



# HADRIAN'S TOWER

BROUGHT TO  
YOU BY

THE **CNE**  
COLLECTION



HADRIAN'S TOWER | NEWCASTLE UPON TYNE



DEVELOPED BY

**OLYMPIUS  
DEVELOPMENTS LTD**

# THE DEVELOPMENT

Hadrian's Tower is an iconic new development located in the centre of Newcastle. Brought to you by Olympius Developments Ltd. The development features 159 luxury apartments in a range of one, two and three-bedroom designs.

Standing as Newcastle's tallest building, Hadrian's Tower is a new icon to the famous North-East skyline.

Hadrian's Tower boasts city-centre accommodation with excellent links to key venues throughout the region, whether travelling by foot, metro, bus or by car – the site has easy access to the A1, whereas central station is just 5 minutes walk.

As part of the development, Hadrian's Tower features:



**LAURENT-PERRIER  
CHAMPAGNE BAR**



**159 LUXURY  
APARTMENTS**



**24 HR CONCIERGE**



**PRIVATE SHADE  
GARDEN**



**RESIDENTS LOUNGE**

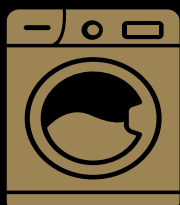


**ROOM SERVICE**

# SERVICES

Offering an unrivalled lifestyle including luxury services and amenities for residents Hadrians Tower introduces a whole new way of living to Newcastle city centre and urban living across the country with its growing range of exclusive resident benefits.

With a 24 hour presence on site our team of resident engagement, maintenance and



**LAUNDRY  
SERVICE**



**PACK LEADER  
DOG ADVENTURE**



**24/7 CONCIERGE**



**HADRIAN'S & CO  
COFFEE HOUSE**



**REWARD  
SCHEME**



**TRAVEL & TRANSPORT  
PLANNING**



**THE NATURAL  
ENHANCEMENT  
CLINIC**



**COSTELLO'S  
CLEANING -  
HOUSEKEEPING**

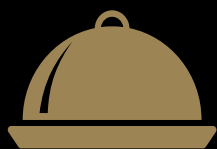


**MEN'S  
TAILORING**

lettings staff are dedicated to improving the luxury lifestyle of all of those who live in the tower working with local and regional providers to ensure the wants and needs of the growing urban population are met.

Coupled with constant resident engagement through regular events, resident forums and our transparent block management approach we are certain to provide the very best service to elongate and protect your investment for the long term.

Some of the services we provide include:



**ROOM SERVICE**



**3SIXTY  
CHAMPAGNE BAR**



**FASTEST  
BROADBAND  
IN THE NORTH  
EAST**



**VIP  
EXPERIENCES**



**CREASES  
DRY CLEANING  
& IRONING**



**FUTURE YOU  
HEALTH & WELLBEING  
SPECIALISTS**



**EXCLUSIVE  
RESIDENT'S BENEFITS**



**PHOENIX TAXIS  
COACHES & EXEC CARS**



# THE CITY

The North East is one of the country's fastest growing regional economies outside of London, with more than 50,000 registered business and a growing student population of over 42,000.

By 2030 the city's population is projected to reach over 310,000 whilst the area is set to construct 21,000 new homes with 14,000 new additional jobs expected.

Property prices in the area are expected to rise four times that of London around 18% over the next few years.

Newcastle ranks amongst the top ten UK cities for rental demand with a potential 7% yield within the city centre.



