



THE LANDMARK



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X1 THE LANDMARK

The newest addition to the Greater Manchester skyline, X1 The Landmark will provide 191 stunning apartments to the thriving Salford rental market, offering a mix of apartments ranging from spacious studios to luxury 3-bed apartments, and even including a selection of ultra-exclusive two-storey duplexes.

Situated in a prime location nestled between two thriving cities, X1 The Landmark will offer residents the best of both worlds, able to enjoy the picturesque waterfront destination found in Salford's MediaCityUK, yet just a stone's throw away from Manchester's dynamic city centre.

X1 The Landmark, as well as being aesthetically striking, will be the premier destination to live, work and play. Residents of this flagship development will be able to take advantage of X1 The Landmark's ample communal

amenities, including an on-site management office, a fully-fitted resident's gym, and private off-road parking. This development is the perfect place for residents to kick back and relax, with a private garden and courtyard the perfect place for al-fresco relaxation, while the on-site state-of-the-art media suite (complete with private cinema and games room) is the perfect recreation area to socialise and unwind.

191

Stunning apartments will be provided to the thriving Salford rental market.



Facilities at X1 The Landmark:

- Private residents' gymnasium
- Concierge service
- Secure parking on selected units
- Communal courtyard
- Secure entry system
- Bicycle storage

1 mile

To Manchester City Centre

X1 THE LANDMARK DEVELOPMENT OVERVIEW

X1 The Landmark will contain 191 bespoke apartments, ranging from 1-4 bed apartments and duplexes.

This development is certain to be a hit with Salford's growing population of young professionals.

One bedroom apartments	91
Two bedroom apartments	54
Three bedroom apartments	33
Two bedroom duplexes	7
Three bedroom duplexes	4
Four bedroom duplexes	2

