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# 32 Frederick Street

By Priestley Homes

Priestley Homes are proud to present their latest exciting city centre apartment scheme, located in the heart of Sunderland SR1 and moments walk from the central rail interchange and main shopping high street.

Carefully converted from a Victorian terraced house, the development offers 6 studio apartments and a 1-bedroom apartment which range in size from 194 sqft to 313 sqft. The

apartments are fitted to a high quality contemporary specification.

Other successful developments in the ever-expanding Priestley Homes portfolio include the recently refurbished Airedale House in Bradford, which was delivered 2 months ahead of schedule. The Grand Mill also Bradford, Stableford Hall, Manchester and Boyd's Mill in Leeds. Sartoria Court in Manchester and the Boat House in Liverpool.

# Investment

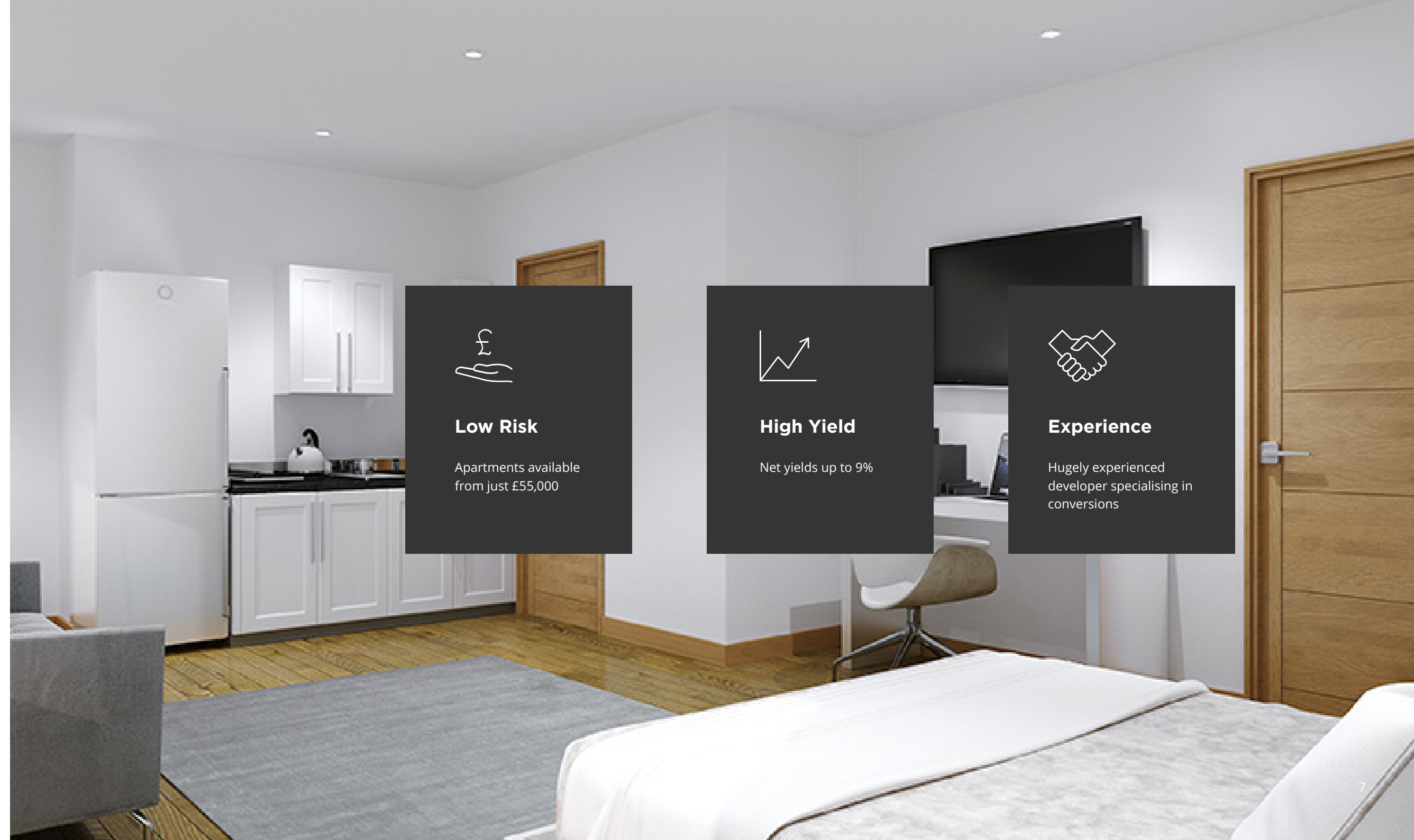
A fantastic opportunity to invest in a high-yielding below market value property.

