



CARDINAL RISE

Nine Floors of Luxury Living Set Against
a Stunning Liverpool City Centre Backdrop



The Cardinal Traits of Personality

Cardinal Rise is a new modern development, home to 96 residential apartments over 9 floors, creating a striking presence in the heart of Liverpool.

Comprised of one and two-bedroom apartments, Cardinal Rise is a short distance from Liverpool City Centre, Waterloo Dock and the iconic River Mersey and is surrounded by landscaped gardens, creating a space for peace and tranquillity in the middle of this vibrant city.

Buy with Confidence.

250
Year Lease

Deposit
Protection
Bond In Place

Experienced
Construction
Company

Ground Rent
0.1%





Good Day
Sunshine

All aspects of Cardinal Rise have been meticulously designed to create premium living space where residents can enjoy a mix of urban living and city working.



A Breath of Fresh Air

Cardinal Rise enjoys plenty of outdoor space that compliments the city dweller lifestyle. Communal manicured lawns offer residents a place to relax and socialise or space for some outdoor exercise.

Hospitality

Residents of Cardinal Rise benefit from a 24-hour concierge service, ensuring there is always somebody on hand to assist with day-to-day requirements, guest visits, deliveries, mail or maintenance queries.

Location

Located in an area of extensive regeneration, Cardinal Rise is just moments from Liverpool City Centre where a host of retail and dining outlets can be found, and just 5 minutes from the famous Albert Docks which has become one of Liverpool's most celebrated hotspots.

Travel

Cardinal Rise is one of the city's best-placed residential properties making for easy travel across Liverpool and the wider region. With buses stopping at either end of the road, Liverpool Moorfields Rail Station is just 15 minutes' walk, while James Street, Liverpool Lime Street and Liverpool Central Stations on the Wirral Line are all under 20 minutes away. Liverpool John Lennon Airport is just 30 minutes by car, connecting Liverpool to many European destinations.

Embrace The Cultural Awakening



JOHN MOORES
UNIVERSITY



WORLD
MUSEUM

THE CAVERN
CLUB

ST JOHNS
SHOPPING
CENTRE

UNIVERSITY OF
LIVERPOOL

CLAYTON
SQUARE

LIVERPOOL ONE
CENTRE

ECHO
ARENA

EVERTON FC
GOODISON PARK

LIVERPOOL
FC AINFIELD
STADIUM

LIVERPOOL
JOHN LENNON
AIRPORT

Transportation

Liverpool John Lennon Airport	9 miles
Liverpool Lime Street Station	1.5 miles
Liverpool Central Station	2 miles
James Street Station	0.9 miles
Moorfields Station	0.7 miles

Shopping / Hospitality

The Cavern Club	0.9 miles
Liverpool ONE Centre	1.1 miles
Clayton Square	1 mile
St Johns Shopping Centre	0.9 miles
Bars	1 mile
Restaurants	1 mile

Education

University of Liverpool	1.6 miles
John Moores University	1.5 miles

Entertainment / Sport

Echo Arena	1.8 miles
Liverpool FC Aintree Stadium	2.5 miles
Everton FC Goodison Park	2.5 miles

756,600

people in employment

£1bn

Liverpool now attracts over £1 billion in investment each year

2025

Target for the completion of many key new regeneration projects in the city

£100m

Proposal for Liverpool John Lennon Airport transformation



Shopping

Liverpool's extensive regeneration has propelled its position as a retail powerhouse. Now considered one of the top 5 most popular retail destinations in the UK, the city is home to Liverpool ONE, the largest open air shopping centre which welcomes over 30 million visitors a year. Clayton Square, Metquarter, St Johns, and Cavern Walks add to the vast array of major department stores, recognisable brands, boutique shops and bohemian hotspots – all within 20 minutes' walk from Cardinal Rise.

Education

Over 70,000 students attend four universities in Liverpool, 30,000 of which attend The University of Liverpool. Students are drawn to study in Liverpool thanks to the city's affordable living and celebrated nightlife. The university of Liverpool attracts over 7,000 international students, bringing a boost to the city's economy.

