



BROUGHTON PLACE
MANCHESTER



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BROUGHTON PLACE
MANCHESTER

A residential building development of
34 BRAND NEW LUXURY APARTMENTS

Location
NEIGHBOURING MANCHESTER CITY CENTRE

Within easy reach of
SALFORD QUAYS, THE CITY CENTRE AND PREMIER LEAGUE FOOTBALL

Affordable Apartments
FOR INVESTORS & HOME OWNERS ALIKE

Manchester is known as
THE NORTHERN POWERHOUSE



BROUGHTON PLACE
MANCHESTER

WELCOME TO BROUGHTON PLACE

BROUGHTON PLACE, a brand new 3-storey gated apartment community in the heart of Salford, Manchester. Comprising 34 no. 1, 2, & 3-bedroom apartments, the developers have concentrated on style and quality, fixtures & finishes, security and affordability. Scheduled for completion by mid-2018, this property will appeal to anyone looking to take their first steps on the property ladder or trading up to an economical family home. Investors can see a solid return from the buoyant rental market in this increasingly desirable area.

BROUGHTON PLACE is located just minutes from trendy Broughton Village and down the road from the University of Salford, Manchester's city centre and thriving business districts are a short distance away. Alfred Park & Broughton Cricket & Rugby Club are also just around the corner. Manchester's Lowry museum sits on the nearby River Irwell next to the affluent Salford Quays. The Arndale Centre and world famous Corn Exchange are all within easy reach. Manchester United & Manchester City football club's are both less than 15 minutes away.





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A REMARKABLE OPPORTUNITY

Lower Broughton is in the heart of Salford, neighbouring Manchester City Centre. Schools and Salford University are just minutes away, as is the Salford Quays and thriving shopping centres of Arndale and Intu Trafford. The residences surrounding **BROUGHTON PLACE** are mostly houses, making this gated apartment development desirable as a secure community with communal gardens for all the flats to enjoy and uninterrupted views for the second floor living and bedroom spaces.





BROUGHTON PLACE
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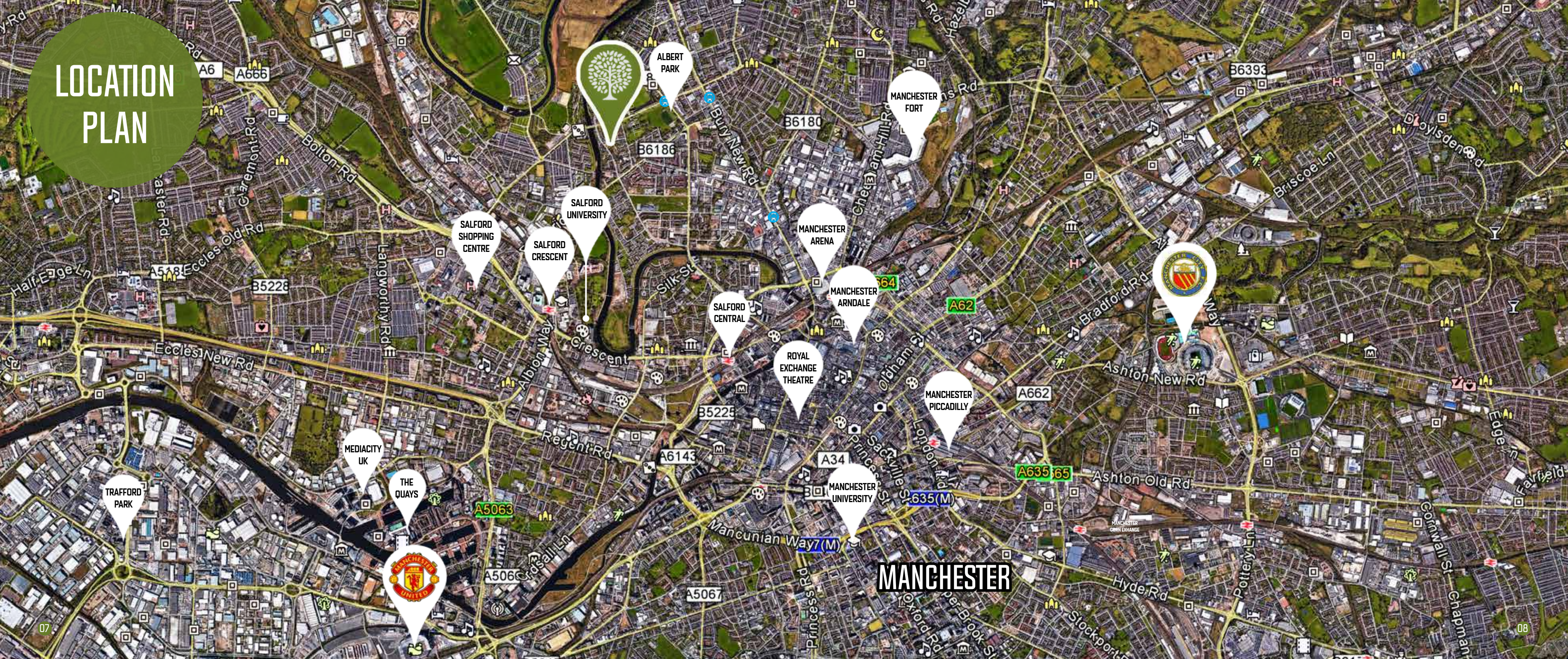
CITY CENTRE LIVING IN SERENE SURROUNDINGS



BROUGHTON PLACE is within walking distance of a number of parks and the meandering River Irwell. Albert Park, Broughton Cricket & Rugby Club and Lower Broughton playing fields are flanked by the slow moving waters of the nearby river.



