



Manchester's Brand New Luxury Homes



MANCHESTER
TOWNHOUSES



Just occasionally, an opportunity comes
along that is simply too good to miss.

Set in the rejuvenated heart of Manchester, these brand new luxury townhouses are impressive new development of five bedroom, three storey family homes. As part of the area's ongoing transformation, this is set to create a thriving community where people come together to enjoy life to the full.

By combining traditional values with modern thinking, we offer homes which bring together the best in skilled craftsmanship, attention to detail and contemporary design. And all this in a carefully and well-designed neighbourhood that perfectly complements the character and environment of the surrounding area.



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MANCHESTER

Named by the Economist Intelligence Unit in 2013 among the world's 50 most liveable cities ahead of London, New York and Rome.

The second largest city in the UK, representing more than a quarter of the Northern Powerhouse's population and economy.

Manchester's population is increasing at three times the rate of the national average – generating strong demand for housing.

Manchester is the largest commercial finance centre outside London, and is host to significant venture capital and corporate finance activity.



Manchester is home to the world's leading brands, organisations and investors

Manchester's world-class economy, based around financial services, computing, engineering, research, broadcasting and communications, has spearheaded an extensive regeneration program over the last decade that has transformed the city.



13 TIMES
FASTER RENTAL
GROWTH THAN
LONDON

- 80 of the FTSE 100 companies have a presence in Manchester.
- £56 billion of gross value added in 2015 – the largest economic area outside London.
- Prices in Manchester set to rise 26% over the next 4 years.
- BBC has undertaken a huge relocation project of 2,300 jobs from London to Manchester.
- Over £3 billion committed to major real estate infrastructure projects in Manchester over the near future.
- Manchester has seen exceptional rental growth that surpasses London in a phenomenal manner.
- Manchester named "best city to locate a headquarter" by consultants Cushman & Wakefield.





5 key reasons to consider buying a property in the Manchester

01 The Golden Era of China and United Kingdom

Chinese investment in Manchester projects since 2013 totals more than £2,100,000,000 - a greater amount than the past thirty years combined.

02 30% Capital growth - every investor's dream come true

Manchester has 30% upside potential: with average house prices in Manchester currently worth only 47% of their London equivalent, they are on target to appreciate as much as 77% over the next 5-10 years.

03 Manchester's rental returns are higher than London

Manchester properties present an attractive investment from a rental yield perspective with current city locations yielding in excess of 7%.

04 Residential demand outstrips supply

Cumulative shortfall in housing demand, from 2006—2016, exceeds 22,000 units; and will continue to drive property values upwards.

05 Low ownership costs

"Roundtrip" transaction costs are much lower compared to London properties. Council tax is approximately 40% lower than similar houses in London.



MediaCityUK
Manchester



Manchester is home to MediaCityUK... a destination set to become a leading international hub for the creative and digital sectors.

Salford's MediaCityUK gets £1bn expansion

MediaCityUK is to double in size geographically over 10 years

Thousands of new homes are required around Salford area



A globally recognised centre of education and research

Manchester is home to three world-class universities with more than 90,000 students

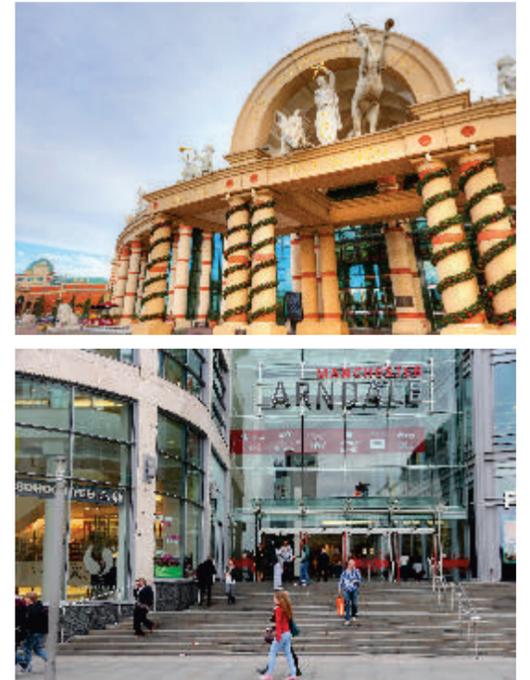


- Manchester is home to more international students than any other area outside London.
- Manchester Metropolitan University is the fifth largest in the UK in terms of student numbers.
- Manchester University and Salford University has a world-class reputation for research.



