



fortis
QUAY

HERRESHOFF APARTMENTS

PHASE ONE OF FORTIS QUAY - SALFORD QUAYS

fortis QUAY

Front View - Herreshoff Apartments



HERRESHOFF APARTMENTS

PHASE ONE OF FORTIS QUAY - SALFORD QUAYS



Rear View - Herreshoff Apartments

HERRESHOFF ^{AT} fortis APARTMENTS QUAY

Fortis Quay is a premier residential destination in the heart of Salford Quays comprising of five unique developments which, when combined, create the perfect village environment, a go-to destination to live, work and play.

The Fortis Quay concept was formed to recognise the history of the now iconic Salford Quays waterfront, with a nod to the area's illustrious past as one of the UK's most popular ports despite its inland position. The canals that still exist to this day give Salford Quays a unique identity, and make them a picturesque and peaceful place to live.

Fortis Quay's five distinct phases will each take the name of a type of anchor in honour of the waterways which give Salford Quays its personality, and will each focus on a key area of Salford and why the area has become a key tenant destination in recent years.

- ≡ PHASE 1: HERRESHOFF APARTMENTS
- ≡ PHASE 2: DANFORTH APARTMENTS
- ≡ PHASE 3: NORTHILL APARTMENTS
- ≡ PHASE 4: GRAPNEL APARTMENTS
- ≡ PHASE 5: ROCNA APARTMENTS

Although these five phases exist as separate and distinct entities in their own right, together they make up Fortis Quay, a collection of desirable residential apartment buildings offering future tenants the best in quayside living.

HERRESHOFF ^{AT} fortis APARTMENTS QUAY

PHASE 1

NORTHILL
APARTMENTS

PHASE 3

DANFORTH
APARTMENTS

PHASE 2

GRAPNEL
APARTMENTS

PHASE 4

ROCNA
APARTMENTS

PHASE 5

“The average house price in Salford Quays as of Q2 2016 is £157,131, a rise of 18% over the previous year”

Rightmove

WELCOME TO HERRESHOFF APARTMENTS

The Herreshoff Apartments make up Phase 1 of the landmark Fortis Quay development. These 54 stunning apartments are sure to be a hit with the huge number of young professionals who live and work in MediaCityUK, Europe's leading technology, media and telecommunications hub and a beautiful recreation area. In addition to the immediate local area, the sights and amenities of Manchester city centre are only a short journey away which is a big draw for tenants.



Residents at Herreshoff Apartments will benefit from more than just an unbeatable waterfront location and superb public transport links. All apartments will come equipped with modern fixtures and fittings, a fitted kitchen and will be furnished to the highest standard in order to give tenants the best possible modern living experience in one of the most vibrant neighbourhoods in the UK.

Salford Quays is one of the UK's leading rental hotspots and the population of likely renters is only going to increase as the area continues to become more renowned, affluent and successful. MediaCityUK is home to world-famous media corporations such as the BBC and ITV and large international corporations like BUPA, as well as dozens of innovative smaller companies who are helping to shape the new digital economy.

