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Developer Profile

Elliot Group

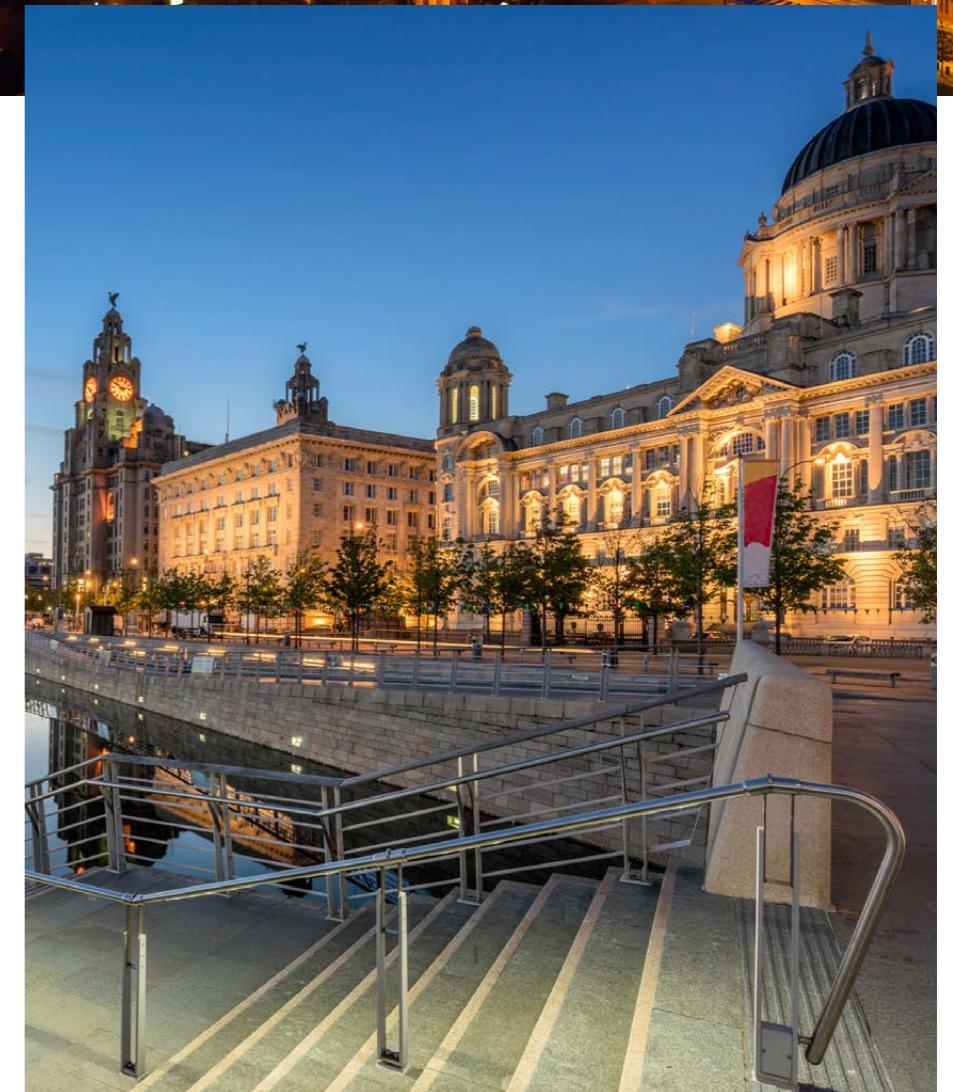
