



db investment group

Company Profile
Summer 2024

A bedroom scene featuring a bed with white and yellow bedding, a patterned pillow, and a lamp on a bedside table. The wall is covered in blue and white tropical leaf wallpaper.

OVERVIEW

Overview page 1

About Us page 2

Active Projects pages 3-4

Upcoming Projects pages 5-7

Completed Projects pages 8-45

Contact page 46

ABOUT US

DBR Investment Group

Wigan-based DBR Investment Group Ltd was established in December 2018 by owner & managing director Piotr Szydlak and are a growing force in the property development industry.

DBR Investment Group Ltd serves as a key investment vehicle with a primary focus on developing properties, particularly blocks of flats ranging from 4 to 31 apartments, with 19 projects completed in the past 7 years.

Under the umbrella of DBR Investment Group is DBR Management Ltd, formerly London-based DBR Builders Ltd from 2011 until 2022. DBR Management Ltd provide full management services, offering guaranteed rent and returns for investors, complete with maintenance and freehold management.

Our History

DBR Builders (NW) Ltd is behind the conversion of our commercial properties into dwellings and the development of new-build properties since 2017.

Our journey has been marked by delivering exceptional service, providing turnkey solutions, and efficiently collaborating with professionals to secure planning consent before seeking funding, often through successful joint venture partnerships.

As we continue to grow and innovate, DBR Investment Group Ltd, DBR Management Ltd and DBR Builders (NW) Ltd stand as pillars of reliability within building, property development and management.

Active Projects



Standish Court, *Chorley, Lancashire*

Started September 2023

Projected Completion June 2025

Price from £119,700.00

Info The 5-storey commercial building, located in the heart of Chorley, is undergoing an extensive conversion and refurbishment to create 30 luxury apartments. These apartments feature modern amenities and offer lift access as well as dedicated car parking, providing residents with convenience and comfort.



Kitchens

In the stunning open plan kitchen and living spaces, you will find fully integrated kitchens with striking concrete-effect base units and wood-effect wall units. These are complemented by beautiful work surfaces and a sleek black sink. The floors are finished with a natural wood effect, adding warmth and character to the space

Active Projects



Bedrooms

With wood effect flooring and decorated in light, natural colours to complement the rest of the room.



Bathrooms

The luxurious bathroom is equipped with a beautifully designed suite that includes a spacious bath with a soothing rainfall shower overhead, a sleek hand wash basin placed on a modern vanity unit, and a WC for added convenience. The bath area is enhanced by elegant wood effect tiling, perfectly complementing the remaining wall and floor tiling, creating a cohesive and stylish look.

Upcoming Projects



Dicconson Terrace, Wigan, Greater Manchester

Starting January 2025

Projected Completion

March 2026

Price £5,710,000.00

Info The upcoming conversion of this 3-storey commercial building is set to introduce 22 new luxury apartments. In addition to this, a new 3-storey block comprised of 9 apartments will be constructed, creating a total of 31 modern apartments complete with parking facilities. The property has been acquired with the condition that planning permission will be obtained.

We are actively seeking investment from large-scale investors who are interested in collaborating not only on this project, but also on future developments of a similar substantial nature.

Upcoming Projects



GOYT Mill, *Stockport, Greater Manchester*

Info Proposed Scheme. The development plan is quite promising as it encompasses the refurbishment of the current mill alongside the construction of two new blocks. This will result in the creation of around 370 apartments on the premises. We are actively seeking investment from large-scale investors who are interested in collaborating not only on this project, but also on future developments of a similar substantial nature.

Upcoming Projects



Sawley Road, Miles Platting, Manchester

Info Proposed Scheme. We are thrilled to announce an exciting new development project that will feature approximately 68 modern apartments located in the prominent area of Miles Platting, Manchester. This prime location promises a thriving community and excellent amenities for future residents. In pursuit of this endeavour, we are actively seeking large-scale investors to join us in this project and potentially collaborate on future developments of a similar scale. This presents an exceptional opportunity to be part of a significant and promising real estate venture in a rapidly growing area, just 1.2 miles from the Etihad Stadium in Manchester and other local amenities.

Llandudno, Conwy





Bedrooms

In the bedrooms, you'll find high-quality feature wallpaper that adds a touch of luxury, perfectly complemented by the striking black ceiling downlights. The addition of blackout blinds creates a stark contrast against the pristine white walls, while the sleek décor is adorned with modern electrical fittings, showcasing attention to detail and contemporary design.



Kitchen Living Space

The spacious living area features a beautiful, fully-integrated kitchen with high-end appliances, a well-appointed dining area, and a comfortable seating area perfect for relaxation. The living space is tastefully furnished with stylish décor and finishes. It is equipped with high-quality blackout blinds and modern electrical fittings. The room is adorned with elegant dark wood effect flooring that adds warmth and character to the space.

Llandudno, Conwy



Info The impressive transformation of a detached, three-storey commercial building in Llandudno, Wales has resulted in the creation of seven upscale serviced accommodation apartments. These beautifully designed apartments are now being offered for Airbnb and short-term holiday rentals, providing luxurious and convenient living spaces. Guests can also enjoy the added bonus of a games room, sauna, and gym facilities, making their stay truly exceptional.



Bedrooms

The bedrooms were adorned with high-quality wallpaper and striking feature walls. These were complemented by the soft glow of black ceiling downlights and modern, streamlined electrical fittings.



Bathroom

The bathrooms were finished with elegant wood-effect tiles on the walls in the shower and bath areas. Additionally, they were equipped with heated towel racks and featured wall-hung vanities with large mirrors, adding a further sense of luxury to the space.

Kingston-upon-Hull



Cooper House, Kingston Upon Hull

Started March 2022

Completed May 2023

Price £4,670,000.00

Status 21 apartments sold. 10 retained, fully tenanted, grossing £158k per annum.

Info This stunning semi-detached commercial building has been transformed into an exceptional complex featuring 31 beautifully designed apartments. The complex includes convenient parking bays and secure bike storage. Residents can choose from a variety of living spaces, including studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments. Situated within the HU1 postcode, the complex is just a 5-minute walk from a wide array of city amenities.