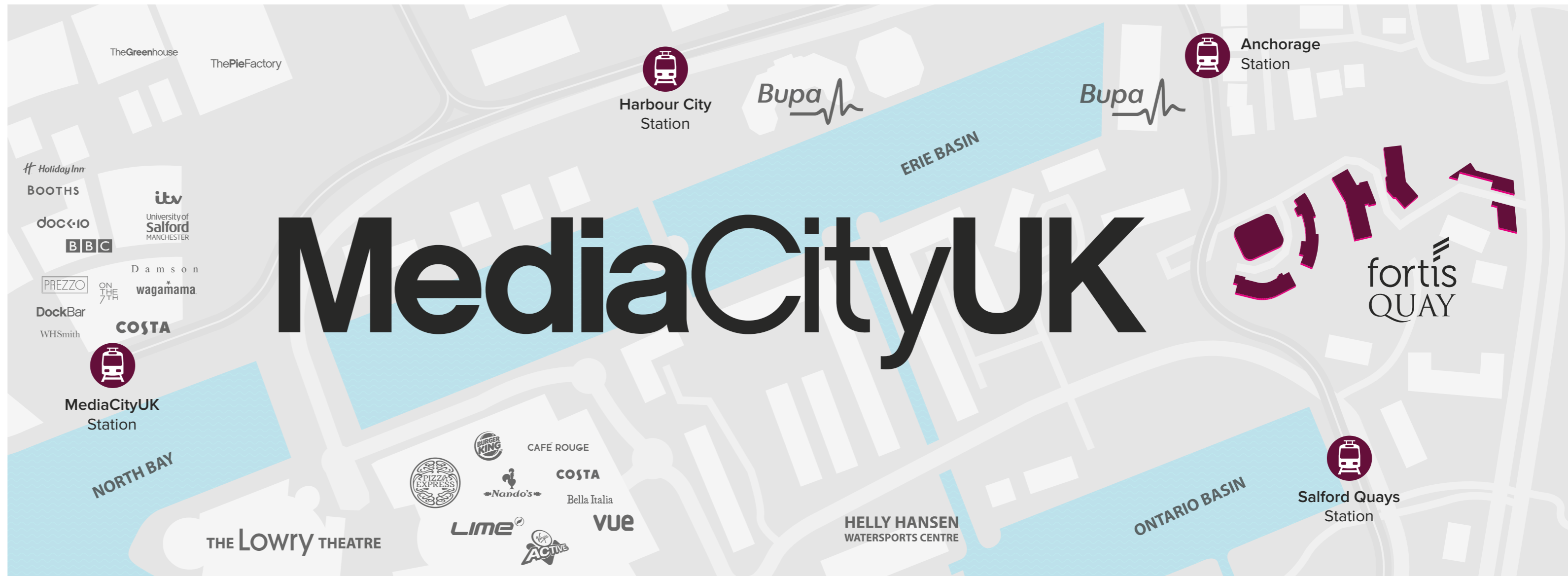


“Population growth in Salford is expected to be higher than the national average by 2020”

Office of National Statistics (ONS)

SALFORD QUAYS MAP

- ≡ Home to media giants such as the BBC and ITV
- ≡ Multi-national companies like BUPA also call MediaCityUK home
- ≡ The University of Salford has a specialist media campus on-site
- ≡ Dozens of restaurants and bars
- ≡ High quality water sports facilities for public use
- ≡ Four tram stops leading directly to Manchester city centre



WHY HERRESHOFF APARTMENTS?

- Local rental market is booming
- Luxury apartments close to Manchester city centre
- Unbeatable views over MediaCityUK
- Close to excellent regional and national transport links
- 25th collaboration between Knight Knox and Fortis Developments
- Apartments fully let and managed by an experience letting agent



PURCHASE PROCESS

1. Speak to your designated Property Consultant
2. Choose your perfect apartment and pay the deposit
3. Both sets of solicitors are instructed and the legal documents and sales pack sent out to you
4. Upon exchange of contract, 25% payable within 21 days (*less the reservation deposit*)
5. Second 25% payment is due 6 months after exchange of contracts
6. Remaining balance (50%) payable upon the completion of the development

WELCOME TO THE QUAYS

The North West of England is a UK buy-to-let hotspot and, within that, Salford is leading the way. In particular, buy-to-let investment is booming in Salford Quays with the area offering above average capital appreciation and rental yields in response to the growing population and the imbalance between supply and demand.

The city of Salford has become a serious economic proposition in recent times. Over the past five years the number of businesses in the city has risen by more than 20 per cent and the local economy has grown by over 15 per cent - these figures translate into over 100,000 new jobs in that timescale, making Salford second only to the city of Manchester itself in the region as an employment hotspot.



