



MIDDLEWOOD LOCKS

MANCHESTER

INVESTOR GUIDE



WELCOME TO MIDDLEWOOD LOCKS

Multi award-winning £1bn Middlewood Locks is the most vibrant new waterside neighbourhood perfectly located at the gateway to Manchester, where the two great cities of Manchester and Salford meet.

There are currently over 2,500 residents living in Middlewood Locks across the first three phases comprising of 12 buildings, townhouses with 1,306 homes.

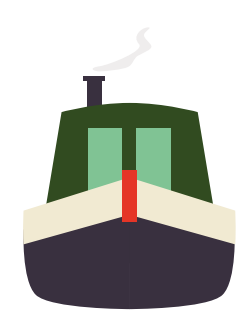
Amenities already here include the Co-op convenience store and 92 degrees coffee shop which are soon to be joined by more restaurants, shops and bars as the neighbourhood continues to flourish. And it's all within a short walk to Spinningfields, St.Johns neighbourhood, Salford Central train station and the city centre.

Railings the third phase of residential at Middlewood Locks, comprises of 189 new homes with a mix of one, two and three bedroom homes available to buy and ready to move in now. The apartments have stunning views of the canal, city and private residents gardens and are located on a wide pedestrianised street creating a calm and soothing environment. All apartments have a high specification throughout with open plan living areas making the most of the natural light and creating stylish, functional and relaxing living spaces.

Middlewood Locks is an enjoyable place to be, with plenty of space to relax, areas of greenery, interesting walking routes and canal side beauty which helps to promote a healthy and enjoyable outdoor lifestyle.



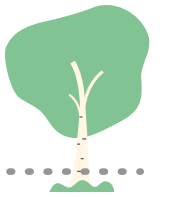
THE NEIGHBOURHOOD



25^{acre}

stunning canal side neighbourhood

Extensive landscaping & PUBLIC REALM



2215
NEW HOMES

three phases completed totalling **1,306** much needed new homes



5- minutes
10 **walk**
to Manchester Central District, **Spinningfields & St John's**

Located at the Western gateway to Manchester City Centre, Middlewood Locks is really well connected by **foot, bicycle, road and train** and is within easy reach of all the **shops, bars, restaurants and theatres** in the City Centre.



Easy access for **MANCHESTER AIRPORT**

900,000^{sqft of} **commercial space** including hotel, office, retail and restaurants

5- minutes
10 **walk** to **Salford UNIVERSITY**





Globally connected

- UK's 3rd largest and busiest airport with flights to 199 destinations. Its £1 billion investment expansion plan completing in 2024 will enable it to handle up to 50 million passengers annually.



Nationally connected

- Fast connections to all major UK cities.
- Over 50 scheduled rail journeys between Manchester Stations and London (All Stations) on a weekday.

Over 80 of the **FTSE 100 corporate companies** have a presence in Manchester. (Place North West)

Home to the **largest regional financial, professional, and business services** (FPBS) industry outside of London, employing more than **280,000 people**. (MIDAS)

'UK's most liveable city' by The Economist's Liveability Index. (The Economist)

UK's **leading city** for **attracting FDI** outside London. (MIDAS)

“Manchester is one of the top 10 cities in the UK for rental yields.”

Source: Capital Track



MANCHESTER



Culture & Sporting Hub



Abundance of **cultural, sporting** and **heritage attractions**.



Home to Premier League Football Clubs – **Manchester United** and **Manchester City**.



Well known for its theatres, galleries, museums and festivals.



New and large performing venues such as Aviva Studio and Co-op Live put Manchester on the map as a **global destination** for arts, music and culture.

Manchester Universities

5

Universities



University of Manchester (The Russell Group), University of Salford, University of Bolton, Royal Northern College of Music and Manchester Metropolitan University.

100,000 students

>33,000 graduates per year

20,000 international students

50% students stayed after graduation

Greater Manchester City Region



2.8m population



1.83m are of working age



1.57m jobs available



£86bn economy

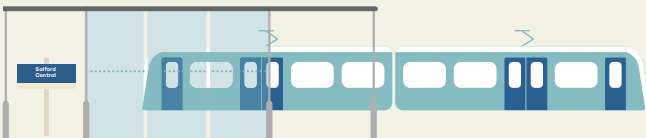
Transport Network



£1.07bn funding through City Region Sustainable Transport Settlements (CRSTS) to improve the transport network in the region from 2022 – 2027. (Department of Transport)



Bee Network buses deliver London-style transport system



The most extensive metrolink system in the UK.



Great connectivity to the motorway network

103 km of standard gauge route

99 stops

Key Economic Drivers

 ECONOMIC DYNAMO FOR THE NORTH WEST

Population

549,900

2024

Manchester City Centre population **549,900**.

