



iPROPERTY
AWARDS 2015

WINNER OF BEST
DEVELOPMENT

ADELPHI
WHARF

PHASE THREE

LIVING *LIFE* ON THE *WATERFRONT*



CUSTOMER RECOMMENDATION

"I don't feel the need to deal with anyone else!"

Mr. Kamal

"Surpassed all expectations both in rental yield and value."

Mr S. Shaffi

"It feels good to deal with a company you can trust."

Mr P. Nelson

"Very honest, transparent and considerate"

Mr M. Anderson

"Knight Knox is undoubtedly the best in the field!"

Mr G. J. Abass

"Always efficient, swift to reply to queries, extremely helpful"

Mrs S. Morley

ADELPHI
WHARF

PHASE THREE

LIVING *LIFE* ON THE *WATERFRONT*

The eagerly anticipated third phase of the award-winning Adelphi Wharf development has arrived.

Located in a buy-to-let property hotspot, the ever-popular city of Salford, Adelphi Wharf Phase 3 follows on from the tremendous success of the first two phases, both of which are sold out and in construction. Investors were understandably enamoured with the development's attractive modern apartments, superb waterfront location and the area's ever-growing rental demand. Furthermore, the fact that Adelphi Wharf is being built by experienced UK developer Fortis Developments in association with Elite City Living has only enhanced investor demand for such a unique development.

Adelphi Wharf will be a beautiful tenant retreat, providing peaceful landscaped gardens alongside modern urban living. Residents will overlook the River Irwell as well as living within easy reach of Manchester's city centre.

The third and final phase of this outstanding development will consist of 224 stunning apartments, ranging from spacious studios to luxury three bedroom apartments. Each apartment will be furnished to the highest standard*. In addition, residents of Adelphi Wharf will have access to a state-of-the-art private on-site gymnasium in Phase 1 of the development, as well as communal areas and secure bike storage for all residents and allocated parking spaces for selected units.



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ALL YOU NEED RIGHT ON YOUR DOORSTEP

Adelphi Wharf's location is second-to-none. As well as overlooking the River Irwell, residents of this development are just a short walk from both Manchester and Salford city centres. This means that amenities like bars, restaurants, shops and attractions are just a stone's throw away.

Furthermore, essential public transport links are conveniently located, meaning that travelling in and around Greater Manchester has never been easier. Links by car, train, tram and bus are within reach and for those looking to travel further afield, Manchester Airport is less than 10 miles away.



CONNECTIVITY INFORMATION



SITE MAP

As well as a range of apartments, residents of Adelphi Wharf Phase 3 will have access to luxury on-site amenities, including a private fully-equipped gymnasium in Phase 1 of the development, stunning outdoor spaces and allocated residents parking on selected units.

KEY:

- S** Studio Apartments x 64
- 1** 1 Bedroom Apartments x 73
- 2** 2 Bedroom Apartments x 71
- 3** 3 Bedroom Apartments x 16

