

The background of the entire page is a dark blue-grey color, overlaid with a series of thin, light grey, concentric, wavy lines that resemble topographic map contour lines, creating a sense of depth and movement.

Sale Point

A yellow, three-dimensional triangular prism logo, oriented with one face towards the viewer, positioned behind the 'P' in 'Sale Point'.

MANCHESTER



Effortless Living, Unmatched Location.

Introduction

Sale Point is an exclusive collection of 82 one- and two-bedroom apartments, located in the vibrant and bustling heart of Sale, Manchester. Offering sleek and contemporary living spaces, these homes are ideal for those who want the convenience of city living while enjoying a community-oriented atmosphere.

Just a stone's throw from Sale's popular Metrolink station, these stylish apartments provide unparalleled access to Manchester City Centre and beyond. Residents benefit from the exceptional specification that Blueoak Estates is known for, as well as dedicated private parking.

With Sale frequently listed as one of the best places to live in the UK, Sale Point presents the ultimate opportunity to be part of this thriving area.



External

Sale Point embodies the design excellence and unrivalled quality synonymous with Blueoak Estates. Spread across five beautifully designed floors, each apartment is light-filled and energy-efficient, featuring an aesthetic that perfectly complements the contemporary surroundings.

The development's prime location ensures residents are perfectly placed to enjoy everything Sale has to offer, from bustling high streets and independent retailers to green spaces and cultural attractions.

With discreet video intercom systems, lift access, and private parking, Sale Point provides a blend of luxury, convenience, and security.



Where City Living Meets Suburban Charm





Location

Sale Point is perfectly located to make the most of this thriving Greater Manchester suburb. Known for its vibrant high street, excellent transport links, and friendly community, Sale combines urban convenience with suburban charm.

Sale offers an enviable lifestyle perfectly blending green spaces, leisure activities, and a vibrant community vibe. If you're looking for a place where you can enjoy the best of both city convenience and outdoor tranquillity, Sale Point is at the heart of it all.

Sale Water Park, a haven for outdoor enthusiasts and families alike. Paddleboard, kayak, or simply enjoy a peaceful walk along its trails, whether you're seeking adventure or serenity, the park offers both—complete with woodland paths and picnic spots for a relaxing afternoon. After your outing, stop by The Boathouse for brunch or enjoy a drink at the charming Jackson's Boat pub.

For a quieter moment, Walkden Gardens provides the perfect escape. Known as Sale's hidden gem, this lovingly curated space offers themed gardens that are perfect for leisurely strolls or reading in the peaceful Japanese garden. Its wisteria arch and labyrinth create a tranquil retreat right in the middle of town.



Sale

The Bridgewater Canal is an idyllic setting for an afternoon adventure. Perfect for cycling or walking, its towpath connects you to a slice of industrial heritage while leading to waterside pubs and restaurants where you can pause for refreshment.

When it's time for a dose of creativity and culture, Waterside Arts Centre delivers. This dynamic venue hosts art exhibitions, theatre performances, and live music. Whether you're in the mood for a play or browsing the latest works from local artists, it's a space that inspires.

Weekends in Sale wouldn't be complete without visiting The Makers Market, held monthly in the town centre. Here, you'll find a delightful mix of artisan food, handmade crafts, and live entertainment. It's a vibrant showcase of local talent and a great way to connect with the community.

For retail therapy or a day out with friends, the nearby Trafford Centre is just a short drive away. From luxury shopping and fine dining to cinemas and family attractions, it's a hub of entertainment that caters to every age group.

Sale's location also makes it an excellent base for exploring Greater Manchester. With its Metrolink connections, you're just a short ride from central Manchester's world-class museums, restaurants, and nightlife, offering even more ways to spend your days.

Whether it's a peaceful stroll along the canal, an afternoon of creativity at the arts centre, or a lively market day, Sale is a place that seamlessly blends activity, relaxation, and community. It's more than just a location; it's a lifestyle.

Location





Location

Transport

Sale Point is a commuter's dream. With the Metrolink on your doorstep, Manchester City Centre, MediaCityUK, and Manchester Airport are all within easy reach. The nearby M60 and M56 motorways also provide excellent connectivity to surrounding areas.

