



# WATERSIDE WEST

## — MANCHESTER —

### FAST FACTS



Waterside West is a collection of **108** contemporary apartments set beside Manchester's historic Bridgewater Canal. The building completed in 2020 to meet the growing demand for quality accommodation near Manchester's key employment hubs. With global brands such as Amazon and Deloitte expanding headquarters in the city nearby, the development offers the perfect lifestyle balance for young working professionals looking for comfort and convenience.



## WELCOME TO **MANCHESTER**

Greater Manchester is a metropolitan county in North West England and is home to 2,854,540 people. It includes ten metropolitan boroughs: Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford, Wigan, and the cities of Salford and Manchester. It is one of the country's largest metropolitan regions, and the second most populous area in England, outside of London as of 2021.

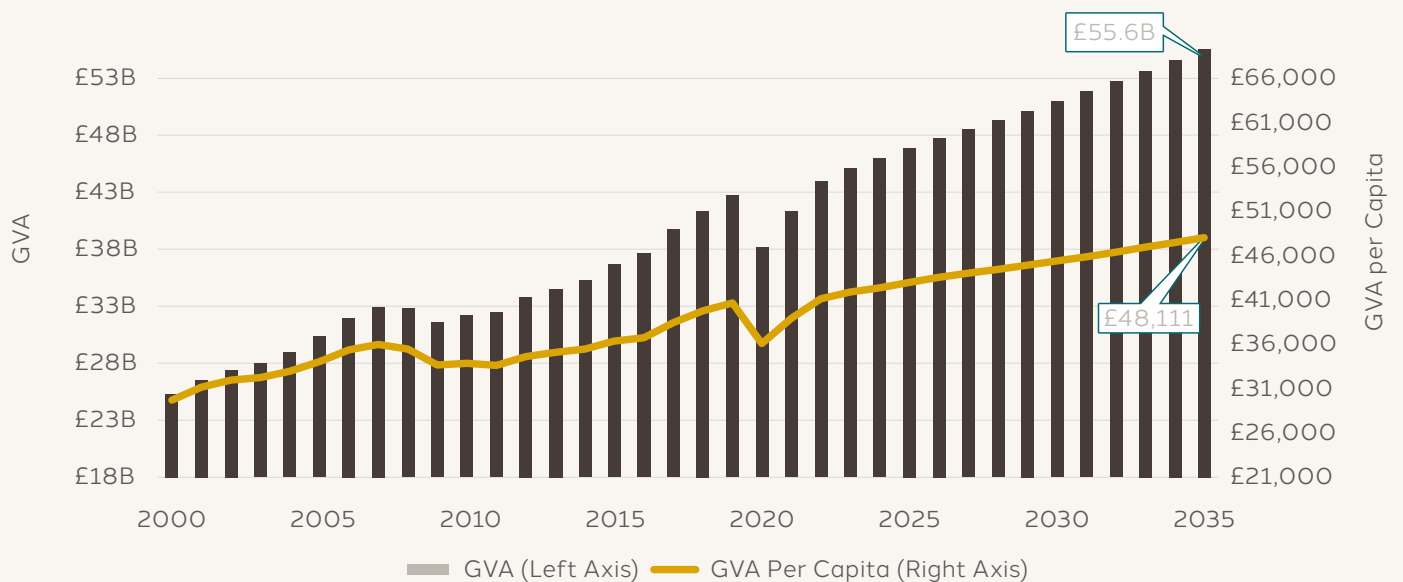
Due to its large population, Greater Manchester is one of the most economically diverse cities in the UK and is one of the main drivers of the northern economy. At present, there are approximately 1.4 million jobs that contribute towards Greater Manchester's GVA of GBP67.2 billion (2021). The Greater Manchester area generates nearly 40% of total output (GVA) in the North West and 19% across the North of England. Manchester, Salford and Trafford have seen the largest growth over the last 21 years, contributing 56% of Greater Manchester's GVA in 2021.



# ECONOMY

As a result of successful economic initiatives such as the Northern Powerhouse project, Manchester's GVA has grown by 63% since 2000, totalling GBP41.3 billion as of 2021. Following a small dip in 2021 due to the global pandemic, the economy is expected to produce GBP55.6 billion per annum by 2035. At the same time, average GVA per capita has risen 31% since 2000 and is expected to increase by a further 24%, reaching GBP48,111 by 2035.

MANCHESTER'S ECONOMIC GROWTH 2000-2035



\*Gross Value Added (GVA) = Gross Domestic Product (GDP) + Subsidies - Taxes

# REGENERATION

Manchester has undergone a remarkable transformation since the mid-1990s. Numerous successful projects such as Hulme, which is regarded as one of Europe's most successful regeneration projects of its kind, have attracted people back into the city, making Manchester a leader in the revival of city centre living.