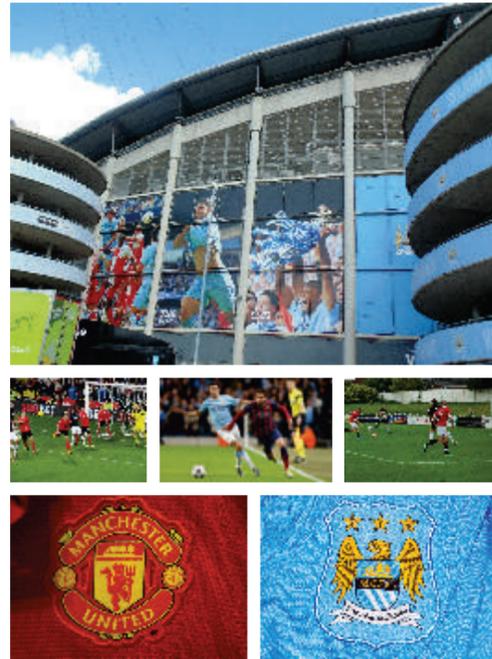
Intu Trafford Centre is UK's second largest shopping centre

Manchester is magnificent for shopping, having all the world-renowned fashion brands in one city

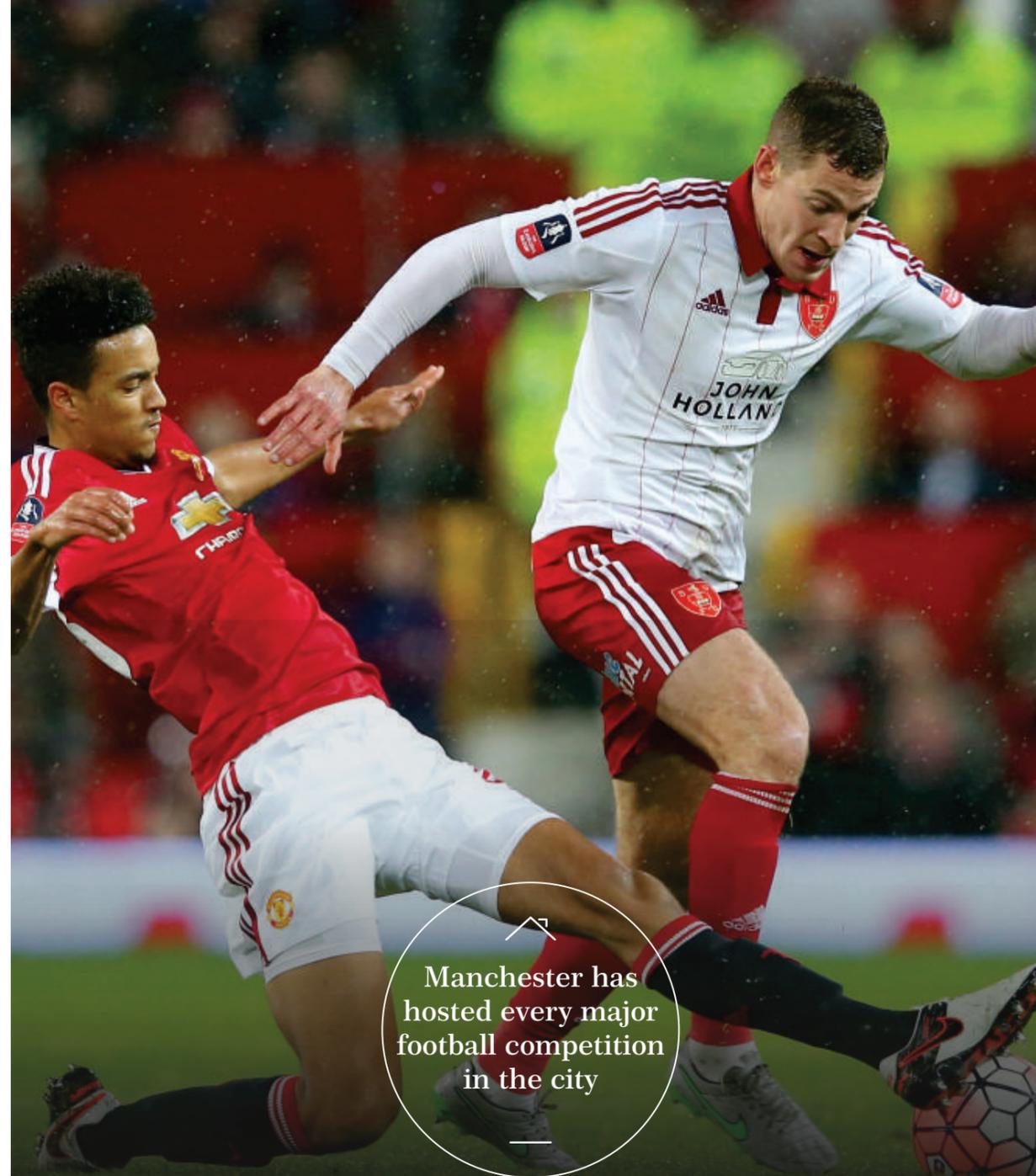


- Manchester Arndale, the UK's largest inner-city shopping centre has 240+ shops and major stores.
- Trafford Centre, a huge indoor shopping centre and leisure complex, offers a choice of branded stores including the first Selfridges outside London.

Manchester is home to two world-class Premiership football teams and famous Etihad stadium.



- Manchester United is one of the most widely supported football teams in the world and second richest football club in the world in 2014.
- Worth \$1.92 billion, Manchester City F.C. is the world's 6th most valuable football club (Forbes Magazine, 2016).



Manchester has hosted every major football competition in the city

Manchester is a city of fun, renowned for its exceptional culture, leisure and entertainment for locals and tourists



- Manchester is a city of culture and leisure. From theatres and galleries to live music venues, cocktail bars and sky lounges to award winning boutique hotels, Manchester has everything for everyone.