Whether you're traveling for work, leisure, or a weekend getaway, Sale Point ensures you're always well connected.

Nearby

Sale

One of Greater Manchester's most sought-after suburbs, Sale boasts an eclectic mix of shopping, dining, and entertainment. Explore independent boutiques, enjoy a meal at one of the many local eateries, or take in a show at the Waterside Arts Centre.

Manchester

As the 'Capital of the North,' Manchester is just a short tram ride away. From world-class museums and galleries to thriving music venues and vibrant nightlife, the city has something to offer everyone.

Cheshire

For a weekend escape, the rolling countryside of Cheshire is within easy reach. Explore charming market towns, relax at luxury spas, or enjoy picturesque walks in the region's many parks and gardens.



Good to Know...

Brooklands Metro Link
12 min walk | 0.6miles

Manchester Picadilly
31 min drive | 8.2 miles

M&S Food
6 min walk | 0.3 miles

Tesco
8 min walk | 0.4 miles

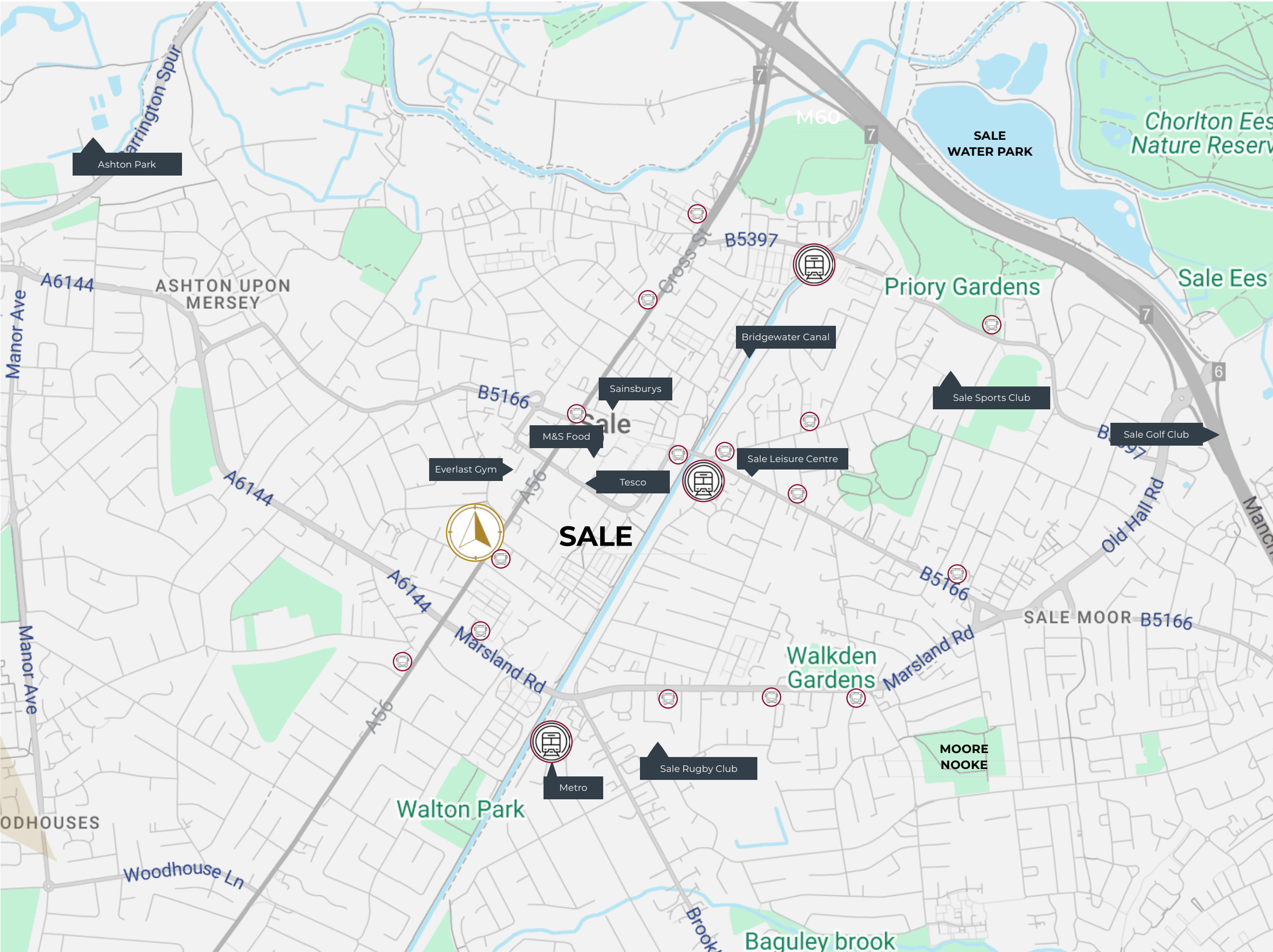
Walton Park
14 min walk | 0.7 miles

Worthington Park
22 min walk | 1.1 miles

Chorlton Nature Reserve
13 min drive | 3.4 miles

Bridgewater Canal
6 min walk | 0.3 miles

Sale Metro Stop
14 min walk | 0.7 miles



Location

Internal

Each apartment has been meticulously designed for modern living. Kitchens are fitted with bespoke cabinetry and quartz worktops, combining practicality with style. Integrated appliances and clever storage solutions enhance the seamless, open-plan flow of the living spaces.

Luxury vinyl tile (LVT) flooring in the living areas and bedrooms adds warmth and sophistication, while designer-tiled bathrooms feature premium fixtures and fittings. Whether you're unwinding at home or entertaining guests, every detail has been considered to create a contemporary and welcoming environment.





Specification



Internal doors and joinery

| |
|--|
| Contemporary Vicaima doors throughout |
| Satin chrome ironmongery to be fitted to all doors with thumb-turn locks provided to wet rooms |
| Contemporary square edge skirtings and architraves |

Internal finish

| |
|--|
| Walls and ceilings finished in matt white emulsion |
| All skirtings to be finished in satin white |

Plumbing, heating and ventilation