Projected at **630,000** by 2030.



(Manchester City Council)

Jobs

315,000

2030

Forecast to **increase** to **315,000** by **2040**.



Pool of **skilled workers** through **high retention of graduates** from the Universities.



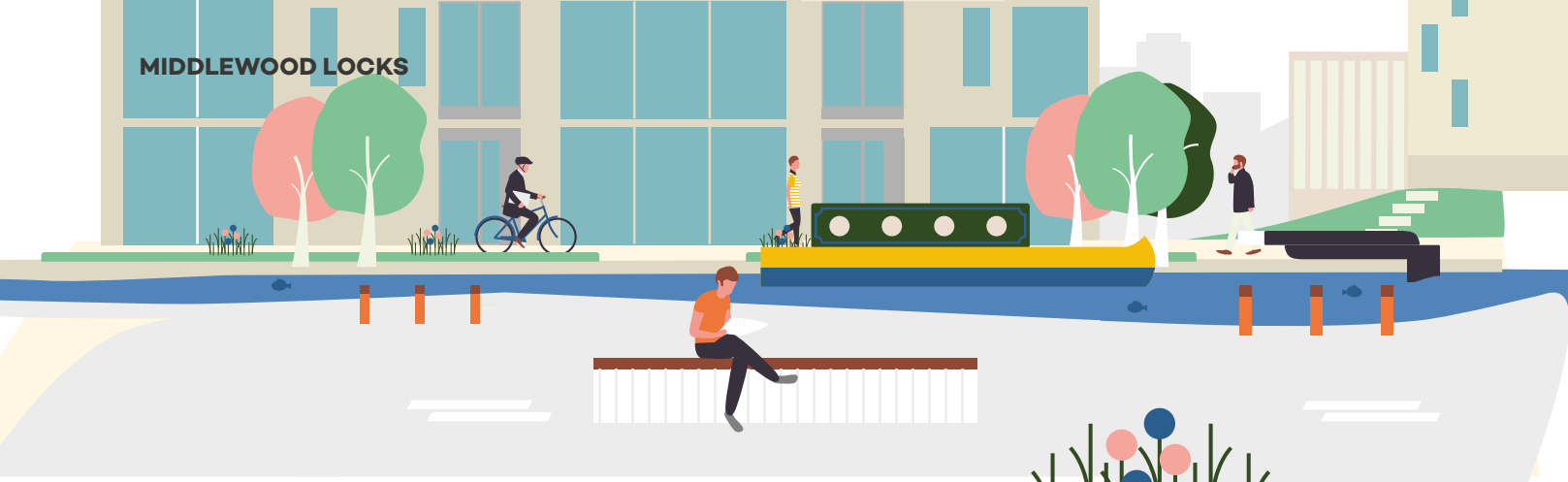
30% growth predicted across Science, R&D, Cultural, Creative & Digital sectors.

“Manchester has two Premier League Football Clubs, Manchester United and Manchester City, and has been voted the world’s best sport city.”

Source: Manchester Place

“The North West is expected to be the fastest-growing economy in the region, fueled by key sectors such as administrative and support services, as well as information and communication. Manchester’s positive outlook is further reinforced by expectations in the professional, scientific, technical, and financial and insurance activities sectors. By 2026, Manchester’s local economy is predicted to witness a £2 billion increase in GVA compared to 2022. Its economic outlook is undeniably positive, offering lucrative opportunities for property investment and buy-to-let ventures.

Source: EY Regional Economic Forecast

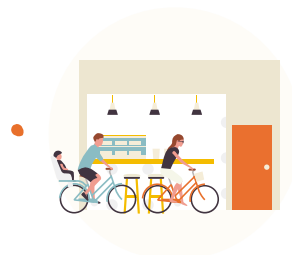


OPEN FOR INVESTMENT

Manchester residential market offers great opportunities for investors:



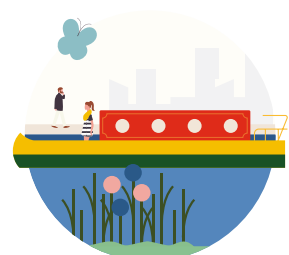
High demand
60,000 new homes to be delivered by 2039. (MEN)



Quality of Life
Voted UK's most livable city by The Economist. (The Economist)



A connected City
with joined up transport infrastructure across the region.



A well-managed and supportive City
through devolution, the region has increased autonomy and control over budgets to improve on transport network and encourage regeneration and development.

It is at the heart of UK's largest manufacturing and advance engineering cluster providing **more jobs to the City.**

(MIDAS)



Manchester attracts significant **international investment** in sectors including pharmaceuticals, manufacturing and infrastructure investment..