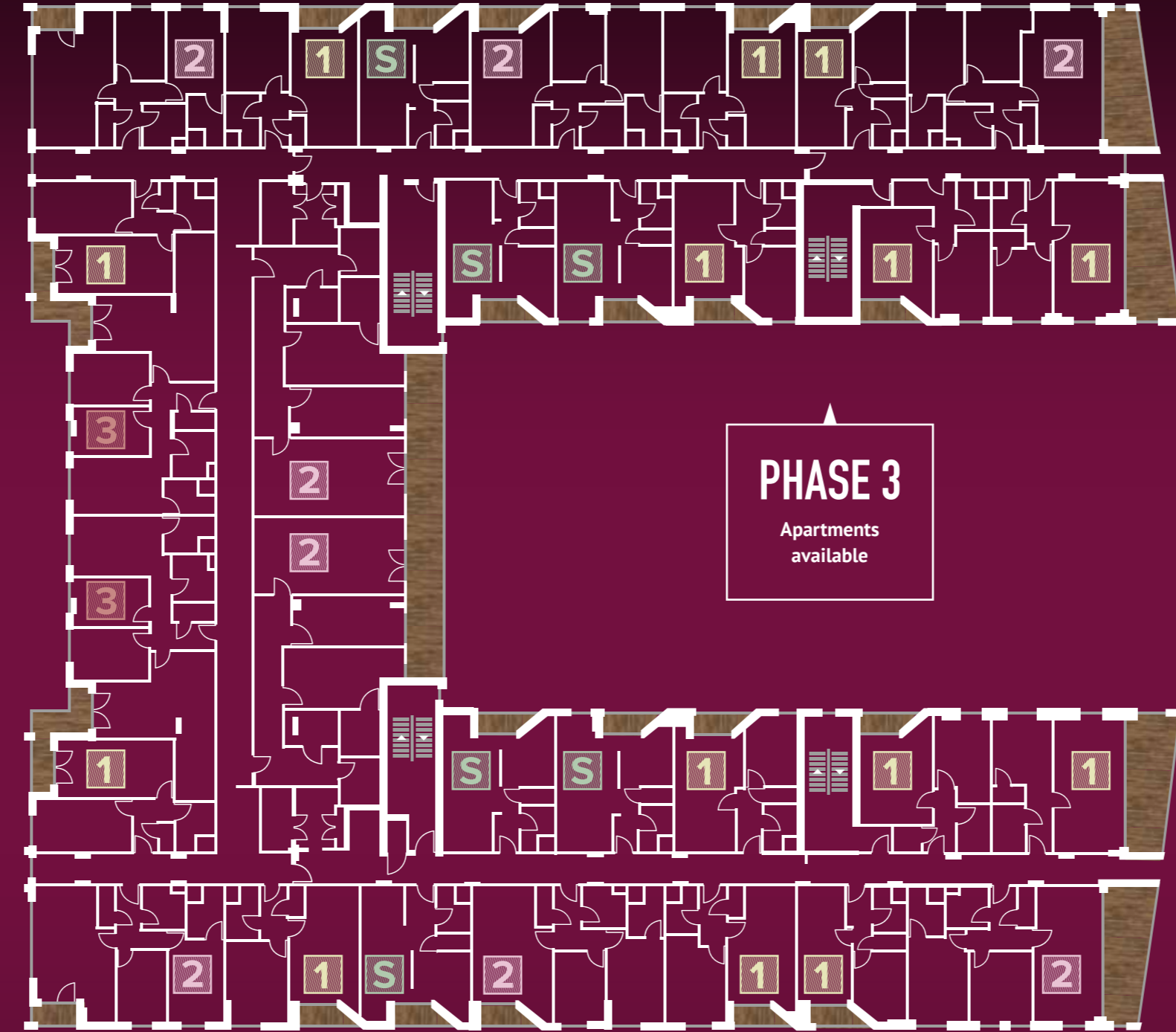
Site plan to the right is indicative of the 6th floor