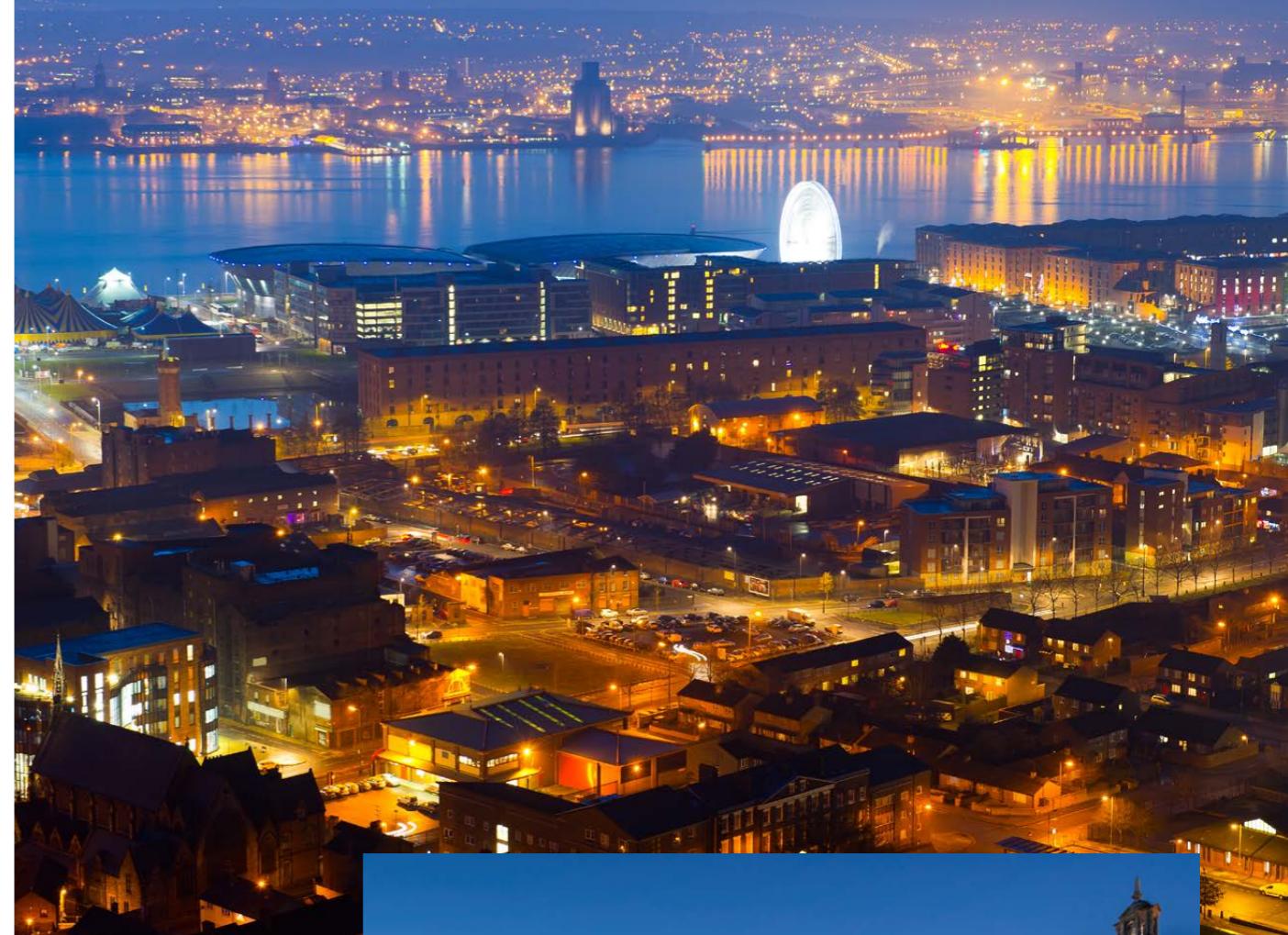
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About Us