(MIDAS)

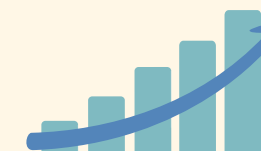


Manchester boasts the **second largest economy** in Great Britain, enjoying significant growth in **major sectors**, including industrial, banking and financial services, digital media and creative.



Greater Manchester's economic activity accounts for £74.85bn worth of GVA and has enjoyed the fastest economic growth outside of London across UK cities **over the last 20 years.**

(Savills)



Manchester is a **prime north-shoring location** for companies moving or expanding operations from London due to the city's outstanding **talent, affordability and connectivity.**

(Invest in Manchester)



Manchester is the UK's fastest growing fintech sector which contributes more than **£1billion to the regional economy.**

(FinTech North)

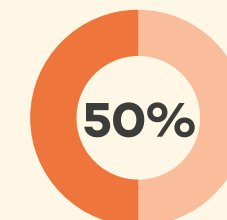
Continued under-supply of housing and Manchester's employment growth rate of 2.5 times national average means **there is more demand** than supply due to young professionals seeking better job opportunities in the City.

(Manchester City Council)



The city has the **largest retention** rate of domestic and international students **outside of London**, with over 50% deciding to call Manchester their permanent home after qualifying.

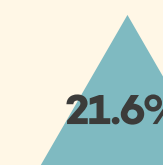
(The Standard)



Residential Property Values

Residential property prices are forecasted to grow by 20% over the **next 5 years.**

(Savills)



