



The  
Waterhouse  
*Manchester*

Luxury Waterside Living

**forshaw.**



External example – The Waterhouse



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External example – The Waterhouse



# The Waterhouse Manchester

Perfectly located on the banks of the River Irwell, The Waterhouse is a new build, off-plan residential development in the heart of Greater Manchester.

The high-specification nine storey building complimented with private balconies and roof terrace comprises 86 stunning waterside apartments affording impressive city and water views.

The Waterhouse is due to complete Q2 2020.



# Luxury Waterside Living

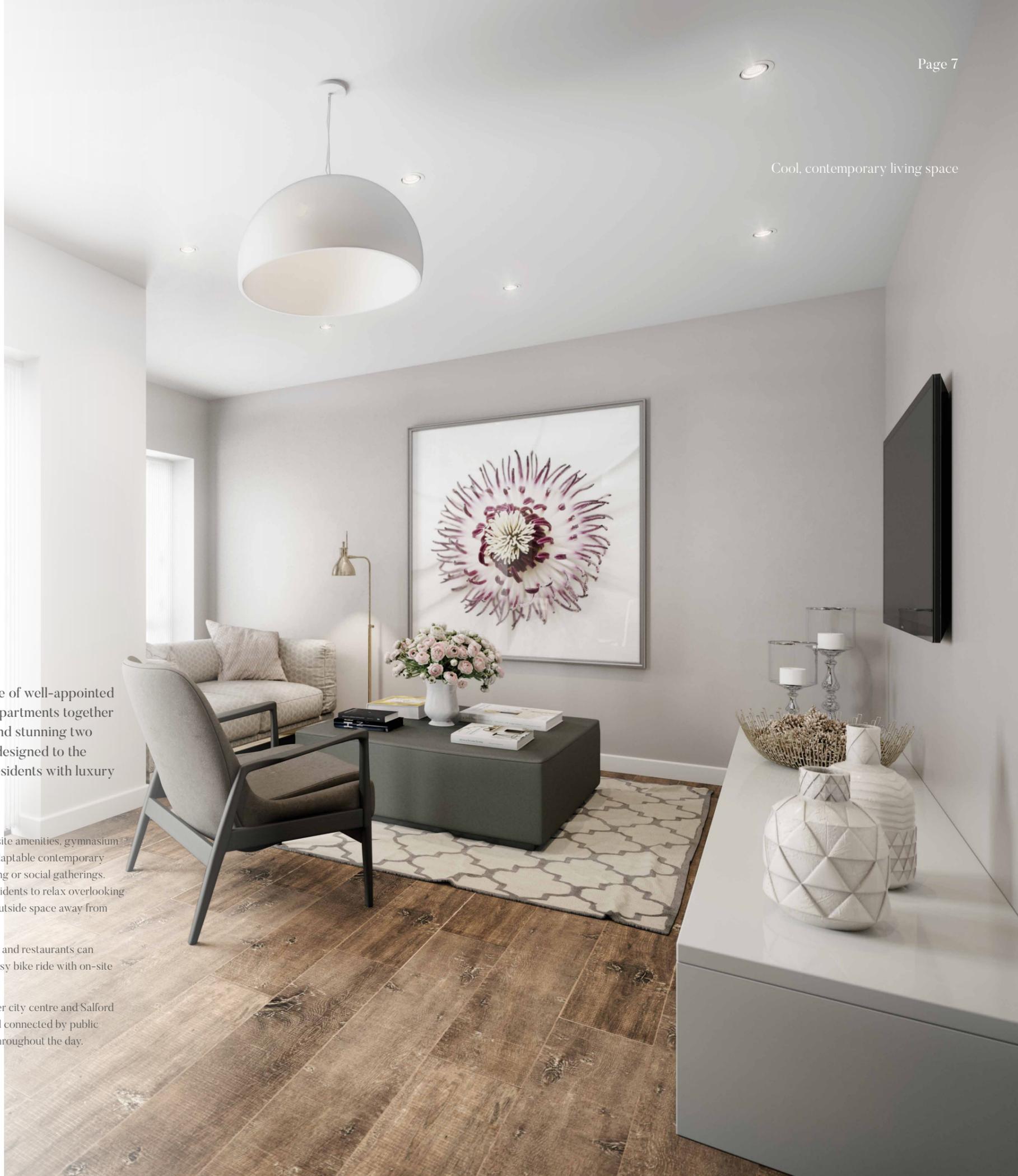


The Waterhouse offers a range of well-appointed one, two and three bedroom apartments together with two bedroom duplexes and stunning two and three bed penthouses all designed to the highest standard to provide residents with luxury waterside living.