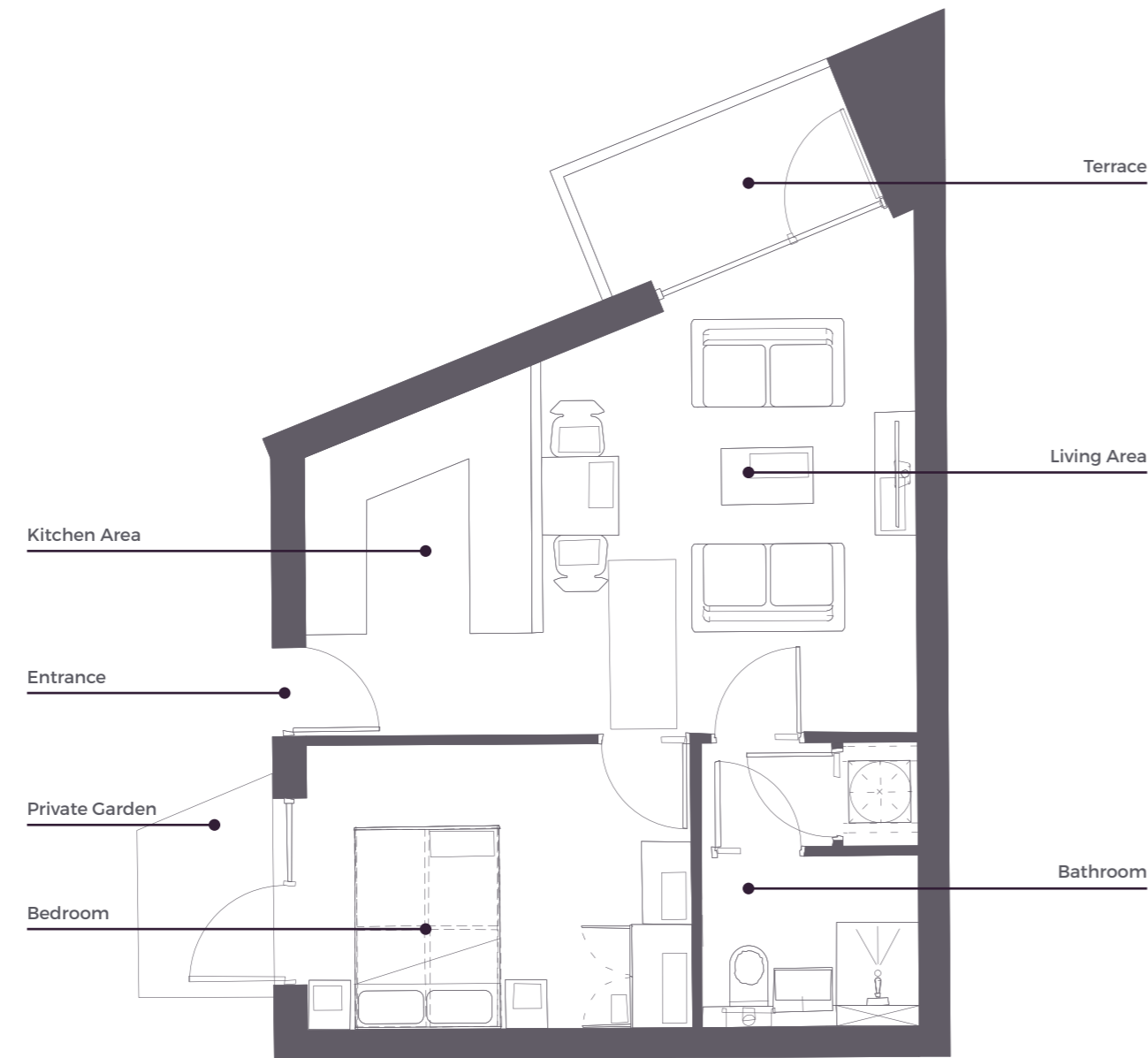


Upper Ground Floor Plan
X1 The Landmark

X1 THE LANDMARK ONE BEDROOM APARTMENTS

Average apartment size **37.8sqm (406.71sqft)**

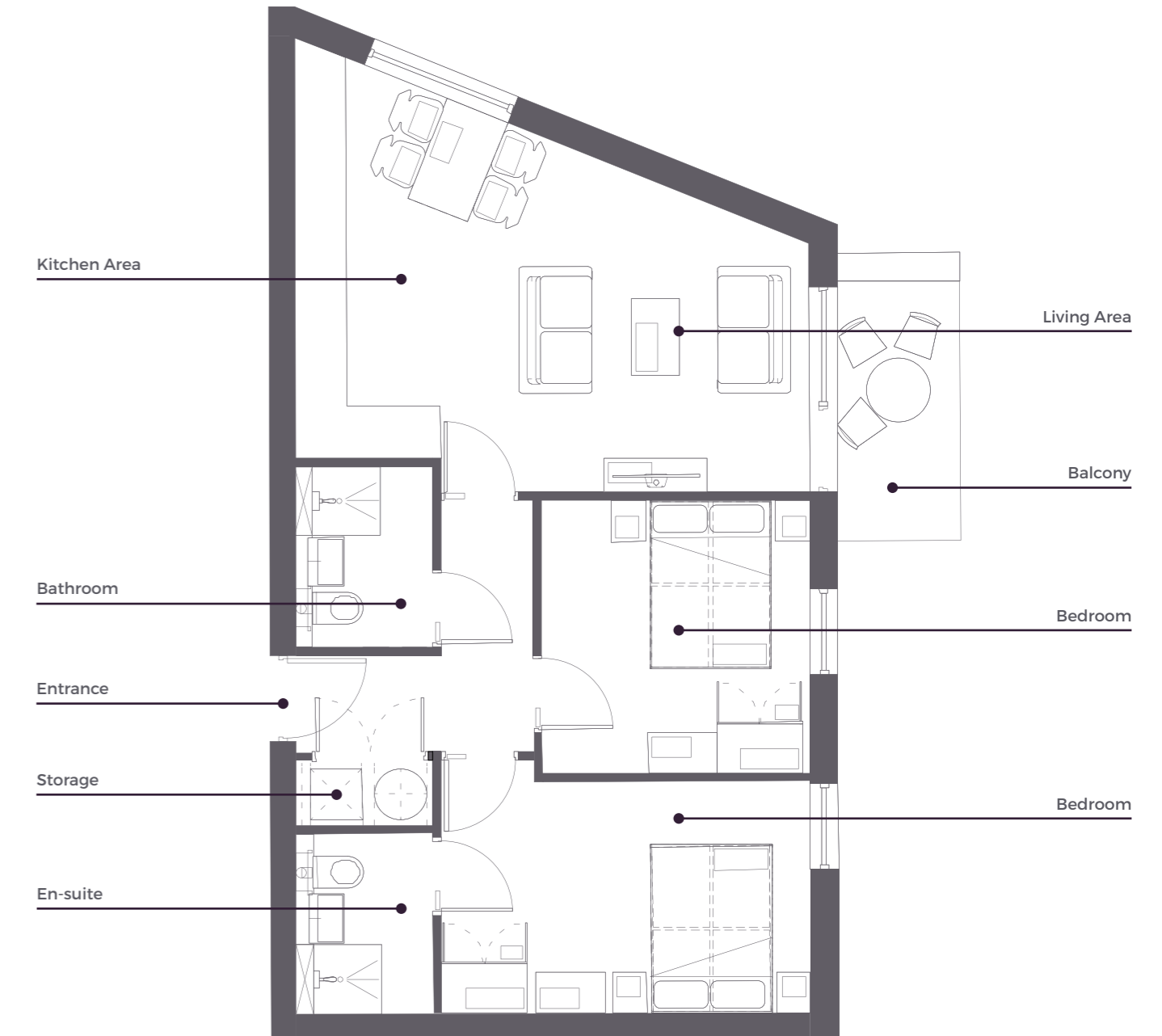
X1 The Landmark's range of one-bed apartments all come with a private balcony or terrace, along with a luxury kitchen/dining area, living room, double bedroom and bathroom.