32 Frederick Street offers studio apartments for just £55,000 and a 1-bedroom apartment for just £65,000 which will achieve well above UK average yields of up to 9%.

UK buy-to-let is an increasingly popular property investment driven by a burgeoning demand in the private rented sector. According to respected property experts Knight Frank...

"More than 10 million people – around a sixth of the UK population – are living in privately rented accommodation. The sector accounts for around four million households, some 17% of the total number of households in the UK. We forecast that the number of households in the private rented sector will continue to rise over the next 10 years."

32 Frederick Street is presented by Priestley Homes, a hugely experienced developer specialising in conversion projects.



## Low Risk

Apartments available from just £55,000



## High Yield

Net yields up to 9%



## Experience

Hugely experienced developer specialising in conversions



### Kitchen

Square cut laminate worktops in Granite effect, white gloss wall and base units, electric hob, stainless steel sink and drainer, chrome appliances and fridge/freezer.



# Specification

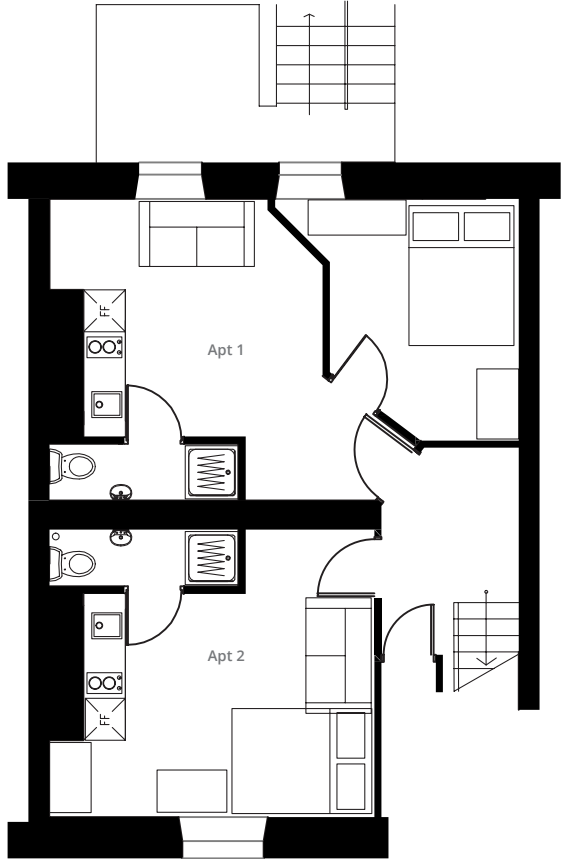
### Bathroom

Modern white suites including W/C, hand basin and shower cubicle with glass door, large tiles to cubicle and basin and modern vinyl floor.

### Woodwork & Paint

Walls and ceilings in white – light Oak laminate flooring, 4 inch skirting in gloss white, Oak foil doors throughout, 3 inch architrave in gloss white, modern stainless steel ironmongery to all doors.

