



PARK VIEW

RESIDENCES

RWinvest
EST. 2004


CARO
DEVELOPMENTS



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INTRODUCING PARK VIEW

Project Overview

Offering a variety of Manhattan and one-bedroom apartments in a vibrant commuter town, Park View presents an excellent opportunity to enter a thriving rental market at an attractive off-plan rate.

A converted office building, this development occupies a prominent position in Warrington Town Centre, opposite the town hall and the golden gates of Bank Park. Residents will be moments from key commercial centres, employment hubs and recreational areas, fostering a well-rounded lifestyle just outside two major cities.

Designed to appeal to the growing population of working professionals seeking quality accommodation in the North West, each apartment features a modern interior and will yield a 6% return within the first year. Prices start at just £164,950 with exceptional capital growth forecasted for the years ahead.

Premium
Manhattan & 1-Bed Apartments

Prime
Commuter Location

Modern
Refurbishment

Practical
On-Site Amenities

6% Assured
Rental Returns

£164,950
Starting Price

Short Construction
Timeframe



Expanding the Regional Rental Market

Following this refurbishment, residents of Park View will enjoy access to convenient on-site amenities including a fully-equipped gym, residents' lounge and co-working space, all complemented by a dedicated concierge service.

Ensuring a high-quality finish, this project is being delivered by the Caro Group, a prolific Liverpool-based developer that has built an impressive portfolio of new-build and refurbished developments.

Overall, Park View combines an ideal location, contemporary design, and strong investment potential, making it an attractive opportunity for those looking to expand their presence in the North West rental market.



A Vibrant Commuter Town

In addition to its proximity to Liverpool and Manchester, Park View is close to a range of convenient amenities, including shopping centres, retail parks and key transport links. Paddington Meadows, an expansive nature reserve, is also a short ten-minute drive away, offering a scenic escape to the Cheshire countryside.



1. Bank Park	1 minute walk (0.1 miles)
2. Warrington Town Hall	1 minute walk (0.1 miles)
3. Palmyra Square	1 minute walk (0.1 miles)
4. Golden Square Mall	3 minute walk (0.2 miles)
5. Warrington Town Centre	6 minute walk (0.3 miles)
6. Bank Quay Station	8 minute walk (0.4 miles)
7. Warrington Central Station	11 minute walk (0.5 miles)
8. Halliwell Jones Stadium	11 minute walk (0.5 miles)
9. Riverside Retail Park	5 minute drive (0.8 miles)
10. Paddington Meadows	10 minute drive (2.3 miles)

LOCATION
OVERVIEW



At the Heart of the North West

Park View puts residents within commuting distance of some of the UK's leading employment, investment and regeneration zones.

Key research and innovation hubs such as the Liverpool Knowledge Quarter and MediaCityUK are easily accessible from this development, creating a world of opportunity for tenants and investors. Park View is also within 35 minutes of two international airports offering daily connections to global destinations.



Liverpool

 41 Minute Drive


 25 Minute Train

Manchester

 39 Minute Drive

 18 Minute Train

Liverpool John Lennon Airport

 27 Minute Drive

 43 Minute Train

Manchester Airport

 34 Minute Drive

 42 Minute Train





Why Invest in Warrington?

Warrington enjoys strong economic connections with nearby Liverpool and Manchester, leveraging its proximity to these cities to fuel growth. At the same time, the town has become an attractive base for prominent businesses, investors and working professionals in its own right.

In recent years, Warrington has evolved into an important regional hub for the nuclear energy, engineering, logistics, and software development sectors, creating thousands of local jobs.

Among the companies now based in Warrington are Sellafield, a leading nuclear engineering firm and the UK's biggest listed water company, United Utilities, which employs around 6,000 people directly. Warrington's diverse economy supports continued job creation and regional growth initiatives, bolstering the local buy-to-let market.

The town's population of 211,200 also highlights its status as a key urban centre in Cheshire with a growing demand for housing driven by its role as an important commuter hub between Liverpool and Manchester.