Over the next two decades, Salford is predicted to surpass Manchester by registering economic growth of 68% and a further 24,000 new jobs. Huge developments such as MediaCityUK, which is in the process of doubling in size, and the upcoming renovation of Port Salford demonstrate the prosperity of Salford Quays and the subsequent investor interest and confidence in such a buoyant market.

House prices in Salford Quays and the wider Greater Manchester area have risen significantly in response to these trends and will continue to do so as the area grows. More and more people are moving to Salford to take advantage of the affordable, high quality lifestyle on offer. Salford Quays is the perfect location for any property landlord to invest in.



Lowry Gallery & Theatre

**“Over the next 20 years,
Salford’s economy is
expected to generate £4bn
GVA (Gross Value Added)”**

Greater Manchester Property Guide

HISTORY OF SALFORD QUAYS

The Herreshoff Apartments are dedicated to the history of Salford Quays which was at the centre of Britain's industrial story for decades. The Manchester Ship Canal was opened in 1894 and became the longest river navigation canal in the world, connecting Salford and Manchester to the Irish Sea which lies a full 35 miles away. The Canal led to a huge population increase in the city as people flocked to Salford from across the country in order to be involved with the burgeoning new economy.

At its peak, Salford Quays saw 5000 ships and 16 million tons of goods every year and the Industrial Revolution sparked by the Canal soon overtook Manchester and then the world. Today, the industrial past is represented by a series of statues and art installations including Casuals in memory of the dockworkers, Erie's Rest which represents the ebb and flow of the Canal, and Factory Girls which celebrates the women workers from the local factories.

What is a Herreshoff anchor?

The Herreshoff anchor was the creation of famous American yacht designer L. Francis Herreshoff whose firm, the Herreshoff Manufacturing Company, was widely known for its engineering and design excellence.

Their anchor is a variant on the classic Admiralty Pattern anchor - the anchor design most often seen in popular culture - and differs from most others due to its capacity for being broken down into three separate pieces for more efficient stowage, but other than that it retains many of the strengths and weaknesses inherent in the basic Admiralty Pattern.



The Quays suffered a decline in the latter half of the 20th Century but today the area is once again a key player in the national economy. The Industrial Revolution was born in the North West and now the region is similarly leading the way in the modern digital revolution making Salford one of the most desirable places to live in the UK, especially for students and young professionals.



Over 200 businesses occupy Salford Quays today and this number is set to increase as the overall site continues to expand at a rapid rate. Businesses such as the BBC, ITV, dock10 and Bupa ensure that Salford Quays punches far above its weight and attracts the best and brightest from across the UK to the North West. At the same time, cultural institutions such as the Lowry Theatre and the Imperial War Museum North draw visitors and tourists from around the world to Salford Quays.

FORTIS QUAY TRAM CONNECTION



FORTIS QUAY TO LONDON EUSTON IN 2HRS 21 MINUTES



MediaCityUK

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.

The Lowry Theatre

Perfectly complementing the Salford Quays area, The Lowry Theatre is an iconic tourist destination, named Greater Manchester's most visited tourist attraction in 2010 and 2011.

HERRESHOFF ^{AT} fortis APARTMENTS QUAY

Old Trafford Football Ground

Manchester United's football stadium attracts millions of visitors every year, keen to experience the atmosphere in the home of one of the world's most famous football clubs.

Beetham Tower

Beetham Tower epitomises luxury both inside and out—the glass-fronted exterior hosts a luxury Hilton hotel and Cloud 23, a bar that offers unparalleled city views from the 23rd floor.

Manchester Central

Manchester Central has been a recognisable landmark to the city for many years, providing Manchester with over 23,000 square meters of flexible space for events and exhibitions.

Manchester Piccadilly

With over 23 million passengers passing through the station every year, Manchester's Piccadilly train station is the fourth busiest station in the United Kingdom outside London.

London

The capital of the UK lies just over two hours from Manchester Piccadilly making it easily accessible for residents of the Herreshoff Apartments.