LOCATION PLAN



ALBERT PARK

MANCHESTER FORT

SALFORD SHOPPING CENTRE

SALFORD CRESCENT

SALFORD UNIVERSITY

MANCHESTER ARENA

MANCHESTER ARNDALE

SALFORD CENTRAL

ROYAL EXCHANGE THEATRE

MANCHESTER PICCADILLY



MEDIACITY UK

THE QUAYS



TRAFFORD PARK

MANCHESTER



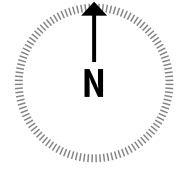
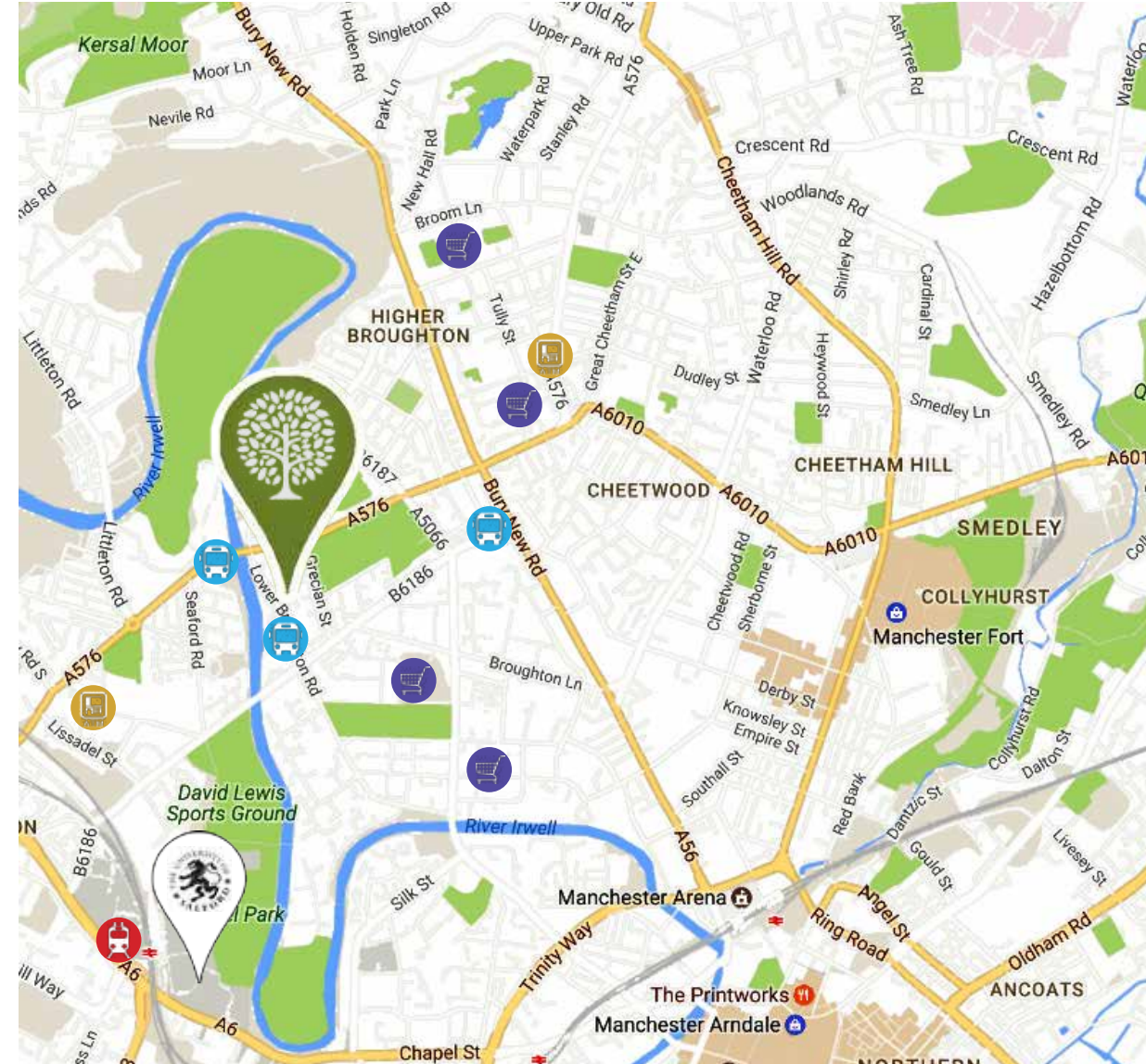
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A NEIGHBOURHOOD PLAN

The University of Salford, Manchester dominates the local landscape. With 3 campuses across Greater Manchester, the 60-acre Peel Park campus is just a short walk along the river from **BROUGHTON PLACE**.

The 121 year-old University is the seat of learning for over 20,000 of Manchester's 80,000 students, who live on campus's or more prevalently in the local community. This rich reserve of prospective tenants perpetually injects £millions into the local economy. Many properties in the locale are geared up specifically to off-campus living for the burgeoning student population. Family's and young professionals fill out the demographic with most looking for comfort and affordability, community and convenient access to transport hubs.

BROUGHTON PLACE ticks all the boxes!

