



VIEWPOINT, SALFORD

Ford Lane, Salford, M6 6PE



URBAN ESTATES



“THE MARKET IS MOVING; NOT ONLY
ARE EXISTING PROPERTIES SELLING
AND RENTING QUICKER BUT NEW ONES
ARE COMING ON STREAM TOO”

Reeds Rains, Manchester

SALFORD

From urban buzz to greenbelt tranquillity, Salford is home to a mixture of waterfront, urban and countryside locations, creating a city where over 220,000 people want to live, work, study and visit.

THE NUMBER OF POSTGRADUATE STUDENTS IN SALFORD HAS GROWN 36% ABOVE THE NATIONAL AVERAGE IN JUST 5 YEARS

Well known as a channel for academic and business talent, students and young professionals get a great start here with an award-winning University that boasts a new digital campus at the world famous MediaCityUK.

A THRIVING UNIVERSITY CITY

The University of Salford is widely regarded as one of the UK's leading enterprise universities and is home to over 20,000 students. Famous for its links with industry, commerce and the arts, you can see why this green riverside campus has attracted over 3,500 overseas students from more than 130 countries around the world.

Great links with employers mean that 74% of full-time undergraduate courses offer work placements generating an excellent graduate employment record. Salford graduates are not only prominent in business, industry, the public sector and non-governmental organisations in the UK, but are successful worldwide.

The university offers one of the biggest scholarship schemes in the UK, with a total value of over £2.5 million and awards worth up to £5,000, allowing students to concentrate on their career goals - not their bank balance.

RESIDENTIAL PROPERTY MARKET

Salford's residential market has gone from strength to strength following the construction and consequent occupation by the BBC, among others, of MediaCityUK.

Once a relatively unremarkable suburb of Manchester, Salford now boasts one of the most desirable housing markets in the UK with annual price rises outstripping everywhere except London. House prices on average have risen by 10.4% in Salford, according to figures released by the Land Registry, outstripping the national average of 7%.



University of Manchester

STUDENT
PROPERTY MARKET

In terms of housing, the University admits that it has 'little on-campus student accommodation' with much of it no longer attractive to prospective students who are becoming more discerning in their choice of accommodation. Rooms largely serve first year undergraduate students alone, meaning that the remaining students must find accommodation within the private sector.

Private sector developments are limited, causing large numbers of residents to reside in the wider Manchester catchment area. This has stemmed a fairly competitive residential marketplace targeted at professionals in the area, largely consisting of luxury 1 & 2-bed apartments across Salford Quays.

This means that there is an unrivalled opportunity to take advantage of under-supply in Salford, and bring a completely new product to the market that is the best of both worlds; where student facilities meet luxury residential living.



SALFORD
SNAPSHOT

- Salford is made up of 60% green space with over 30 miles of rivers and canals, 2 Country Parks and 30 miles of sculpture trail
- Home to MediaCityUK, a new waterfront destination with digital creativity at its core and more than 200 business HQ's including BBC, ITV & SIS
- Over 7,900 businesses including 150 big name firms such as Cussons, Avis Car Hire and BUPA are based here
- World famous football, rugby and cricket are reachable in fewer than 10 minutes, at Manchester United Football Club and Lancashire Cricket Club
- A tourist spend of more than £251 million at Salford Quays alone, in 2012
- Highly qualified graduate population from the University of Salford, Manchester Metropolitan University and University of Manchester



MediaCityUK

INVEST
IN SALFORD

Salford is integral to the Greater Manchester economy (the economic powerhouse of the north west of England), with an economy that has grown by more than 12% since 2004. Key components of the local economy include a large public sector, a strong financial and professional services market and an expanding creative and digital new media sector.

MEDIACITYUK

A PURPOSE-BUILT HOME FOR CREATIVE AND DIGITAL BUSINESSES

MediaCityUK - Home to the BBC, ITV and over 200 other companies.