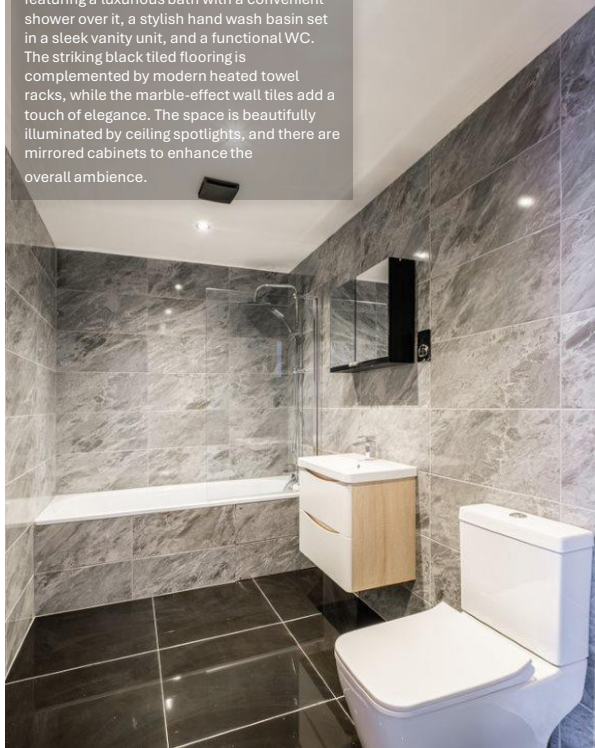


Features

The luxurious apartments boast state-of-the-art integrated appliances such as dishwashers, washer/dryers, and spacious refrigerator/freezers. The exquisite dark wood flooring extends throughout the apartments and is complemented by coordinated architraves, adding a touch of elegance to the interior.

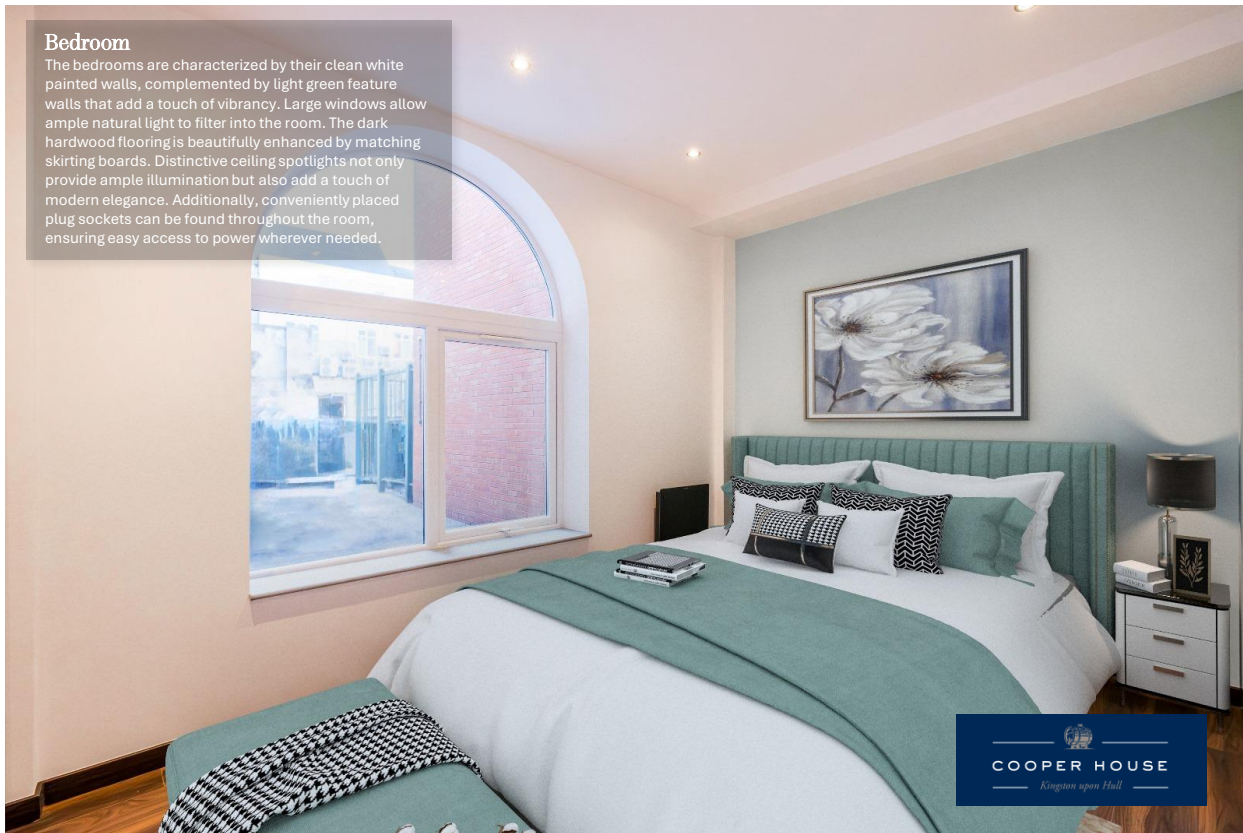
Bathroom

The bathrooms boast a contemporary suite featuring a luxurious bath with a convenient shower over it, a stylish hand wash basin set in a sleek vanity unit, and a functional WC. The striking black tiled flooring is complemented by modern heated towel racks, while the marble-effect wall tiles add a touch of elegance. The space is beautifully illuminated by ceiling spotlights, and there are mirrored cabinets to enhance the overall ambience.



Bedroom

The bedrooms are characterized by their clean white painted walls, complemented by light green feature walls that add a touch of vibrancy. Large windows allow ample natural light to filter into the room. The dark hardwood flooring is beautifully enhanced by matching skirting boards. Distinctive ceiling spotlights not only provide ample illumination but also add a touch of modern elegance. Additionally, conveniently placed plug sockets can be found throughout the room, ensuring easy access to power wherever needed.




COOPER HOUSE
Kingston upon Hull

Newcastle under Lyme



Hempstalls Court, *Newcastle under Lyme*

Started May 2021

Completed July 2022

Price £4,600,00.00

Status Fully retained & tenanted, grossing £271k per annum.