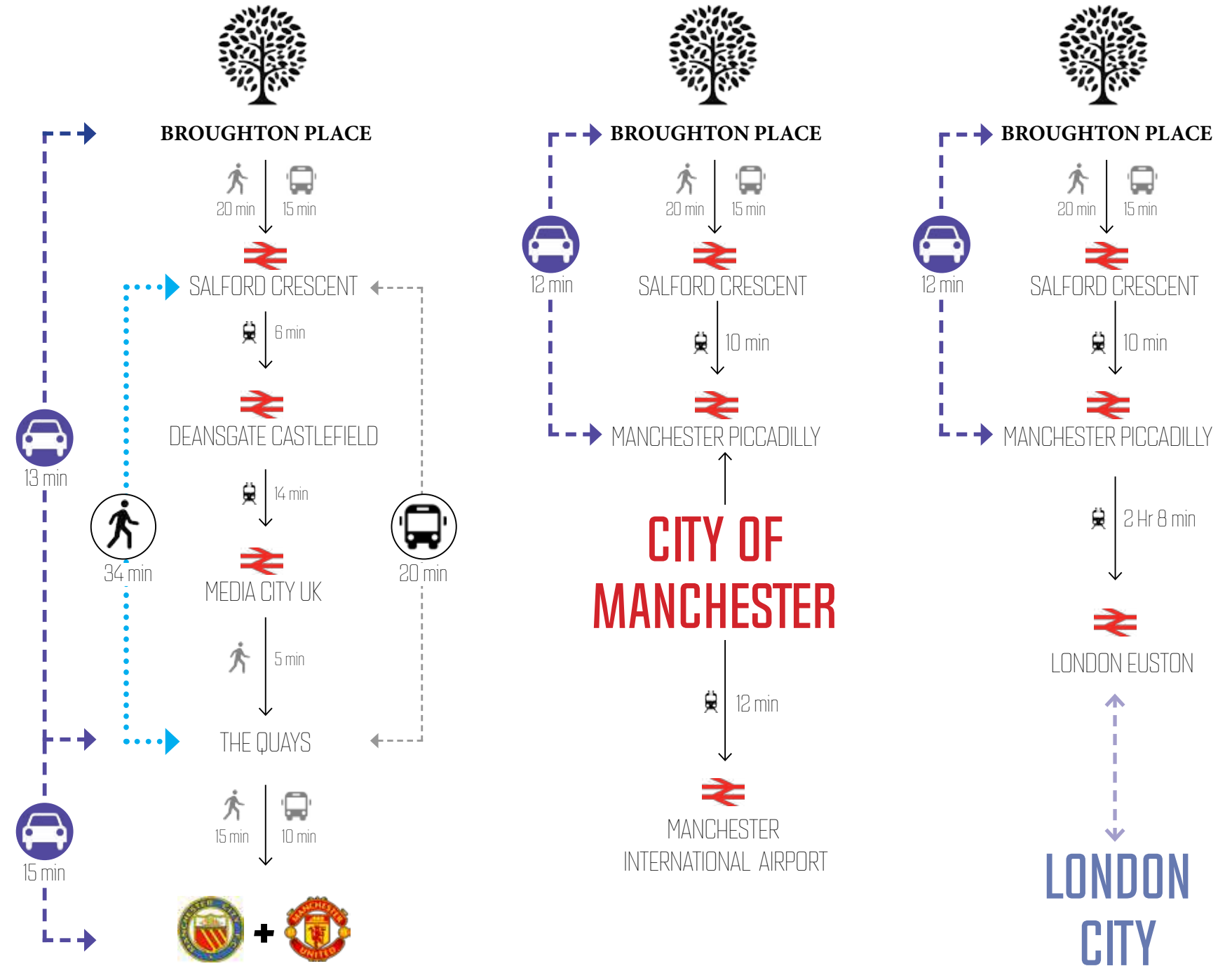


LOCAL AMENITIES

- 1 min / 30 M BUS STOP
- 10 min / 800 M SUPERMARKET
- 17 min / 1280 M ATM
- 20 min / 1600 M TRAIN

CONNECTIVITY... WHEN TIME MATTERS

Flanking Manchester's City Centre, living at **BROUGHTON PLACE** means that you're never far away from the essential transport links that connect home with work, schools, leisure, family, shopping and far flung destinations. Manchester boasts every conceivable method of public transport! Buses, trains, trams and planes effortlessly transport you to the regional hubs of Manchester Piccadilly train station and Manchester International Airport. Being at the heart of England means all roads lead to Manchester. The Peak District to the South and Yorkshire Dales to the North are getaways from the hustle and bustle of city life, and for the city slickers, Liverpool to the West and Leeds to the East complete the compass. Uber operates across Manchester making those indirect routes much more affordable.





BROUGHTON PLACE
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"YOUR INVESTMENT"

#1

MARKET FOR CAPITAL GROWTH OVER THE NEXT 5 YEARS.

-JLL-



"Manchester city centre is JLL Residential Research's #1 market for capital growth prospects over the next 5 years and is expected to be among the best performers for rental growth as well. As a result, JLL is forecasting sales prices to rise by 7% in 2017 alone!"

-JLL expert Stephen Hogg, February 2017

28.2% ↑

PREDICTED CAPITAL GROWTH OF 28.2% IN MANCHESTER BY 2021.

-JLL-



15.4% ↑

RENTS HAVE INCREASED BY 15.4% OVER THE LAST TWO YEARS

-JLL-

Experts at Jones Lang LaSalle issued their 5 year Northern England Residential Forecasts report in February 2017, predicting exceptional capital growth of 28.2% in Manchester by 2021 and rental yields increasing by 20.5% over the same period.



BROUGHTON PLACE has been developed to bridge a small part of this gap. With Salford University students on the door step and a growing demand for affordable city centre property from young professionals, we have priced the apartments to make it attractive to investors and young professionals alike.

The UK government's Northern Powerhouse strategy is significantly boosting economic growth across the whole region, with Manchester fuelling the Powerhouse, where growth is projected to be **higher than any other Northern city.**

20x

THERE WILL BE 20 TIMES MORE NEW JOBS IN MANCHESTER THAN THE AVERAGE FOR NORTHERN ENGLAND.