Liverpool-based development company, Elliot Group, provides a diverse range of UK real estate projects.

The company provides UK and international investors with prime property investment opportunities in Liverpool and other major UK cities.

With exceptional knowledge, experience of location and property markets, Elliot Group is a trusted and leading developer in Liverpool.



History

From that first acquisition in 2013, Elliot Group has since amassed a development pipeline of £750m.

There are now 18 projects in Liverpool, maiden schemes in Manchester and Leeds and sites under discussion that should take the company past the billion pound mark within the year.

Experts in the UK property sector, the Elliot Group sensed the momentum building up in Liverpool's emerging Baltic neighbourhood. Internet businesses, computer games designers and architects had given the forgotten city centre district a patina of hip-dom and the mood was changing.

This change helped to build the foundation for the Elliot Group's subsequent rapid growth, selling out its first scheme, called Artesian on Jamaica Street, within 3 months to overseas investors keen to buy in to the UK's solid economy.

£750m
DEVELOPMENT
PIPELINE

18
PROJECTS IN
LIVERPOOL

UK AND
OVERSEAS
CLIENTS

PROJECTS IN
LIVERPOOL,
MANCHESTER
AND LEEDS

ESTABLISHED IN
2013

Why invest in the Northern Powerhouse?

The UK's government's focus on the Northern Powerhouse has helped boost economic growth of the North of England.

Core Cities such as Liverpool, Manchester, Leeds, Sheffield and Newcastle have benefited from the initiative which has seen much development and long-term investment programmes.

Plans which are underway include a world class transport system to better connect the North to allow them to operate as a single economy and to grow stronger.

The knowledge economy, including communications, business services, media and digital, education, and advanced manufacturing, represents a significant part of the future growth of the UK economy, and features in the government's Industrial Strategy.

"Key cities in the Northern Powerhouse like Liverpool and Manchester represent a unique opportunity for investors. There is an undersupply of good quality housing across the north and, with the government's plans attract more people to the area, new-build housing will play a key part of this growth," Elliot Lawless, Elliot Group.



Infrastructure projects such as the HS3, a high-speed railway link between Liverpool, Manchester and Leeds, the HS2 project, where it will take only 59 mins to travel from London Euston to Manchester Airport, and the One North rail project will boost the city's accessibility.



Further investment in Manchester Airport – the biggest development in the UK outside of London – will also increase the city's connectivity with international markets.

Current Projects

1 Wolstenholme Sq Phase I, Liverpool, L1

Scheme: 220 units

GDV: £25m

Completion: September 2017

2 Wolstenholme Sq Phase II, Liverpool, L1

Scheme: 227 units

GDV: £28m

Completion: September 2018

3 The Residence, Manchester

Scheme: 300 units

GDV: £70m

Completion: December 2018

4 One Park Lane, Liverpool, L1

Scheme: 800 units

GDV: £130m

Completion: January 2019

5 Falkner Street, Liverpool, L1

Scheme: 109 units

GDV: £15m

Completion: September 2017

6 Norfolk House Phase III, Liverpool, L1

Scheme: 252 units & 6,000 sqft commercial

GDV: £40m

Completion: January 2018

7 Victoria House, Leeds, LS7

Scheme: 110 units

GDV: £14m

Completion: June 2017

8 TIMES Aparthotel by Vincent

Scheme: 42 apartments

GDV: £40m

Completion: Q2 2018

9 Aura Student Liverpool

Scheme: 1,007

GDV: £60m

Completion: September 2018

10 Infinity

Scheme: 1,002 apartments

GDV: £250m

Completion: September 2019



Completed Projects

1 22 Canning Street, Liverpool, L8

Scheme: 4 luxury apartments
GDV: £1m
Completed: 2012

2 248-250 Parliament Street

Scheme: 10 apartments within a listed building
GDV: £1.5m
Completed: 2013

3 St Geregorys Court

Scheme: 20 extra care apartments
GDV: £2.25m
Completed: 2013

4 Derby Court

Scheme: 40 extra care apartments
GDV: £4.35m
Completed: 2014

5 Artesian

Scheme: 100 apartments, 9 commercial units
GDV: £10.5M
Completed: 2015

6 Royal Oak Care Home, Liverpool, L15

Scheme: 75 bed care home
GDV: £10m
Completion: April 2016

7 Queensland Place

Scheme: 399 student rooms
GDV: £30m
Completion: July 2016

8 Parliament Place, Liverpool, L8

Scheme: 116 units
GDV: £12.5m
Completion: September 2016

9 Norfolk House Phase I, Liverpool, L1

Scheme: 156 units & 5,000 sqft retail
GDV: £17.5m
Completion: September 2016

10 Norfolk House Phase II, Liverpool, L1

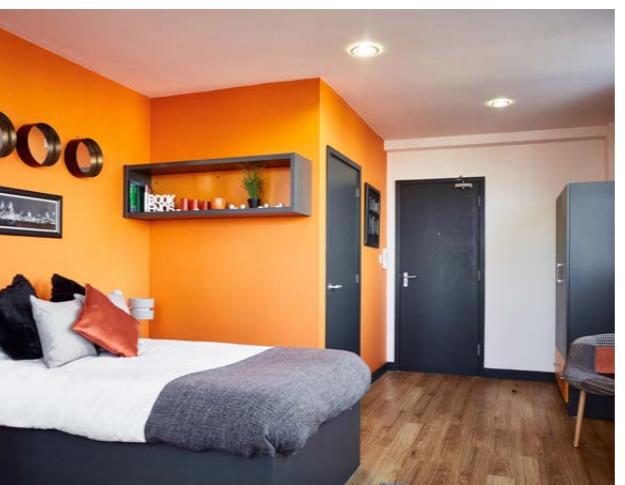
Scheme: 100 units
GDV: £12.5m
Completion: December 2016



