

MANCHESTER - UK



The Cartwright





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WELCOME TO THE NEW MANCHESTER

Manchester has long been famous for its rich history and innovative spirit. The birthplace of the modern industrial world, in recent years the city has diversified beyond its historic moniker of 'Warehouse City' to become the beating heart of the Northern Powerhouse.

With a thriving cultural and leisure scene, as well as first class employment opportunities, Manchester is undergoing an exciting economic renaissance.





Oxford University economists predict that job growth in Manchester will exceed many international capitals including Paris, Berlin and Tokyo between 2015-2020

ECONOMIC SNAPSHOT

Manchester's fortunes continue to rise thanks to its robust and diverse economy. The sheer range of the city's economic interests makes Manchester an attractive proposition for both local and international business and investment.

GBP28.5 million



Home to the GBP28.5 million Cancer Research Centre – one of the UK's most innovative medical research facilities

03



10.6%

The city's population is expected to grow by 10.6% from 545,500 in 2017 to 603,800 in 2026

04



2.7%

2.7% GVA growth per annum forecast between 2018-2022



80/100

80 of the FTSE 100 companies have a presence in Manchester

06

84%



Between 2002 and 2015 job growth stood at 84% in the city centre, over twice that of job growth across the north of England as a whole



6th

Ranked 6th globally for Foreign Direct Investment (FDI) strategy

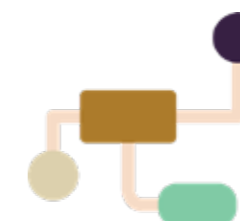
08



2nd

Europe's second-largest cluster of creative/media businesses

7th



7th best connected city in the world

THE KING OF THE NORTH

Chancellor George Osborne announced the Northern Powerhouse initiative in December 2014, committing to inject GBP7 billion into business, culture and infrastructure developments in the north of England.



Manchester is home to 25% of the Northern Powerhouse cities' combined population



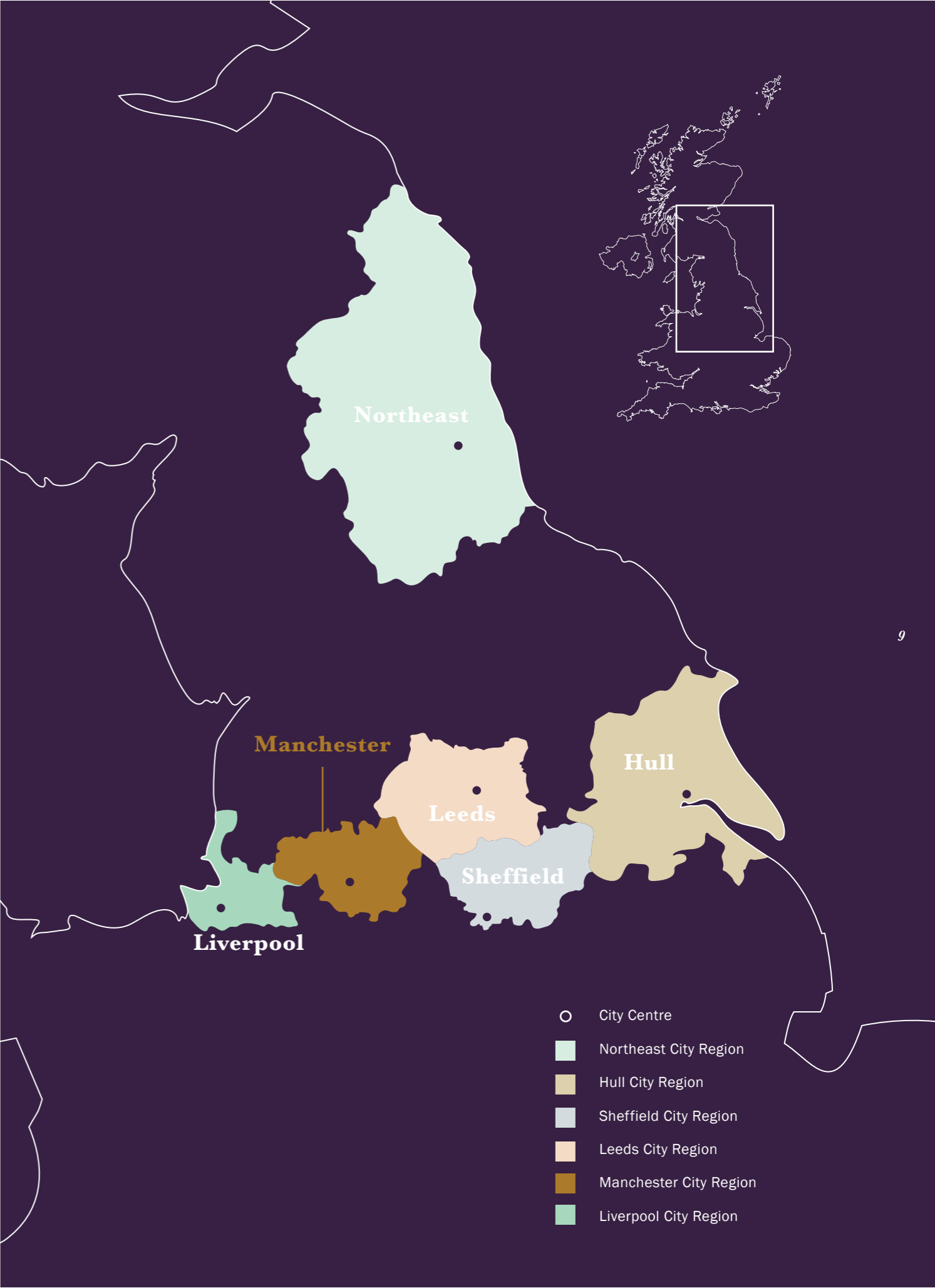
Manchester recorded the highest GVA growth per head at 6.8% since the inception of the Northern Powerhouse initiative



