

PAVILION WHARF, MANCHESTER



**PAVILION WHARF
COMPRISES ONE, TWO
AND THREE-BEDROOM
CONTEMPORARY
APARTMENTS ALL
DESIGNED TO THE
HIGHEST STANDARD TO
PROVIDE RESIDENTS
WITH LUXURY
WATERSIDE LIVING.**

- High-specification 17 storey building with 1, 2 & 3-bed apartments.
- 160 stunning waterside apartments with impressive city and water views.

- Surrounded by high-quality public realm, including a new landscaped area with a tree-lined boulevard, public square and seating steps overlooking the River Irwell.
- A gymnasium, residents' lounge, coworking space, concierge services.



Pavilion Wharf offers a comprehensive suite of on-site amenities to allow residents to enjoy a twenty-first-century city lifestyle to the full.

A gymnasium, residents' lounge, co-working space, concierge services, a dedicated post room and secure car parking as well as cycle storage, provides the reward for living in one of the UK's most dynamic cities.

To indulge in quieter moments, residents benefit from an additional garden terrace on which to relax overlooking the river and to enjoy their own private outside space away from the bustle of modern city life.

An excellent range of local shops, bars and restaurants can be found within walking distance or easy bike ride.



KEY FACTS

Developer:	Forshaw Group
Development Address:	Derwent Street, M5 4RE
Estimated Completion:	Q3 2024
Total nb. of Units:	160
Tenure:	999 years leasehold
Estimated Service Charge:	EST £2 psf
Expected Yield:	circa 5.2% gross
Ground Rent:	Peppercorn (0)
Building Warranty:	10 years structural warranty
Prices Starting from:	£179,950
Parking:	Subject to availability £25,000
Furniture Pack:	Available

