

---

# POTATO WHARF

MANCHESTER, M3 4NX



Prime Residential Investment Opportunity  
in the heart of Castlefield, Manchester

---



# Investment Highlights

- Est Net Income £14,481.00 per annum
- Savills 29.4% 5 year capital growth forecast
- **£375,000** for 2 bedroom deluxe apartments
- UK-First Post-Completion Payment Plan – Secure ownership today with deferred payment terms, available on select units first come, first served
- Limited Availability – Only 10 units, ensuring exclusivity and strong resale potential
- Early Investor Incentives available on strictly a first come first served basis

# Contents

|                          |             |
|--------------------------|-------------|
| Introducing Potato Wharf | Page 4      |
| Location                 | Pages 5-7   |
| Modern Development       | Pages 8-9   |
| Why Invest in Manchester | Pages 10-11 |
| Further Information      | Page 12     |
| Contact Information      | Page 13     |

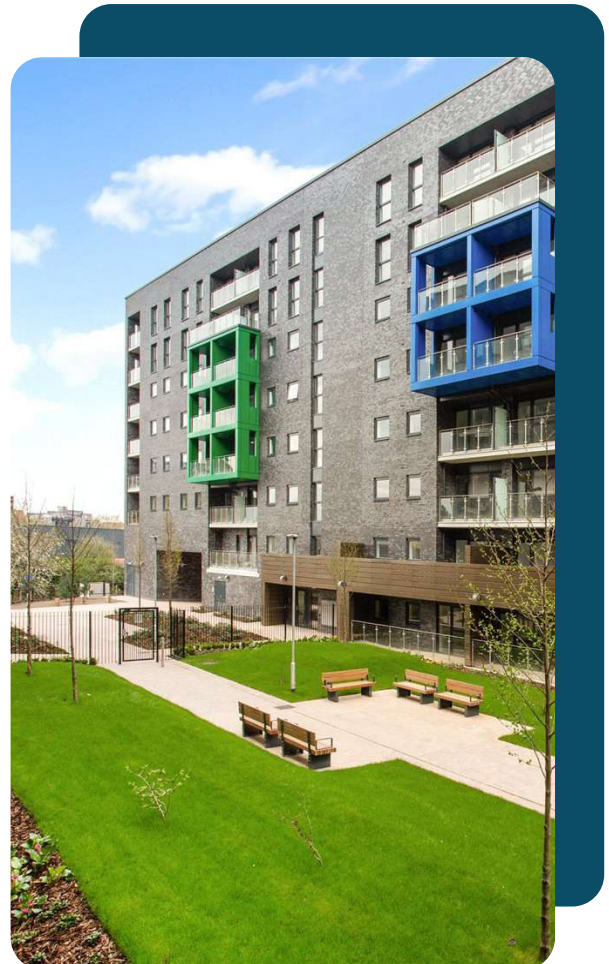


# INTRODUCING POTATO WHARF

Potato Wharf is an exclusive canal-side development in the heart of Manchester, offering premium modern apartments just moments from the city centre. With only 10 units available, this rare opportunity provides investors with strong rental demand, high tenant appeal, and long-term capital growth potential in one of the UK's fastest-growing cities. UK's first post completion payment plan available on limited units.

For a limited number of units, investors can benefit from a UK-first post-completion payment plan — allowing immediate ownership with deferred payment terms.

Available strictly on a first-come, first-served basis, this unique structure removes barriers to entry and offers a flexible route to acquisition.







# LOCATION

Castlefield is one of Manchester's most prestigious and best loved areas, located in the heart of the City Centre, bordered by the River Medlock, the Rochdale Canal and the Bridgewater Canal.

It offers a distinctive mix of industrial heritage, scenic waterways, vibrant cultural/leisure spots and modern urban development. The area provides access to a host of trendy bars, boutique restaurants and independent retail offerings mostly situated around the various waterways.

Castlefield is located within Manchester's inner ring road, within walking distance of Deansgate and Manchester City Centre. It is an ideal location for those seeking a dynamic yet tranquil place to live. The properties are located beside the Bridgewater Canal on the southside of Potato Wharf, in close



# IN THE HEART OF THE CITY CENTRE





# PRESTIGIOUS LOCATION

| #  | Landmark                   | Distance     |
|----|----------------------------|--------------|
| 1  | Potato Wharf               | -            |
| 2  | Chester Road (A56)         | 5 min by car |
| 3  | New Jackson                | 5 min by car |
| 4  | Deansgate Square           | 5 min by car |
| 5  | Bridgewater Canal          | 8 min walk   |
| 6  | Deansgate Metrolink        | 11 min walk  |
| 7  | Viadux                     | 10 min walk  |
| 8  | Beetham Tower              | 10 min walk  |
| 9  | Manchester Central Station | 6 min by car |
| 10 | Castlefield Bowl           | 4 min walk   |
| 11 | Great Northern Tower       | 4 min by car |





---

# WELCOME TO POTATO WHARF





# A Modern Urban Development





# Why invest in Manchester?

## PROPERTY MARKET PERFORMANCE

---

**+2.2%**

Projected GVA growth  
annually from 2024 to 2027

---

**+21.8%**

Forecasted rental growth over  
the next 5 years (JLL)

---

**+28.8%**

North West region forecast  
increase in property prices  
from 2024 to 2028 (Savills).

---

**+2.8%**

House price Growth year-on-year  
House (Sept 2024), compared to  
the UK average of +1% (Zoopla).

---

**1,500 Homes**

Current housing supply  
per year (last decade).

---

**2,500 Homes**

Needed housing supply  
per year for the next 10  
years.

---



# ECONOMIC GROWTH, BUSINESS ENVIROMENT & DEMOGRAPHICS

**£74.85 billion**

GVA (Gross Value Added), fastest growth among UK cities outside London (ONS).

Ranked **2nd** in the UK for employment growth.

**104,110**

of the North West's 266,810 businesses are based in Manchester (2019).

**40%**

Youthful population: 40% are aged 15–34.

**2.73 million**

Population in 2024



# FURTHER INFORMATION

## Project Details

- Total Units Available: 10
- Leasehold: 999 years (from March 2022)
- Service Charge: £3.87 - £4.40 per sqft
- Ground Rent: £240 pa
- Furniture Packs Available
- EWS1 Approved

## Payment Options

- **Option 1 (Cash Buyers):**
  - £5,000 reservation deposit
  - 100% payment on exchange and completion within 28 days
- **Option 2 (Post Completion Payment Plan):**
  - £5,000 reservation deposit
  - 35% payment on exchange and completion within 28 days
  - 65% due within 12 months from completion (7% interest on balance)
  - Receive rental income from completion

Disclaimer: The information and financial projections provided are for indicative purposes only and should not be interpreted as financial advice.





For more information please call or visit:

Head Office Address:

New Broad Street House,  
35 New Broad Street, London,  
EC2M 1NH

Cape Town Address:

Dock Road Junction, Corner of  
Stanley & Dock Road, Waterfront,  
Cape Town, 8001



[www.fabrikpropertygroup.com](http://www.fabrikpropertygroup.com)

020 8187 5648



# POTATO WHARF

MANCHESTER, M3 4NX



[www.fabrikpropertygroup.com](http://www.fabrikpropertygroup.com)

