

6 FLAT FREEHOLD INVESTMENT OPPORTUNITY

61-65 Park Green, Macclesfield, Cheshire SK11 7NH



Market Value = £635,000

Option to purchase today = £596,500

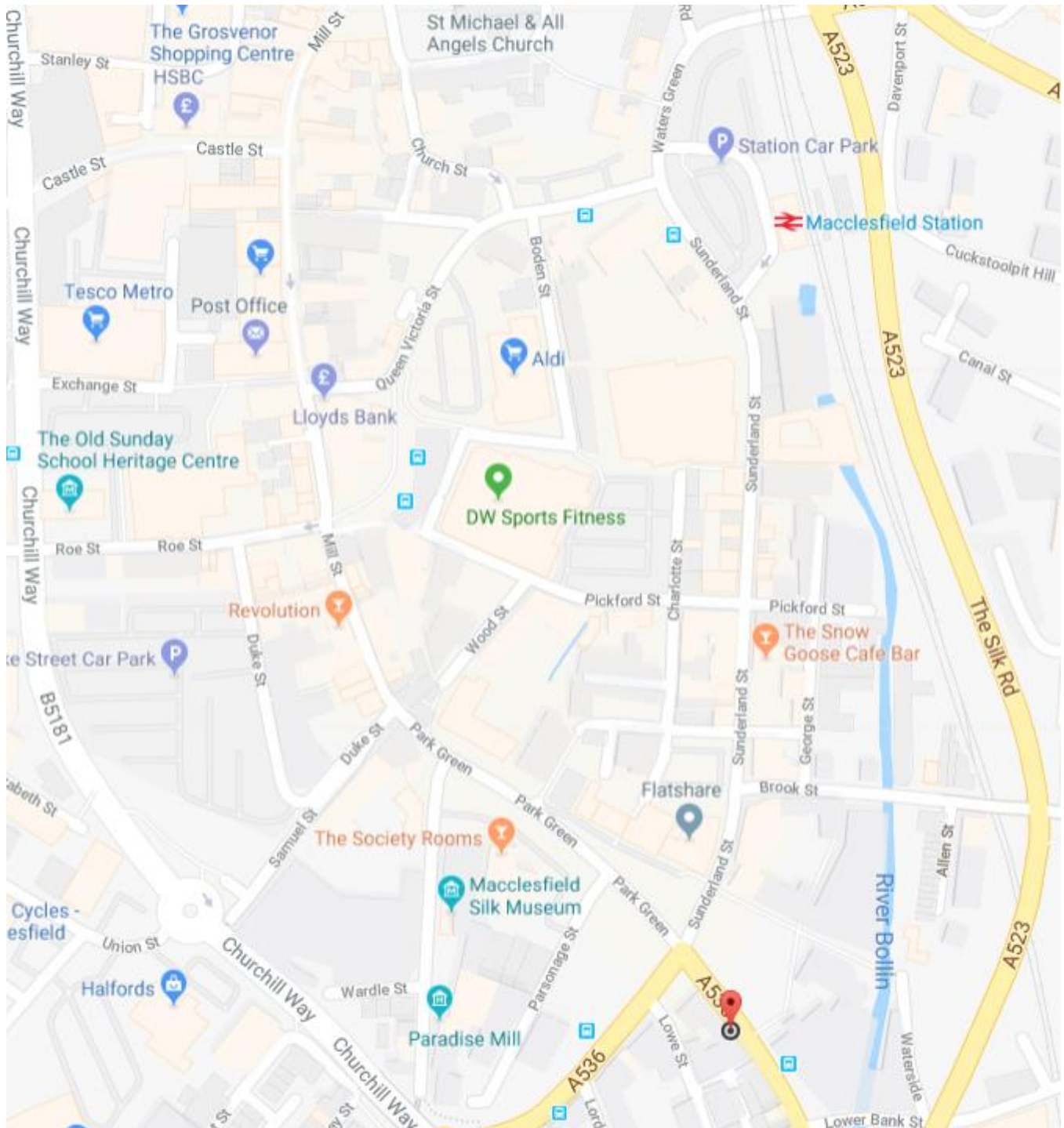
Rental income per annum = £43,200

Yield = 7%

The Opportunity

For a limited time only we have secured a freehold block of 6 newly developed apartments. The apartments are due to be completed in May 2018 so now is the perfect time to take advantage of this opportunity before it goes onto the general market. The development includes 3 x 1 beds and 3 x 2 beds and are ideal for professionals due to the fantastic location and transport links to both Manchester and London.

