



# CROWN GARDENS



BOLTON, GREATER MANCHESTER



Aspen Woolf

# AN ASPEN WOOLF EXCLUSIVE



"All my properties have been hugely successful ... hence returning again and again!"

**LUISA VALENTI**

*[Trustpilot Verified Review]*



"Due to their professional, thorough and transparent work, I am a very happy owner and investor. I recommend them wholeheartedly"

**DIMI PRODANOV**

*[Trustpilot Verified Review]*



"Recently learned that my property in Leeds had a valuation done and I am up by £75,000"

**TOM SHARAV**

*[Google Verified Review]*



"Really pleased I decided to invest with Aspen Woolf, extremely helpful, knowledgeable and professional guiding me through my first investment."

**PHIL ROBERTS**

*[Google Verified Review]*

ICONIC. ELEVATED. UNMISTAKABLE



# BOLTON: BENEFIT FROM 27.6% FORECASTED HOUSE PRICE RISES BY 2030

SOURCE: SAVILLS RESEARCH







A BREATHTAKING CONVERSION IN THE CENTRE OF BOLTON'S  
AMBITIOUS £1.5BN REGENERATION MASTERPLAN







# INVESTMENT SUMMARY

- PRE-LAUNCH OPPORTUNITY
- HIGH DEMAND CITY CENTRE LOCATION
- FIRST PICK OF THE BEST APARTMENTS
- JUST A 25% DEPOSIT, FROM JUST £37K DOWN
- 27.6% FORECASTED HOUSE PRICE RISES BY 2030
- EARN 7+% YIELDS
- SHORT TERM LET APPROVED







# WELCOME TO BOLTON

WITH PROPERTY PRICES SOARING OVER 334% IN THE LAST  
20 YEARS, BOLTON HAS BEEN ONE OF THE TOP-PERFORMING  
PROPERTY MARKETS OF ANYWHERE IN THE UK.







# WHY BOLTON?

Bolton is no longer just a commuter town in Greater Manchester - it's one of the most exciting and fastest-evolving property hotspots in the Northwest. With a population of over 310,000 and rising, Bolton offers the scale of a small city, the charm of a historic town, and now - the ambition of a major investment destination.

## £1.5 BILLION TRANSFORMATION UNDERWAY

At the heart of Bolton's investment case is its bold £1.5 billion Town Centre Masterplan - one of the largest regeneration schemes of its kind in the UK. This decade-long transformation is already reshaping the landscape and unlocking value, with developments that go far beyond cosmetic improvements.

## OVER THE NEXT FEW YEARS, BOLTON WILL DELIVER:

- 1.5 million sq ft of high-quality office space
- 4,000 new homes
- 7,000+ new jobs
- Significant retail, leisure and green infrastructure upgrades

## UNMATCHED CONNECTIVITY

- 20 mins to Manchester by train
- Direct motorway links to Liverpool, Leeds, and Birmingham
- 19 miles to Manchester International Airport

This makes Bolton a top choice for commuters, students, and young professionals - offering a city lifestyle without city-centre prices.

## EXCEPTIONAL RENTAL DEMAND AND GROWTH

Demand is already surging:

- University of Bolton supports over 11,000 students
- Major local employers include large logistic companies like Aldi, Amazon and Lidl
- Commuters increasingly priced out of Manchester are flocking to Bolton

This has driven a sharp rise in the property market:

- Rental rises outperformed the rest of England, 38.7% uplift 2020-2023
- One of the highest price rises witnessed in the UK, 334% since the 2000's

## LOOKING AHEAD: UNMATCHED GROWTH POTENTIAL

Bolton's momentum is supported by regional forecasts that suggest:

- 31.2% house price growth across the North West in the next 5 years
- A potential increase from £160k to £210k on a typical investment in that period

But Bolton is expected to outperform this average due to its regeneration-led uplift, improved transport, and swelling demand.

## THE BOTTOM LINE: A MARKET ON THE RISE

Where Manchester is becoming saturated and increasingly unaffordable, Bolton represents the next wave of opportunity. With major developments, a growing population, and a rapidly modernising town centre, it's a location with all the fundamentals for sustained investment growth.

