



BRIDGEWATER WHARF

BRIDGING THE GAP BETWEEN MANCHESTER AND SALFORD



BRIDGING THE GAP

YOUR NEXT INVESTMENT

Bridgewater Wharf is the new development from Fortis Developments in Greater Manchester, close to both Manchester and Salford city centres. Comprising 376 apartments spread over eight storeys, the development is a premium opportunity for investors looking for their next property.

The studio, one bedroom, two bedroom and three bedroom residential apartments at Bridgewater Wharf are sure to prove popular in Salford which is suffering from a ongoing shortage of high quality rental accommodation. Each apartment will be completed with contemporary fixtures and fittings which will raise the bar when it comes to modern living in this busy city. In addition, many apartments include spacious balconies which overlook Salford and Manchester, providing the sort of views which are in high demand.

Bridgewater Wharf is the perfect home for people looking to live close to both Manchester city centre and the picturesque Salford Quays waterfront, which includes MediaCityUK. Both are only a short distance from the development, as are all of the restaurants, shops, bars and public transport options that anyone could ask for. When on-site amenities are taken into account – such as secure cycle storage, a communal residents lounge, a private gymnasium and parking on selected units including electric charging points – it is clear that Bridgewater Wharf is an outstanding opportunity for investors.

Apartments like these don't become available very often, so make sure not to miss out.



WHY INVEST IN GREATER MANCHESTER?

The Private Rented Sector is expected to grow by 24% by 2021 and rents are similarly on an upward curve, with the North West experiencing the fastest level of rental growth in the last 12 months, up 3.6%.

There is no doubt that the UK property market is going from strength to strength. The number of people renting in the UK is at a modern day high, particularly in key Northern cities like Salford and Manchester where a combination of progressive local culture, a growing population, and a strong business community have resulted in the perfect environment for property investment.

Developments like Bridgewater Wharf which sit on the border of these two cities are perfectly located to take advantage of everything on offer in one of the UK's most exciting areas.

Buy-to-let property investment continues to look ever more attractive to investors looking to put their money into one of the most historically reliable asset classes, bricks and mortar.



PERFECTLY PLACED BETWEEN MANCHESTER AND SALFORD

LOCAL RENTAL MARKET IS GROWING STRONGLY

SUPERB PUBLIC TRANSPORT LINKS

AWARD-WINNING DEVELOPER WITH AN EXCELLENT TRACK RECORD

LET AND MANAGED BY AN EXPERIENCED LETTINGS AGENT



The images provided in this document are intended as a guide and could be subject to change.



TAKE A LOOK INSIDE

This development contains 376 apartments, divided as follows:

x 29
STUDIO APARTMENTS

x 132
1 BEDROOM APARTMENTS

x 144
2 BEDROOM APARTMENTS

x 59
3 BEDROOM APARTMENTS

x 8
3 BEDROOM TOWNHOUSES

x 2
3 BEDROOM DUPLEXES

x 2
4 BEDROOM DUPLEXES

PURCHASE PROCESS

STEP 1

Speak to a Property Consultant

STEP 2

Choose your perfect apartment and pay the deposit

STEP 3

Both sets of solicitors are instructed and the legal documents and sales packs are dispatched

STEP 4

25% of balance is payable upon exchange of contracts

STEP 5

A further 25% is due 9 months after exchange of contracts

STEP 6

The remaining balance is payable on completion of the development





SALFORD AND THE QUAYS

Salford is a city that is quickly establishing itself as one of the fastest growing in the UK thanks to its status as a vibrant home for business, recreation and culture.

With a population that is forecast to grow 10% by 2020, Salford is a city that is going through big changes. As a result of its growing popularity there are huge levels of investment planned for the area, with improvements to local infrastructure being undertaken to cater for the many people wishing to call Salford their home.

Dubbed 'the start-up city', Salford is home to the iconic MediaCityUK development which has drawn in broadcasting giants to the area, including ITV and the BBC. With more and more businesses looking to use Salford as a base, in the last five years the total number of businesses in the city has increased by 20% and the economy has grown by 15%.

The number of media companies calling MediaCityUK home is only set to grow, with plans to expand the business hub by 455% over the next decade. Holding the accolade of the best business start-up city in the UK (outranking London) there is no doubting Salford's economic strength and it is no surprise that so many young people are eager to move to the area.

However, Salford isn't all about business and the city boasts numerous recreation and leisure facilities. Home to renowned facilities like the Lowry Theatre, the Imperial War Museum North and more, there is always something to do.