-JLL-

Home builders held their breath in the summer of 2016 to see the effect of Brexit on the economy and property in particular. Manchester's developers all reported sales that were unaffected or in most cases, better than the same trading period of 2015. An unprecedented 15% growth in prices in 2016 is testament to this, with a strong trickle down effect to neighbouring city centre suburbs as property prices outpace wage rises. Significantly, Manchester's city centre population has grown five times in just 15 years from 10,000 to 50,000 in 2016, and expected to rise to 80,000 by 2024.



↓ 40%
NEW HOMES SUPPLY VS DEMAND IN 2017
-JLL-

8%

OF ALL NEW HOMES IN THE NORTH ARE NEEDED IN MANCHESTER

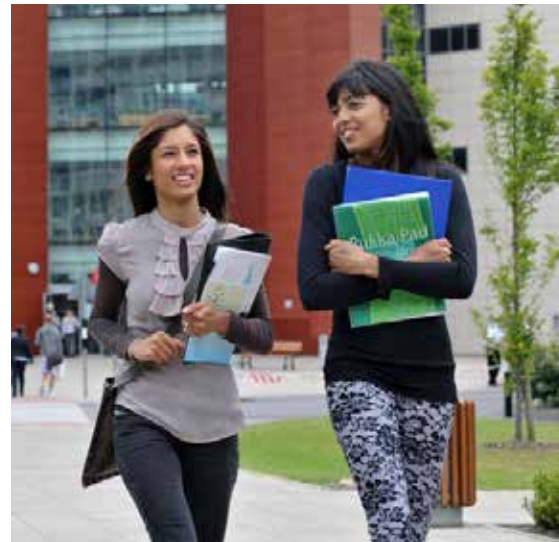
-JLL-

THE STUDENT RENTS HAVE DOUBLED IN THE LAST DECADE.

Employment growth across the North is forecast to grow by just 0.2% over the next five years, whilst Manchester scores over 20 times that growth at 4.5%, with jobs coming primarily in the professional financial and business sectors. 8% of all new homes in the North are needed in Manchester with 16,500 needed by 2021.

JLL experts say that there are currently only 2000 new homes under construction in Manchester in 2017, whereas 3300 are required to keep pace with demand, a shortfall of 1300 homes or 40%.

Two-thirds of Manchester's city centre population are private renters with new build demand coming from young professionals and the city's 80,000 students. Rents have increased by 15.4% over the last 2 years, and with no large scale developments predicted to complete before 2019, this will surely lead to an ever increasing demand.







BROUGHTON PLACE
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MANCHESTER HAS SOMETHING FOR EVERYONE!

The New York Times included Manchester in its top 50 places to visit in the world. No surprise to the locals known as Mancunians, who have never been short of pride in a city that is home to two of England's best football clubs, the BBC's MediaCity, the Lowry and Imperial War Museum North. Two decades of regeneration in Manchester resulted in England's most innovative nightclub, the Warehouse Project, and a bohemian Northern Quarter that has at least 20 record shops, plus galleries, live venues, bars and restaurants, and some great clothes shops. Whether it's sport, leisure, shopping or culture, Manchester has something for everyone!





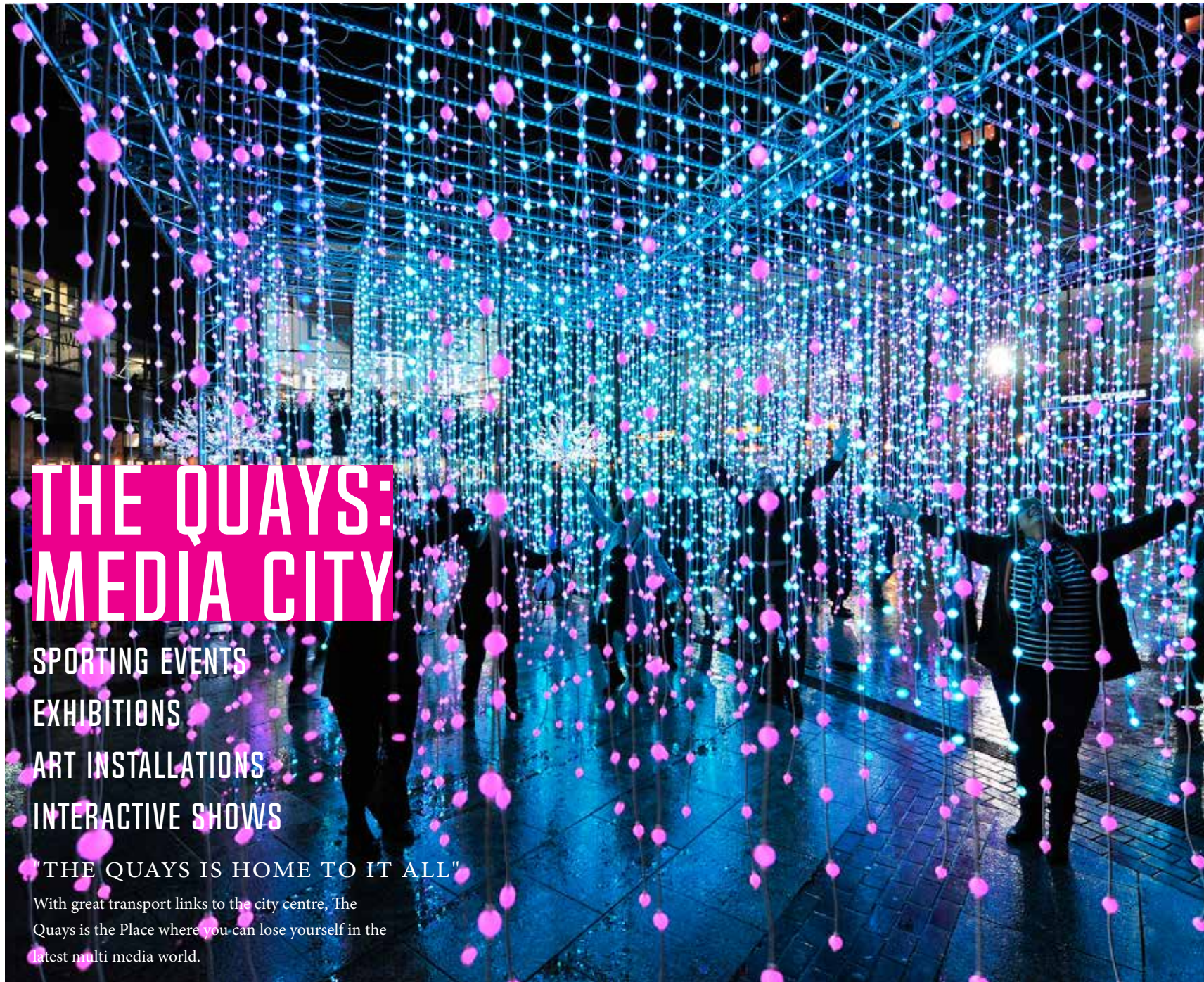
BROUGHTON PLACE
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MANCHESTER ARENA

