



Rock Living is a new tech & development company
helping you buy your investment property

A modern, open-plan student apartment interior. The space features a dining area with a wooden table and white chairs, a kitchen with dark cabinetry and a central island, and a living area with a sofa and large windows. The floor is made of light-colored wood. The text "Welcome to Blue Waters, 249 student apartments next to Bradford university campus" is overlaid in the center.

Welcome to Blue Waters, 249 student apartments next to Bradford university campus



A new standard for student living in the heart of Bradford university campus

Prices just £65,000

Buy your investment property with just £1,200 per month

8% rental returns

Unrivalled amenities including a private gym & games room



Introducing Rock living One tap away from your dream investment

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Introducing

Rockliving

08

Bradford capital culture 2025 overview

One of the most popular places to live, work
and invest.

Why invest in student property?

Invest in one of the fastest growing and
sustainable investment classes.

13

Example floor plans

249 student apartments over two blocks



The Development

Blue Waters Rock Living is a luxury new student development in the heart of Bradford's campus University.

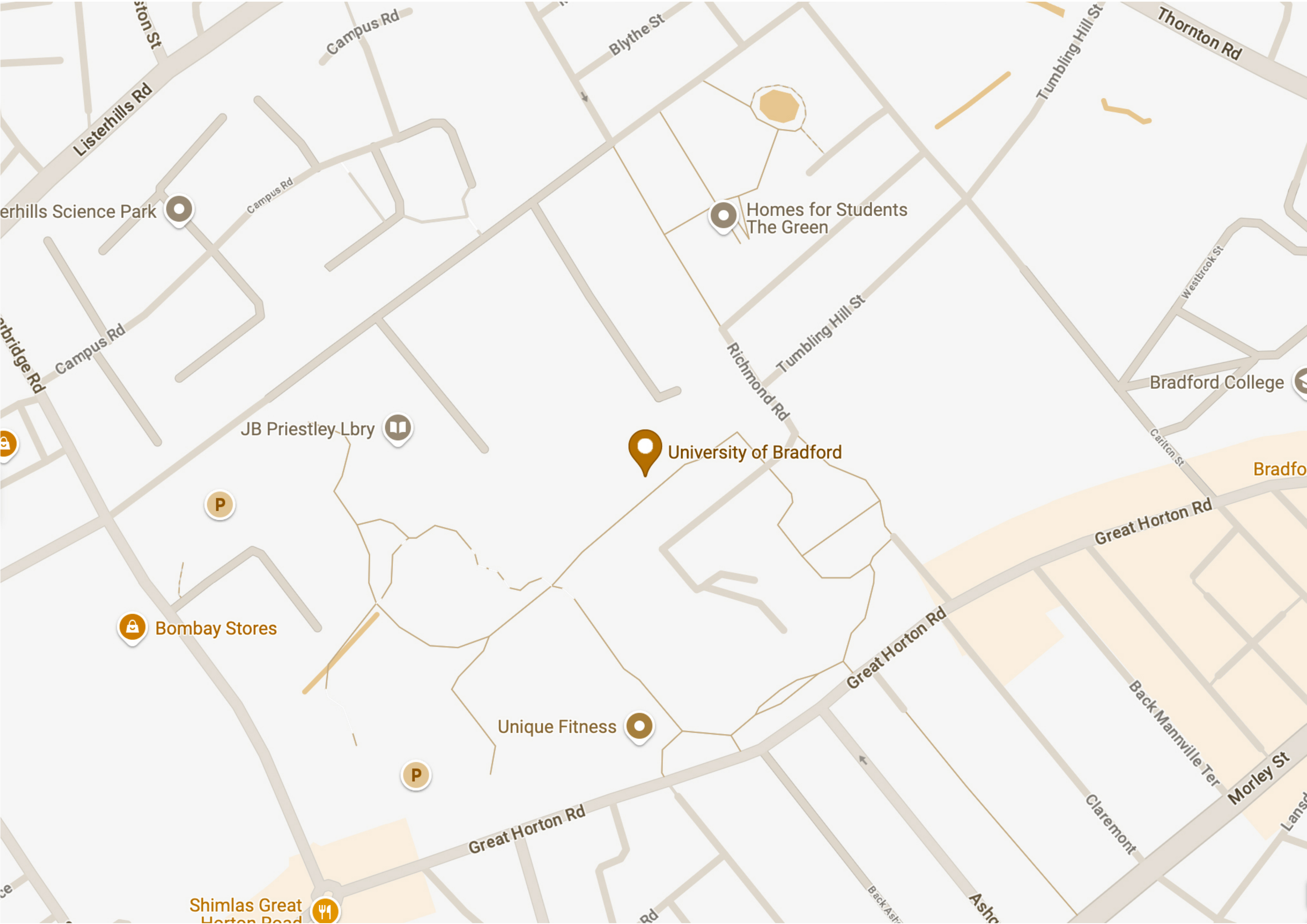
Price from £65,000 | 8% yield

Location

Blue Waters Rock living features a truly excellent location in the heart of Bradford's university campus with over 12,000 students.

Students will benefit from numerous local amenities, setting a new standard for student living in the area. Nearby locations

Locations



Bradford Economic Overview capital culture

The government has announced a further £5m of funding for Bradford City of Culture 2025, taking the total pot to £15m.

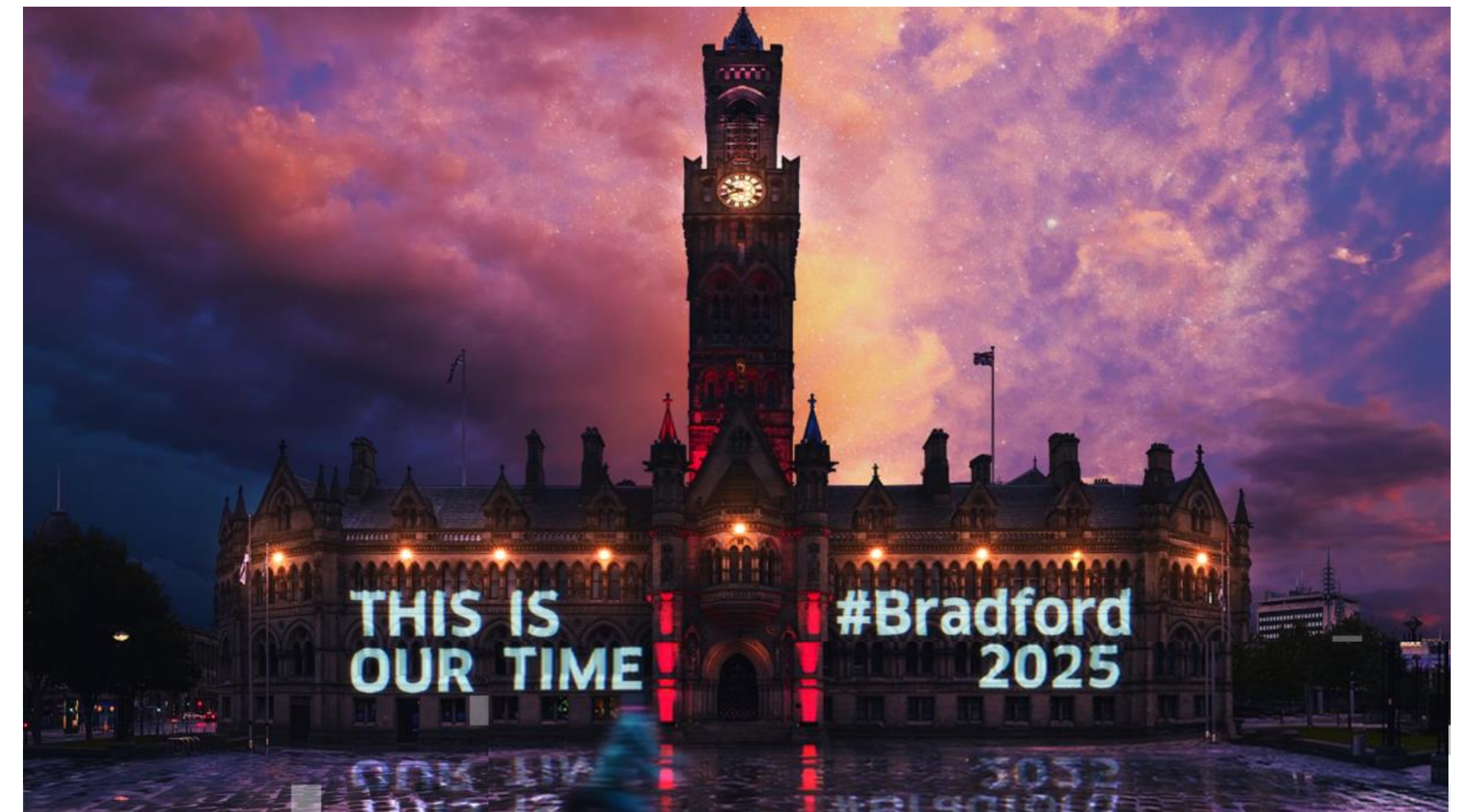
It said the additional investment would go towards preparing venues and event programming.