Artesian, Liverpool

Artesian comprises 99 self-contained studio apartments designed to suit the needs of today's modern student.

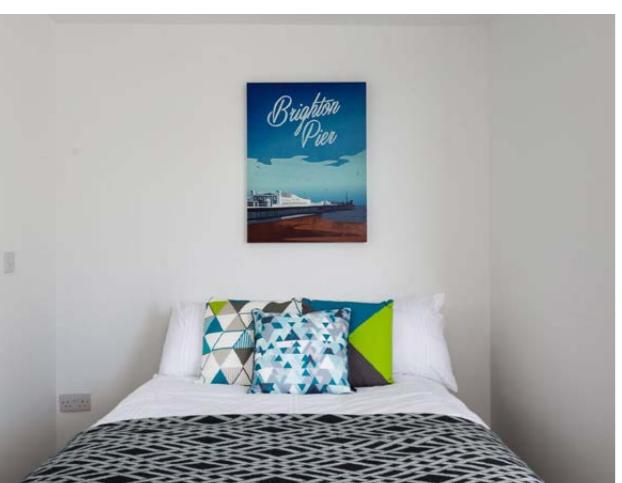
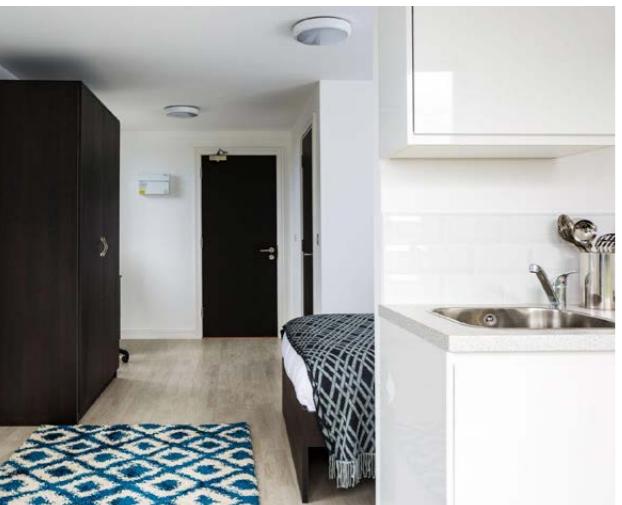
The fully managed development features 24/7 CCTV and a manned reception, a modern gym, a cinema room with a breakout lounge with TVs, pool tables and there is an on-site laundry facility.



Parliament Place, Liverpool

Parliament Place comprises 116 self-contained studio apartments which have been delivered fully furnished and ready to let.

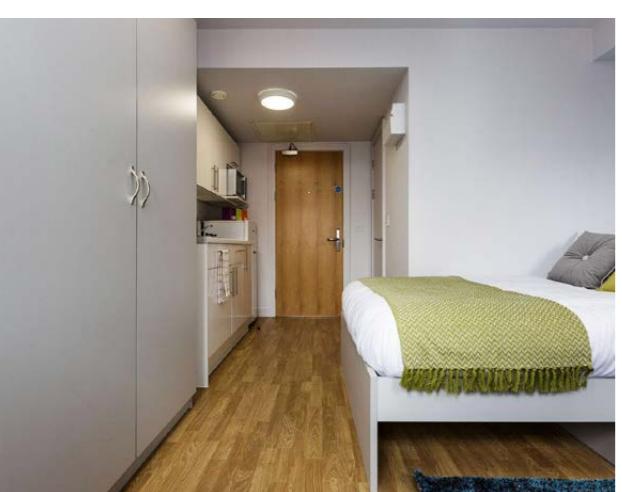
Boasting a central location, the completed apartments will appeal to young professionals, key workers, undergraduate and post graduate students.



