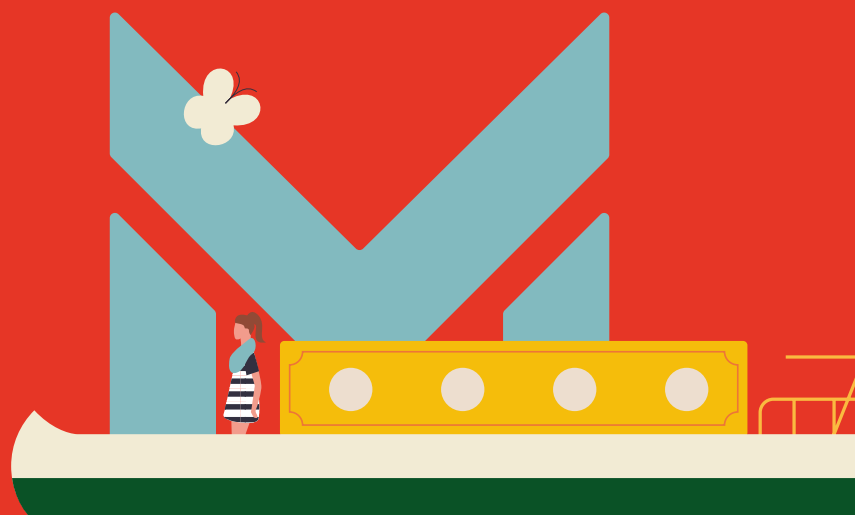




MIDDLEWOOD LOCKS

WHERE TWO GREAT CITIES
SALFORD AND MANCHESTER MEET

YOUR HOME

Middlewood Locks

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All homes ready
to move into now!

WELCOME TO THE NEIGHBOURHOOD

Award winning neighbourhood
Middlewood Locks is being developed by Scarborough Group International and joint venture partners Metro Holdings Limited and Hualing Group.

Perfectly located at the gateway to Manchester, Middlewood Locks is just a few minutes' walk from Manchester City Centre and is well connected, whether you're travelling by train, car, bike, or on foot.

The new neighbourhood will be filled with amenities to suit everyone, such as Seven Bro7hers and the Co-op along with a number of independent restaurants, shops, bars and an hotel. There's even a canal running right through the heart of Middlewood Locks, and the buildings are designed to make the most of the public realm, waterside views and stunning City skyline.

I feel privileged to see true place-making at play with a real community spirit developing as phase 1 and the public realm areas mature; the commercial occupation will be further important milestones. With over 500 residents in place and many more en-route, it is wonderful to see continued tangible progress and we are very proud to have helped support you in delivering what truly is a fantastic scheme

– David Scurr MRICS
Head of SMEs Portfolio Management,
Homes England.





Middlewood Locks Show Apartment

YOUR NEW HOME AT MIDDLEWOOD LOCKS

The first residents have now moved in and are enjoying living in their new homes.

We've got a fantastic range of apartments for you to choose from. First-time buyers might fancy a one-bedroom overlooking the canal, or you could opt for a two-bedroom with a large balcony and views over the City. Families can choose from three-bedroom corner apartments with generous open-plan living, or even street-level apartments with their own front gardens.

Attention to detail continues inside. Floor-to-ceiling windows flood the open-plan living rooms with natural light, and fully-fitted contemporary kitchens, complete with integrated appliances mean you can move in and feel right at home. We've used high-quality brands, such as Vitra bathroom suites and Hansgrohe chrome brassware. You'll also have access to bicycle stores and beautiful lobby areas, as well as landscaped communal residents' gardens, perfect for relaxing, meeting your neighbours or just enjoying a good book.

It's time to choose your new home at Middlewood Locks and move in now!