Culture minister Sir Chris Bryant said the £5m, on top of the £10m already set aside for the year of events, was to ensure venues are "properly adapted and suitable, and ready for events".

He said: "Bradford City of Culture 2025 is going to be one of the biggest, transformative events in Bradford's history. It's an opportunity to bring in vast amounts of money from people coming as tourists from both across the UK and from overseas."

According to the Department for Culture, Media and Sport (DCMS), 6,000 training opportunities and 6,500 jobs will be created in Bradford as a result of the UK City of Culture year.

More than 20 positions will be created with the Bradford Culture Company for people under 25 through apprenticeships and a Young Creatives scheme.



The DCMS said the money would go towards developing key venues, such as The Beacon, Alhambra Theatre and St George's Hall, as well as the development of new spaces for the National Science and Media Museum.

Sir Chris said: "We're hopeful it's going to bring £700m investment into Bradford over the next few years.

"It's a big moment for Bradford. But above all it's an opportunity for Bradford to celebrate and have a good time."

About 1,000 events are expected to take place in 2025, attracting 3.3 million visitors and bringing a visitor spend of nearly £140 million to the local economy over the course of the year.



University of Bradford Location

The main University of Bradford campus is within walking distance of the city centre. Bradford is the world's 1st UNESCO City of Film and home to the UK National Media Museum, which makes Bradford a great place to study Film/Media related courses. Bradford is the third largest city in Yorkshire and the most improved city in the UK (the Good Growth for Cities index), which promises great job opportunities and a vibrant life.

The library, computing and sports facilities are open for extended hours during evenings and weekends and, together with centralised student support activities, provide all the social, recreational, study and welfare facilities necessary for a rich learning and social lifestyle for both students and staff on one campus.

The cities of Leeds, York, Manchester and Sheffield are less than an hour away by car, supported by an excellent public transport system. The countryside is within walking distance from the city centre.

Why invest in student property?

For years, universities have struggled to cope with the ever-increasing demand for student beds as more and more students apply for universities. This demand paired with a lack of stock on offer has resulted in a boom in the private student accommodation investment market, with student property now one of the leading property investment classes.

01 Extremely high demand

According to historic HESA data and Savills projections between the 2016/17 and 2022/23 academic years, the number of full-time students in the UK will have increased by over 15% in the UK. These elevated numbers are only further increasing the demand for private student property.

02 Lower entry points

Due to the predominantly smaller units on offer, student properties tend to offer significantly lower entry prices when compared to residential and commercial properties.

Blue Water is a luxury new student development in the heart of Bradford's campus University.

03 Higher rental yields

Student investment properties also usually offer higher rental yields when compared to residential properties. This is thanks to the aforementioned lower purchase price.

04 Less frequent void periods

Given the immense demand for privately owned student accommodation, void periods within the standard academic year are much less likely to occur, especially as student numbers continue to rise.

05 Recession-proof

One of the biggest positives of investing in student property is the fact that these kinds of properties are very rarely impacted by external economic uncertainty or house price fluctuations. Throughout the last few years of instability, student numbers have continued to increase, further highlighting the stability of student property investment.

