



The Heaton Group



Bishopgate Gardens

A new way of living in the heart of Preston

Welcome to The Heaton Group

Founded in Manchester, The Heaton Group creates unique property investment opportunities for serious property investors.

Starting out four generations ago procuring property, land and development projects, The Heaton Group has over 50 years of experience, offering a personal approach to the property investment lifecycle by focusing on quality, efficiency and rental yield.

We pride ourselves in developing high quality opportunities in half of the time of the average UK property developer. This is only possible thanks to our development team, our dedicated in house planning team and our strong partnerships within the local community which gives us the capacity to bring to market up to 18 projects every 8 weeks. Last year alone, The Heaton Group developed and delivered over 230 build-to-rent properties in and around the Greater Manchester area.

We are proud to be a big part of the evolution of Preston going forward. As a major part of the Northern regeneration scheme, Preston is being viewed as a beacon to other developing areas in the UK of how to regenerate correctly; providing a better lifestyle to residents both new and existing.



“We know affordable properties in key commuter locations across the North West are in demand; that’s why we carefully select buildings in city centres close to transport links and finish them to an exceptional standard, ensuring appeal to both the rental and owner occupier markets.”

John Heaton, 2019



Introduction: Investment into Preston

Recommendations made as early as 2011 resulted in Preston City Council and Lancashire County Council working together to boost the infrastructure, economic growth and ease transport congestion in order to become more business friendly.

To date there has been investment into the area of over £434 million covering Preston and South Ribble, with future forecasts predicting a further 20,000 new jobs and over 20,000 new homes. This will provide a huge boost to the local economy which is expected to grow by over £1billion in the next 10 years



“Private investment in Preston continues to grow as the cities council continues to deliver on exciting investment plans”

Chris Holland, Director of Sales

Investment into Preston is largely covered by four Masterplans. Recently released by Preston City council, they clearly demonstrate the vision for the future of the city.

Preston: What you need to know

Preston is on the up, supported by a bold Masterplan from the council and private investment. Take a look over some key facts about this City on the cusp of change.