The Waterhouse offers a range of on-site amenities, gymnasium and communal lounges that provide adaptable contemporary space, be it for watching movies, gaming or social gatherings. Landscaped rooftop gardens allow residents to relax overlooking the river and 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 with on-site cycle storage provided.

Residents can easily access Manchester city centre and Salford Quays/Media City by foot and are well connected by public transport with frequent bus services throughout the day.



Cool, contemporary living space



The latest equipment in the gym



Modern interiors



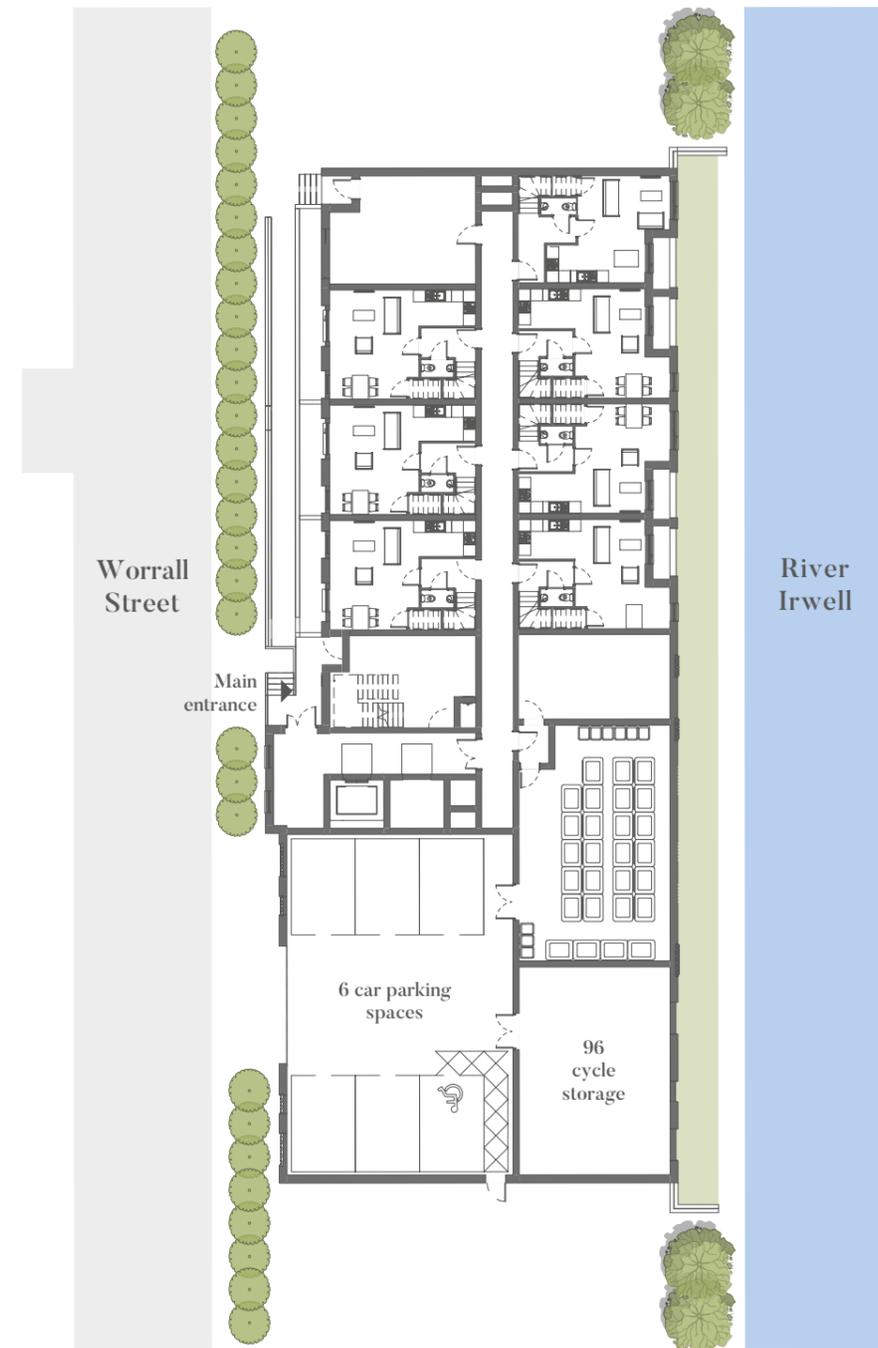
High quality specifications



# Floorplans

Nine storeys comprising 86 units

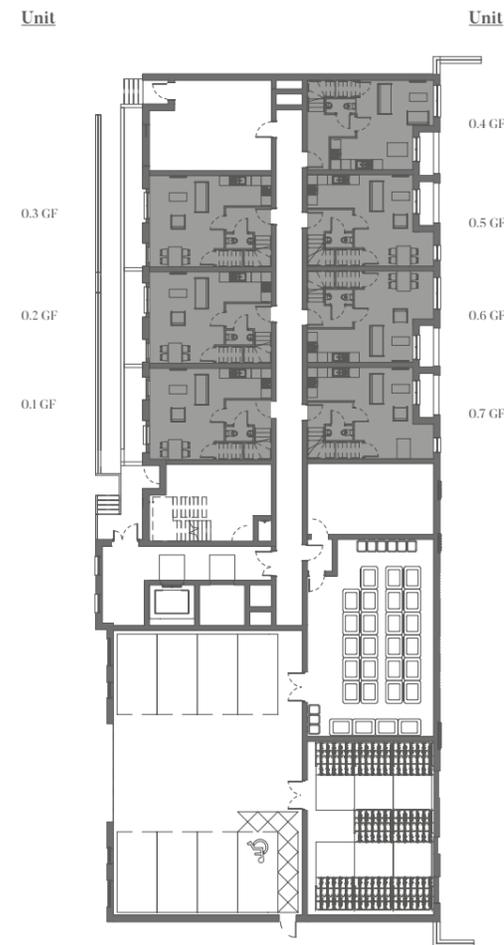
- 1 beds x 31
- 2 beds x 47
- 3 beds x 1
- 2 bed duplex x 7