# SUPERBLY CONNECTED

A superbly connected development, Hadrian's Tower has a number prime city centre amenities on your doorstep:

## ON YOUR DOORSTEP

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2 MINUTES WALK  
**ST JAMES' METRO STATION**



5 MINUTES WALK FROM  
**NEWCASTLE CENTRAL STATION**



3 MINUTES WALK FROM  
**SCIENCE CENTRAL**



5 MINUTES WALK FROM  
**ELDON SQUARE SHOPPING CENTRE**



15 MINUTES WALK FROM  
**NEWCASTLE QUAYSIDE**



WITHIN 10 MINUTES WALK OF  
**BOTH OF THE CITY'S UNIVERSITIES**



# OVERLOOKING THE IMPRESSIVE CITY LANDMARKS





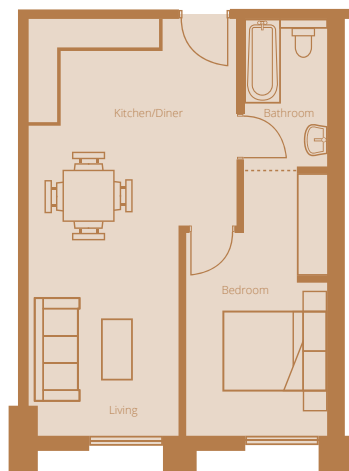
# THE APARTMENTS

Across 25 floors of modern and impressive living space, the 159 contemporary apartments come in a range of one, two and three bedroom designs – ideal for those seeking a flexible space to live within the city.

- Studios, one, two and three bedroom apartments
- Modern open-plan living spaces
- High-spec contemporary kitchens
- 24 hour concierge
- Secure fob-controlled access
- Video intercom system
- A range of resident services
- Impressive city views
- Resident communal space

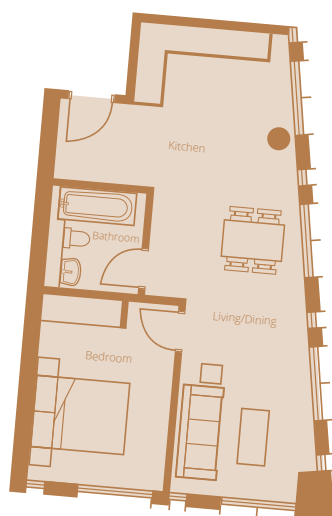


# FLOORPLANS



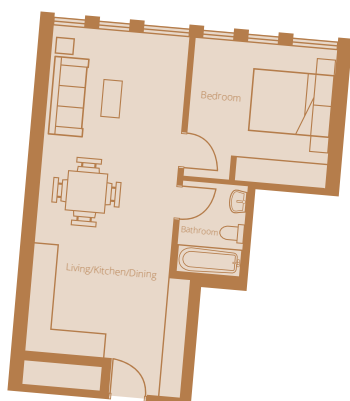
## ONE BED - LOWER FLOOR UNIT

|                 |                |
|-----------------|----------------|
| Kitchen / Diner | 4.125m x 4.1m  |
| Living Area     | 2.78m x 4.175m |
| Bedroom         | 5.20m x 2.8m   |
| Bathroom        | 1.65m x 2.93m  |



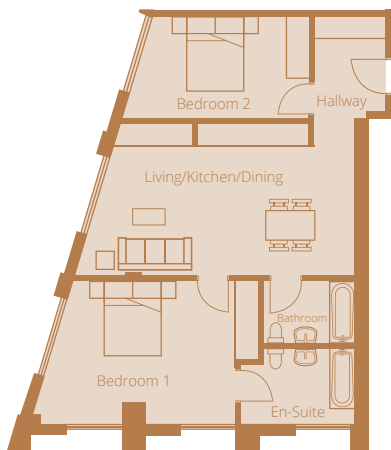
## ONE BED - MIDDLE FLOOR UNIT (8-20)

|                      |                |
|----------------------|----------------|
| Living / Dining Area | 3.167m x 6.50m |
| Kitchen              | 5.03m x 3.530m |
| Bedroom              | 2.92m x 4.023m |
| Bathroom             | 2.049m x 2.20m |