EXAMPLE 6TH FLOOR PLAN - PHASE 3

Total Units : 224

ADELPHI STREET

ADELPHI STREET



PHASE 1 & 2



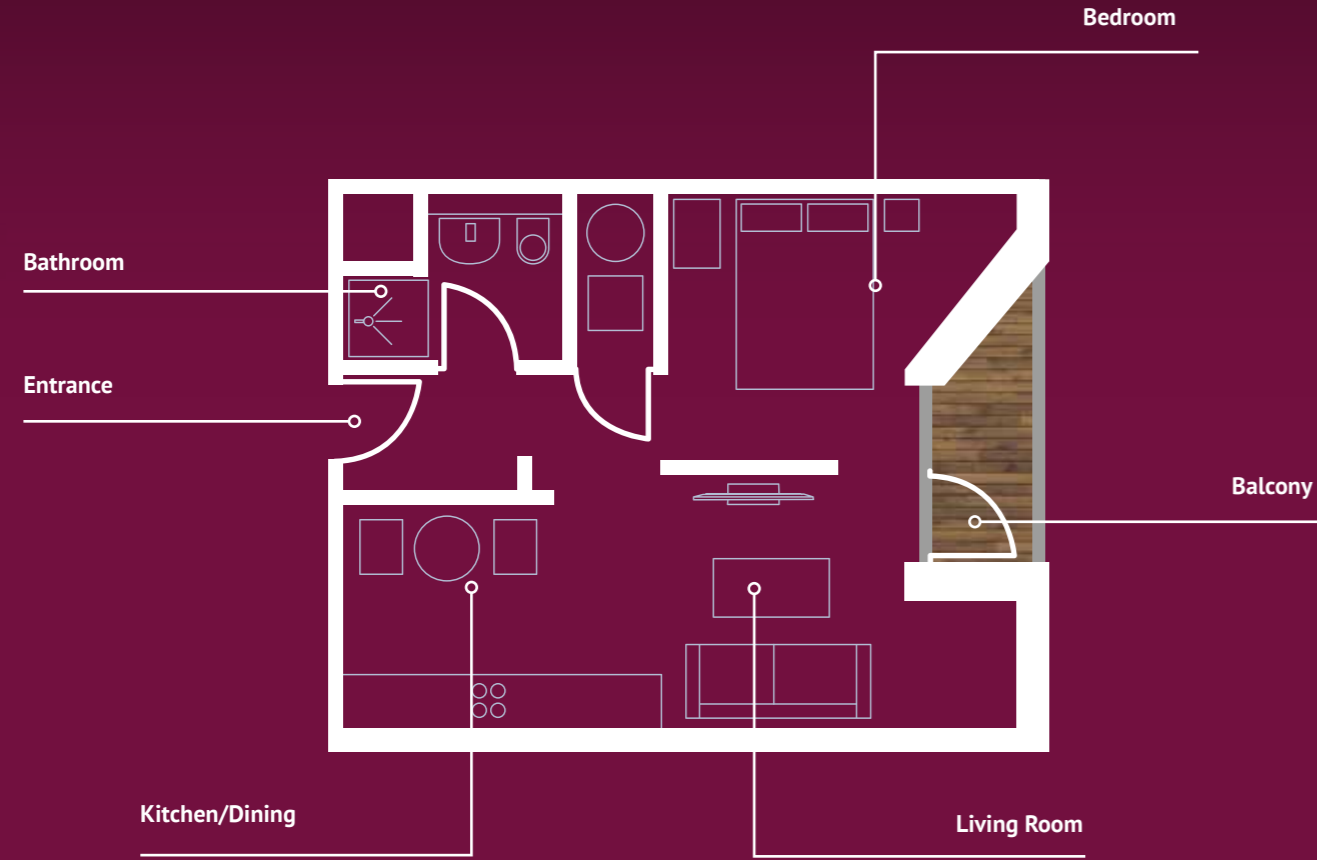
RIVER IRWELL



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PHASES MAP

- PHASE 3** > Apartments available
- PHASE 2** > Sold out and in construction
- PHASE 1** > Sold out and in construction