A WORLD OF ENTERTAINMENT & SPORTS

This world class venue boasts 21,000 seats and a calendar of events that every capital in the world would envy. International superstars tread the stage as well as the best sports men and women in the world. Music, dance, boxing, darts, basketball, netball and comedy all feature in the Arena's crowded events schedule. Located just an 8 minute drive, 17 minute train ride or a 30 minute walk away along the River Irwell, **BROUGHTON PLACE** connects you to a world of entertainment & sports at Manchester Arena.





THE QUAYS: MEDIA CITY

- SPORTING EVENTS
- EXHIBITIONS
- ART INSTALLATIONS
- INTERACTIVE SHOWS

"THE QUAYS IS HOME TO IT ALL"

With great transport links to the city centre, The Quays is the Place where you can lose yourself in the latest multi media world.





BROUGHTON PLACE
MANCHESTER

THE COLLECTION

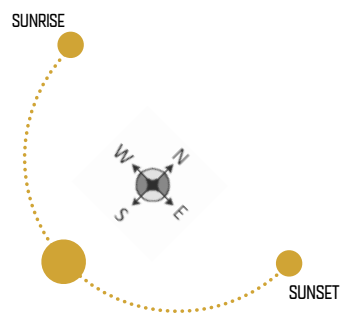
BROUGHTON PLACE delivers on the promise of warm, contemporary, open plan homes finished to a high standard. The gated community boasts 34 one-, two- and three-bedroom apartments with a range of outlooks and most enjoying secure parking. The landscaped gardens take the indoors outdoors enjoying scene and the second floor benefits from unrestricted views in almost all directions.

The Juliet balconies, floor to ceiling openable doors and corner facades fill the rooms with light and air. Whether it's a singles starter-home, a family abode or an investment property you're looking for, BROUGHTON PLACE presents you with a collection of superior apartments.



PALMER ST.

CORINTHIAN AVE.



- ONE BEDROOM ●
- TWO BEDROOMS ●
- THREE BEDROOMS ●

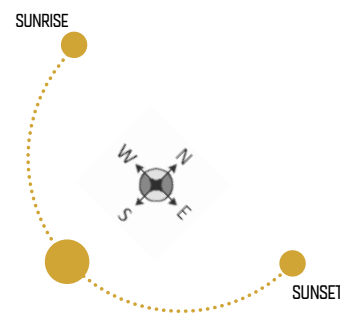
| APT. NO. | BEDROOMS | TOTAL AREA | PAGE |
|----------|----------|---|------|
| B1 | 1 | 49.1m ² / 528.4 ft ² | 32 |
| B2 | 1 | 49.1m ² / 528.4 ft ² | 32 |
| B3 | 2 | 56.8 m ² / 611.7 ft ² | 36 |
| B4 | 2 | 55.6 m ² / 599 ft ² | 37 |
| B5 | 3 | 75.5 m ² / 813.3 ft ² | 43 |
| B6 | 2 | 58.8 m ² / 633.7 ft ² | 38 |
| B7 | 2 | 58.8 m ² / 633.7 ft ² | 38 |
| B8 | 3 | 77.1 m ² / 830 ft ² | 43 |
| B9 | 2 | 57.1 m ² / 614.5 ft ² | 38 |
| B10 | 2 | 57.1 m ² / 614.5 ft ² | 38 |
| B11 | 1 | 42.8 m ² / 460.6 ft ² | 33 |
| B12 | 1 | 37.8m ² / 407.6 ft ² | 33 |

FIRST FLOOR PLAN

The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Speak to your sales consultant for details.

PALMER ST.

CORINTHIAN AVE.



- ONE BEDROOM ●
- TWO BEDROOMS ●
- THREE BEDROOMS ●

| APT. NO. | BEDROOMS | TOTAL AREA | PAGE |
|----------|----------|---|------|
| C1 | 1 | 49.1m ² / 528.4 ft ² | 32 |
| C2 | 1 | 49.1m ² / 528.4 ft ² | 32 |
| C3 | 2 | 56.8 m ² / 611.7 ft ² | 36 |
| C4 | 2 | 55.6 m ² / 599 ft ² | 37 |
| C5 | 3 | 75.5 m ² / 813.3 ft ² | 43 |
| C6 | 2 | 58.8 m ² / 633.7 ft ² | 38 |
| C7 | 2 | 58.8 m ² / 633.7 ft ² | 38 |
| C8 | 3 | 77.1 m ² / 830 ft ² | 43 |
| C9 | 2 | 57.1 m ² / 614.5 ft ² | 38 |
| C10 | 2 | 57.1 m ² / 614.5 ft ² | 38 |
| C11 | 1 | 42.8 m ² / 460.6 ft ² | 33 |
| C12 | 1 | 37.8m ² / 407.6 ft ² | 33 |

SECOND FLOOR PLAN

The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Speak to your sales consultant for details.