Nearby Services/Amenities



- Macclesfield Train Station - 0.3 miles
- Macclesfield Hospital - 1.2 miles
- Arighi Bianchi Head Office – 0.4 miles
- Marks and Spencer's - 0.3 miles
- Aldi – 0.3 miles

Investing in Macclesfield

Macclesfield is an affluent Cheshire Market Town located on the edge of the Peak District National Park. It is 16 miles south of Manchester and the Town is one of the three principal conurbations of Cheshire East Borough, having a population of 52,044 but a potential catchment of over 400,000 in a 10 mile radius. Macclesfield has strong infrastructure links, with both the A537 and A536 leading directly into the town from the M6. Manchester international Airport is only 9 miles away to the north.

The property market in Macclesfield has experienced good capital growth over the last 10 years with the average annual increase in house prices sitting at around 15%. Due to the recently announced multi-million-pound development program for the town centre which will include the building of a hotel, creation of a wi-fi zone, the building of 120 new homes and a £20 million multi-screen cinema with first films expected Spring 2019 we expect this trend in house prices to continue over the long term.

Macclesfield can offer investors high rental yields in addition to a growth in rental prices due to its growing population especially among professionals working in Manchester who prefer to commute into the city.



Quarter Mile Sold Comparables

25, Silk Mill, Mill Road, Macclesfield, Cheshire East SK11 6TE

£127,500	Flat, Leasehold, Residential	01 Dec 2017
£115,000	Flat, Leasehold, Residential	15 Jan 2016
£110,000	Flat, Leasehold, Residential	31 Jan 2012
£107,500	Flat, Leasehold, Residential	05 Aug 2010
£112,000	Flat, Leasehold, Residential	08 Aug 2008
£87,500	Flat, Leasehold, Residential (New Build)	06 Apr 2001

12, Townley Mill, Townley Street, Macclesfield, Cheshire SK11 6HY

£132,500	Flat, Leasehold, Residential	16 Oct 2017
£160,000	Flat, Leasehold, Residential	24 Sep 2007
£150,000	Flat, Leasehold, Residential	03 Oct 2005
£140,000	Flat, Leasehold, Residential	07 Nov 2003

4, Grapes Court, Lord Street, Macclesfield, Cheshire SK11 6SY

£93,000	Flat, Leasehold, Residential	05 Aug 2017
£42,000	Flat, Leasehold, Residential	11 Oct 2000
£34,000	Flat, Leasehold, Residential	04 Aug 1995

4, Townley Mill, Townley Street, Macclesfield, Cheshire SK11 6HY

£114,500	Flat, Leasehold, Residential	31 Jul 2017
£91,500	Flat, Leasehold, Residential	18 Mar 2011
£59,950	Flat, Leasehold, Residential	09 Aug 2002

[Flat 16, Park Hall, James Street, Macclesfield, Cheshire SK11 8GY](#)

£145,000	Flat, Leasehold, Residential	14 Jul 2017	2 bedrooms
£132,500	Flat, Leasehold, Residential	03 Jan 2014	
£169,950	Flat, Leasehold, Residential	14 Mar 2007	





















Flat 19, Brookside Mill, 14 - 16, Brook Street, Macclesfield, Cheshire SK11 7AA

£85,000	Flat, Leasehold, Residential	30 Jun 2017
£105,000	Flat, Leasehold, Residential (New Build)	29 Apr 2005

20, Silk Mill, Mill Road, Macclesfield, Cheshire SK11 6TE

£116,500	Flat, Leasehold, Residential	02 Jun 2017
£89,950	Flat, Leasehold, Residential	08 May 2003
£73,500	Flat, Leasehold, Residential	12 Apr 2001

Half Mile For Sale Comparables

		<p>1 bedroom apartment for sale Mill Road, Macclesfield, Cheshire, SK11 0.24 miles ATTENTION INVESTORS - The Silk Mill is located just to the south of the centre of Macclesfield and has been divided into 27 stylish apartments. This particular duplex apartment is Reduced on 25/07/2017 by Meller Braggins, Macclesfield</p>
<p>£114,950</p>	<p>Meller Braggins 01625 909019 Local call rate  Email agent</p>	
		<p>1 bedroom apartment for sale Pickford Street, Macclesfield 0.14 miles ** BRAND NEW - ONE BEDROOM APARTMENT IN THE TOWN CENTRE WITH COMMUNAL PARKING ** Situated in a stylish development of one and two bedroom apartments forming Reduced on 30/11/2017 by Jordan Fishwick, Macclesfield</p>
<p>£105,000</p>	<p>Jordan Fishwick 01625 909011 Local call rate  Email agent</p>	
		<p>1 bedroom apartment for sale Pickford Street, Macclesfield 0.14 miles ** BRAND NEW - ONE BEDROOM APARTMENT IN THE TOWN CENTRE WITH COMMUNAL PARKING ** Situated in a stylish development of one and two bedroom apartments forming Added on 11/10/2017 by Jordan Fishwick, Macclesfield</p>
<p>£103,000</p>	<p>Jordan Fishwick 01625 909011 Local call rate  Email agent</p>	
		<p>2 bedroom apartment for sale Regents Court, Catherine Street, Macclesfield 0.47 miles FANTASTIC RENTAL OR FIRST TIME BUYER APARTMENT WITH NO VENDOR CHAIN. Situated in this STYLISH DEVELOPMENT CLOSE TO TOWN on the second floor, with TWO DOUBLE BEDROOMS, plenty of character, ready to move into and private residents' car parking. Reduced on 25/01/2018 by Gascolgne Halman, Macclesfield</p>
<p>£117,500</p>	<p>TOWN CENTRE LOCATION Gascolgne Halman 01625 909028 Local call rate  Email agent</p>	
		<p>2 bedroom ground floor flat for sale Chapel Street, Macclesfield, SK11 0.18 miles Chapel Court is a beautiful Georgian building located within the highly converted Conservation Area of Macclesfield close to the local town centre and boasting FANTASTIC transport links Added on 21/10/2017 by Purplebricks, covering the North West</p>
<p>£122,000 Offers in Excess of</p>	<p>Purplebricks 0121 396 0873 Local call rate  Email agent</p>	
		<p>2 bedroom flat for sale Brown Street, Macclesfield, SK11 0.29 miles We are advised the lease on the Silk factory at the time of building was 999 years. We are also advised the monthly NEW HOME Added on 18/11/2016 by Reeds Rains</p>
<p>£125,000</p>	<p>Reeds Rains 01625 909026 Local call rate  Email agent</p>	