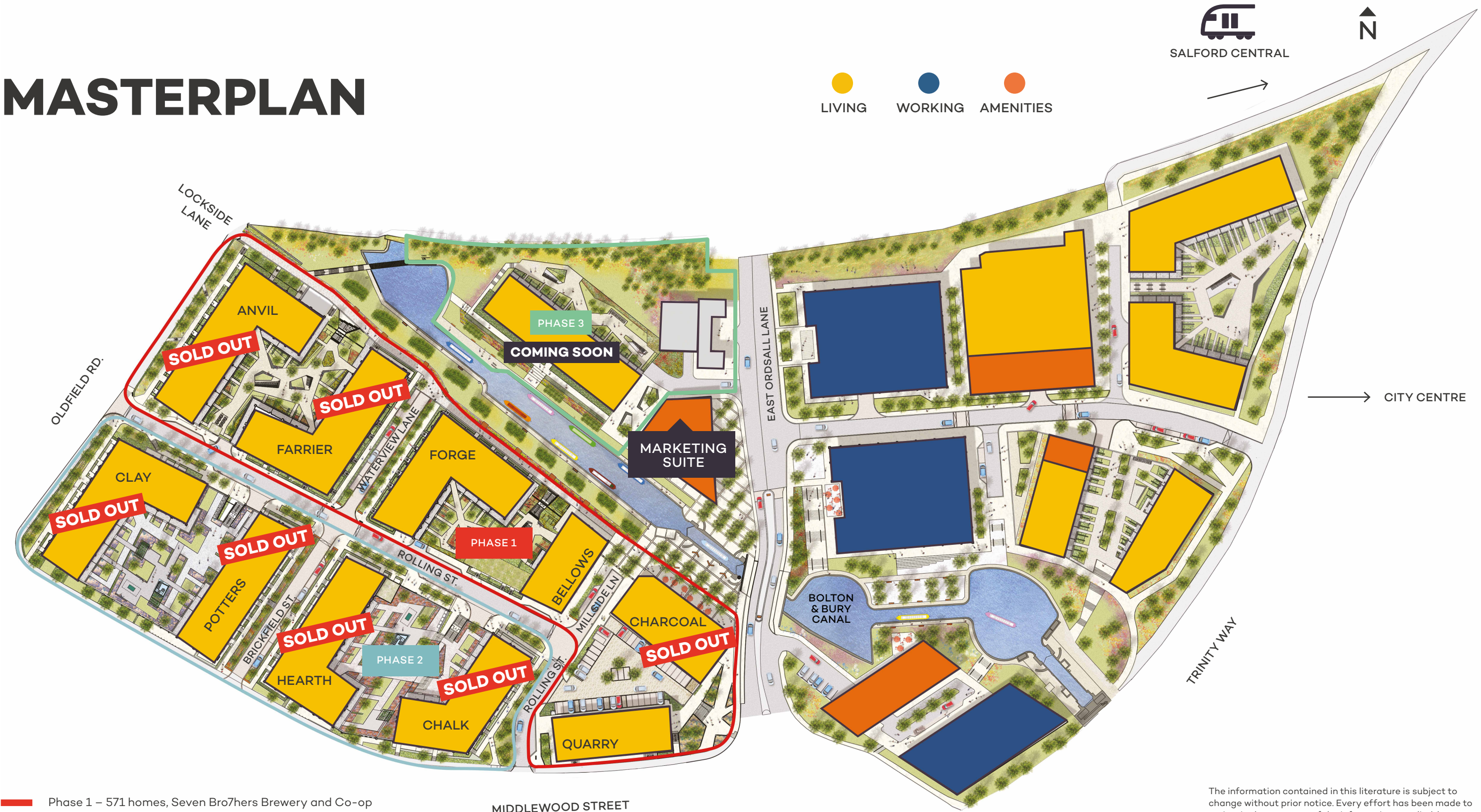
Backed by HM Government

“Middlewood Locks is the only home we have ever bought off-plan and no regrets! The sales team were so helpful from the beginning and continued to be so even after we moved in. The whole process from purchase to completion was made so painless. We love our flat in Charcoal because the internal finishings are to a high standard, it's quiet, a great location and we love the Cityscape view.”

– Martin and Lydia Munnelly
Residents at Middlewood Locks



MASTERPLAN



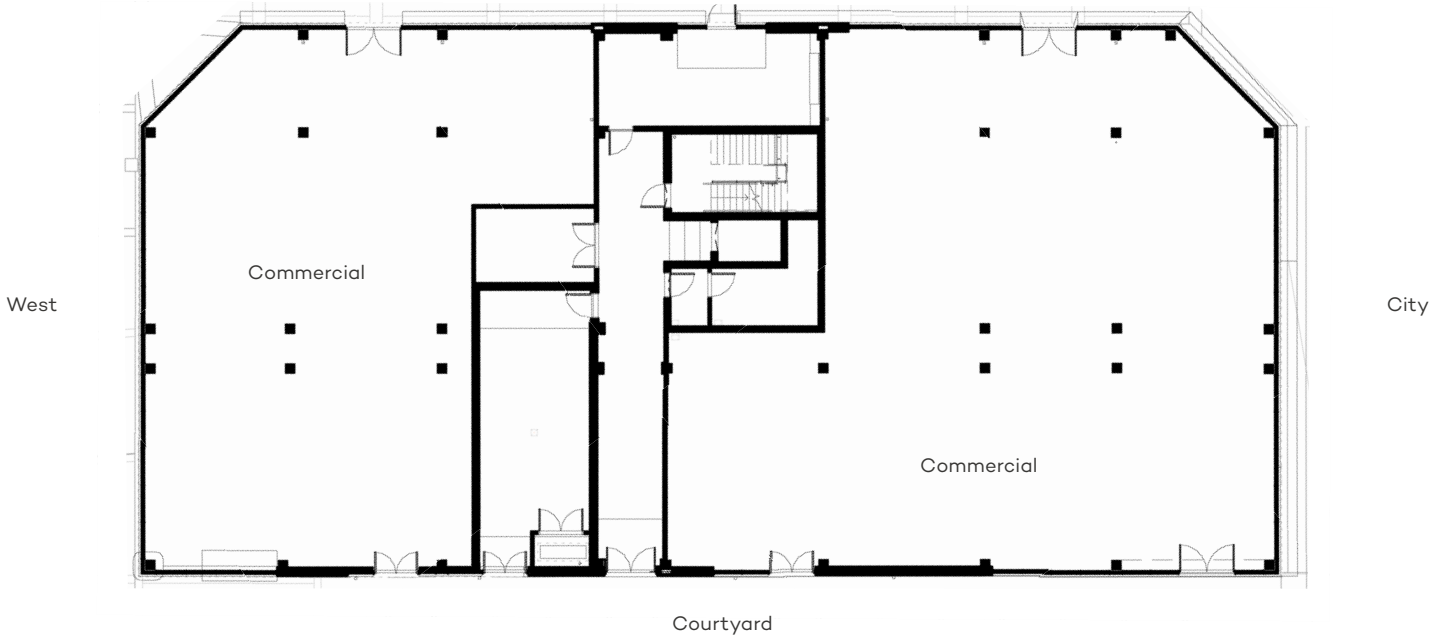
- Phase 1 – 571 homes, Seven Bro7hers Brewery and Co-op
 - Phase 2 – 546 apartments – Under construction
 - Phase 3 – collection of apartments and townhouses coming soon – register your interest now!
- MIDDLEWOOD STREET