Strategic Location

Advanced Connectivity Infrastructure

Strong Labour Market

Competitive Pricing

Regeneration-Driven Growth





AN EXPANDING REGIONAL HUB

6.2 Million
People within a
45 Minute Drive

Connected by the
M62, M6 & M56
Motorways

84%
Employment
Rate

6,000 +
People in Advanced
Engineering

2nd
Most Entrepreneurial
Constituency in the UK
Outside London

1 of 5
Top Hotspots
for Build-to-Rent
Developers & Investors

5%
Average
Rental Yields

2021
Voted Best Place to
Live & Work in the UK

£884 Million
in Administrative &
Support Services

£794 Million
in Wholesale, Retail &
Motor Vehicle Repair

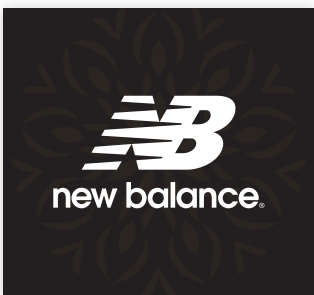
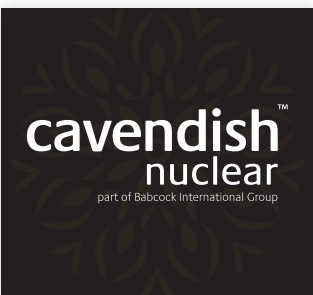
£646 Million
in Manufacturing
& Production

Prices
26% Below
England & Wales
Average



Excellent Employment Prospects

Maintaining balanced growth across various industries, Warrington avoids relying on a limited number of specific sectors. This mitigates economic risk for investors and presents excellent opportunities for professionals based in the North West. Here are some of the most prominent employers currently operating in the Warrington area.



EMPLOYMENT PROSPECTS



Labour Market Strength & Economic Resilience

Warrington's robust labour market underpins the strong demand for housing and quality rental accommodation in the area.

Over 80% of working-age residents are currently employed in Warrington, exceeding the North West average of 73.8%. Residents also benefit from a diverse job sector, with prominent companies across the tech,

manufacturing, logistics and renewable energy industries choosing Warrington as their base.

With several large-scale regeneration projects underway across the North West including the Northern Arc Railway initiative, Warrington will continue to strengthen its economic ties to key UK cities.



Average House Price:

£239,625

Average Monthly Rent:

£981



A Well-Connected Commuter Hub

Park View is ideally placed to attract high and consistent tenant demand from across the North West, specifically the growing number of working professional renters based in the region.

In addition to the seamless rail links connecting residents to neighbouring cities like Liverpool and Manchester, Warrington Bank Quay station offers regular services across the UK.

Being within two hours of London, Birmingham, and Leeds, opens up a wealth of employment opportunities to those living in Warrington, with regional transport infrastructures set to receive further upgrades in the coming years.



1. Chester	22 Minutes (By Train)
2. Salford	35 Minutes (By Car)
3. MediaCityUK	36 Minutes (By Car)
4. Trafford	37 Minutes (By Car)
5. Manchester City Centre	39 Minutes (By Car)
6. Liverpool City Centre	41 Minutes (By Car)
7. Liverpool Knowledge Quarter	39 Minutes (By Car)
8. Liverpool Waters	53 Minutes (By Car)
9. Birmingham	1hr 25 Minutes (By Train)
10. Leeds	1hr 27 Minutes (By Train)
11. London	1 hr 46 Minutes (By Train)
12. Glasgow	2 hr 53 Minutes (By Train)

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Investment & Regeneration

Warrington is undergoing significant regeneration efforts that will enhance its appeal as an investment destination. With several strategic investment programs currently upgrading key local areas, property and rental values are projected to rise in the coming years.



Time Square Development

£143 Million

- 2,500 Seat Cinema
- Contemporary Market Hall
- Enhanced Retail Offering
- Refurbished Public Square
- 400 Permanent Jobs
- Civic & Office Space for 1,100 Staff

Warrington Town Deal

£22 Million

- 7 Key Elements
- Town Centre Regeneration
- Health & Wellbeing Centre
- Bus Service Improvement Plan
- Health & Social Care Academy
- Digital Enterprise Hub



Warrington 2040

Central 6 Masterplan

- 27,000 New Homes
- 31,000 New Jobs
- 3.8 Million Ft² Office & Business Space
- Transport Infrastructure Investment
- Electric Bus Fleet & Solar Farm
- Green Spaces & Modern Design





