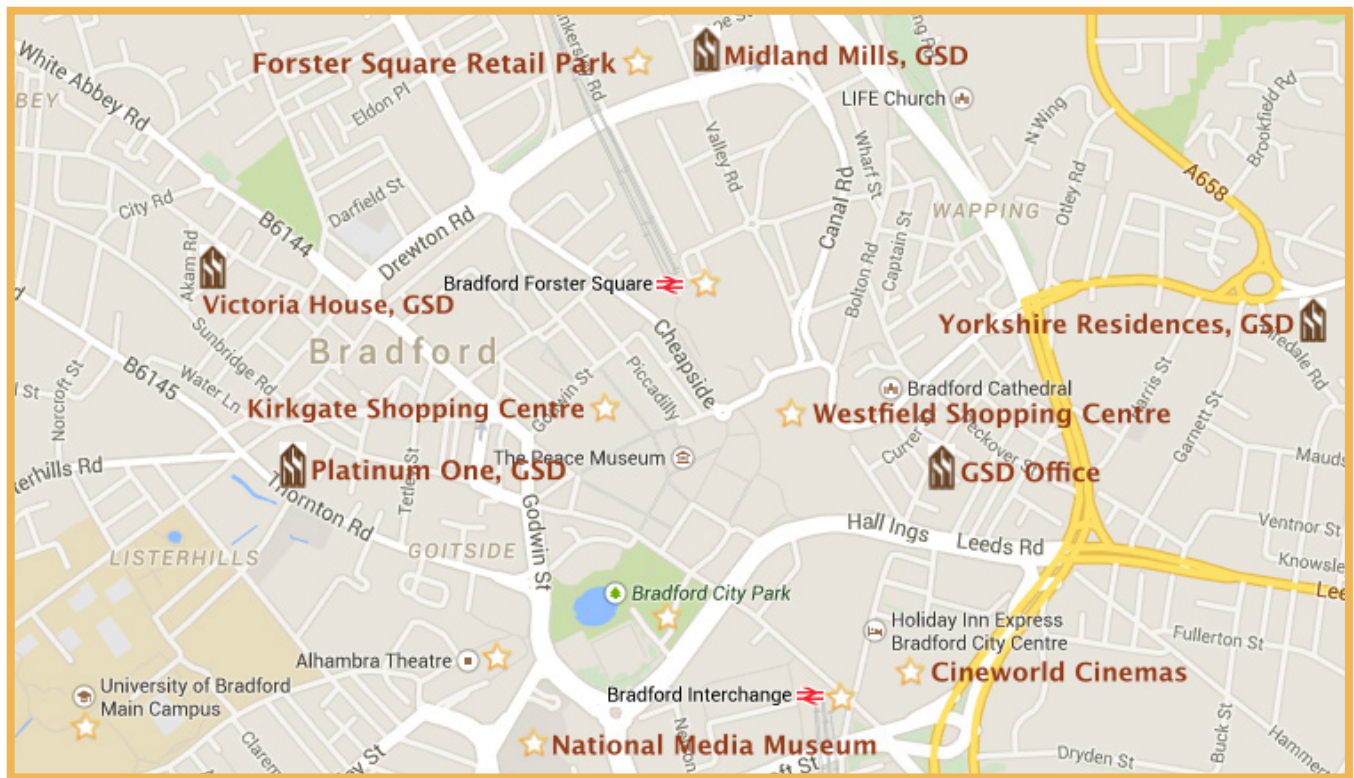
- 4' 6" double bed
- Storage
- Wardrobe

## IN ADDITION:

- 24hr on site security
- CCTV and keyless entry system
- Vending machines
- High speed Internet



# Location Map & Local Attractions



Our project is in the perfect location ideal for working professionals with minutes access to the city centre and the train station.

