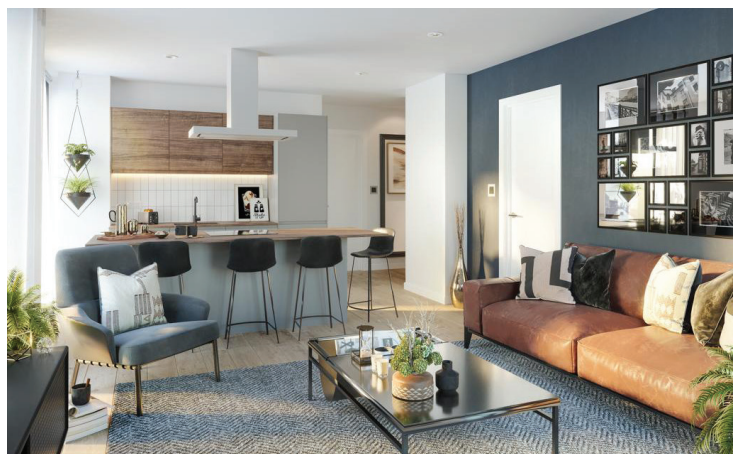




## PAVILION WHARF COMPRISES ONE, TWO AND THREE-BEDROOM CONTEMPORARY APARTMENTS ALL DESIGNED TO THE HIGHEST STANDARD TO PROVIDE RESIDENTS WITH LUXURY WATERSIDE LIVING.