Queensland Place, Liverpool

Queensland Place is a completed student development located just 0.3 miles from the University of Liverpool.

The development comprises 344 fully managed en-suite and studio rooms and a range of modern communal facilities including 24/7 CCTV, a gym, a cinema room, on-site laundry and a communal games room.



Royal Oak, Liverpool

Royal Oak Court is a completed UK Care Home investment in Liverpool which contains modern, en-suite rooms designed to provide the best possible care.

The peaceful, modern building is managed by a specialist operator who will provide the best possible nursing and dementia care.



Partners

Over the years, the Elliot Group has established long-lasting relationships with some of the industry's leading companies.

The company has surrounded itself with the best advisors and suppliers and keep a close grip on costs and performance of each individual project.

Investors can rest safe in the knowledge that their investment is has been designed by award-winning architects and the constructed and managed by experts within each field.

HILL DICKINSON

Boasting a successful track record which spans over 200 years, Hill Dickinson is a leading and award-winning international commercial law firm.

With offices in London, Liverpool, Manchester and overseas, they deliver advice and strategic guidance spanning the full legal spectrum.

Hill Dickinson is rated in Legal Week UK Top 50 and The Lawyer UK 200.

FALCONER CHESTER HALL

Established in 1997, Falconer Chester Hall is a trusted architectural firm which has delivered innovative buildings across the UK.

The award-winning company has worked across a range of sectors including student, residential and hotel sectors and has an impressive portfolio of projects under their belt.

vermont construction

Established in 2004, Vermont is a leading construction and development company which has delivered over 1.0 million sqft of mixed-use projects.

Completed projects include student, commercial, residential, leisure property.

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experienceinvest

Experience Invest is one of the most reputable and well-established companies in the industry.

The Company's unrivalled knowledge of the UK's property market and understanding of investors' needs has allowed the business to expand over the last 11 years.

Experience Invest has been appointed as the Elliot Group's exclusive UK sales agent.



KDP Architects provide a modern and comprehensive approach to architecture.

With many years of experience, they are perfectly positioned to provide project management and interior design services.

They have worked across a variety of different sectors including student property, industrial, leisure and sport, housing and more.

Their wealth of knowledge and professional approach to projects makes them a key partner in the Elliot Group's strategy.



WYG is a successful global project management and technical consultancy.

The company has 20,000 partners and associates across 50 locations across the globe.

WYG helps to bridge the worlds of engineering, environment, planning, design, transport, project management and social development.

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Go-ahead for £250m "triple towers" in Liverpool

Grant Prior 3 months ago

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Developer Elliot Group has secured planning permission for its £250m 'triple towers' residential project on the northern edge of Liverpool's business district



The tallest building on the Infinity scheme will be 438ft.

Elliot Group is understood to have drawn-up a shortlist of three potential main contractors after the scheme was granted permission at a meeting of the city council's planning committee on Tuesday morning.

Three towers – ranging in height from 27, 33 and 39 storeys – will be built on a site on the corner of Leeds Street and Pall Mall.

The £250m development is the largest single housing project in Liverpool and will offer 1,000 apartments, plus a triple-height luxury spa, gym and pool and more than 10,000 sq ft of commercial space.

Adam Hall of architects Falconer Chester Hall said: "This is Liverpool reaching for the sky, and with a quality that befits such an ambitious place."

Each of the blocks will be wrapped in two shimmering glazed skins that represent the sun reflecting off the undulating river.

The blocks will step up in height towards the business district immediately to the south and extend out dramatically over a podium with sculptured concrete columns.

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By 10.00 a.m. 2016

Photo: Cox of Elliott Group's Seed Street hotel

UK: Liverpool property developer Elliot Group has revealed plans for a 150-room boutique hotel on Liverpool's Seed Street.

The £20 million project will include a rooftop pool and spa.

Elliot Group, which is currently working on the nearby Wulstenhaline Square development, has said it is in negotiations with a "well-known hotel operator" for the site.

Designed by Falconer Chester-Jones, the proposed plans include extensive use of brick in its fit with the neighbouring Georgian and Victorian buildings.

Developer Elliot Lansell said: "We're participating in a design workshop with Liverpool City Council this week to test our assumptions and see if we can collectively identify improvements. It's a really interesting design, particularly internally, as it will give the operator the flexibility to offer both single rooms or serviced suites."

