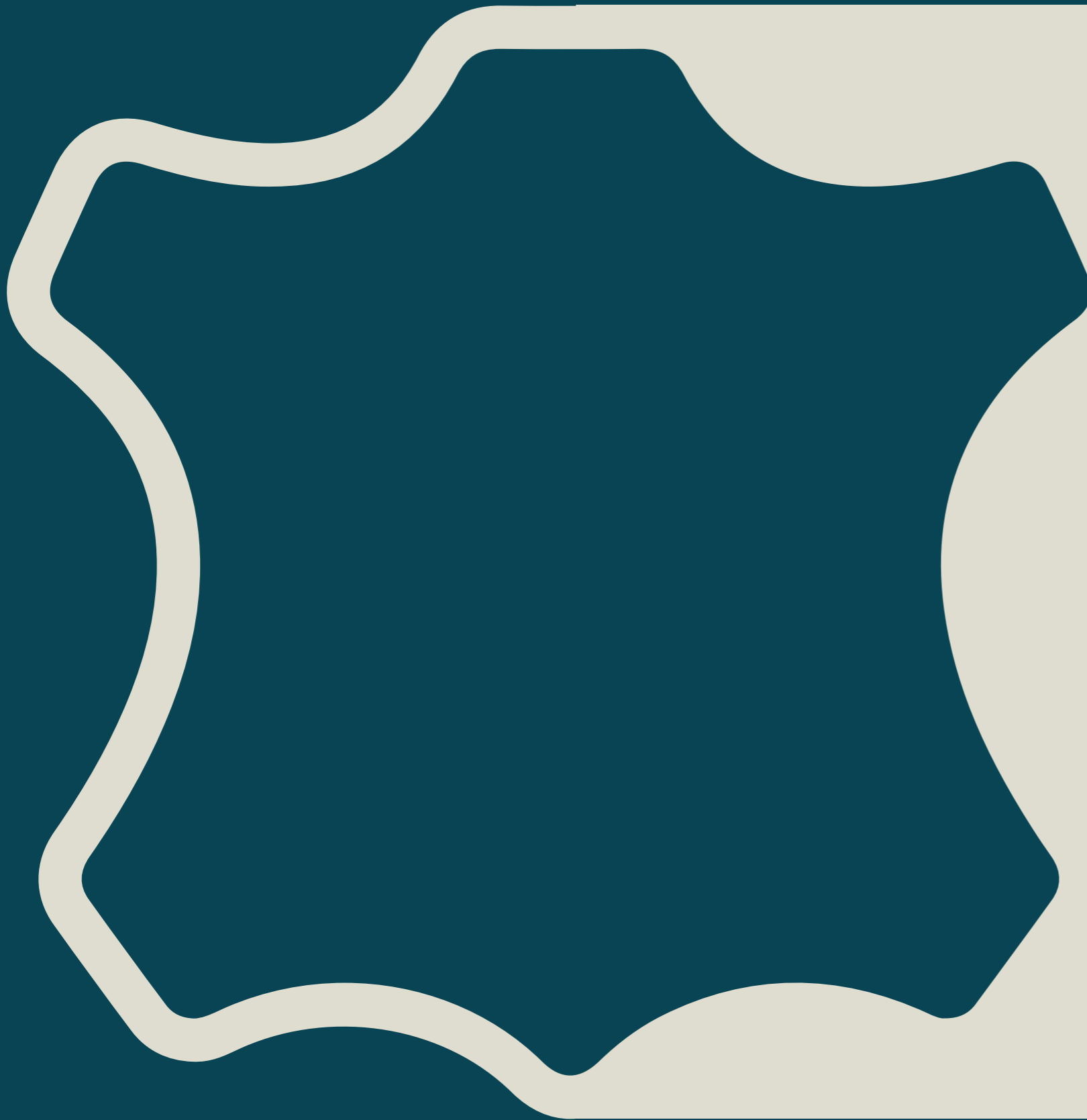


COMPLETED | TENANTED



WELLINGBOROUGH, NN8





Content

Rudlens Apartments, Wellingborough	04
<hr/>	
Welcome to Wellingborough	06
Introduction, Why Invest, Strategic Location, Regeneration and Urban Development.	
<hr/>	
Property Market	18
Rental Market, Population Growth, Demand of Property, House Prices & Appreciation, Local Economy, Infrastructure & Transport, Education & Amenities, Tourist Appeal & Short-Term Letting	
<hr/>	
The Property	39
Introduction, Key Highlights, Floorplans, Specifications,	
<hr/>	
Location	60
Location Map	
<hr/>	



Rudlens Apartments Wellingborough

Rudlens Apartments is a unique collection of 24 completed and tenanted apartments in the heart of Wellingborough, a small market town located in Northamptonshire.

