



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

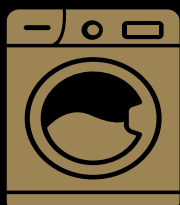


ROOM SERVICE

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**

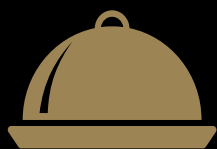


**MEN'S
TAILORING**

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



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 IMPRESSIONING CITY LANDMARKS



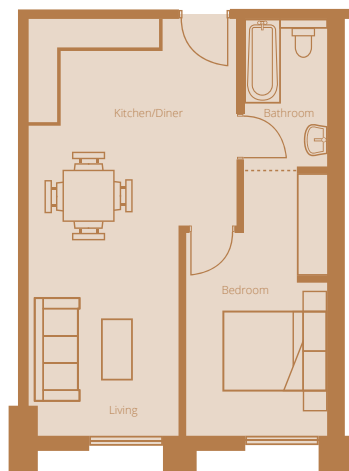
THE APARTMENTS

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

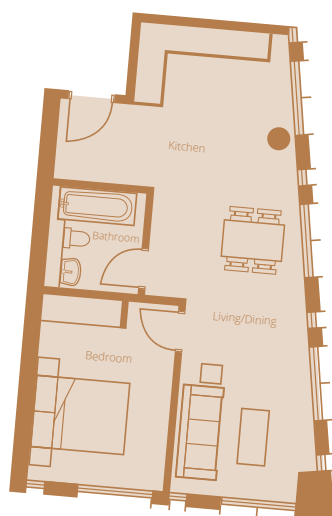


FLOORPLANS



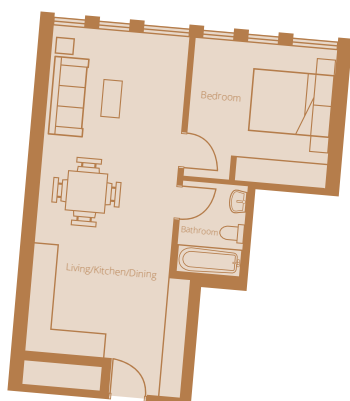
ONE BED - LOWER FLOOR UNIT

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



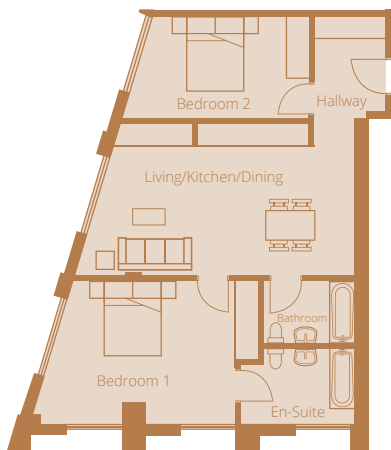
ONE BED - MIDDLE FLOOR UNIT (8-20)

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



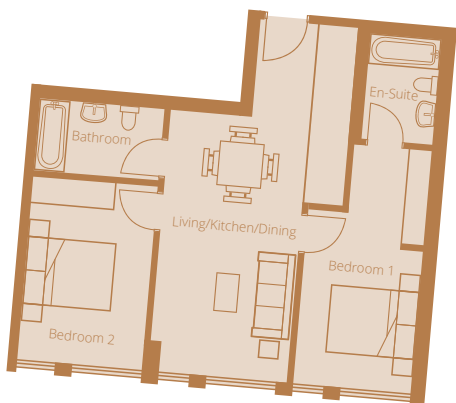
ONE BED - TOWER FLOOR UNIT

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

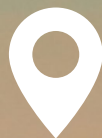
Where opportunity in the city is limited for investment Hadrian's Tower will provide much needed urban residential living to the PRS marketplace and allow for the growing interest within the investment and rental markets to continue within the city.

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

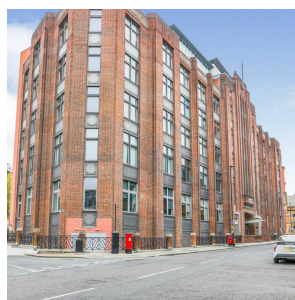
*Zoopla

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

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



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

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

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

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

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

KARIN WOODGATE
MORTGAGE CONSULTANT

0749 570 4521

karin@internationalpfg.com

CONTACT US

STUART NIVEN
ASSOCIATE SALES DIRECTOR

0191 933 8598 | 0737 550 9284
sniven@onecollectiongroup.co.uk

COLIN MYERS
ASSOCIATE SALES DIRECTOR

0191 933 8598 | 0790 404 9245
cmyers@onecollectiongroup.co.uk

GENERAL ENQUIRIES

strawberryplace@onecollectiongroup.co.uk

