

30% DEPOSIT  
ON EXCHANGE  
- FULL DEPOSIT  
PROTECTION  
GUARANTEE

# CARLTON COURT

LIVERPOOL

A stylish and contemporary  
new build development  
close to Liverpool City Centre

  
**SOURCED**  
DEVELOPMENT GROUP



# CARLTON COURT



**“Stylish and modern living”**

Sourced Development Group are proud to announce Carlton Court - Liverpool.

A mixed use luxury residential development offering  
City Centre living with convenient access to all that Liverpool has to offer.

Built to the highest standards, Carlton Court offers stylish and contemporary living  
across a range of one and two bedroom apartments.

Located on the corner of West Derby Road and Green Lane, Liverpool,  
Carlton Court is just ten minutes away from the City's famous waterfront,  
six minutes away from the M62 Motorway and twenty minutes from Liverpool Airport.





“

A perfect blend of intelligent design, premium materials and a collection of elegant ornate features.

”



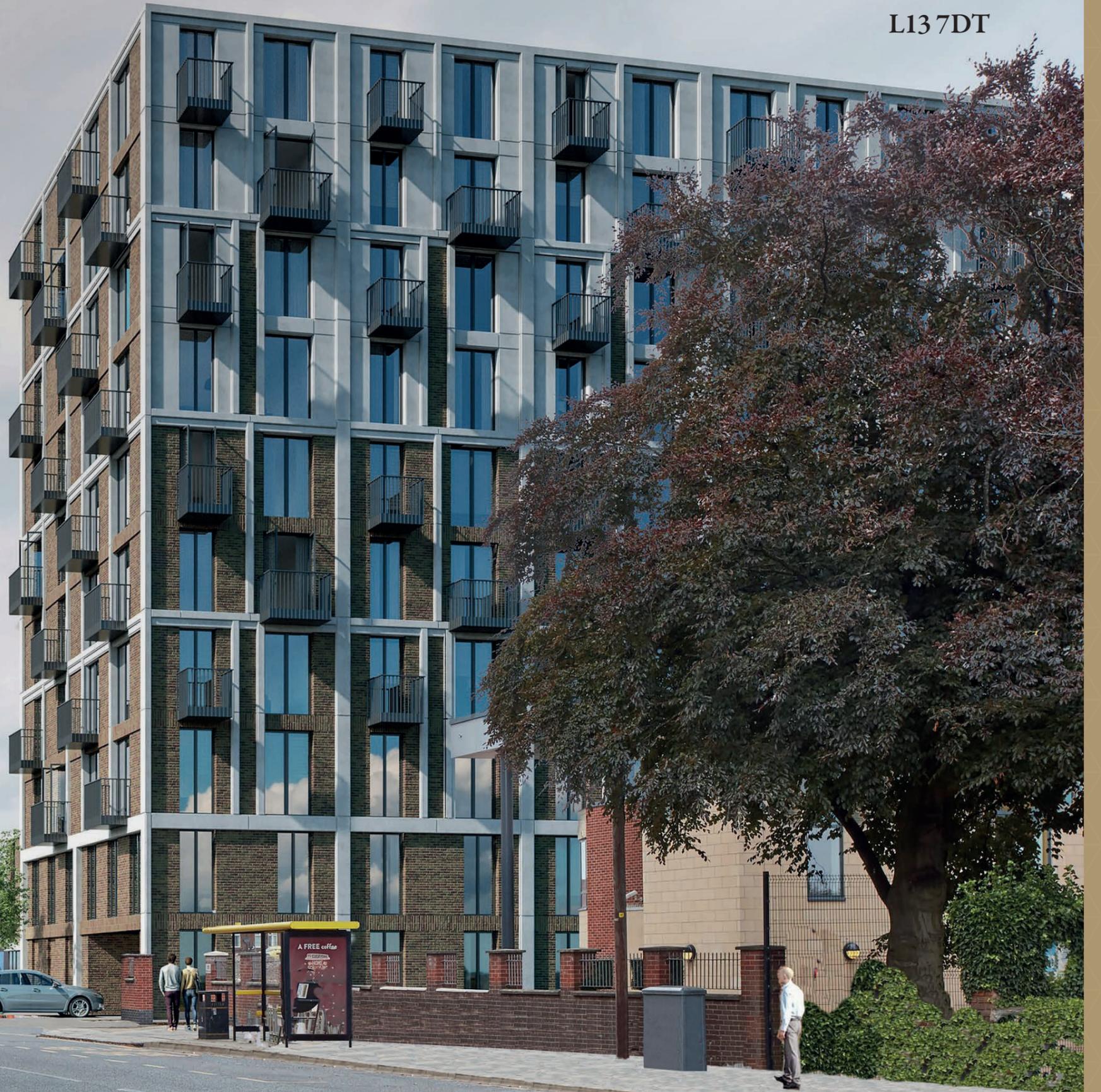


## DESIGNED FOR MODERN LIVING

Beautifully balanced - simple, clean and classic interiors.  
A perfect blend of intelligent design, premium materials  
and a collection of modern feature details.

# CARLTON COURT

West Derby Road  
Liverpool  
L13 7DT



CARLTON COURT



## COMFORT & CONVENIENCE

An exceptional collection of generously sized studios, 1 and 2 bedroom apartments, alongside a limited number of duplexes. The development is set in an enviable location, providing an opportunity to own a piece of Liverpool's ongoing and exciting transformation.

“ Energy efficiency,  
contemporary kitchens  
and bathrooms, secure  
access systems and  
on site parking.”





## INDULGENCE AND ELEGANCE

Spaces designed to relax and unwind.  
High quality fixtures and beautiful finishes with  
natural materials used throughout.



# CARLTON COURT

- Luxury DDA One Bedroom Apartments
- Luxury One Bedroom Apartments
- Luxury Two Bedroom Apartments
- All Built To The Highest Standards
- 97 Parking Spaces (inc; 4 Disabled Spaces)
- Indoor and Outdoor Cycle Stores
- Combining Tradition and Innovation
- Beautifully Landscaped Courtyard
- Luxury Interior Design
- Fabulous Access to Rail and Road Links
- Main City Transitory Route
- 250 year lease hold
- Ground rent 0.1%
- Long Standing Management Company
- Experienced Construction Company
- Superb Location