Investors can benefit from an immediate 6% plus rental return since the project is completed, operational and tenanted with zero development risk and immediate income.

Located just 5 minutes walk from the development is Wellingborough station with access to London Kings Cross in just 45 mins, the development is also perfectly situated to capitalise on the increased gentrification of this area with more and more Londoners moving out to Wellingborough in search for better value for money when buying property.

With prices as low as these there is good scope for capital appreciation particularly as much of the regeneration and population growth in the area kicks in. Investors can invest in this wonderful development with as little as £27,000 making it extremely accessible for all types of investors.



24 1 and 2
bedroom
contemporary
apartments

0 development
risk - completed
operational and
tenanted

5 min walk from
Wellingborough
Station, 45-min to
London King Cross



Welcome to Wellingborough

Wellingborough, a charming market town located in Northamptonshire, offers a promising investment landscape for property investors. Its strategic location, ongoing regeneration projects, population growth, rising property prices, and strong local economy make it an attractive destination for those seeking long-term capital growth and rental income opportunities.

Wellingborough has been ranked in the top ten places with the strongest house price growth, according to data from Halifax, with a 15.5% increase in 2022 and it has been predicted that there will be further growth in the coming years.

Wellingborough boasts a rich history that dates back to the medieval period. Originally known as "Wendelingburgh," the town was recorded in the Domesday Book of 1086. Throughout the centuries, Wellingborough evolved from a small market town to an industrial hub, primarily fuelled by the rise of the boot and shoe industry during the 19th and early 20th centuries. This historical background is still evident in some of the town's architecture and landmarks.

Why Invest in Wellingborough

Wellingborough, a charming market town located in Northamptonshire, offers a promising investment landscape for property investors. Its strategic location, ongoing regeneration projects, population growth, rising property prices, and strong local economy make it an attractive destination for those seeking long-term capital growth and rental income opportunities. Wellingborough has been ranked in the top ten places with the strongest house price growth, according to data from Halifax, with a 15.5% increase in 2022 and it has been predicted that there will be further growth in the coming years.



Why Invest In Wellingborough – **Strategic Location**

Wellingborough's strategic location is one of its most significant advantages for property investors. Situated in the heart of England, the town enjoys excellent transport links, including proximity to major road networks and the East Midlands Railway line connecting it to London. This accessibility makes Wellingborough an appealing choice for commuters and businesses alike, fostering consistent demand for housing and rental properties.



Why Invest in Wellingborough

Regeneration and Urban Development

Wellingborough's strategic location is one of its most significant advantages for property investors. Situated in the heart of England, the town enjoys excellent transport links, including proximity to major road networks and the East Midlands Railway line connecting it to London. This accessibility makes Wellingborough an appealing choice for commuters and businesses alike, fostering consistent demand for housing and rental properties.



Why Invest In Wellingborough – Stanton Cross Regeneration Project

The Stanton Cross project is the centrepiece of Wellingborough's regeneration efforts. This ambitious initiative aims to develop a new urban community on a vast 3,650-acre site, integrating residential, commercial, and leisure spaces. With an estimated total value of £1 billion, the project is expected to deliver approximately 3,650 new homes, catering to a diverse range of property investors.

Stanton Cross is set to transform the eastern part of Wellingborough, providing a mix of housing options, including apartments, townhouses, and family homes. The development will incorporate green spaces, schools, retail outlets, and community facilities, making it an attractive prospect for families and young professionals.



Why Invest In Wellingborough

Wellingborough Waterside

Another significant regeneration project is the Wellingborough Waterside development, which aims to revitalize the town's waterfront area. The project's £120 million investment will create a dynamic mix of residential, retail, leisure, and business spaces, breathing new life into this part of Wellingborough.