## UNIVERSITY & COLLEGES

- Bradford Metropolitan College - 1 mile
- University of Bradford - 1 mile
- Bradford College - 1 mile

## SHOPPING

- New Westfield Shopping Centre - 0.1 miles
- Kirkgate Shopping Centre - 0.6 miles
- Forster Square Retail Park - 0.1 miles

## SPORT

- Bradford City Football Club - 0.3 miles
- Bradford Ice Arena - 0.7 miles

## TRANSPORT

- Forster Square Rail Station - 0.2 miles
- Bradford Interchange Station - 0.8 miles

## AIRPORTS

- Leeds Bradford Airport - 6.5 miles
- Doncaster Sheffield Airport - 35 miles
- Manchester International Airport - 35 miles

## ATTRACTIONS

- National Media Museum - 1 mile
- Saltaire Salt Mills - 3 miles
- Bronte Parsonage Museum - 8 miles

## ENTERTAINMENT

- Alhambra Theatre - 1 mile
- Bradford Imax - 1 mile
- St George's Hall - 1 mile



# 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 management issues. Rental contracts for its accommodation run for a 52 week period.

"We aim, to be a culture and a part of the city living lifestyle making our accommodation not just a place to live but a luxury living experience, we believe we can achieve this by having a friendly, efficient service along with trendy surroundings and young customer focused representatives to promote our lifestyle accommodation."

## **IPG Management Ltd**



# IPG

# The Developer



"IT IS OUR BELIEF THAT THE DESIGNS OF OUR LIVING SPACES SHOULD STRIKE A BALANCE BETWEEN AESTHETICS AND FUNCTIONALITY WITHOUT COMPROMISING EITHER."



Golden Sands Developments (GSD) and Richmonstone Development (RSD) have joined forces on this joint venture project. Both are experienced developers and investment companies with a keen eye for property investments, opportunities and a passion for innovation. Their expertise spans for more than 15 years between them, specialising in conversions of old and iconic buildings, refurbishments and new luxury accommodation in key strategic locations in the UK.

At GSD & RSD we assume our dual roles as developers and investors 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 these 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.



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RICHMONSTONE  
DEVELOPMENTS



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# The Team

## THE DEVELOPER:

Golden Sands Development Ltd  
Richmonstone Developments Ltd  
2 Burnett Street, Bradford  
BD1 5BJ

## THE MANAGEMENT:

IPG Management Ltd  
2 Burnett Street, Bradford  
BD1 5BJ

## THE ARCHITECT & DESIGN TEAM

Chris Eyres Designs  
Viceray House  
13 Southbrook Terrace  
Bradford, BD7 1AD

## CONTRACT ADMINISTRATOR

Richmonstone Developments Ltd  
2 Burnett Street, Bradford  
BD1 5BJ

## CONTRACTOR

Ashton Property Development  
85 Leeds Rd, Bradford  
BD2 3BA

## STRUCTURAL ENGINEERS

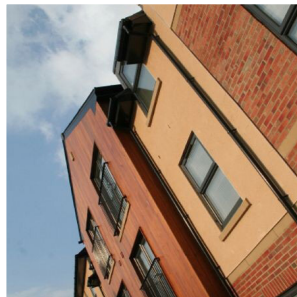
Integral Design Structural Engineers  
Unit 53 Listerhills Science Park  
Campus Road, Bradford  
BD7 1HR

# Past Projects

The Courthouse  
Bradford, UK



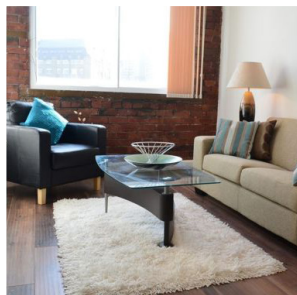
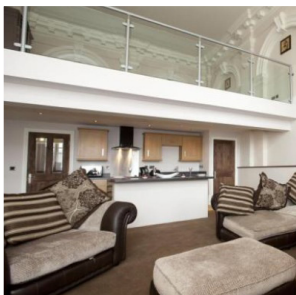
Valleygate  
Bradford, UK



The Ivegate  
Bradford, UK



Grattan Studios  
Bradford, UK





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