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Key plans - Charcoal & Quarry

CHARCOAL
GROUND FLOOR

Canal



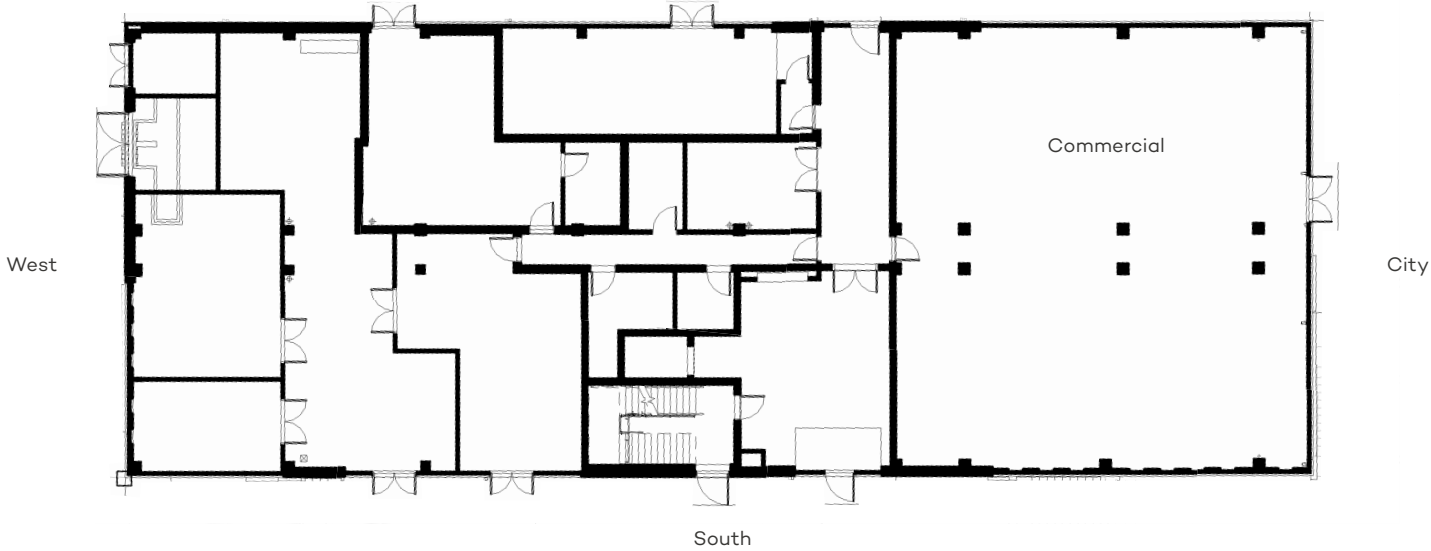
CHARCOAL
FIRST FLOOR

