

LONGWOOD
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LONGWOOD

**A prestigious residential
development set within
the picturesque town of
Huddersfield.**



INTRODUCTION

WHERE THE PAST MEETS THE PRESENT

Nestled in the picturesque town of Huddersfield, Longwood Mill is an exclusive collection of luxury apartments, housed in beautifully converted old mill buildings.

With easy access to the town centre, these apartments are simply one of a kind as they enjoy all qualities of village living while never being too far from local town centre and cities such as Leeds & Manchester.

Each apartment interior has been designed individually, making them truly unique while benefitting from high ceilings, large picture-windows allowing the natural light to stream in, enhancing the historic character of the building.

INVESTING IN LONGWOOD MILL

Longwood Mill is quaintly located between the two villages of Golcar and Longwood, within the Huddersfield commuter belt and creates the perfect harmony between working in the town of Huddersfield or further afield in Manchester and enjoying the slower pace of the British countryside.



£121,000

Prices from
£121,000

Q1

Completes in
Q3 2026

Unique

Unique Apartment
Configurations

Approved

Approved For
Short let

10%

Up To 10% Yields
Achievable

1-2 Bed

One & Two Bedroom
Apartments Available





HERE'S TO HUDDERSFIELD

As part of extensive commitments to transform the region into an international powerhouse for business and prosperity, Huddersfield is at the centre of a £1bn investment project, aimed to improve local connectivity, education, infrastructure, and business opportunities.

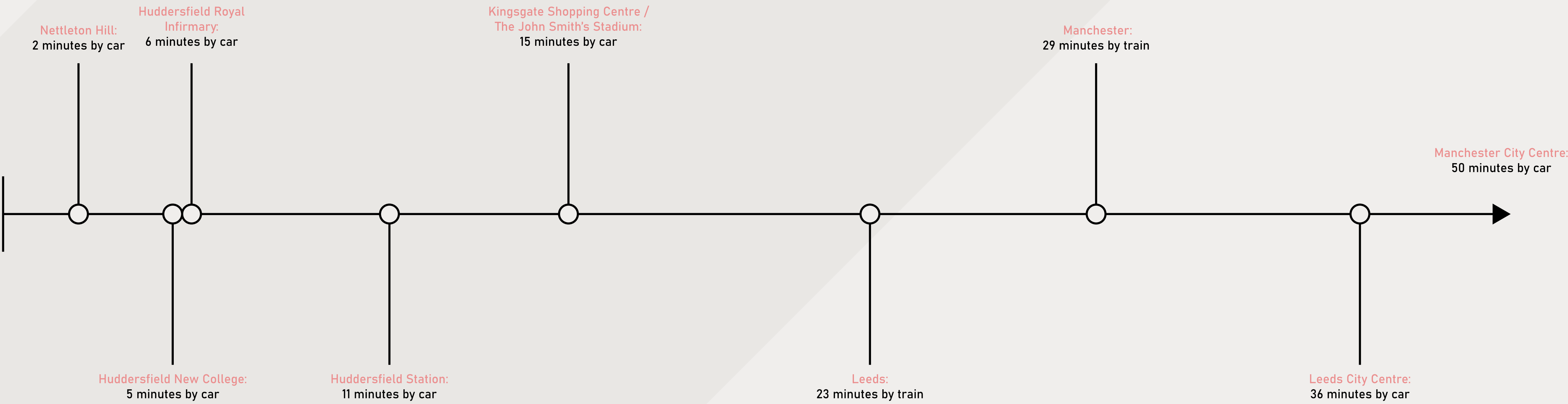
A key focus is the £262m 'Our Cultural Heart' project, which aims to deliver a brand-new cultural destination for Huddersfield and Kirklees comprised of a 2,200-seater entertainment venue, food hall, outdoor public spaces, a museum & gallery, and retail facilities. All phases of the project are expected to be completed by 2030.

Opening in Autumn 2024 is the brand new £15m expansion to A&E at Huddersfield Royal Infirmary, provide new facilities and a 50% increase in capacity.

Other large-scale investments include the £48m received from the government's Levelling Up Fund to improve the Penistone rail line which links Huddersfield to Sheffield. The Transpennine route will also be part of a multimillion pound upgrade to improve services between Huddersfield and Manchester, Leeds and York.

FROM THE VILLAGE, TO THE TOWN, TO THE CITY

Ideally located between Huddersfield, Manchester and Leeds, Longwood Mill is just a short distance from local amenities, tourism hotspots, business hubs and leisure facilities.



LIFTING OFF THE LID - ONE BEDROOM



LIFTING OFF THE LID - TWO BEDROOM



THE FINANCIALS - LONG LET ONE BEDROOM

Financial Forecast - Longwood Mill: One Bedroom (Long Let)		
Average Purchase Price		£125,000
Reservation Fee		£5,000
On Exchange(Minus Res Fee)	25%	£26,250
Balance on Completion	75%	£93,750
Financial Simulation (12 months)		
Monthly rent		£775
Annual Rent (gross)		£9,300
Annual fees		
Service charge		£936
Ground rent		
Let Only Fee (estimate)	7%	£651
Total (gross)		£1,587
Net Cash Return		£7,713
Net Return		6.17%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.

THE FINANCIALS - LONG LET TWO BEDROOM

Financial Forecast - Longwood Mill: Two Bedroom (Long Let)		
Average Purchase Price		£154,950
Reservation Fee		£5,000
On Exchange(Minus Res Fee)	25%	£33,737.50
Balance on Completion	75%	£116,212.50
Financial Simulation (12 months)		
Monthly rent		£925
Annual Rent (gross)		£11,100
Annual fees		
Service charge		£936
Ground rent		
Let Only Fee (estimate)	7%	£652
Total (gross)		£1,588
Net Cash Return		£9,512
Net Return		6.14%

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THE FINANCIALS - SHORT LET

Average Purchase Price	£125,000	£154,950
AVG. Size Sq Ft	£390	£621
Monthly Operating Income	One Bed (Avg. Per Night - £90)	Two Bedroom (Avg. Per Night - £105)
Gross Annual Rental Income @ Average 75% occupancy	£19,710	£22,995
Average Monthly Rent	£1,642.50	£1,916.25
Gross Monthly Operating Income	£1,642.50	£1,916.25
Monthly Estimated Operating Expenses	1 Bed	2 Bedroom
Property Management Fee @ 12% Inc VAT	£197.10	£229.95
Utility Bills	£130	£160
Council Tax	£123	£123
Ground Rent (Peppercorn)	£0.08	£0.08
Service Charge	£78	£78
Monthly Operating Expenses	£528.18	£591.03
Net Operating Income (NOI)	1 Bed	2 Bedroom
Total Annual Operating Income	£19,710	£22,995
Total Annual Operating Expense	£6,338.20	£7,092.40
Annual Net Operating Income	£13,371.80	£15,902.60
Net Yield:	10.70%	10.26%

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THE DEVELOPER: VIRTU HOMES

Cheshire based house builders specialising in bespoke luxury homes and experiences in helping clients individualise properties throughout Cheshire and South Manchester.

Virtu Homes was established to further strive for excellence in the private home sector.

We believe that always staying ahead of what improvements can be made to comfort and compatibility within a home should always be the focus to be able to provide future generations of homeowners with a home instantly acceptable and stylish.

Our expert team undertakes rigorous research into every changing aspect of housing to ensure that the highest quality in living is fully adhered to and implemented. We pride ourselves on providing high standards in place of low standards when giving you a home to suit your needs.