BROUGHTON PLACE
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1 BEDROOM APARTMENTS





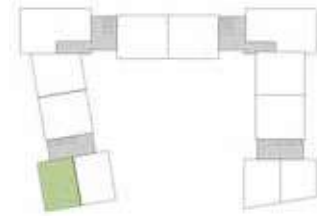
1 Bedroom Apartments

APARTMENT NO. B1, C1

APARTMENT AREA 49.1 m² / 528.4 ft²

| | | | |
|--------------|-----------------|----------|-----------------|
| Living Area | 4130mm x 4370mm | Bathroom | 2486mm x 1720mm |
| Dining Area | 2010mm x 1920mm | Bedroom | 2700mm x 3490mm |
| Kitchen Area | 4370mm x 1650mm | Store | 1820mm x 900mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B1 |
| Floor 3 | C1 |

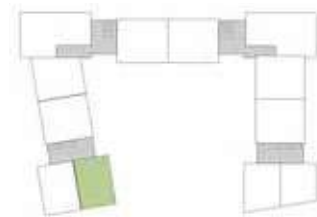


APARTMENT NO.. B2, C2

APARTMENT AREA 49.1 m² / 528.4 ft²

| | | | |
|--------------|-----------------|----------|-----------------|
| Living Area | 4130mm x 4370mm | Bathroom | 2486mm x 1720mm |
| Dining Area | 2010mm x 1920mm | Bedroom | 2700mm x 3490mm |
| Kitchen Area | 4370mm x 1650mm | Store | 1820mm x 900mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B2 |
| Floor 3 | C2 |



1 Bedroom Apartments

APARTMENT NO. B11, C11

APARTMENT AREA 42.8 m² / 460.6 ft²

| | | | |
|--------------|-----------------|----------|-----------------|
| Living Area | 3950mm x 3910mm | Bathroom | 1714mm x 2486mm |
| Dining Area | 2010mm x 1920mm | Bedroom | 2645mm x 3450mm |
| Kitchen Area | 3460mm x 1855mm | Store | 1820mm x 900mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B11 |
| Floor 3 | C11 |



APARTMENT NO. B12, C12

APARTMENT AREA 37.8 m² / 407.6 ft²

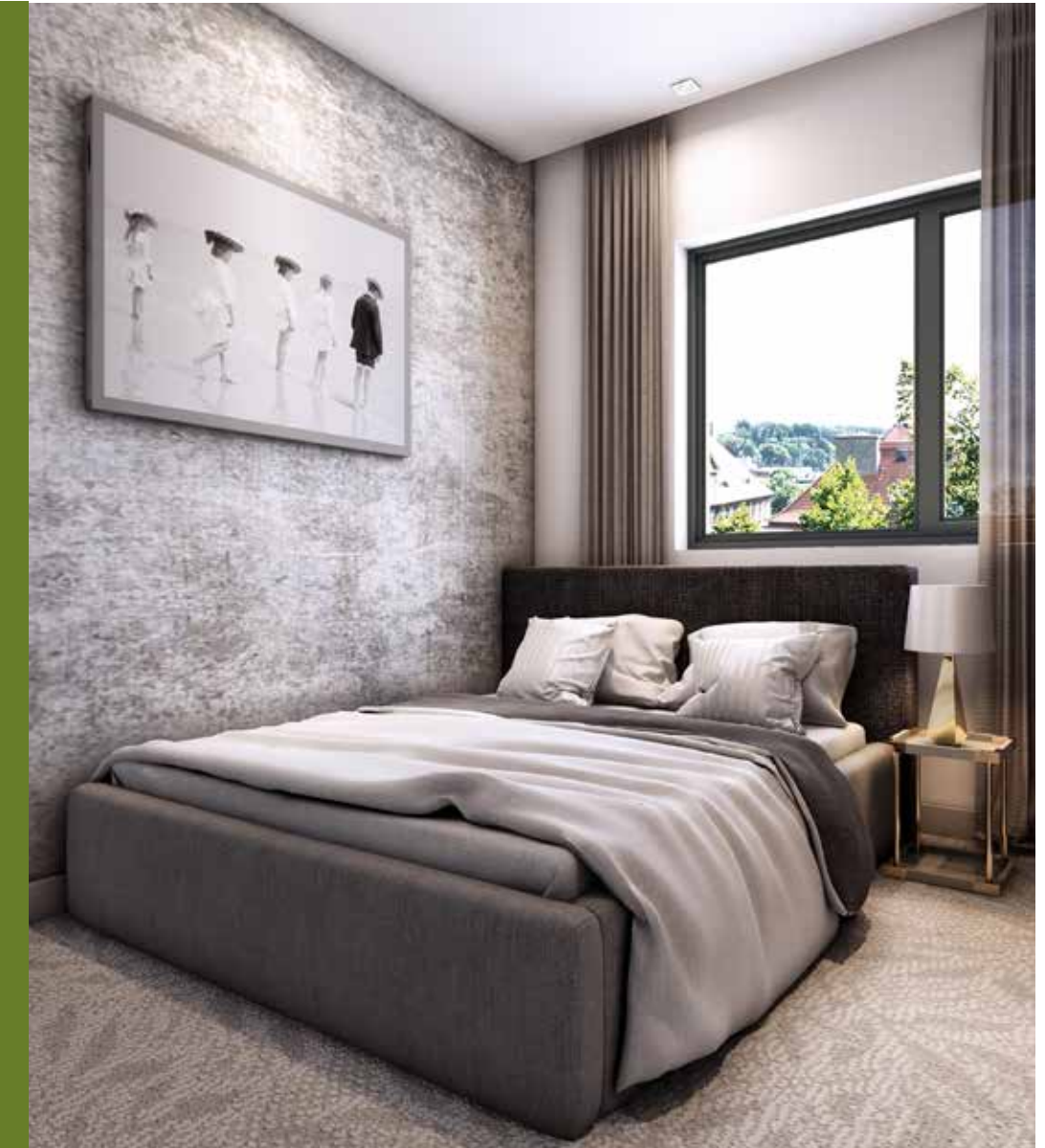
| | | | |
|--------------|-----------------|----------|-----------------|
| Living Area | 4265mm x 2760mm | Bathroom | 2486mm x 1710mm |
| Dining Area | 2010mm x 1920mm | Bedroom | 2650mm x 3495mm |
| Kitchen Area | 3080mm x 1880mm | Store | 1820mm x 900mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B12 |
| Floor 3 | C12 |



