

API
GLOBAL

WATERHOUSE GARDENS MANCHESTER



ABOUT: WATERHOUSE GARDENS

The Waterhouse Gardens residences are a collection of apartments, duplexes and penthouses that sit across five distinctive, terracotta towers.

The mixed-use development boasts 556 high-spec residential units across five towers, with an impressive array of amenities and green landscaping, making it one of the largest and most exciting regeneration projects in the city.



1 bed

From £257,000

433 Sq Ft - £593 psf

2 bed

From £398,000

754 Sq Ft - £528 psf

KEY FACTS

Developer:	Salboy
Address:	Dutton Street, Manchester, M3 1LE
Estimated Completion:	Q2 2026
Total Development:	1 and 2 bed apartments
Tenure:	999 year leasehold
Expected Yield:	Circa 5.5% gross
Building Warranty:	Buildzone Warranty
Furniture Pack:	Available
Service charge:	£4.20 psf



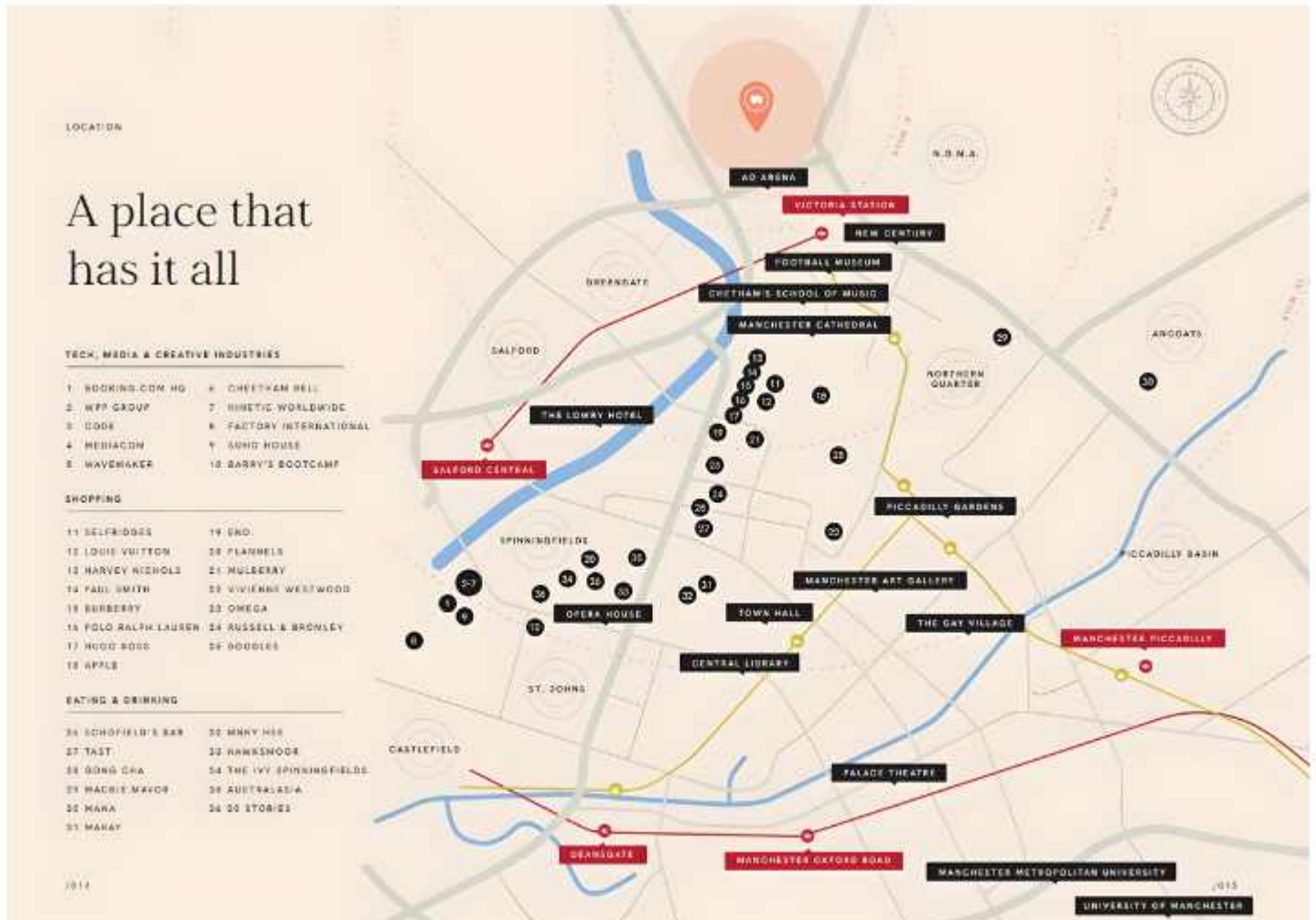
LOCATION

Positioned right at the heart of Manchester's industrial heritage, the Waterhouse Gardens site was once home to Boddington's Brewery, which was built at a time when striking red brick buildings with towering chimneys became synonymous with the city.