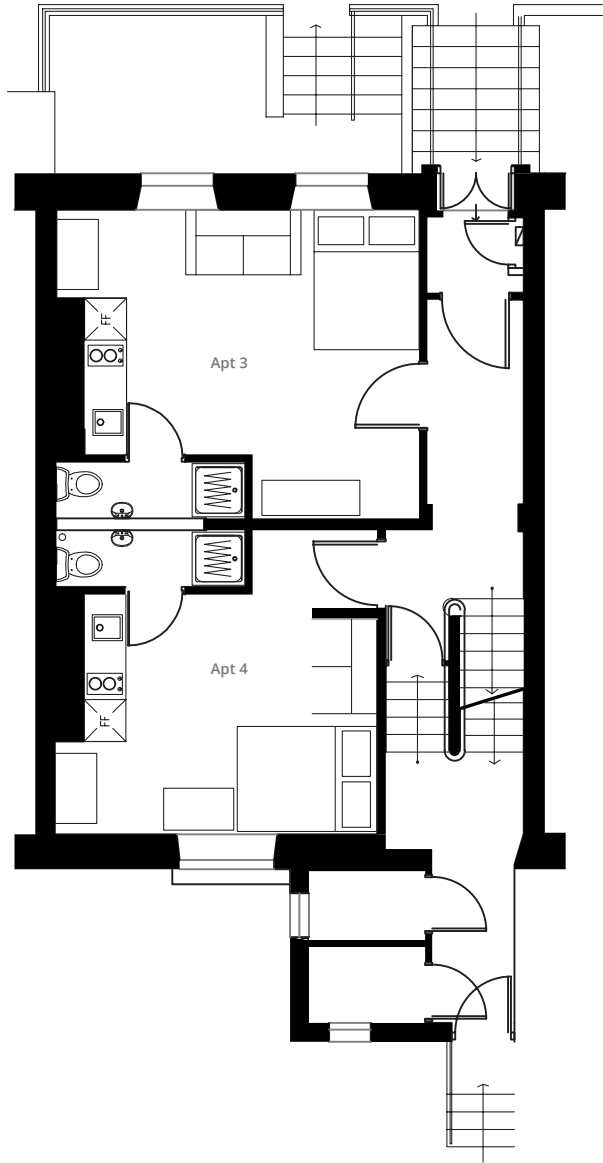




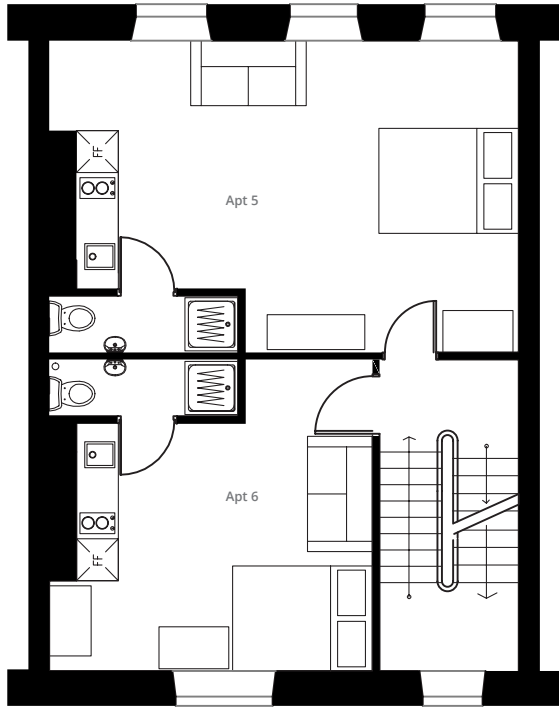
Apartment 1	26.39sqm
Apartment 2	18.01sqm
Apartment 3	21.94sqm
Apartment 4	19.10sqm