BROUGHTON PLACE
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2 BEDROOM APARTMENTS



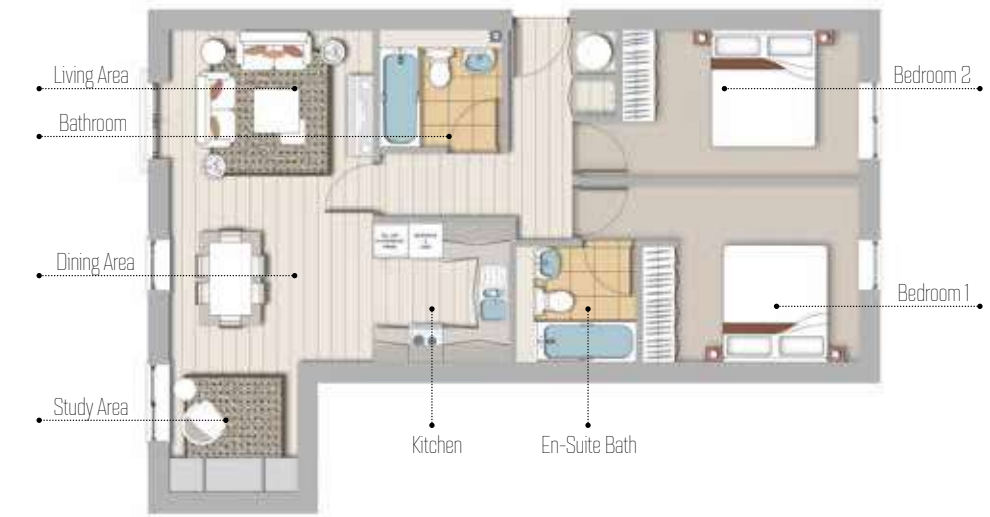
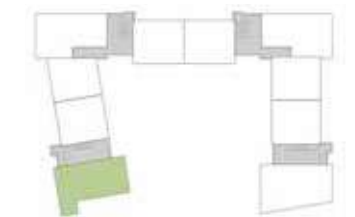


2 Bedroom Apartments

APARTMENT NO. A1 APARTMENT AREA 72.5 m² / 780 ft²

| | | | |
|--------------|-----------------|---------------|-----------------|
| Living Area | 3519mm x 3202mm | Bathroom | 2100mm x 2101mm |
| Dining Area | 2495mm x 2866mm | Bedroom 1 | 3104mm x 3054mm |
| Kitchen Area | 2400mm x 2380mm | En-Suite Bath | 1981mm x 2050mm |
| Study Room | 2230mm x 2120mm | Bedroom 2 | 3500mm x 2528mm |

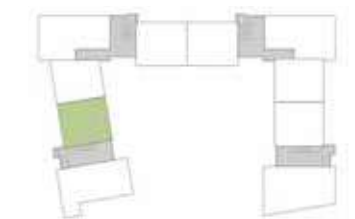
| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A1 |
| Floor 2 | |
| Floor 3 | |



APARTMENT NO. A2, B3, C3 APARTMENT AREA 56.8 m² / 611.3

| | | | |
|--------------|-----------------|-----------|-----------------|
| Living Area | 2820mm x 3530mm | Bathroom | 2110mm x 2000mm |
| Dining Area | 2010mm x 1920mm | Bedroom 1 | 4170mm x 2725mm |
| Kitchen Area | 2270mm x 2095mm | Bedroom 2 | 3572mm x 2180mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A2 |
| Floor 2 | B3 |
| Floor 3 | C3 |



2 Bedroom Apartments

APARTMENT NO. A3, B4, C4

APARTMENT AREA 55.6 m² / 598.4

| | | | |
|--------------|-----------------|-----------|-----------------|
| Living Area | 3550mm x 2610mm | Bathroom | 2100mm x 2960mm |
| Dining Area | 1920mm x 2010mm | Bedroom 1 | 4184mm x 2610mm |
| Kitchen Area | 2315mm x 2540mm | Bedroom 2 | 4172mm x 2580mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A3 |
| Floor 2 | B4 |
| Floor 3 | C4 |