Property values in the Greater Manchester city of Salford have risen faster than in any other town in Britain since the start of 2014.

The area has seen major investment from national businesses and major economic development during the past few years, highlighted by the transformation of Salford Quays and the creation of MediaCityUK, which includes anchor tenant, BBC and more recently, ITV Studios.



SALFORD ENJOYS PROPERTY BOOM AFTER BBC'S MOVE NORTH PUSHES UP HOUSE PRICES FOUR TIMES FASTER THAN NATIONAL AVERAGE

Daily Mail
January 20, 2013

MEDIACITY LEADS TO SALFORD BECOMING THE UK'S PROPERTY HOTSPOT

The Guardian
July 22, 2014

MANCHESTER: GATEWAY FOR GROWTH IN THE NORTH WEST?

Talk Business Magazine
April 29, 2014

STAY CONNECTED

AIR

Manchester Airport is the international gateway for the North of England and the UK's largest regional airport handling 22 million passengers a year. More than 100 airlines offer direct flights from Manchester to 225 destinations worldwide, more than any other UK airport.

Manchester Airport is one of the largest centres of employment in the north west with more than 19,000 people directly employed on site, supporting a further 42,500 jobs in the North West of England.

RAIL

In addition to the network of suburban railway stations across Salford, Manchester Victoria and Manchester Piccadilly stations are just minutes away, providing extensive links to the rest of the UK.

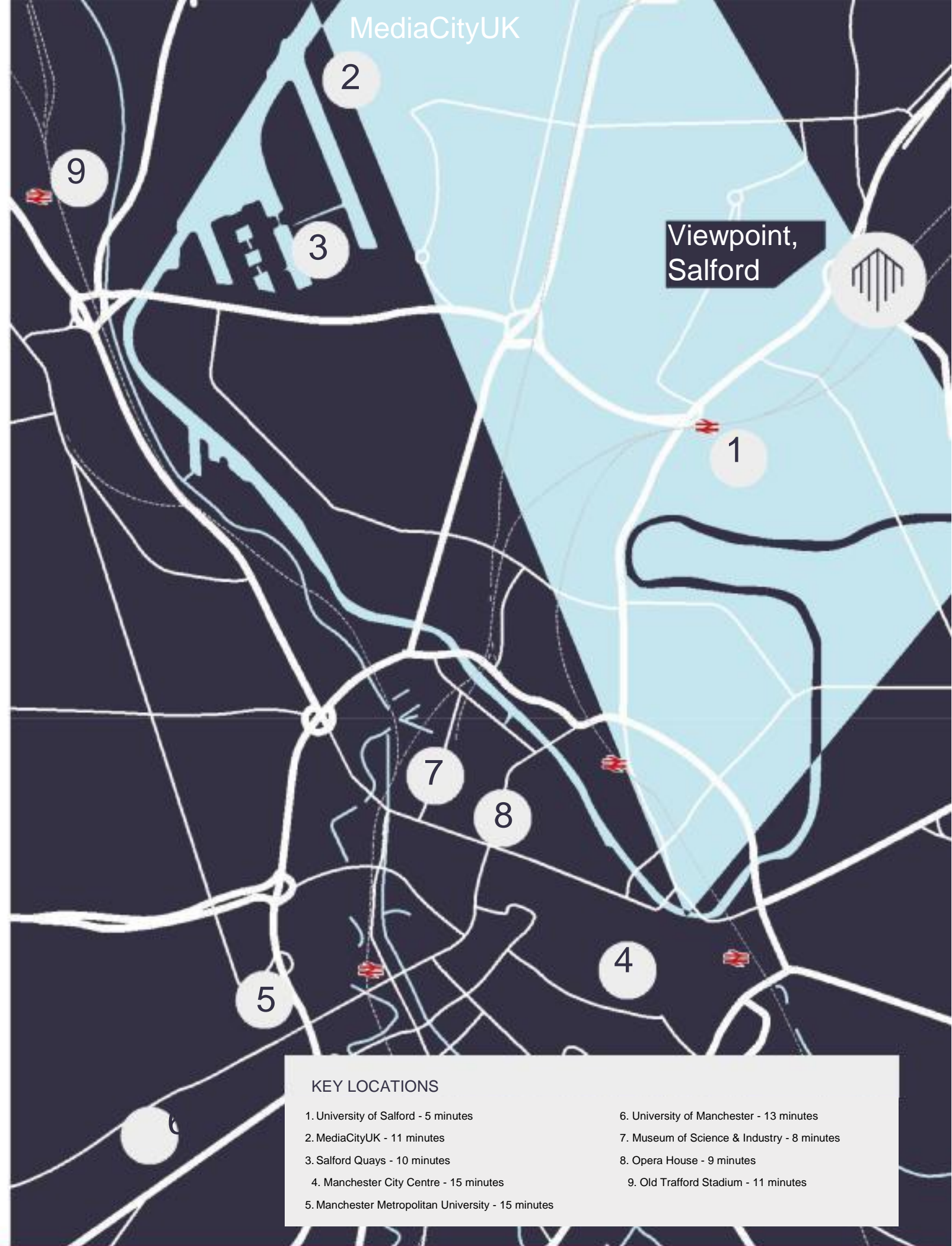
- London Euston – 2 hours 7 minutes
- Liverpool – 47 minutes
- Edinburgh – 3 hours 19 minutes
- Newcastle – 2 hours 31 minutes