Canal



QUARRY

Courtyard



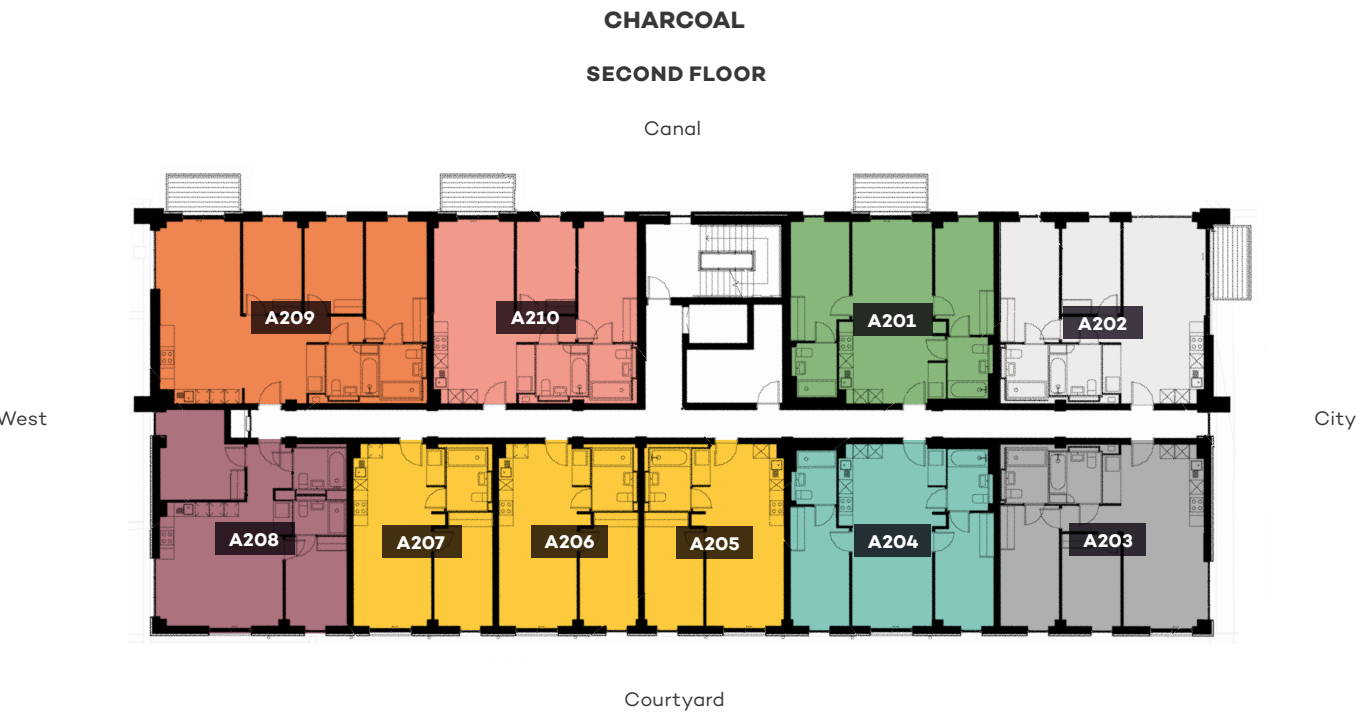
QUARRY

Courtyard

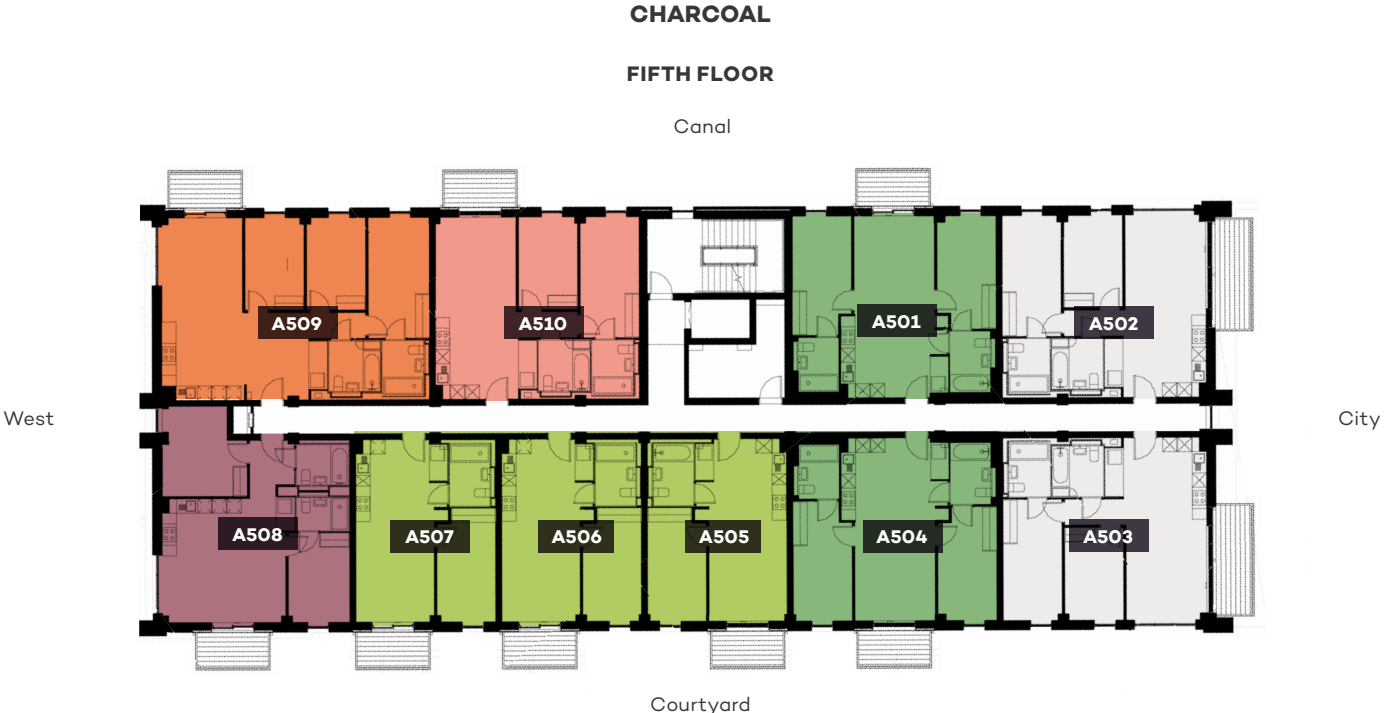
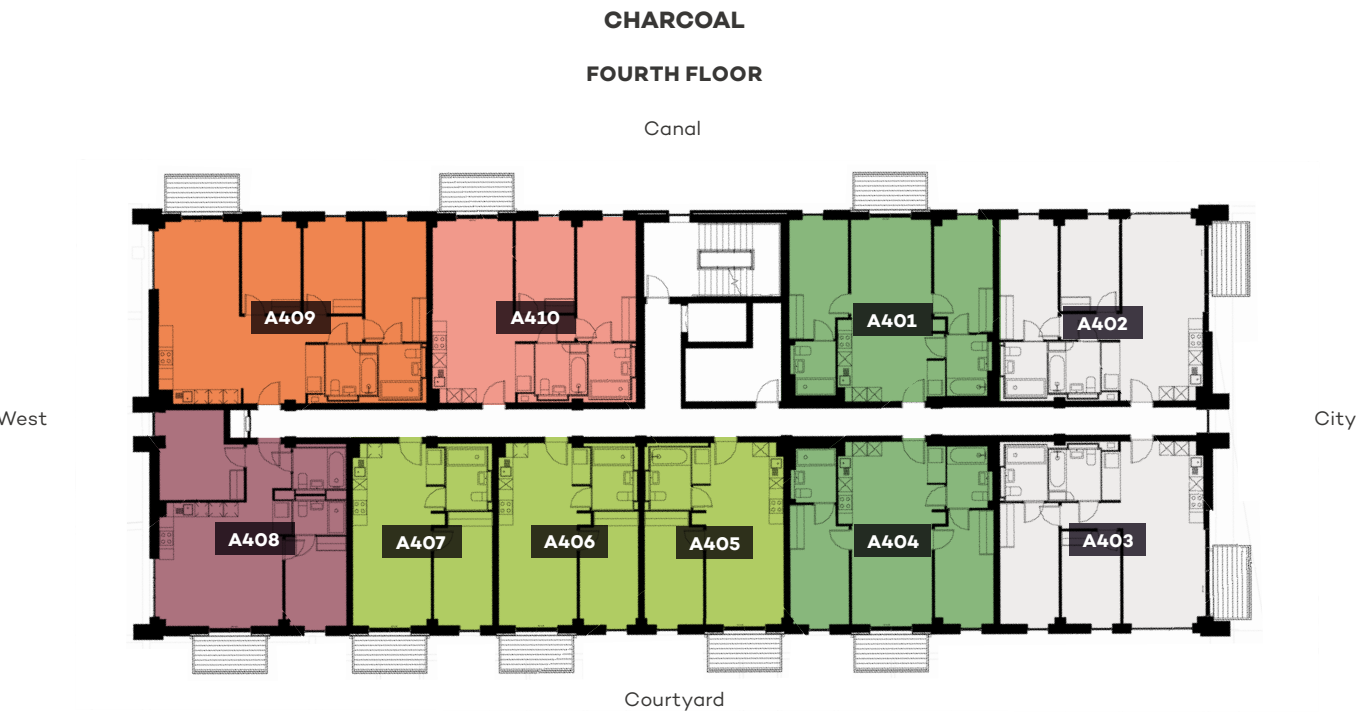