PAVILION WHARF MANCHESTER

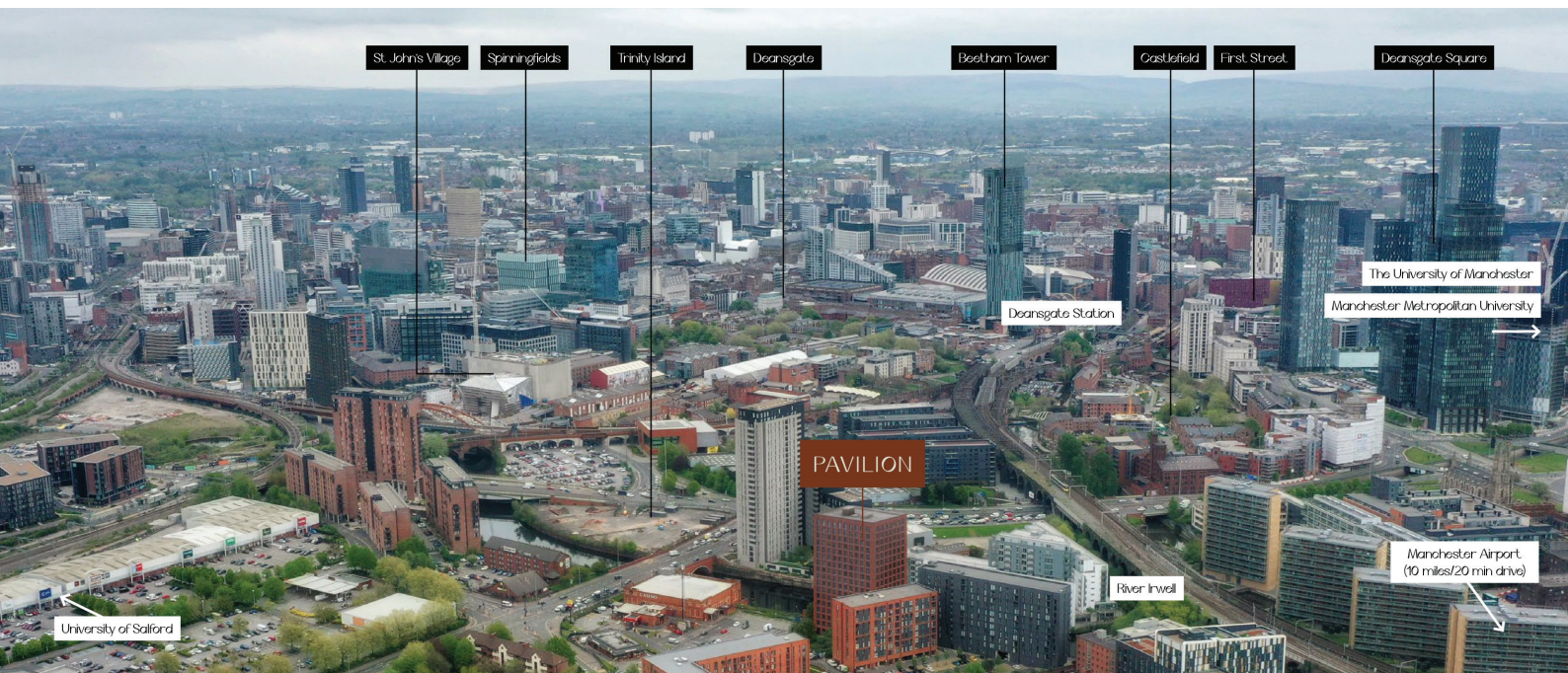
LOCATION

A city steeped in industrial history, Manchester is keen to grow on its past and has commenced a decade long plan to regenerate and reinvigorate the area.

As well as enjoying everything that Manchester has to offer, the enviable riverside location of Pavilion Wharf gives great access to the historic Castlefield area and is also in close proximity to Manchester city centre, unlocking the full potential that city living has to offer for residents.

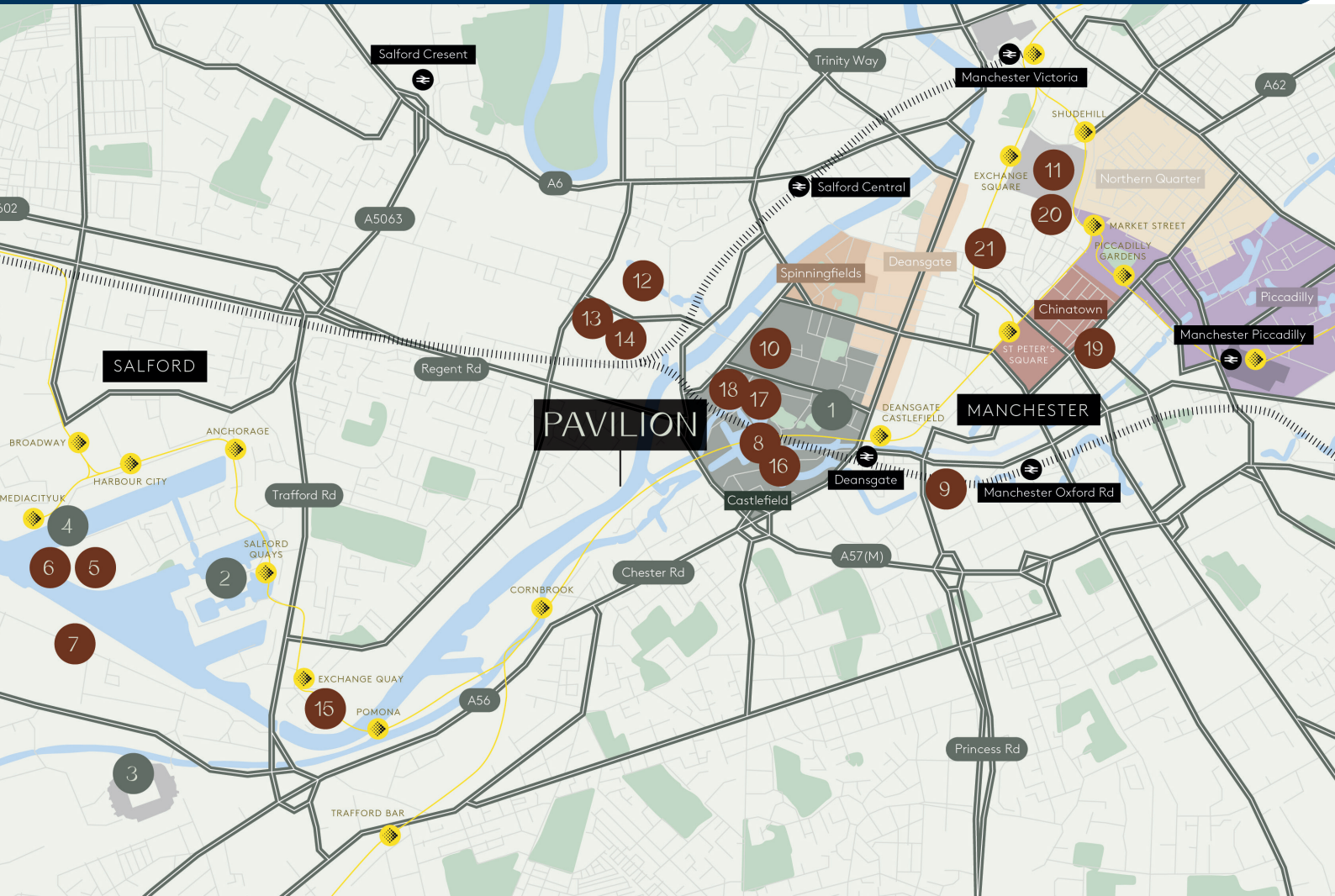
Also, just a stone's throw away is Salford Quays and MediaCityUK. MediaCityUK is Manchester's new waterfront destination, with digital creativity, learning and leisure at its heart and home to the BBC and ITV.