EXAMPLE STUDIO FLOOR PLAN

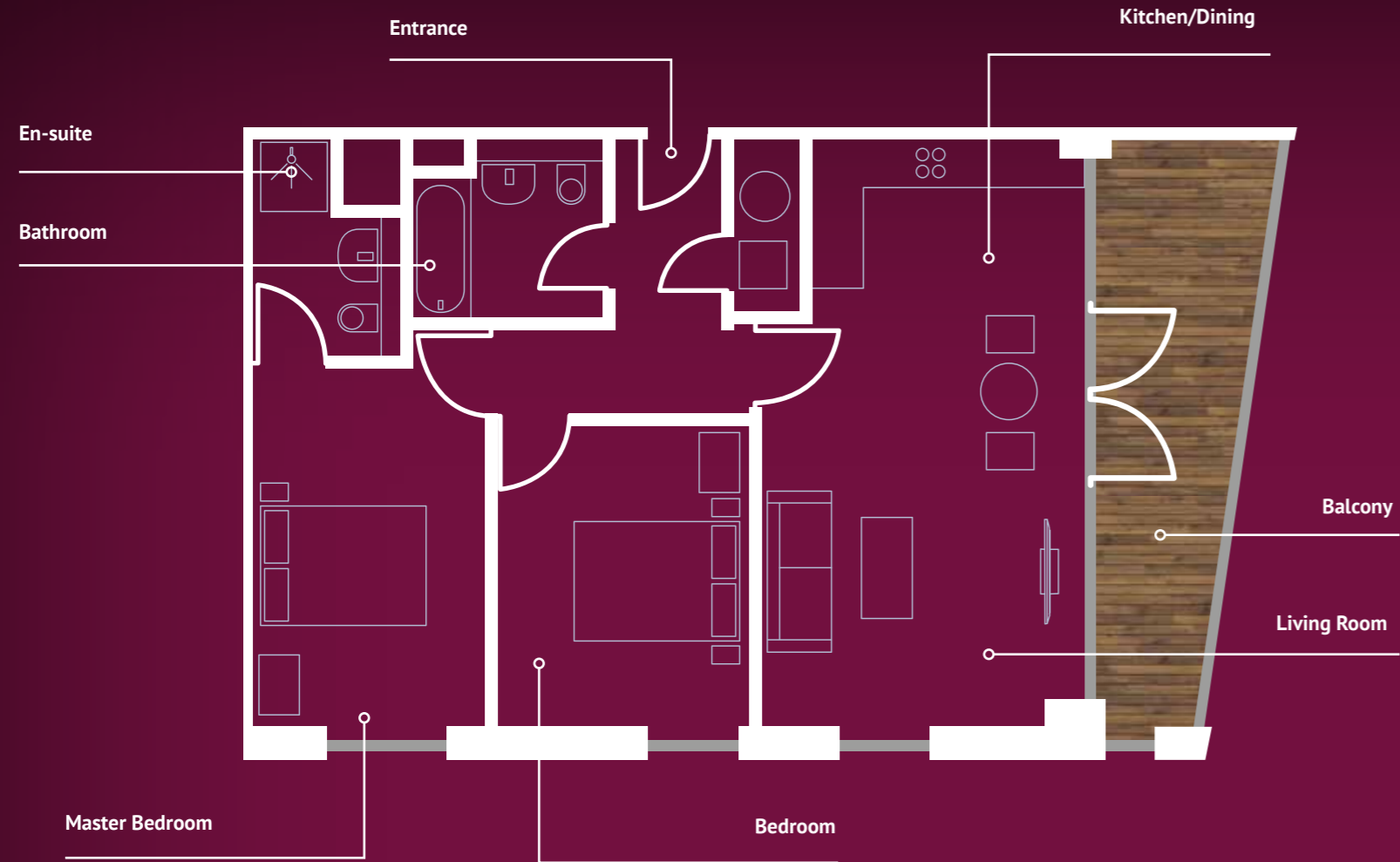
Total Units : 64



EXAMPLE ONE BEDROOM FLOOR PLAN

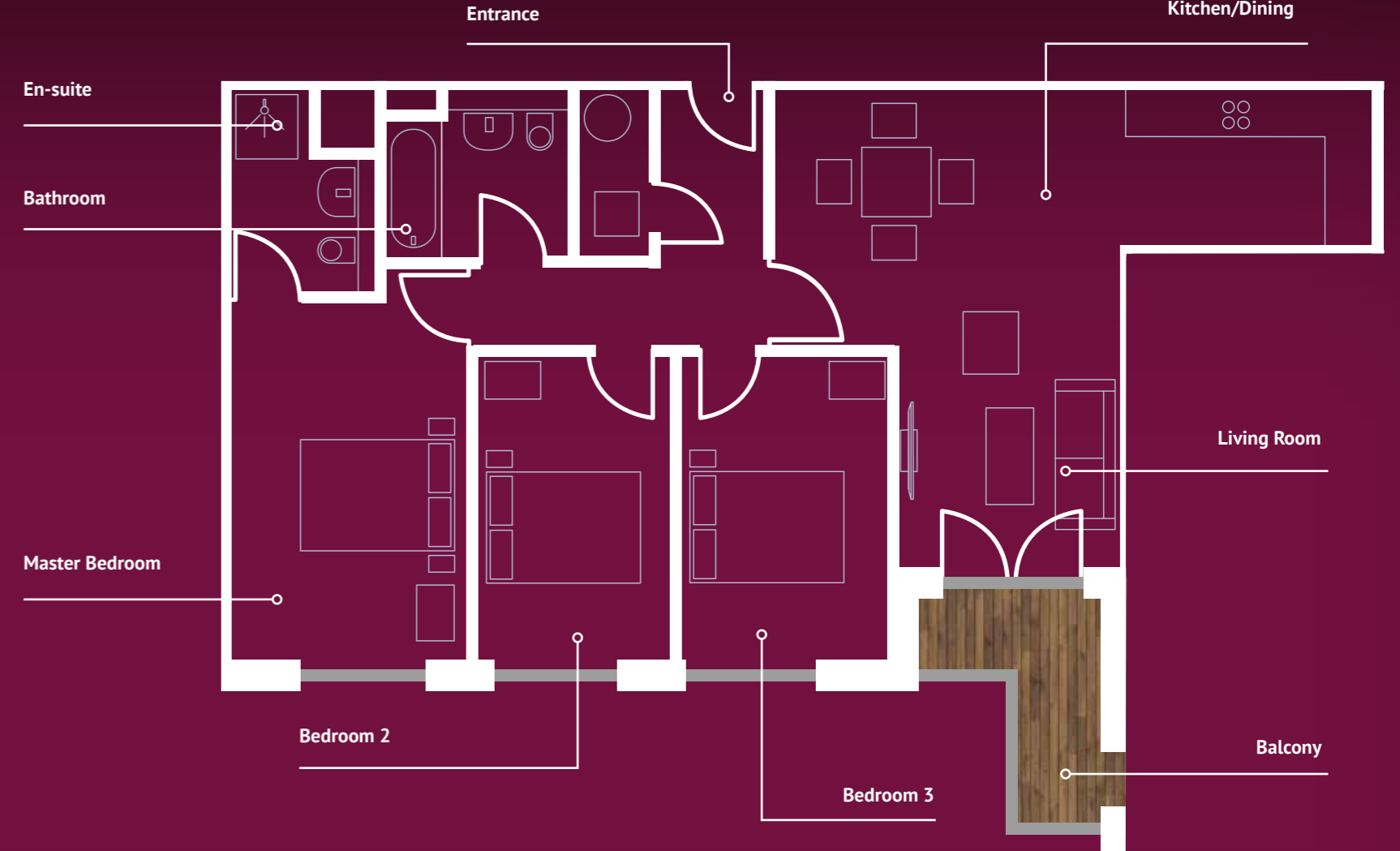
Total Units : 73

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



EXAMPLE TWO BEDROOM FLOOR PLAN

Total Units : 71



EXAMPLE THREE BEDROOM FLOOR PLAN

Total Units : 16

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

£4bn

Over the next 20 years, Salford's economy is forecast to generate more than £4bn GVA, a growth of 68%

Greater Manchester Property Investment Guide 2016

SPECIFICATION

Each apartment at Adelphi Wharf is spacious and luxurious. Juliette balconies and private terraces enhance residents' enjoyment of living by the riverside, whilst the high-end fixtures and furnishings offer the best of modern city living. The development itself has outstanding views of Salford and over the River Irwell to the West, towards the Meadows which provide an extensive green space in the heart of the city.

At the forefront of new-build rental accommodation in the North West, the third and final phase of the Adelphi Wharf development will emulate the success of the previous two phases, with investors still clamouring after such sought-after investment opportunities.

In addition to the development's living spaces, the site will also provide extensive amenities for the residents. Each apartment will take advantage of the natural light afforded by the location. Bright communal areas, terrace gardens and a management office have been thoughtfully designed with residents in mind. Adelphi Wharf is the perfect resident retreat.



ADELPHI WHARF PHASE 3 - LIVING ROOM



ADELPHI WHARF PHASE 3 - BEDROOM



ADELPHI WHARF PHASE 3 - BATHROOM