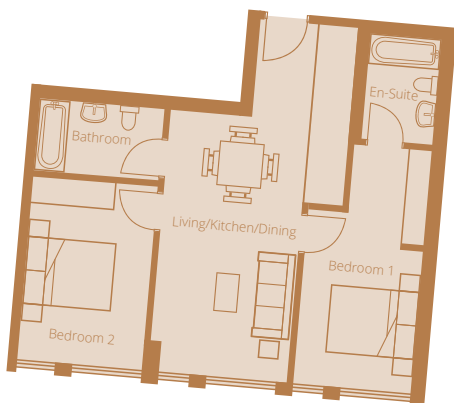
## ONE BED - TOWER FLOOR UNIT

|                                |               |
|--------------------------------|---------------|
| Living / Dining / Kitchen Area | 4.02m x 9.17m |
| Bedroom                        | 3.61m x 3.53m |
| Bathroom                       | 1.65m x 2.3m  |



## TWO BED - LOWER FLOOR UNIT

|                                |               |
|--------------------------------|---------------|
| Hallway                        | 1.3m x 1.55m  |
| Living / Dining / Kitchen Area | 7.76m x 4.10m |
| Bedroom 1                      | 4.49m x 3.95m |
| En-suite                       | 1.65m x 2.4m  |
| Bedroom 2                      | 3.62m x 3.95m |



## TWO BED - MIDDLE FLOOR UNIT (8-20)

|                                |               |
|--------------------------------|---------------|
| Living / Dining / Kitchen Area | 8.29m x 4.08m |
| Bedroom 1                      | 2.73m x 5.60m |
| En-suite                       | 1.65m x 2.43m |
| Bedroom 2                      | 2.78m x 4.23m |
| Bathroom                       | 2.78m x 1.65m |



## TWO BED - TOWER FLOOR UNIT

|                      |               |
|----------------------|---------------|
| Living / Dining Area | 5.13m x 5.40m |
| Kitchen              | 3.8m x 1.95m  |
| Bedroom 1            | 4.0m x 3.85m  |
| Bedroom 2            | 3.44m x 3.88m |
| Bathroom             | 1.93m x 2.25m |







# REASONS TO INVEST

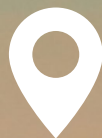
Where opportunity in the city is limited for investment Hadrian's Tower will provide much needed urban residential living to the PRS marketplace and allow for the growing interest within the investment and rental markets to continue within the city.

Interest in the area has grown considerably, with the city achieving the second-highest change in average rental prices in the year leading up to September 2021 – an increase of 6.5%\* and with an average rental time of just 15-days.

At One St James' we can provide you with a holistic approach to ease the pressure of managing your investment with our dedicated team of lettings, sales and block management staff, ensuring you receive the very best returns and a future proof investment.



159 APARTMENTS



CITY CENTRE  
LOCATION



DEDICATED  
SALES CONTACT



ENTIRELY MANAGED  
INVESTMENT



FULLY  
FURNISHED



COMPLETELY  
TENANTED



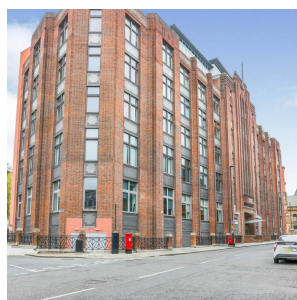
\*Zoopla

# SALES COMPARABLES

Over the previous year property prices have increased significantly in the area by 9%. We have compiled the below list of sales and rental properties recently completed in the market.