X1 THE LANDMARK TWO BEDROOM APARTMENTS

Average apartment size **63.3sqm (681.53sqft)**

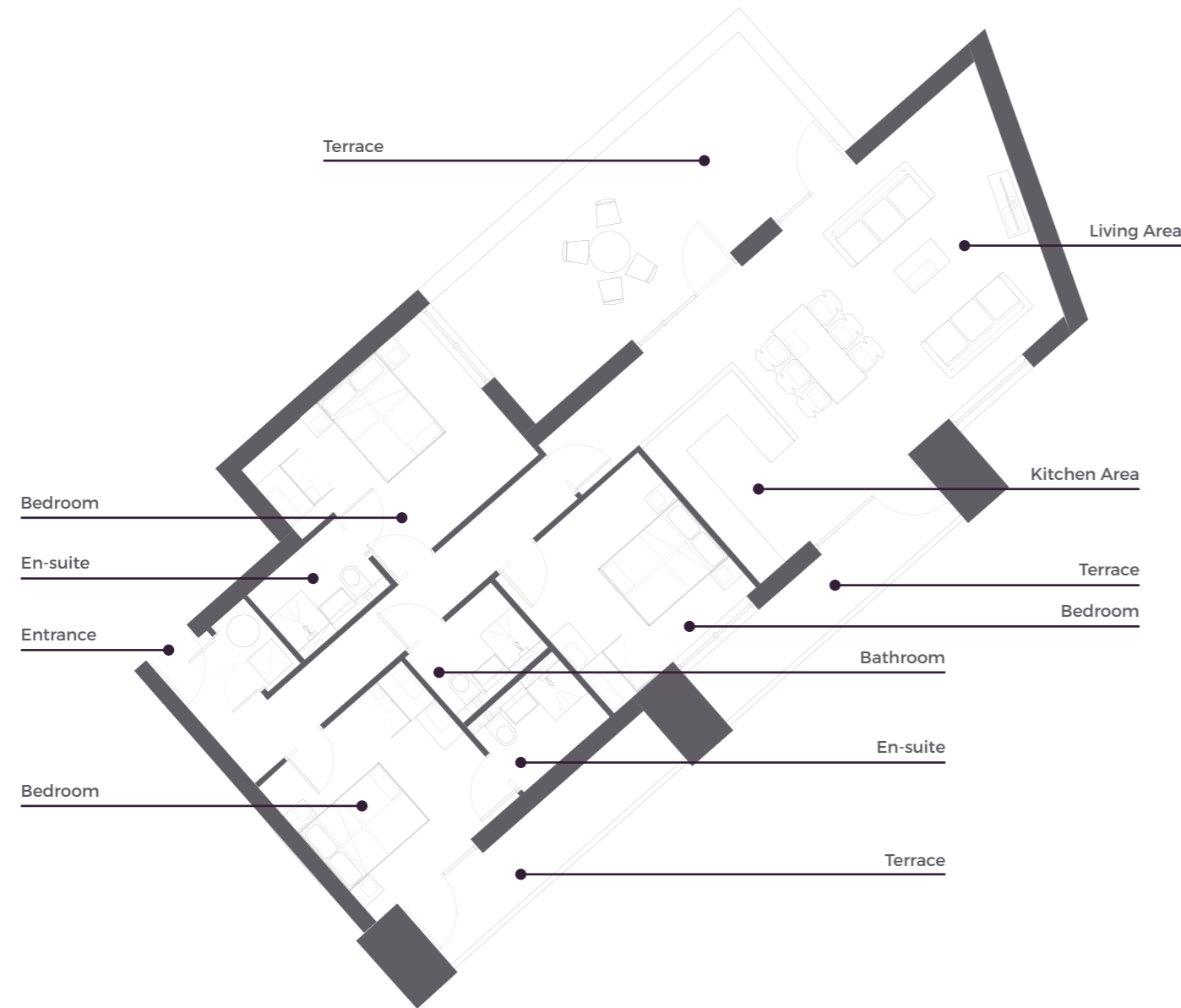
These spacious two-bed, two-bath apartments offer ample living space, a fitted kitchen, designated dining area, two large double bedrooms (the master bedroom complete with an en-suite) and large family bathroom. The majority of two-bed apartments come with a large private terrace.



X1 THE LANDMARK THREE BEDROOM APARTMENTS

Average apartment size **83.8sqm (911.82sqft)**

Complete with three double bedrooms, two bathrooms and spacious areas for living, cooking and eating, X1 The Landmark's range of high-end three-bed apartments will also benefit from a private terrace.