Manchester itself is a buy-to-let hotspot with international recognition as huge numbers of young people flock to the city, pushing up property prices and increasing demand for luxury apartments. Manchester has great rail connections, with three major train stations in the city centre. London is just two hours away. The new high-speed railway, HS2, will ensure great connections to the capital and halve the journey time.



PAVILION WHARF MANCHESTER

LOCAL AREA



Destination	Walking	Driving
Exchange Quay	10 mins	4 mins
Castlefield	12 mins	4 mins
University of Salford	16 mins	8 mins
Deansgate	14 mins	4 mins
Market Street	21 mins	10 mins
MediaCityUK	25 mins	7 mins
Piccadilly	25 mins	10 mins
Manchester University	26 mins	5 mins

POINTS OF INTEREST:

1. Castlefield
2. Salford Quays
3. Old Trafford
4. MediaCityUK

RETAIL & LEISURE:

5. Lowry Outlet
6. The Lowry
7. Imperial War Museum
8. Castlefield Basin
9. HOME
10. Science & Industry Museum
11. Arndale Shopping Centre
12. Seven Bro7hers Beerhouse
13. JD Gyms Salford
14. Regent Retail Park
15. Pure Gym Exchange Quay
16. Dukes 92
17. Castlefield Bowl
18. Albert's Shed
19. Manchester Art Gallery
20. Market Street Retail Shops
21. King Street Retail Shops



PAVILION WHARF MANCHESTER

THE CITY THAT HAS GOT IT ALL

Manchester embraces diversity with a population of 2.82 million. Forward-thinking innovation, a thriving culture and trend-setting lifestyle, it's a city that has so much to offer.

Manchester offers the best of everything, from high-end fashion brands to quirky independents, so it's easy to see why visitors travel from all over the world to shop in Manchester.

Boasting a bohemian vibe during the day, the Northern Quarter then transforms at night with people in search of good food, craft beer and live music.

Host to the city's financial centre with great places to eat, drink and shop, Spinningfield's captures over 42 million annual visitors due to an ideal location at the core of Manchester's city centre.

Manchester Arndale has the highest footfall of any city centre shopping arcade. New Cathedral Street is packed with style and home to some of the world's most premium shopping experiences including Selfridges & Co, Harvey Nichols and Burberry.

Scoring higher than London, Lisbon, Prague and Moscow, Manchester is ranked 43rd in the 2021 Economist Intelligence Unit's 'World's Most Liveable Cities'.

With a thriving food and drink culture, Manchester is now established as one of the UK's most exciting food destinations. There are new restaurants, bars, gastropubs, and cafés opening on a weekly basis.