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iPROPERTY BEST DEVELOPMENT AWARDS 2015 BEST URBAN LIVING DEVELOPMENT

Adelphi Wharf was awarded the Best Urban Living Development award at the iProperty Best Developments Awards 2015.

The development achieved the highest scores from consumers, agencies and industry professionals in the following categories:

- **Architectural Design** – Adelphi Wharf has redefined waterfront living. Architecturally this development is completely different from everything else around it. With a very striking profile overlooking the river the development will be as attractive to residents as it has been to investors.
- **Spatial Layout** – Every apartment is spacious and thoughtfully designed to take the best possible advantage of natural light in order to enhance resident wellbeing.
- **Special Features** – The open roof terraces and gardens offer residents unmatched views over the city and the river and really set Adelphi Wharf apart from other similar developments.
- **Amenities** – Residents will be able to make use of a private gymnasium in Phase 1 of the development, as well as having a management office and secure bicycle storage and car parking on selected units.

CUSTOMER RECOMMENDATION

“

Paul Wright, Head of Marketing at Fortis Developments, is delighted with the award, saying:

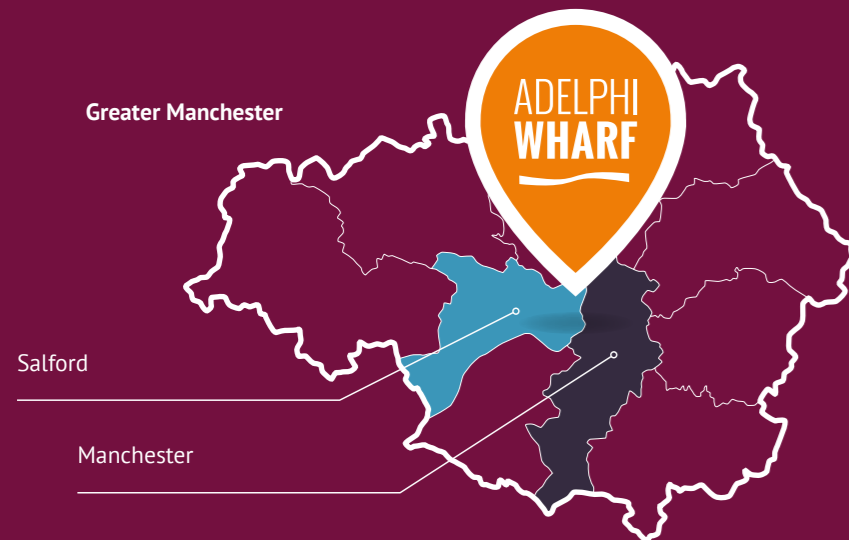
It is the ethos of Fortis Developments to provide high quality property investments, which provide high yield returns to investors. Our passion is to create developments which not only deliver financially, but which leave a significant impact on the urban landscape through quality design measures. We are delighted that the high quality of the Adelphi Wharf development has been recognised with this fantastic award!