# Basement Floor

# Ground Floor

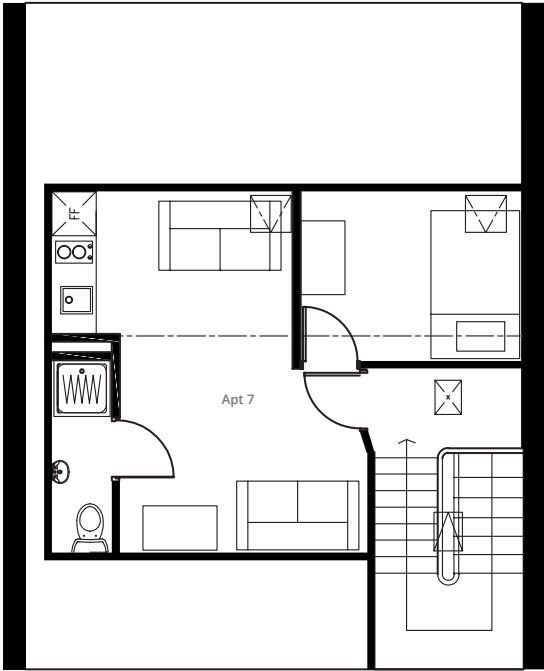


Apartment 5	29.02sqm
Apartment 6	19.65sqm
Apartment 7	24.90sqm



# First Floor

# Attic Floor

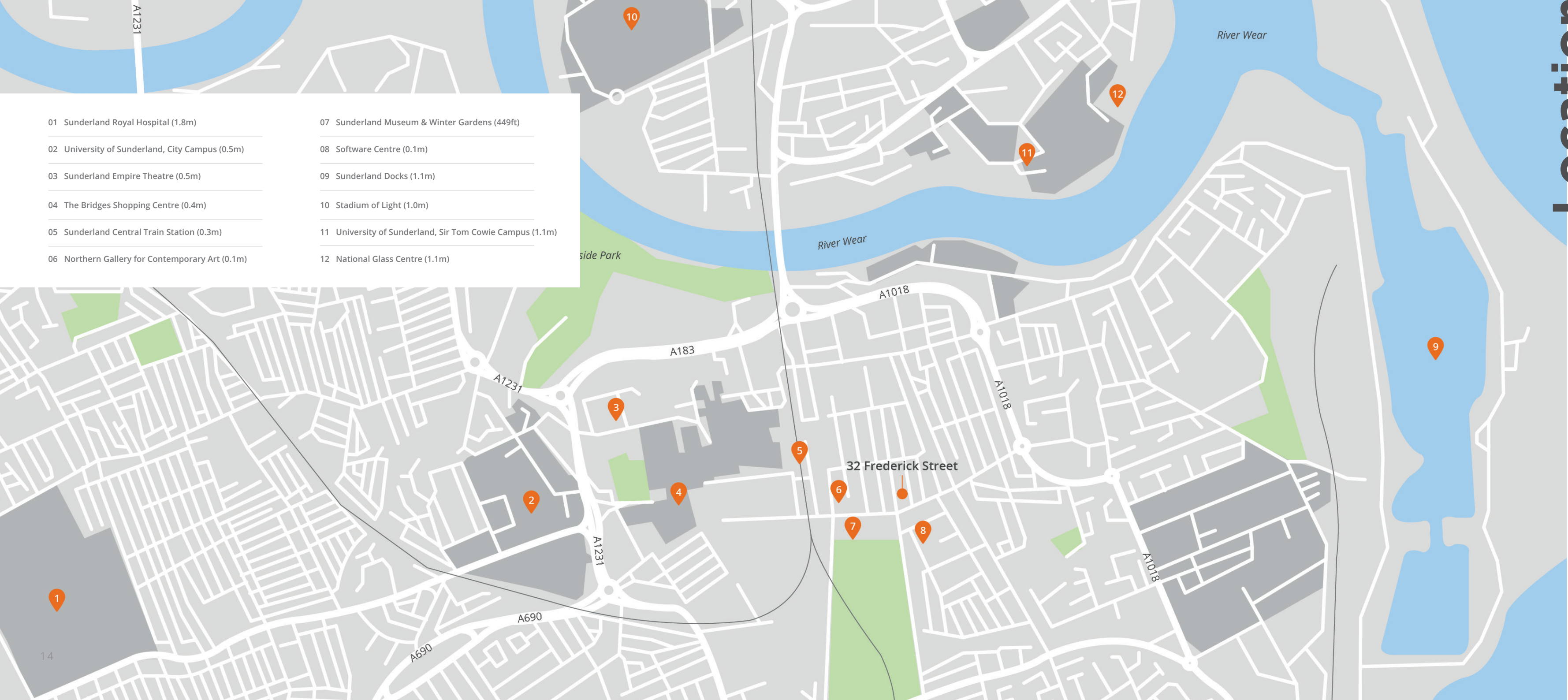






**Ambitious plans  
to achieve UK  
city of culture  
status in 2021  
are supported  
by Sunderland's  
vibrant and  
eclectic mix of art  
and entertainment.**





01 Sunderland Royal Hospital (1.8m)

02 University of Sunderland, City Campus (0.5m)

03 Sunderland Empire Theatre (0.5m)

04 The Bridges Shopping Centre (0.4m)

05 Sunderland Central Train Station (0.3m)