Manchester is packed with options and every cuisine you can think of. You can fine dine or have afternoon tea, but there are always pop-up markets dotted around the city and humble street food.



PAVILION WHARF MANCHESTER

A MODERN RENAISSANCE

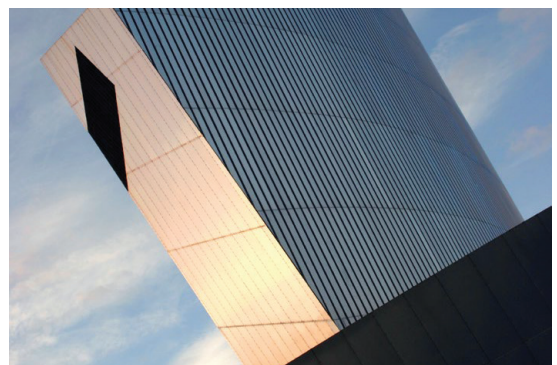
Looking to cultivate a strong sense of identity the neighbouring cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

Home to the famous Lowry Theatre, one of the most visited tourist destinations in the North West, the Imperial War Museum and the Salford Museum & Art Gallery, there is no question that Salford Is also defining itself as a truly unique and independent city.

The £550 million pound investment in MediaCityUK has created a unique waterfront destination for leisure, innovation and digital media – home to the BBC and ITV among others.

The largest purpose-built telecommunications and media hub in Europe, MediaCityUK is on the rise as big businesses look to relocate and premium establishments aim to be represented in the area.

To cope with the growing numbers of people wishing to work and live in Manchester and Salford there are significant plans in place to develop the local infrastructure and encourage economic growth. Consequently, house prices and rental yields are on the rise, making Greater Manchester one of the UK's premier destinations for investors.



PAVILION WHARF MANCHESTER

WHY INVEST IN MANCHESTER

MANCHESTER, ONE OF THE FASTEST-GROWING REGIONS FOR ACHIEVING MARKET LEADING RETURNS



Location

Manchester



Population

2.8 million
(Greater Manchester)



Economy

£62 billion
(Greater Manchester)



Employment

30.7% ^ since
2016



Tourism

£7.9 billion
(Greater Manchester)

Manchester is a world-class city that is growing more rapidly than any of its peers. Named as the UK's most liveable city year after year by the Economist, and with a booming population to suit, it is easy to see why Manchester is at the very top of the list for investors from all over the world.

Manchester's skyline has changed beyond recognition in recent years as the city enters its new era as an international city ready to change the world again. There has never been a better time to invest in city centre property and make the most of this boom.

Significant investment is being made across Greater Manchester into all sectors of the economy. Significant infrastructure spending will make Manchester one of Europe's best-integrated cities with seamless transport solutions for its citizens.

MANCHESTER



Largest economic area outside of London



84% increase in jobs in last 10 years



80 of the FTSE 100 companies have offices in Manchester



Fastest growing property market in the UK



Voted Best City to Live (Economist intelligence unit)



28% growth forecasted in next 5 years



A shortfall of 9,000 properties per year



Properties sell 3x faster than in London

PAVILION WHARF MANCHESTER

WHY INVEST IN MANCHESTER

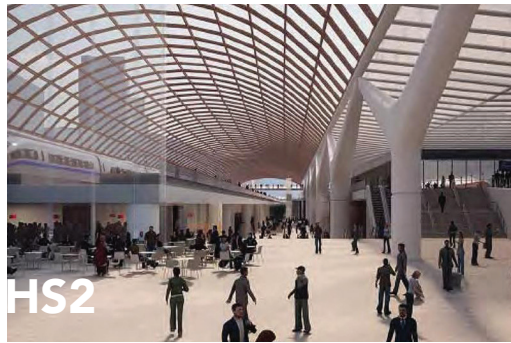
INFRASTRUCTURE

+£8.2BN INWARD INVESTMENT INTO MANCHESTER OVER THE LAST 10 YEARS.