”

ABOUT SALFORD

The Adelphi Wharf development is located in the heart of Salford, Greater Manchester. Set against the backdrop of the River Irwell, the development is only a short walk from both Salford and Manchester city centres.

Once known only as Manchester's smaller neighbour, Salford has come into its own following comprehensive regeneration projects which have rejuvenated the entire city, allowing it to compete not only with Manchester, but on a global scale.



BBC at MediaCityUK Salford Quays >

10%

The population of Salford currently stands at 237,000 and is expected to grow by approximately 10% by 2020

Manchester Evening News

> MEDIACITYUK

MediaCityUK on the historic quays has given the area a reputation as a world leading technology, media and telecommunications hub, as well as being a home to digital creativity and learning.

MediaCityUK is home to over 250 businesses. Big names like the BBC, ITV, dock10, SIS and Bupa rub shoulders with up and coming businesses set to revolutionise the TMT sector. The BBC alone added £277m to the local economy in 2014/2015. The continuing expansion of MediaCityUK ensures that the area will continue to become increasingly prosperous and vital to Salford.

> CHAPEL STREET

Chapel Street links the cities of Salford and Manchester, and has been transformed from a traffic-choked highway into a distinctive city high street, which has won awards for its pedestrian-friendly design and for its safe environment for people, businesses and visitors alike. Alongside the improvements to the local infrastructure, the street encompasses stylish townhouses, 125,000 sqft of office space and a large hotel.

> PORT SALFORD

The £400m Port Salford development is set to be the UK's first tri-modal inland port which, when completed at the end of 2016, will completely reinvigorate the lapsed Salford dockyards. It is part of the Ocean Gateway project, from Liverpool up to Manchester, which aims to re-establish the North West as the UK's premier shipping hub, as well as generate significant growth in the logistics, manufacturing, construction and energy sectors.



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RENTAL MARKET

Salford's extensive and ongoing regeneration has seen its stock skyrocket – demand for rental accommodation across Salford has grown tenfold since the completion of MediaCityUK in 2011 and shows no sign of slowing in the future as the city continues to modernise.

The North West of England offers stronger rental yields and potential for capital appreciation than almost anywhere else in the country, and Salford leads the way in the region. It is no surprise that investors continue to flock to the city in their droves, keen to take advantage of all that Salford already has to offer as well as the city's incredible potential in the future.

WHY INVEST IN GREATER MANCHESTER?

The city of Salford is a key part of the larger Greater Manchester region which, alongside the city of Manchester, including the boroughs of Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan.

Greater Manchester is the UK's largest conurbation outside of London, with a population of over 2.7 million, making it larger than the entire populace of Glasgow, Edinburgh and Belfast combined. The region accounts for a huge £42bn of the country's annual GVA (Gross Value Added) and is seen as the economic centre of the North West, thanks to playing host to the largest international airport outside the capital, as well as the largest light-rail public transport system in the UK.

In addition, the Government has put Greater Manchester at the heart of its 'Northern Powerhouse' initiative, with schemes like HS2 high-speed rail network allowing quick and easy access from Manchester to other major cities like Leeds and London, enhancing the city's incredible status.

With successful infrastructure already in place and schemes set to continue the region's innovation in the future, there has never been a better time to invest in Greater Manchester.

STATISTICS

- > **2.73 million people live in Greater Manchester**, of which 1.76 million are of working age. This represents a growth of 7.2% over the preceding decade – **New Economy Manchester**
- > Greater Manchester welcome **1.15 million international tourists a year** and the total value of the international and national tourist industry to the region is £7.5bn per annum. The most popular tourist sites include The Lowry Theatre, the Museum of Science and Industry, Manchester Art Gallery, the National Football Museum and the Manchester Museum – **Greater Manchester Property Investment Guide 2016**
- > Investment in transport in Greater Manchester will add an additional £1bn of economic output to the region, as well as supporting over 20,000 new jobs - **Transport for Greater Manchester**
- > As of Q2 2016, the average house price in Greater Manchester was **£170,295** - **Rightmove**
- > Manchester is the **European City of Science for 2016**, reflecting its history as being the crucible of the industrial revolution and the city which split the atom, created the programmable computer, birthed the world's first "test tube baby" and isolated Graphene, among many other achievements.

WHAT'S ON THE HORIZON FOR SALFORD IN THE FUTURE?