Fiddler's Ferry Redevelopment **Est. £200 Million**

- 820-Acre Brownfield Regeneration
- 860+ New Homes
- 4 Million Ft² Employment Hub
- 368 Acres of Green Space
- New Primary School & GP Surgery
- 4,000+ Jobs

Cockhedge Shopping Centre

£99 Million

- Enhanced Retail & Leisure Offering
- Improved Public Spaces
- 900 New Homes
- 800+ New Jobs
- 215,000 Ft² Office Space
- 11,000 Ft² Mixed-Use Space



Warrington Waterfront

Est. £2 Billion +

- 30-Year Regeneration Strategy
- 250 Acres
- Mixed-Use Urban Quarter
- 2,600+ New Homes
- Offices, Hotels & Convention Centre
- Improved Riverside & Biodiversity



INVESTMENT & REGENERATION



The Northern Arc Railway

The Northern Arc Railway is a planned high-speed rail service between Liverpool and Manchester that will form a key part of the Northern Powerhouse Rail (NPR) Network.

The service will run from Liverpool Lime Street station to Manchester Piccadilly, with stops at Warrington Bank Quay and Manchester Airport. When in operation, it is expected to reduce the travel time between Liverpool and Manchester

from 50 to 35 minutes, while offering seamless connections to both cities for Warrington residents.

Under the current plan, several stations along the route will receive significant upgrades including Warrington Bank Quay and Manchester Airport, while talks regarding a new underground station at Manchester Piccadilly are also at an advanced stage.

Planned Route:



Strategic Goals & Economic Impact

£7bn

Regional Economic Boost

Reduced Travel Times

Between Liverpool & Manchester

Increased Labour Market Access

4.7 Million People & 132,000 businesses

Key Station Upgrades

Warrington Bank Quay & Manchester Airport

300,000 New Homes

Supporting Construction & Logistics

40,000+

High-Quality Jobs by 2050

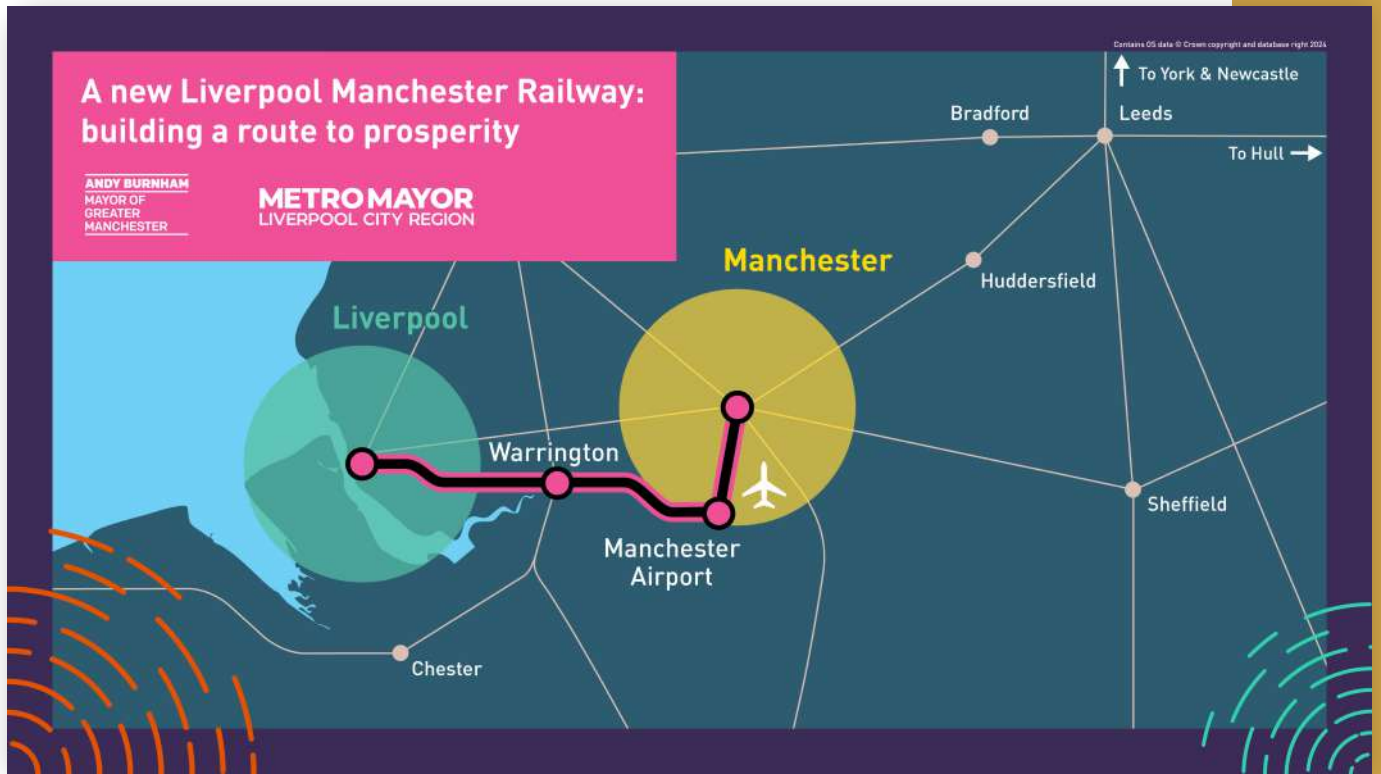
Enhanced International Trade Capacity

Through the Port of Liverpool & Manchester Airport

Decarbonisation

Bolstering Climate Goals





The Northern Arc Railway is expected to have a huge economic impact on Warrington and the surrounding region. It will also support several key regeneration initiatives and bridge the productivity gap between the North West and the Oxford-Cambridge Arc.



Supporting Key Regional Projects:

£2.5bn

Liverpool Central Regeneration

£550m

Liverpool Health Innovation Campus

Warrington Waterfront

Masterplan

Port Warrington

Expansion

£1.1bn

MediaCityUK Phase 2

£5.5bn

Liverpool Waters Scheme





Andy Burnham
Mayor of Greater Manchester

“Our combined pipelines of investment opportunities - the Northern Arc - will create a powerful northern engine to fuel national growth, one greater than the sum of our parts.”

“The sheer scale of the untapped growth potential of the North means that, with the right government support, the size of the prize could match that of the Oxford-Cambridge Arc.”



Steve Rotherham
Mayor of Liverpool City Region

“The Northern Arc represents a once-in-a-generation opportunity to transform the North West into a global powerhouse for world-leading businesses.”

“... with investments like the £550m Health Innovation Liverpool Campus and the expanding Sci-Tech Daresbury, we’re creating opportunities for businesses to thrive and innovation to flourish.”

“The Northern Arc is about connecting these hubs with Greater Manchester and beyond. The Liverpool and Manchester railway presents us with a fantastic opportunity to do this.”



PARK VIEW RESIDENCES



The Investment Opportunity

Following a full refurbishment, Park View will offer 100 premium apartments, adding contemporary yet affordable living spaces to the local residential market.

Due to high anticipated tenant demand, the developer has assured a 6% NET rental return on all investments within just one year of the project's completion, scheduled for 2026.

Prices start at £164,950 and investments can be made from £37,990 through an exclusive payment plan available to early buyers. To ensure a high-quality finish that complements the apartments and communal areas in this development, clients can purchase a deluxe furniture pack for an additional £4,000.

Contemporary
Manhattan & 1-Bed Apartments

Warrington
Town Centre

Modern
Refurbishment

Premium Grade
Specifications

Optimum
EPC Rating



Prices

Manhattan Apartments from	£164,950
1-Bedroom Apartments from	£167,950
Payment Plans	Available
Minimum Required Deposit	£37,990

Return Projections

Assured Rental	6% for Year 1
Annual Rental Income	£9,897 +
Projected Capital Growth	29.4% by 2029
Projected Rental Growth	20% + by 2030





Contemporary Interiors

Each of the apartments at Park View will boast a plush interior design and come complete with premium fittings and appliances.

The bright, open-plan living spaces will comprise a modern integrated kitchen and comfortable living area. Meanwhile, the bedrooms showcase sophisticated decor complemented by quality wood flooring and a warm, neutral colour palette.

 1-Bedroom	 1-Bathroom
 Open Plan Living Area	 Premium Fittings & Appliances
 Modern Integrated Kitchen	 Furniture Pack Available

Luxury Furniture Packs Available from £4,000

Offering a luxury touch, investors can purchase a premium furniture pack to complement their property at Park View Residences.