Now second only to the neighbouring city of Manchester in the region, Salford is expected to rival the UK's second city in the years to come, with economic growth of a further 86% expected as well as the creation of a further 24,000 jobs in the next ten years.

There really has never been a better time to invest in Salford as economic growth and a rapidly increasing population continue to drive up property prices, yields and rental demand.

PROPERTY PRICES IN SALFORD HAVE INCREASED BY 28.5% IN THE LAST 5 YEARS

Zoopla, 2017

SALFORD OUTRANKS LONDON AS THE UK'S TOP CITY FOR START-UP GROWTH

Manchester Evening News, 2017





GREATER MANCHESTER AND THE NORTHERN POWERHOUSE

Greater Manchester is a thriving region in the North of England and the UK's property investment hotspot. In recent years it has gone from strength to strength, with huge regeneration schemes powering rapid economic growth. With the support of the government's Northern Powerhouse scheme, many parts of Greater Manchester have undergone significant change and have an interesting future ahead of them.

The Northern Powerhouse initiative was spearheaded by the former Chancellor of the Exchequer, George Osborne, with the aim of rebalancing the economy away from London and giving the Northern regions a boost. As key players in the government scheme, Manchester and Salford have grown impressively and begun to compete with London as top locations in the UK for investors. Greater Manchester now contributes approximately £56bn GVA to the economy annually and this is predicted to rise 2.8% each year until 2024.

Economic growth in Greater Manchester is driving the buy-to-let market which is good news for investors. It has led to the housing boom in the region today, with Salford and Manchester becoming some of the most popular places to relocate to in the UK. Today, there are thousands of young people moving to the Greater Manchester region for the excellent employment opportunities and high-quality lifestyle on offer.