The Manchester Core Strategy 2027 was established in 2012, focusing on urban renewal, economic development, education, and environmental reclamation. It aims to create a sustainable and accessible city that is highly ranked not only in Europe but around the world. The strategy established five key regeneration areas that are spread across Manchester.



## CIRCLE SQUARE

- GBP750 million mixed-used development to create 10,000 new jobs
- **Completion: 2022**



## ST. JOHN'S REGENERATION DEVELOPMENT

- GBP1 billion development of 2,500 new homes, up to 600,000 sq ft of workspace and circa 400,000 sq ft of leisure space
- **Completion: 2025**



## ENTERPRISE CITY

- Development of 500,000 sq ft across an integrated series of buildings targeting the digital, creative and media sectors with approximately 10,000 new jobs anticipated
- **Completion: 2025**



## THE FACTORY

- GBP110 million development to become Europe's largest arts and performance venue seeing over 300,000 visitors a year
- **Completion: 2023**



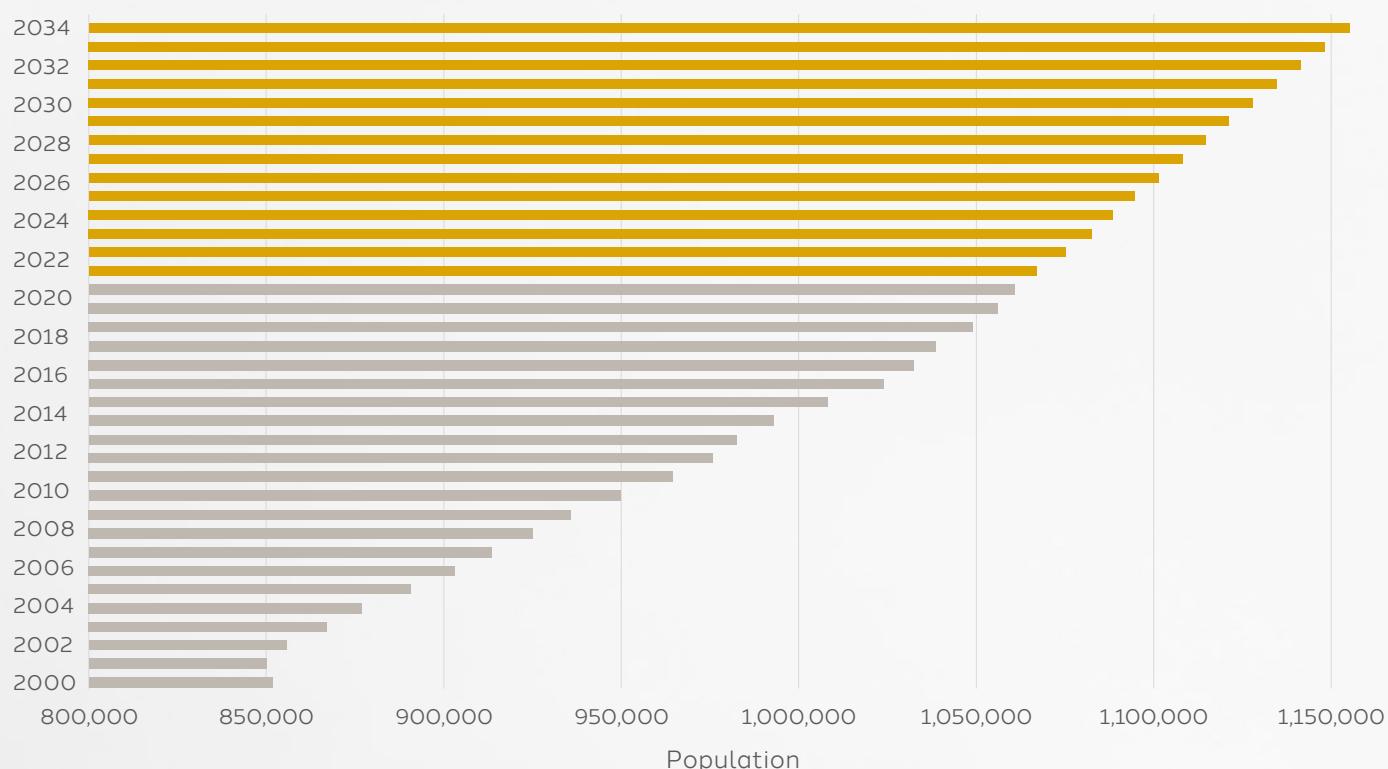
## NOMA

- GBP800 million development spanning 4 million sq. ft of office, residential and commercial space
- The first commercial building was completed in 2018 with Amazon, Deloitte, WeWork and Co-op establishing headquarters in the space
- 15,000 jobs anticipated by completion
- **Completion: 2025**