"The hotel will offer the city's first rooftop pool and spa and our proposed operation is perfect for this neighbourhood, which is funky and intrinsically urban. We expect to conclude negotiations with them shortly," he added.

Once design discussions have been concluded with Liverpool council it is expected that a planning application will be submitted in early March for the site.

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Record £25m sales month for Liverpool developer Elliot Group



BDaily Editor
Richard Bell
27 July 2017

Developer Elliot Group has achieved its best ever sales month, with domestic and overseas investors snapping up 250 student units at just one of the firm's Liverpool schemes.

The record tally, at the company's Aura project next to the new Royal hospital, represents an investment of £23m.

Located on the site of the former Erskine St Industrial Estate, Aura will comprise 142 one- and two-bedroom apartments for rent, along with 1,007 student rooms.

The development was designed by the Liverpool studio of architects Falconer Chester Hall.

Elliot Lawless, director of Elliot Group, said: "It's about quality and a track record of delivery, pure and simple.

"The UK's economic fundamentals remain strong and both domestic and overseas investors view Liverpool as offering that ideal combination of a healthy rental yield and good capital growth."

He added: "We have dozens of investors that have backed us numerous times because they see that we deliver on time, to budget and with the quality that we promised."

The record sales came as Elliot Group completed work on two other sold-out schemes in the city.

The company's 109-unit development on Falkner Street, in Liverpool's Georgian Carew Conservation Area, and the first two phases of its 445-unit, Waterfront Home Square scheme, have topped out.

Both were delivered by contractor Newry Construction and are now being fitted out, for tenant occupation.

Elliot Lawless continued: "Huge credit is due to our contractor and our professional



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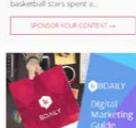
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David Casey
Digital News Editor

ELLIOT GROUP PLOTS £100M LIVERPOOL SCHEME

01 Nov 2016 • North West

Property developer Elliot Group has bought an industrial estate adjacent to the new Royal Liverpool Hospital where it is planning to build a mix of worker and student accommodation.

The 200m² development at the Orkine Industrial Estate, designed by Falconer Chester Hall, will rise to 14 storeys at its highest point and comprise two buildings.

The scheme, just below the terrace of Lune Hill, will also house yoga studios, a residents' gym, a bar and study zones.

"The development of the Royal Hospital and the major's recent announcement of a huge expansion to the city's Knowledge Quarter have acted as a catalyst for our plans," said Elliot Group's CEO, Group.

"We're looking forward to working closely with the Royal Hospital and the Knowledge Quarter to deliver a high-quality development that will benefit the local community."

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and students from the neighbouring medical and dental schools.

"The design quality and on-site amenities are a cut above other such schemes, as a result we expect the convenient location to score very highly too."

The project will comprise 142 one- and two-bedroom apartments for rent to key workers, and 1,007 student rooms.

Existing tenants of the Orkine Industrial Estate, which are said to be on short-term flexible leases, have been contacted to explain the timetables of the development and been offered professional support to identify new premises.

If planning permission is granted work is expected to start on site in summer 2017.

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One Wolstenholme Square development to offer investors prosperous opportunities

FRIDAY, 18 MARCH 2016

One Wolstenholme Square will present strong opportunities for capital gains, rental yields and income.

Experience Invest is extremely proud to launch a brand new and exciting opportunity for property investors to get a footing in one of the hottest trends in the buy-to-let sector, with a chance to make strong returns through capital gains and rental yields over a number of years.

One Wolstenholme Square in Liverpool is offering buy-to-let investors the chance to purchase rental stock in one of Liverpool's most in-demand and growing post codes, offering the exciting chance to invest in an area that is sure to attract much attention from tenants for years to come.

The development is excellently located in the city, close to major transport routes, five minutes' walk from the main universities and very near the Liverpool One shopping centre. It will also attract tenants with its fantastic panoramic views that allow residents to look out over iconic skyline and the remarkable World Heritage waterfront.

There are a number of fantastic financial opportunities that will make One Wolstenholme Square the perfect investment opportunity in Liverpool this year.

Rental income

Rental income is the main attraction for anyone who is looking to put their money into the buy-to-let market. It's understandable that with any new development that investors will evaluate how the investment will perform in terms of giving them the returns they are seeking out.