**ECONOMIC GROWTH
IN MANCHESTER HAS
OUTSTRIPPED THAT IN THE
CAPITAL SINCE 2014**

FT Adviser, 2017

**GREATER MANCHESTER WILL
NEED AT LEAST 200,000 NEW
HOMES BY 2040 TO MEET
ANTICIPATED ECONOMIC AND
POPULATION GROWTH**

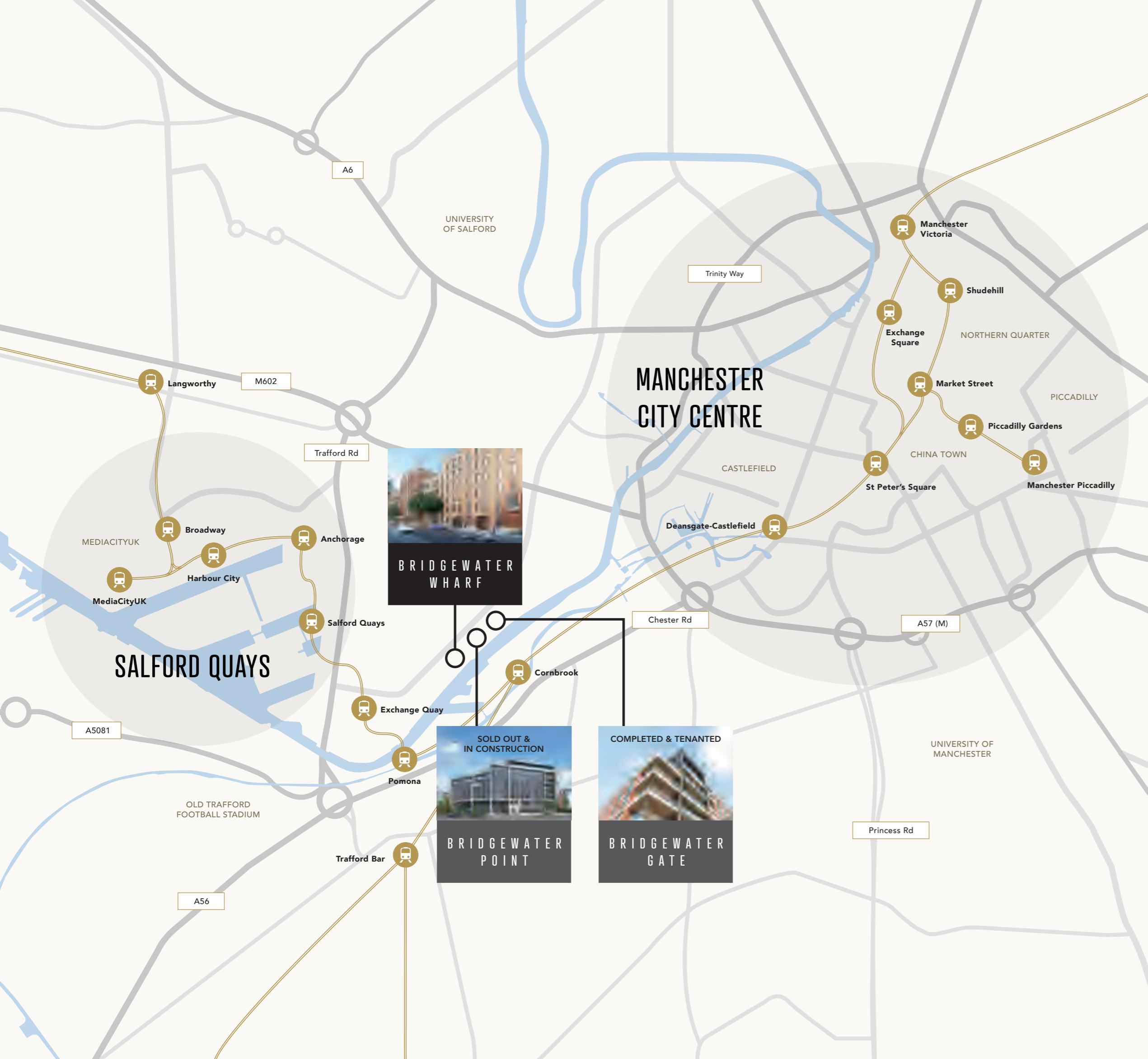
TFGM, 2017



LOCATION

Bridgewater Wharf enjoys an ideal position in Salford overlooking the River Irwell, as well as being only a short journey from Manchester city centre and MediaCityUK. Residents will be within walking distance of some of the best recreation and leisure destinations in both cities.