The city has constructed the most significant development plans with GBP78 million allocated for new cultural and leisure offerings within Manchester



GBP300 million in funding has been secured for housing in Manchester



SUPPLY

Manchester is struggling to keep up with the pace of growth and demand for housing, especially following a dramatic decrease in residential completions since their previous peak in 2006.

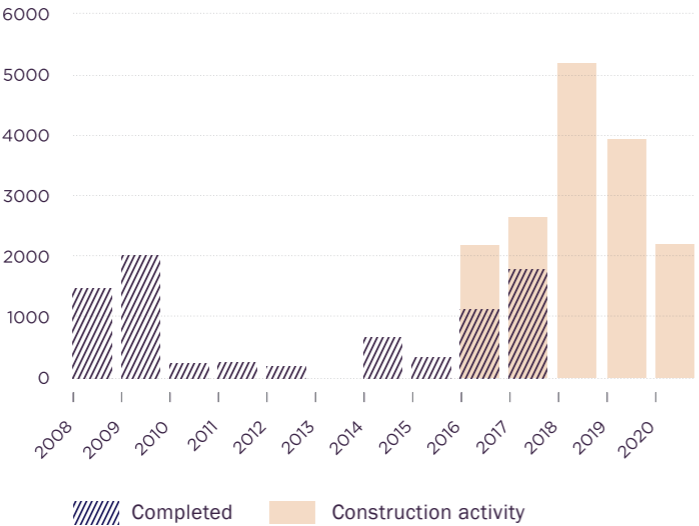


Net housing delivery in Manchester was 1,784 homes in 2017, a shortfall of nearly a thousand homes



Manchester City Council has a minimum annual completion target of 2,500 new homes until 2025 to keep up with demand

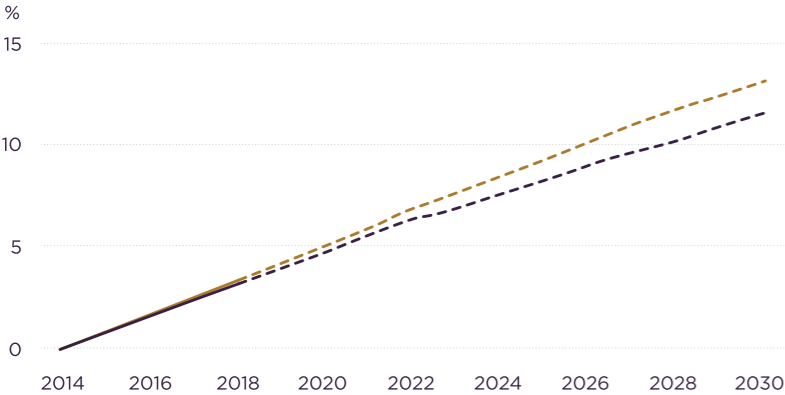
RESIDENTIAL DEVELOPMENT PIPELINE 2008-2020