This distinctive Victorian Gothic Revival architecture was largely influenced by Alfred Waterhouse, one of the most celebrated architects of the Victorian era. Waterhouse was responsible for designing Manchester Town Hall and other iconic buildings that still stand tall in the city today.

Along with the creation of Manchester's public buildings, Waterhouse designed London's Natural History Museum, and a number of well-known 'red brick' university buildings across the country, including those found at Oxford and Cambridge and what became Liverpool, Manchester and Leeds universities.

Inspired by Alfred Waterhouse, Waterhouse Gardens is a place where the city's enduring spirit and future-facing design meet.

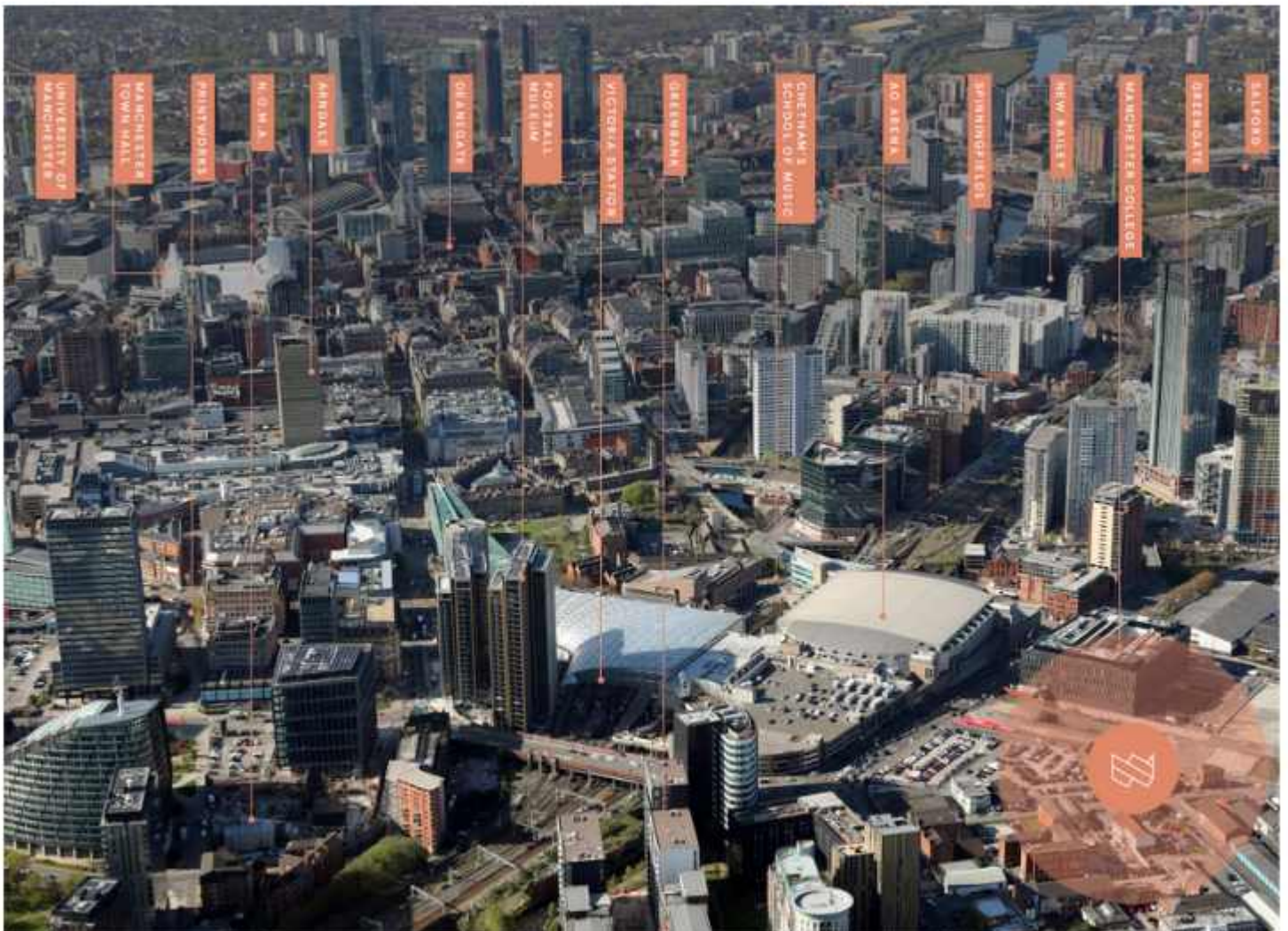


LOCATION

Manchester is the birthplace of world-leading industries, home to innovation and first-rate education. Today, Waterhouse Gardens is located among colleges, universities and cultural venues; the places that foster Manchester's greatness.