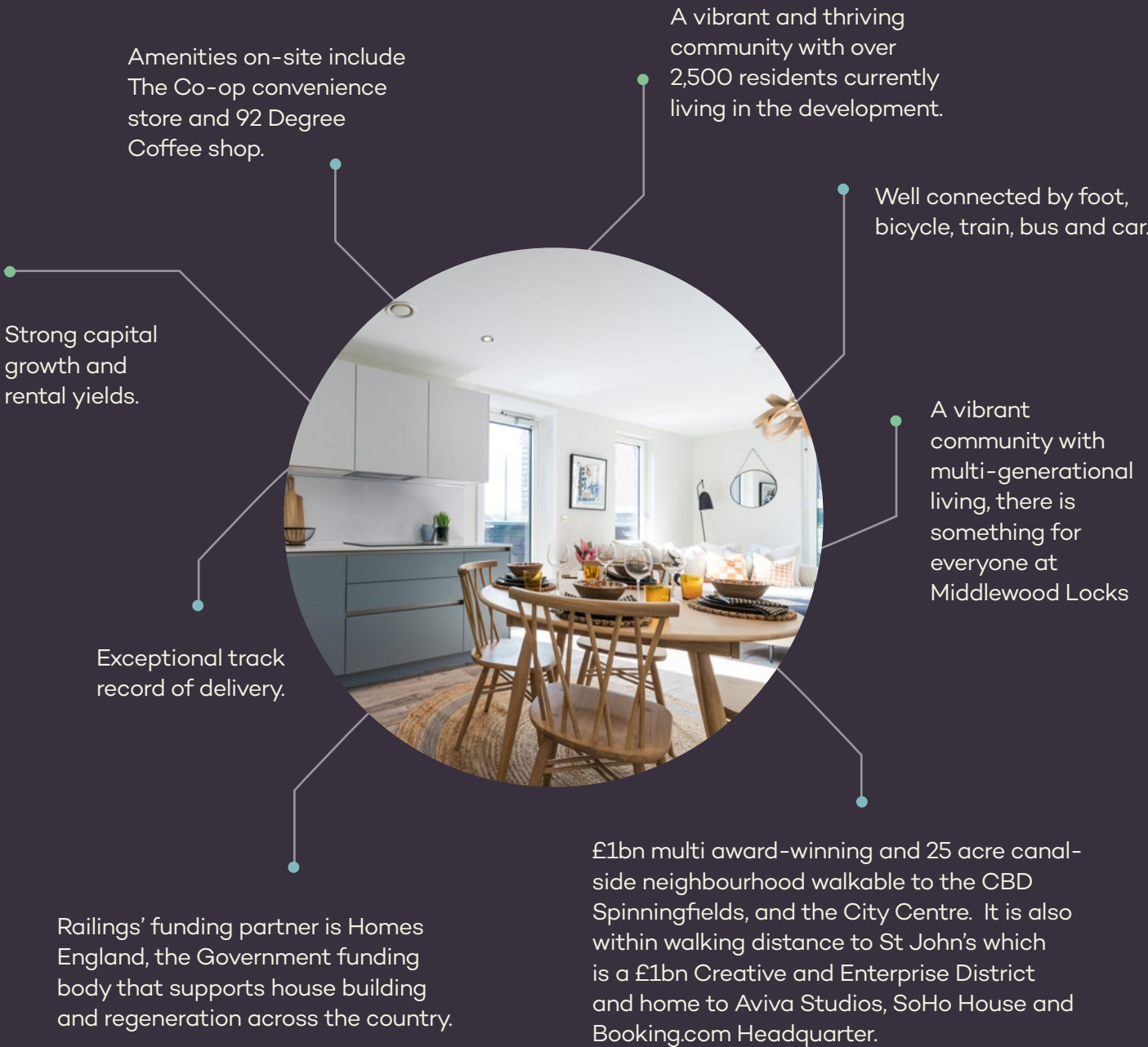
Rental Growth

Rental growth of 21.6% forecasted in the pipeline by the **end of 2027.**

(JLL Big Six)



MIDDLEWOOD LOCKS FOR INVESTORS



RAILINGS FACT SHEET

Postal Addresses

- Apartments 1-4 & 7-20 Shale Lane, Salford M5 4BQ
- Apartments 101-810, Block A, 5 Shale Lane, Salford M5 4BU
- Apartments 901-1110, Block A, 5 Shale Lane, Salford M5 4DB
- Apartments 101-908, Block B, 6 Shale Lane, Salford M5 4DF

Key Facts

- Total 189 new homes with diverse mix of apartments, mews house and townhouses and a very high specification to suit a wide market
- Residents' atrium will include break-out space with parcel lockers
- Includes 5,150sq ft of ground floor commercial space and 4,970sq ft of offices
- 999-year lease term for the apartments and parking spaces
- 62 undercroft and surface parking available to purchase (at cost option)
- 10-year building warranty from November 2024
- Service charge of £3.50 per sqft per annum
- Redpath Bruce is appointed as the Managing Agent for Railings
- Traditional method of construction with concrete frame, brick facing outer leaf on steel framing system (SFS) and plasterboard
- Completed November 2024
- Reservation fee is £1,000 per apartment and £250 per parking space with exchange of contracts expected within 28 days of reservation with further payment of 10% deposit (excluding the reservation fee paid)
- Developer's solicitor is Walker Morris LLP of 33 Wellington Street, Leeds, LS1 4DL
- Details of panel solicitors, financial advisor and furniture packs available on request

Amenities & Facilities

- Canal
- Public realm and event space
- Co-op Convenience Store
- 92 Degree Coffee shop
- Private podium gardens
- Electric bikes and scooters available for hire
- Parcel lockers
- EV charging points
- Visitor parking

Connectivity to the City

- 5 mins walk to Salford Central Train Station, Aviva Studios and the Enterprise City
- 5 mins walk to Salford University
- 5 mins walk to Spinningfields and Museum of Science & Industry
- 10 mins walk to The Hilton Hotel and Deansgate Metrolink station
- 15 mins walk to Manchester Victoria Train Station, Bridgewater Hall, Manchester Central, St Peter's Square and Manchester Oxford Road
- 25 mins walk to Palace Theatre, Northern Quarter, Manchester Piccadilly Train Station, Manchester Conference centre and University of Manchester

Rentals

- 1 beds £1200pcm - £1300pcm
- 2 beds £1450 - £1650pcm
- 3 beds £2100 - £2250pcm



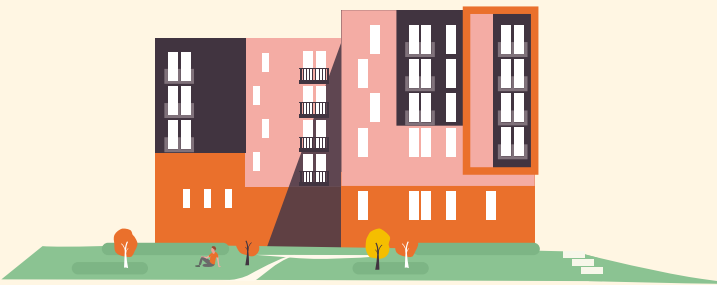
2023 has seen remarkable growth across the Greater Manchester private rental market. It has far exceeded all previous rental forecasts, underlining the severe lack of stock and hence the disparity between demand and supply. This year (2024) has witnessed an impressive average annual rental growth rate of 14% (Zoopla), serving as compelling evidence that the growth experienced in the preceding year was not merely a result of pent-up demand following the conclusion of the city's lockdown. (Savills)

DEVELOPER

Middlewood Locks is being delivered by Scarborough Group International, one of the UK’s largest and privately-owned regeneration specialists with 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-used neighbourhoods in the UK.

Award winning
developer
with a proven
track record



Disclaimer

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Updated 2024.

Joint venture partners:



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