| |
|---|
| KERS A+ MEV energy recovery unit to recycle waste energy in your home and converts this to hot water. |
| Electric panel heaters |
| Heated towel rails in bathroom and en-suite |
| MEV ventilation system to bathroom, kitchen and en-suites |
| EPC B Rating |

Flooring

| |
|--|
| Luxury Vinyl Tile (LVT) click flooring in oak finish to hall, lounge and kitchen |
| Ceramic tiling to bathrooms |
| Carpets to all other rooms |
| Carpet to communal areas |
| Tiles to lobby areas |

Kitchen

| |
|---|
| Contemporary kitchen unit doors with concealed handle |
| Silestone quartz worktops with upstands, cut-out sink and grooved drainer |
| Silestone quartz upstands and splash back to rear of hobs |
| Inset stainless steel sink bowl |
| Chrome single lever tap |
| BOSCH 4-ring electric hob |
| BOSCH integrated fan assisted oven |
| Integrated microwave |
| BOSCH Fully integrated slimline dishwasher |
| Integrated 70/30 frost free fridge freezer |
| Pelmet lighting |

Lift

| |
|---------------------------|
| Lift access to all floors |
|---------------------------|

Bathrooms & En-Suites

| |
|---|
| White ROCA vanity unit with round basin and quartz top |
| White ROCA close coupled toilet with soft-close seat |
| Fuse Thermo shower with drench and handset |
| Square double ended bath with white gloss bath panel |
| Sagittarius Ergo chrome brassware |
| Over bath thermostatic shower & shower head |
| 4-panel folding over bath screen (where applicable) |
| Shower enclosure with slimline shower tray (where applicable) |
| Heated towel radiator with summer setting |
| Porcelanosa wall tiling to be fitted as follows: full height over baths and within shower enclosures, half height to other walls with sanitaryware fitted |

**refer to floor plans for shower and bath layouts*

Electrical

| |
|---|
| Brushed chrome sockets and switch panels |
| USB charging ports to living area, kitchen and one bedroom |
| BT points to be provided to living areas |
| Ultrafast high speed WIFI via full fibre connection |
| Twin SKY point to living area |
| TV points to living area and bedrooms |
| Downlighters to kitchen, bathrooms and en-suites |
| Energy efficient pendant drop lighting to all other locations |