This will speed up the process of finding and placing a suitable tenant while elevating the apartment's interior aesthetic.

- | | |
|--|---|
| <ul style="list-style-type: none"> ● 3 Seater Sofa
Fabric finish with detail stitching. | <ul style="list-style-type: none"> ● Floorstanding Winged Headboard
Upholstered velvet finish. |
| <ul style="list-style-type: none"> ● Coffee Table
Dark finish with tempered glass & black legs. | <ul style="list-style-type: none"> ● Double Divan Base Set
Upholstered velvet finish. |
| <ul style="list-style-type: none"> ● Media Unit
Dark finish with black handles & black metal legs. | <ul style="list-style-type: none"> ● Floor Lamp
Black. |
| <ul style="list-style-type: none"> ● Dining Chairs
Light grey velvet with steel support frame. | <ul style="list-style-type: none"> ● 4 Piece Bedroom Cabinet Set
Matte grey with black profile handle Includes:
1 x 2 Door fitted double wardrobe.
1 x 3 Drawer chest.
2 x 2 Drawer bedside cabinet. |
| <ul style="list-style-type: none"> ● Dining Table
Round table with grey top & black bottom. | |



Site Overview - Ground Floor



DEVELOPMENT
OVERVIEW

Notes



Site Overview - First Floor



Notes



Site Overview - Second Floor



DEVELOPMENT OVERVIEW

Notes



Site Overview - Third Floor



Notes



Site Overview - Fourth Floor



DEVELOPMENT
OVERVIEW

Notes



Manhattan Floor Plan Example



Notes





1-Bedroom Floor Plan Example



Notes





Convenient Amenities

Elevating the on-site living experience, residents of Park View will have access to a variety of convenient amenities including a modern gym, comfortable lounge, and co-working space.

A round-the-clock concierge service will also operate out of the building's reception, catering for the needs of tenants as and when required. These additional features will make Park View one of the most desirable residences in the Warrington area and help generate strong rental market demand.



Fully-Equipped Gym



Residents' Lounge



Co-Working Space



Bike Storage



Reception



Concierge service



Ensuring Energy Efficiency

Aligning with government policy and energy standards, the Park View development will be powered by a network of eco-friendly technologies ensuring energy efficiency and reducing the building's overall carbon footprint.

This also means that each apartment will have the required energy performance certificate, satisfy industry regulations and cut running costs for property owners.

Key eco-features include PV solar panels, intelligent LED lighting and air-sourced heat pumps, all of which will help Park View become one of the most advanced developments within the local real estate market.

Advanced Thermal & Acoustic Insulation

PV Solar Panels

Intelligent LED Lighting

Air-Sourced Heat Pumps

Optimum EPC Rating





Key Investment Figures

Example 1-Bedroom Apartment

Property Price £167,950

Assured Rental Yield (Year 1) 6%

Annual Rental Income £10,077

Monthly Rental Income £840

Estimated Fees

Service Charge £3.50 Per Ft²

Management Fee 10%

Ground Rent: £0

Further Investment Details

Leasehold Term 999 Years

Planning Approved Q1 2025

Construction Commences Q2 2025

Estimated Completion Q2 2026

Payment Structure

Reservation Deposit
(Day One)

£5,000

Upon Exchange of Contracts
(Within 21 Days of Reservation)

20%

Upon Project Completion
(Estimated Q1 2026)

80%





Reservation Process

Once you have selected your unit(s), your relationship manager will help you complete the reservation agreement which you must then return along with a copy of your passport.

At this point, you will also be required to pay a £5,000 reservation deposit by credit or debit card transfer. When your relationship manager has received the deposit and relevant paperwork,

RWinvest’s client care team will assist you through the exchange and completion process.

You will also need to instruct a solicitor. If this is your first buy-to-let investment, we can recommend solicitors with expertise in residential property. Your solicitor will advise you of all the paperwork required. Please return this promptly so the process moves as smoothly as possible.

DAY ONE	Pay £5,000 Reservation Deposit
DAY ONE	Complete Reservation Form
WITHIN 24 HOURS	Instruct a Solicitor
WITHIN 21 DAYS	Exchange Payment Due
Q2 2026	Completion Payment Due





Over **1,550**
Units Sold

£160m Worth
of Completed
Developments

Investors in
50+ Countries

Developer Profile

Caro Developments is a first-rate property developer with vast experience in the North West real estate market.