Wellingborough Waterside's rejuvenation will not only enhance the aesthetics of the town but also attract businesses and residents looking for modern amenities and a vibrant atmosphere. The project's focus on sustainable design and green spaces aligns with the evolving preferences of residents and investors.



Why Invest In Wellingborough – **Thriving Rental Market**

Rental Market Overview

Wellingborough's rental market is thriving, driven by a combination of factors such as population growth, economic opportunities, and increasing demand for housing. The town's rental market caters to a diverse range of tenants, including young professionals, families, and business travellers. Property investors can benefit from stable rental income and the potential for capital growth, especially with the growing demand for both long-term and short-term accommodations.

Business Activity and Its Impact on Rentals

Wellingborough's thriving business environment, driven by a robust manufacturing and logistics sector, contributes to both long and short-term rental demand. The presence of numerous businesses attracts a transient workforce, boosting the need for short-term accommodations.



Why Invest In Wellingborough – **Thriving Rental Market**

Rental Yield Potential

The town's rental yields are competitive when compared to national averages, particularly for properties in high-demand areas near amenities and transport links. The average rental yield currently stands at 6%, making Wellingborough an attractive option for buy-to-let investors seeking stable rental income.

Average
rental
yield
currently
stands at **6%**



Why Invest in
Wellingborough –

Population Growth and Demand of Property

Population Growth is very important when considering an area to invest. Like all commodities the price of property is driven by supply and demand when there is an increasing population, the higher the demand for property. This means properties rent more quickly, rents increase at a faster rate and property values increase.

Factors Driving Population Growth

Wellingborough has experienced significant population growth in recent years, and several factors contribute to this trend:

Affordable Housing Compared to nearby cities, Wellingborough offers more affordable property prices, making it an attractive option for first-time buyers and families seeking larger homes.

Transport Links The town's excellent transport links, including the East Midlands Railway connecting it to London, appeal to commuters seeking a more affordable yet accessible location.

Employment Opportunities Wellingborough's proximity to major industrial and commercial hubs, along with its own thriving economy, has attracted job seekers from neighbouring regions.



Why Invest in Wellingborough – **House Prices and Appreciation**

Steady Price Appreciation

The combination of regeneration projects and rising demand has positively impacted property prices in Wellingborough. Over the last decade, house prices have shown consistent appreciation, with an average annual growth rate of 5%.

Property Price Ranges

Wellingborough offers a diverse range of properties, catering to various budgets and preferences. From modern apartments to spacious family homes, investors have plenty of options to choose from.

The average house price in Wellingborough stands at £259,000. However, prices can vary significantly based on property type, location, and condition.



Why Invest in Wellingborough - **Strong Local Economy**

With a robust local economy, Wellingborough offers a stable environment for property investment. Key sectors such as manufacturing, logistics, and services contribute to a diversified and resilient economy. The presence of established businesses and employment opportunities attracts a skilled workforce, boosting the demand for housing and rental properties in the area.

Why invest in Wellingborough – **Strong Local Economy**

Key Economic Sectors

Wellingborough benefits from a diverse and resilient economy, bolstered by the following key sectors:

Manufacturing The town has a strong manufacturing presence, particularly in food processing, logistics, and engineering industries.

Logistics and Distribution Wellingborough's strategic location near major transportation routes has attracted numerous logistics and distribution companies.

Services The service sector, including retail, healthcare, and education, contributes significantly to the town's economic stability.

Employment Opportunities

A flourishing local economy translates into increased employment opportunities for both residents and newcomers. Wellingborough's unemployment rate is below the national average, making it an appealing location for professionals seeking job prospects.



**Why invest in
Wellingborough –**

Infrastructure and Transport

Road Connectivity

Wellingborough benefits from excellent road connectivity, with the A45 and A509 providing easy access to neighboring towns and cities. Major routes like the M1 motorway are also within a reasonable distance, offering connections to the rest of the country.

Rail Links

Wellingborough's East Midlands Railway station provides direct services to London St Pancras International in less than an hour, making it an ideal location for commuters.

Public Transport and Cycling

The town offers a well-developed public transport network and is increasingly promoting cycling with dedicated bike lanes and cycling-friendly routes.