DEMAND

The city's population growth is exceeding expectations. Manchester's city centre population grew approximately 10% from 2014 – 2017 and is projected to increase by a further 37% between 2018 - 2024.

POPULATION GROWTH %



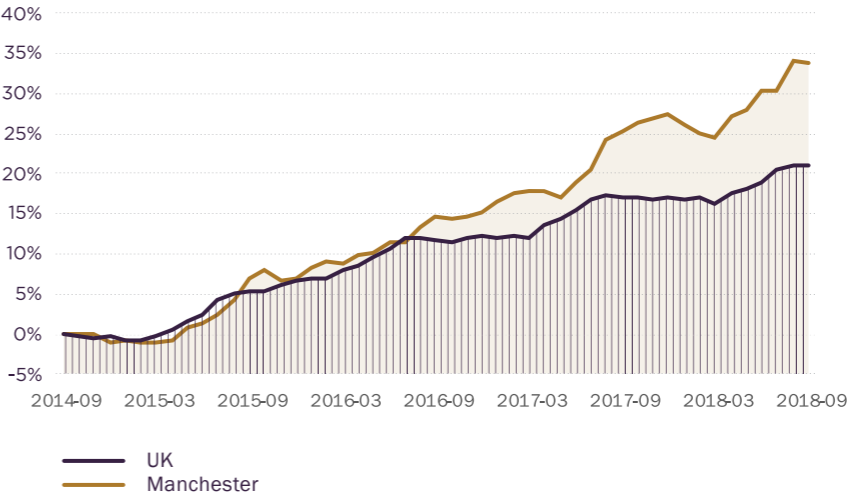
Manchester's core urban area grew on average seven times faster than comparative areas in other UK major cities



SALES

Strong demand for city-centre living, a growing population and urban regeneration initiatives make Manchester one of the best performing property markets in Britain.

HOUSE PRICE GROWTH



Manchester properties sell 3x faster than London



Average time on the market is 36 days

RENTAL

Rental properties account for two thirds of Manchester's city-centre housing, driven by demand from a young workforce, fresh graduates and current students.

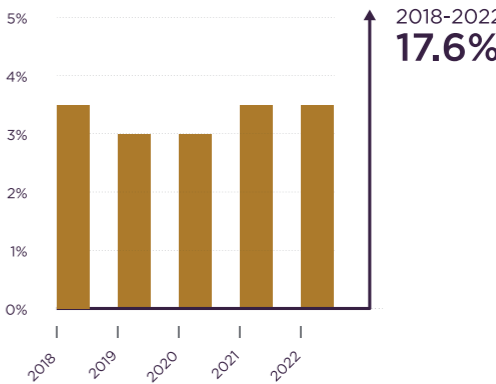


Manchester has one of the largest student populations in Europe with approximately 100,000 students across four universities



The city also has one of the highest graduate retention rates outside of London at 51%

MANCHESTER RENTAL GROWTH FORECAST % ANNUAL CHANGE





THE CARTWRIGHT

Once home to a fashion and textile workshop, The Cartwright is an elegantly converted residence located at the intersection of Manchester's growing NOMA and New Cross neighbourhoods.

Celebrating the building's heritage while offering luxurious contemporary interiors, this development brings Manchester's history into the modern day.



Largest development project
in North West England

20

20 acres



The best-connected
city centre location
in Manchester

6,000

6,000 people currently
work in NOMA



Amazon's **new Manchester**
HQ will be in NOMA's 90,000
sq ft Hanover Building




NOMA

A 5-minute walk from The Cartwright will put you in the heart of NOMA. Balancing heritage, community and commercial space, the NOMA neighbourhood exemplifies Manchester's unique identity and offers a vibrant new destination for working and living.