- Manchester is a strong independent city with its own distinctive culture.



The third most visiting destination by foreign visitors in the UK



Key advantages of buying a Manchester Townhouse

- 01 Houses have more potential for capital growth than flats, apartments or other HMOs.

- 02 Attract longer term tenants such as families, who won't uproot after 6-12 months and are more likely to independently maintain their property with pride.

- 03 More privacy and feeling of space for tenants and buyers.

- 04 You can buy a home 100% freehold, own the land and the house.

- 05 They have a larger land size value; giving you the flexibility to develop, convert, or extend - thereby adding value if you wish to flip or refinance.

- 06 A house will always appeal to a larger cross-section of buyers such as first time buyers, investors and young families.

- 07 No service charges or issues with 'common areas' not being maintained.

- 08 Ability to buy the property at market value, convert into multiple flats, create leases and either sell/remortgage or a mixture of both.





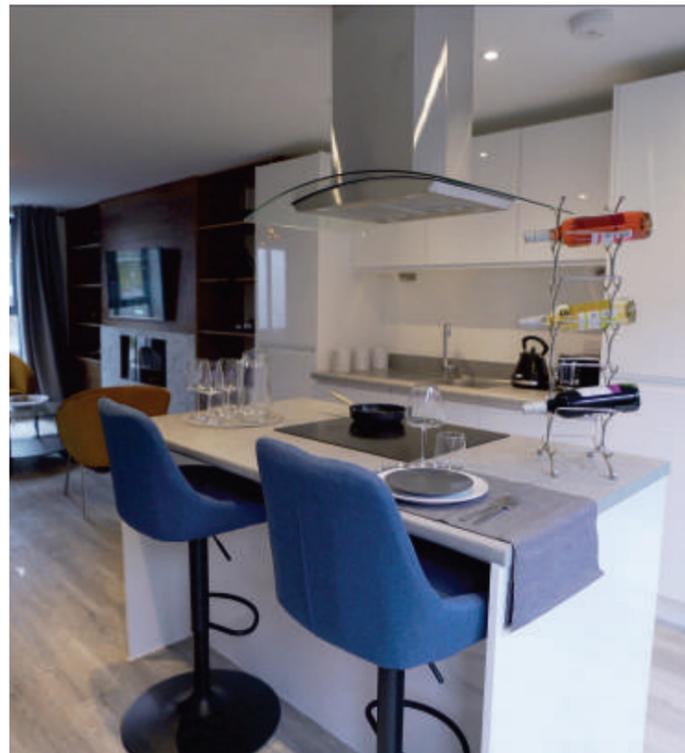
Manchester Townhouses are perfectly located at Ridgefield Street, Dovedale Mews and Brookdale Street