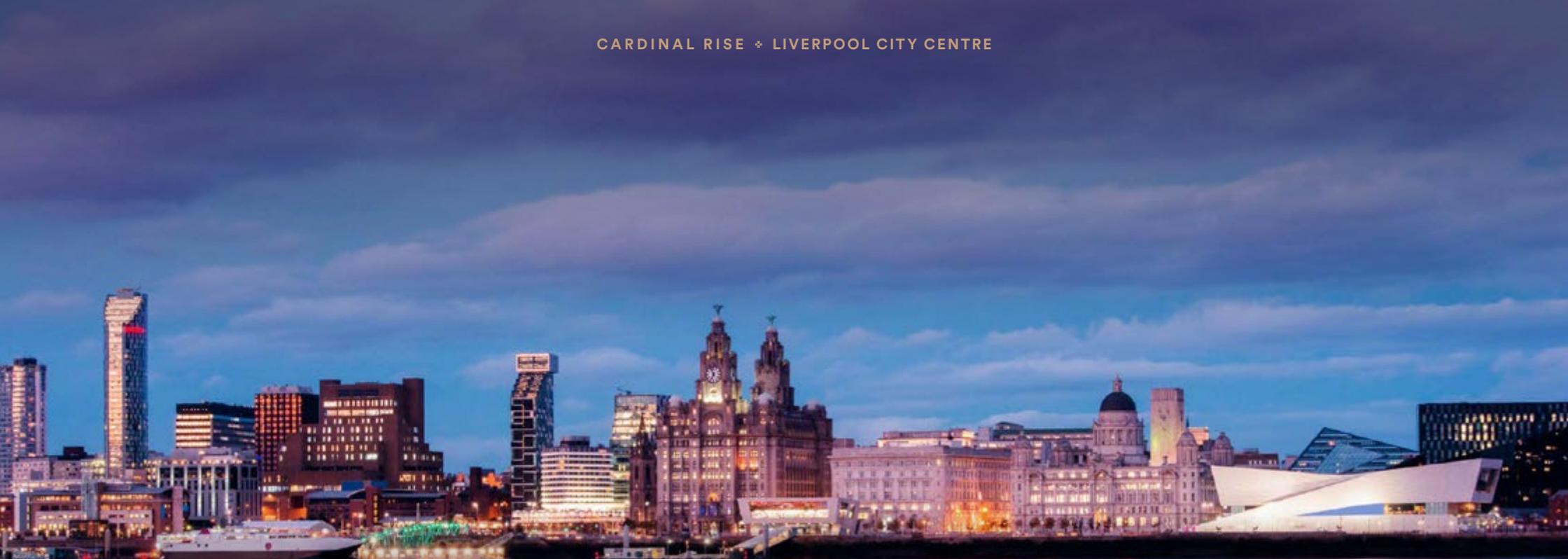
Arts, Leisure and Culture

Arts, leisure and culture placed Liverpool on the world's stage, as it held the title 'European City of Culture', thanks to its forward-thinking approach to music, art and theatre. Most notably, Liverpool is the birthplace of The Beatles, an achievement recognised across the city. Aside from two world-renowned football clubs – Liverpool FC and Everton – galleries, theatres and museums are in vast supply, offering a cultural awakening through The Walker Art Gallery, Tate Liverpool at the Albert Docks and the Liverpool Biennial festival for contemporary art which takes place every two years.

Ticket To Ride

An extensive train network services the city and connects Liverpool to the Wirral and surrounding regions with four stations in close proximity centre – Liverpool Central, Liverpool Lime Street, Liverpool Moorfields and James Street Station. Trains servicing central London leave from all major stations taking just over 2 hours.