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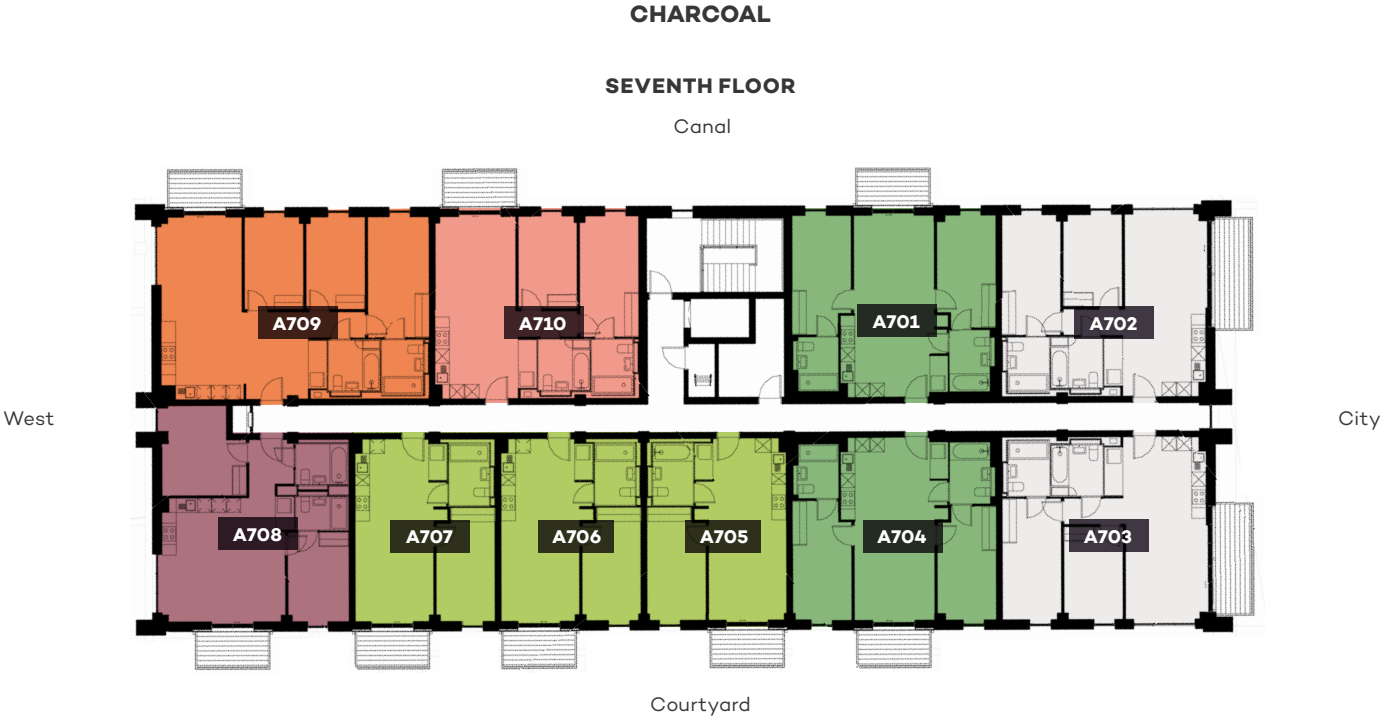
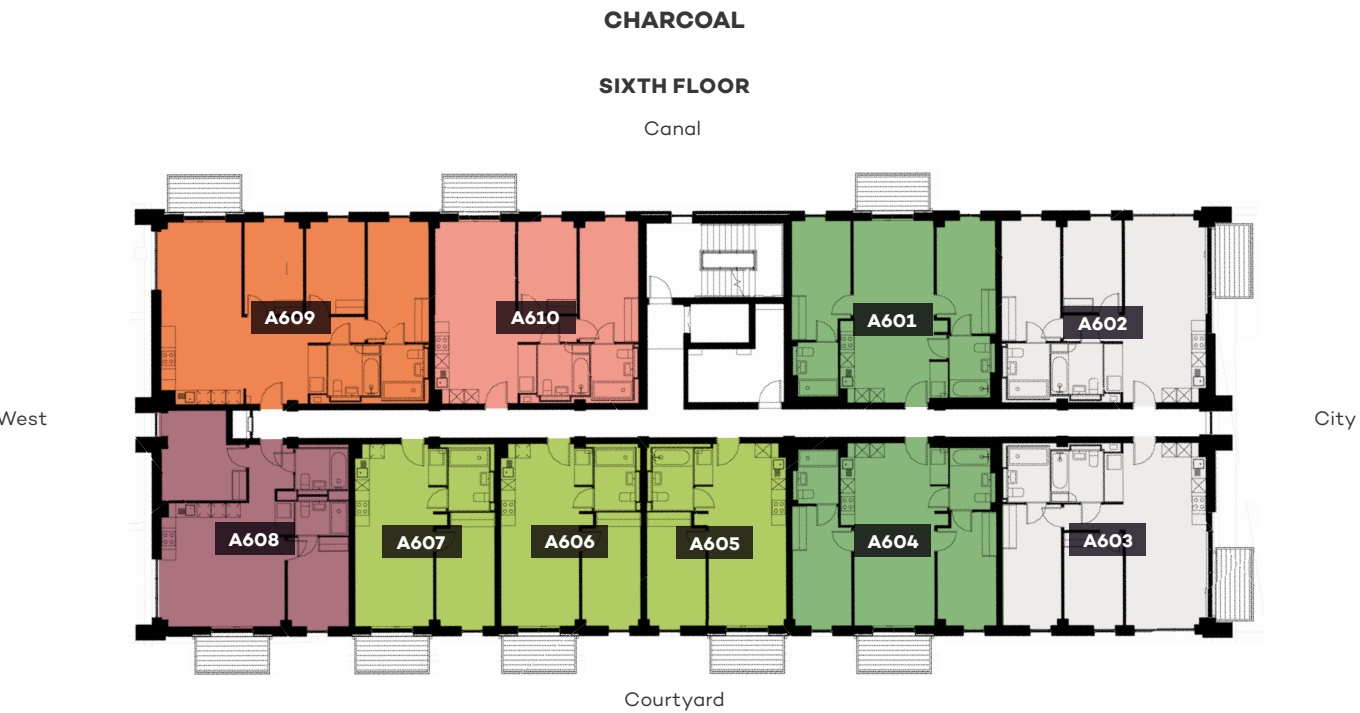
Key plans - Charcoal & Quarry