Info Located on Hempstall Lane, this building underwent a comprehensive conversion and refurbishment process. The once detached, three-storey commercial structure was skilfully transformed into a residential haven, comprising 29 thoughtfully designed and well-appointed flats.



Hallway

The captivating hallway layout showcases contemporary dark-wood doors with sleek metal handles, sophisticated glass balustrades accented with stainless steel fittings, and sumptuous luxury LVT flooring.



Bathroom

The bathrooms are exquisitely designed with a contemporary suite, featuring a deep bath with a soothing rainfall shower overhead, a stylish hand wash basin with a spacious vanity unit beneath, and a sleek WC. The walls are adorned with glistening, lustrous tiles, adding a touch of opulence, while the rich, dark flooring provides a sophisticated backdrop, creating a luxurious and tranquil space for relaxation.



Bedroom

The bedrooms have been decorated with grey and white walls to maintain the consistent interior design theme across the apartments. They are complemented by modern lighting, low windows, digital radiators, and multiple sockets placed strategically around the room.

Preston, Lancashire



St Mary's Court, *Preston, Lancashire*

Started May 2021

Completed June 2022

Price £3,000,000.00

Status Fully retained & tenanted with social housing provider

Info The unused wholesale supply unit underwent a transformation, resulting in a versatile residential space comprising 14 apartments. These apartments vary in size from 2 to 5 bedrooms, offering a total of 47 en-suite bathrooms. Additionally, the complex provides ample accommodation with 16 surface-level parking spots.



Bedroom

The bedrooms have been decorated with grey and white walls to maintain the consistent interior design theme across the apartments. They are complemented by modern lighting, low windows, digital radiators, and multiple sockets placed strategically around the room.

Kitchen

The kitchen is equipped with a variety of grey gloss base and wall units with complementary granite effect work surfaces, incorporating a stainless steel sink unit. Built-in appliances are also included.



Shower Room

Fitted with a suite comprising a shower cubicle with a rainfall shower head, a hand wash basin with a vanity unit underneath, and a WC. The walls feature marble-effect tiles, and the floor is tiled in a dark colour. Additionally, there is a chrome heated towel rail.



Wigan, Greater Manchester



Humphrey Court,

Wigan, Greater Manchester

Started December 2020

Completed August 2021

Price £750,000.00

Status Completed for Investor

Info This project entailed the transformation of a workshop unit into a two-storey House in Multiple Occupation (HMO), which resulted in the creation of 12 individual rooms, including 8 rooms with en-suite bathrooms.

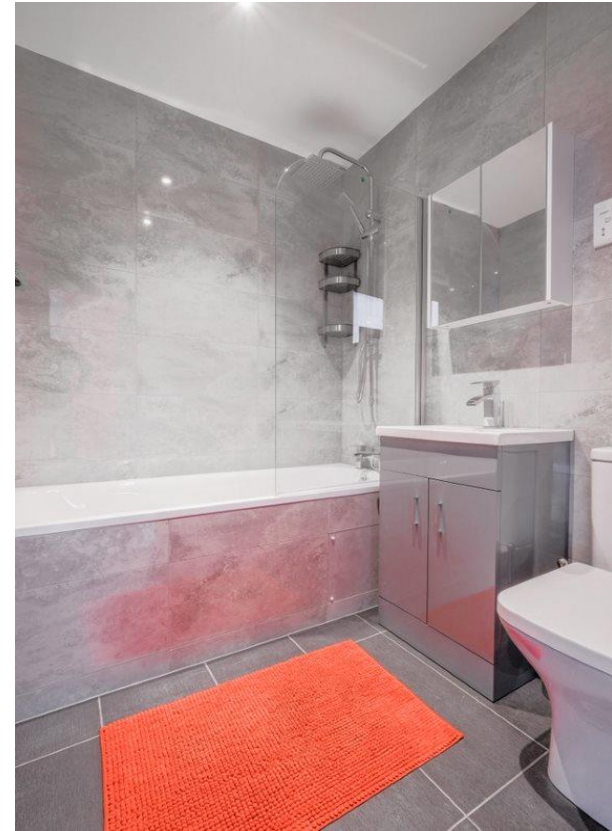
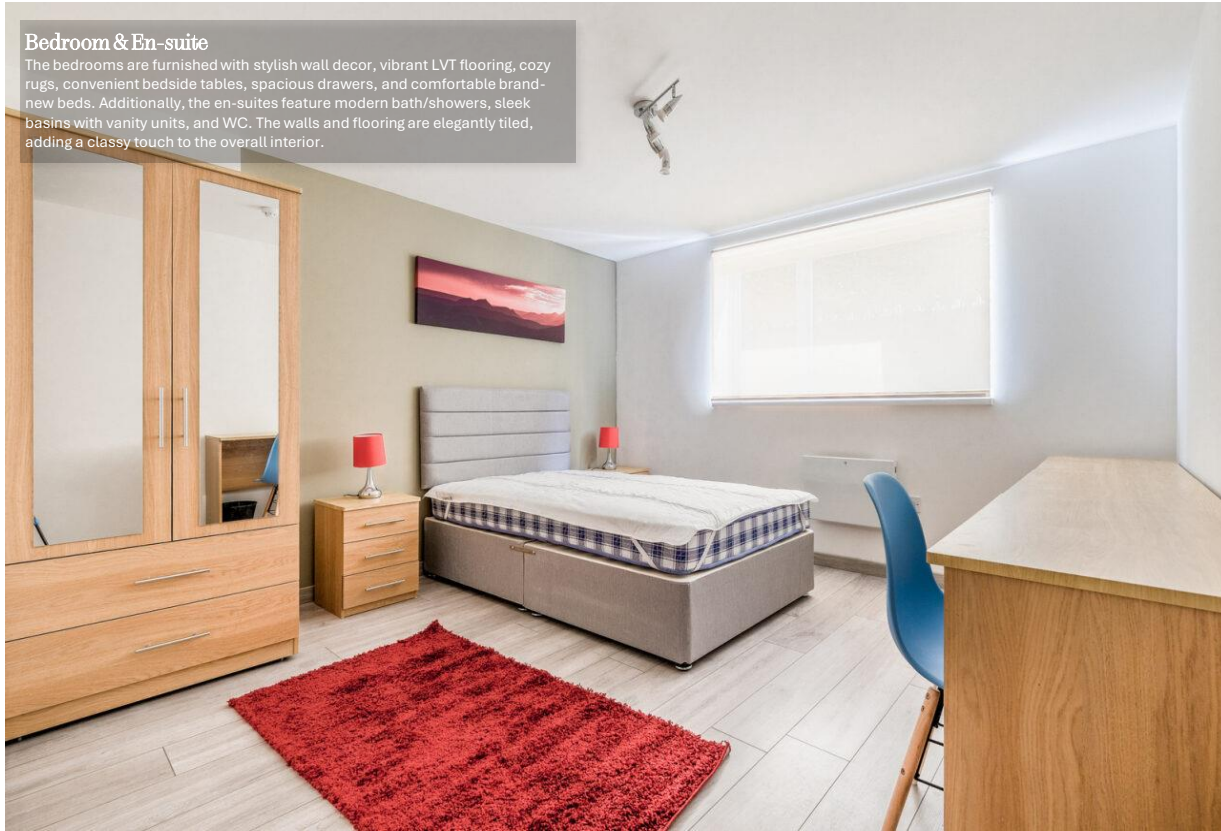