As well as the continuing development of MediaCityUK, the regeneration of the Quays and the multi-million-pound Salford Central scheme, there is plenty of inward investment on the horizon for the city of Salford, including:

- The extension of MediaCityUK by 164 acres stretched across several phases over the next decade. Phase 2 has already begun and is set to be a more residential, community based counterweight to the business focused first wave.
- The completion of the enormous Port Salford scheme, making Salford a major shipping destination.
- The population of newly-regenerated Chapel Street with many bars, restaurants and shops over the coming years.
- The extension of the Metrolink tram system, encompassing Salford's Trafford Park and running all the way to the Trafford Centre, the second-largest shopping complex in the UK.

68%

Salford's economy forecast to grow
by 68% over the next 20 years

Greater Manchester Property Investment Guide 2016



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THE NORTHERN POWERHOUSE

These regeneration schemes are in line with the Government's 'Northern Powerhouse' scheme which aims to link the great Northern cities, to rebalance the unsustainable and undesirable dominance which London exercises over the national economy.

Greater Manchester will play the central role in the 'Northern Powerhouse' initiatives, with the likes of MediaCityUK and Salford Central featuring as stellar examples of how regeneration schemes can breathe new life into underperforming areas.

Salford is the perfect example of how targeted funding mixed with local knowledge, creativity and ambition can reverse the fortune of an entire city. The redevelopment of Salford will not slow in the foreseeable future, nor will its ever-growing popularity as a place to invest.

FORTIS DEVELOPMENTS



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 is highly experienced at providing expert tenant and lettings services. This lettings agency is 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 Three will be block managed by Fortis Estate Management Ltd.

Fortis's portfolio:

1. Dunn House | Sunderland
Sold Out & Tenanted!
2. Bard House | Nottingham
Sold Out & Tenanted!
3. Minerva House | Nottingham
Sold Out & Tenanted!
4. St Andrew's Court | Glasgow
Sold Out & Tenanted!
5. Central House | Glasgow
Sold Out & Tenanted!
6. Merebank Court | Liverpool
Sold Out & Tenanted!
7. All Saints | Sunderland
Sold Out & Tenanted!
8. Rede House | Middlesbrough
Sold Out & Tenanted!
9. Devonshire House | Birmingham
Sold Out & Tenanted!
10. Robert Owen House | Glasgow
Sold Out & Tenanted!
11. Burgess House | Newcastle
Sold Out & Tenanted!
12. Chronicle House | Chester
Sold Out & Tenanted!
13. Sovereign House | Sheffield
Sold Out & Tenanted!
14. New Bank House | Sheffield
Sold Out & Tenanted!
15. East Point | Leeds
Sold Out & In Construction!
16. Avalon Court | Nottingham
Sold Out & Tenanted!
17. Adelphi Wharf - Phase One
Sold Out & In Construction!
18. Stanley Court | Liverpool
Sold Out & Tenanted!
19. Maid Marian House | Nottingham
Sold out & In Construction!
20. Bridgewater Point | Salford
Sold out & In Construction!

View a selection of Fortis's portfolio:



ADELPHI WHARF - PHASE TWO

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



BRIDGEWATER POINT

Bridgewater Point is a new residential development scheme in Salford, creating 220 stunning apartments for a market currently enjoying high tenant demand, but suffering low available stock.



MAID MARIAN HOUSE

Maid Marian House is the latest student development on the thriving Nottingham market. This investment provides 94 luxury studio apartments for the ever-growing student population.



DEVONSHIRE HOUSE

Devonshire House is a bespoke conversion of a former office block offering tenants the choice between spacious studios, and stunning one and two bedroom apartments.



EAST POINT

Bringing a total of 39 apartments to the local residential market, East Point is a highly sought-after development in the heart of Leeds, which raises the bar when it comes to luxury city centre living.



MEREBANK COURT

Merebank Court is a property investment on the edge of Liverpool's busy city centre. With its 78 boutique 1, 2, and 3 bedroom apartments it offers itself as the ideal buy-to-let opportunity for savvy investors.



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, luxury accommodation in the heart of Nottingham's vibrant city centre.