"BOLTON AMONG CITIES WHERE HOUSE PRICES HAVE SOARED IN THE 2000S"













# BOLTON: WHAT YOU NEED TO KNOW

Bolton is on the up, supported by a bold Masterplan from the council and private investment. Take a look over some key facts about this town on the cusp of change.

## BOLTON OVERVIEW



Location:  
Greater Manchester



Population:  
310,085



Economy:  
£4.6 Billion



Employment:  
124,500 Jobs



Tourism:  
£450 million P.A.

## THE FIGURES



Recently invested into  
Bolton Town Centre



million of private sector  
investment agreed



of regeneration  
projects under way



invested in a new  
Bolton rail  
and bus interchange



redevelopment of  
Bolton marketplace

## KEY INDUSTRIES



Logistics



Retail



Manufacturing



Health & Social

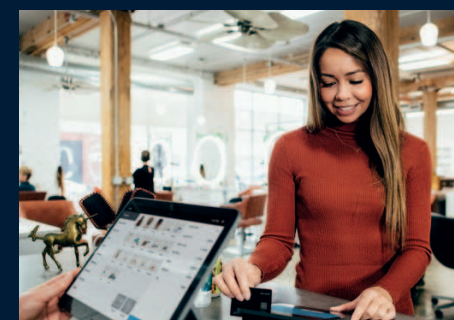


Education

## KEY EMPLOYMENT SECTORS



PUBLIC SECTOR  
**45,000**



RETAIL & WHOLESALE  
**20,000**



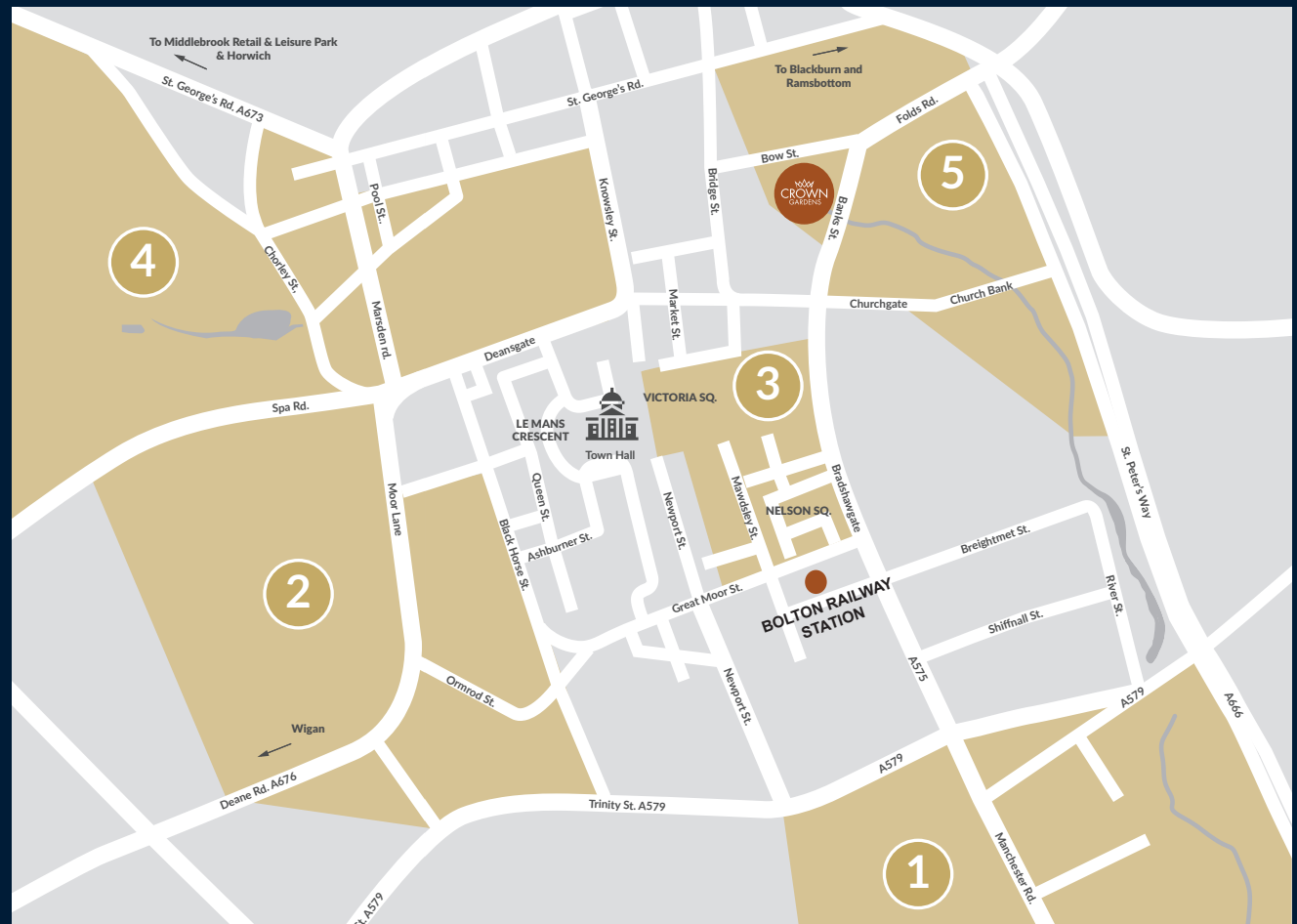
# BOLTON: INVESTMENT & REGENERATION

Bolton's £1.5 billion Town Centre masterplan is aggressively transforming the town in 2025, mirroring the revitalization seen in Preston and Manchester. The goal: a vibrant hub for living, leisure, and commerce.

Key projects include the £250 million "Crompton Place Deal", with demolition underway or imminent to create new streetscapes, commercial, and residential spaces. Stone Cross House is central to this. The £150 million "Church Wharf" development also sees planning applications submitted (May 2025) for a mixed-use site with over 400 homes and a hotel along the River Croal, with construction due this summer.