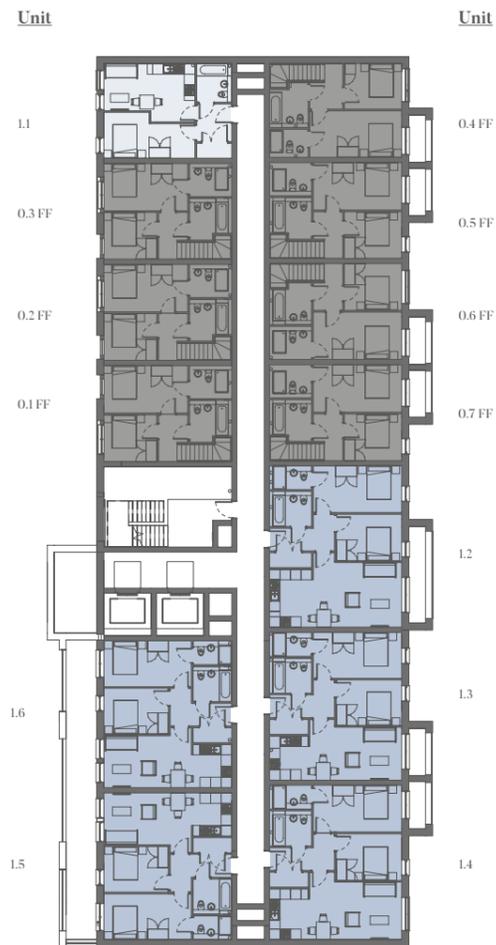


# The Waterhouse Floorplans

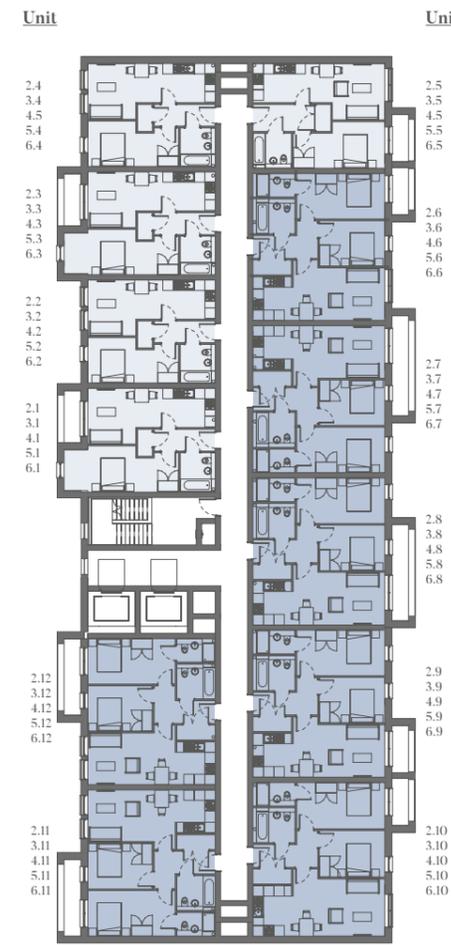
Ground Floor



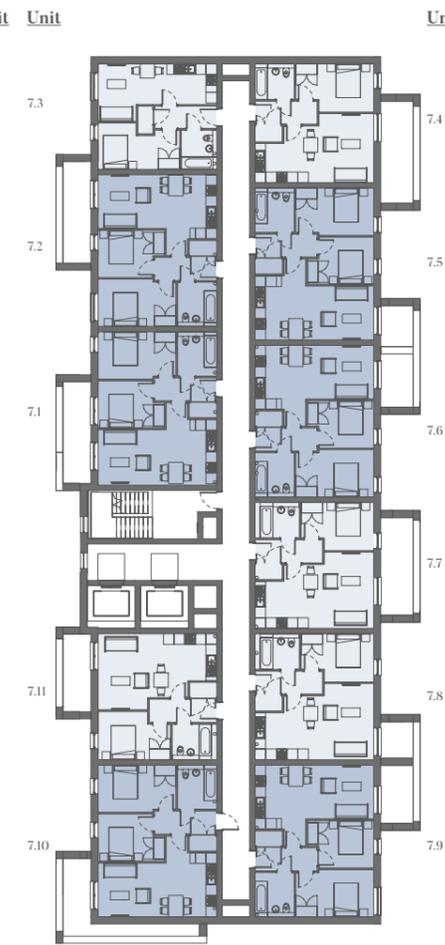
First Floor



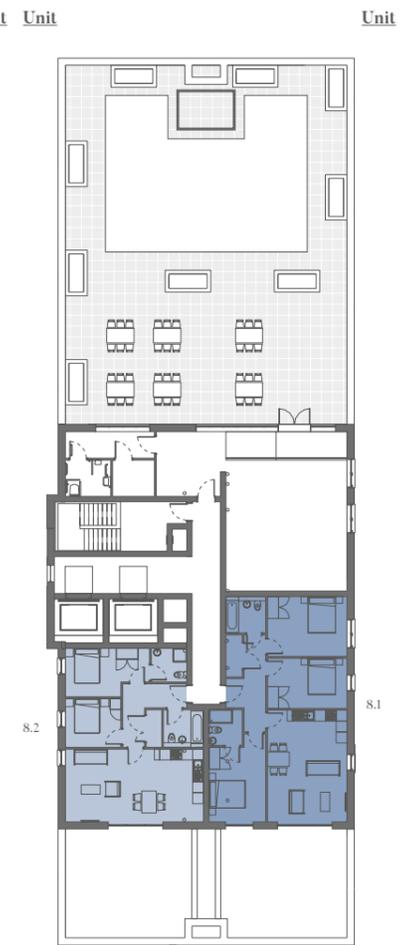
Second-Sixth Floor



Seventh Floor



Eighth Floor



## KEY

- 2 Bedroom Duplex
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment

All the plans are based on concepts provided by the developer, are indicative only and are subject to change.