06 Northern Gallery for Contemporary Art (0.1m)

07 Sunderland Museum & Winter Gardens (449ft)

08 Software Centre (0.1m)

09 Sunderland Docks (1.1m)

10 Stadium of Light (1.0m)

11 University of Sunderland, Sir Tom Cowie Campus (1.1m)

12 National Glass Centre (1.1m)

# Location

## Connectivity

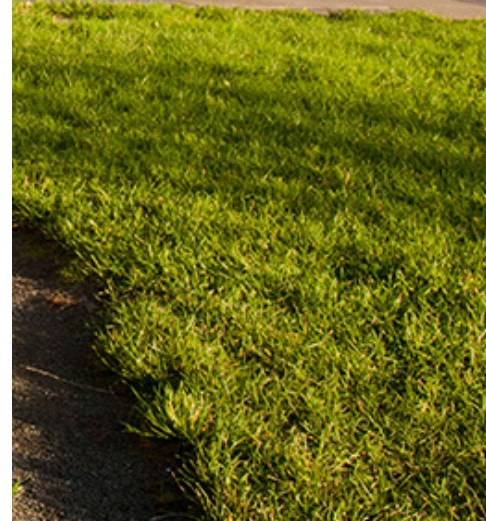
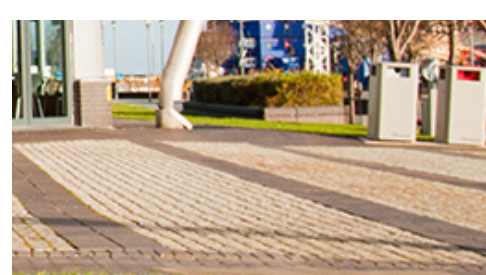
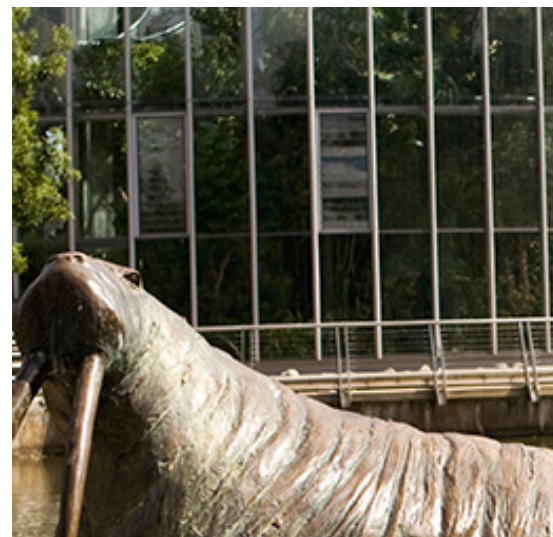
Newcastle International Airport is easily accessible at 20.8 miles from Sunderland city centre. The airport serves 4.6 million customers annually, direct to 74 destinations.<sup>1</sup>

