



## INTRODUCTION



# The Hive Mansfield

Introducing a superior collection of individually designed one and two bedroom apartments located in Mansfield, with its own private grounds and driveway. Mansfield is located just over 15 miles from the bustling city of Nottingham and offers a network of roads that radiate from the town offering direct routes to Nottingham, Worksop, Chesterfield and Newark.

***“The top city for small business growth, fast growing fintech and life science sectors, and the biggest business centre in the East Midlands – Nottingham is going places.”***

[www.investinnottingham.com](http://www.investinnottingham.com)



## THE DEVELOPMENT



WELCOME TO

# The Hive

Luxury one and two  
bedroom apartments  
with parking\* set in its  
own grounds, located  
in Mansfield, north of  
Nottingham.



\*Additional cost of £5,000  
for parking space

## DETAILS

**21**

APARTMENTS

**£107,995**

ONE BED  
STARTING PRICE

**£119,995**

TWO BED  
STARTING PRICE

**42m<sup>2</sup> - 66m<sup>2</sup>**

APARTMENT SIZES

**NG18 4HH**

POSTCODE

**JANUARY 2021**

START DATE

**Q4 2022**

COMPLETION DATE

**RESIDENTIAL**

DEVELOPMENT TYPE  
ACROSS 3 STOREYS

## THE LOCATION



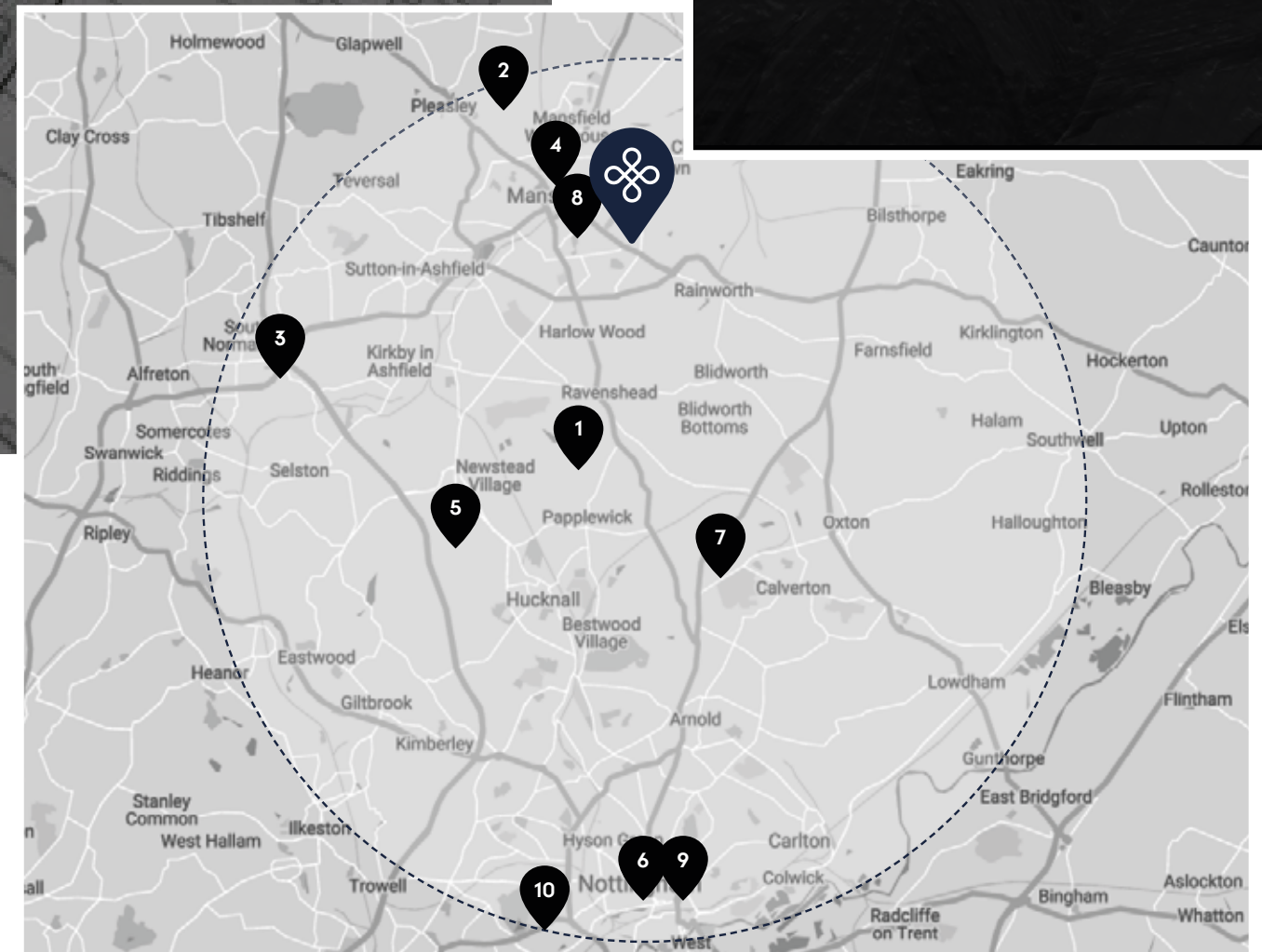
**21**  
**UNITS**



# LIVE, SHOP EXPLORE

Mansfield is located 15 miles from the bustling city of Nottingham and offers a network of roads that radiate from the town offering direct routes to Nottingham, Worksop, Chesterfield and Newark. Within an hour, you could set off from the market town and get to Sheffield, Derby and Nottingham. It boasts a rich history - particularly its recent industrial past.

It is a short 15-minute drive to one of East Midlands leading shopping centres, The McArthurGlen East Midlands Designer Outlet which is home to brands such as Hugo Boss, Tommy Hilfiger, Fiorelli and Kurt Geiger. Mansfield is also home to Sherwood Forest - the former stomping ground of Nottinghamshire's most famous outlaw, Robin Hood. It is a great place for family walks surrounded by 900-year-old oak trees.