Beyond these, the Moor Lane Development is nearing completion, and Central Street is transforming a brownfield site into a new residential neighbourhood. The Wellsprings Innovation Hub opens in Summer 2025, and the Rivington Chase Link Road will enhance connectivity by Spring 2025.

Bolton's property market in 2025 shows positive trends: house prices rose 6.4% to April 2025 (average £195,000), and private rents increased 8.6% annually as of May 2025 (average £804). This strong market, combined with ongoing investment, cements Bolton's appeal for both residents and investors.



KEY: 1. TRINITY QUARTER | 2. CHEADLE SQUARE | 3. CROMPTON PLACE | 4. CROAL VALLEY | 5. CHURCH WHARF







# 17.6% RENTAL GROWTH FORECASTED BY 2029

SOURCE: SAVILLS RESEARCH





# WELCOME TO CROWN GARDENS, BOLTON

LOCATED IN THE HEART OF BOLTON AND CENTRAL TO THE TOWN'S  
AMBITIOUS £1.5 BILLION REGENERATION SCHEME, CROWN GARDENS IS SET  
TO BECOME ONE OF BOLTON'S MOST EXCLUSIVE NEW ADDRESSES.

Finished to a sleek, modern specification and equipped with integrated smart technology, The Crown will offer high-end, sought-after accommodation in an unbeatable city centre location.

Designed by multi-award-winning architects, this striking conversion will make a bold statement on the Bolton skyline. Residents will also enjoy access to a private rooftop garden with stunning views of Bolton Town Hall and Bolton Parish Church.

The Crown will feature 170 apartments, including 140 one-bedroom and 30 two-bedroom units. Many will include open-plan kitchen and living areas, creating spacious, contemporary interiors ideal for modern living. Each apartment has been thoughtfully designed with integrated utility storage, combining practicality with style.

With its prime location, standout design, and exceptional amenities, The Crown is poised to become a landmark development—unlike anything else in Bolton.