Preston Overview



Location:
Lancashire



Population:
141,818



Economy:
£7.4 Billion



Employment:
83%



Tourism:
£330.7 Million

The Figures



Investment from councils



Local regeneration projects



Invested in Universities



In new business



In new transport links

Key Industries



Defence



Manufacturing



Education

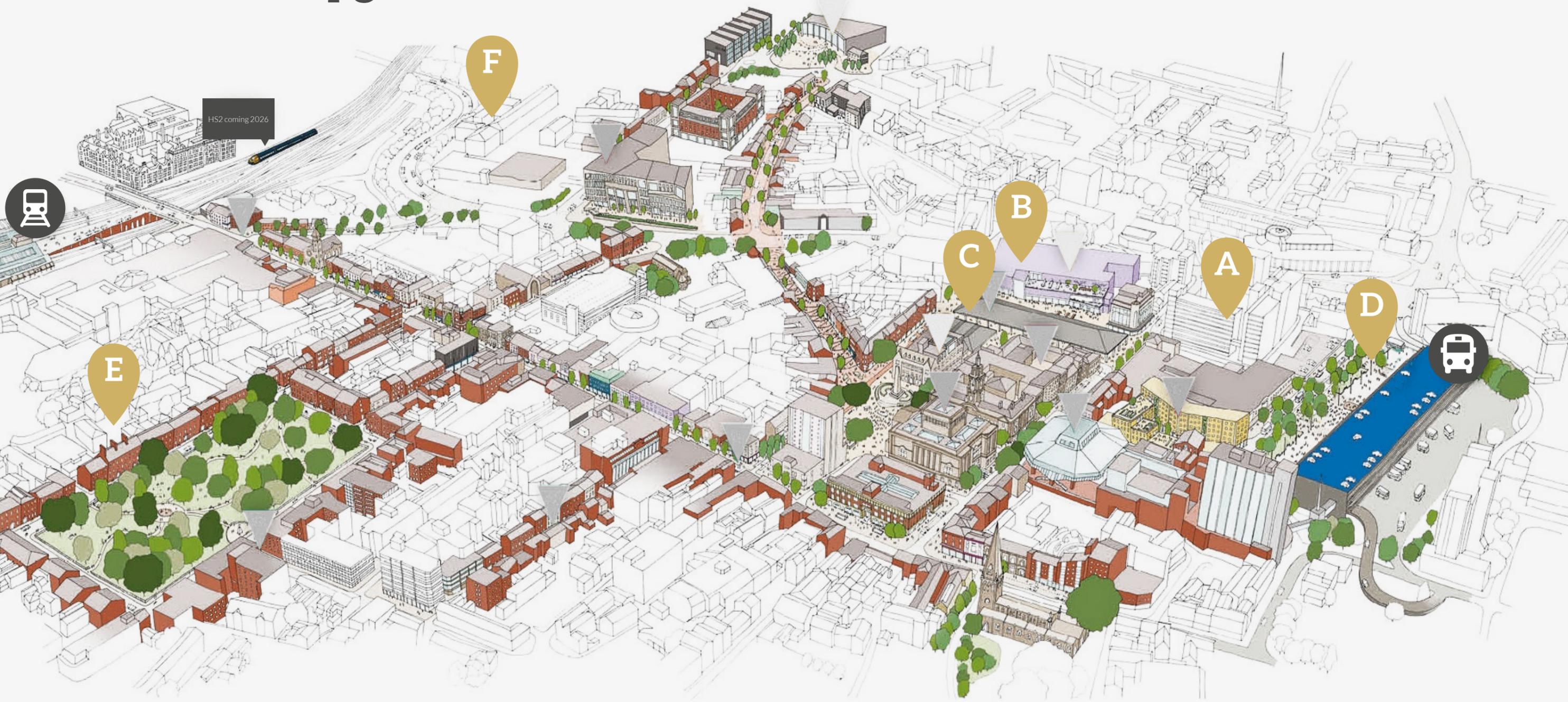


Energy



Logistics

Investment into Preston & around Bishopgate Gardens



- A** Bishopgate Gardens
- B** New Cinema and restaurant complex
- C** Market Halls
- D** Bus Station Sq.
- E** Winckley Square
- F** UCLAN (University of Central Lancashire)

-  Bus Station
-  Train Station

B Cinema & Restaurant Complex

This City Centre Restaurant and cinema complex will offer a “step change” in Preston’s leisure offering. Located adjacent to Bishopgate Gardens and by the newly renovated Market Halls scheme, it will make this formally quieter part of town a buzzing destination.

According to Preston City Council, the scheme has been designed to enable the restaurants to spill out on to a lively new square abutting the new market hall and from which the cinema will also be accessed. The cinema frontage has been designed to articulate and enliven the primary elevation overlooking the markets. The restaurant facades will be highly transparent with seating zones facing the square. A brand new secure, 250 space, multi-storey replacement car park will be provided at basement level with direct vehicular access from Ringway. Public realm improvements also form part of the scheme.

Demolition of the existing site has already begun and works are underway on the complex.



C Market Halls

Preston’s new Market Halls are a £5 million renovation of the historic outdoor canopy and fish market incorporating a new glazed indoor addition.

Providing the locals and tourists with fresh, local meats, fish, vegetables and dairy – it is exactly what you would expect from quality locally sourced produce. With a number of stalls to choose from, you’re guaranteed a warm welcome.

There is also a “box market” which is an innovation to the area. Taking inspiration from markets based in London, these shops are located within refurbished shipping containers. These stalls sell real ales, accessories, watches and pet supplies. There are also a number of specialist coffee shops around the market such as Brew & Bake.



D Bus Station Square

Building on the fabulous regeneration of the Bus Station, the creation of a large public square will add to the draw of this area of Preston.