- 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

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

# PAVILION WHARF MANCHESTER



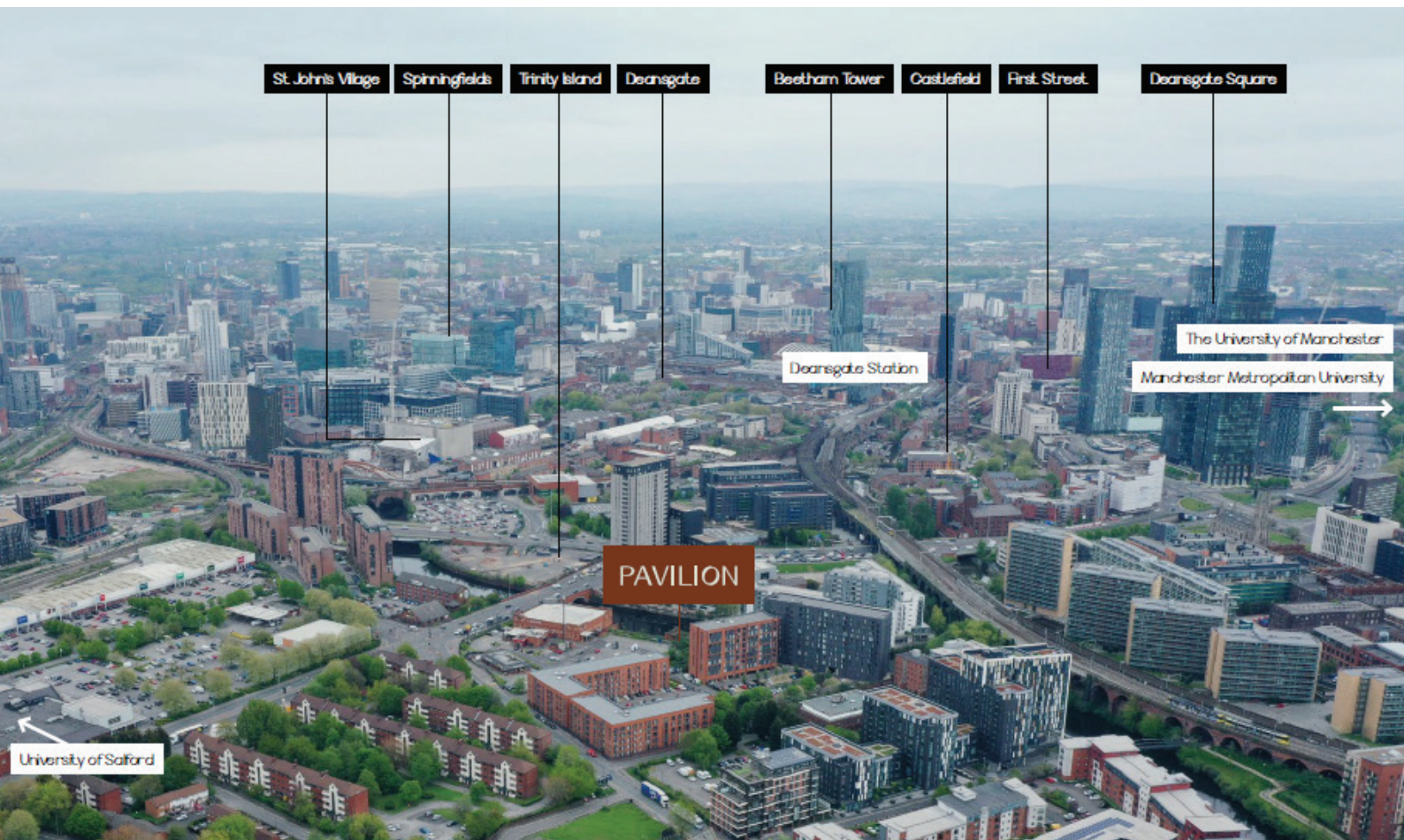
## LOCATION

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.

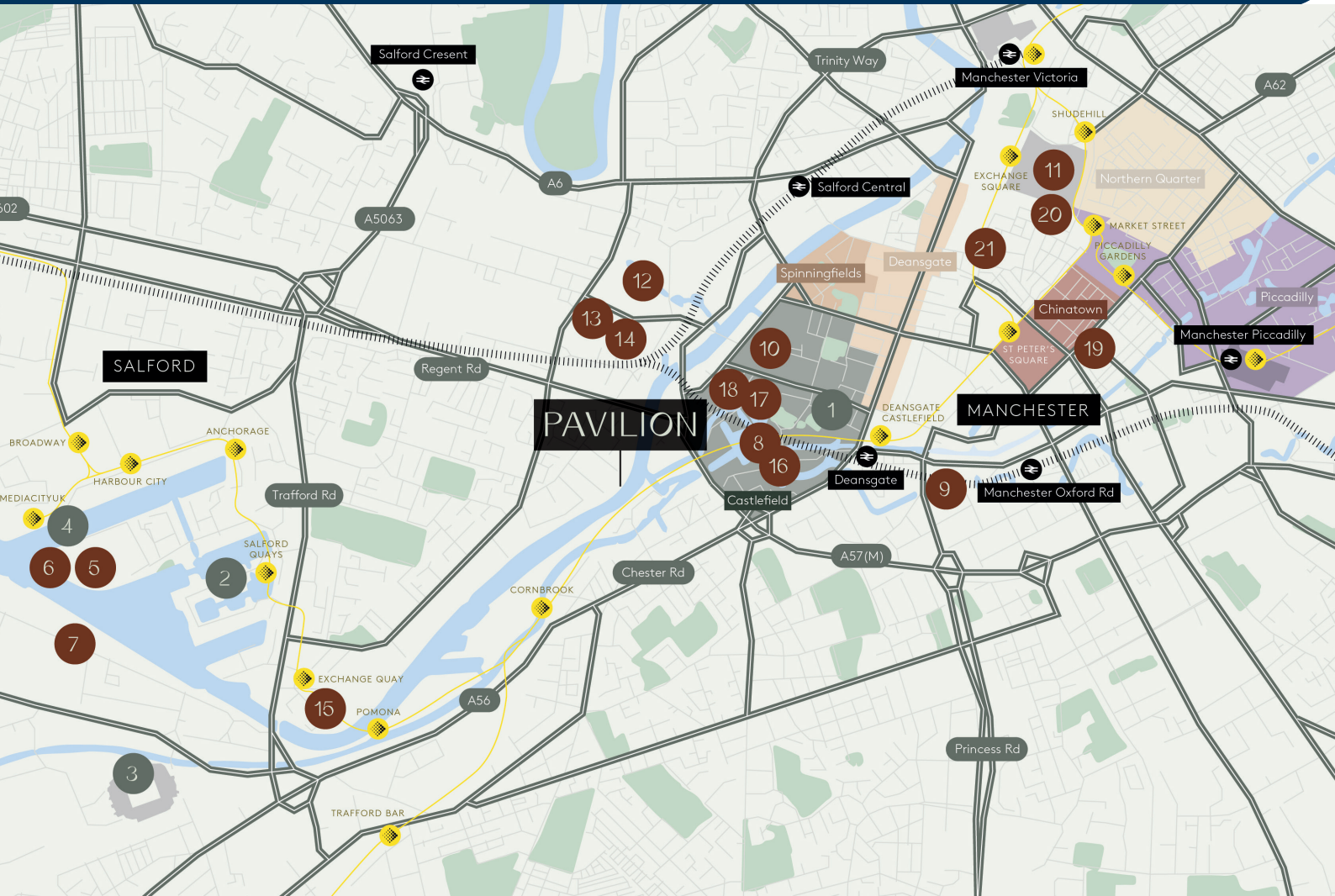
Manchester itself is a buy-to-let hotspot with international recognition as huge numbers of young people flock to the city, pushing up property prices and increasing demand for luxury apartments. Manchester has great rail connections, with three major train stations in the city centre. London is just 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