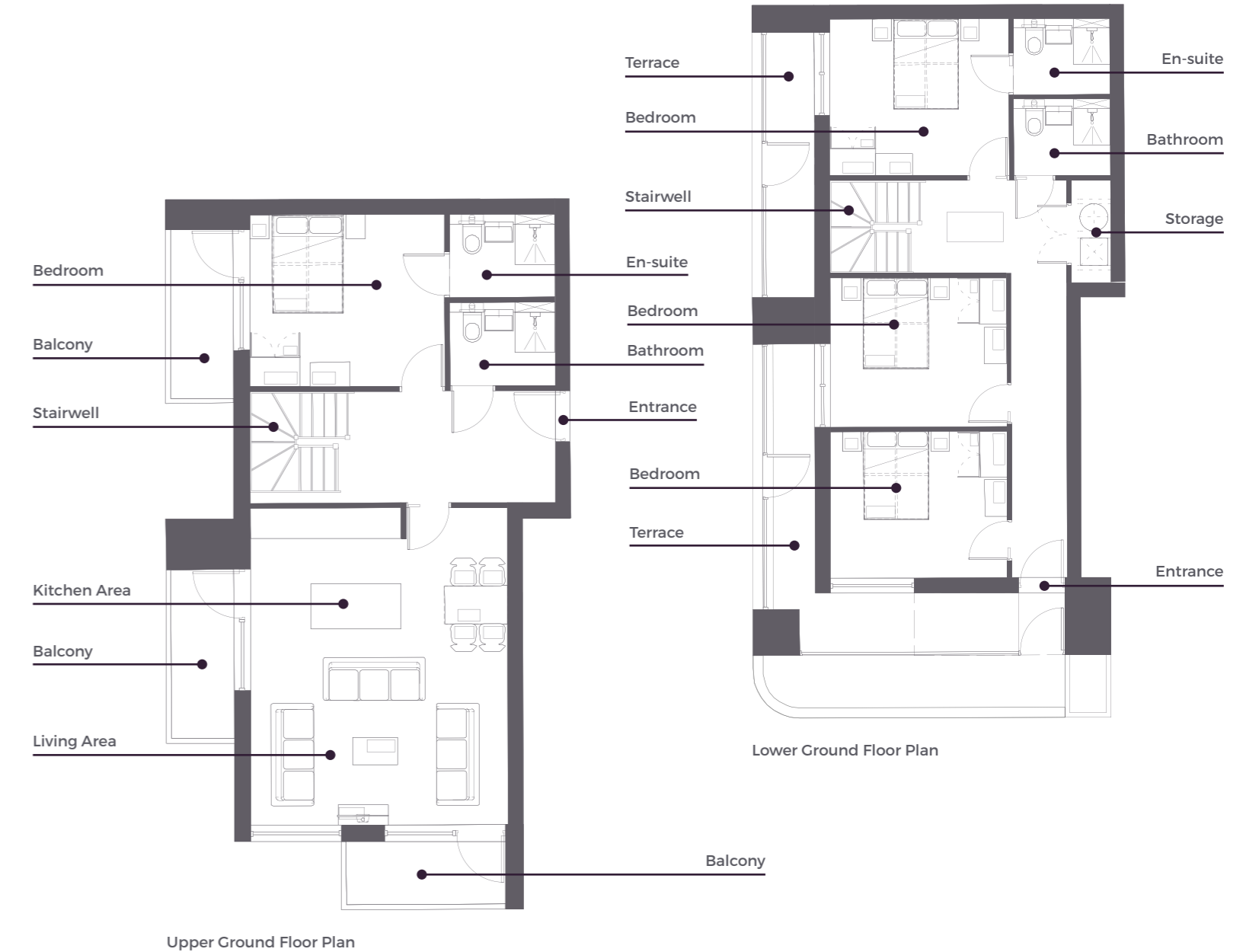
X1 THE LANDMARK DUPLEX APARTMENTS

Average two bedroom duplex size **81.3sqm (874.64sqft)**

Average three bedroom duplex size **92.0sqm (990.28sqft)**

Average four bedroom duplex size **128.8sqm (1385.85sqft)**

X1 The Landmark will host 13 prime duplexes, ranging from two bedroom to four bedroom apartments. Each duplex will be set over two floors, and will promote high-end city living thanks to its luxury living and dining areas, along with bespoke bedrooms and fitted bathrooms.



*The epitome
of high-end
city living*



SALFORD

A THRIVING MODERN CITY

Situated in the ever-growing city of Salford, X1 The Landmark offers its residents luxury living in a premier rental destination.

Since the grand opening of MediaCityUK (the largest bespoke media hub in Europe) in 2011, Salford has gone from strength to strength. Tourist numbers have grown year-on-year as people flock to Salford's picturesque waterfront area, while the number of attendees to some of Salford's biggest tourist attractions - such as the Imperial War Museum North, and the Lowry Theatre to name just two - have also seen substantial annual growth.

15.8%

The growth in Salford's economy in 2015

Greater Manchester Property Investment Guide 2016



The Lowry Theatre, Salford Quays



Chapel Street, Salford

Top spots in Salford:

- **MediaCityUK** - Home to two of the largest broadcasters in the UK, MediaCityUK has earned its reputation as Salford's premier leisure destination, thanks to a range of bars, shops and restaurants, and even a large 5,000 capacity outdoor piazza.
- **Chapel Street** - A vibrant high street community in the heart of the city, connecting the University of Salford to the city of Manchester. Chapel Street has all the shops, cafes and restaurants a person could need.
- **The Lowry** - As well as being an award-winning theatre, The Lowry Arts and Entertainment Complex also plays host to the largest collection of works of its namesake, iconic Salfordian artist L.S.Lowry.
- **Salford Museum and Art Gallery** - A 150 year old building displaying the social history of the city of Salford alongside permanent art collections.