# CROWN GARDENS









# APARTMENT SPECIFICATION

## GENERAL

- Timber veneer internal doors with ironmongery in brushed chrome.
- Walls in white emulsion.
- Skirting boards and architrave painted white.
- Numbered post boxes in the entrance to the communal area.
- Provision of broadband facility /connection to the site (Likely Openreach).
- Smoke detectors within each flat and communal areas.

## FLOORING

- Neutral carpet in bedrooms.
- Wood effect LVT floor in hallway, kitchen and lounge.
- Polyfloor flooring or similar in the bathroom.

## ELECTRICS

- Low-profile LED ceiling downlights.
- Matt White switches and sockets.
- Pendant downlights in bedrooms.
- Smoke detectors and heat detectors.
- TV point in the living room and bedrooms.

## BATHROOM

- W/C with flush.
- Basin with vanity unit and mixer tap.
- PVC waterproof wall panels around bath and shower.
- Bath with a shower in two bedrooms.
- Mirror with shaver socket above basin (Main Bathroom Only).

## ENSUITE

- W/C with flush.
- Basin with vanity unit and mixer tap.
- Unique design PVC waterproof wall panels around shower.
- Shower.

## KITCHENS

- Fully fitted kitchens.
- Work surfaces with matching upstands.
- Integrated electric fan oven, hob and extractor.
- Integrated fridge-freezer and integrated dishwasher.
- Stainless steel sink unit.

## HEATING

- Electric panel heaters.
- Towel rails to bathrooms and en-suites.











# PURCHASE PROCESS

Once you've selected your unit(s) with the help of your relationship manager, please complete the reservation agreement and return it with a copy of your passport. At this time you also need to pay a reservation deposit of £3,500 by transfer, debit or credit card.

**£3,500**

---

RESERVATION DEPOSIT  
(includes £1,000 Admin & Handling)

Once your relationship manager has received your paperwork and deposit, our client care team will assist you through the exchange and completion. You will need to instruct a solicitor. We can recommend solicitors with experience in off-plan residential property. Your solicitor will advise you of the paperwork required – please return this promptly so the process moves as quickly as possible.

**25%**

---

UPON EXCHANGE OF CONTRACTS  
(Minus £2.5k Reservation Fee,  
Within 28 Days)

**75%**

---

UPON COMPLETION





The Leef  
Property Group

# PREFERRED LETTINGS PARTNER

Leef is a property and asset management company with a difference; offering professional services with a personal touch. Our commitment to client peace of mind through seamless management of your investments means you're in safe hands right from the outset.

Here at Leef we are constantly reinventing the way we rent, to ensure we keep you one step ahead of legislation and market movement.

Latest figures show that the number of households in the private rented sector has increased to over 4.5 million, with that number set to rise year on year. This means a lot of form filling, maintenance requests and new tenant

evaluations. Our commitment to smoothing the edges of property management means we take the rough, while you take the smooth.

Our friendly, focused team are experts in property management and are perfectly placed to add value to your property offering, whether it's recommending the most up and coming areas to invest your cash or listing the best bars and restaurants in town.

And this goes for all our sites around the UK. Our head office, based in the north west, is home to our property managers, with our satellite offices around the country providing nationwide support.





# THE DEVELOPER



Wright Investments, are not just builders; They are visionaries shaping the future of property development. Their expertise lies in strategic collaboration with landowners, banks, investors, funders, and local authorities. What sets them apart? Meticulous planning, impeccable development, and the sale of premium commercial and residential properties. It's not just their business; it's their commitment to excellence. Their powerhouse team of 70+ professionals, from architects to skilled construction workers, ensures every project is a masterpiece. With a successful track record spanning the UK, they don't just build; they craft legacies. Experience the Wright way – where every structure tells a story.