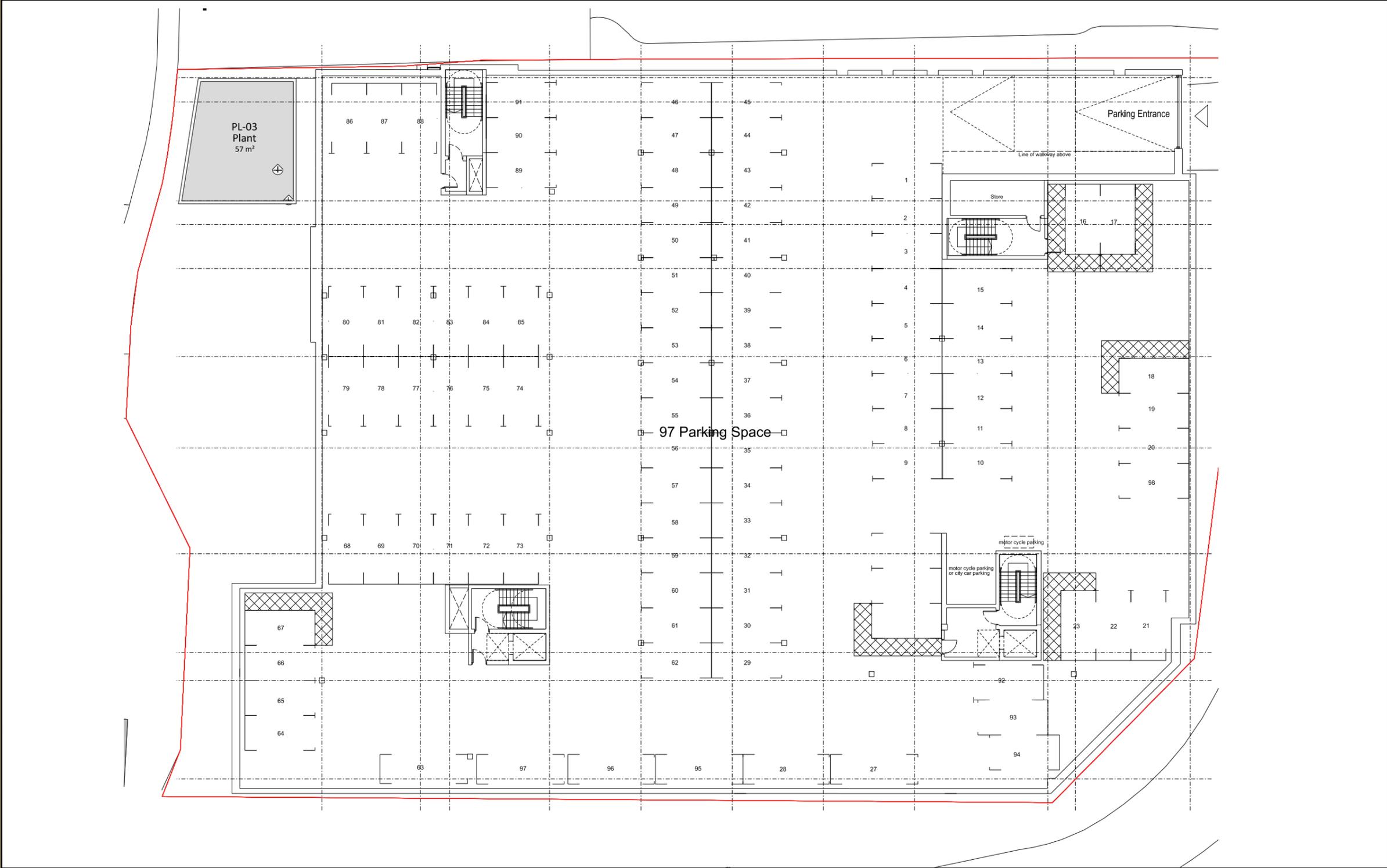


## SUPERB LOCATION CLOSE TO THE HEART OF LIVERPOOL

Located within minutes of Liverpool's popular Student Quarter and the new Knowledge Quarter. Carlton Court sits on the corner of West Derby Road, which is also home to Newsham Park, a beautiful and historic grade two listed park set in a conservation area.