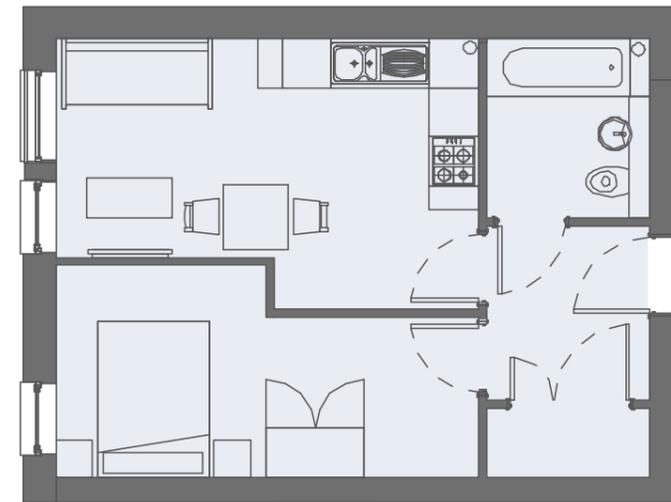
## 2 bed duplex example

Average apartment size:  
818 sq ft / 76 sq m + 10 m balcony



## 1 bed apartment example

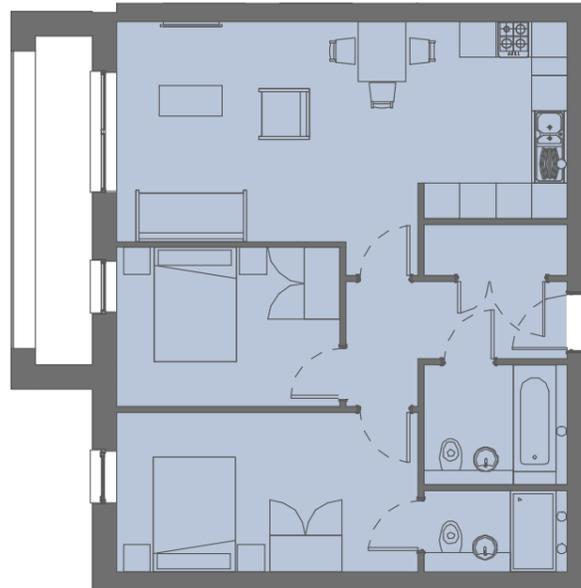
Average apartment size:  
484 sq ft / 45 sq m





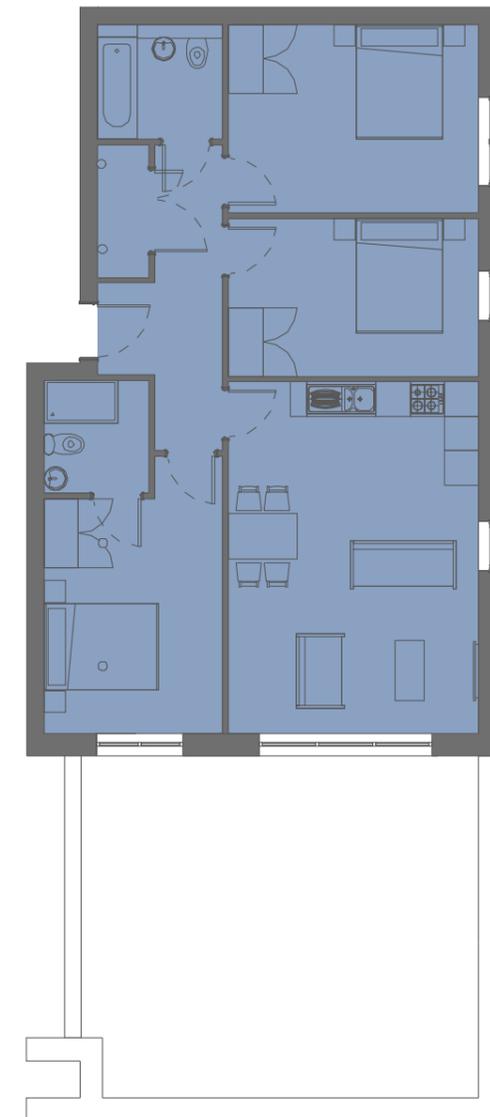
## 2 bed apartment example

Average apartment size:  
678 sq ft / 63 sq m



## 3 bed apartment example

Average apartment size:  
947 sq ft / 88 sq m





# Specification



## Living Room

- 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 German 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 available
- LED under-cabinet lighting to worktops
- Wood effect plank flooring
- Stainless steel sockets and switches



## Bedrooms

- Fitted carpets
- Electric Heating with flat panel heaters
- Low Voltage LED ceiling mounted downlighters
- 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
- Tiled floors



## 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



High end kitchen appliances



Panoramic views of the city



# Why invest?

In recent years Manchester and Salford have undergone significant regeneration programmes which have led to a thriving economy and rental market.