Why Invest in
Wellingborough –

Education and Amenities

Educational Facilities

Wellingborough boasts a range of educational facilities, including primary and secondary schools. The town also offers access to further education colleges and vocational training centres.

Leisure and Recreational Amenities

Wellingborough provides a wide array of leisure and recreational amenities, such as parks, sports facilities, theatres, shopping centres, and restaurants, enhancing the quality of life for residents.



Why Invest in
Wellingborough -

Tourist Appeal and Short-Term Letting

Wellingborough's tourist appeal is steadily growing, attracting visitors from neighbouring towns and cities. The town's historical landmarks, cultural venues, green spaces, and proximity to attractions like Northampton and Silverstone Circuit make it an ideal base for tourists exploring the region. Property investors can capitalize on this trend by offering short-term let accommodations through platforms like Airbnb, providing a lucrative income stream during peak tourist seasons. The growing number of business visitors to Wellingborough also contributes to the demand for short-term rentals, presenting an additional opportunity for investors.



**Why Invest in
Wellingborough –**

Tourist Appeal and Short-Term Letting

Nature and Green Spaces

Wellingborough's surrounding countryside and green spaces are a major draw for tourists seeking tranquillity and outdoor activities. Irchester Country Park, Sywell Country Park, and Stanwick Lakes offer beautiful landscapes for walking, cycling, and picnicking.

Cultural and Leisure Attractions

Wellingborough has a thriving cultural scene with various arts venues, including The Castle Theatre, which hosts a diverse range of performances, from plays to live music and comedy shows. The town also has a cinema complex, offering entertainment options for residents and visitors

Festivals and Events

Throughout the year, Wellingborough hosts a variety of festivals and events that attract tourists from neighbouring towns and cities. From food and music festivals to historical reenactments, these events add vibrancy to the town's social calendar.

Connectivity to Attractions

Wellingborough's strategic location provides easy access to nearby attractions. The historical city of Northampton, the picturesque town of Olney, and the iconic Silverstone Circuit are within a short drive from Wellingborough, making it an ideal base for tourists exploring the region



Why Invest in
Wellingborough –

Tourist Appeal and Short-Term Letting

Short-Term Let Arrangements

With the town's growing tourist appeal and business scene, there is an increasing demand for short-term accommodations in Wellingborough. Tourists, business travellers, and people visiting friends and family often prefer the comfort and convenience of short-term rentals over traditional hotels.

Higher Rental Income Short-term rentals often yield higher rental income compared to long-term tenancies, particularly during peak tourist seasons.

Flexibility Property owners can use the property for personal use when it's vacant, providing flexibility for those who wish to enjoy their investment periodically.

Adaptability Short-term let arrangements allow investors to adjust rental rates and availability based on market demand, maximizing potential returns.



Rudlens Apartments Wellingborough





Rudlens Apartments Wellingborough

Rudlens Apartments is a unique collection of contemporary apartments in the heart of Wellingborough, a small market town located in Northamptonshire.

Wellingborough has a wealth of history, a bustling community and recent investment in the area makes it a desirable place to live.

Within the local vicinity you will find plenty to keep you entertained, from cafes, shopping and local countryside walks, Wellingborough is a thriving community with something to offer for all.

The building has a truly spectacular style - with features such as large anthracite windows with Georgian bars and high ceilings throughout, combined with brand new fixtures and fittings, parking and a new build warranty - Rudlens Apartments offers the ideal of modern living.



24 Completed Apartments

Located on Mill Road,
Wellingborough



Safe and Secure Parkings

Gated entry with 10 parking spaces and 14 cycle bays



High Quality Specs

Materials from brands such as Duravit, Gerberit, Hansgrohe and Howdens.