Kitchen

The spacious communal kitchen is filled with natural light, creating a warm and inviting atmosphere. It is furnished with a selection of sleek grey base and wall units, which perfectly complement the stylish work surfaces. All essential appliances are seamlessly integrated into the kitchen's design. The dining area provides a cozy space for enjoying meals and entertaining guests. Additionally, the patio doors open up to a beautiful garden area, adding a refreshing and picturesque touch to the overall ambience of the space.

Bedroom & En-suite

The bedrooms are furnished with stylish wall decor, vibrant LVT flooring, cozy rugs, convenient bedside tables, spacious drawers, and comfortable brand-new beds. Additionally, the en-suites feature modern bath/showers, sleek basins with vanity units, and WC. The walls and flooring are elegantly tiled, adding a classy touch to the overall interior.



Bradford, West Yorkshire



Ravenscliffe Avenue,
Bradford, West Yorkshire

Started April 2020

Completed April 2021

Price £1,300,000.00

Status Completed and Sold

Info The building, which was previously utilized as office space, underwent a significant transformation resulting in the creation of 15 modern apartments, each accompanied by its own parking space.



Stairway

Steel and glass balustrades line the stairway, LVT flooring, carpeted stairs, dark wood doors, clean white walls, and large windows that let in plenty of natural light.



Bedroom & Kitchen

The interior design features bright white walls that beautifully complement the light wood flooring and skirting boards, creating a sense of openness and freshness. This cohesive color scheme is extended to the dark-wood doors, adding warmth and contrast to the space. Moving into the kitchen area, the elegant design continues with dark splashbacks and cooker/overhead that harmoniously complement the glossy light grey kitchen cabinets, creating a modern and stylish ambiance.

Blackpool, Lancashire



Eagle House, *Blackpool, Lancashire*

Started Feb. 2020

Completed Dec. 2020

Price £1,300,000.00

Status Completed for Investor

Info This former commercial building has been meticulously transformed into a residential complex, featuring a total of 9 apartments, providing a total of 24 bathrooms across the complex. Additionally, the complex offers dedicated parking for residents, ensuring convenience and accessibility.



Kitchen

The spacious interiors of the apartments are characterized by a consistent interior design theme, with the walls, flooring, and skirting all featuring a modern combination of grey and white. The abundance of natural lighting enhances the contemporary feel of the space. In the kitchen, you'll find a stylish array of grey gloss base and wall units complemented by sleek black work surfaces. The kitchen is also equipped with high-quality built-in appliances, providing both functionality and aesthetic appeal.



Bedrooms

The bedrooms feature a consistent grey interior, including white doors, digital radiators, and skirting boards, along with bright wood flooring. This aesthetic is also reflected in the bathrooms.