Communal Areas, Landscaping & Parking

| |
|--------------------------------------|
| Communal cycle store |
| External lighting |
| Dedicated parking |
| Emergency lighting to communal areas |

Security

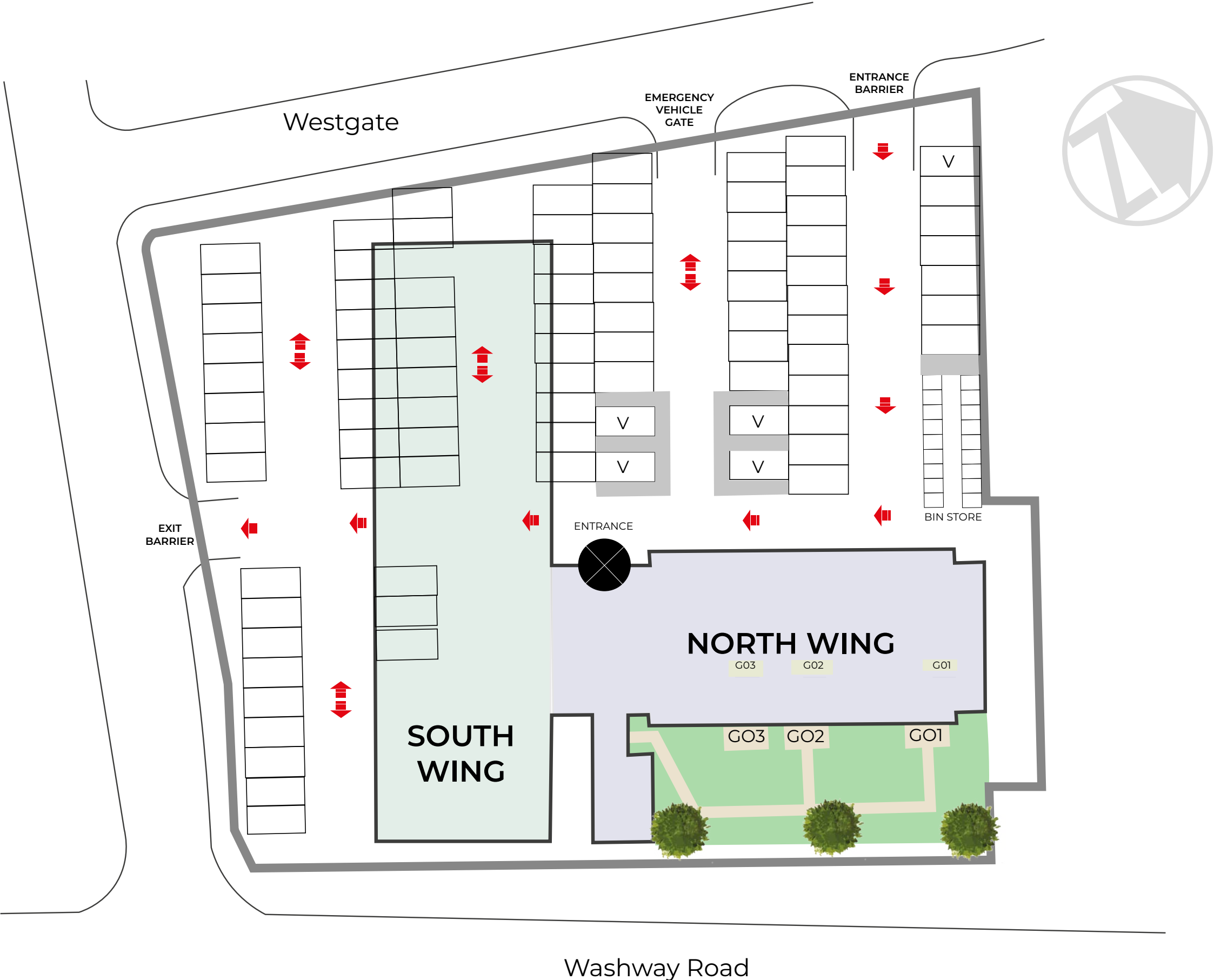
| |
|---|
| Keypad door entry system |
| Car parking access control barrier with key fob access |
| Mains powered smoke and heat detectors with battery back-up |