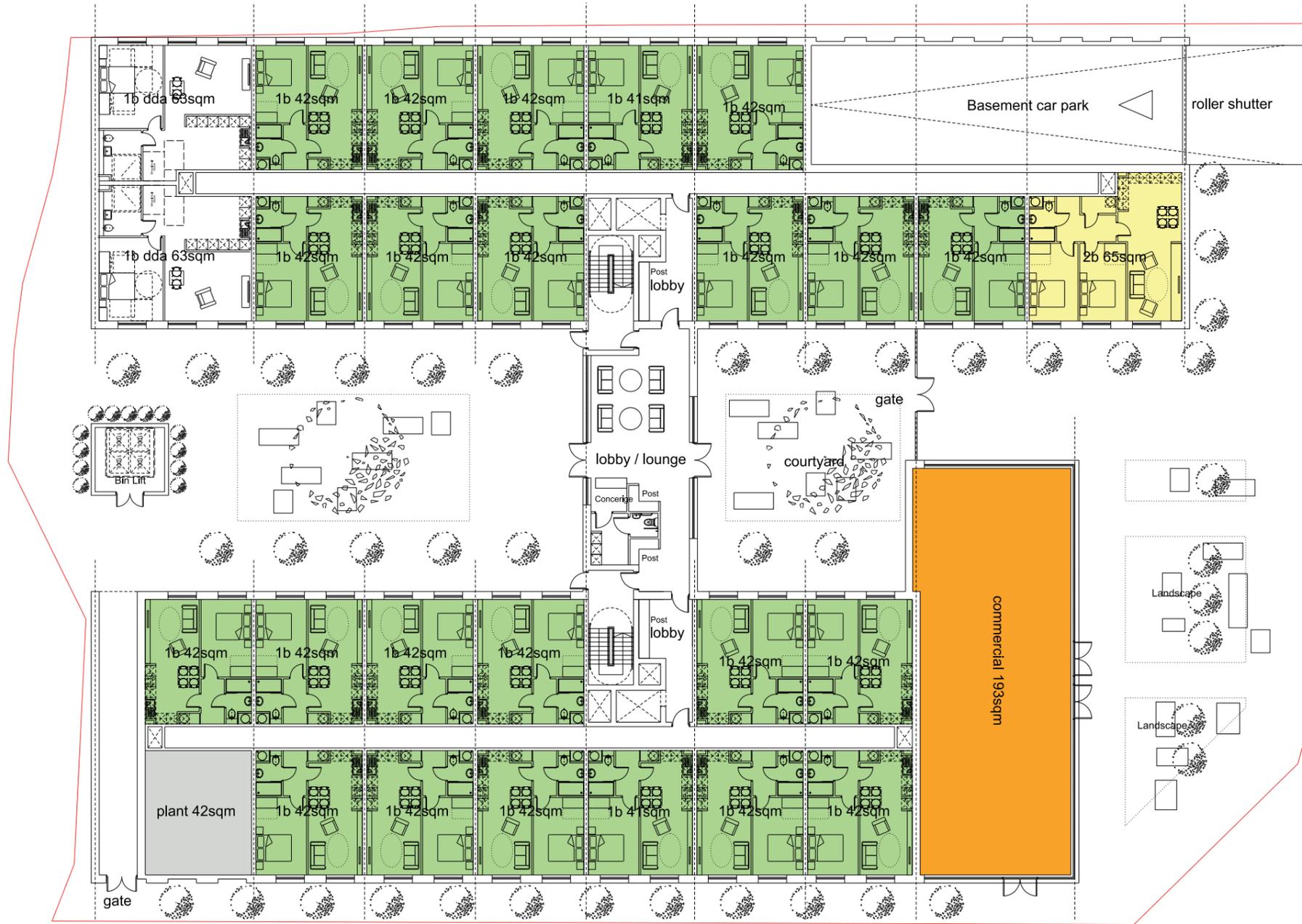
# Basement Floor Plan

The basement floor has 97 car parking spaces with additional spaces for motor cycles



# Ground Floor Plan

The ground floor has 2 DDA one bedroom apartments, 23 one bedroom apartments and 1 two bedroom apartment. In addition there 193 sq.m of commercial space and a landscaped courtyard.



# First Floor Plan

The first floor has 2 DDA one bedroom apartments, 26 one bedroom apartments and 6 two bedroom apartments.