Rock living Amenities



Lounge and games room



Storage facilities



Gymnasium



Concierge



Electric car charging points



Communal study rooms

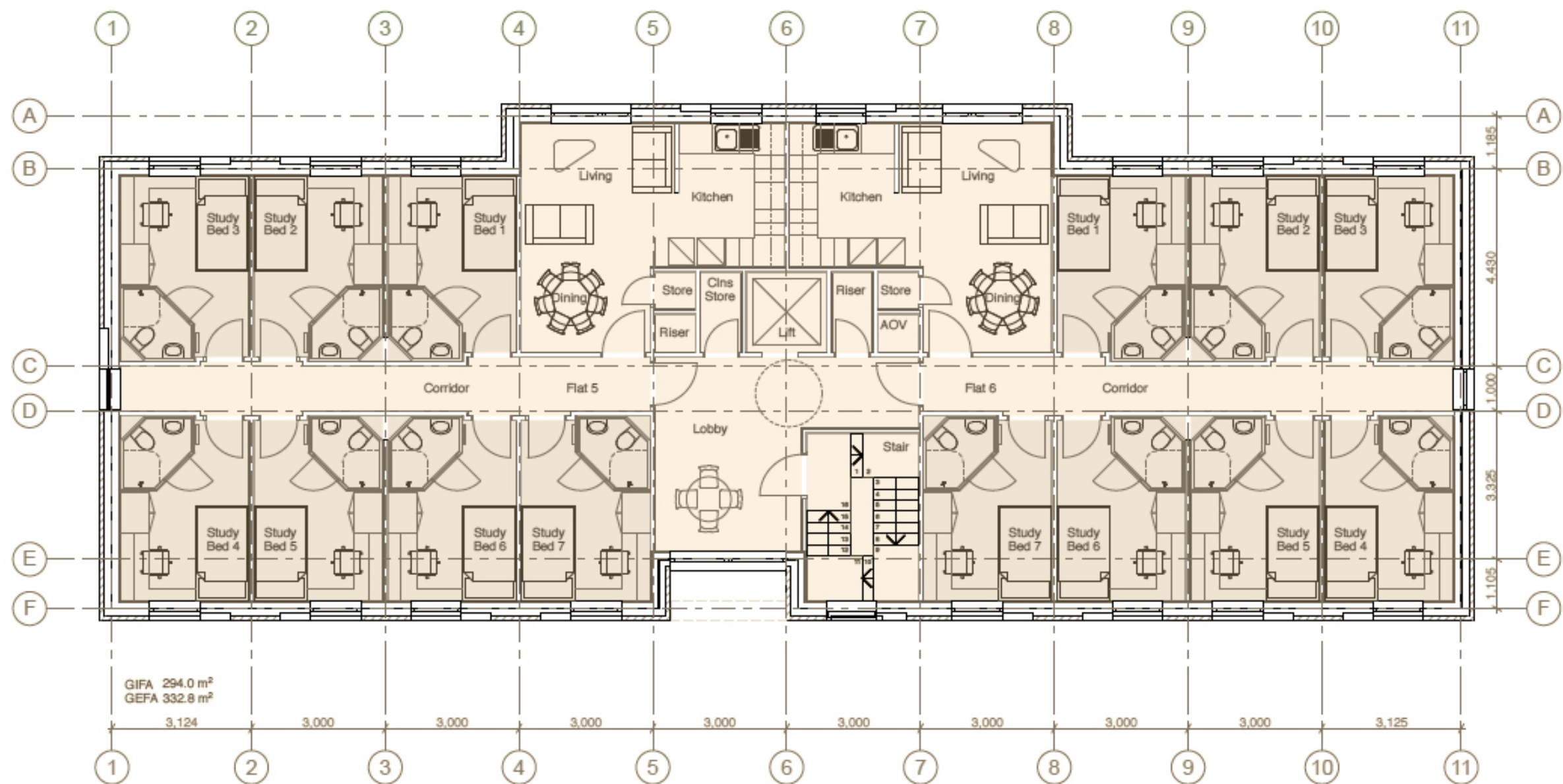
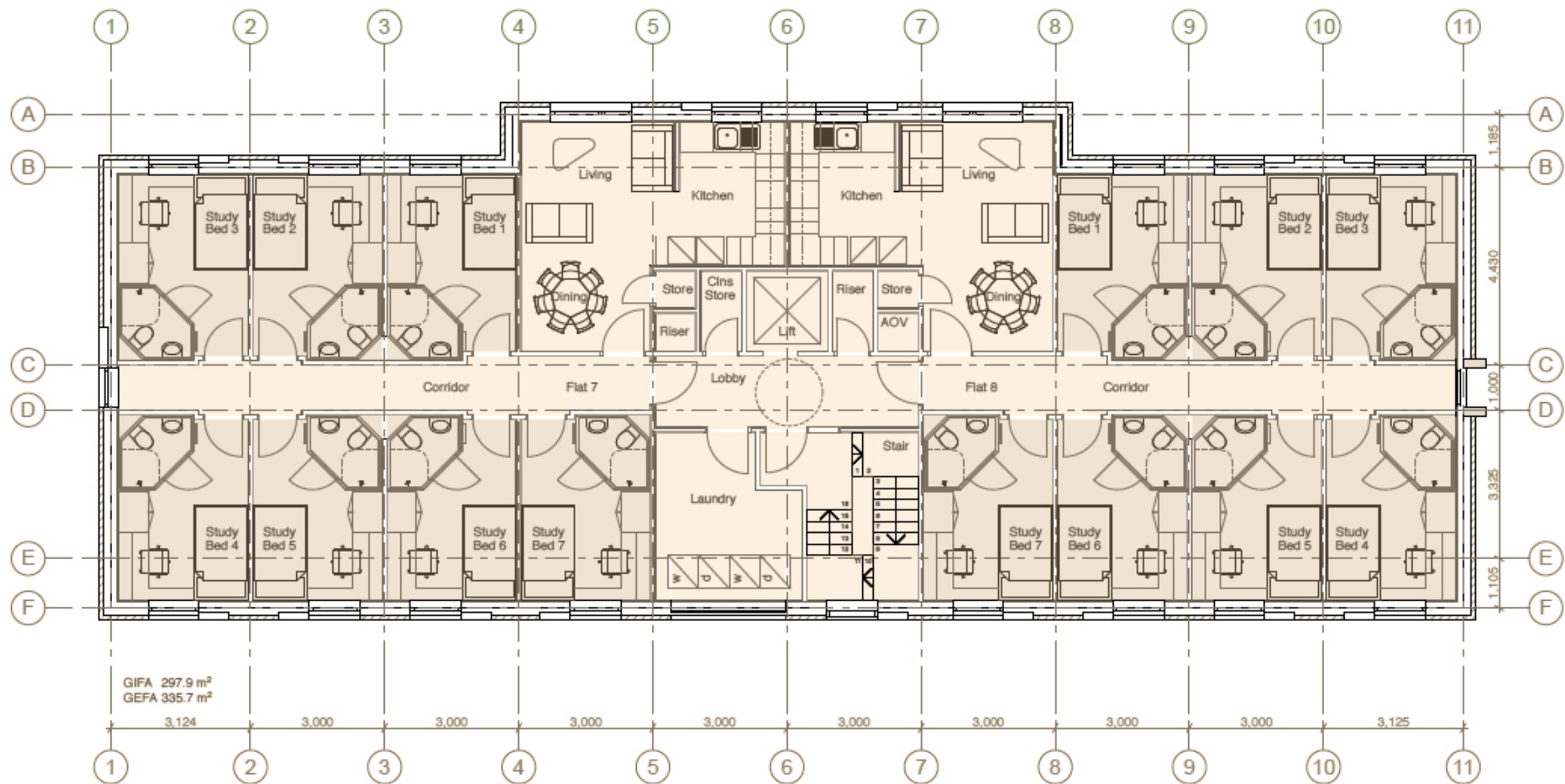