AIRPORT

255 destinations
22,000,000 passengers each year
£1Bn expansion plan to be completed in 2024
1,500 jobs created



HS2

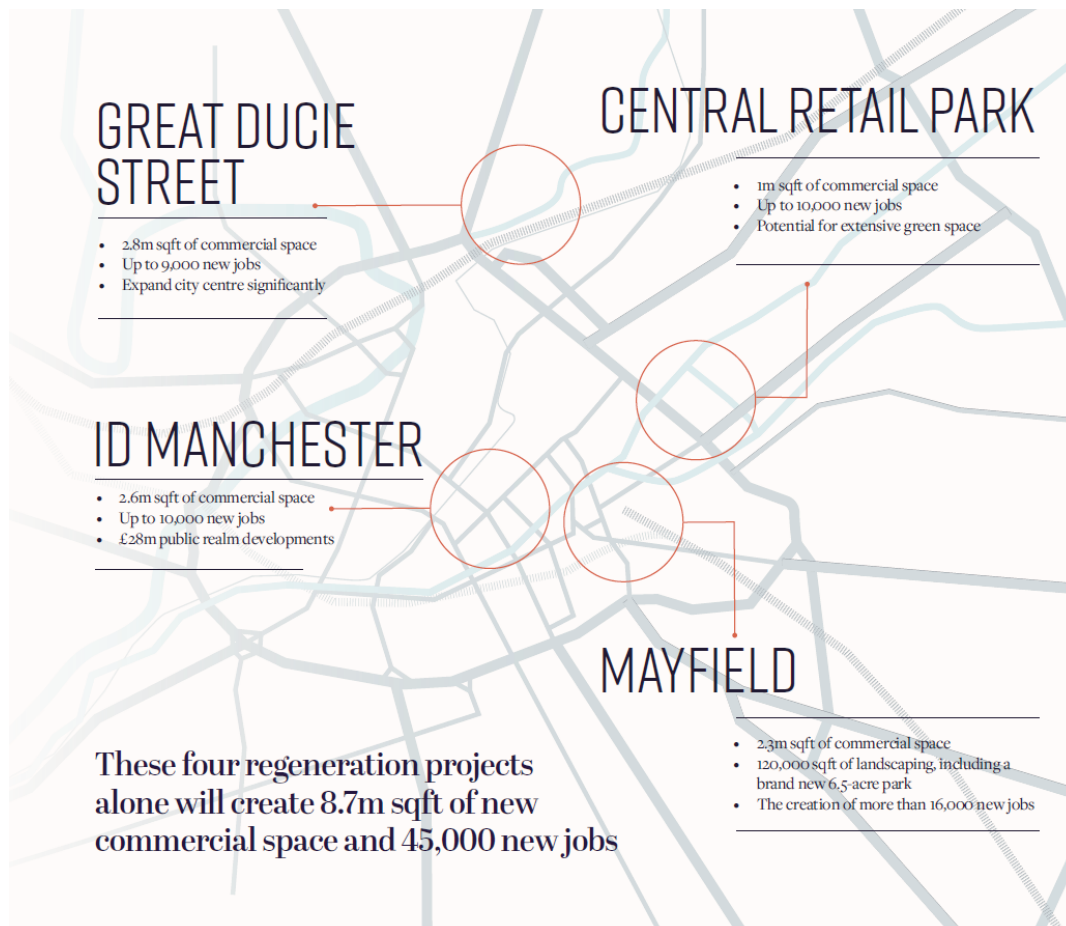
FASTEST TRAINS in Europe
1 HOUR to London
55,000 jobs created



METROLINK

7 lines
93 Stops
40M passenger journeys a year

SIGNIFICANT REGENERATION



PAVILION WHARF MANCHESTER

DEVELOPMENT VIEWS

Gymnasium, residents lounge, co-working space and concierge services deliver an enviable lifestyle for the modern urban dweller.