# HOUSING MARKET

While Manchester's population declined in the 1960s due to the unfavourable economic climate, this trend was reversed by the early 2000s owing to well-executed economic initiatives. The number of residents has grown from 851,780 in 2000 to 1,060,680 in 2021, averaging 10,445 newcomers per annum. By 2035, the population is projected to have grown by 36% from 2000, reaching in excess of 1,154,970 residents. This rise in population has enhanced the economy significantly, while placing more strain on the already undersupplied housing market.

MANCHESTER, TRAFFORD & SALFORD POPULATION (2000-2035)

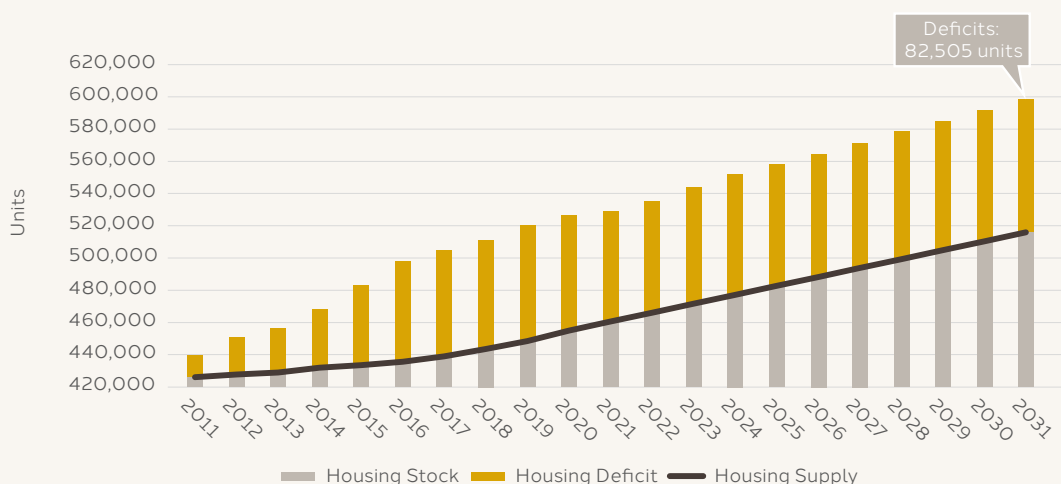


## SUPPLY

Despite the considerable progress in construction activity, the housing supply has been unsuccessful in meeting demand. Since 2011, 37,460 units were added to the housing stock, which totalled 455,015 units as of 2020. As a result, there is a substantial undersupply of homes, with just 34% of the city's housing needs fulfilled over the past 9 years.

It is expected that 5,545 housing units will be completed per year between 2020 and 2031, below the average annual housing requirement of 6,515 units. By 2031, an undersupply of at least 82,505 housing units is anticipated, taking the previous backlog into account.

MANCHESTER HOUSING SUPPLY & DEMAND 2011-2031

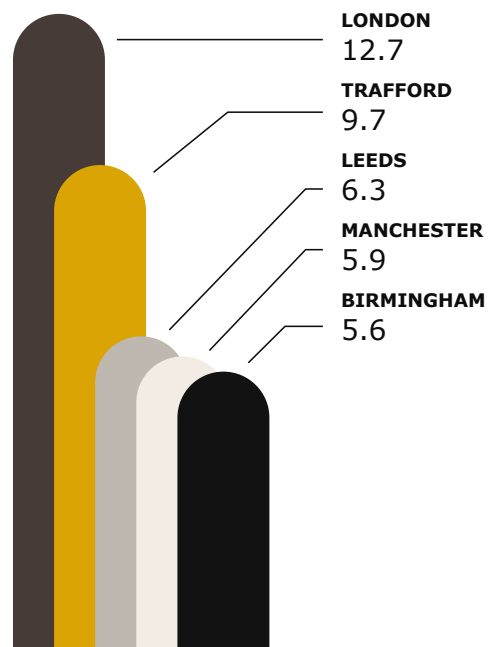


## SALES AND RENTAL MARKET

Due to a consistently undersupplied housing market combined with substantial economic growth, house prices have increased by 82% over the past 10 years, compared to the national average of 53%. House prices are further forecast to grow 23.5% between 2020 and 2026, despite the implications of Brexit and COVID-19.