257 ORDSALL LANE, SALFORD M5 3NG



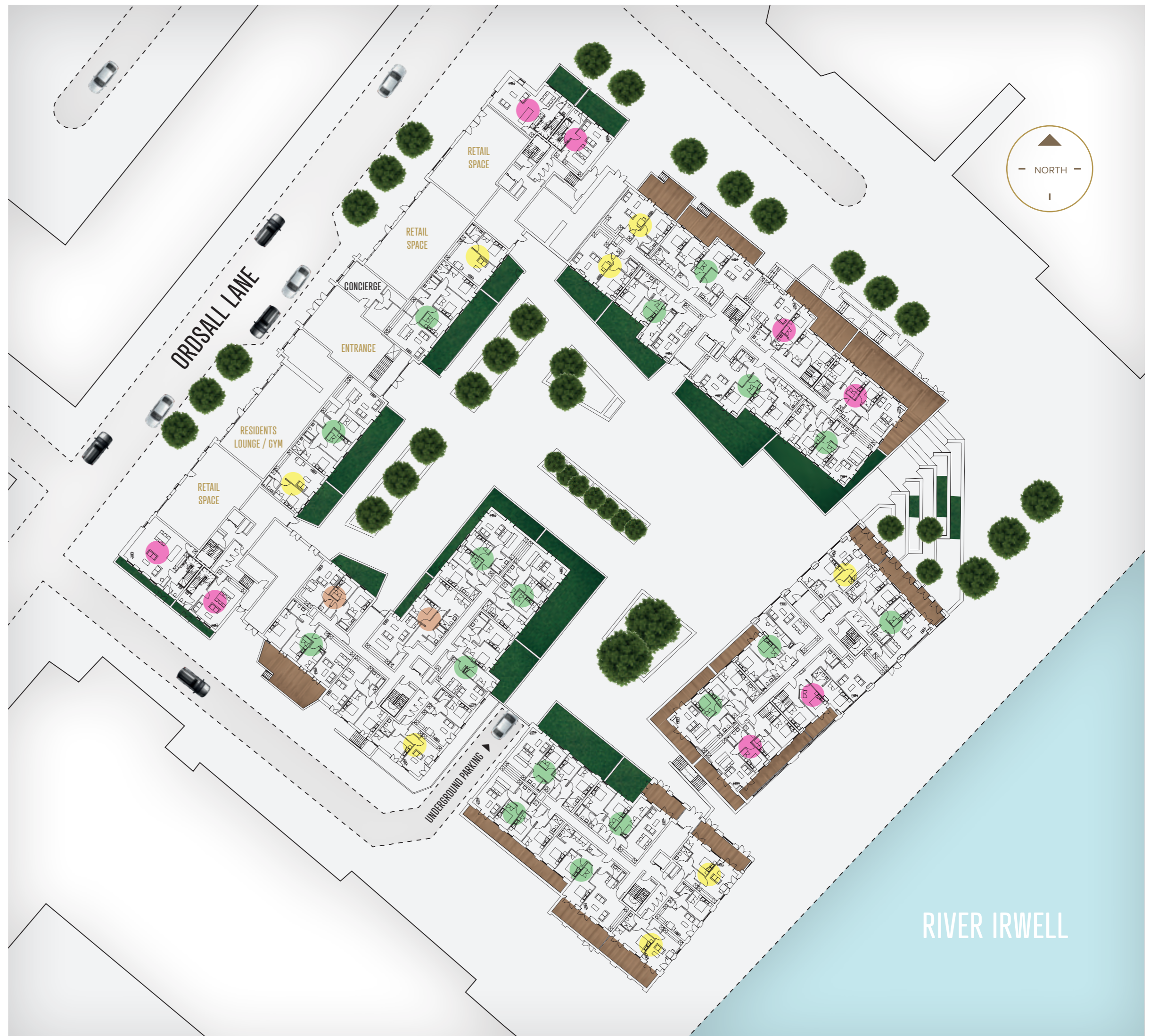


SITE PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- TOWNHOUSES

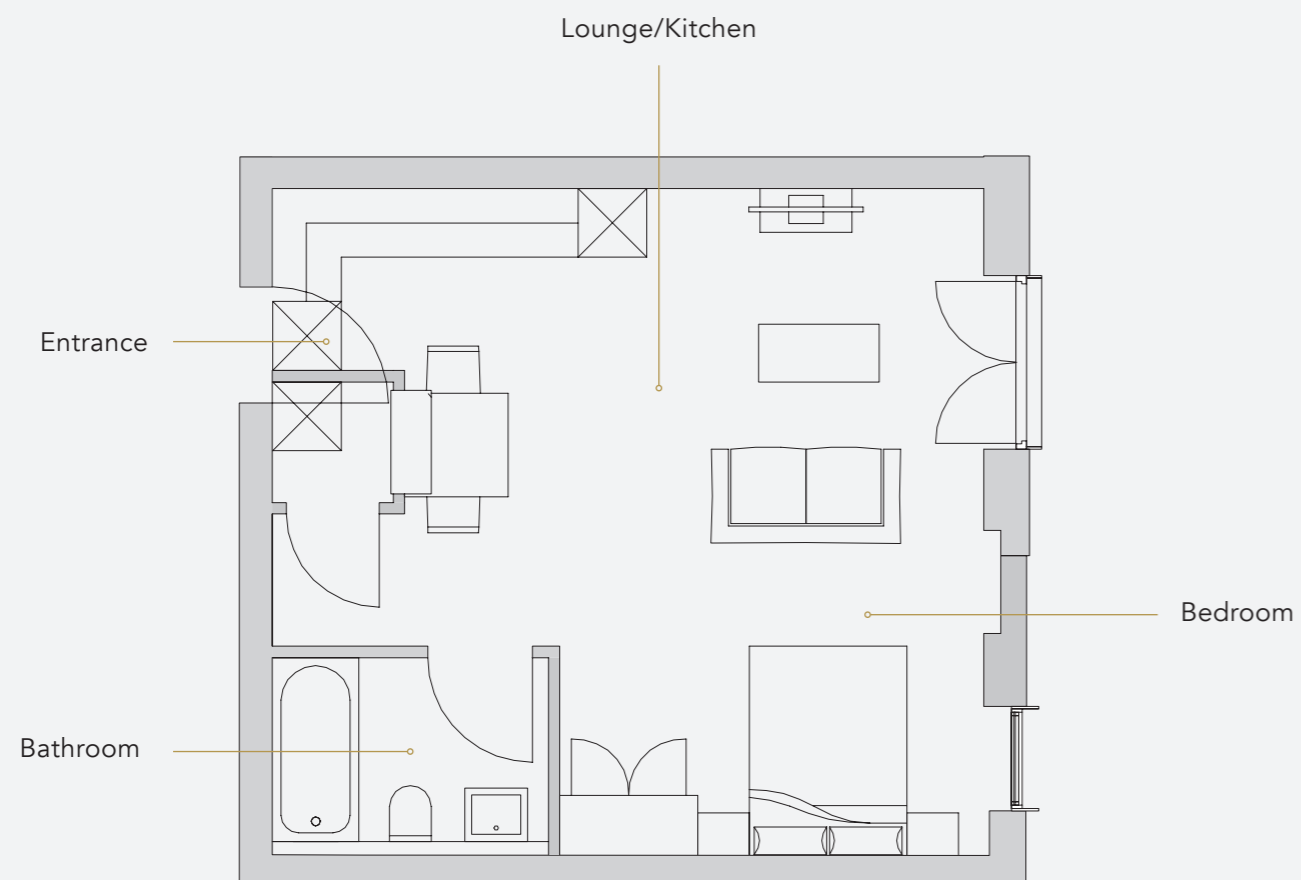
- PRIVATE GARDENS
- PRIVATE TERRACE / WINTER GARDENS

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





FLOOR PLANS



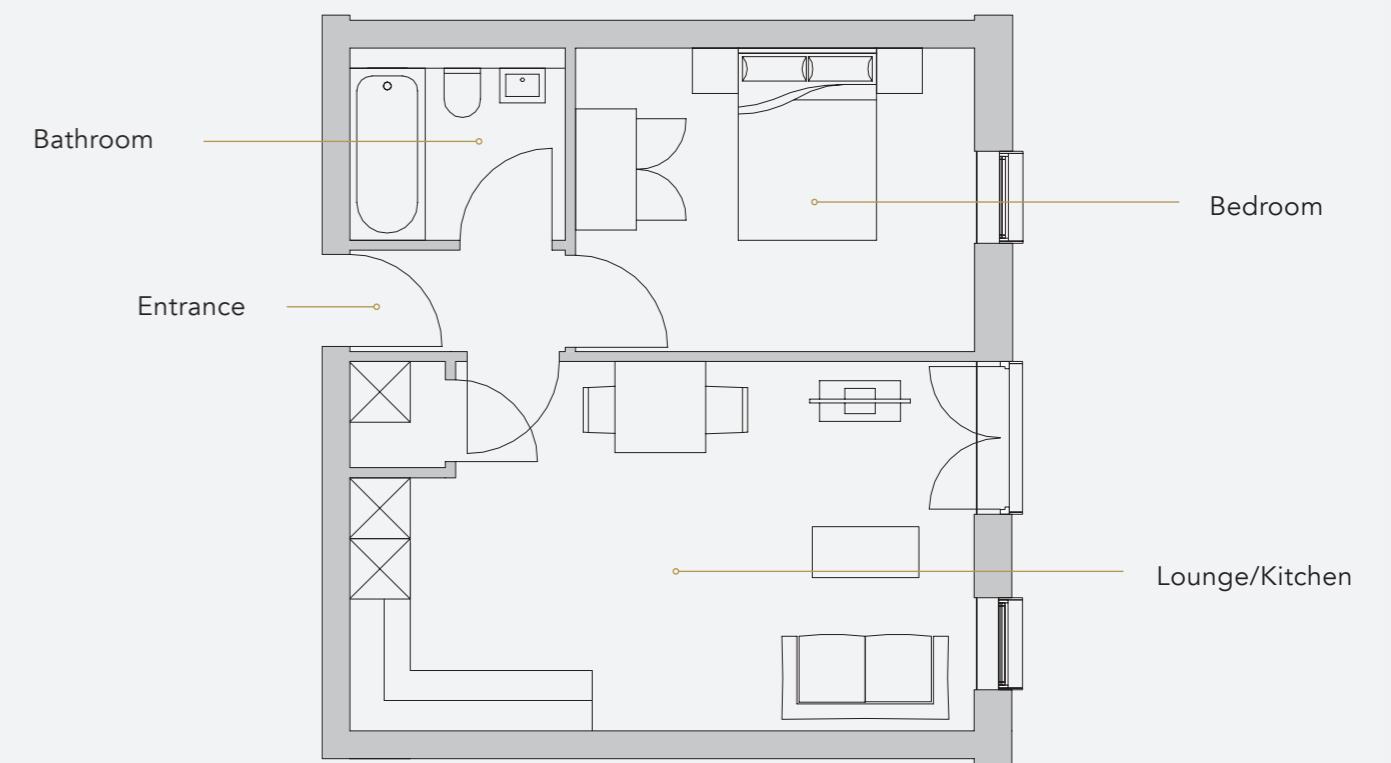
EXAMPLE STUDIO APARTMENT

Average apartment size:
36.0 sqm/387.7 sqft

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FLOOR PLANS