## 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.



## A MODERN RENAISSANCE

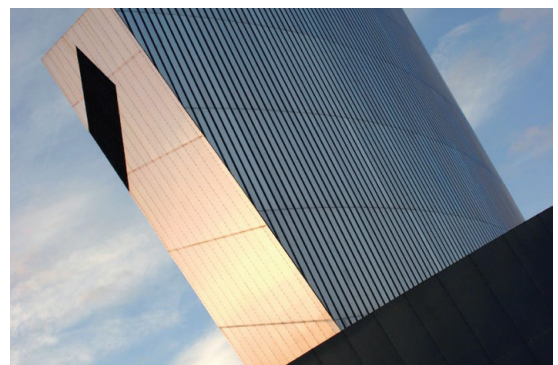
Looking to cultivate a strong sense of identity the neighbouring cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

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.



## 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

## 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

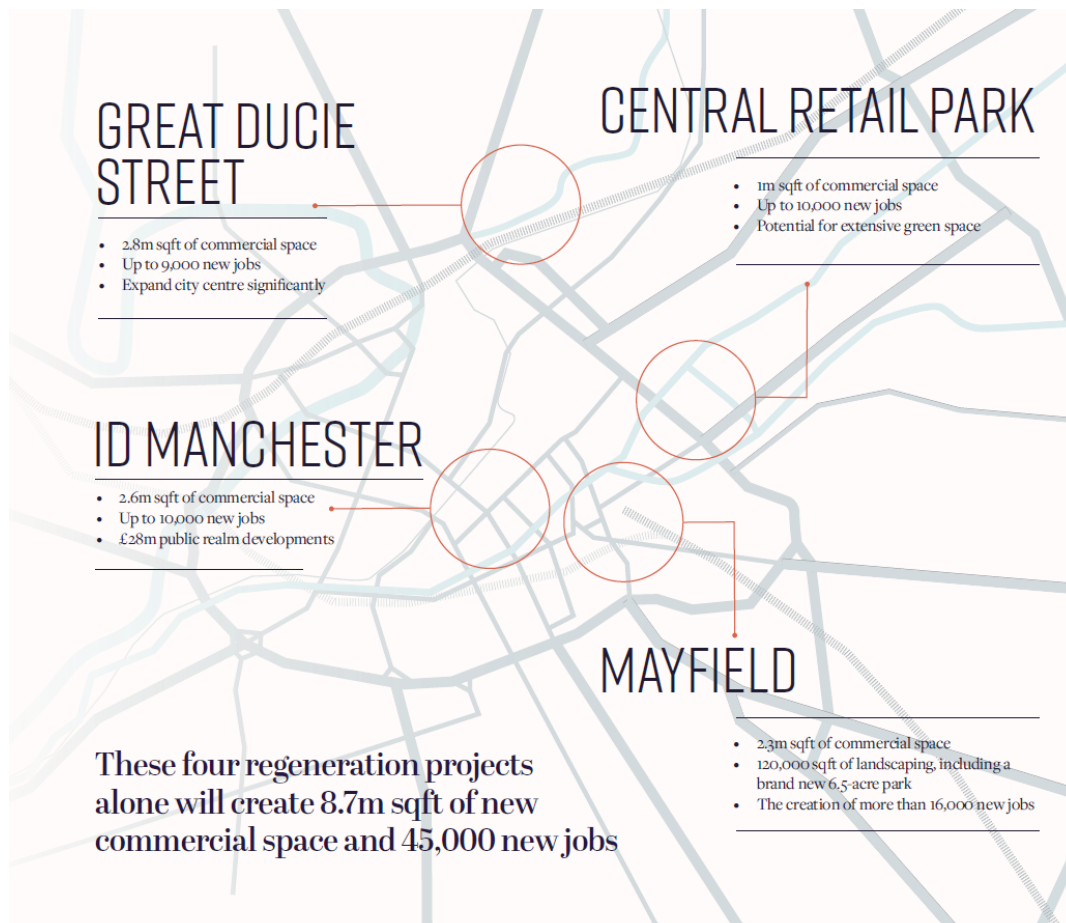
**FASTEST TRAINS** in Europe  
**1 HOUR** to London  
**55,000** jobs created