STANLEY COURT

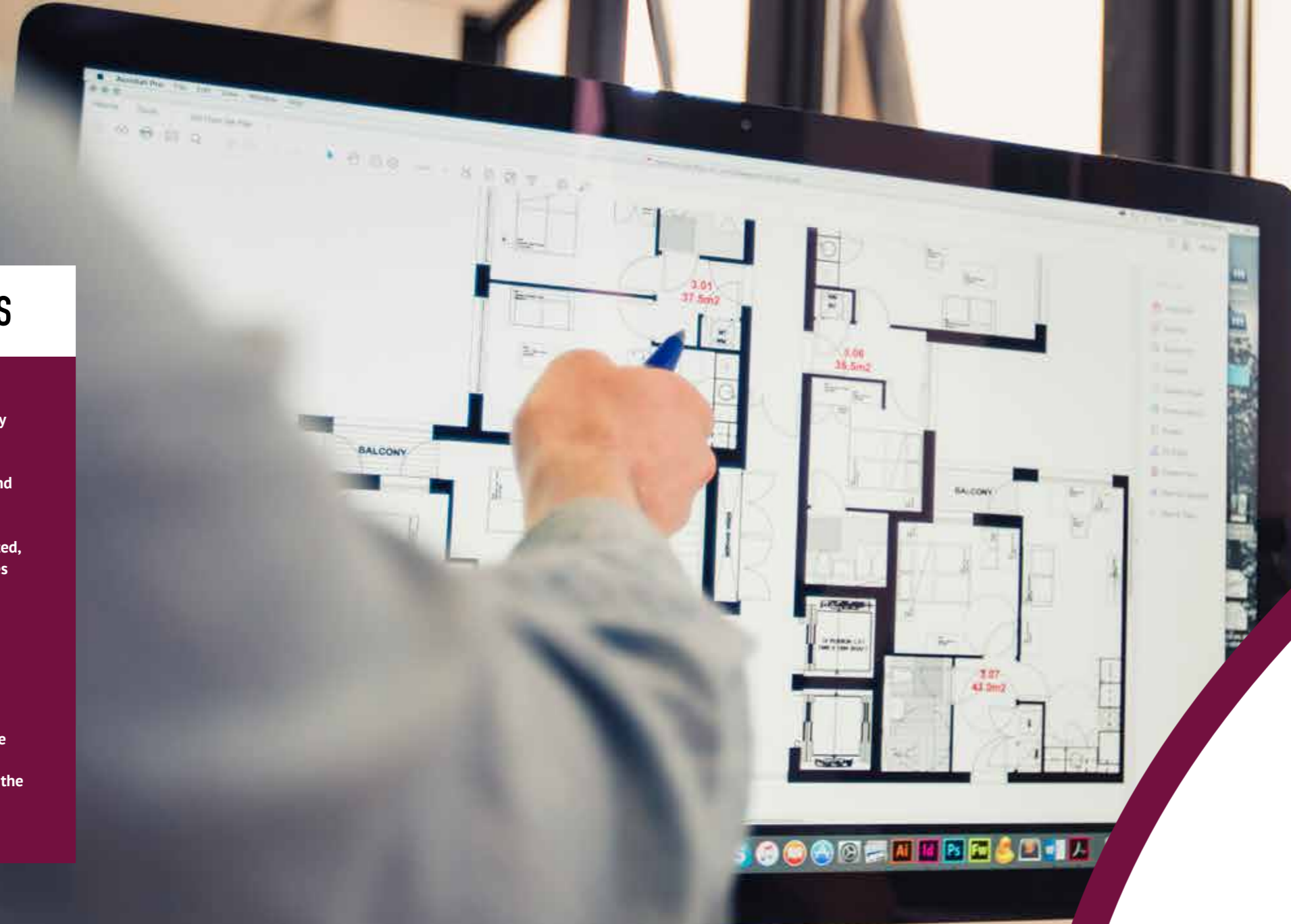
Stanley Court is the latest addition to the Liverpool buy-to-let market. As a conversion of a former office, it supplies the local property market with a total of 48 stunning studios, available to investors as premium and superior investment options.



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PURCHASE PROCESS

1. Speak to your designated Property Consultant
2. Choose your perfect apartment and pay the reservation 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. A further 25% payable on the completion of the structural frame
6. Remaining balance payable upon the completion of the development



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FAQS

Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

Adelphi Wharf, Adelphi Street, Salford M3 6EN

Are there tenants already in place?

No, Adelphi Wharf Phase 3 is a new-build development, with completion expected Q1 2018

How much is the ground rent on this development?

Ground rent is £349 per annum

What are the projected annual returns?

Returns of circa 6% NET are expected from the completion of your apartment

When is my rental income paid?

Quarterly in arrears, paid directly into your bank account from completion

Is there a lettings & management company in place?

YWe recommend Fortis Lettings and Management and Intus Lettings to let and manage your property. Fortis Estate Management is the designated block management company

Are there any restrictions if I want to sell?

No, Adelphi Wharf is a residential development, so you are free to sell your apartment on the open market after completion of your purchase

**ADELPHI
WHARF**

PHASE THREE

LIVING *LIFE* ON THE *WATERFRONT*

www.knightknox.com/adelphiwharf

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INTUS
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