“Salford is a city where innovation is contributing significantly to the increased economic vitality, growth and competitiveness of Greater Manchester”

Salford Gov, 2016

“Salford is the fastest-growing population and economy outside London, with [projected] growth of 8% over the next 5-10 years”

Mayor of Salford, Ian Stewart, 2015

“Salford’s MediaCityUK is a complete business destination with a national and international profile as a complete new destination to work and visit”

Managing Director of MediaCityUK, Stephen Wild, 2015

“The renaissance of the North is real, creating employment, particularly in the ‘knowledge sector’. What’s particularly impressive is that Manchester is expected to outperform world-class cities like Berlin & Paris for employment growth over the next 5 years.”

Salford Gov, 2016

“The Greater Manchester economy grew faster than London in 2016”

Centre for Economic and Business Research, 2016

“The proportion of private tenants [in Manchester] rose from 6% to 20% in 2015”

Resolution Foundation, 2015



Top spots in Manchester:

- **Manchester Town Hall** - A wonderful neo-gothic municipal building in the heart of the city which dates back approximately 150 years.
- **Etihad Stadium** - The home of Premier League and Champion's League high flyers Manchester City, the Etihad Stadium is also a renowned music venue which hosts the biggest bands from around the world.
- **The Museum of Science and Industry** - Manchester is a home of industrial, scientific and technological revolutions and all are on display at the Museum of Science and Industry.
- **Spinningfields** - Manchester's financial district and the centre of the new economic boom in the city centre which is attracting so many people and businesses to the North West.



The Corn Exchange, Manchester



Selfridges & The Arndale Centre, Manchester

MANCHESTER INTERNATIONAL EMPLOYMENT HUB

With XI The Landmark sat close to Manchester's central business districts of Spinningfields and Deansgate, residents are located on the gateway to one of the most dynamic cities in Europe.

Manchester, having been recently voted the UK's most liveable city by the Economist Intelligence Unit, was praised for its infrastructure, stability and culture, which goes some way to explaining why the city was ranked an impressive 43rd in the world (10 places above London). The UK's unofficial 'second city' of Manchester is leaps and bounds ahead of other UK and European cities, offering the best in shops, bars, restaurants, tourist attractions and recreation, like sports, theatre and music.