Sutton In Ashfield

45 Church Street,
Sutton In Ashfield

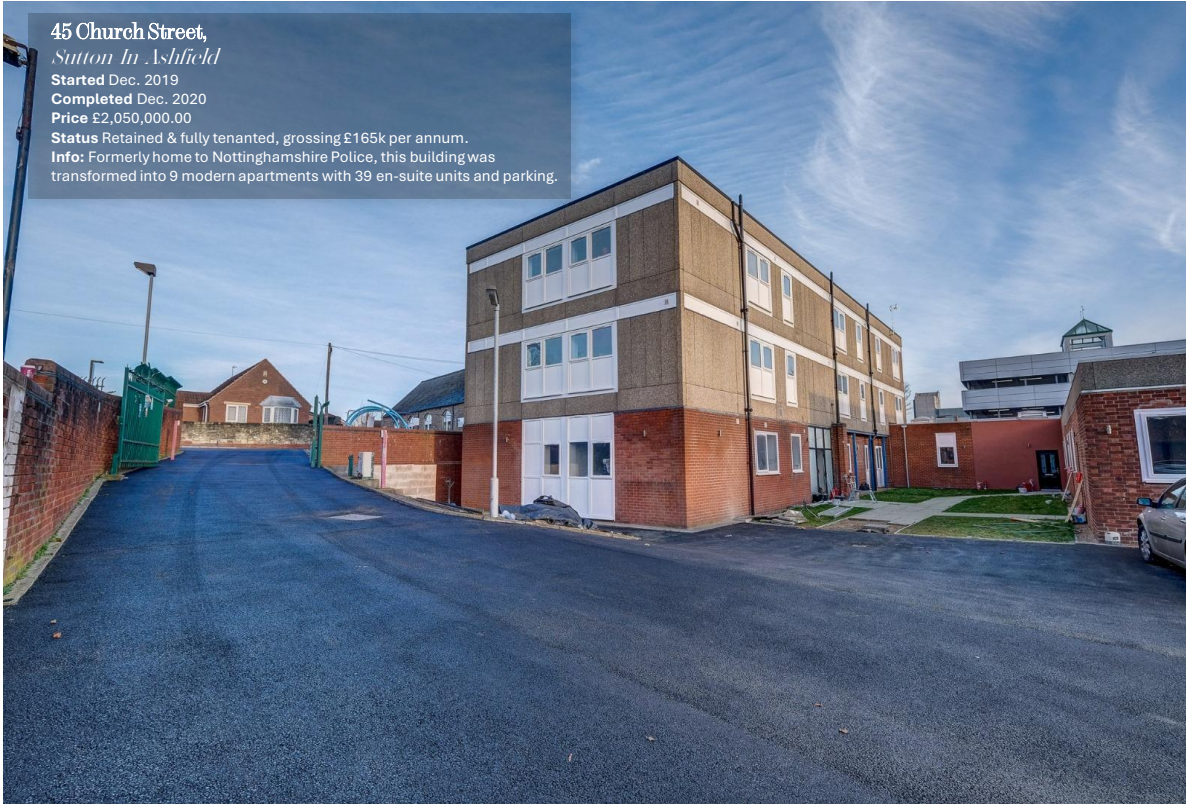
Started Dec. 2019

Completed Dec. 2020

Price £2,050,000.00

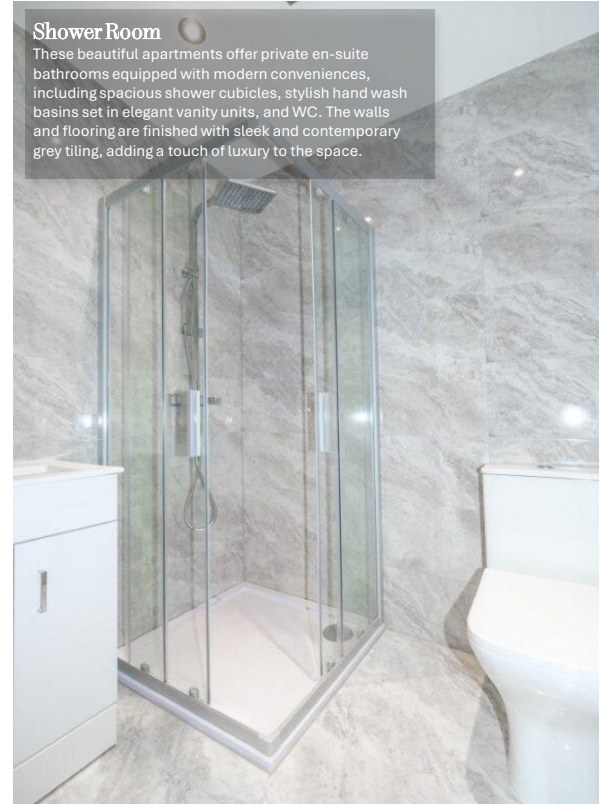
Status Retained & fully tenanted, grossing £165k per annum.

Info: Formerly home to Nottinghamshire Police, this building was transformed into 9 modern apartments with 39 en-suite units and parking.



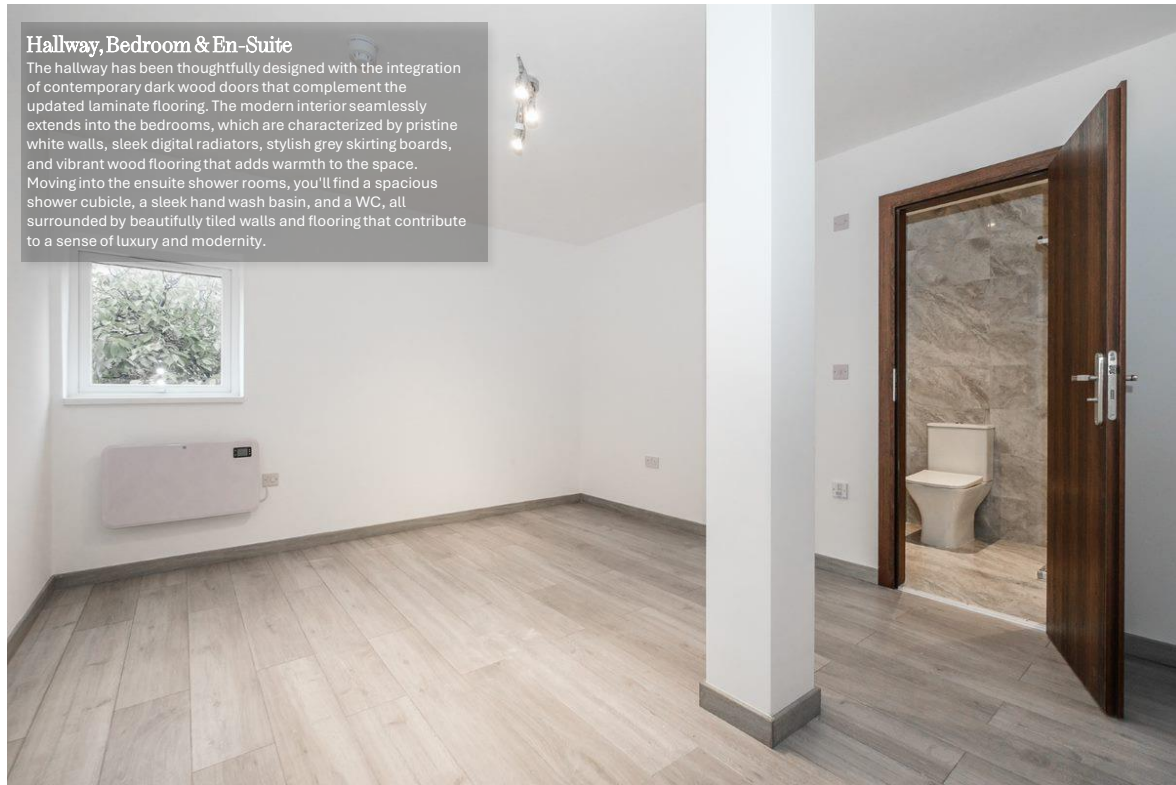
Shower Room

These beautiful apartments offer private en-suite bathrooms equipped with modern conveniences, including spacious shower cubicles, stylish hand wash basins set in elegant vanity units, and WC. The walls and flooring are finished with sleek and contemporary grey tiling, adding a touch of luxury to the space.