A green spine will provide a strong line to the western edge of bus station square with the tall slender tree stems mirroring the vertical beams and façade elements within the city's bus station



The design responds to grid lines and natural movement of pedestrians. The main north south spine follows the bus station elevation connecting all of the entrances and Coach Station Perpendicular paths provide direct access to Old Vicarage, Crooked Lane/Lord Street across the green space and also through the popular St. John's Shopping Centre which links to Preston Markets and the soon to be developed cinema and restaurant complex

The Square also has the potential to host small and large scale events and activities



E Winckley Square Townscape

Over a million pounds of heritage regeneration project funding for Winckley Square was secured from Heritage Lottery Funding, allowing the council to restore this handsome square to its former glory.

The scheme reinstates original external features to period buildings and restores historic character, whilst designing internal space for latest 21st century commercial activity.

The scheme also supports ways of adapting property for new use including business, commercial, retail, restaurants and bars.

As part of the Townscape Heritage Initiative (THI) to refurbish key buildings around Winckley Square and nearby streets, Preston City Council secured funding from the Heritage Lottery Fund (HLF). Glovers Court and Cannon Street to be reinstated to former glory.



UCLAN Masterplan



UCLAN is the University of Central Lancashire. It's the 5th biggest Higher Education employer in the North West with 35% of staff living in Preston. Ranked amongst the top 3.3% of Universities world wide, it's a huge draw for the city. The UCLAN masterplan covers

- Developing a skilled workforce, which meets local, national and international needs, is also a central pillar to the UCLan's development plans. Over the five-year lifespan of the project, it is anticipated investing £200 million, helping to create jobs, kick-start regeneration and attract inward investment into Preston.
- A core principle of the plan is to integrate the university's campus seamlessly with the rest of the city, benefitting current and future generations of students, staff, visitors and the wider Preston community
- Adding a new Student Centre
- Opening a £30+ million Engineering innovation centre

Serving Generation Rent

The rental market is forecast to grow by over one million households over the next five years. Low interest rates combined with steady economic recovery are leading to a strong expansion of the rental market, and with house price inflation now surpassing income growth, the first step onto the property ladder is getting harder for young professionals.

The demand from Generation Rent for accommodation continues to grow, underlining the long-term trend which predates the financial crisis from 2007.

The Private Rented Sector, and build-to-rent property in particular, are filling this gap by offering smarter homes and better solutions for those in need of a home. Today's millennials don't want to live in rental accommodation that makes them feel like it's a short-term solution. Most of them are renting out of choice, and they want to get the most out of the perks that come with it. No hassle, no strings and easy to do.

"According to the Nationwide Building Society's House Price Index in 2019, London's house prices have dropped one percent year-over-year. Manchester, on the other hand, has seen growth since 2015, with prices rising over seven percent year-over-year"

Hometrack
(A U.K.-based residential property market analytics firm)



Preston: Lifestyle in the City

In 2018 Preston was “the most improved city” in PWC’s “Good Growth for Cities” report. In 2019, Preston has been ranked as the best city to live in the North West, surpassing both Manchester and Liverpool



Sports

Home of Preston North End and Deepdale (said to be the oldest continuously used football ground in the world) there is a lot to be excited about if you love football.

Currently in the EFL Championship, Preston are performing well with potential premier league promotion waiting in the future. Sir Tom Finney OBE, CBE was the first player to be named footballer of the year twice in 1954 and 1957.

Promotion to the Premier League is estimated to bring in an additional £170 million to a club over three seasons according to Deloitte. This would be a huge boost to the club and city, with more travelling fans, a leap in game attendance and promotion through high profile matches and players



Preston: Lifestyle in the City

Cafe & Bar Culture

Preston has a growing, independent cafe and bar culture with quirky places to eat and drink around the City.

Preston is home to the famous Baker Street Bar and Restaurant, dating back to 1818. After a £1million pound renovation the venue spreads over 3 floors and has some truly quirky features. The cocktails are well known for being inventive and original.