A Robust Economy Powering The North

Liverpool's vision for the future comes in the form of a £14 bn regeneration project that is set to transform the city into a vibrant destination. Reimagining the iconic waterfront and developing a new creative district will set Liverpool apart from its northern neighbours, increasing the city's attractiveness. Enhanced by an additional £120 Million from the Local Finance For Growth Fund, Liverpool's ambitious five year plan is set to deliver A new stadium for Everton FC, New TV & Film studios, 10,000 new homes and a cruise terminal.

Liverpool have set out a comprehensive roadmap for a post-pandemic bounce back which builds on pre-pandemic investment and growth plans and identifies key areas to 'build a better, brighter future for everyone.'



Its unique location means its easily accessible from other key UK cities by train.

Manchester Airport
90 minutes



Key

- Northern Powerhouse Rail Line¹
- HS2 Line¹

A Ticket To Ride

With four stations in the city centre, Liverpool is one of the most connected regions in the North. Liverpool Lime Street serves as the central hub, while Central station, James Street and Moorfields are situated for city connectivity. These stations connect Liverpool's three major train lines – Wirral Line, Northern Line, City Line as well as mainline connections to the wider region and beyond.

HS2

The planned HS2 railway will connect Liverpool to the capital and the south of England in just over an hour, cutting the current travel time in half. It will run on the existing line bringing more trains per hour into the city centre.

Northern Powerhouse Line

The proposed Northern Powerhouse line is an initiative set to revolutionise the region connecting the North West and North East and adding more trains per hour while cutting journey times between Liverpool and Manchester to under 30 minutes.

By Air

Handling over 5 million passengers each year, Liverpool John Lennon Airport offers direct flights to a number of key European destinations including Ireland, Spain, France and Romania. The airport is serviced by a number of recognised economy airlines, including easyJet, Ryanair and Wizz Air.

With a planned £100 million investment in the airport infrastructure over the next 10 years, the airport aims to facilitate an additional 2.8 million passengers by 2030, extend the runway to enable long haul flights, and support 12,280 jobs.

¹ <https://transportforthenorth.com/press-release/northern-powerhouse-rail-centre-uks-plans-first-national-infrastructure-assessment/>



YOUR OWN
PERSONAL
PARADISE.



A New Style of Living

Each of our furniture collections comprises everything needed to make the property ready for you or your tenants to move into. Full inventories are available on request.

Luxury Furniture Packs

For One Bedroom Apartments

From £2,499 ex VAT

Accessory Packs

From £999 ex VAT

For Two Bedroom Apartments

From £3,499 ex VAT

Accessory Packs

From £1,399 ex VAT



Build Specification.

Living Area

- Upholstered 2,3 or corner sofa
- Large floor rug
- Laminate or glass finish coffee table
- Laminate low TV stand/storage
- Laminate wall mounted shelves
- Wall prints
- Timber laminate dining table
- Upholstered dining chairs

Internal Finishes

- Matt finish ceiling
- Matt finish walls
- Matt emulsion finish skirting boards
- Keyless entry system to all blocks
- Walnut veneer internal doors with chrome fittings
- Chrome ironmongery

Flooring

- Hallway, living rooms and kitchens walnut laminate flooring
- Bathrooms and en-suites – tiled floors
- Fully carpeted bedrooms

Bedroom

- Wardrobe with timber laminate or mirror finish
- Timber laminate framed double bed
- Timber laminate bedside table
- Timber laminate desk/vanity
- Timber laminate chest of drawers
- Curtains
- Roller blinds
- Wall prints
- Wall mounted mirror frame
- Wall mounted mirror strip
- Timber laminate wall mounted shelves



External Finishes

- Contemporary brushed aluminium frames
- Double glazed windows

Lighting

- Recessed dimmable spotlights to all bedrooms
- Suspended pendant bedside table light
- Bedside table lamp

Kitchen

- Contemporary fitted kitchen, gloss laminate finish to all units
- Integrated under unit lighting
- Fan assisted oven
- Hob and extractor fan
- Integrated larder fridge / freezer
- Integrated washer / dryer
- Integrated dishwasher
- Coloured toughened glass backsplash
- Stainless steel finish recessed kitchen sink
- Chrome finish kitchen sink mixer with high swivel spout

Electrical and Communication

- Telephone points to living area and principal bedroom
- TV points will be installed in the lounge and all bedrooms
- WiFi points and satellite pre-wiring to all TV points
- Contemporary white switchplate and sockets
- Key card for main entrance, lift and car parking
- CCTV entrance system in all apartments
- Automated door entry manned concierge desk
- CCTV in ground floor communal areas
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system as required



Floor Plans.