Thankfully, Experience Invest's One Wolstenholme Square investment opportunity gives buyers peace of mind on this front with an assured income for a set period of time.

Anyone putting their money into the development is assured a NET return income of eight per cent

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ENVIRONMENT

Work begins on £15m residential scheme in Liverpool's historic Georgian Quarter

Demolition work is now underway on a site in Liverpool's historic Canning neighbourhood to make way for 109 new homes.

The £15m scheme, being delivered by Liverpool developer Elix Group, will comprise a mix of one- and two-bed apartments for rents across four floors.

Social enterprise Blaizehouse House, a provider of women's training services, has agreed to take 8000 sq ft of space on the scheme's ground floor.

Elix Group boss Tim Lawton said: "We're delighted to be on the site and getting cracking on what is a key scheme for the neighbourhood as well as Blaizehouse House."

"Liverpool has strong appeal amongst retail investors and many return to us again and again to seek further opportunities to invest in the city."

He added: "This project and our [local town centres](#) portfolio is part of our strategy of widening our product range to allow investors to add variety to their portfolios."

Liverpool architecture practice Falconer Chester Hall, which provided design for the project, has taken its cue from the roof lines and elevation of the surrounding Georgian terraced properties.

Located on the corner of Falkner Street and Bedford Street, the site once served as the home of Toxteth Community College.

Liverpool firm Mee Group is carrying out the demolitions. The work is expected to complete in August, with construction to begin the following month.



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Property Experts Experience Invest to Transform Historic Liverpool Square

 Business Wire

Press Release: Experience Invest – Wed, Oct 21, 2015 15:23 BST

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LONDON--(BUSINESSWIRE)--

Experience Invest, the London based property consultants have launched their latest project in Liverpool's Wolstenholme Square, the location of Jorge Pardo's iconic *Penelope* sculpture.

Property developer Elliot Group, Award-winning architects Falconer Chester Hall and Award-winning management company (Golding Estates) have collaborated to bring luxury finish/high specification studio and one bedroom apartments in the heart of the city centre.

Commenting on the development, Brian Price, Managing Director of Golding Estates said: "Apartments in One Wolstenholme Square will set a new precedent which will see the standard of rented accommodation within the City catapulted to a new high!"

The new project, One Wolstenholme Square, is set to revolutionise the historic square which dates back to the mid eighteenth century.

A spokesperson for Experience Invest explained: "There is a growing demand for high specification studio and one bedroom apartments in the centre of Liverpool. The burgeoning interest in Liverpool as a prospering city means that there is a greater demand for high quality accommodation. Investors can also expect an 8% NET return per annum assured for 3 years."

"One Wolstenholme Square is located in the heart of Liverpool in a buoyant local property market, and will provide apartments sold 20% below market value. Luxury studio apartments start from as little as £77,950 and 1 bed apartments from £99,950."



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Plans for new homes in Georgian Quarter

Posted by [Nick Hughes](#) in Latest News, Property News. Dec 14 2015. [No Comments](#)

Plans have been submitted for a major £15 million residential development for Liverpool's Georgian Quarter.

Falconer Group has proposed to develop a derelict site on the corner of Falconer Street and Bedford Street to provide 109 homes over four floors with Liverpool architects, Falconer Chester Hall, designing the development scheme.

Bordering the knowledge quarter, the development includes the former Toxteth Community College which will return to partial educational use with women's training organisation and social enterprise, Blacklumne House to take 8,000 sq ft of space on the ground floor.

Alastair Shepard, director at Falconer Chester Hall, says: "We've created something of its time but which is very respectful of its neighbours."

"The homes are mostly spacious one and two bedroom units for couples and young families as this is primarily a residential neighbourhood and one where demand for homes of this type dramatically exceeds supply."

"We are also very excited about the new garden space which benefits building occupiers and the neighbouring nursery."

Blacklumne House chief executive, Claire Dove, says: "Blacklumne House has been seeking additional space for the expansion of its educational and employment offer for local people for some time.

"This development is both in keeping with the area and in the heart of the community we serve so it is an amazing opportunity for Blacklumne House and our learners of the future."

The planning application is due to be heard in February and, if approved, work will start in the spring.



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