Wellbeing & Fitness

Located just a 2 minute walk from Waendel Leisure Centre



Local Hostspots

Located 10 minutes from Rushden Lakes, where fashion meets lakeside restaurants and cafes



Ideal Location

Just a 5 minute walk from both the Town Centre and the train station



Heart of England

Located a under a 3 hour drive away from the majority of UK cities



Floor Plan

Apartment No. 1-8



Floor Plan

Apartment No. 9-14



Floor Plan

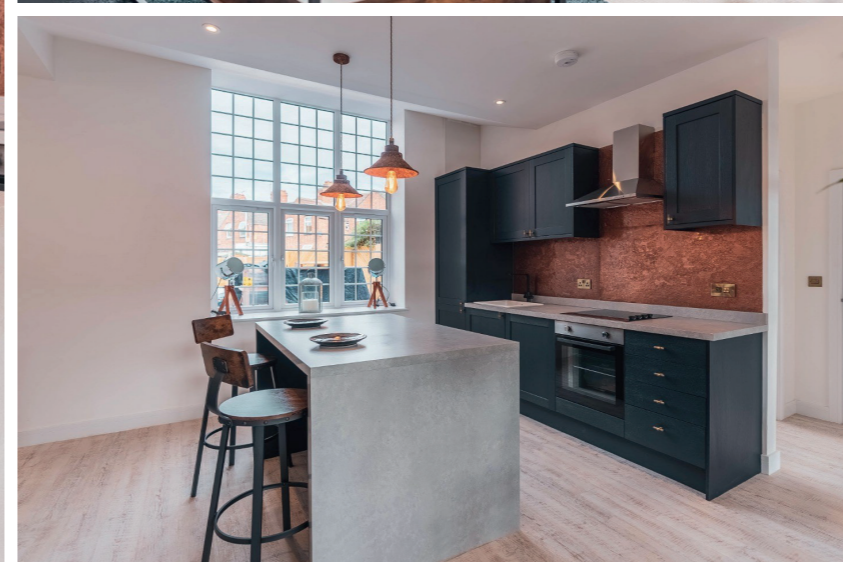
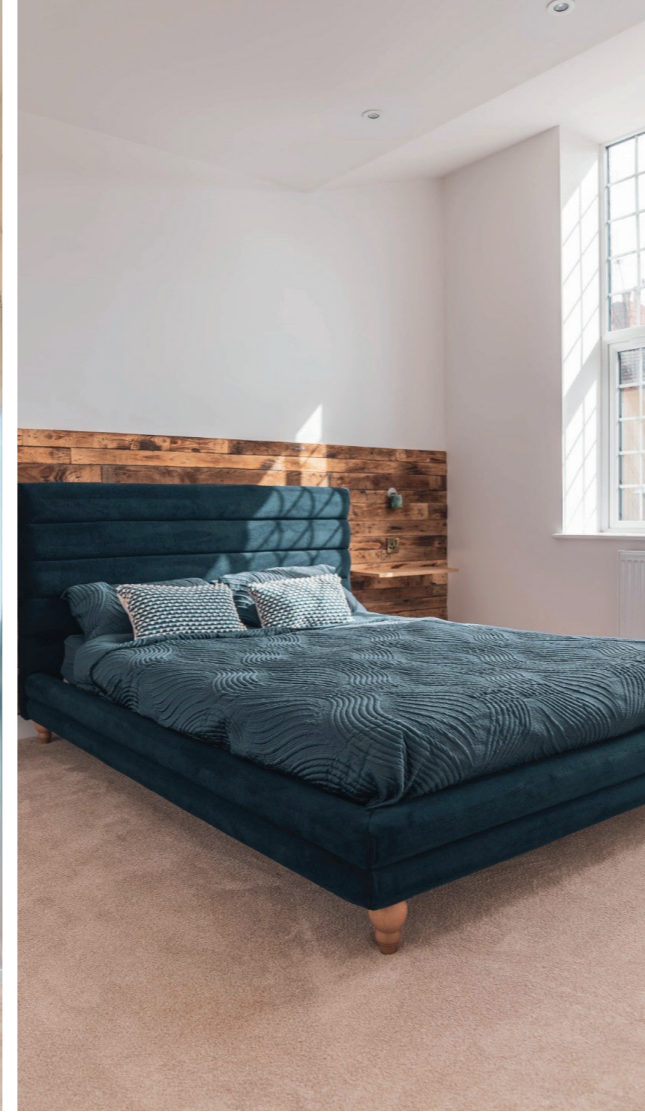
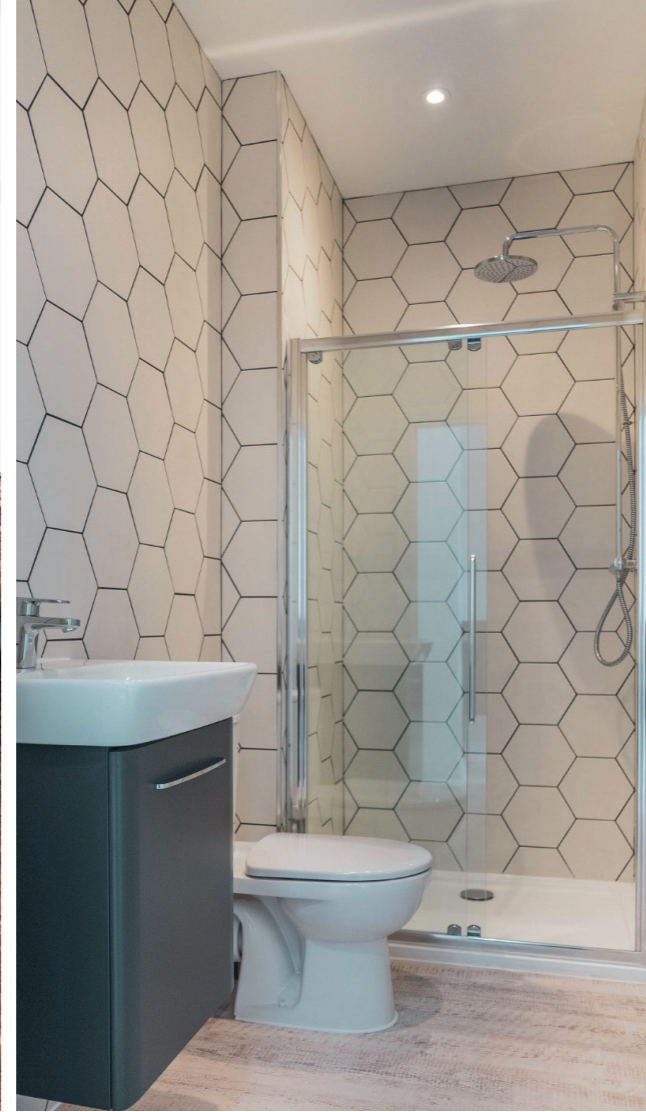
Apartment No. 15-24