"AN AWARD-WINNING DEVELOPER THAT HAS DEVELOPED RESIDENTIAL AND COMMERCIAL SITES IN EXCESS OF £100M THROUGHOUT THE UK, COMPRISING OVER 800+ APARTMENTS, OVER 300 HOUSES AND OVER 30 ACRES, WITH EXTENSIVE EXPERIENCE IN RIVERSIDE REGENERATION, REMEDIATION AND SPECIALIST CONVERSIONS OF LISTED BUILDINGS"



# FAQ

## WHEN IS THE COMPLETION DATE?

Completion is set for Quarter 4 2027. The site will be complete no later than Quarter 4 2028. Phase 1 - 112 x 1 bedroom and 2 bedroom apartments.

## WHEN WILL CONSTRUCTION START?

Contractors will be on site from Quarter 4 2025, with site security, boarding and deconstruction of the existing building.

## WHAT IS THE PAYMENT PLAN?

Just 25% on exchange of contracts with the balance due on completion.

## CAN I GET A DISCOUNT?

Yes, if you buy in pre-launch.

## IS THE SALE HANDLED BY UK LAWYERS?

Yes. A team of solicitors experienced in the property investment sector have been appointed to act on the behalf of our investors. Spencer West [spencer-west.com](http://spencer-west.com).

## HOW MUCH IS THE GROUND RENT?

Under new UK legislation, there is no ground rent to pay

## HOW LONG WILL IT TAKE TO EXCHANGE CONTRACTS?

The developer will allow the standard 21 - 28 days to exchange contracts.

## HOW CAN I RENT MY PROPERTY?

Quality property in Bolton is in high demand, you can choose from many lettings agents in Bolton City Centre. However, we have spoken with Leef Lettings and Management will offer preferential rates for all Aspen Woolf clients. Ask your broker for more details.

## AS A NON-UK RESIDENT AM I TAXED ON RENTAL INCOME?

If you are a UK resident, then yes you will be subject to tax. If you are a 'non- resident' in the UK, then you are classed as an overseas landlord and may apply to HMRC in the

UK for exemption. You would need to file a NRL1 form with the HMRC. More information is available on their website: [https://www.gov.uk/government/publications/nonresident-landlord\[1\]application-tohave-us-rental\[1\]income-withoutdeduction-of\[1\]uk-tax-individuals-nrl1](https://www.gov.uk/government/publications/nonresident-landlord[1]application-tohave-us-rental[1]income-withoutdeduction-of[1]uk-tax-individuals-nrl1).

## WHO IS THE DEVELOPERS SOLICITOR?

Andrew Jackson Solicitors LLP, Marina Court, Castle Street, Hull, HU1 1TJ

## IS THERE A BUILD WARRANTY?

Yes, the building warranty will ICW or similar 10 year build warranty.

## IS THERE PARKING AVAILABLE?

Limited spaces are available at £12,500

## HOW DO I MAKE A RESERVATION?

Very simple, speak with your broker, choose the best unit and pay a £3,500 reservation fee (inc £1,000 admin).

## IS FURNITURE INCLUDED IN THE PRICE?

No, however furniture packs are available to be purchased via <https://curzonhome.com/>

## WHO ARE THE ARCHITECTS?

Max Design Consultancy Ltd

## DOES VICINITY HAVE PLANNING PERMISSION?

Yes, Full Planning Gr to 4 (5 and PH anticipated Dec 2025)

## HOW MUCH IS THE SERVICE CHARGE?

Service Charge est. £2.50 psqf

## FINANCING OPTIONS AVAILABLE?

50% - 70% LTV mortgages on completion. Like with any property purchase, mortgages are not guaranteed and are subject to valuation and personal assessment.



# BUYING PRE-LAUNCH PROPERTY

A property portfolio can offer considerable benefits.

While one property can generate some steady cash (or profit through capital growth), multiple properties can offer several income streams; which means better money-making potential, and longer term financial security.

It is true, that more often than not, the best time to buy property is before it is even built (pre-construction). Investors can benefit from purchasing at the lowest possible price and with the highest possible growth potential. It is not uncommon to see 10-20% uplifts before buildings are even finished. But, like with any investing, buying property can come with some risk.