METROLINK

Greater Manchester's Metrolink network is one of the most successful light rail systems in the UK, carrying nearly 20 million passengers every year. There are three lines that run from Bury, Altrincham and Eccles into Manchester city centre. Trams on the Eccles line run via Salford Quays, MediaCityUK and Manchester city centre every 12 minutes.

CAR

Salford is at the hub of the North West's comprehensive motorway network. In addition to the M60 ring road, it has convenient access to major arterial routes including M6, M62, M61 and M56 motorways.



KEY LOCATIONS	
1. University of Salford - 5 minutes	6. University of Manchester - 13 minutes
2. MediaCityUK - 11 minutes	7. Museum of Science & Industry - 8 minutes
3. Salford Quays - 10 minutes	8. Opera House - 9 minutes
4. Manchester City Centre - 15 minutes	9. Old Trafford Stadium - 11 minutes
5. Manchester Metropolitan University - 15 minutes	

VIEWPOINT, SALFORD

*Student, Post Grad & Young Professional
apartments – together, the first of their kind*

Set to be the height of New Age property, Viewpoint is a £16m development combining the best of both worlds – where luxury residential apartments meet first class student facilities.

Just minutes from the University of Salford and the vibrant Salford Quays, with fantastic transport links networking across the city, Viewpoint, Salford sits in a superior location at the heart of Manchester.

A FANTASTIC RANGE OF
CLEVERLY CRAFTED STUDIO,
1, 2 AND 3-BEDROOM
APARTMENTS



TAILOR MADE FACILITIES TO SUIT THE
DEMANDING LIFESTYLE OF A MODERN
YOUNG PROFESSIONAL



THE HEIGHT OF MODERN PROPERTY

Space and privacy go hand in hand, with each completely self-contained apartment fitted with a fully integrated kitchen and stylish en-suite shower room so that residents no longer have to compromise on space.

Sophisticated finishing touches have been introduced alongside carefully thought interiors to find the right balance between style and comfort, making Viewpoint, Salford the perfect mix.

DESIGNED TO LIVE

Viewpoint, Salford is designed to enhance every aspect of modern life.

SMART LIVING

Residents will enjoy full access to a range of cutting edge facilities and smart home technologies that encourage energy efficient living - from quiet and group spaces with free WiFi, to home hub systems that produce significant savings in electricity consumption.