Key plans - Charcoal & Quarry



Key plans - Charcoal & Quarry



Key plans - Forge & Bellows

GROUND FLOOR



FIRST FLOOR



Key plans - Forge & Bellows

SECOND FLOOR



THIRD FLOOR



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Key plans - Forge & Bellows

FOURTH FLOOR



FIFTH FLOOR

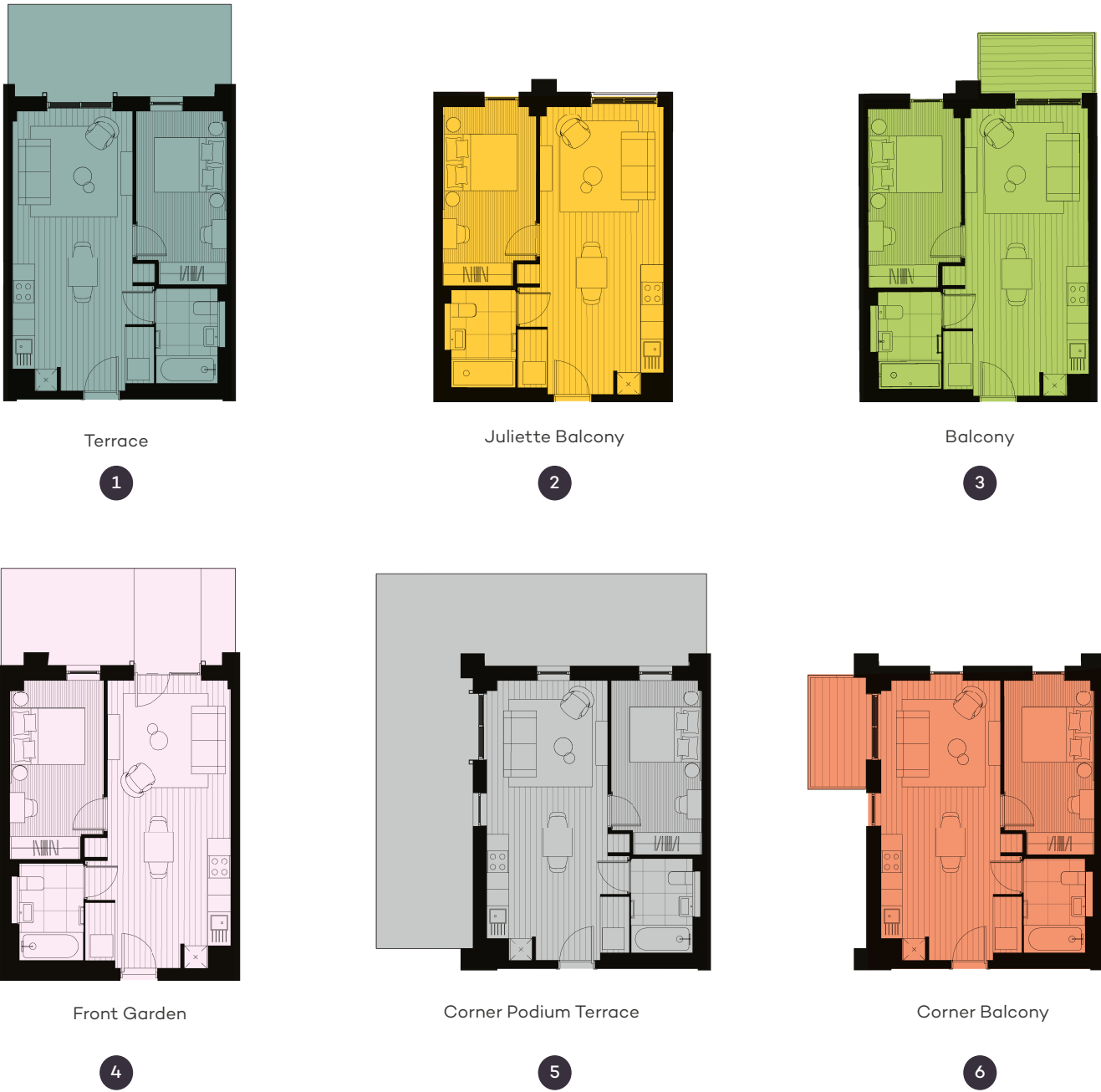


Key plans - Forge & Bellows