- Mellow brick, cream render tiles are used in Manchester Townhouses to give each home its individual personality.
- Manchester Townhouses are unique in style and design as compared to other traditional homes.
- High quality craftsmanship and integrity of materials define the luxury benchmark set by Manchester Townhouses.
- Every Manchester Townhouse comes with French windows leading onto turfed garden.



Sophisticated, contemporary interiors
to suit your everyday life



- Contemporary bathrooms incorporating Villeroy & Boch suites, all alongside bespoke furniture.
- Contemporary kitchens incorporating easily-maintained stone worktops and mirror splashbacks.
- Effective space planning, intelligent layouts and imaginative interior design throughout.
- Living spaces flow out onto secluded turfed gardens to provide the perfect sanctuary from a busy life.





Contemporary living spaces you'll love inside out



- Well-equipped with advanced technology to meet the needs of the modern era.
- Phone & Internet data points to living room, kitchen, and master bedroom.
- Provision for future connection of TV/FM and Sky Media to living room, family area.





Manchester Townhouses are just 10 minutes away from Manchester Victoria station, 8 minutes from Etihad Stadium and just 15 minutes away from University of Manchester.


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08 MINS
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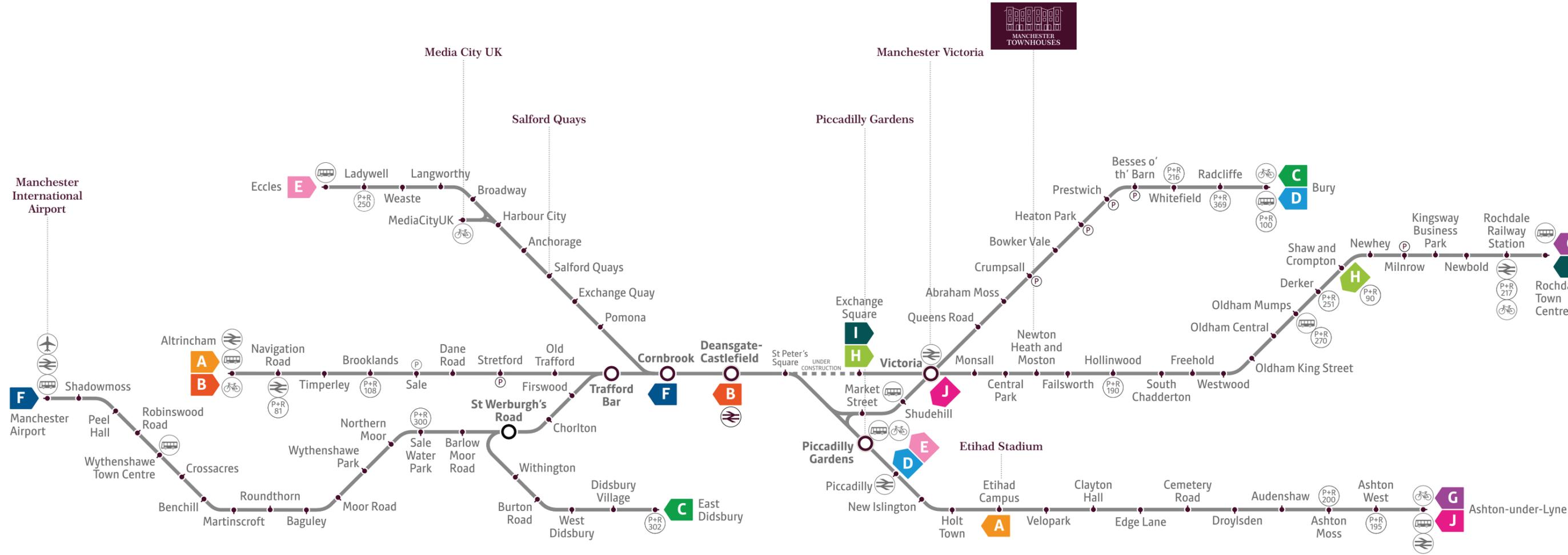