If real ale is more your thing, then the Guild Ale House is perfect. Opened in 2016, the venue has recently been awarded “Central Lancashire’s best pub” for it’s combination of atmosphere and local beers available on tap.

The Lonely People Cocktail Bar is well known for it’s innovative and stylish décor and relaxed atmosphere. Regarded as one of Preston’s “best kept secrets” this classy venue is perfect for gathering for drinks with friends.

If dancing and music is more up your street, then Kuckoo Preston is the place to go. Slightly off the track from the town centre, it’s a great place to party the night away with a cocktail!



Parks & Nature

Often forgotten, Central Lancashire is home to some absolutely stunning views and greenery. Although close to the Lake District, there are some beauty spots not too far from home either.

Home to the Turbary Woods Owl and Bird of Prey Sanctuary, this sanctuary caters to the whole family with friendly staff and a fantastic range of animals to see.

The Avenham and Miller Parks are beautiful, picturesque areas located near to the Sports Club. Both offer a quiet and serene change from the hustle of the city centre. With a Japanese garden, cafe and a War Memorial, the park is a great place to unwind.

Beacon Fell Country Park is an amazing area with plenty of short and long walk routes. The park has fantastic views of the surrounding areas with some people even able to see the Isle of Man and Northern Ireland on clear days.



Location

While Preston is in itself a fantastic place to work, the proximity to other amazing employment locations in the North of England is a huge reason to consider living in the area as well as offering the ability to be at the Lake District in less than an hour by train.

Preston is in a fantastic location when it comes to the UK as a whole. On the line from Glasgow/Edinburgh right the way through to London, the modern trains of today can have you in London or Edinburgh in just over 2 hours. Manchester is a 50-minute train journey away, making Preston a commutable distance away.

Preston is also in close proximity to both Blackpool and Southport, so if you crave the seaside or some fun on the pleasure beaches, it's not too far away.

The Lake District is a short car/ train journey away, giving easy access to one of the most well know areas of outstanding beauty in the UK.



The Big Employers



As one of the biggest employers for NHS services in the UK – Preston has many facilities that are industry leading such as teaching hospitals, leadership academies and state-of-the-art hospitals. Preston has long housed many of the North Wests leading practitioners in the NHS and with such a large requirement for staffing and growing all the time – Preston is the perfect place to be if you see your future in the Health Service.



As well as strong links to health, Preston has long been the home for BAE Military, a multinational aerospace company. The company has 2 major sites at Warton on the Fylde Coast and Samlesbury in-between Preston and Blackburn. 2011 saw the two sites given "local enterprise zones" status, meaning that additional employees would be attracted to those sites.



The large truck brand is known throughout the UK as formerly part of British Leyland. Many people will remember Leyland DAF from the 90's. Employing over 1,100 at their site in Preston there is a strong link to automotive industries within Preston. Now moving more towards greener technologies and one of the leaders in UK Industry when it comes to environmental policy, the company continues to prosper.



The growing nuclear industry has a base in Preston with 2 Nuclear Powerstations based in Heysham and the fuel manufactured in Westinghouse Springfields. EDF employs over 1,000 staff across those 3 sites and with more importance being placed on renewable/sustainable energy, we can only expect this to grow as fossil fuel reliance declines.



Although not strictly a business, UCLAN is a major employer in the Preston area with over 25,000 students passing through its doors every year. With several important specialisms and a huge amount of investment in the main campus and housing solutions around, the Higher Education sector around Preston continues to grow.



The distinguished upmarket supermarket chain Booths has its headquarters and distribution centre very close to Preston City Centre. Boasting 28 stores across Lancashire, Cheshire, Greater Manchester and North Yorkshire – Booths continues to grow and employs more staff every year.

Other notable employers are Burtons Foods, Fox's Biscuits, Warburtons, Daisy, Hinjudja Global Solutions, Huntapac, Crown Paints and Promethean.