## AMENITIES

1. Newstead Abbey
2. Sherwood Forest
3. McArthurGlen
4. Mansfield Museum
5. Annesley Castle
6. National Justice Museum
7. Patchings Art Centre
8. Mansfield Train Station
9. Nottingham Trent University
10. University of Nottingham



## THE INVESTMENT CASE



# Why invest in Nottingham?

## BUSINESS

### Innovative, forward thinking and fast growing

Mansfield is located just 15 miles from the town of Nottingham. Nottingham is a great place to live and has something to offer everyone – from a culturally rich city centre to picturesque villages in the countryside.

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, eon, Speedo, Experian, Capital One and Paul Smith.

Nottingham leads the way in a number of industries including financial and business services, creative and digital, life sciences and advanced manufacturing, meaning that over 60% of the jobs in Nottingham are in knowledge



Experian™



Paul Smith





## THE INVESTMENT CASE



Location  
is everything

## THE HIVE



## REGENERATION

**£1 billion**

Nottingham has embarked on an intense period of economic regeneration, with a £250m redevelopment of the 'Southern Gateway' into the city centre underway; encompassing a remodeled shopping complex and new 'City Hub' college campus. This only adds to the £1bn which has already been invested in Nottingham's infrastructure.

## CONNECTIVITY

**1 hr 40 minutes**

The proximity of major road links, including the M1, A1, A52, A46 and A42, means the city is easily accessible. Expansion of the award-winning tram network means visitors can get around easily. Over 70 trains a day run direct to London St. Pancras International. With Eurostar connections direct from St. Pancras, Nottingham is connected into the heart of Europe.



## EDUCATION

**60,000**

With two universities in the heart of the city offering world-class education to over 60,000 students, the ability to attract a diverse and flexible workforce is guaranteed. Nottingham Trent University was ranked the #1 University in 2017 by Times Higher Education.