FULL RANGE OF FACILITIES

- Lounge area with Internet stations and LCD TV's
- Quiet and group work/relax spaces
- State of the art gymnasium
- Vending bar
- Bicycle Storage
- Underground & Ground Level Car-Parking
- Hotel style lobby with 24-hour reception
- 24-hour security

STANDARD SPECIFICATION

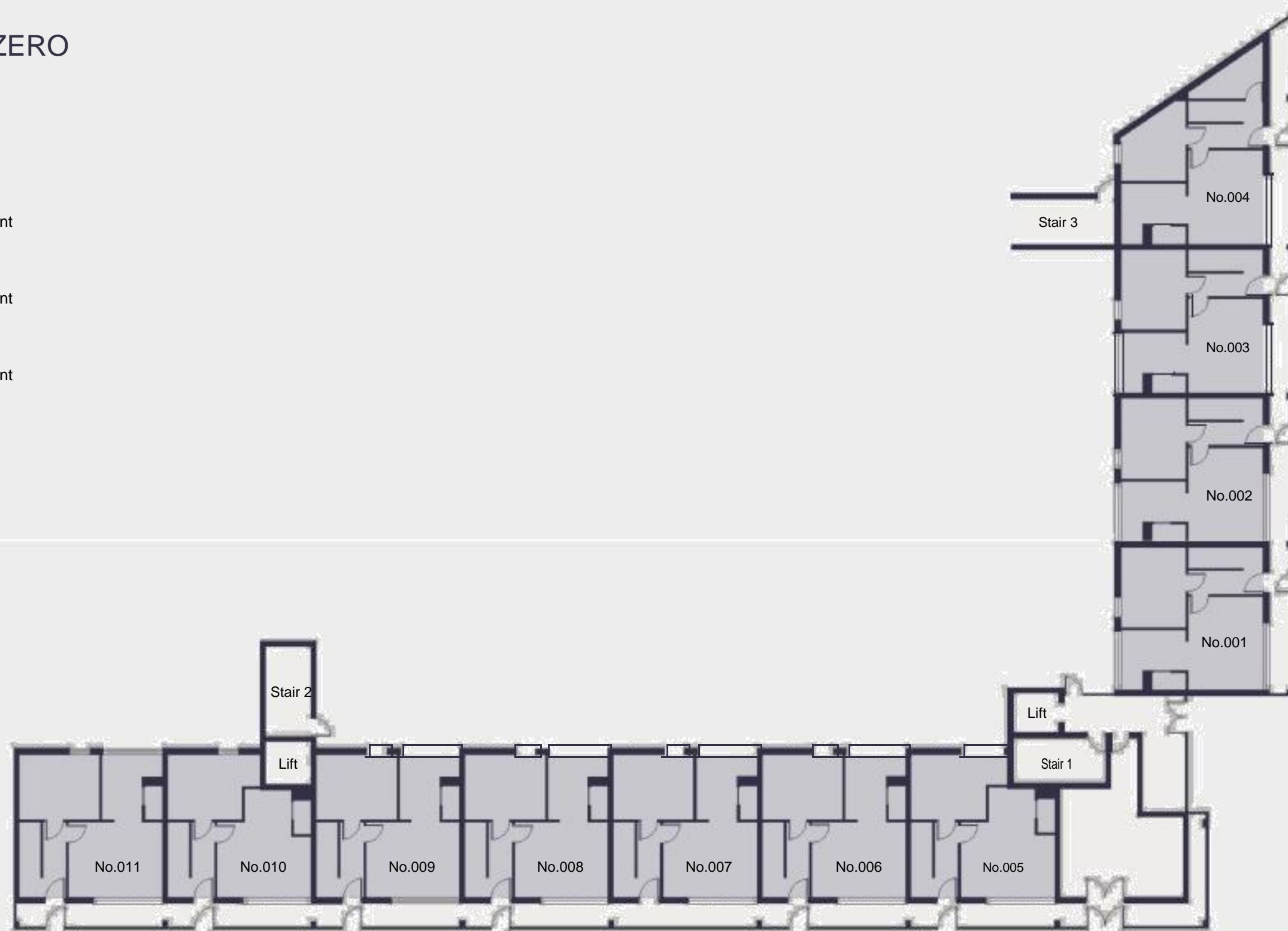
- Contemporary kitchen featuring fully integrated high spec appliances including fridge freezer, oven, hob and extractor hood
- Sleek en-suite shower room with stainless steel fittings, porcelain tiles and boutique styling
- Contemporary furnishings including work desk & chair, wardrobe, bookcase, dining table and chairs
- Wall-hung flat screen smart TV
- Free high speed 100MB broadband
- Secure entrance door with fob access