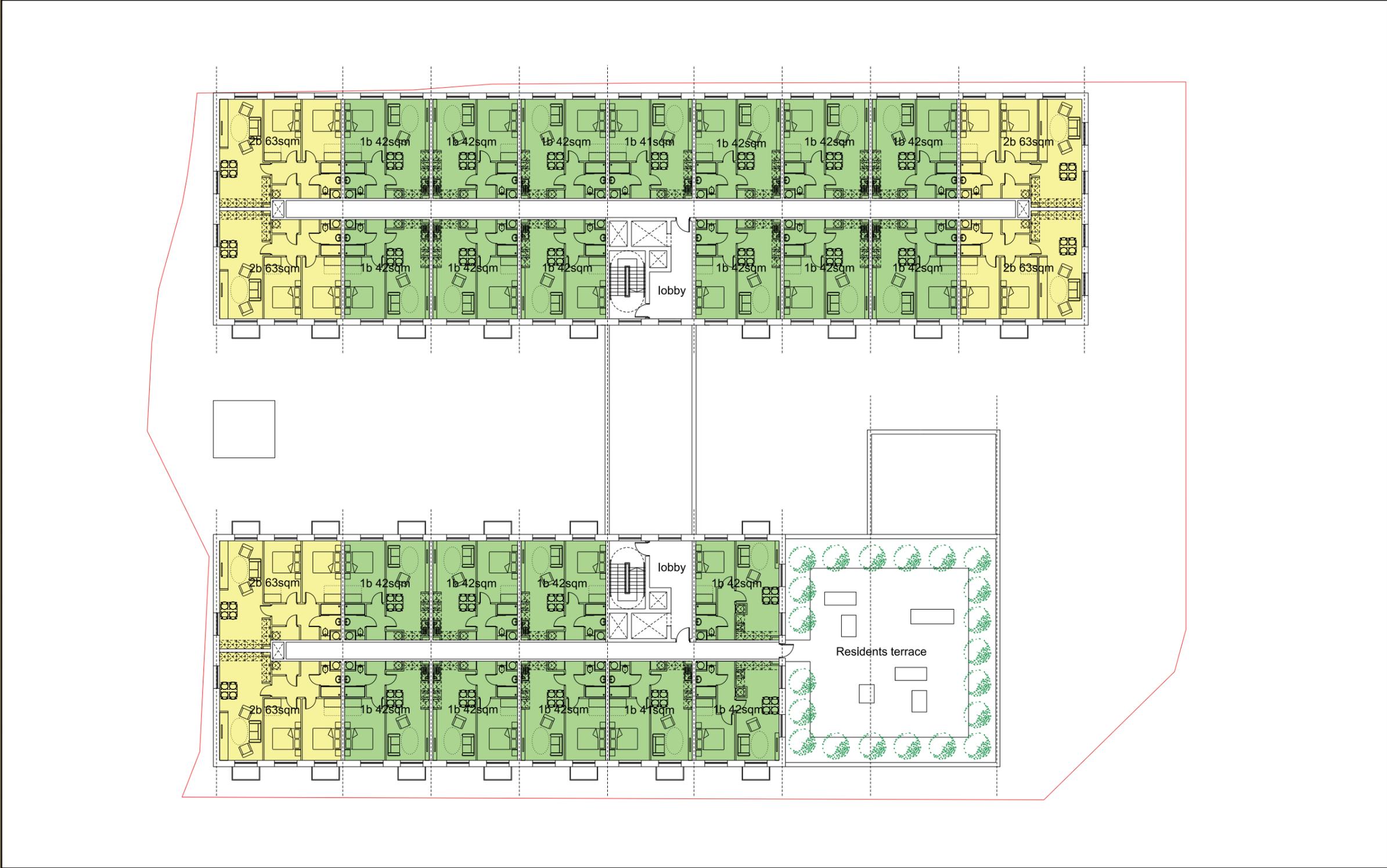
# Second Floor Plan

The second floor has 2 DDA one bedroom apartments, 26 one bedroom apartments and 6 two bedroom apartments.



# Third Floor Plan

The third floor has 22 one bedroom apartments and 6 two bedroom apartments along with a residents terrace.



# Fourth Floor Plan

The fourth floor has 22 one bedroom apartments and 6 two bedroom apartments.



# Fifth Floor Plan

The fifth floor has 22 one bedroom apartments and 6 two bedroom apartments.



# Sixth Floor Plan

The sixth floor has 13 one bedroom apartments and 4 two bedroom apartments.



# Seventh Floor Plan

The seventh floor has 13 one bedroom apartments and 4 two bedroom apartments.



# Eighth Floor Plan

The eighth floor has 13 one bedroom apartments and 4 two bedroom apartments.



# Ninth Floor Plan

The ninth floor has 13 one bedroom apartments and 4 two bedroom apartments.