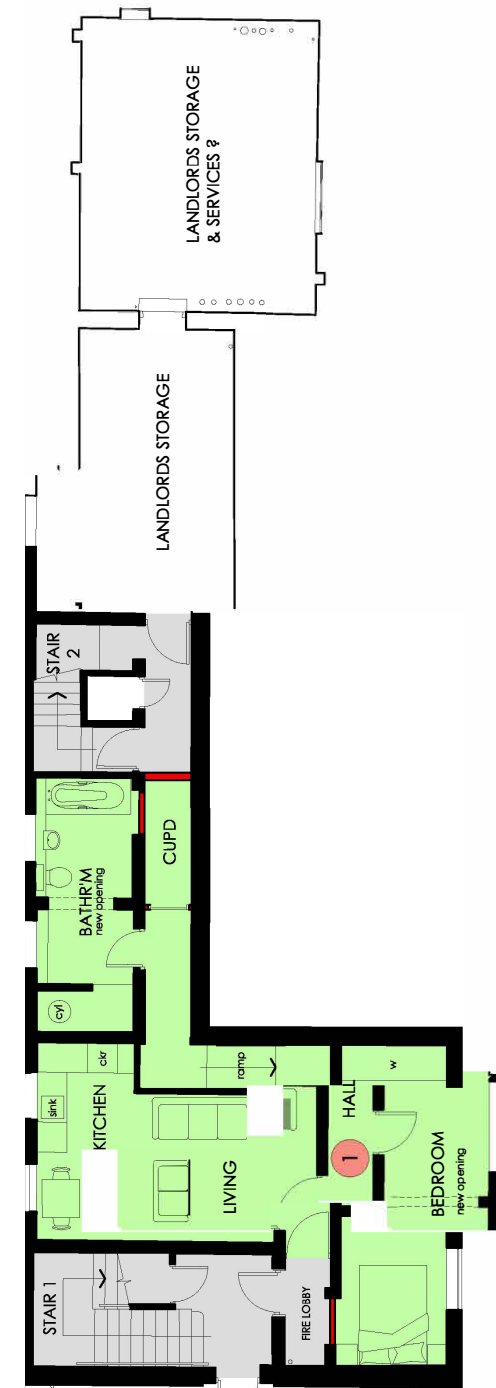


## FLOORPLANS



THE HIVE

## BASEMENT FLOOR PLAN



## GROUND FLOOR PLAN

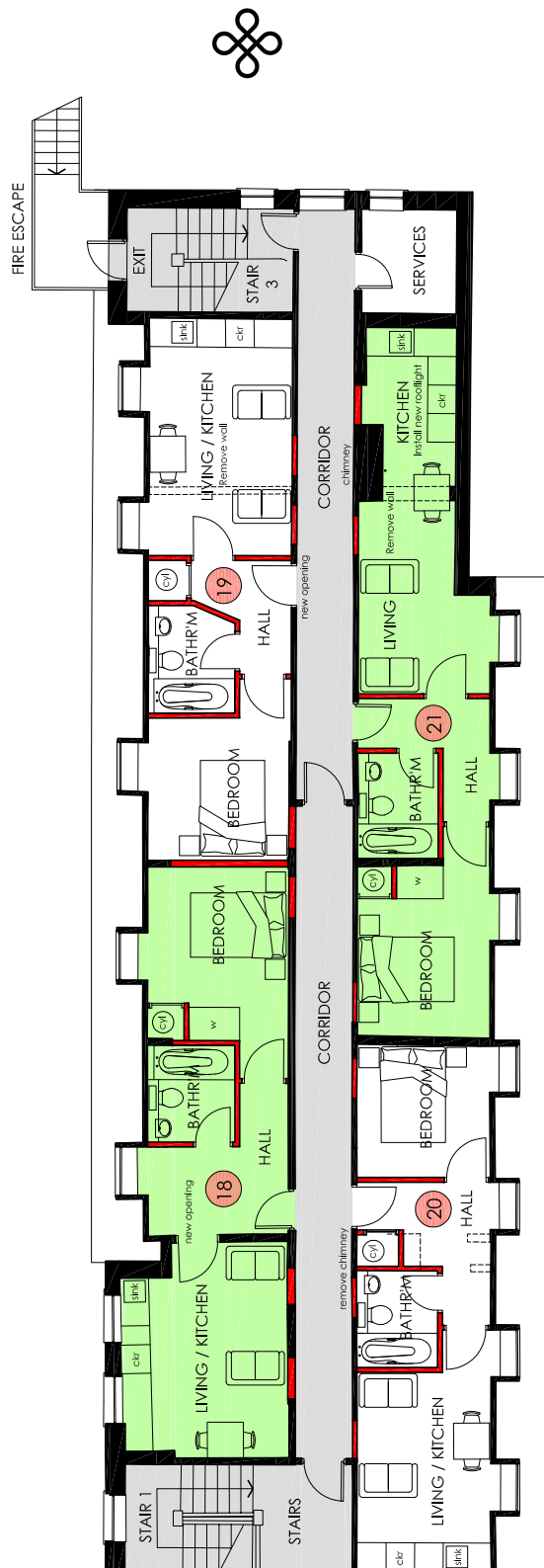




FIRST FLOOR PLAN



SECOND FLOOR PLAN



INVESTING WITH PROSPERITY







EST. 2007

The Prosperity Group was born out of a passion to deliver affordable, desirable homes and buy-to-let opportunities to a global audience. Energised by the sheer wealth of opportunity in the region, Prosperity Developments has already made its mark on its home city of Birmingham and surrounding provinces, with numerous developments built and completed since 2007.

Prosperity remain dedicated to providing owner occupiers and buy-to-let investors an exceptional opportunity to purchase prime city centre luxury apartments directly from us, the developer.

Prosperity provide people a way of providing wealth for themselves and their families - safeguarding their future. Prosperities unique payment plan enables property investment to become more accessible to everyone.



## WHY INVEST WITH PROSPERITY

### DYNAMIC

A residential and commercial portfolio including 39 substantial new build and conversion projects with a GDV of over £400 million.

### COMPREHENSIVE

Our letting and management agency; Lamont Estates, offers Prosperity owners a full lettings and management solution

### DEDICATED

Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

### ENTERPRISING

We're on track to deliver over £1 billion of residential property within the next 5 years.



One Bed Payment Plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your 30% deposit is then divided by the number of build term months and paid on a monthly basis.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments are made across an average build term of 24 months.

<b>Summary - 1 bed apartment</b>	
Purchase Price	GBP £107,995.00
Legal Fees	£850.00