#### 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



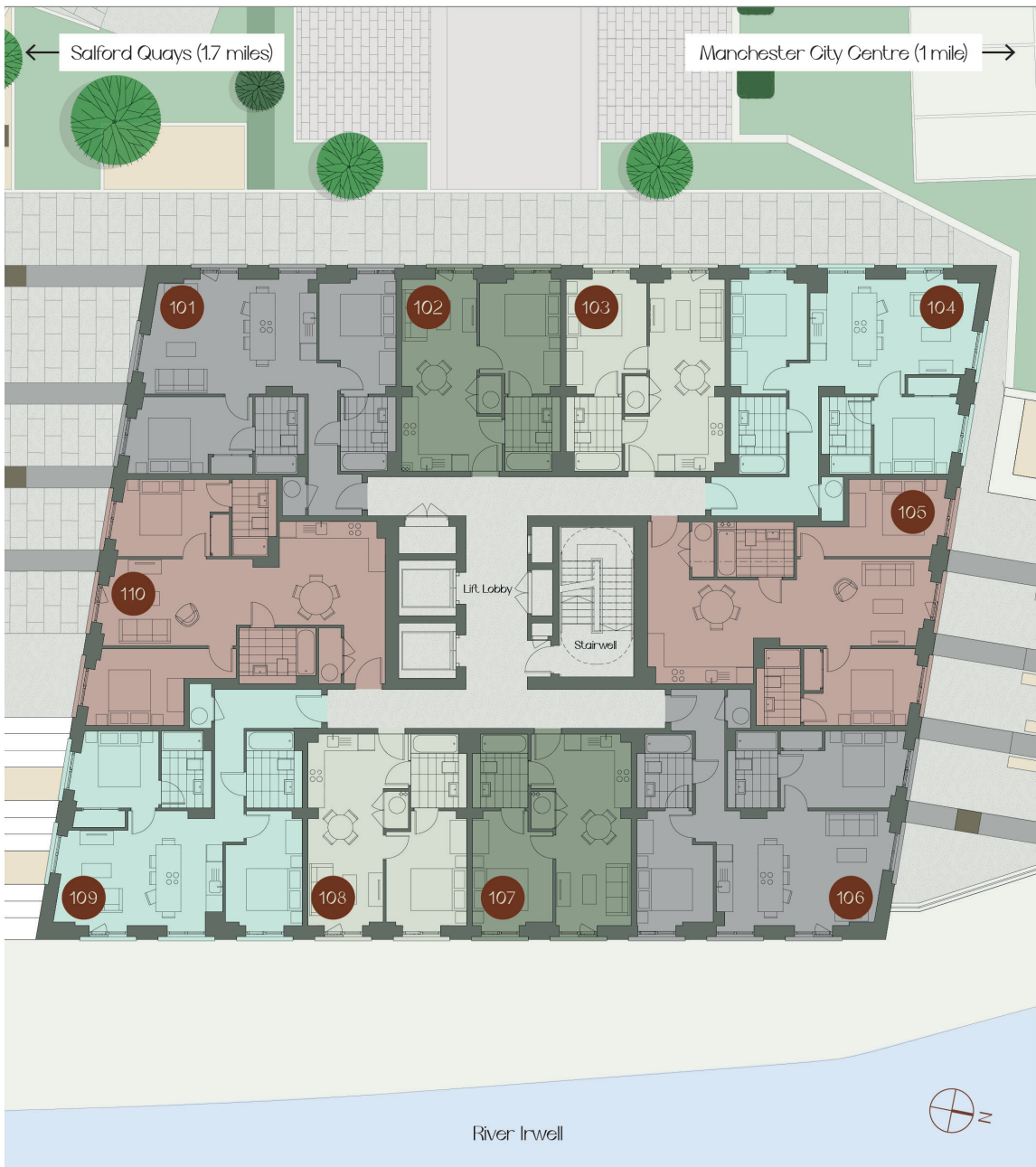
# On-site amenities to enjoy city living