Resale Value

FLAT	FLOOR	BEDROOMS	SQ. Meters	RENT	RENT PA	YIELD	PRICE
1	Ground Floor	2	51.3	£650	£7,800	7.09%	£110,000
2	Ground Floor	1	45.8	£550	£6,000	7.76%	£85,000
3	Ground Floor	1	47.2	£550	£6,000	7.59%	£87,000
4	First Floor	2	58.8	£650	£7,800	6.78%	£115,000
5	First Floor	1	43.7	£550	£6,900	7.59%	£87,000
6	First Floor	2	63.5	£650	£7,800	6.93%	£112,500
Total							£596,500

How to get involved

To reserve this opportunity you must provide:

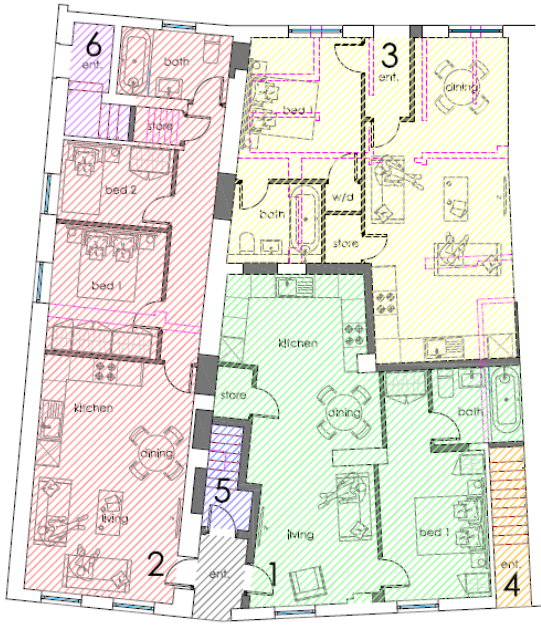
- Proof of Funds
- Refundable deposit of £5,000

If you are serious and can fulfil these requirements, then we would love to hear from you.

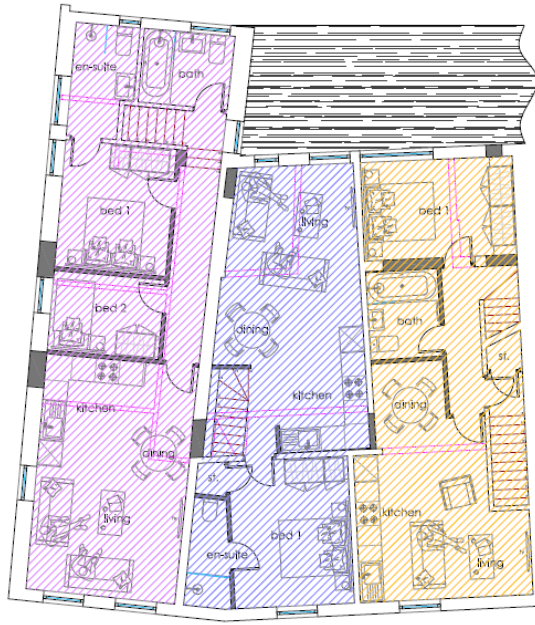
[CLICK HERE TO VIEW PHOTOGRAPHS AND FURTHER INFORMATION](#)

Vision

- Purchase and hold for the long term enjoying the annual cash flow of £43,200 per annum while Macclesfield house prices continue to rise.



ground floor



first floor



second floor

Call 07726 792 129 To Register Your Interest