PAVILION WHARF MANCHESTER

DEVELOPMENT VIEWS



PAVILION WHARF MANCHESTER

FLOOR PLANS

GROUND FLOOR

On-site amenities
to enjoy city living

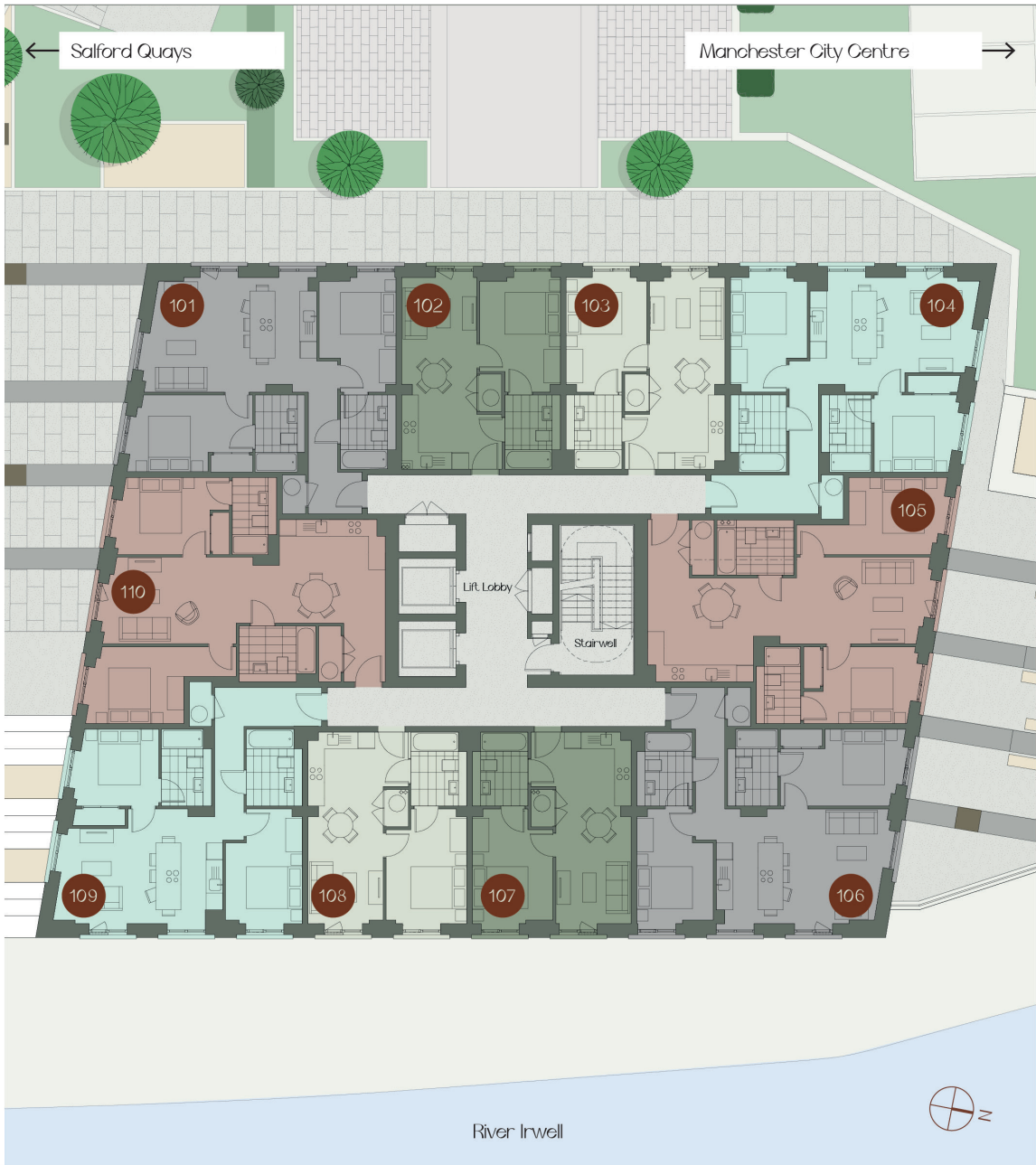


PAVILION WHARF
MANCHESTER

FLOOR PLANS

Levels 1 & 6-16

- 1 Bedroom Type A
- 1 Bedroom Type C
- 2 Bedroom Type A
- 2 Bedroom Type B
- 2 Bedroom Type C