Total Amount Due	£108,845.00
<b>Reservation Stage</b>	
Prosperity Reservation Deposit 5%	£5,399.75
Legal Fees	£850.00
Reservation Stage total due	£6,249.75
<b>Monthly Payment Stage</b>	
Deposit divided by 24 month build schedule	£32,398.50 £1,349.94
<b>Completion Stage</b>	
Balance payment - by way of mortgage or cash	£70,196.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty (estimated)	£3,239.00
Amount due at Completion Stage	£74,430.75
<b>Income</b>	
Estimated Gross Rental Income	Per month £500.00 / Per annum £6,000.00
Estimate Yield based on above	5.56%
<b>Expenses</b>	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£864.00
Total Expenses*	Per month £167.83 / Per annum £2,014.00
<b>Estimated Income net of expenses</b>	<b>Per month £332.17 / Per annum £3,986.00</b>

Two Bed Payment Plan

<b>Summary - 2 bed apartment</b>	
Purchase Price	GBP £119,995.00
Legal Fees	£850.00
Total Amount Due	£120,845.00
<b>Reservation Stage</b>	
Prosperity Reservation Deposit 5%	£5,999.75
Legal Fees	£850.00
Reservation Stage total due	£6,849.75
<b>Monthly Payment Stage</b>	
Deposit divided by 24 month build schedule	£35,998.50 £1,499.94
<b>Completion Stage</b>	
Balance payment - by way of mortgage or cash	£77,996.75
Mortgage arrangement fee if applicable (estimated)	£995.00
Stamp duty (estimated)	£3,599.00
Amount due at Completion Stage	£82,590.75
<b>Income</b>	
Estimated Gross Rental Income	Per month £550.00 / Per annum £6,600.00
Estimate Yield based on above	5.50%
<b>Expenses</b>	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£950.00
Total Expenses*	Per month £175.03 / Per annum £2,100.40
<b>Estimated Income net of expenses</b>	<b>Per month £374.97 / Per annum £4,499.60</b>





**PROSPERITY**  
DEVELOPMENTS

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TO DISCUSS AN INVESTMENT  
PLEASE CONTACT US

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