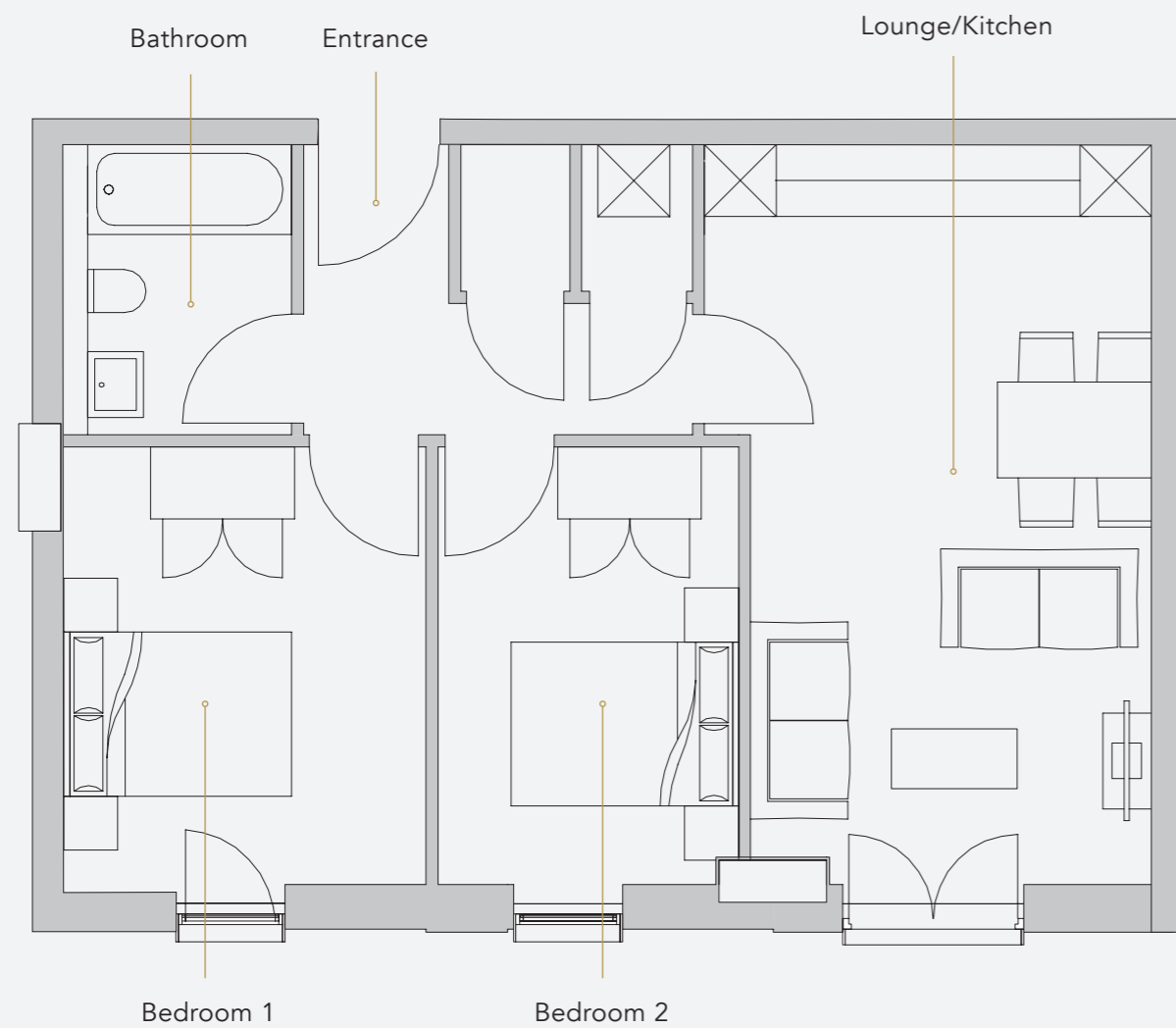
EXAMPLE 1 BEDROOM APARTMENT

Average apartment size:
46.5 sqm/500.0 sqft

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



FLOOR PLANS



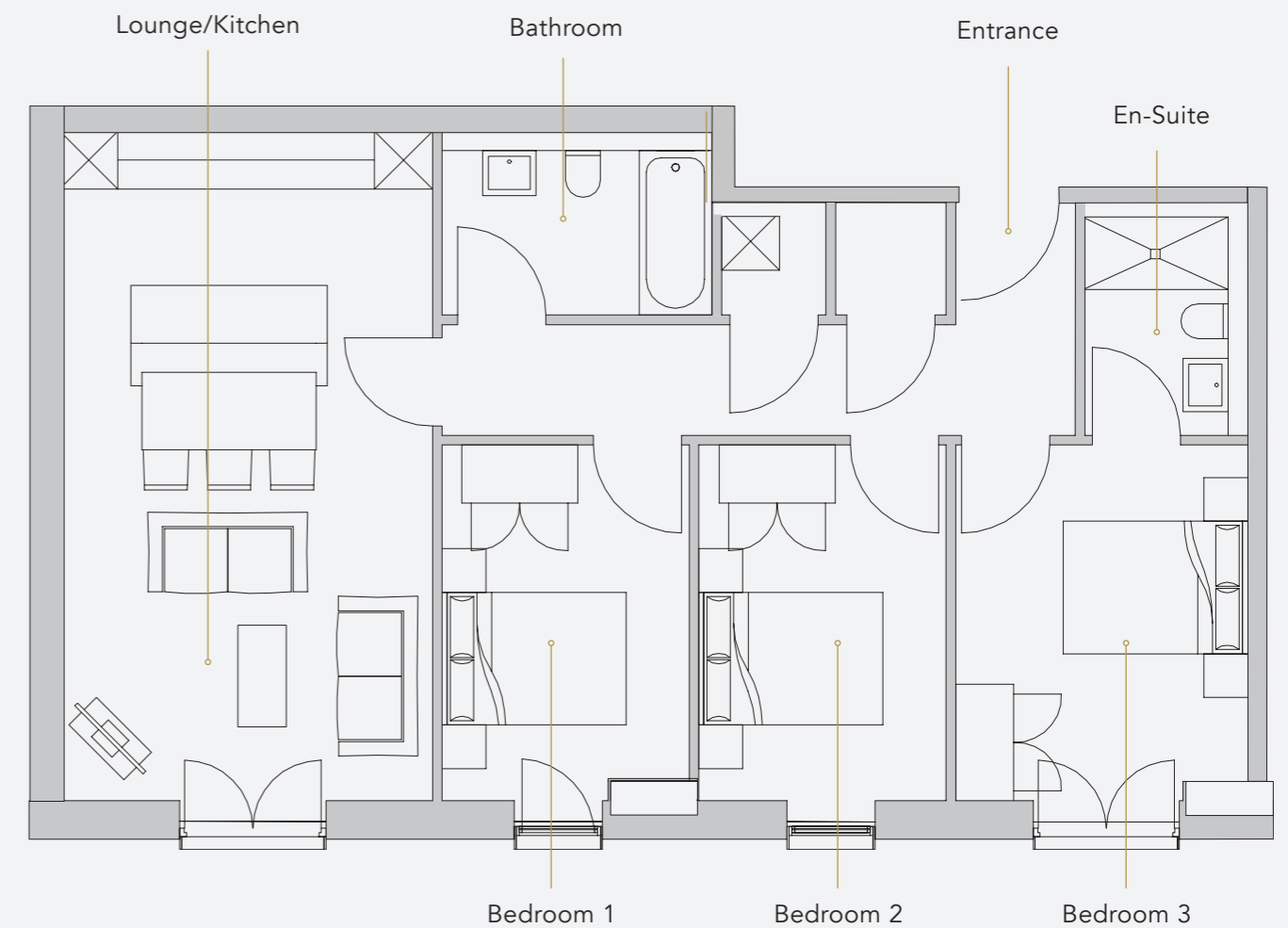
EXAMPLE
2 BEDROOM APARTMENT

Average apartment size:
 61.7 sqm/663.6 sqft

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



FLOOR PLANS



EXAMPLE
3 BEDROOM APARTMENT

Average apartment size:
 82.3 sqm/886.0 sqft

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CONNECTIVITY IN GREATER MANCHESTER

Greater Manchester is one of the most well-connected places in the UK, with residents able to access other areas of the region easily via the Metrolink tram network and regular bus services which run throughout the day. Manchester Piccadilly and Manchester Victoria are two major train stations in Manchester which provide direct access to many key cities in the country.

The announcement of HS2 is another huge boost to Manchester's economy and will significantly reduce the journey time between Manchester and other key cities such as Birmingham and London.

As the UK's global gateway from the North, Manchester Airport has over 200 direct flights to destinations worldwide and handles around 22 million passengers every year. The airport is currently undergoing a massive transformation in a £1bn project which will see the addition of the 'Super Terminal'.