LEVEL ZERO

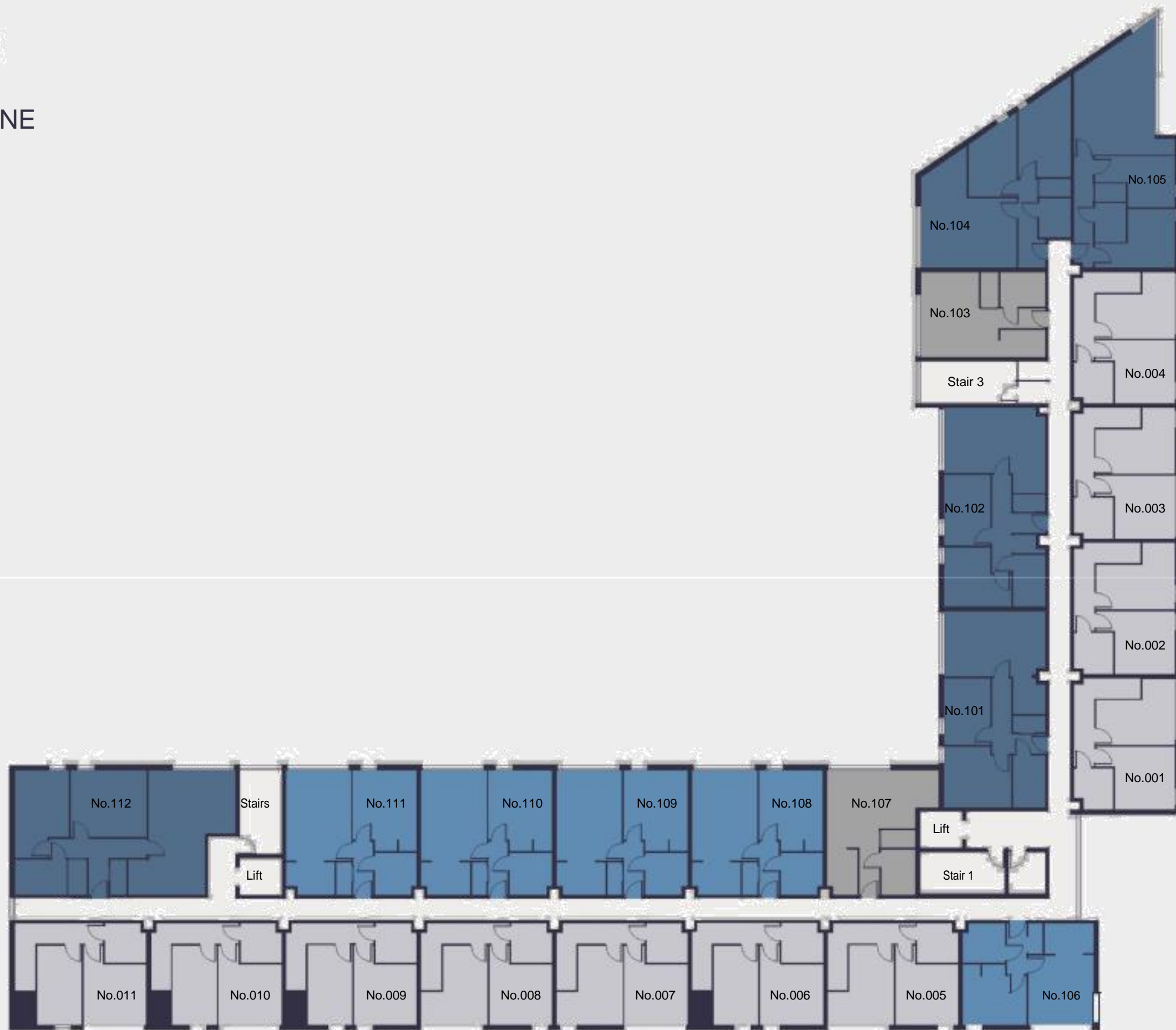
-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment





LEVEL ONE

-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment





LEVEL TWO

-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment

No.219





LEVEL THREE

-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment

No.319





LEVEL FOUR

-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment

No.419





LEVEL FIVE

-  Studio
-  1-Bed Apartment
-  2-Bed Apartment
-  3-Bed Apartment

No.519





LEVEL SIX

- Studio
- 1-Bed Apartment
- 2-Bed Apartment
- 3-Bed Apartment



LEVEL SEVEN

- Studio
- 1-Bed Apartment
- 2-Bed Apartment
- 3-Bed Apartment



THE INVESTMENT

HASSLE FREE MANAGEMENT

We allow our investors the peace of mind to enjoy all the benefits of a secure UK property investment, without having to worry about management and occupancy.

Our team will appoint a renowned Manchester management and lettings agent who will take care of the complete running of Viewpoint, Salford, from the securing of new tenants to general maintenance, 24-hour on-site security and daily operations.

UP-FRONT YIELD CALCULATION

*Based on example
property price of £86,111*

Service Charge: £800
Ground Rent: £300

Monthly Rent: £595
Gross Annual Income: £7,140

Net Annual Income: £6,040
Net Yield: 7%*
Upfront Returns (2 years):
£12,080

**Any net rental income above the 7% assured yield in the first 2 years will be paid at the end of the 2-year assured rental period.*

WITH PRICES STARTING
FROM JUST £86,111 AND
2 YEARS NET RENTAL PAID IN
ADVANCE, THE INVESTMENT
GROWS ITSELF

FIVE YEAR RETURN ON INVESTMENT [ROI] FORECAST

Based on example property price of £86,111 and yearly capital growth of 5%

Year 1 (7% assured rental) - £86,111
Year 2 (7% assured rental) - £90,417
Year 3 - £94,938
Year 4 - £99,685
Year 5 - £104,669

Total return:
£18,558 (Capital growth)

SIMPLE PAYMENT PLAN

Deposit: £2,500
Exchange of contracts: 25%
On completion: Balance

**75% of exchanged monies held in Escrow*

ENJOY SUPERIOR MARKET RETURNS
WITH THE COMFORTS OF A SPECIALIST
PROPERTY INVESTMENT
– YIELD, GROWTH & EXIT



SALES ENQUIRIES

To reserve a unit or to discuss investment options
please contact:

SALES TEAM

+44 (0) 161 247 8287
Info@UrbanEstatesUK.co.uk



URBAN ESTATES

+44 (0) 161 247 8287 | Info@UrbanEstatesUK.co.uk
www.UrbanEstatesUK.co.uk



URBAN ESTATES

We nor any of our associated companies, agents, employees or partners can be held responsible for any losses incurred by any investment made by the purchaser or investor. The information contained herein is for information purposes only and is based on the views and opinions of employees and research done by third parties. The information contained herein should not be taken as legal or financial professional advice. It is recommended that anyone considering an investment should seek financial advice from a third party before a decision is made.