When the area's GBP800 million regeneration project is complete, NOMA will provide 2.5 million sq ft of office space, 1,158 new homes and 400,000 sq ft of shopping and leisure facilities.

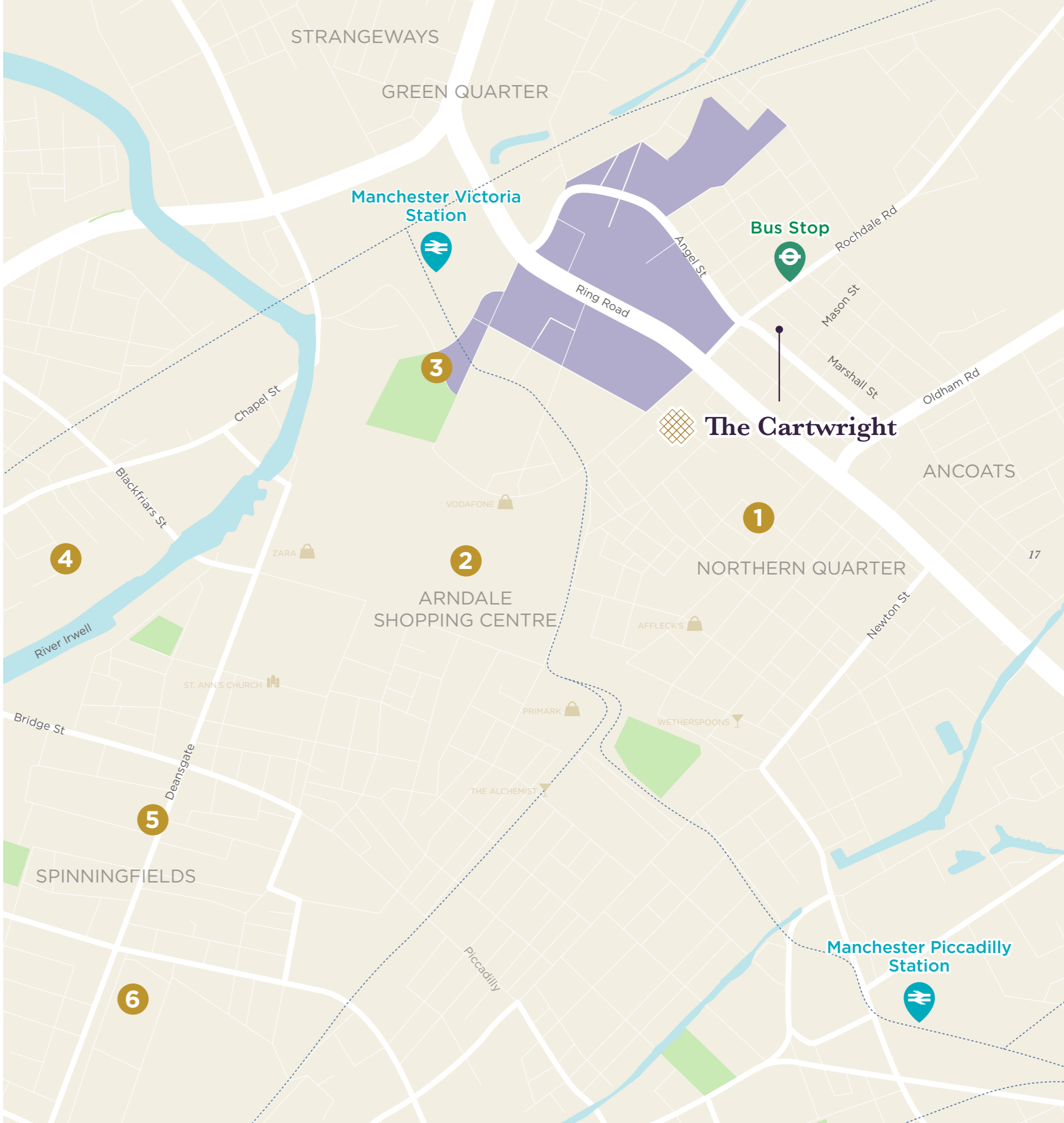


THE AREA

-  Bus Stop  1min
-  Manchester Victoria  9min
-  Manchester Piccadilly  19min

-
-  NOMA regeneration  2min

-
-  Northern Quarter  5min
 -  Arndale Shopping Centre  6min
 -  National Football Museum  10min
 -  The Lowry Hotel  19min
 -  Spinningfields  20min
 -  ODEON Manchester Great Northern  20min







SPECIFICATIONS

The Cartwright offers spacious, loft-style apartments which benefit from original wood and brickwork as well as contemporary design elements throughout.