HS2 RAILWAY NETWORK

It is estimated that there will be total fare revenues of up to £34bn over 60 years

BBC, 2017

JOURNEY TIME WITH HS2

LONDON	1 hr 8 mins
BIRMINGHAM	41 mins

DIRECT TRAINS FROM MANCHESTER PICCADILLY

47 mins	LIVERPOOL	3 hrs 19 mins	GLASGOW
50 mins	SHEFFIELD	1 hr 25 mins	BIRMINGHAM
50 mins	LEEDS	2 hrs 4 mins	LONDON



MANCHESTER AIRPORT

Manchester Airport is one of the largest employers in the North West with over 19,000 people employed on site.

Manchester Airport, 2017

DIRECT FLIGHTS FROM MANCHESTER AIRPORT

1 hr	DUBLIN	7 hrs	DUBAI
1 hr 20 mins	AMSTERDAM	7hrs 50 mins	NEW YORK
1hr 25 mins	PARIS	11 hrs 35 mins	HONG KONG



fortis
developments

Fortis Developments Ltd. is one of the fastest growing development companies in the UK, providing luxury developments to achieve and surpass the growing standards in the UK rental marketplace.

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

The cornerstone of Fortis Developments' success is a combination of creativity and functionality, and they impart these qualities onto their developments. Fortis Residential Lettings is the lettings subsidiary of Fortis Developments which fully lets and manages each apartment across the extensive Fortis portfolio.

Fortis Residential is a highly experienced lettings agency which is perfectly placed to attend to the needs of every tenant and landlord, assuring that the property and the renter are well cared for at all times.





DEVELOPER PORTFOLIO

DUNN HOUSE

Completed and occupied!

BARD HOUSE

Completed and occupied!

MINERVA HOUSE

Completed and occupied!

ST ANDREW'S COURT

Completed and occupied!

CENTRAL HOUSE

Completed and occupied!

MEREBANK COURT

Completed and occupied!

ALL SAINTS

Completed and occupied!

REDE HOUSE

Completed and occupied!

DEVONSHIRE HOUSE

Completed and occupied!

ROBERT OWEN HOUSE

Completed and occupied!

BURGESS HOUSE

Completed and occupied!

CHRONICLE HOUSE

Completed and occupied!

SOVEREIGN HOUSE

Completed and occupied!

NEW BANK HOUSE

Completed and occupied!

EAST POINT

Completed and occupied!

AVALON COURT

Completed and occupied!

ADELPHI WHARF PHASE 1

Sold out and in construction!

STANLEY COURT

Completed and occupied!

BRIDGEWATER POINT

Sold out and in construction!

MAID MARIAN HOUSE

Completed and occupied!

ADELPHI WHARF PHASE 2

Sold out and in construction!



NORTHILL APARTMENTS

Containing 269 premium apartments, Northill Apartments at Fortis Quay is the latest addition to the thriving Salford Quays rental market, and is sure to be popular with the raft of young professionals looking to live, work and play in the Salford Quays area.

DANFORTH APARTMENTS

Danforth Apartments at Fortis Quay, containing 113 spacious apartments, is within walking distance of the picturesque Salford Quays waterfront and has great transport links for residents who commute to Manchester city centre.

HERRESHOFF APARTMENTS

As the first phase of Fortis Quay, Herreshoff Apartments is home to 54 stylish apartments and has already proven incredibly popular amongst investors due to its fantastic location close to Salford's MediaCityUK and Manchester city centre.



ADELPHI WHARF PHASE 3

Phase 3 of Adelphi Wharf is a high-end residential development which brings 224 luxury apartments with waterfront views to Salford's rental market. Tenants can enjoy the best of both worlds; living in a tranquil area close to Manchester city centre.

SILKHOUSE COURT

Located in Liverpool, Silkhouse Court will add 193 homes to the in-demand and undersupplied rental market in the city. The apartments will be ideal for the influx of young professionals in search of prime city centre accommodation.

BRIDGEWATER GATE

Situated on Ordsall Lane, Bridgewater Gate is a popular development for the growing number of young professionals moving to the area. With 53 striking apartments it is the perfect addition to Salford's thriving property market.





FAQS ANSWERED

Am I buying freehold or leasehold?
250 years leasehold

What is the address of the site?
257 Ordsall Lane, Salford M5 3NG

Is Bridgewater Wharf a new-build or a conversion project?
This project is a new-build development

Are there any restrictions if I want to sell?
No, Bridgewater Wharf is a residential development, and can be sold on the open market after practical completion



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Agent in Kuwait

Agent in Qatar



Tel. : +965 25757 871
Fax : +965 25757 874
Email : info@toprealestategroup.com



Tel. : +974 444 33 033
Fax : +974 441 27 589
Email : info@toprealestategroup.com

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