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



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



## 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

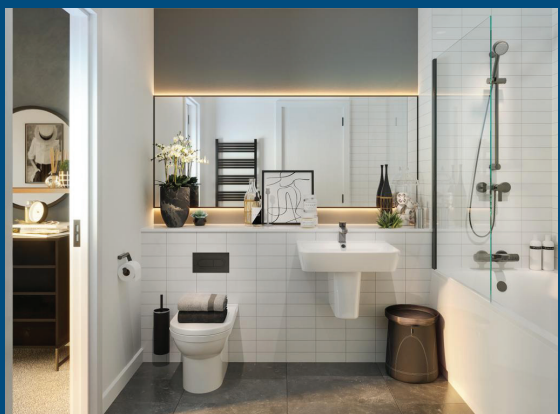
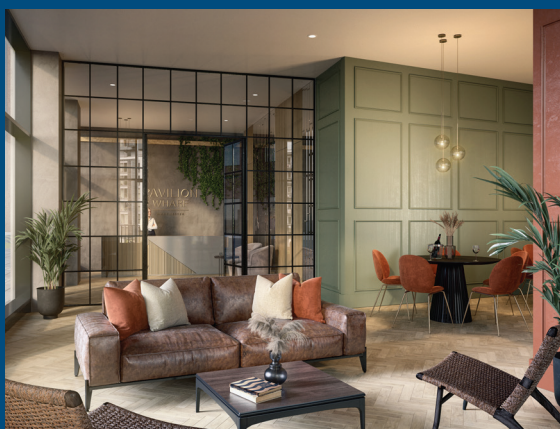
- High-quality manufactured contemporary fitted kitchen units
- Slimline square edge worktops
- Stainless steel inset sink
- Integrated appliances – hob, oven, extractor hood, fridge freezer, dishwasher. Integrated washer/dryer or freestanding in hallway cupboards where space is available
- LED under-cabinet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



## 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

## CHILD & CHILD

#### RECOMMENDED BUYER'S SOLICITOR

CHILD AND CHILD  
21 Grosvenor Place  
London SW1X 7HN  
UK  
Sarah Gallagher  
E: sarahgallagher@childandchild.co.uk  
T: 0207 235 8000

## 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

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](http://www.northwesthomebuilderawards.co.uk)

14	Years in business
19	Completed developments
1232	Homes delivered
403	Homes in build
82	Homes in pipeline