KITCHEN

- Zanussi electric oven and ceramic hob
- Desanti 60 cm Chimney Extractor hood and glass splash back
- Granite worktops and up stands
- Integrated fridge/freezer by Indesit
- Freestanding washing machine/dryer unit by Indesit included in cupboard

BATHROOM

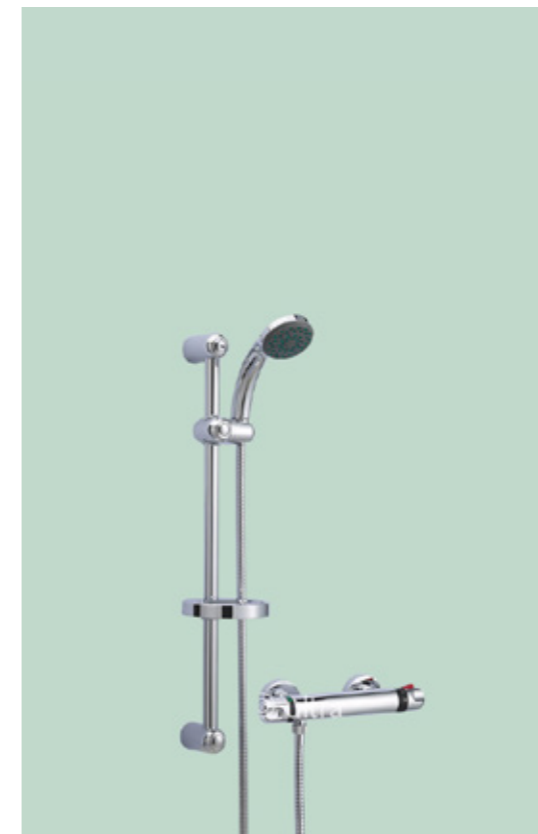
- Full height tiling to all bathroom and en-suite walls
- Close coupled toilet with chrome dual flush
- White hand basin with pedestal and chrome tap and waste
- White bath with chrome mixer shower, riser rail and single shower screen
- Ceramic tiling to whole floor in view

INTERNAL DETAILS

- Sound insulated, double glazed window units
- Splendid Saxony Carpets with combined underlay and timber Camaro floor coverings in each apartment
- Apartment front and interior doors feature veneer finish with chrome handles and are half hour fire resistant
- Standard light pendants to all rooms and chrome downlights in kitchen areas and bathrooms