This transformation has caused the local rental market to become heavily oversubscribed as more and more people move to the area and look for the best accommodation. The Waterhouse will be a popular addition to this.



Between January and March 2015, 1,393 new companies launched in Salford, an 85% increase on the previous year.  
MEN, 2017



Sold prices in Salford have increased by 19% over the last year.  
Rightmove, 2017



There will be 55,000 new jobs created in the city by 2025.



Is being invested in Salford Quays to bring shops, offices and over 1,400 new homes to the area.  
The Guardian, 2016



£300 million is being invested into Greater Manchester Housing Fund to help free up land, regenerate housing and build new homes.



£1.5 billion is being invested into developing Greater Manchester's rapid transit network to keep the city-region moving and the economy growing.



140,000 people work in the City centre.



Greater Manchester has the largest creative and digital clusters in the UK.



The tourism economy is worth £7.5 billion per annum to Greater Manchester.



There are 1.15 million international visitors to Greater Manchester every year.

# Well located

As well as enjoying everything that Manchester has to offer, the enviable riverside location of The Waterhouse gives great access to the historic Castlefield area and proximity to the city centre unlocking the full potential of city living.

Also, just a stones throw away, is Salford Quays and MediaCityUK. MediaCityUK is Manchester's new waterfront destination, with digital creativity, learning and leisure at its heart, 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.

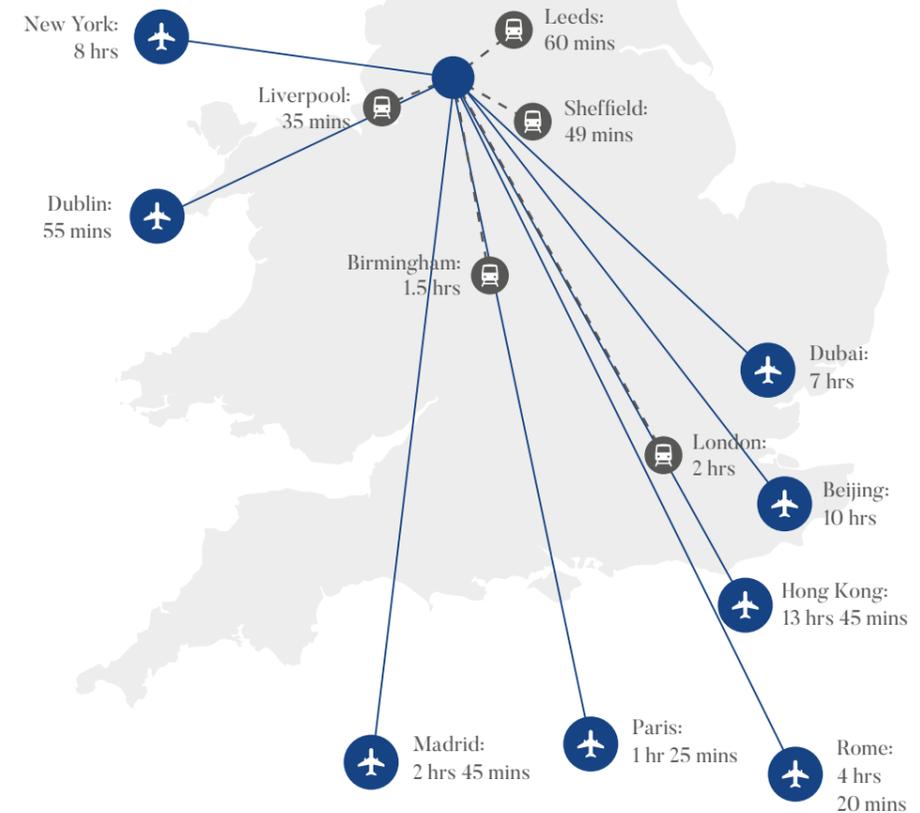
Manchester has great rail connections, with three major train stations in the city centre and London being just two hours away. The new High Speed Railway, HS2, will ensure great connections to the capital and halve the journey time.