 MANCHESTER SPORTS UNIVERSITY
08 MINS
 COMING SOON
 —


 UNIVERSITY OF MANCHESTER
15 MINS
 —

01 Etihad Stadium	08 mins	11 Prestwich Golf Club	16 mins
02 Manchester Victoria Train Station	10 mins	12 Oldham Netball Club	08 mins
03 Manchester Arena	14 mins	13 NatWest Bank	07 mins
04 Royal Exchange Theatre	18 mins	14 Morrisons	08 mins
05 Manchester Arndale Shopping Centre	19 mins	15 Broadway Leisure Centre	04 mins
06 Manchester Fort Shopping Centre	12 mins	16 Nuthurst Park	04 mins
07 Museum of Transport	12 mins	17 New Moston Library	03 mins
08 Manchester Metropolitan University	15 mins	18 FCUM Football Ground	06 mins
09 University of Manchester	15 mins	19 Brookdale Park	04 mins
10 Salford University	23 mins	20 HSBC UK National Cycling Centre	09 mins

* All the times provided above are by car unless specified.

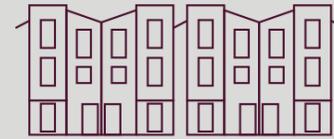
Well-connected location with excellent domestic and international transport links



FUTURE METROLINK 2030

How Greater Manchester might be served after the completion of the 'Big-bang' by a new phase 4, 5 & 6 including some sections in tunnel





**MANCHESTER
TOWNHOUSES**

INTERIOR SPECIFICATIONS & FLOOR PLANS

Contemporary homes with
5/6 bedrooms, 3 bathrooms
and study; all situated in superb
neighbourhoods of Manchester



Enjoy all the most stylish features
with a 10 years NHBC warranty

All our homes includes:

- High efficiency combi boiler
- Gas central heating with compact radiators
- Mains operated smoke alarm with heat detectors
- Spotlights to kitchens and bathrooms
- Pendant light fittings to all other rooms
- Contemporary lantern at front door
- Wall mounted rear security floodlight
- Secured by Design GRP front door
- Secured by Design UPVC rear door, French doors and windows
- White internal doors with brass chrome handles
- Turfed front and rear garden*
- Wall and railings to front garden*
- High timber fencing to rear boundary*
- Natural gray paving flags to paths and patio areas*
- Shed with permanent lock on the door and cycle chain*
- Tarmac finish to driveways*
- Rotary dryer
- Compost bin
- Water butt

Soft Furnishing

Bedroom

- Headboards with Solid Bed
- Memory Foam Mattress
- MDF Side Tables and Lamps
- Bedding Set
- Pillows with Pillow Covers
- Duvet with Duvet Covers
- Fitted Sheet and Mattress Protector
- Fitted Bed Headset
- Sofa Chair with Foot Stool
- Coffee Table

Kitchen

- Morphy Richard Electric Kettle
- Dinning Table Set
- 6 x Plates, Glasses, Cups & Bowls
- 1 x Chrome Candle Holders
- 2 x Kitchen Stools
- Set of Knives
- Set of Cutlery
- Russell Hobbs Toaster

Bathroom

- Bath Tub or Shower
- Stainless Steel Taps and Accessories
- Wall Mounted Mirror
- Set of Towels
- Towel Rack
- Bathroom Mat
- Chrome Bin
- Shower Rail

Living Room

- 42" Samsung Smart TV
- Sofa Set
- Bespoke Sofa Chairs
- Rug
- Chrome Waste Bin
- Dining Table and Matching Chairs


H A V E
A **G R E E N E R**
H O M E

E C 

Each and every home has been created using the latest building techniques and technology to ensure that it is as energy efficient as possible. This doesn't just reduce your carbon footprint, it also reduces your bills - for a greener home that's as good for your pocket as it is for the environment.