Bishopgate Gardens: The Build

Bishopgate is a conversion of a former office block, vacant since early 2019. Built in a distinctive 1970's style, the building is in a prime spot for modernisation in line with the exciting new civic development schemes underway in the area such as; Stoney Gate Masterplan, Cinema and Restaurant Complex and the Bus Station Square.

This ambitious scheme will be a flagship residential development for The Heaton Group and the City of Preston, comprising of 130 luxury apartments, impressive communal spaces with residents lounge and 24 hour concierge, communal rooftop gardens and 7 retail units overlooking the plaza including, Barber shop, Florist and Deli Store.

The exterior will be clad in distinctive, contemporary black and gold aluminium panels, transforming the building into a recognisable landmark standing out amongst its neighbours. Landscape Architects have thoughtfully designed both the plaza at the entrance of the building and the show-stopping roof gardens with breathtaking city views.

The interiors will take advantage of the existing generous ceiling height and floor to ceiling

windows to create sleek, modern, light filled apartments. Working in conjunction with award winning architects, Studio KMA, the one, two and three bedroom apartments have been designed with functionality and style in mind, with well proportioned rooms, luxury, designer kitchens and bathrooms and high quality fixtures and fittings throughout as standard.

Bishopgate Gardens communal spaces have been designed by the Studio KMA interior design team to create a spectacular welcome for residents and visitors to the building, with a residents lounge, coffee pod cafe, 24 hour concierge and reception area. The communal areas will also act as a central point for 'The Common' shared working space and commercial units on the ground floor.

Interior specifications available upon request.

“Together with The Heaton Group, we have created a very efficient, attractive new landmark mixed-use development for the city centre. This is one refurbishment project, we believe, that will surpass the aesthetic and functional specifications of any new-build project in the area”

Andy Titterton, Studio KMA





Image representative of 2 bed duplex apartment

Interior Specifications

Kitchens

Every apartment in Bishopgate Gardens has had its kitchen designed by a kitchen design specialist to maximise on storage, functionality and style.

They have handpicked three colour schemes with complimentary worktops, taps, splash-back backs and handles. The kitchen style used in each apartment will depend on the space, its light and positioning.

Bathrooms

It's important that bathrooms are practical, long lasting and look great. Working alongside a trusted partner, we are confident that our designs tick all of the boxes, with an emphasis on storage and style.

Dependent on apartment size, a double shower or bath with shower will be fitted with high quality fixtures and fittings.

Flooring

The flooring in the bathroom and kitchen areas will be a hard wearing, waterproof vinyl in grey. Easy to clean and difficult to damage, this modern floor covering has stood the test of time in all of our developments to date.

Living areas and bedrooms will be subject to a more sumptuous flooring treatment with high pile grey carpets.

Doors

All of our doors are made off site by master joiners and are delivered to site already in their castings and on hinges. This unique method allows us to fit doors quickly whilst maintaining quality of fitting. All internal door hardware is of high quality brushed chrome.

The apartments at Bishopgate Gardens will be fob access, increasing security throughout the development and increasing ease of replacement in the case of loss.





Bishopgate Gardens, creating a new way to live in the heart of Preston with beautifully landscaped plaza, exciting independent retailers and The Common shared working space.

Exterior Specifications

Bishopgate Gardens has “gardens” in its name for a reason. Show stopping communal roof-top gardens on the eighth and eleventh floors, add a sense of glamour to the scheme and provide breathtaking city views.

A modern planting scheme will provide year round interest and the limited green palette with lush foliage will give a sleek, urban jungle feel. A green wall will provide a dramatic backdrop to the contemporary outdoor furniture, arranged to encourage social interaction between residents. Rectangular, aluminium planters will complement the cladding and ambient lighting will make this a comfortable place to relax on long summers evenings.