## **DUE DILIGENCE.**

Information in brochures are indicative only, and you should do your own due diligence to ensure the information is correct. Check stats, facts, do your own research online. Use our Aspen Woolf Academy as a resource. Read your Contracts and Legal Report in-depth. Speak to your legal representative and get their opinion, they're there to help you.

## **CGI'S.**

Computer Generated Images are designed to give you an indication of how your property will look on

completion, but bear in mind they can change after you have reserved your property and there may be slight differences when it comes to completion/handover of your property.

## **FINANCIAL ADVISOR.**

We always recommend seeking independent advice whenever making financial decisions. Have somebody check over the property particulars and give their opinion. Solicitors. Aspen Woolf may share details of an independent solicitor which the Buyer may appoint to advise him/her on the purchase of the Reserved Property. The Buyer is not obliged to use this solicitor, but in any case, the buyer is expected to appoint a solicitor and satisfy Anti Money Laundering requirements immediately after reserving the Property. This will then allow the developers solicitor to formally issue legal packs.

## **COMPLETION.**

Completion dates are forecasted and it can be common, due to unforeseen circumstances, that construction overruns. This is why a long stop date is provided in your contract, which is usually an additional 12 months from the initial anticipated completion date and gives the builder some breathing space should any delays arise.

## **ASSURED RENTAL PROGRAMS.**

Many developers offer optional rental programs as incentives. It is important to note that rarely do rental programs have sinking funds to cover the full term and so if there are voids, it could mean you don't receive your rental income. We always recommend investors to appoint a regular lettings company, that way you're not tied into anything. If the property has a strong location, there will always be demand for tenants, and you certainly don't need an assured rental program. Please note if you purchase a property with assured rentals, Aspen Woolf cannot be held liable for any delayed or none payments.

## **FINISHING WORKS.**

It is always important to visit and snag your property on completion to ensure the developer has delivered the property exactly as they have detailed in your purchase contracts. Deposits. When putting a deposit down for any property anywhere, your deposit is at risk. This is why you should only ever consider reputable developers and house builders with solid track records. There are various schemes to reduce risk such as insurance policies, or having a charge on the asset, although this is rarely seen when deposits are low. You should consult with your legal representative about how your deposit is protected.

## **MORTGAGES.**

All mortgages are subject to status and valuation. Aspen Woolf are not authorised to provide advice on mortgages and give no assurances of acceptance on mortgages or on any other type of finance. Buyers should be aware that bank valuations can sometimes come in above and below expectations. You are contractually obliged to complete the purchase of a property regardless of your acceptance for a mortgage or other type of finance, failure to complete will result in forfeiting your exchange funds. We recommend seeking fully qualified legal advice and the services of a fully authorised mortgage adviser before proceeding. Note, bank valuations are generally based on their own risk appetite and are not necessarily a direct reflection of the property's value, for example, during the pandemic, it was extremely common for banks to down value properties. Please speak with a mortgage advisor for further details.

For more information on buying property and things to consider, please visit our website <https://aspenwoolf.co.uk/resources/risks-to-consider-when-buying-property/>

Stay tuned, we are always updating our site, it's a great resource for all property buyers. Finally, Aspen

Woolf is an award winning agency, and one of the leading agencies in our field. We didn't get there overnight. We pride ourselves on our transparency and fairness, and we think it's important to make all clients aware that although there can be huge rewards, buying off plan property carries greater risk than buying a property which is already built. Most clients are aware of this already but for clients who are maybe making their first off plan purchase we feel it's important to highlight this.

Buying off-plan will require staged payments, you are to make advance payments before you actually own the Property, and before it is built. You should ensure you fully understand the payments you are making and how those payments will be used by the seller/developer before completion. We feel it is important you fully understand the nature and risk of this transaction with your own solicitors before exchanging contracts, which will commit you to purchase the property once it is built. As well as taking your own legal advice (your solicitors will be able to advise you on the security of any development project), you may also wish to seek independent financial advice from a UK-based FCA regulated advisor. Details of advisors can be found here: <https://register.fca.org.uk/>.