Manchester city's rent has increased by 21% over the last 5 years, compared to the broader North West region at 11% and England at 7%. Between 2022 and 2026, rents in Manchester City are expected to increase by a further 15%, surpassing the national average of 10% over the same period.

## AFFORDABILITY RATIO



### HOUSE PRICE GROWTH FORECAST 2022-2026

**+23.5%**

### RENTAL GROWTH FORECAST 2022-2026

**+15%**

# EDUCATION

Greater Manchester's highly regarded education system and exceptional lifestyle have attracted many students from both the UK and abroad. The city makes a prestigious feature on the Top 50 Best Student Cities list (QS World University Rankings).

With more than 100,000 students, the majority of whom are enrolled in the three most prominent universities; Manchester has one of the largest student populations in Europe. It also has one of the largest volumes of international students at 26,000 and a graduate retention rate of 51%, second only to London in the UK. The high graduate retention rate has resulted in 38% of Manchester's population under the age of 25. These contributing factors bode well for a strong rental market and add to the growing local economy as major firms establish offices to take advantage of the young and highly educated talent pool.



The University of Manchester

The world-renowned University of Manchester is the city's largest, ranking 5th in the UK and 51st globally. It has over 10,000 members of staff as well as 36,557 students (of which 41% are international) and offers more than 1,000 higher education courses. It also has an impressive 25 Nobel Prize winners among its current and former students and staff. It is a member of the prestigious Russell Group with over a third of the university's research classified as world-leading.



Manchester Metropolitan University is Manchester's second largest with over 28,375 students (of which 17% are international). It attracts the 3rd highest number of applications out of any university in the UK and prides itself on strong partnerships with corporate organisations at a regional, national, and international level -including the BBC and IBM.



University of  
**Salford**  
MANCHESTER

The University of Salford is the fastest growing university in the Northwest and the fifth fastest growing in the UK. It currently has 16,793 students enrolled of which 20% are international. The university is also the highest ranking for student satisfaction in Greater Manchester. Almost two-thirds of the graduates stay for employment in Greater Manchester after their studies, contributing GBP319 million in Gross Value Added (GVA) to Greater Manchester's economy.



Waterside West

# FAST FACTS

## DEVELOPER

Mulbury

## ARCHITECT

Tim Groom Architects

## ADDRESS

2 Hulme Hall Rd, Manchester M15 4LY

## TOTAL NUMBER OF UNITS

108 (23 exclusive to IP Global)

## PRICING

**One Beds** - £228,800 to £247,300 (£436 psf)

**Two Beds** - £284,800 to £401,900 (£433 psf)

## SIZES

**One Beds** from 501sqft to 568sqft

**Two Beds** from 671sqft to 953sqft

## COMPLETION DATE

Spring 2020

## GROUND RENT REVIEW PERIOD

10-Year reviews

## ESTIMATED SERVICE CHARGE

£2.50 Per Square Foot

## EWSI FORM

Provided

## YIELDS

Up To 5.1%

## PAYMENT PROCESS

- 15% upon Exchange
- 85% upon Completion

## MORTGAGE FINANCE

Up to 70% LTV\*

\*Subject to condition. Please contact us for details

## PURCHASER SOLICITOR

Riseam Sharples LLP

2 Tower Street, London WC2H 9NP

## DEVELOPERS SOLICITORS

Mills & Reeve

24 King William Street, London EC4R 9AT







Waterside West

# SPECIFICATION

## LIVING ROOM

- Wide plank timber flooring
- Electric heating with flat panel heating throughout
- LV spotlights
- Stainless steel switches and power sockets
- Ultrafast broadband connection
- Visitor security access system
- High quality ironmongery

## KITCHEN

- Fully-fitted SieMatic Urban kitchen
- Soft-close drawer system with concealed handles
- Solid worktop with tiled splash back
- Inset Blanco sink and drainer
- Blanco mixer tap
- Neff ceramic induction hob with touch controls, concealed extractor hood and glass splashback
- Integrated Neff oven
- Full-height Neff fridge-freezer unit
- Full-size Neff dishwasher
- Bosch washer-dryer
- Stainless steel power sockets
- Concealed lighting under storage cabinets

## BATHROOM

- Bath and overhead rain shower
- Vitra anti-slip enamel baths and shower trays
- White Vitra porcelain sanitaryware
- Surface-mounted contemporary tap in brushed stainless steel
- Toughened full-height shower screens
- Large format porcelain tiles throughout
- Full-width mirror with concealed storage cabinet
- Stainless steel shaver socket
- LV spotlights

## BEDROOM

- White washed, wide format timber flooring
- Electric heating with flat panel heating throughout
- Ambient bedside light
- Stainless steel switches and power sockets