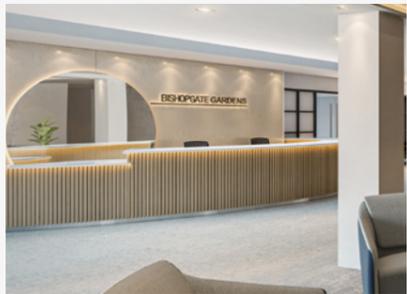
To reach the entrance of Bishopgate Gardens, residents and visitors will walk through the plaza. Paving seamlessly continues from the footpath to create a single level space with simple, bold planting. The commercial spaces will be attractively branded in a “Box Park” style and attractive window displays will draw in customers.



Communal Facilities

Creating a new way to live

Bishopgate Gardens isn't just a block of apartments. It offers a new way to live in the heart of Preston, with exceptional communal spaces, shared working space, ground floor retail premises and beautifully designed landscaping.



A Concierge



B Residents Lounge



C Coffee Pod



D The Common Shared Work Space



E HG Premier Lettings



F Barber Shop



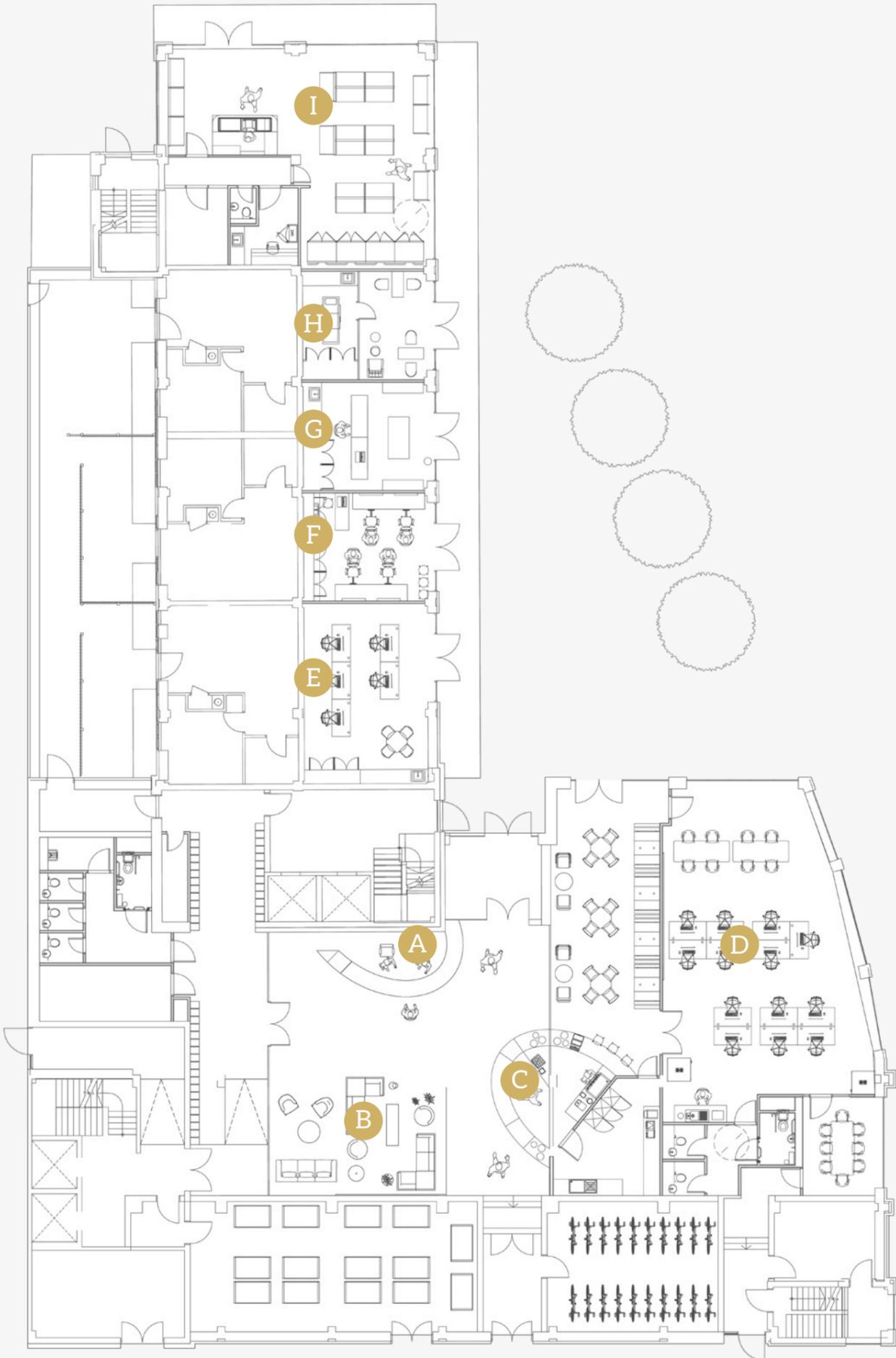
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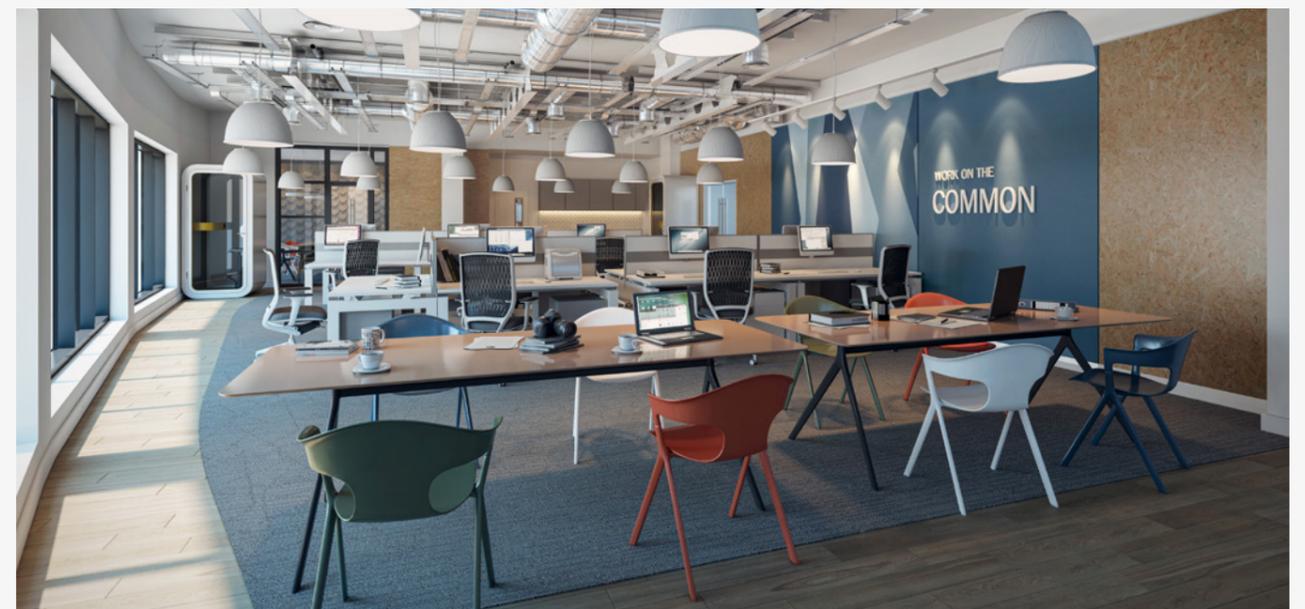


H Beautician



I Delicatessen





BISHOPGATE GARDENS

PRESTON

Another Smart Home by The Heaton Group

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Properties purchased off-plan or incomplete can be open to further risks and losses to buyers. We recommend buyers to seek legal and professional advice where possible and must stress that investing in property does carry risk. Property prices can go down as well as up.