From residential to student buildings, Caro has completed over £160 million worth of developments, including The Bridewell student accommodation and short-stay hotel, City Point student apartments and residential projects such as Vantage Point and Poet's Place.

Park View Residences exemplifies Caro's commitment to identifying unique residential opportunities across the North West. In doing so, Caro Developments can deliver affordable buy-to-let properties that yield high returns and improve the region's residential landscape.

Investors in this development can choose to use Caro Lettings to manage their rental property and ensure a seamless rental experience. Purchasers can also choose to self-manage their properties or use the apartment as a primary residence should they wish to.



DEVELOPER

PROFILE



📍 Liverpool



POET'S PLACE

GREAT HOMER STREET, LIVERPOOL

127 Dual-Use Apartments

£13.6 Million Development

Completed 2021



📍 Liverpool



Shaw Street

57 Student Rooms

£1.5 Million Georgian Redevelopment

Completed 2013



📍 Liverpool



127 Student & Short Stay Rooms

£2.6 Million Sensitive Refurbishment

Completed 2015



📍 Liverpool

CITYPOINT

159 Student Rooms

£6.9 Million Redevelopment

Completed 2015



📍 Liverpool

Parker Street

91 Apartments

£6.9 Million Restoration

Completed 2017



📍 Wigan



VANTAGE POINT

48 Premium Apartments

7% Rental Yields

Completed 2023



RWinvest

EST. 2004

Over **150**
Projects Launched

6,000 +
Units Sold

£1 Billion Gross
Development Value

Multi Award-Winning
Investment Agent

Exclusive Sales Agent

Whatever your goal, we make it easy for you to find the right investment opportunity.

RWinvest is an award-winning investment agent specialising in the sale of off-plan buy-to-let property. Since 2004, we have been helping investors secure high-income properties that achieve strong rental returns and long-term capital growth.

Our partnerships with industry-leading developers ensure that each project is completed to an exceptional standard, offering clients premium investment properties at exclusive off-plan rates.

All developers and management companies we work with are subject to stringent background checks, questionnaires, comparable pricing, planning and feasibility studies and property title searches with the local authority.



EXCLUSIVE
AGENCY



Multi Award-Winning Investment Agent **with over** **20 Years** of Industry Experience



UNITED KINGDOM
**PROPERTY
AWARDS**

luxaviation **X**
UNITED KINGDOM

**AWARD
WINNER**

2024-2025



**EMPLOYER'S
EXCELLENCE
AWARDS 2024**
IN ASSOCIATION WITH **METRO**
Outstanding Commitment
to Inward Investment

YM Liverpool
PROPERTY & BUSINESS AWARDS
Property Investment
Company of the Year 2024

**WORLD BUSINESS
OUTLOOK**
Largest Property Investment Company
UK 2024 & Best Property Investment
Opportunities Platform UK 2024

**SME
news** | **NORTHERN
ENTERPRISE
AWARDS 2023**
BEST PROPERTY INVESTMENT COMPANY

**insider
RESIDENTIAL
PROPERTY
AWARDS 2022**



5-star rated Client Experience



Excellent Team



Excellent team right across the board. Very helpful and always happy to help with any queries. Replies were also always prompt. Adam was exceptionally brilliant. Guided us through the process from the get-go. Overall I have enjoyed the process and I would highly recommend them to anyone. Bravo guys!! Keep up the good work.

Femi Abegunde

Really Positive Experience



Had a really positive experience throughout the purchasing process. Saj introduced me to the scheme and clearly explained fully both the benefits and pitfalls. Adam supported me throughout the process and ensured I was assisted as and when required. Both of the guys provided an excellent service and reassurance when required. Highly recommend the team to other prospective buyers.

Rob Ridout



RWinvest Have Been Amazing



I can honestly say they have put my mind at rest from day one answering all the questions I had, true professionals, I am not experienced in buying off-plan or for a rental income but I have to say the process has been smooth and I feel very relaxed, I can't wait now to see the end built! Thanks.

Kelly Webber







PARK VIEW

RESIDENCES

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Disclaimer

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