**GREY STREET**  
2 bed apartment  
**£375,000**



**CENTRAL LOFTS**  
2 bed apartment  
**£200,000**



**QUAYSIDE**  
2 bed apartment  
**£350,000**



**JESMOND ASSEMBLY**  
2 bed apartment  
**£350,000**



**CLAVERING PLACE**  
2 bed flat  
**£330,000**



**MERCHANTS QUAY**  
1 bed penthouse  
**£220,000**



# TENANCY SCHEDULE

| Plot | Sales Price | Rental Per Month | Service Charge | Management Fee | Investor Payment | Gross Return % |
|------|-------------|------------------|----------------|----------------|------------------|----------------|
| 32   | £170,720.00 | £1,092.00        | £155.97        | £131.04        | £804.99          | 7.68           |
| 45   | £205,720.00 | £1,500.00        | £202.80        | £180.00        | £1,117.20        | 8.75           |
| 82   | £260,720.00 | £1,600.00        | £181.14        | £192.00        | £1,226.86        | 7.36           |
| 83   | £260,720.00 | £1,600.00        | £174.12        | £192.00        | £1,233.88        | 7.36           |
| 87   | £275,720.00 | £1,289.00        | £168.85        | £154.68        | £965.47          | 5.61           |
| 92   | £265,720.00 | £1,420.00        | £178.80        | £170.40        | £1,070.80        | 6.41           |
| 93   | £275,720.00 | £1,600.00        | £168.85        | £192.00        | £1,239.15        | 6.96           |
| 98   | £260,720.00 | £1,200.00        | £178.80        | £144.00        | £877.20          | 5.52           |
| 99   | £275,720.00 | £1,400.00        | £168.85        | £168.00        | £1,063.15        | 6.09           |
| 100  | £260,720.00 | £1,500.00        | £181.14        | £180.00        | £1,138.86        | 6.90           |
| 106  | £260,720.00 | £1,300.00        | £168.85        | £156.00        | £975.15          | 5.98           |
| 110  | £265,720.00 | £1,600.00        | £178.80        | £192.00        | £1,229.20        | 7.23           |
| 111  | £295,720.00 | £1,200.00        | £168.85        | £144.00        | £887.15          | 4.87           |
| 112  | £270,720.00 | £1,495.00        | £181.14        | £179.40        | £1,134.46        | 6.63           |
| 113  | £280,720.00 | £1,289.00        | £174.12        | £154.68        | £960.20          | 5.51           |
| 116  | £270,720.00 | £1,289.00        | £178.80        | £154.68        | £955.52          | 5.71           |
| 117  | £300,720.00 | £1,600.00        | £168.85        | £192.00        | £1,239.15        | 6.38           |
| 118  | £275,720.00 | £1,600.00        | £181.14        | £192.00        | £1,226.86        | 6.96           |
| 119  | £290,720.00 | £1,289.00        | £174.12        | £154.68        | £960.20          | 5.32           |
| 121  | £290,720.00 | £1,850.00        | £186.41        | £222.00        | £1,441.59        | 7.64           |
| 122  | £275,720.00 | £1,200.00        | £178.80        | £144.00        | £877.20          | 5.22           |
| 123  | £290,720.00 | £1,200.00        | £168.85        | £144.00        | £887.15          | 4.95           |
| 124  | £285,720.00 | £1,500.00        | £181.14        | £180.00        | £1,138.86        | 6.30           |
| 125  | £295,720.00 | £1,500.00        | £174.12        | £180.00        | £1,145.88        | 6.09           |
| 127  | £285,720.00 | £1,450.00        | £186.41        | £174.00        | £1,089.59        | 6.09           |
| 128  | £290,720.00 | £1,600.00        | £178.80        | £192.00        | £1,229.20        | 6.60           |
| 129  | £320,720.00 | £1,200.00        | £168.85        | £144.00        | £887.15          | 4.49           |
| 130  | £295,720.00 | £1,600.00        | £181.14        | £192.00        | £1,226.86        | 6.49           |
| 131  | £305,720.00 | £1,300.00        | £174.12        | £156.00        | £969.88          | 5.10           |
| 134  | £295,720.00 | £1,600.00        | £178.80        | £192.00        | £1,229.20        | 6.49           |
| 135  | £295,720.00 | £1,420.00        | £168.85        | £170.40        | £1,080.75        | 5.76           |
| 136  | £300,720.00 | £1,600.00        | £181.14        | £192.00        | £1,226.86        | 6.38           |
| 137  | £315,720.00 | £1,500.00        | £174.12        | £180.00        | £1,145.88        | 5.70           |
| 141  | £385,720.00 | £1,550.00        | £168.85        | £186.00        | £1,195.15        | 4.82           |
| 142  | £305,720.00 | £1,200.00        | £181.14        | £144.00        | £874.86          | 4.71           |
| 145  | £310,720.00 | £1,300.00        | £186.41        | £156.00        | £957.59          | 5.02           |
| 146  | £305,720.00 | £1,600.00        | £178.80        | £192.00        | £1,229.20        | 6.28           |
| 147  | £340,720.00 | £1,600.00        | £168.85        | £192.00        | £1,239.15        | 5.64           |
| 148  | £315,720.00 | £1,600.00        | £181.14        | £192.00        | £1,226.86        | 6.08           |
| 149  | £325,720.00 | £1,750.00        | £174.12        | £210.00        | £1,365.88        | 6.45           |
| 151  | £315,720.00 | £1,665.00        | £186.41        | £199.80        | £1,278.79        | 6.33           |
| 152  | £315,720.00 | £1,500.00        | £178.80        | £180.00        | £1,141.20        | 5.70           |
| 153  | £325,720.00 | £1,500.00        | £168.85        | £180.00        | £1,151.15        | 5.53           |
| 155  | £330,720.00 | £3,500.00        | £250.00        | £420.00        | £2,830.00        | 12.70          |
| 161  | £515,720.00 | £3,500.00        | £250.00        | £420.00        | £2,830.00        | 8.14           |