Courtyard garden



Bike storage

Example Room Plan



Expand your property portfolio and invest with rock living today

The purchase process at rock living can be broken down into 5 simple steps. A property consultant will be on hand to guide you through each and every step of this process.

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STEP 1

Talk to a consultant and find your desired apartment(s)

STEP 2

Pay a £6,500 reservation fee to secure the apartment of your choice

STEP 3

Pay £1,200 a month for 48 months

STEP 4

Watch your apartments being built 24 hrs a day on our exclusive app

STEP 5

Receive your keys debts free and enjoy your investment earning



FAQs

Am I buying as freehold or leasehold?

Leasehold, 125 years

What is the address of the site?

Richmond Road, BD7 1DL

What is the price of an apartment?

£65,000

How much is the ground rent?

£250 per annum

What are the returns on this project?

8% annual returns

Is there a management company in place?

Yes, the appointed management company

Who is the developer?

The developer is rock living

Are there any restrictions if I want to sell?

Whilst you are free to sell your apartment on the open market after completion, your apartment must be sold as a student property due to the development's planning.



A word from Rock Living CEO

Rock living is a hassle-free fully-managed investment model that generates good returns for our investors around the world. Our developments are of the highest quality and situated in the best locations, providing a premium experience for thousands of local and international students."

Joseph Tyrrell

www.rockliving.com

Invest in your future

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