EXAMPLE 2ND FLOOR PLAN

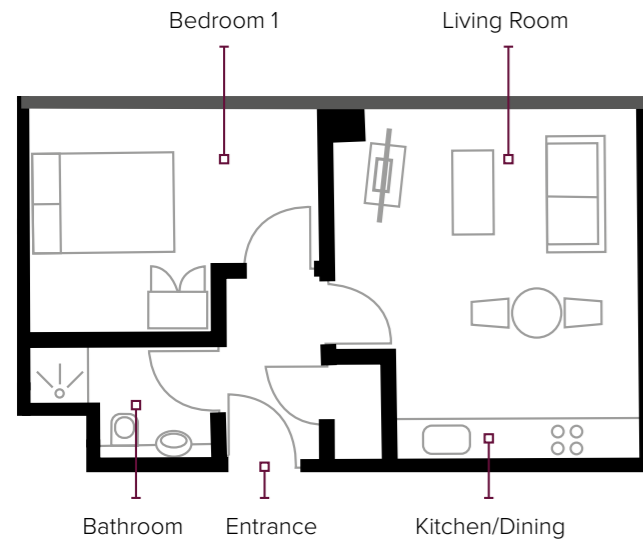
This development comprises **54** apartments,
divided as follows:

- ≡ Studio apartments x **1**
- ≡ 1 Bedroom apartments x **21**
- ≡ 2 Bedroom apartments x **21**
- ≡ 3 Bedroom apartments x **5**
- ≡ 2 Bedroom Duplex x **5**
- ≡ 3 Bedroom Duplex x **1**

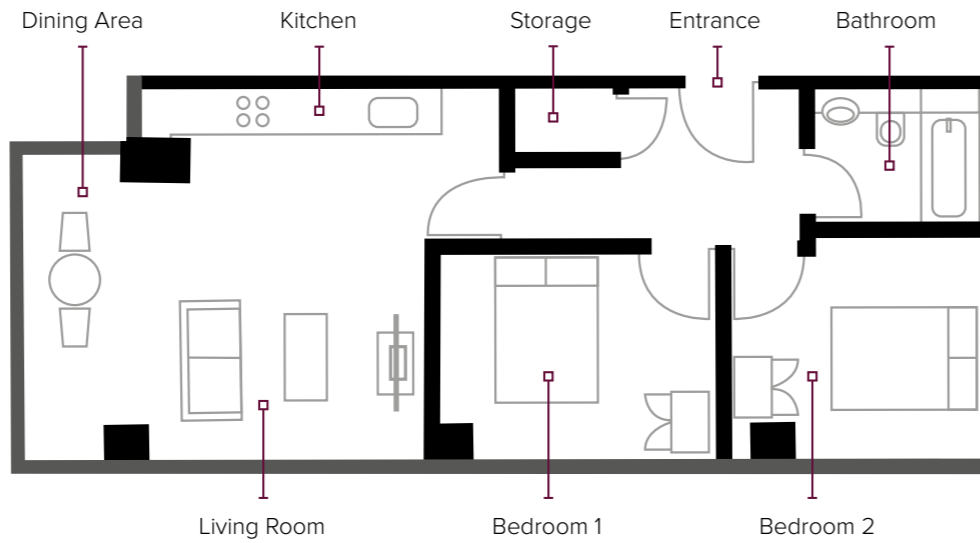


EXAMPLE FLOOR PLANS

≡ 1 BEDROOM APARTMENT EXAMPLE



≡ 2 BEDROOM APARTMENT EXAMPLE



≡ 3 BEDROOM APARTMENT EXAMPLE



≡ 2 BEDROOM DUPLEX EXAMPLE





DEVELOPER PROFILE

Fortis Developments Ltd., in partnership with Elite City Living, is one of the fastest-growing development companies in the UK, created to provide luxury developments and to achieve and surpass the growing standards in the UK rental marketplace.