Hallway, Bedroom & En-Suite

The hallway has been thoughtfully designed with the integration of contemporary dark wood doors that complement the updated laminate flooring. The modern interior seamlessly extends into the bedrooms, which are characterized by pristine white walls, sleek digital radiators, stylish grey skirting boards, and vibrant wood flooring that adds warmth to the space. Moving into the ensuite shower rooms, you'll find a spacious shower cubicle, a sleek hand wash basin, and a WC, all surrounded by beautifully tiled walls and flooring that contribute to a sense of luxury and modernity.



Bolton, Greater Manchester



Albion Court, *Bolton, Greater Manchester*

Started October 2019

Completed: Dec. 2020

Price £2,400,000.00

Status Completed and sold

Info The building that once housed an engineering facility has been repurposed to create 14 contemporary apartments, each of which comes with its own parking space. In total, the building offers 48 en-suite shower rooms, ensuring that residents have convenient access to modern amenities.



Bedroom

New, modern, furnished apartments feature beds, wardrobes, lamps, wall decor, cabinets, and more. These are complemented by the aesthetic of fresh, light grey feature walls, light wood flooring with white skirting boards, ceiling spotlights, and large windows that invite in natural light.





Kitchen, Dining & Living Rooms

The modern furniture and decor are perfectly complemented by the well-designed kitchens, dining areas, and living spaces. The aesthetic is consistent with light oak LVT flooring, light grey walls, and sleek grey cabinets and splashbacks. The kitchens are equipped with high-end built-in appliances, adding both functionality and style to the space.

Leigh, Greater Manchester

2 The Avenue, Leigh, Greater Manchester

Started July 2019

Completed Dec. 2020

Price £1,600,000.00

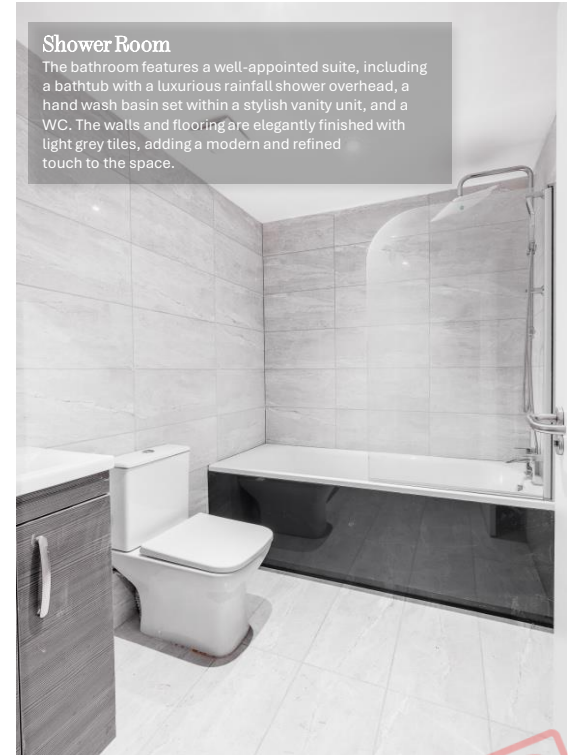
Status 11 apartments sold, with additional 7 apartments sold subject to contract.

Info In 2019, our team took on the ambitious project of transforming a disused bank in Leigh into a breathtaking complex comprising 18 contemporary apartments, thoughtfully designed and complemented by convenient on-site car parking facilities.



Shower Room

The bathroom features a well-appointed suite, including a bathtub with a luxurious rainfall shower overhead, a hand wash basin set within a stylish vanity unit, and a WC. The walls and flooring are elegantly finished with light grey tiles, adding a modern and refined touch to the space.



SOLD



Kitchen & Studio Area

In the studio, there is a modern aesthetic with white walls, doors, digital radiators, white skirting boards, and grey wood flooring. The fitted kitchen has modern grey base and wall units with black work surfaces and built-in appliances. The ensuite is equipped with a suite containing a shower cubicle, hand wash basin, and WC, all with tiled walls and flooring

Bury, Greater Manchester

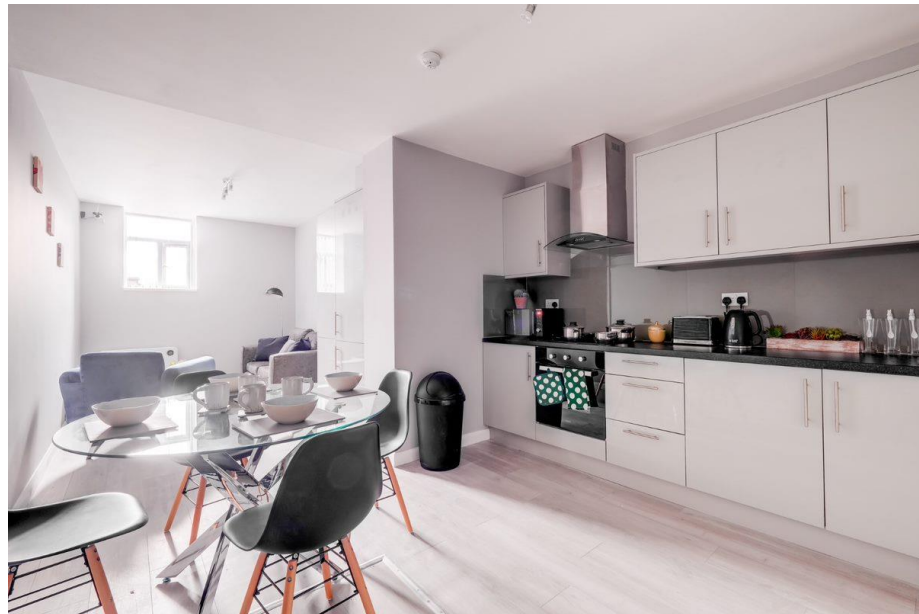


Heaton House, Bury, Greater Manchester

Started May 2019
Completed May 2020
Price £1,325,000.00

Status Completed and sold

Info The former training centre has been skilfully transformed into six contemporary apartments, with a total of 23 en-suite units. The property also features convenient amenities such as car parking and secure storage for bicycles.