All doors to comply with enhanced security standards

Warranty

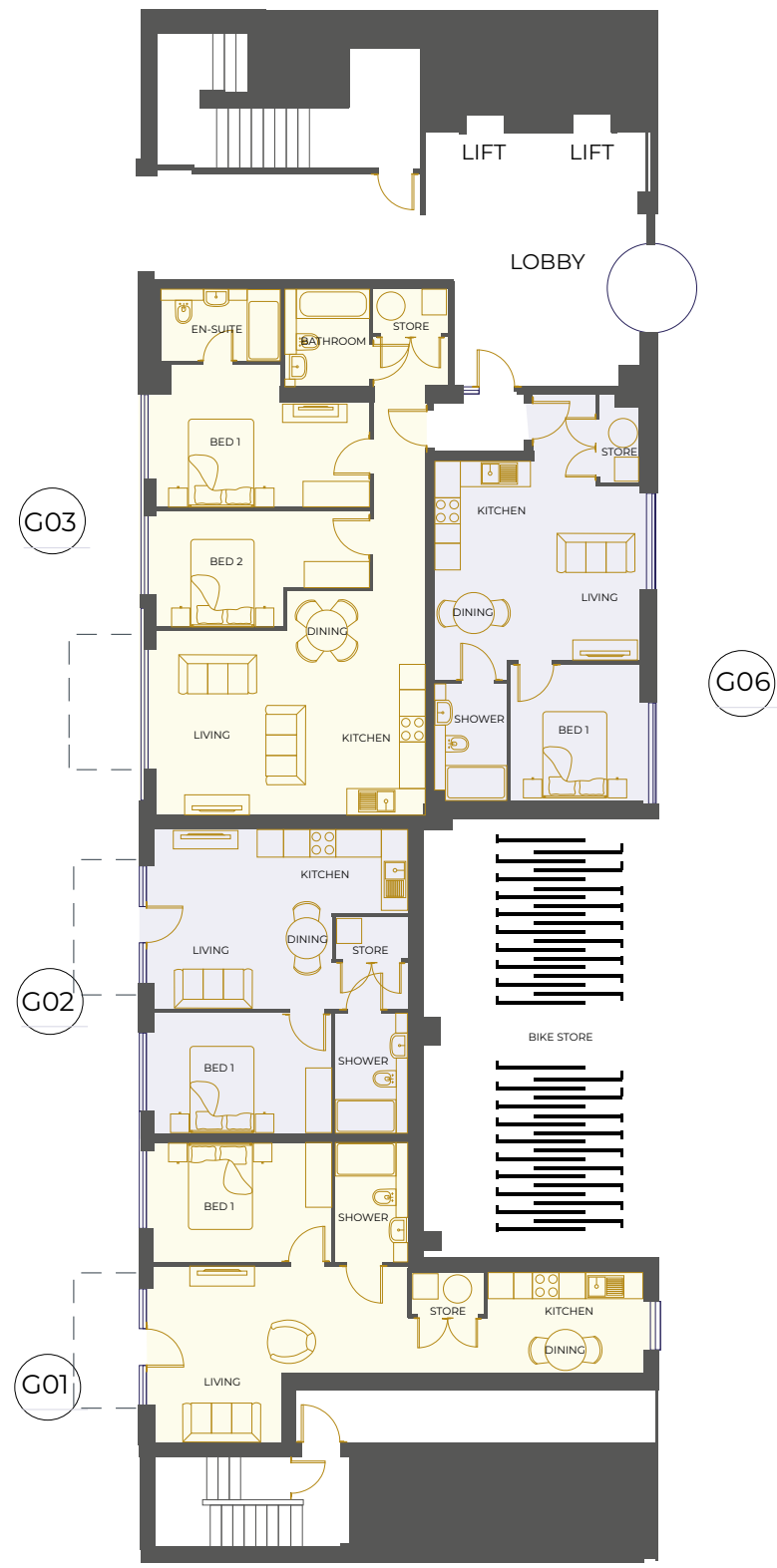
| |
|--|
| All homes come with the benefit of a 10 year structural warranty from the date of completion |
| All apartments are leasehold on a 999-year lease |