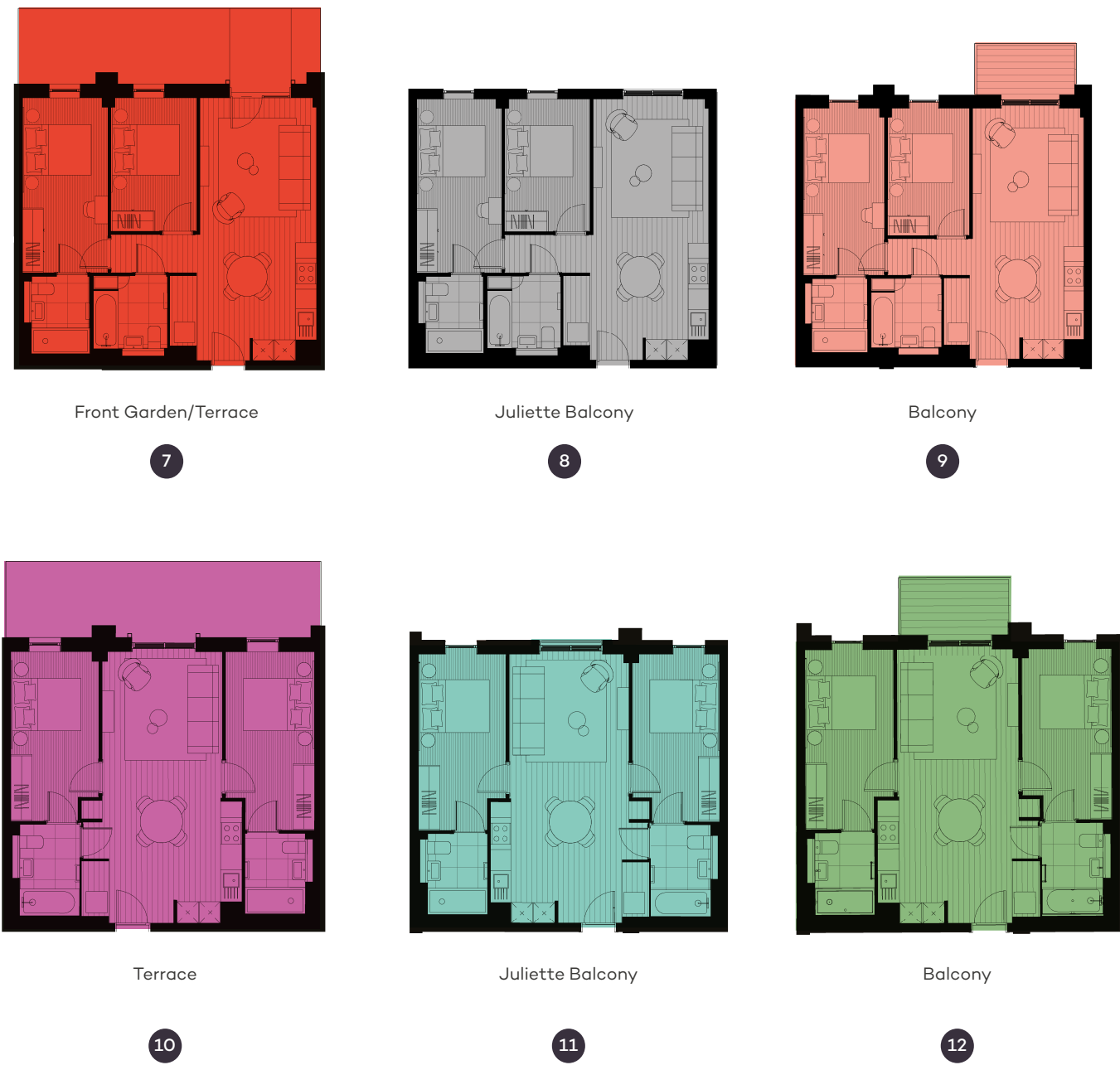
Apartment Layouts

1 BEDROOM APARTMENT



Apartment Layouts

2 BEDROOM APARTMENT



CORNER 2 BEDROOM APARTMENT



NB: Windows and outdoor space vary so please refer to the key plans

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NB: Windows and outdoor space vary so please refer to the key plans