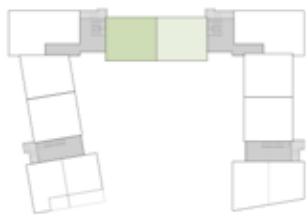


APARTMENT NO. A5, A6

APARTMENT AREA 58.8 m² / 632.9

| | | | |
|--------------|-----------------|-----------|-----------------|
| Living Area | 4385mm x 4754mm | Bathroom | 2488mm x 1866mm |
| Dining Area | 1924mm x 2014mm | Bedroom 1 | 3070mm x 3602mm |
| Kitchen Area | 3104mm x 2551mm | Bedroom 2 | 3300mm x 2419mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A5, A6 |
| Floor 2 | |
| Floor 3 | |



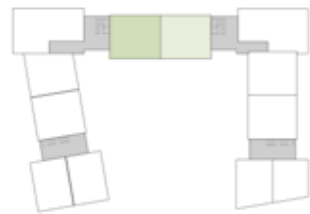
2 Bedroom Apartments

APARTMENT NO. B6, B7, C6, C7

APARTMENT AREA 58.8 m² / 633.7

| | | | |
|--------------|-----------------|-----------|-----------------|
| Living Area | 4385mm x 4754mm | Bathroom | 2488mm x 1866mm |
| Dining Area | 1924mm x 2014mm | Bedroom 1 | 3070mm x 3602mm |
| Kitchen Area | 3104mm x 2551mm | Bedroom 2 | 3300mm x 2419mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B6, B7 |
| Floor 3 | C6, C7 |



APARTMENT NO. B9, B10, C9, C10

APARTMENT AREA 57.1 m² / 614.5

| | | | |
|--------------|-----------------|-----------|-----------------|
| Living Area | 3550mm x 2975mm | Bathroom | 3095mm x 2100mm |
| Dining Area | 2010mm x 1920mm | Bedroom 1 | 2735mm x 4145mm |
| Kitchen Area | 2550mm x 2130mm | Bedroom 2 | 2160mm x 4145mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A8, A9 |
| Floor 2 | B9, B10 |
| Floor 3 | C9, C10 |





BROUGHTON PLACE
MANCHESTER

3 BEDROOM APARTMENTS



3 Bedroom Apartments

APARTMENT NO. A4 **APARTMENT AREA 72.8 m² / 783.6**

| | | | |
|--------------|-----------------|---------------|-----------------|
| Living Area | 3481mm x 3218mm | Bathroom | 1811mm x 2560mm |
| Dining Area | 2495mm x 2866mm | Bedroom 1 | 2759mm x 3354mm |
| Kitchen Area | 3824mm x 2585mm | En-Suite Bath | 1737mm x 2225mm |
| Master Bed. | 3468mm x 2840mm | Bedroom 2 | 2697mm x 3354mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A4 |
| Floor 2 | |
| Floor 3 | |



APARTMENT NO. A7 **APARTMENT AREA 74.3 m² / 800 ft²**

| | | | |
|--------------|-----------------|---------------|-----------------|
| Living Area | 3421mm x 3460mm | Bathroom | 2160mm x 2486mm |
| Dining Area | 2284mm x 2000mm | Bedroom 1 | 3358mm x 2743mm |
| Kitchen Area | 4235mm x 2486mm | En-Suite Bath | 1696mm x 2200mm |
| Master Bed. | 2636mm x 2859mm | Bedroom 2 | 2755mm x 3358mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A7 |
| Floor 2 | |
| Floor 3 | |



3 Bedroom Apartments

APARTMENT NO. B5, C5 APARTMENT AREA 75.5 m² / 813.3

| | | | |
|--------------|-----------------|---------------|-----------------|
| Living Area | 3481mm x 3218mm | Bathroom | 1811mm x 2570mm |
| Dining Area | 2495mm x 2866mm | Bedroom 1 | 2780mm x 3354mm |
| Kitchen Area | 3824mm x 2585mm | En-Suite Bath | 1730mm x 2010mm |
| Master Bed. | 3468mm x 2840mm | Bedroom 2 | 2700mm x 3354mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B5 |
| Floor 3 | C5 |



APARTMENT NO. B8, C8 APARTMENT AREA 77.1 m² / 830 ft²

| | | | |
|--------------|-----------------|---------------|-----------------|
| Living Area | 3421mm x 3460mm | Bathroom | 2160mm x 2486mm |
| Dining Area | 2495mm x 2866mm | Bedroom 1 | 3358mm x 2755mm |
| Kitchen Area | 4260mm x 2486mm | En-Suite Bath | 2200mm x 1696mm |
| Master Bed. | 2636mm x 3200mm | Bedroom 2 | 3358mm x 2755mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | B8 |
| Floor 3 | C8 |

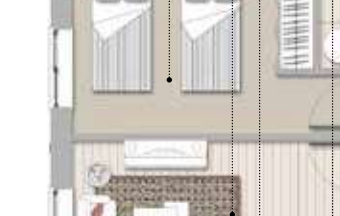


3 Bedroom Apartments

APARTMENT NO. A10 APARTMENT AREA 81.6 m² / 878.3

| | | | |
|----------------|-----------------|-------------|-----------------|
| Living Area | 4951mm x 3488mm | Bathroom | 2319mm x 1966mm |
| Dining Area | 1986mm x 3488mm | Bedroom 1 | 4956mm x 2659mm |
| Kitchen Area | 3226mm x 2403mm | Bedroom 2 | 3359mm x 3304mm |
| En-Suite Bath. | 1506mm x 2064mm | Master Bed. | 3560mm x 2619mm |

| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | |
| Floor 2 | A10 |
| Floor 3 | |



| FLOOR | APARTMENT NO. |
|---------|---------------|
| Floor 1 | A10 |
| Floor 2 | |
| Floor 3 | |