SUPERB LOCATION

# DEVELOPMENT PROFILE

## CARLTON COURT

*Stunning luxury apartments*

Luxury DDA  
1 Bedroom  
Apartments

Luxury  
1 Bedroom  
Apartments

Luxury  
2 Bedroom  
Apartments

Private  
Residents  
Terrace

Private  
Landscaped  
Courtyard

Private  
Resident  
Car Park Spaces

CARLTON COURT

## The Perfect Location

For generations, Liverpool was one of the world's greatest port cities. In its prime, 40% of all world trade was passing through its docks. Since the 1990s, the city has benefited from millions in EU regional development funds and has once again started to establish itself as a major city power. The previously derelict docks have been transformed and a new shipping terminal – one of the most advanced in northern Europe – looks to bring back its maritime glory days.

## Why Liverpool

World famous for its music, fashion and culture; its actors, comedians, producers and writers; its songs, films and sports. Liverpool is also home to the fastest supercomputers; the top ranked university computer science department and world-class facilities for the research and development of immersive technologies; artificial intelligence and industrial digitisation.

## The Area

Liverpool has now become the UK's second largest regional economy, worth more than £149 billion. Due to an influx of new businesses and a thriving tourism sector, the economy is growing an impressive 15% year-on-year. Over the next decade Liverpool will deliver some of the UK's largest and most ambitious development and infrastructure schemes. Liverpool2 deep water port terminal (phase 2), Liverpool Waters, Wirral Waters, New Royal Liverpool University Hospital and Health Campus, and the transformation of North Liverpool, Ten Streets with a combined development value of £15 billion.

## Connectivity

Carlton Court is located just 15 minutes from Liverpool's famous architecture, prominent listed buildings and city skyline. Liverpool Airport is 9.2 miles away with easy access to the M62 Motorway (5.5 miles), M53 Motorway (6.2 miles), M57 Motorway (12 miles) and the M58 Motorway (6.5 miles)





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## Creators and Collaborators

- Amazing attractions and quality of life
- Future-proofed talent pipeline
- Modern infrastructure and global networks
- Europe's most welcoming, business-friendly location