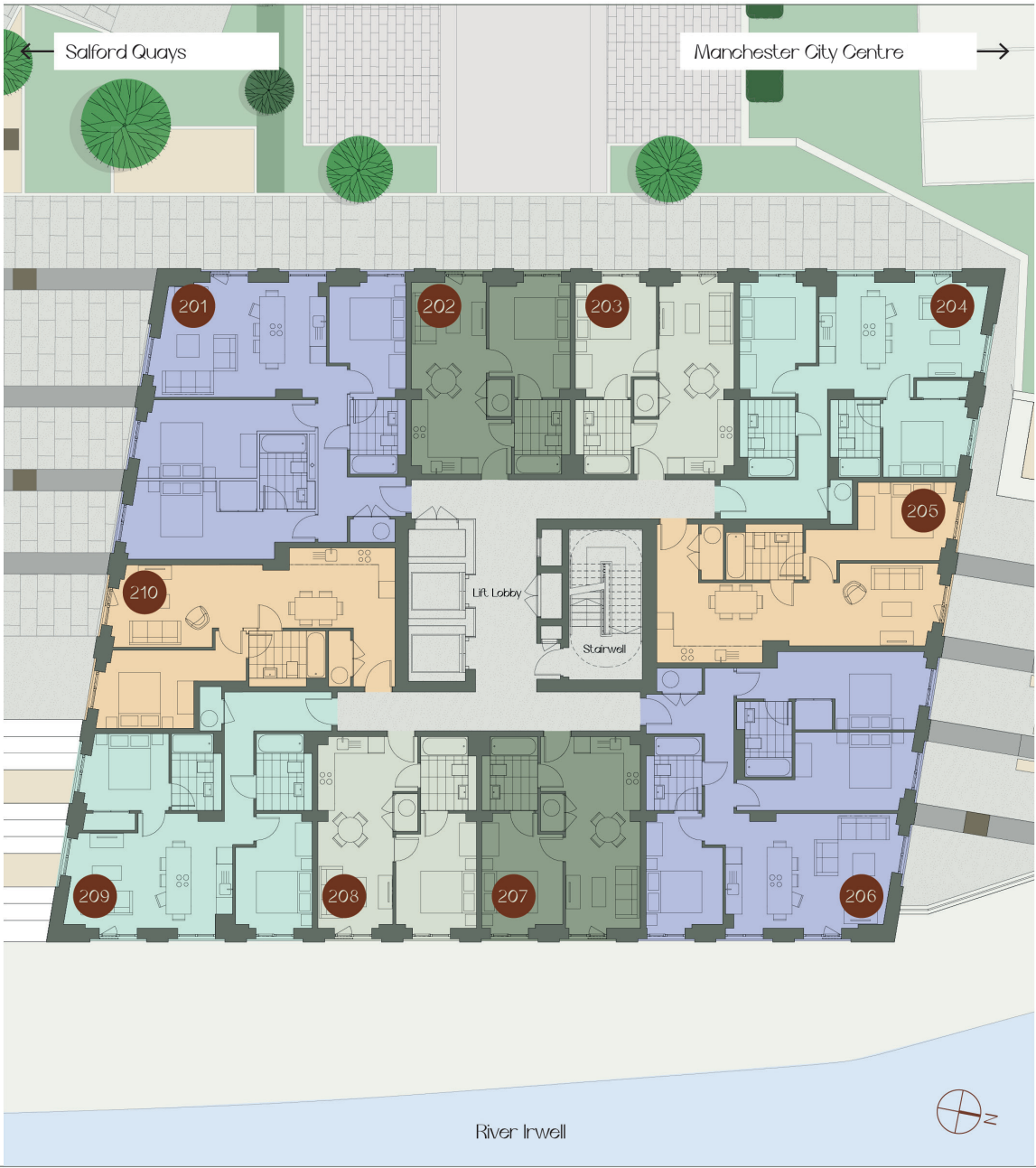


PAVILION WHARF MANCHESTER

FLOOR PLANS

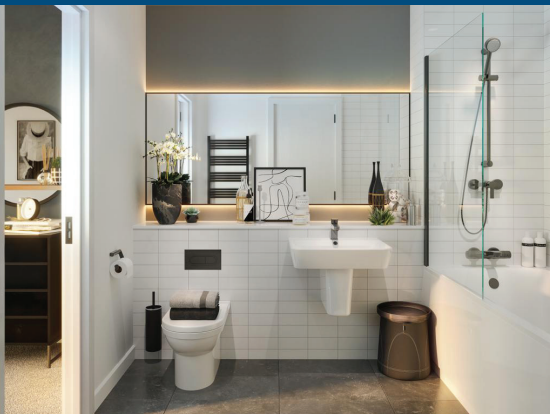
Levels 2-5

- 1 Bedroom Type A
- 1 Bedroom Type B
- 1 Bedroom Type C
- 2 Bedroom Type C
- 3 Bedroom Type A



PAVILION WHARF MANCHESTER

AMENITIES & SPECIFICATIONS



GENERAL

- 10 year structural warranty
- Secure environment with electronic access control including intercom with CCTV linked to each apartment
- On-site car parking (available at additional cost)
- CCTV to car park, external grounds and internal communal areas
- Communal satellite dish and distribution to each apartment – subscription required for pay-to-view channels

LIVING ROOMS

- Wood effect plank flooring
- Electric Heating with flat panel heaters throughout
- Low-voltage LED ceiling-mounted downlighters
- Stainless steel switches and power sockets
- Ultra-fast broadband connection with Fibre to the Premises (subject to final survey)
- Access control with CCTV

KITCHENS

- High-quality manufactured contemporary fitted kitchen units
- Slimline square edge worktops
- Stainless steel inset sink
- Integrated appliances – hob, oven, extractor hood, fridge freezer, dishwasher. Integrated washer/dryer or freestanding in hallway cupboards where space is available
- LED under-cabinet lighting to worktops
- Wood effect plank flooring
- Stainless steel sockets and switches

BATHROOMS

- Premium sanitary ware
- Walls fully tiled to bath areas
- Heated chrome towel rail
- Main bathrooms – WC, wash hand basin, bath with overhead shower and screen. Full-width wall mounted mirror above sink
- En-suite bathrooms with WC, wash hand basin with full-width wall-mounted mirror, shower cubicle

BEDROOMS

- Fitted carpets
- Electric Heating with flat panel heaters
- Central pendant lighting
- Stainless steel sockets and switches