Sunderland Central train station provides a service to Newcastle every 10mins with a 30 minute journey time, a service to Middlesbrough every hour which takes 58mins and to Durham every 15mins which takes 50mins.<sup>2</sup>

## The University of Sunderland

With a 19,500 strong student body, the University generates £560m GVA and supports around 7,500 jobs. In 2014/15 the University was recognised at the Times Higher Education Awards for its International Strategy; Employer Engagement and Innovation in the Arts.<sup>3</sup>







“Sunderland is home to 275,000 residents with more than 2 million people living within a 30 minute radius.”<sup>4</sup>

(1) [newcastleairport.com](#)  
(2) [trainline.com](#)  
(3) [usonline.co.uk](#)  
(4) [sunderland.gov.uk](#)  
(5) [telegraph](#)  
(6) [financial times](#)  
(7) [gov.uk](#)  
(8) [seeitdoitsunderland.co.uk](#)

Economy

Sunderland has a proud manufacturing heritage and is home to world class manufacturing companies including BAE Systems and Nissan. Nissan are to invest £100m into the Sunderland plant to build the next generation of its Juke car, guaranteeing 6,700 jobs and supporting 27,000 in the supply chain.<sup>5</sup> Nissan’s Sunderland site which is the UK’s largest car plant, produced 500,237 vehicles in 2015 — one in three UK-made cars.”<sup>6</sup>

Sunderland has a track record of IT success with 100+ software companies based in the city, responsible for annual turnover of £65m and the creation of over 1,000 jobs. The prominence of this sector within the economy is reflected in the £10m Sunderland Software Centre which opened in the city in 2012 as a bespoke workspace for digital companies. Sunderland Software City is a regional scheme to encourage the North East’s IT industry and make the area an attractive location for software businesses.

Regeneration

A new 100-hectare International Advanced Manufacturing Park (IAMP) is to be built in the city which will provide supply chain companies close to the existing large scale manufacturers. The IAMP will attract a projected £295m in private sector investment whilst creating over 5,000 jobs according to the Sunderland City Deal.<sup>7</sup>

The Sunderland strategic transport corridor plans to link the A19 with the Port of Sunderland via a continuous dual carriageway. This will include the construction of the new Wear bridge, a £118m project due for delivery in Q1 2018.

The proposed £10m regeneration of the exterior of Sunderland Central Station will complement the £7m already spent recently modernising the interior.

Culture

Ambitious plans to achieve UK city of culture status in 2021 are supported by Sunderland’s vibrant and eclectic mix of art and entertainment. Visual arts, photography and glass have built a national profile with Northern Gallery of Contemporary Art, The National Glass Centre, the famous Empire Theatre and the opening of Grayson Perry’s Vanity of Small Differences at the Sunderland Museum and Winter Gardens.

With an array of new developments across the city, from the renovation of the old Fire Station and the regeneration of the new Music, Arts and Culture Quarter, to the restoration of significant heritage sites like Hylton Castle and Roker Pier, Sunderland has an abundance of culturally significant offerings.<sup>8</sup>

The city also plays host to regular top flight football as home to Premier League team Sunderland AFC who play at the 49,000 capacity Stadium of Light.





Priestley Homes specialise in conversions and have an excellent track record of delivering projects on time and to an exacting standard.

Priestley Homes have a growing portfolio of conversion schemes ranging from small, luxury developments such as Stableford Hall, Manchester and Boyds Mill, Leeds to large residential apartment schemes with projects in the pipeline which will deliver 400+ new homes over the next two years. Other completed

developments include Airedale House, The Grand Mill and Quebec Street in Bradford, Sartoria Court in Manchester and the Boat House in Liverpool.

Priestley Homes are part of the successful Priestley Group which includes Priestley Construction who will be principal contractor on the project. In house expertise and a hands on approach ensures rigorous attention to detail throughout the build process.

# Priestley Homes



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The statements contained herein are only summary in nature and intended for marketing purposes. A prospective purchaser should refer to the sales contract and all references and exhibits thereto.



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