20%

Projected house price growth in Manchester by 2020

JLL, 2016



LOCATION INFORMATION

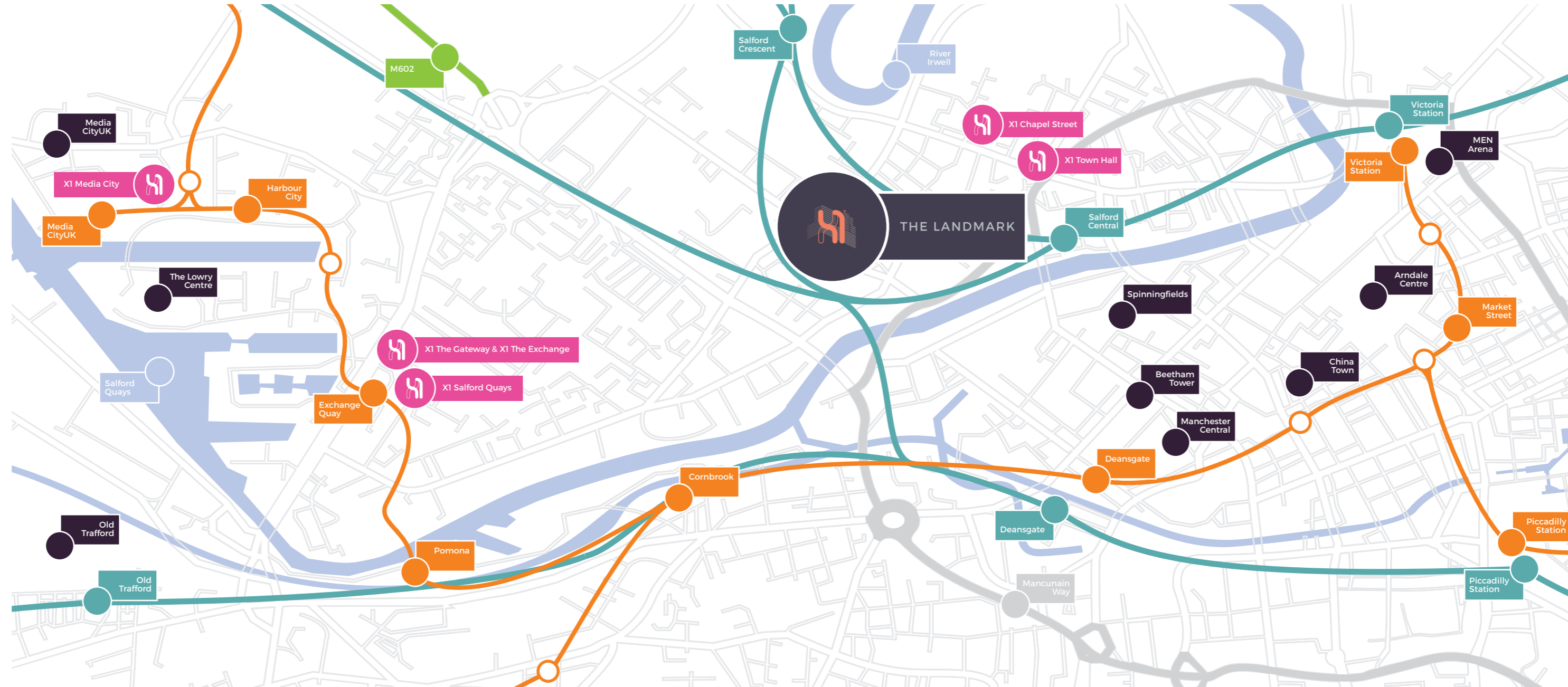
X1 The Landmark is perfectly placed between two cities.

Salford Quays, a stunning waterfront destination, boasts a huge creative/tech cluster known as MediaCityUK, as well as all the history and heritage that befits a quayside which was once the lifeblood of the Industrial Revolution.

Manchester, however, is a modern and dynamic metropolis that competes alongside not just London but other top European cities like Paris & Berlin in terms of liveability, job growth and international acclaim.

X1 The Landmark is superbly located, allowing residents to make the most of everything these two cities have to offer.

- X1 The Landmark
- Developments by X1
- Train Network
- Tram Network
- M602 Motorway
- Trinity Way & Mancunian Way
- Salford Quays & Manchester Ship Canal
- Local Attractions & Amenities



75% of renters say that location is the most important factor in choosing where to live

Knight Knox Survey, 2016



INVEST IN THE NORTHERN POWERHOUSE

The North of England is rapidly becoming the place to live, work and invest. As London grows ever-more unaffordable and tenants are flocking out of the city in their thousands, the North is rising as a tangible alternative to London's overheated property market.

Ever since the former Chancellor of the Exchequer, George Osborne, announced plans in 2014 to relaunch the Northern regions of England as the 'Northern Powerhouse', the UK hasn't looked back. This initiative has become far more than just an exercise in rebalancing the increasingly London-centric economy more towards the regions. Instead it has become a mantra of growth, devolved power and innovation for the North.

Schemes like HS2, the brand new high-speed rail network set to connect most major Northern cities to London in

less than half the time it currently takes, will only empower the North further. Devolution has been progressing across the most prominent Northern regions and regeneration is happening at pace.

10.7 million

The number of people who call the Northern Powerhouse city regions home.