One Bedroom
Apartment



Two Bedroom
Apartment



Maximise Rental Income.

22%

Increase in demand
for lettings in 2020

The UK has seen huge growth in the rental sector over the past five years, particularly in major cities such as London, Manchester and Liverpool. Lettings are the preferred choice for many property investors looking to generate sustainable income over a period of time.

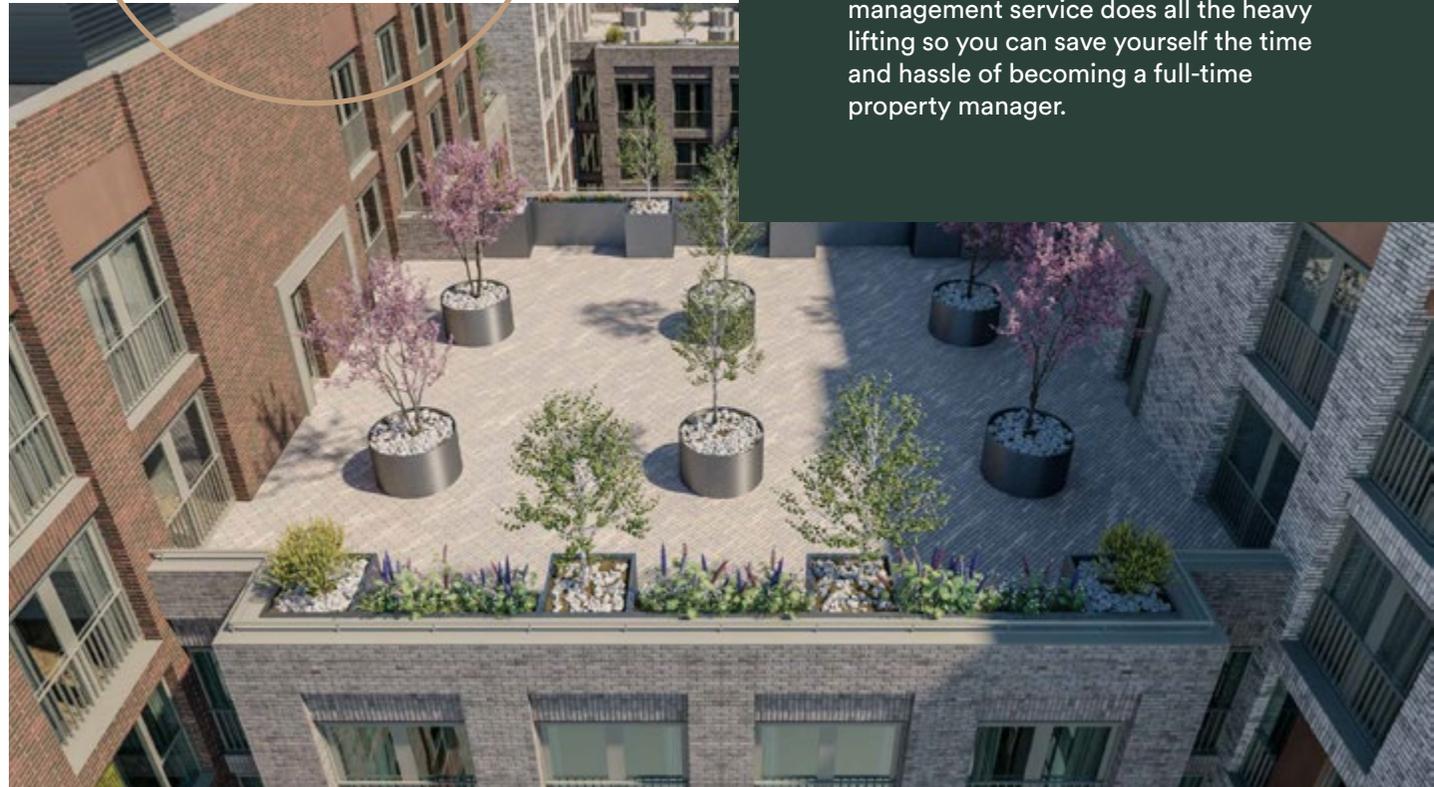
Demand for rental properties have increased as tenant requirements continue to shift to accommodate an evolving work/life balance which places a higher standard of living as a top priority. As such, the Northern lettings market is booming, creating a lucrative opportunity for property investors.