**6 Million**

Workforce in one hour



**58,000**

Students in each year



**20 Billion**

Of investment opportunities



**High quality**

Cost competitive and low risk



**30,000**

Graduates every year



**Strong asset class**

Higher investment returns



**Multiple connections**

10 Motorways within 10 miles

# Liverpool - Smart, Creative Connected and Fun



# CARLTON COURT

## FACT SHEET

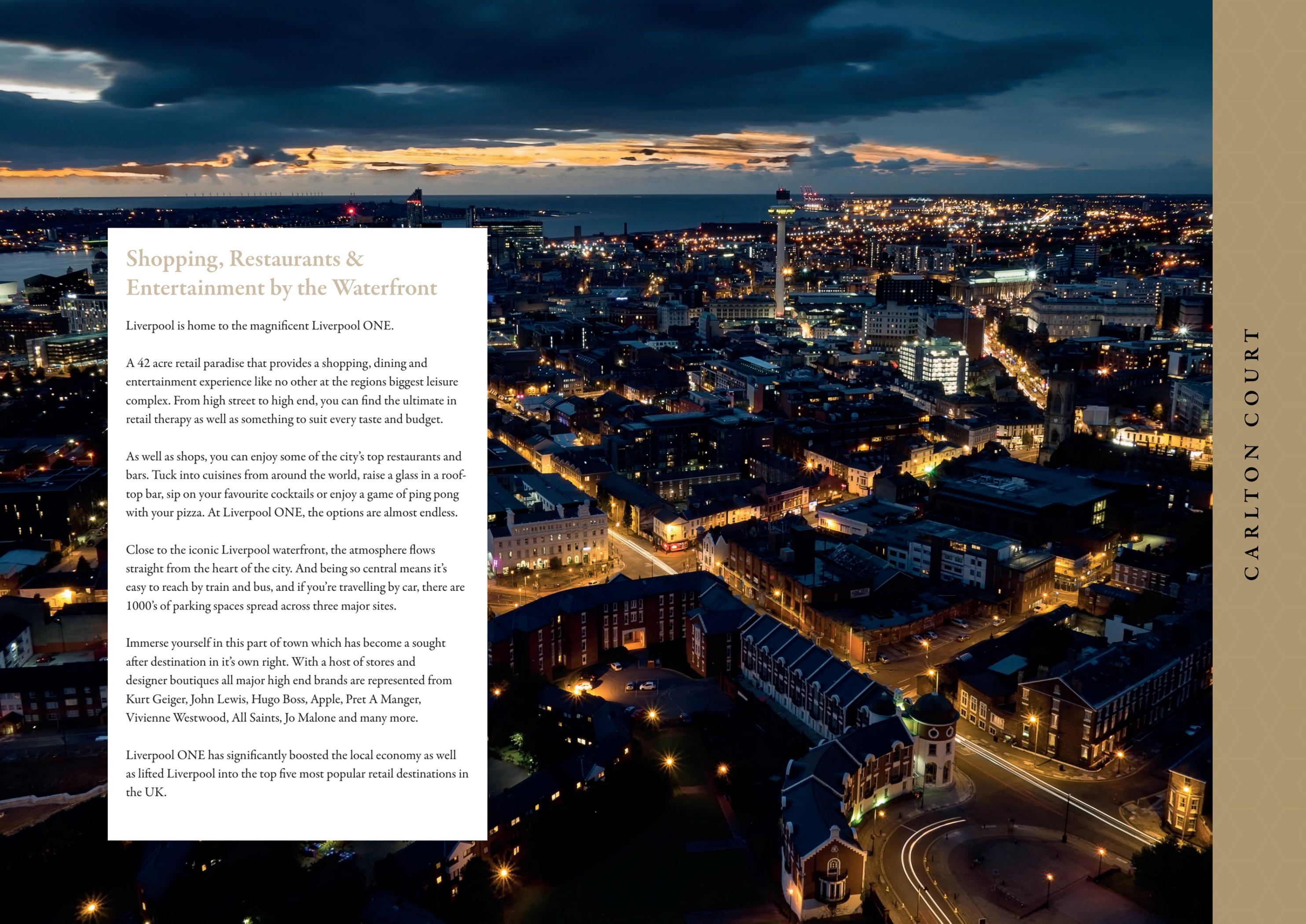
- £2000 reservation fee
- 10% pre-construction discount
- 7% rental return 2 years
- 30% exchange
- 70% due on completion
- 3% interest on deposited funds
- Full deposit protection in place
- Free legals up to £1,000 if exchanged within 28 days of legal documentation being issued
- Service charge £2 per sq.ft\*
- 250 year lease hold
- Ground rent 0.1%
- Long standing management company
- Experience construction company
- Superb location

\* Subject to change

Limited Offer  
The first 50 new  
sales at Carlton Court  
receive a FREE  
furniture pack



CARLTON COURT



## Shopping, Restaurants & Entertainment by the Waterfront

Liverpool is home to the magnificent Liverpool ONE.

A 42 acre retail paradise that provides a shopping, dining and entertainment experience like no other at the regions biggest leisure complex. From high street to high end, you can find the ultimate in retail therapy as well as something to suit every taste and budget.

As well as shops, you can enjoy some of the city's top restaurants and bars. Tuck into cuisines from around the world, raise a glass in a roof-top bar, sip on your favourite cocktails or enjoy a game of ping pong with your pizza. At Liverpool ONE, the options are almost endless.

Close to the iconic Liverpool waterfront, the atmosphere flows straight from the heart of the city. And being so central means it's easy to reach by train and bus, and if you're travelling by car, there are 1000's of parking spaces spread across three major sites.