Specifications

General

- 10 year warranty - ICW
- Combi boiler and radiators
- Individual room thermostat
- PVC-u double glazed windows
- Communal postal box system
- All ceilings and walls white and smooth finished
- Softwood staircase and hand rails

Bathrooms

- Modern Gerberit / Hansgrohe sanitaryware
- Tapware finished in stylish chrome
- Chrome heated towel rails
- Porcelain tiling
- Majestic glass shower screens

Kitchen

- Howdens gloss white kitchen units
- Integrated oven, hob and hood
- Glass splashbacks
- Stylish chrome mixer taps

Electrical Fittings & Home Entertainment

- Energy efficient pendant fittings
- Ample electrical sockets plus TV and phone point in living area
- Spotlights throughout living area

Security and Safety

- Mains powered smoke detectors
- 24 way video door entry system with dual entrance panels & key locks
- Audio/visual intercom system
- Fire-rated internal doors

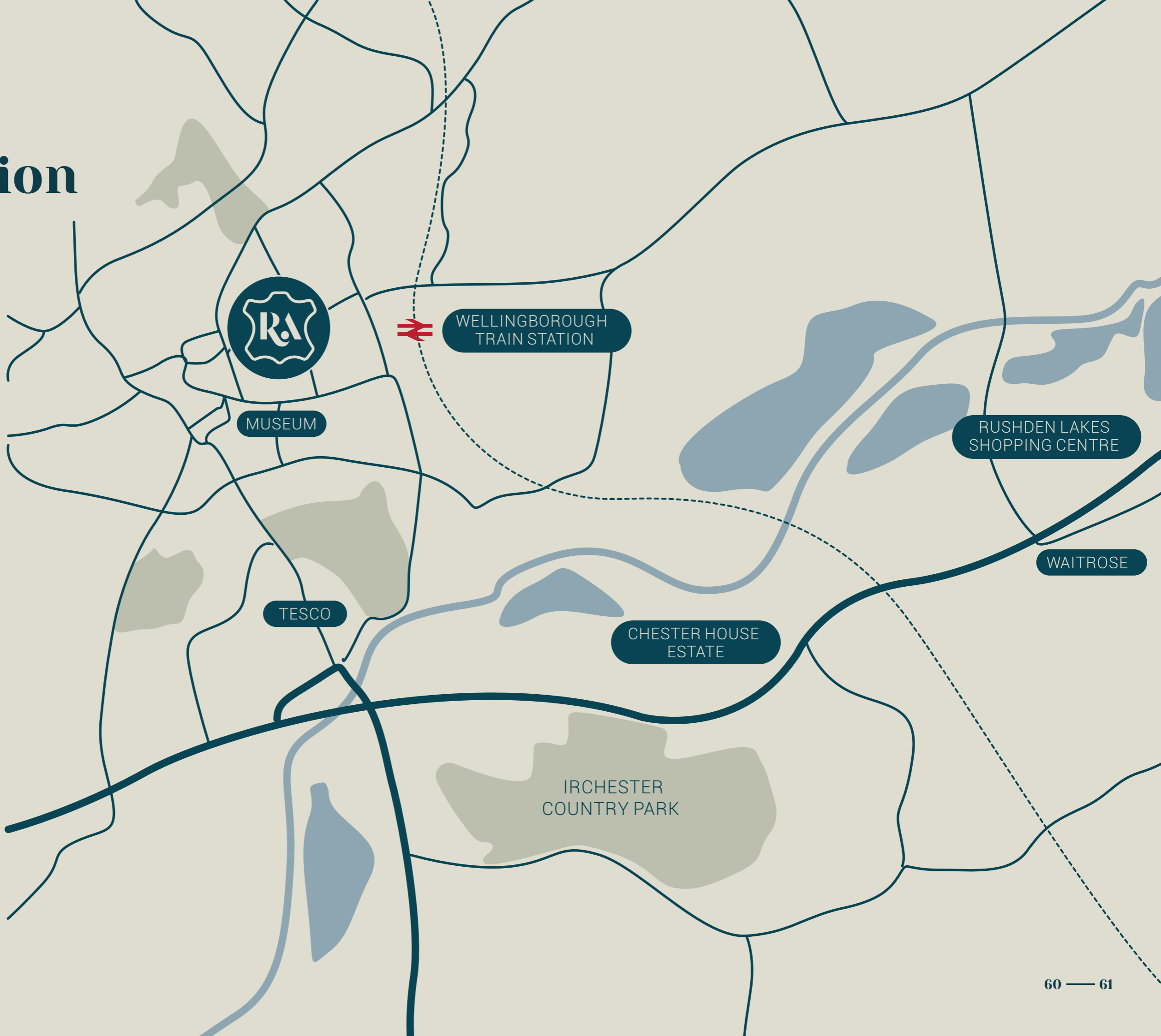
The main entrance lobby on Mill Road provides access to the apartments either by a communal staircase or lift. To the rear of the site, residents will find a ramp for disabled access as the majority of the apartments are Part M compliant. There are also dedicated bin stores and a bike store located in the secure, gated car park which can be accessed near the ground floor stairwell.

Not only do the apartments benefit from the local facilities of Wellingborough, but are also within a secure and accessible setting.

These apartments are designed to offer maximum comfort and style, using modern materials from suppliers such as Duravit, Gerberit, Hansgrohe and Howdens.



Location



Disclaimer

The material contained in this brochure including the images and any associated marketing material has been created for information purposes only and should not be relied upon.

The facts contained within are for information and illustrative purposes only and do not purport to show actual results. It is not, and should not be regarded as investment advice or as a recommendation regarding any particular security or course of action. Opinions expressed herein are current opinions as of the date appearing in this material only and are subject to change without notice. Reasonable people may disagree about the opinions expressed herein.

In the event any of the assumptions used here in do not prove to be true, results are likely to vary substantially. All investments entail risks. There is no guarantee that investment strategies will achieve the desired results under all market conditions and each investor should evaluate its ability to invest for a long term especially during periods of a market downturn.





Marketing Agents

☎ 07557 818184



Developer

Provident Homes