# FINANCIAL RETURNS

Investing in Hadrian's Tower guarantees you a competitive and profitable investment benefiting from increased market demand within the area.

An attractive option for investors, Hadrian's Tower provides a secure and profitable return on investment as outlined in our 5 year purchase example below:

Plot 58; 2-bedroom apartment purchase example

**Year 1**

Purchase price £255,000  
Deposit £76,500  
Mortgage £178,500  
Repayments £6,247 per annum (3.5% interest)  
Rent £18,000 per annum  
Net Profit £11,753

**Year 2**

Appreciated property value £260,100  
Repayments £6,247 per annum (3.5% interest)  
Rent £18,000 per annum  
Net Profit £11,753

**Year 3**

Appreciated property value £265,200  
Repayments £6,247 per annum (3.5% interest)  
Rent £18,000  
Net Profit £11,753

**Year 4**

Appreciated property value £270,504  
Repayments £6,247 per annum (3.5% interest)  
Rent £18,600  
Net Profit £12,353

**Year 5**

Appreciated property value £275,914  
Repayments £6,247 (3.5% interest)  
Rent £18,600  
Net Profit £12,353

5 Year Return on Capital  
**105%**

**15.6% ROC**  
per annum

**Fully Managed**  
investment

**Fully Tenanted**  
building

**Solicitors Fees**  
covered\*

\*when using our panel solicitor

**Income Return on Capital**

Investment £76,500  
Total Profit £59,965  
ROC 78%

**Capital Growth**

P/P £255,000  
Value at Year 5 £275,914  
Capital Profit - £20,914

**Total Return on Capital**

£80,087  
105%

# IN THE PRESS

With an improving market over the previous twelve months Newcastle property experts have had their say on the local property market.

“  
...LIKE BUYING A FERRARI ”

The Chronicle

“  
ONE OF THE MOST SIGNIFICANT  
RENTAL HOUSING INVESTMENTS  
EVER UNDERTAKEN IN  
NEWCASTLE ”

Faulkner Brown

“  
THE MOST SOUGHT AFTER  
ADDRESS IN NEWCASTLE ”

Northern Echo

“  
PROPERTY PRICES 14%  
LOWER THAN BIRMINGHAM &  
MANCHESTER ”

Surrenden Invest

“  
OVER 33% OF UNIVERSITY  
STUDENTS STAY TO WORK IN  
NEWCASTLE ”

Surrenden Invest



# FURNITURE PACKS

Studio Apartment from £3500 plus vat

One Bedroom Apartment from £4500 plus vat

Two Bedroom Apartment from £6000 plus vat

For more information and breakdowns of the furniture packs

Please email: [info@onecollectiongroup.co.uk](mailto:info@onecollectiongroup.co.uk)



One St James', a place to call home in the heart of Newcastle upon Tyne. A modern and vibrant palette ripples through the space creating a bright and welcoming atmosphere. Newcastle has rich industrial background which we want to honour with touches of suede and metals within our two schemes. Our homes are an important place for our minds to unwind and relax and colours play a key role in how we feel within a space. Introducing colours we find in nature will encourage an organic and peaceful aesthetic targeted to today's modern rental market.