Immerse yourself in this part of town which has become a sought after destination in it's own right. With a host of stores and designer boutiques all major high end brands are represented from Kurt Geiger, John Lewis, Hugo Boss, Apple, Pret A Manger, Vivienne Westwood, All Saints, Jo Malone and many more.

Liverpool ONE has significantly boosted the local economy as well as lifted Liverpool into the top five most popular retail destinations in the UK.

## A World Class City with World Class Connections

Liverpool John Lennon Airport is one of the UK's major regional airports and plays an important role both as an international gateway and as a major driver of the local economy flying to 70 destinations across the world.

The Airport has seen growth in passenger numbers of over 25% since 2014 with 5 million passengers per year now choosing to use Liverpool and has the potential to further enhance its economic and social impact across the region.

Building upon its recent success, the Airport has ambitious plans to serve more destinations including long haul, with passenger forecasts indicating the potential to grow passenger numbers to 7.8 million by 2030. These increases will require a planned investment of around £100m over the next 10 years, in a proposed expansion of the terminal building, additional car parking, passenger facilities including hotels, retail, food and drink services and a potential extension of the runway.

The increase in passenger throughput and investments in the Airport's physical infrastructure has a potential to increase total annual GVA impact to £625 million, and will enable it to support over 12,000 jobs across the City Region by 2030, benefiting the wider Northern Powerhouse too.

Liverpool John Lennon Airport's stated vision is to:

- Be the region's Airport of choice for business and leisure for travellers from across the North West and North Wales;
- Increase the number of destinations served to in excess of 70 worldwide.





# SOURCED

DEVELOPMENT GROUP

Sourced Development Group are a privately owned business, combining property expertise with an unrivalled dedication to development.

Sourced Development Group have grown to become one of the most forward thinking, progressive and reputable property development companies in the UK.

Specialising in commercial and residential development sectors, Sourced own and manage developments from reservation to completion and beyond ensuring high standards and world class quality at every stage.

Sourced Development Group have a vast array of in-house expertise completing over £492,000,000 of property development with a proven track record of performing. We pride ourselves on a combined 250+ years development and investment experience.

Sourced Development Group are focused on delivering desirable properties which provide capital growth opportunities to clients who include investors, owner occupiers and corporate investors alike.



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## ONGOING DEVELOPMENTS FROM THE SOURCED TEAM



**Regent Plaza  
Manchester**  
- GDV £150M

A future landmark residential development on the edge of Regent Road. Regent Plaza's walls are in touching distance of Manchester City Centre



**Kingsway Square  
Liverpool**  
- GDV £70M

A development of luxury residential apartments offering stunning views across Liverpool's famous City centre skyline and surrounding rooftops.



**Carlton Court  
Liverpool**  
- GDV £36M

A mixed use development in a thriving district of Liverpool, providing stylish contemporary living on a major transitory route in and out of the City.



**Derby Court  
Liverpool**  
- GDV £4M

A stunning and compact new build development in close proximity to Liverpool City Centre offering generous sized studios and 1 bed apartments.



**Carnaby Place  
Manchester**  
- GDV £19M

A development of 96 luxury residential apartments in Manchester City Centre and a future landmark residential development.



**Bishop Square  
Liverpool**  
- GDV £15M

A development of 106 luxury apartments in Liverpool City Centre and a future landmark development on the edge of Princes Dock.



## COMPLETED DEVELOPMENTS FROM THE SOURCED TEAM



**HQ, Nicholas Street, Chester**  
**Mixed use development - GDV £35m**

HQ is a substantial mixed use development comprising luxury apartments, abode hotel, restaurants and offices. HQ has been dubbed one of the most prestigious office developments in the United Kingdom.



**The Reach - Liverpool Residential**  
**Accommodation - GDV £25M**

With awesome panoramic views of the city including both cathedrals, the Liver Birds, Brownlow hill, Victoria Building & St Georges Quarter.



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**ico.** **PRS** Property  
Information Commissioner's Office Redress  
Scheme

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