Centre for Cities, 2016



“

Not one city, but a collection of Northern cities – sufficiently close to each other that combined they can take on the world

”

George Osborne MP, “We need a Northern Powerhouse” speech – 2014



THE FAQs & PURCHASE PROCESS

Am I buying leasehold or freehold?

250 years leasehold

What is the address of the site?

X1 The Landmark, 2 Liverpool Street, Salford M5 4LE

Are there tenants already in place?

No, X1 The Landmark is a new-build development

What are the projected annual returns on this project?

Annual returns are projected at circa 5.56%

How much is the ground rent?

Ground rent is £395 per annum

When is my rental income paid?

Quarterly in arrears, direct into your bank account from completion of your apartment.

Is there a management company in place?

Yes, the designated management company for X1 The Landmark will be X1 Lettings, who will block manage the building on your behalf.

Are there any restrictions if I want to sell?

No, X1 The Landmark is a residential development, so you are free to sell your apartment on the open market after completion.



Step One

Speak to your designated property consultant

Step Two

Choose your perfect apartment and pay the deposit

Step Three

Both sets of solicitors are instructed, and the legal documents and sales pack are sent out to you

Step Four

25% of the balance is payable on exchange of contracts

Step Five

10% due 6 months after exchange of contracts (furniture packs to be paid at this stage)

Step Six

Remaining balance payable on completion of the development



X1 THE TOWER

The fifth and final phase of X1 The Quarter. The Tower is set to provide stunning city centre living for Liverpool's vastly in-demand private rental market and is already eagerly anticipated, thanks to the success of the previous phases.

X1 MEDIA CITY TOWER 3

The penultimate tower in X1's flagship development, X1 Media City Tower 3 will deliver 275 premium apartments to a prime rental market, with stunning views of its namesake MediaCityUK.

X1 THE CAMPUS

Located in a premier student hotspot within the University of Salford Campus, the aptly named X1 The Campus development will provide much-needed accommodation for Salford University's 19,000-strong student populace.

X1 THE GATEWAY

Situated on the gateway to Salford Quays and MediaCityUK, X1 The Gateway is the epitome of cosmopolitan living. Providing 191 stunning apartments to the private rented sector, X1 The Gateway has been a runaway success.

DEVELOPER PROFILE

Based in Liverpool, X1 are one of the North West's premier developers with large-scale developments in key growth areas such as Liverpool, Manchester, Salford and, more recently, Leeds. The X1 portfolio is stocked with instantly recognisable buildings which have helped change the face of the region.

X1 also operates an award winning lettings and management company - X1 Lettings - providing both residential and luxury student accommodation to the markets in Manchester and Liverpool. The letting managers are friendly, enthusiastic and extremely knowledgeable and go above and beyond for both investors and residents.

In June 2016 X1 Lettings won the Silver award for the Best Block Management Company at the prestigious Lettings Agent of the Year 2016 Awards, which is a testament to X1 Lettings' dedication to providing the best possible service for both tenants and landlords alike.

X1 Lettings are proud to boast a 100% occupancy rate across all their sites, with the thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

[View a selection of the X1 portfolio:](#)



X1 AIRE

X1's first venture in Leeds, their premier development X1 Aire is perfectly named, situated just a stone's throw away from the city's River Aire. This development provides a range of apartments varying from luxury studios to 2-beds.



X1 THE PLAZA

X1 The Plaza is a standout development in X1's portfolio, situated in the up-and-coming Ancoats area of Manchester. The rental market in the area is truly thriving, so X1 The Plaza's 201 apartments are expected to be snapped up quickly after completion.



X1 THE QUARTER

An award-winning five-phase scheme in the heart of Liverpool, X1 The Quarter is one of X1's most successful schemes to date. Each of the four completed developments are 100% sold out and tenanted, with the fifth phase just launched onto the market.



X1 LIVERPOOL ONE

A prime student accommodation scheme, X1 Liverpool One is split across three developments, with 331 luxury studio apartments across the entire site. Student demand is high in Liverpool, and all three phases of X1 Liverpool One are 100% tenanted.

Agent in Kuwait



Agent in Qatar



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