- Fitted wardrobes to the primary bedroom (2&3 bed only)

PAVILION WHARF MANCHESTER

RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20% on the exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on Completion 80%).

LEGAL INFORMATION

SHOOSMITHS

VENDOR'S SOLICITOR

Shoosmiths Manchester
The XYZ Building
2 Hardman Boulevard
Spinningfields
Manchester
M3 3AZ

RECOMMENDED BUYER'S SOLICITOR

ARCH LAW
MARTIN MCQUEEN
E: MARTIN.MCQUEEN@ARCH.LAW
T: +44 (0)333 050 4525

LETTINGS AND MANAGEMENT



REDSTONE PROPERTY PORTFOLIO MANAGEMENT

Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324

E: lettings@redstoneproperty.co.uk

PAVILION WHARF MANCHESTER

With half a century of property development experience, Forshaw Land & Property Group know what it takes to create a better investment opportunity.

Forshaw's activities span the whole of the UK, with an enviable track record of taking unloved land and forgotten buildings and turning them into unique spaces that bring them back to life. Forshaw develop and redevelop for prestige residential, commercial, mixed-use and student property. Most of all, Forshaw develop for investors.

Forshaw Land & Property Group's history is one of impressive returns well in excess of regional averages and capital growth. Investors trust developments by Forshaw because the developer believes wholeheartedly in creating boutique-style homes people love, in market-led locations people need, to standards people value.



cowgills
NORTH WEST
**HOMEBUILDER
AWARDS**
2022

**Larger Development
of the Year winner:**

**Waterhouse Salford -
Forshaw Group**

Sponsored by

MANCHESTER
BRICK
SPECIALISTS

www.northwesthomebuilderawards.co.uk

14

Years in business

19

Completed developments

1232

Homes delivered

403

Homes in build

82

Homes in pipeline