Bedroom & Living Area

The spacious and well-lit kitchen features an array of light grey base and wall units with elegant black work surfaces that seamlessly incorporate a sleek stainless steel sink unit. The kitchen is also equipped with built-in appliances for added convenience. Additionally, there is generous space available to accommodate a dining table

SOLD



Bedroom & Living Area

The bedroom is adorned with soothing grey walls, crisp white doors, and pristine white skirting boards. The warm ambiance is enhanced by the light wood laminate flooring and new bedroom furniture, along with elegant wall décor and cozy rugs. Moving on to the living area, it boasts vibrant, sleek, and colourful modern furniture, including comfortable couches, stylish rugs, and elegant tables.



Birkenhead, Merseyside



The Old Police Lodge,
Birkenhead, Merseyside

Started May 2019

Completed May 2020

Price £850,000.00

Status Completed for Investor

Info: We have taken the initiative to repurpose a former police station into a residential space. In this development, we have meticulously crafted 6 contemporary apartments, collectively comprising 15 en-suite shower rooms. Each apartment is equipped with the convenience of car parking facilities, enhancing the accessibility and comfort of our residential space.





Bedroom, Kitchen & Dining Area

The bedrooms have been meticulously designed and furnished to ensure comfort and style. Each bedroom is complete with a comfortable bed, spacious drawers, practical desks, and tasteful wall décor, complemented by stylish rugs and other thoughtful touches. The colour scheme and design of the bedrooms seamlessly blend with the overall aesthetic of the kitchen and dining areas. The grey walls, white skirting boards, and grey cabinets create a cohesive and modern look that extends throughout the living space. Additionally, the kitchen is outfitted with a variety of light grey base and wall units, accented by sleek grey work surfaces, a durable stainless-steel sink, and high-quality built-in appliances.



Burton upon Trent

Waterloo Court,

Burton upon Trent

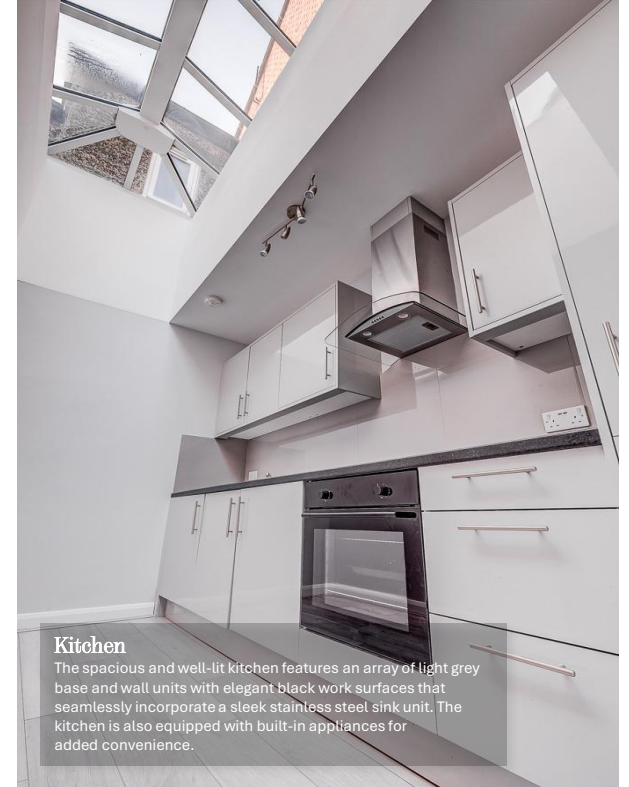
Started September 2018

Completed March 2020

Price £2,430,000.00

Status Retained, fully tenanted, grossing £182k per annum.

Info: The property has been retained and is currently fully tenanted, generating an annual gross income of £182,000. The building was originally an office space but has since been redeveloped into 25 modern apartments, each featuring en-suite shower rooms and parking facilities.



Kitchen

The spacious and well-lit kitchen features an array of light grey base and wall units with elegant black work surfaces that seamlessly incorporate a sleek stainless steel sink unit. The kitchen is also equipped with built-in appliances for added convenience.

Bedrooms & Bathrooms

The bedrooms and bathrooms exude modern charm with their elegantly designed light grey accent walls. The light wood flooring complements the aesthetic, along with the pristine white skirting boards and ceiling spotlights that illuminate the space. The generous natural light streaming through the expansive windows enhances the overall ambience.

Furthermore, the shower rooms are outfitted with spacious shower cubicles, stylish hand wash basins, toilets, convenient heated towel rails, and impeccably tiled walls and flooring, adding a touch of luxury and practicality to the space.



St Helens, Merseyside



Primrose House, *St Helens, Merseyside*

Started April 2019

Completed Jan. 2020

Price £660,000.00

Status Completed for Investor

Info This property, which was previously known as the Primrose Vaults pub, has been transformed into four separate apartments, with a total of twelve en-suite bathrooms. Furthermore, each apartment includes its own designated parking space.



Bedrooms

Each room is furnished with comfortable beds, a stylish desk, a chair, spacious wardrobe, and practical drawers for storage. The interior design showcases a modern grey wall with a classic white skirting board, complemented by attractive light wood flooring.



St Helens, Merseyside



Amicus House, St Helens, Merseyside

Started: January 2019

Completed: January 2020

Price £2,200,000.00

Status Retained, fully tenanted, grossing £272k per annum.

Info This property, which was previously a plumbing supply store, has been transformed into nine stylish flats, each equipped with a total of 36 en-suite bathrooms and offering parking. The flats provide contemporary living spaces with modern amenities and convenient features.



Living Areas

The apartments feature fully furnished modern living areas with contemporary finishes. White skirting, luxury vinyl tile (LVT) flooring, and stylish grey walls create a sleek and sophisticated aesthetic. The addition of carefully selected wall décor, plush rugs, functional drawers, and elegant coffee tables enhances the overall charm and allure of these living spaces.