# FAQs

## **Am I able to arrange a viewing?**

Certainly. Our team are on hand to arrange any appointments should you wish to view the development or your apartment throughout the build or purchase process.

## **Do I need a solicitor?**

You will need to appoint a solicitor once you have reserved your apartment, however we can recommend a practice from our panel of legal experts.

## **Do I need to find my own tenant?**

Taking advantage of our lettings management service means that you don't need to worry about sourcing a tenant or taking care of the day to day running of your apartment, however you can choose to advertise and manage the property independently.

## **What if I need to source finance?**

Our network of expert financial advisors will be able to advise and source you finance on your investment should you require it.

## **Will I need to pay for repairs to my apartment?**

Any properties managed by our lettings team are covered for minor repairs by our on-site maintenance staff. Any defects which require an additional cost will need to be agreed and paid for prior to completion of works.

## **How do I receive my rental payments?**

Rentals are managed and paid by One Collection on a monthly basis. You will be contacted by a member of the team when monies are due.

HADRIAN'S TOWER | NEWCASTLE UPON TYNE

ONE COLLECTION REAL ESTATE

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A PROGRESSIVE AND DEDICATED

**REAL ESTATE  
SERVICES  
PROVIDER**





# THE ONE COLLECTION

The region's leading real estate management company, we provide a holistic approach to investments with a dedicated team of sales, lettings, resident engagement and maintenance staff.

## LETTINGS

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Our lettings team will take care of the stresses and strains associated with letting out your apartment:

- Marketing and advertising
- Tenant sourcing and vetting
- Contracts and legal agreements
- Collection of rent
- Re-lets
- Move in and move out processes
- Payment of rental returns
- Management of the tenant
- Fully let 159 apartments in less than five months
- Increased achieved rents
- Secured more profitable long-term lets

## BLOCK MANAGEMENT

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Each of our developments has on-site block management & concierge staff helping to manage the day to day running:

- Maintenance and repairs
- Resident engagement
- Managing communal spaces
- 24 HR Concierge
- Growing variety of resident services
- Resident communication via personalised app

## SALES

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Should you ever wish to sell your property, our team of property experts are on hand to ensure the process is quick and simple:

- Marketing and advertising
- Arrange viewings
- Valuation & searches entry
- Assistance with legal process
- Key release and handover process
- Full customer journey management
- Dedicated sales manager

# HOW TO BUY

Reserving at Hadrian's Tower is a transparent and simple process with phased deposit payments to protect your monies during the purchase process:

**RESERVATION FEES -  
£5,000 (REFUNDABLE)**



**EXCHANGE OF CONTRACTS -  
10% OF PURCHASE PRICE  
(MINUS RESERVATION FEE)**



**REMAINING BALANCE  
ON COMPLETION**



## MORTGAGES

## LEGAL

**DALE SHOTTON**  
FINANCIAL ADVISOR

0797 173 7304

**ANDREW SIMPSON**  
CONVEYANCING PARTNER

[asimpson@mortons-solicitors.com](mailto:asimpson@mortons-solicitors.com)

**KARIN WOODGATE**  
MORTGAGE CONSULTANT

0749 570 4521

[karin@internationalpfg.com](mailto:karin@internationalpfg.com)

## CONTACT US

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[sniven@onecollectiongroup.co.uk](mailto:sniven@onecollectiongroup.co.uk)

**COLIN MYERS**  
ASSOCIATE SALES DIRECTOR

0191 933 8598 | 0790 404 9245  
[cmyers@onecollectiongroup.co.uk](mailto:cmyers@onecollectiongroup.co.uk)

### GENERAL ENQUIRIES

[strawberryplace@onecollectiongroup.co.uk](mailto:strawberryplace@onecollectiongroup.co.uk)