Fortis Developments are firmly established at the forefront of the industry as one of the most experienced large scale developers of luxury apartments. Their expertise also extends to high quality regeneration schemes and student accommodation in the most desirable investment locations nationwide.

The cornerstone of Fortis's success is a combination of creativity and functionality and they impart these qualities onto their developments.

Fortis Lettings & Management, a subsidiary, operates with the sole purpose of fully letting and managing each apartment across all Fortis developments. This lettings agency is highly experienced and perfectly placed to attend to the needs of every tenant, to ensure that both the property and the tenant are well cared for at all times.



ADELPHI WHARF PHASE 3

Situated just off Chapel Street, the gateway between Manchester and Salford, Phase 3 of Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.



SILKHOUSE COURT

Silkhouse Court will add 193 much-needed apartments to a vastly in-demand and undersupplied rental market in the city of Liverpool.



BRIDGEWATER GATE

A highly sought-after residential development in the heart of Salford presents itself as a superb investment opportunity offering 53 chic apartments ranging from spacious studios to three-bedrooms.



ADELPHI WHARF PHASE 2

Situated just off Chapel Street, the gateway between Manchester and Salford, Phase 2 of Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.



MAID MARIAN HOUSE

Maid Marian House is an opportune student property investment in the heart of Nottingham. Investors here have the choice between classic, superior and premium studio apartments.



BRIDGEWATER POINT

Situated on Ordsall Lane, Bridgewater Point is the sister development of Bridgewater Gate. With 220 striking apartments, it is the perfect addition to Salford's thriving property market.



STANLEY COURT

Stanley Court is one of Liverpool's most fantastic buy-to-let properties. As a conversion of a former office, it supplies the local property market with a total of 48 stunning studios, available to investors as premium and superior investment options.



AVALON COURT

Avalon Court, a £2.5 million conversion project, is home to 98 luxury studio apartments. It is the perfect home for all students seeking high-quality, boutique accommodation in the heart of Nottingham's vibrant city centre.

PREVIOUS DEVELOPMENTS

DUNN HOUSE

Sold Out & Tenanted!

ALL SAINT'S

Sold Out & Tenanted!

SOVEREIGN HOUSE

Sold Out & Tenanted!

BRIDGEWATER POINT

Sold Out & In Construction!

BARD HOUSE

Sold Out & Tenanted!

REDE HOUSE

Sold Out & Tenanted!

NEW BANK HOUSE

Sold Out & Tenanted!

MAID MARIAN HOUSE

Sold Out & In Construction!

MINERVA HOUSE

Sold Out & Tenanted!

DEVONSHIRE HOUSE

Sold Out & Tenanted!

EAST POINT

Sold Out & In Construction!

ADELPHI WHARF PHASE 2

Sold Out & In Construction!

ST ANDREW'S COURT

Sold Out & Tenanted!

ROBERT OWEN HOUSE

Sold Out & Tenanted!

AVALON COURT

Sold Out & Tenanted!

BRIDGEWATER GATE

Sold Out & In Construction!

CENTRAL HOUSE

Sold Out & Tenanted!

BURGESS HOUSE

Sold Out & Tenanted!

ADELPHI WHARF PHASE 1

Sold Out & In Construction!

SILKHOUSE COURT

Available for sale!

MEREBANK COURT

Sold Out & Tenanted!

CHRONICLE HOUSE

Sold Out & Tenanted!

STANLEY COURT

Sold Out & In Construction!

ADELPHI WHARF PHASE 3

Available for sale!

FAQS ANSWERED

Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

Herreshoff Apartments Salford Quays, M50 3XA

Are there tenants already in place?

No, the Herreshoff Apartments are a conversion development

When is my rental income paid?

Quarterly in arrears, paid directly into your bank account

Is there a management company in place?

Yes, the designated management company will be Fortis Lettings & Management, who will let and block-manage the building

Are there any restrictions if I want to sell?

No, Herreshoff is a residential development, so you are free to sell your apartment on the open market

Example Kitchen