Destinations		
Exchange Quay	18 mins	6 mins
Castlefield	21 mins	5 mins
University of Salford	25 mins	10 mins
Deansgate	25 mins	9 mins
Market Street	37 mins	16 mins
MediacityUK	32 mins	7 mins
Piccadilly	39 mins	15 mins
Manchester University	41 mins	11 mins



# Worldwide connections

As the UK's third busiest airport, 22 million passengers pass through Manchester Airport every year. With direct flights to over 200 destinations worldwide, it's the largest airport outside London, and with an investment of £800m, it's due to get bigger and better.



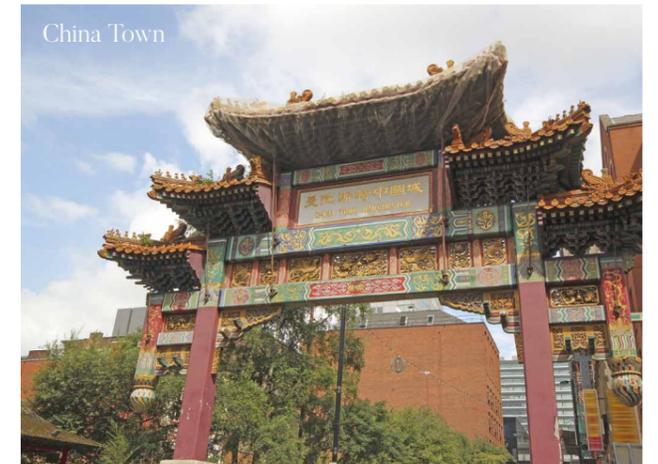
# Manchester

## The uk's second city

Greater Manchester comprises the largest economic area in the UK outside of London with a population of 2.7 million.

As hub of the Northern Power House, the arrival of HS2, a £40.6 billion high speed railway development will connect London and the Midlands to Manchester. When finished, the standard journey time to London will be 1h 8m & 41m to Birmingham and is expected to create further demand for higher-quality residences required by commuters and professionals. TimeOut has recently voted Manchester as one of the most exciting places in the world to live in and visit in 2018. This makes the city the perfect place to purchase a new build buy-to-let investment that will attract a reliable professional tenant.

Castlefield Locks is an iconic gem of Manchester and is renowned for its cobbled streets and idyllic waterfront location, a true sanctuary in the midst of fast-paced city life. It is also home to a number of premium food and drink establishments and is one of the most popular leisure spots in the city centre.



The city is also home to innumerable tourist spots including two of the worlds' most renowned football stadiums which are used for events, a diverse selection of independent bars and shops, dedicated retail centres, and museums which draw in tourists and locals alike, boosting the local economy.

Manchester is firmly asserting itself as the UK's second city and is expected to grow as such, making it the perfect place to invest.

Manchester boasts the largest China Town in the UK outside London with Chinese investors now involved in over £3bn of development across the city.

The introduction of two new direct flights from Manchester to Beijing has highlighted the positive impact and economic benefits for the Greater Manchester region as UK exports from Manchester Airport reach £200m per month.

# On your door step



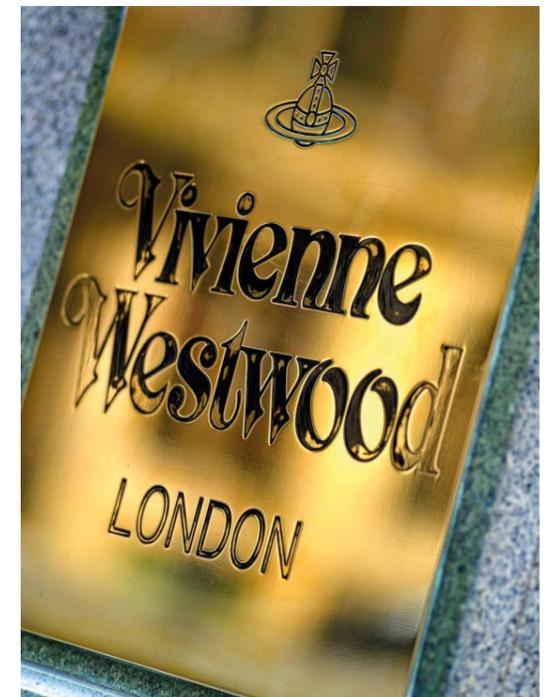
Visitors travel from all over the world to shop in Manchester and it's easy to see why. It offers a countless selection of recognisable international brands, combined with the best of British.