COMMON AREAS

- Telephone operated main front door connects to handset in each apartment



ELEVATION

NORTH WEST ELEVATION



NORTH EAST ELEVATION



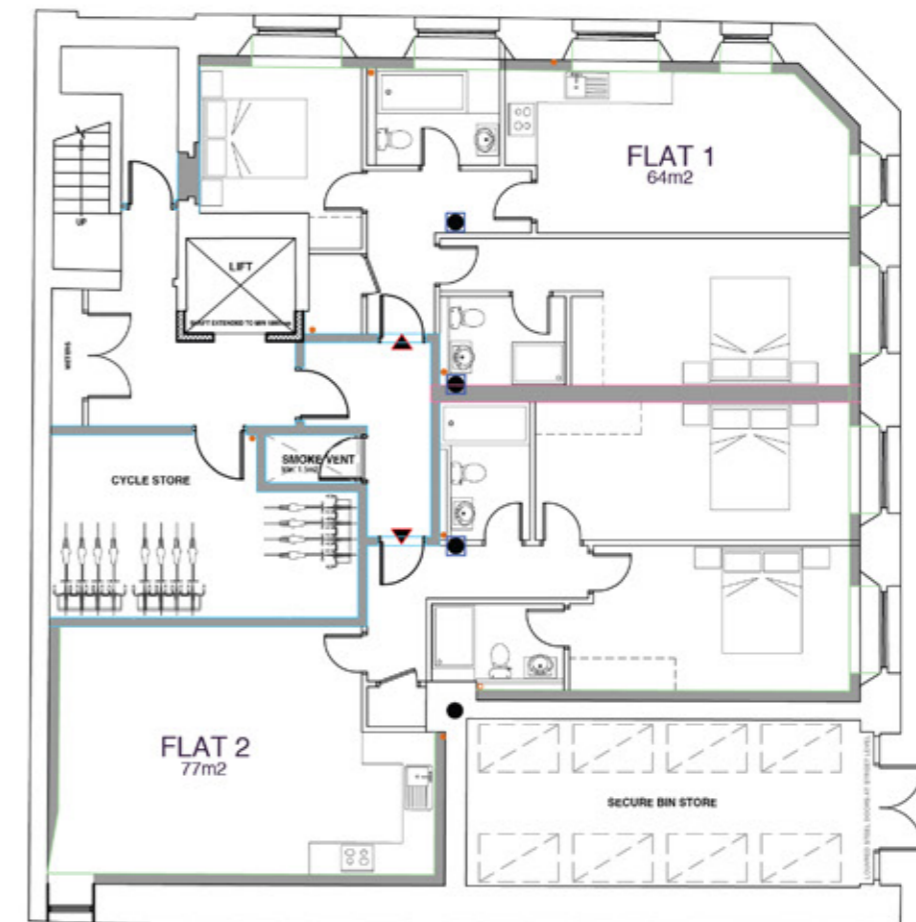
SOUTH EAST ELEVATION



LOWER GROUND FLOOR

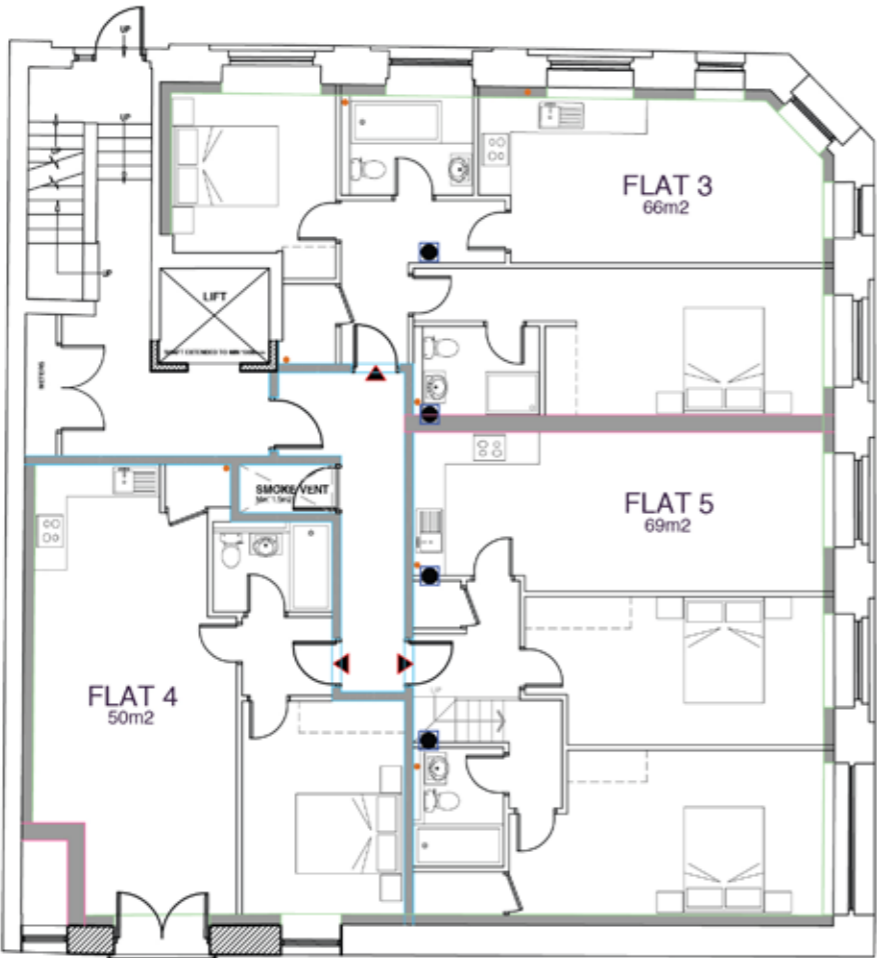
FLAT 1 64m² Two-bedroom apartment

FLAT 2 77m² Two-bedroom apartment



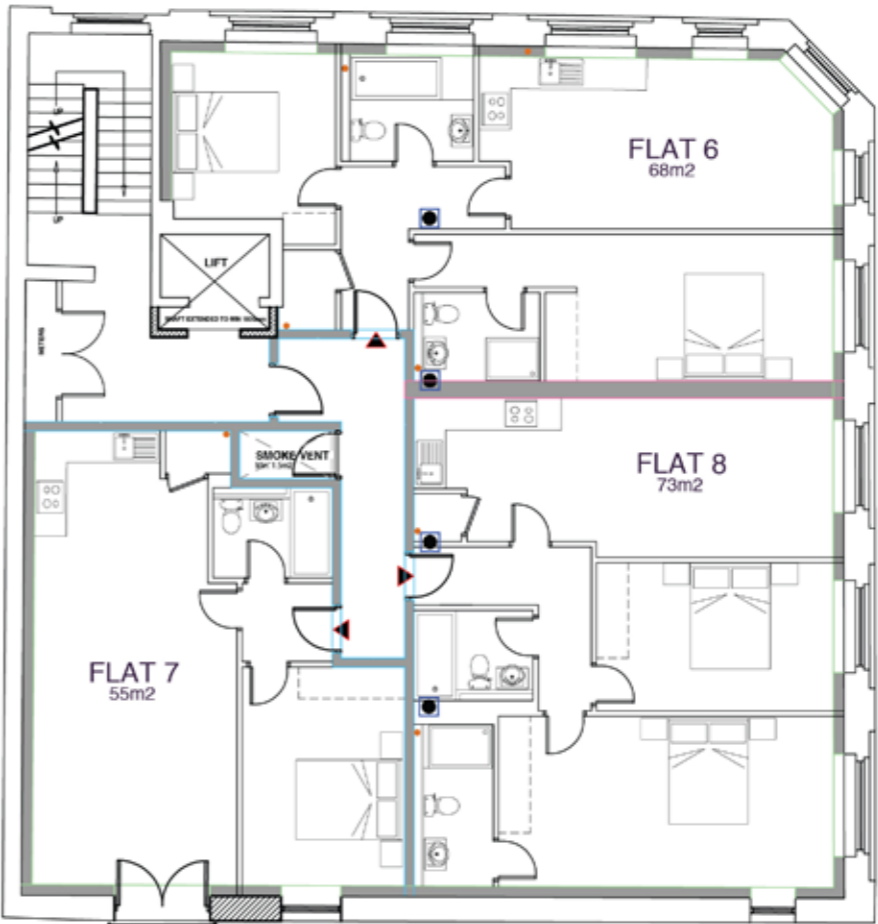
GROUND FLOOR

- FLAT 3 66m² Two-bedroom apartment
- FLAT 4 50m² One-bedroom apartment
- FLAT 5 69m² Two-bedroom apartment



FIRST - THIRD FLOOR

- FLAT 6/9/12 68m² Two-bedroom apartment
- FLAT 7/10/13 55m² One-bedroom apartment
- FLAT 8/11/14 73m² Two-bedroom apartment





DEVELOPER



With over 30 years of experience, Mandale Homes is the largest privately-owned developer in North East England with experience in all areas of property development, from single homes to industrial commercial spaces.

Examples of their work include the GBP24.5 million redevelopment of a Grade II listed mill in Preston, Lancashire into a striking apartment complex, and Hanover Mill on Newcastle's Quayside, which underwent a GBP31 million restoration into a 181-apartment development.

<https://www.mandalehomes.com/>