# TRUSTED FOR OVER 20 YEARS

Aspen Woolf is an award-winning property investment company, established in 2005, with offices in the UK and overseas. We specialise in identifying wealth- building opportunities for investors of all levels, across the globe.

Having gained over 20 years' experience within the industry, and having won The Best Residential Provider Award, Aspen Woolf has become an internationally recognised name. We pride ourselves on our high level of integrity, experience and quality of service, and we have built a reputation as working in a class of our own, not exceeded by others.

If you are looking to build a successful and profitable property portfolio, and join thousands of happy clients, then don't hesitate to contact us today to speak about our Industry leading investment opportunities.

## CONTACT US:

### Aspen Woolf | Europe

160 Fleet Street,  
London. EC4A 2DQ  
Tel: +44 (0)203 176 0060  
Email: [info@aspenwoolf.co.uk](mailto:info@aspenwoolf.co.uk)  
Web: [www.aspenwoolf.co.uk](http://www.aspenwoolf.co.uk)

### Aspen Woolf

MENA Concord Tower  
Dubai Media City, PO Box  
340864, United Arab Emirates  
Tel: +971 (0)43472547  
Email: [info@aspenwoolf.ae](mailto:info@aspenwoolf.ae)



**Aspen Woolf**



# Supporting Our Local Community

Aspen Woolf is proud to partner with St Mungo's, one of the UK's leading homelessness charities that supports over 3100 people each and every night.

As a property company, we understand the importance of a home and shelter, and how distressing that can be for those that do not have access to one. Our alliance with St Mungo's is testament to Aspen Woolf's commitment to making a positive social impact and supporting the communities in which it operates. Our partnership will help to raise thousands to provide vital support and tools needed to help people leave homelessness behind.

Set up in 1969, St Mungo's is dedicated to ending homelessness and rebuilding lives and have done so for over 50 years. The charity

delivers a range of residential services from emergency shelters to semi-independent flats, as well as non-residential health, education, and employment services.

## Our Pledge

As a company, it is our ongoing pledge to donate a portion of our service to fees to charitable causes. With St Mungo's, this commitment will:

- Help provide clean, warm clothing for people who have been sleeping rough

- Help run skills courses, like numeracy and literacy, to help clients be independent
- Help someone get one to one counselling to deal with their trauma
- Help provide ongoing one-to-one support for more clients who are looking for work

Together with St Mungo's, we aim to make a lasting and positive impact on the lives of those affected by homelessness. Together, we can help build a future where everyone has a place to call home.

"We're on the streets meeting people sleeping rough, day and night. We run hostels and emergency accommodation, giving people the time and space they need to recover. And we're here for the long haul, helping people to learn new skills, find jobs and reconnect."

Want to donate to St Mungo's directly?  
Visit: <https://action.mungos.org/donate>

**StMungo's**





# DISCLAIMER & NOTICE

The material contained within this document has been prepared for information purposes only by Aspen Woolf LTD. Information contained herein is not to be relied upon as a basis of any contract or commitment. The information is not to be construed as an offer, invitation or solicitation to invest and opinions expressed are subject to change without prior notice. Information contained herein is believed to be correct, but cannot be guaranteed.

Aspen Woolf is not authorised or regulated by the Financial Conduct Authority ("FCA") and as such neither is permitted to offer financial advice about investments, whether regulated or unregulated; accordingly, we don't offer financial advice. In case of queries or doubt, purchasers and any other interested parties should consult an FCA regulated Independent Financial Advisor.

All investments should be regarded as for the long term

because they can go down in value as well as up, so you could get back less than you invested. Any yield is variable and not guaranteed. No personal recommendation is being made to you and the past is not necessarily a guide to the future. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the property particulars and any speculative information offered. Purchasers are expected to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate. Where rental assurances or guarantees are offered as part of the purchase, the developer will contract directly with the purchaser to assure the rental income at the specified rate and for the specified duration, but this is not supported by an insurance policy, bond or bank, unless specified, nor is this warranted by Aspen Woolf.

**All images used are for illustrative purposes only.**