Bedrooms

The living spaces are thoughtfully furnished with comfortable beds, a spacious desk, ergonomic chair, ample wardrobe space, and convenient drawers. Additionally, the rooms are adorned with exquisite rugs to add a touch of elegance. Continuing our signature interior design style, the walls feature a tasteful grey hue complemented by crisp white skirting boards, while the light wood flooring adds a warm and inviting ambiance to the space.



Kitchens

The spacious and well-lit kitchen features an array of light grey base and wall units with elegant black surfaces that seamlessly incorporate a sleek stainless steel sink unit. The kitchen is also equipped with built-in appliances for added convenience. Additionally, there is generous space available to accommodate a dining table

Bury, Greater Manchester

Barnbrooke Building, *Bury, Greater Manchester*

Started July 2018

Completed April, 2019

Price £1,200,000.00

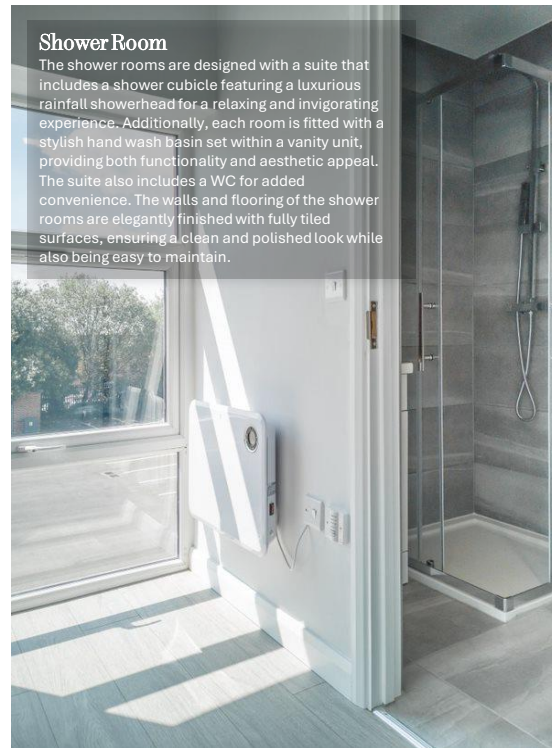
Status Completed and sold

Info The former industrial building located on Mill Yard underwent a remarkable transformation, resulting in the development of five elegantly designed apartments. The residential complex includes a total of 23 en-suite shower rooms, providing residents with modern and luxurious amenities. This captivating renovation has breathed new life into the space, offering a unique and attractive living environment for those seeking a blend of historic charm and contemporary comfort.



Shower Room

The shower rooms are designed with a suite that includes a shower cubicle featuring a luxurious rainfall showerhead for a relaxing and invigorating experience. Additionally, each room is fitted with a stylish hand wash basin set within a vanity unit, providing both functionality and aesthetic appeal. The suite also includes a WC for added convenience. The walls and flooring of the shower rooms are elegantly finished with fully tiled surfaces, ensuring a clean and polished look while also being easy to maintain.





Bedrooms

The living spaces are thoughtfully furnished with comfortable beds, a spacious desk, ergonomic chair, ample wardrobe space, and convenient drawers. Additionally, the rooms are adorned with exquisite rugs to add a touch of elegance. Continuing our signature interior design style, the walls feature a tasteful grey hue complemented by crisp white skirting boards, while the light wood flooring adds a warm and inviting ambiance to the space.



Kitchen & Dining Area

The spacious and well-lit kitchen features an array of light grey base and wall units with elegant granite effect surfaces that seamlessly incorporate a sleek stainless steel sink unit. The kitchen is also equipped with built-in appliances for added convenience. Additionally, there is generous space available to accommodate a dining table and sofa

St Helens, Merseyside



The Elms, St Helens, Merseyside

Started February 2018

Completed Sep. 2018

Price £1,200,000.00

Status Completed and sold

Info: The old health facility has been thoughtfully repurposed into six self-contained apartments, providing a total of 26 en-suite unit shower rooms to cater to various modern living and accommodation needs. Additionally, there is ample on-site car parking available for residents and visitors.



Shower Room

The shower rooms are designed with a suite that includes a spacious walk-in shower featuring a luxurious rainfall showerhead for a relaxing and invigorating experience. Additionally, each room is fitted with a stylish hand wash basin set within a vanity unit, providing both functionality and aesthetic appeal. The suite also includes a WC for added convenience. The walls and flooring of the shower rooms are elegantly finished with fully tiled surfaces, ensuring a clean and polished look while also being easy to maintain.



Bedrooms

The spacious bedrooms boast large floor-to-ceiling windows that flood the rooms with natural light. The natural wood effect flooring adds a warm and inviting touch, while the modern light walls provide a clean and contemporary backdrop. The white doors and matching skirting boards complement the overall aesthetic, creating a stylish and cohesive look throughout the space.

Bootle, Merseyside

Dockside Lodge, Bootle, Liverpool

Started Sep. 2017

Completed April 2018

Price £1,100,000.00

Status Completed for Investor

Info: Following its renovation, this property has been transformed into a 20-en-suite-bedroom serviced accommodation. The refurbishment includes modern enhancements aimed at improving both the functionality and the overall appearance of the property.



Shower Rooms

The shower rooms are designed with a suite that includes a spacious walk-in shower featuring a luxurious rainfall showerhead for a relaxing and invigorating experience. Additionally, each room is fitted with a stylish hand wash basin set within a vanity unit, providing both functionality and aesthetic appeal. The suite also includes a WC for added convenience. The walls and flooring of the shower rooms are elegantly finished with fully tiled surfaces, ensuring a clean and polished look while also being easy to maintain.




SOLD



Bedrooms


Every room is tastefully decorated and fully furnished with comfortable beds and matching bedside cabinets. The walls are painted a calming shade of grey, and the ceilings are bright white with spotlights, creating a warm and inviting ambiance.







CONTACT

 0161 459 4292

@ info@mydbr.co.uk

 dbrinvest.com

 The Old Carnegie Library,
361 Ormskirk Road,
Pemberton, Wigan, WN5 9DQ

FIND US:      
Tik Tok

DBR Investment Group

The Old Carnegie Library, Ormskirk Road,
Wigan WN5 9DQ

Telephone: +44 (0) 161 459 4292

Email: sales@mydbr.co.uk

www.dbrinvest.com

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