Adjacent to the site is Manchester College, a £100 million campus project complete with TV, radio, art, and photography studios, while nearby Chetham's School of Music is the UK's largest specialist music school. In addition, Manchester is home to five universities, offering outstanding higher education across a wide range of disciplines and industries.

Close by is the AO Manchester Arena with the highest seating capacity of any indoor venue in the UK and the second largest in Europe. The arena hosts international music artists and sporting events attracting more than one million visitors each year.



ABOUT MANCHESTER

Smart investors continue to be attracted to Manchester because of the city's strong fundamentals, which provide a solid foundation for continued growth and strong returns. Manchester was recently crowned as the top spot for buy-to-let investment opportunities in 2023, with 1 in 3 residents in the city renting.

Likewise, Manchester also claims the top spot in JLL's Big Six Residential Report for the fourth consecutive year, with the highest future growth forecasts in both the sales and rental market. Offering investors the strongest capital growth (19.3%) and rental growth (21.6%) over the next four years, domestic and international investors alike are seeking out opportunities to benefit from Manchester's continued growth.



INVESTMENT

Manchester offers lucrative investment opportunities with rising property prices and rental yields, thanks to its desirable location and proximity to the city center.



HIGH RENT

Manchester is set for the biggest increase in rental income in the North-West. It witnessed an increase of 4% in 2022 and is predicted to increase by an average of 2.9% per annum between 2022 and 2026.



GROWTH

Manchester has one of the fastest growing property markets in the UK, with house prices forecast to grow a further 20% in the next 5 years.



POPULATION

Manchester is the second youngest area in the country, census figures have revealed. The city has a median age of just 31-years-old.

COMPARABLE PRICES

Development	Unit	Size	Price	PPSFT
1 Bedroom				
One Port Street	PS-2905	538	£351,325	£653.02
One Port Street	PS-2910	538	£365,616	£679.58
Waterhouse Gardens	L6A01	539	£312,000	£578.85
Waterhouse Gardens	L14A01	539	£341,000	£632.65
One Port Street	PS-2911	541	£362,787	670.59
Viadux	229	556	£338,100	£608.09
Viadux	269	556	£344,400	£619.42
2 Bedroom				
One Port Street	PS-2906	755	£512,148	678.34
Waterhouse Gardens	L14A03	757	£436,000	575.96
One Port Street	PS-2907	758	£516,072	680.83
Waterhouse Gardens	L6A05	762	£410,000	538.06
Viadux	32	786	£424,200	539.69
Viadux	42	786	£426,300	542.37

AMENITIES

SWIMMING POOL AND SPA

With a swimming pool and spa equipped with a plunge pool, experience shower, steam room and sauna, the leisure facilities at Waterhouse Gardens help you enjoy a balanced lifestyle, with wellbeing at the forefront.



GYMNASIUM AND FITNESS STUDIO

A 2,500 sq. ft, fully equipped gymnasium and fitness studio is designed to help you achieve your exercise goals. If competitive sport is more your thing, you can use the half-size basketball and squash court to let off some steam. Bike-owners can make use of the cycle store, where it will be safe with easy access whenever you need it.



AMENITIES

RESIDENTS' LOUNGE AND GAMES AREA

Golden hues and comfortable furnishings make for a luxurious residents' lounge, the perfect place for unwinding or casual socialising. Meanwhile, the games area is equipped with table tennis and a pool table, ideal for those seeking good-natured competition with family, friends and neighbours.



CO-WORKING LOUNGE, MEETING ROOM AND PRIVATE DINING

Open and elegant, the co-working lounge is a welcoming but practical space designed to fulfil the requirements of modern, hybrid working. Equally, the adaptable meeting room provides a highly functional space ideal for board meetings, conference calls or even hosting off-the-clock dinners and entertaining family and friends.



AMENITIES

THE CINEMA

The high-quality audio, lighting and screen provide an immersive cinema experience. What better way to enjoy your favourite movie moments, television shows and sporting events?



RELAXATION SUITE

A vitality pool, lounge area and a sunken garden create a serene environment to unwind and recuperate.



DEVELOPMENT VIEW



LIVING SPACE



LIVING SPACE



RESERVATION PROCESS

Reservation deposit £2,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

25% on the exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on completion 75%).

LEGAL INFORMATION

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