Site Plan



Ground Floor - NORTH WING

4 apartments



APARTMENT G01

| | | | |
|---------------|-------------------------------|--------|--------------------------|
| Living | 5.8m [19'] x 4.0m [13'3"] max | Shower | 1.7m [5'5"] x 2.8m [9'] |
| Kitchen/Diner | 3.6m [11'9"] x 2.3m [7'8"] | Bed 1 | 4.1m [13'4"] x 2.8m [9"] |

APARTMENT G02

| | | | |
|----------------------|-------------------------------|-------|--------------------------|
| Kitchen/Living/Diner | 5.8m [19'] x 4.1m [13'7"] max | Bed 1 | 4.1m [13'4"] x 2.8m [9'] |
| Shower | 1.7m [5'5"] x 2.8m [9'] | | |

APARTMENT G03

| | | | |
|--------------|---------------------------------|----------|------------------------------|
| Kitchen | 1.8m [6'] x 3.5m [11'4"] | En-suite | 2.7m [9'] x 1.7m [5'5"] |
| Lounge/Diner | 4.4m [14'3"] x 5.1m [16'9"] max | Bed 2 | 4.9m [16'] x 2.7m [8'8"] max |
| Bed 1 | 4.9m [16'] x 3.3m [10'9"] max | Bathroom | 2.0m [6'5"] x 2.2m [7'4"] |

APARTMENT G06

| | | | |
|--------------|---------------------------------|--------|----------------------------|
| Kitchen | 2.2m [7'3"] x 2.5m [8'2"] | Bed 1 | 3.0m [9'9"] x 3.1m [10'2"] |
| Living/Diner | 4.7m [15'5"] x 4.0m [13'1"] max | Shower | 1.7m [5'5"] x 2.7m [8'8"] |



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First Floor - NORTH WING

7 apartments



Dimensions

| | | | |
|----------------------|----------------------------------|-------------|---------------------------------|
| APARTMENT 110 | | | |
| Kitchen | 1.6m [5'2"] x 3.0m [9'9"] | Bed 1 | 4.0m [13'] x 2.9m [9'5"] |
| Living/Diner | 4.6m [15'2"] x 3.7m [12'2"] max | Bed 2/Study | 2.9m [9'5"] x 2.6m [8'7"] |
| | | Shower | 1.7m [5'5"] x 2.4m [7'10"] |
| APARTMENT 111 | | | |
| Kitchen | 1.9m [6'2"] x 2.7m [8'9"] | Bed 1 | 4.0m [13'] x 3.1m [10'] |
| Living/Diner | 3.8m [12'6"] x 5.0m [16'3"] | Ensuite | 1.7m [5'5"] x 2.3m [7'7"] |
| Bed 2 | 3.7m [12'] x 2.9m [9'7"] | Bathroom | 1.9m [6'4"] x 2.4m [7'10"] |
| APARTMENT 112 | | | |
| Kitchen | 2.9m [9'6"] x 1.8m [5'9"] | Bed 1 | 4.0m [13'] x 2.9m [9'7"] |
| Living/Dining | 4.0m [13'] x 3.9m [12'9"] | Shower | 1.7m [5'5"] x 2.4m [7'10"] |
| APARTMENT 113 | | | |
| Kitchen | 2.9m [9'6"] x 1.8m [5'9"] | Bed 1 | 4.0m [13'3"] x 2.9m [9'7"] |
| Living/Dining | 4.0m [13'3"] x 3.9m [12'9"] | Shower | 1.7m [5'5"] x 2.4m [7'10"] |
| APARTMENT 114 | | | |
| Kitchen | 1.9m [6'2"] x 2.7m [8'9"] | En-suite | 1.7m [5'5"] x 2.3m [7'7"] |
| Living/Diner | 3.9m [12'8"] x 5.0m [16'3"] | Bed 2 | 3.7m [12'3"] x 2.9m [9'7"] |
| Bed 1 | 4.0m [13'3"] x 3.1m [10'] | Bathroom | 2.0m [6'5"] x 2.4m [7'10"] |
| APARTMENT 115 | | | |
| Kitchen | 1.8m [5'11"] x 2.7m [8'10"] | Bed 1 | 4.0m [13'3"] x 2.9m [9'6"] |
| Living/Diner | 4.1m [13'4"] x 4.8m [15'11"] max | Shower | 1.7m [5'5"] x 2.4m [7'10"] |
| APARTMENT 116 | | | |
| Kitchen | 1.7m [5'6"] x 2.9m [9'6"] | Bed 1 | 4.2m [13'9"] x 3.5m [11'6"] max |
| Living/Diner | 5.6m [18'4"] x 5.2m [17'1"] | Shower | 2.4m [7'10"] x 1.8m [6'1"] |