High level of insulation is used so you spend less on heating your home.



Any environmental impact due to construction of a Manchester Townhouse is calculated and minimised before the first brick is laid.



We monitor the natural environment and local eco-system to ensure it flourishes both during and after building work.



Care is taken in creating landscaped areas which encourage wildlife and biodiversity.



Energy saving light bulbs are used which use 80% less electricity.



Water efficient taps are installed which can reduce water usage by as much as 30%.



All homes include a water butt which collects rainwater to save using tap water on your garden.



High efficiency boilers are installed which use up to 40% less fuel than older models.



Each home is fitted with a smart meter so you can see where excess energy is being used and reduce it.



Only energy efficient appliances are fitted to reduce energy usage and running costs.



It's what makes
our homes unique



Inspiring Style

Our homes are well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With our range of inspirations you can add all sorts of extras to make it truly your own.



Unrivalled Quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

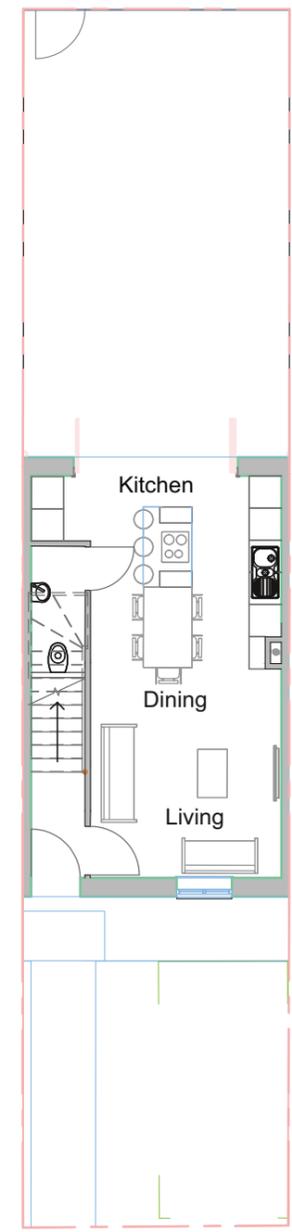


Exceptional Value

But most of all, you'll love how surprisingly affordable and easy to own our homes can be, especially with the range of purchase options available.



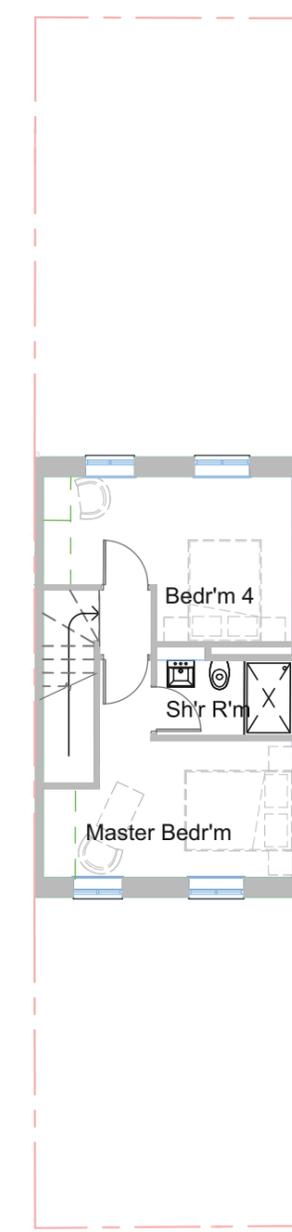
MANCHESTER
TOWNHOUSES



Ground Floor



First Floor



Second Floor