Are you a property owner looking to maximise your rental income through lettings, but you don't have the time to manage the list of demands required to run and manage a 5-star rental?

Bolt Lettings can lend you a hand.



BOLT Lettings & Property Management handle the entire rental management process, from driving occupancy through letting sites to communicating with tenants. Our end-to-end property management service does all the heavy lifting so you can save yourself the time and hassle of becoming a full-time property manager.





Experienced and Reputable Developer.

Sourced Development Group are a privately owned business, combining property expertise with an unrivalled track record.

Sourced Development Group have grown to become one of the most forward thinking, progressive and reputable property investment, funding and development companies in the UK. Specialising in commercial and residential development sectors, Sourced Development Group own and manage developments from start to end, ensuring high standards and world class quality at every stage.

We pride ourselves on a combined 250+ years development and investment experience.

Sourced Development Group are focused on delivering exciting properties which provide capital growth opportunities to clients who include private individuals, corporate and institutional property investors.



Sourced Development Group have a vast array of in-house expertise completing over.

£492m

of property development with a proven track record of performing.



Key Statistics.

£14bn

Regeneration project set to revolutionise key zones within the city

1.8%

Expected rise in Liverpool's GVA between 2020 – 2023

£1.4bn

Post Covid investment to support swift bounce-back

£2bn

Investment in the city's new 'Knowledge Quarter' including £450m rebuild of Royal Liverpool University Hospital

£100m

Planned investment in Liverpool John Lennon Airport

£5.5bn

Redevelopment of Liverpool's iconic docklands

25

Shovel ready projects beginning in 2021

2.24m

People in the Liverpool Metropolitan area, making it the fifth largest in the UK



Key Statistics.

Liverpool's plans for extensive regeneration will transform the city into a Northern superpower that forms the economic gateway to the Northern Power House.

Key Stats

- 8.4% increase in population between 2007 - 2017
- 756,600 people in employment
- 23% of properties in Liverpool are occupied by private renters
- 68,590 – Estimated size of the private rented sector
- £821 – Average rental price for a one-bedroom apartment

Liverpool Waters

- £5.5bn mixed use development
- 1.5 million sq metres of floor space
- £50m cruise liner terminal planned
- 650 new apartments

Knowledge Quarter

- £2bn worth of investment
- Paddington Village to house new life science, medical & knowledge campus
- Dining hotspot on Hope Street
- Featured attractions with both Everyman & Liverpool Empire Theatres

Stonebridge Cross

- City's long-established manufacturing zone.
- Approved planning permission for 1 million sq ft of distribution warehousing
- 55-acre development
- Home Bargains is the largest employer in Stonebridge Cross

Pall Mall

- £200m scheme in the centre of Liverpool's commercial district
- Spanning 1.2 hectare
- 400,00 sq ft of Grade A office space
- Creating over 1000 new jobs

Lime Street Gateway

- £39m regeneration scheme transforming north eastern side of Lime Street
- New leisure and hospitality complex
- £11m investment in new TV studios and performance venue, holding 1,500 people



The Most Powerful Piece In The Game.





CARDINAL RISE

PRS Property
Redress
Scheme

ico.
Information Commissioner's Office

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