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

Spinningfields is host to the city's financial centre with great places to eat, drink and shop.

Capturing 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 centre.

New Cathedral Street is packed with style and you can find stores like Selfridges & Co, Harvey Nichols and Burberry.



# The UK's most liveable city



Ranked 51st in the 2017 Economist Intelligence Unit's 'World's Most Liveable Cities' Manchester scores higher than London, Lisbon, Prague and Moscow.

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

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 path to a successful career

There are almost 100,000 students in Manchester, and has fast become one of Britain's most popular destinations due to its cultural, historic and quirky nature. More and more people are paying our vibrant city a visit, and choosing to make it their home whilst they study.

Home to three respected universities with famous alumni, such as Benedict Cumberbatch and Professor Brian Cox, students will be in good company as they follow the paths of innovators such as Alan Turing, who continue to make a real difference to the world.

Students are noting that compared to many other cities in the UK, the cost of living in Manchester is more affordable. From accommodation to travel, most daily essentials are less expensive than London, so they shouldn't have to dig too deep into their bank account to make it a great home.





# Manchester

## A modern renaissance

A city with a rich history, Manchester is keen to grow on its industrial past and is in the early years of a decades long plan to regenerate and reinvigorate the area.

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

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.



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.





# About us

## forshaw.

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.



API Global are a development and sales consultancy business focused on deal origination, financial structuring, and investment management within the UK residential property sector. We have extensive local knowledge and expertise, with a global reach.

API are specialists in developing investment opportunities for both institutional and retail clients. Our goal is to deliver end-to-end solutions for investors looking for exposure to one the most stable, secure and popular asset classes in the world - UK Residential Property.

Our team of professionals work tirelessly to deliver a completely hands-off buying process by guiding our clients from exchange of contracts through to completion of the investment. We believe in adding value at every opportunity and therefore investors can also take advantage of our legal support, in-house mortgage team and lettings and management operation.



Years in business



Completed Developments



Units Delivered



Units in Build



Units in pipeline

# Our Track Record



## Alumni: Completed scheme

Alumni is a new development consisting of 2 distinct and architecturally different buildings on the historic site of St Michael's School on George Leigh St, in the heart of Ancoats Urban Village.



## Queen's Brewery: Completed scheme

An award winning development, The Queen's Brewery comprises 1, 2 and 3-bed apartments, in addition to private bicycle storage and parking, whilst retaining the unique Victorian architectural features which helped it earn its valued status as a Grade II listed building.



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## Trinity Court: Completed scheme

The former church and historic Grade II listed building, has been sensitively renovated to provide 84 luxury studios. Each studio comes fully furnished with high spec en suite and kitchen facilities.

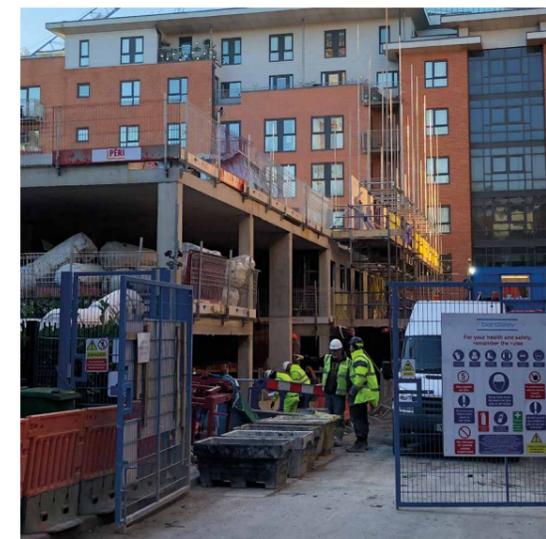


**forshaw.**



## Halo: In build

Located within a highly accessible location in close to the main commercial core of the city centre, Halo is a modern 6 storey residential development for a world-class city. Comprising of 66 one, two and three bed stylish apartments with basement car parking.



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The  
Waterhouse  
*Manchester*

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