Apartment Layouts

CORNER 3 BEDROOM APARTMENT



Juliette Balcony

17



Balcony

18



Balcony

19



Balcony

20

3 BEDROOM APARTMENT



Corner – Juliette Balcony

21



Corner – Front Garden

22



Garden/Terrace

23

NB: Windows and outdoor space vary so please refer to the key plans

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NB: Windows and outdoor space vary so please refer to the key plans

Apartment specification

COMMON AREAS AND ENTRANCE LOBBY

- Secure main entrance doors with door answer entry system
- Passenger lifts to all levels
- Stairs to all levels
- Ceramic floor to entrance and carpets to landings and corridors
- Post box for every apartment

APARTMENTS

Living area

- Open plan living area
- Pendant light to main living area and LED spot lights above entrance and kitchen area
- Full height aluminium powder coated double glazed windows
- Telephone and TV point to living area (satellite and broadband enabled subject to purchaser’s subscription)
- Stainless steel sockets and switches throughout the apartment

Kitchens

- Fully fitted German Pronorm base and wall mounted units with handle-less doors and soft closing hinges
- Splashback
- Silestone Quartz worktops
- LED lights below wall mounted units
- Integrated recycling bins
- Bosch integrated combination oven and electric Blanco touch control induction hob with extractor
- Bosch integrated dishwasher
- Bosch built in fridge freezer
- Hotpoint freestanding washer/dryer in a separate utility cupboard
- Bosch integrated microwave for 2 and 3 bedroom apartments
- Stainless steel undermount sink with chrome finish mixer tap

Bedrooms

- Pendant light to bedrooms
- Fitted wardrobes
- TV point to master bedroom

Bathrooms

- Contemporary white enamel bath with wall fixed shower head and hinged fitted shower screen
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

En-suite

- Walk in shower with fixed shower screen
- Ceiling mounted rain shower
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

Flooring

- Flooring to living, kitchen area and utility cupboard
- Fitted carpet to bedrooms
- Porcelain tiles to bathrooms

Heating

- Apartments have wall mounted radiators
- Hot water provided via a central boiler
- All apartments are metered individually
- No heating to common parts

Balconies and terraces

- Painted handrail
- Glass or metal balustrade
- Timber effect decking to balconies
- Some apartments have Juliette balcony

General

- Video door answer entry system to each apartment
- Spy hole to apartment front door
- CCTV around the development
- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm
- Satellite TV and broadband enabled (subject to purchaser’s subscription)
- Secure parking is available at an additional cost option (subject to availability)
- Secure bicycle stores are available within the development
- All apartments are individually metered
- Refuse disposal and recycling facilities in designated bin stores
- Communal areas and landscaped garden for residents
- Lease term 999 years
- Ground rent – 1 Bed £200 pa, 2 and 3 Bed £325 pa
- Premier 10 year building warranty

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Middlewood Locks Show Apartment

Middlewood Locks

1. Select the apartment of your choice from the price list. In order to reserve your new home you will need to complete the following:

- A reservation form (please make sure you put the names of the purchaser who you want the contract to be issued in)
- An identification checklist (please note you will need to provide two forms of identification, one with a photo such as a driver's licence or passport and one with your current address such as a utility bill)
- A purchaser checklist.
- If you are purchasing through Help to Buy then you will also need to complete your Property Information Form.
- Once all the paperwork is completed you will need to pay a reservation fee of £1,000 for the apartment and £250 for the car bay (if applicable). If you are purchasing through Help to Buy then the reservation fee payable is £500. The reservation fee is payable to Middlewood Locks Residential Limited. (Please note you can pay the reservation fee by bank transfer, credit or debit card.)

2. Once we have received a copy of your completed reservation paperwork and reservation payment we will instruct our solicitor who will send out a contract pack to your solicitor. The reservation fee takes the property off the market for the agreed reservation period. Our solicitor will liaise with your solicitor during the reservation period and will assist with progressing the sale to exchange.

3. On exchange of contracts you pay the balance of your deposit monies less your reservation fee, details of which will be documented on your reservation paperwork along with the date for exchange. Please note once contracts have been exchanged you are legally bound to complete on the purchase and your solicitor will advise you accordingly.

4. Once you have exchanged contracts we will invite you to come and have a home demonstration of your new home in advance of you moving in.

5. On completion of your new home we will contact you to hand over your apartment and arrange for you to collect the keys. Alternatively you can elect for someone to do this on your behalf by confirming in writing to us.

Welcome to your new home!



**Backed by HM
Government**



Developer

Middlewood Locks is being delivered by Award Winning developer Scarborough Group International, a UK based property developer with international business interests and joint venture partners Metro Holdings Limited a Singapore – listed property development and investment group and Hualing Group, a private group operating in the field of construction, based in China.

All three organisations have a proven track record of delivery in their field of expertise and have partnered together to deliver exciting residential and mixed use neighbourhoods in the UK.

Disclaimer

The Consumer Protection from Unfair Trading Regulations 2008/Misrepresentation Act 1967.

We have done our very best to provide you with information that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any legal contract to purchase or to commit to expenditure. The sales particulars and specification may change during the course of time and construction and could be subject to the prevailing market conditions such as the availability of materials. Plans have not been drawn to scale and accordingly prospective purchasers should check an individual apartment layout plan. If there is anything you are unsure about please raise a query in writing with your Solicitor.

Call in and see us at our marketing suite

Marketing suite and show apartments, Middlewood Locks, East Ordsall Lane, Salford, M5 4YU

0161 392 3247 | sales@middlewood-locks.co.uk

www.middlewood-locks.co.uk

 @middlewoodlocks

 @MiddlewoodMcr



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

0161 392 3247
www.middlewood-locks.co.uk