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Second to Fifth Floors - NORTH WING

6 apartments per floor



Floor Plans

Dimensions

APARTMENT 210, 310, 410, 510

| | | | |
|--------------|-------------------------------|-------------|---------------------------|
| Kitchen | 1.5m [5'] x 3.0m [9'9"] | Bed 1 | 4.0m [13'] x 2.9m [9'5"] |
| Living/Diner | 4.6m [15'3"] x 4.3m [14'] max | Bed 2/Study | 2.9m [9'5"] x 2.6m [8'7"] |
| Shower | 1.7m [5'5"] x 2.4m [7'10"] | | |

APARTMENT 211, 311, 411, 511

| | | | |
|---------------|-----------------------------|----------|----------------------------|
| Kitchen | 1.9m [6'2"] x 2.7m [8'9"] | En-suite | 1.7m [5'5"] x 2.3m [7'7"] |
| Living/Dining | 3.8m [12'6"] x 5.0m [16'3"] | Bed 2 | 3.7m [12'] x 2.9m [9'7"] |
| Bed 1 | 4.0m [13'] x 3.1m [10'] | Bathroom | 1.9m [6'4"] x 2.4m [7'10"] |

APARTMENT 212, 312, 412, 512

| | | | |
|---------------|---------------------------|--------|----------------------------|
| Kitchen | 2.9m [9'6"] x 1.8m [5'9"] | Bed 1 | 4.0m [13'] x 2.9m [9'7"] |
| Living/Dining | 4.0m [13'] x 3.9m [12'9"] | Shower | 1.7m [5'5"] x 2.4m [7'10"] |

APARTMENT 213, 313, 413, 513

| | | | |
|---------------|-----------------------------|--------|----------------------------|
| Kitchen | 2.9m [9'6"] x 1.8m [5'9"] | Bed 1 | 4.0m [13'3"] x 2.9m [9'7"] |
| Living/Dining | 4.0m [13'3"] x 3.9m [12'9"] | Shower | 1.7m [5'5"] x 2.4m [7'10"] |

APARTMENT 214, 314, 414, 514

| | | | |
|---------------|-----------------------------|----------|----------------------------|
| Kitchen | 1.9m[6'2"] x 2.7m [8'9"] | Bed 1 | 4.0m [13'3"] x 3.0m [10'] |
| Living/Dining | 3.9m [12'8"] x 5.0m [16'3"] | En-suite | 1.7m [5'5"] x 2.3m [7'7"] |
| Bathroom | 2.0m [6'5"] x 2.4m [7'10"] | Bed 2 | 3.7m [12'3"] x 2.9m [9'7"] |

APARTMENT 215, 315, 415, 515

| | | | |
|---------------|---------------------------------|-------------|----------------------------|
| Kitchen | 1.8m [5'11"] x 2.7m [8'10"] | Bed 1 | 4.0m [13'3"] x 2.9m [9'6"] |
| Living/Dining | 4.7m [15'6"] x 4.4m [14'3"] max | Bed 2/Study | 2.6m [8'7"] x 2.9m [9'5"] |
| | | Shower | 1.7m [5'5"] x 2.4m [7'10"] |

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Blueoak's Sustainability Pledge

Blueoak Estates is committed to creating homes that are not only beautifully designed but also environmentally responsible. Our focus on sustainability means we strive to minimize our environmental impact, adopting practices that reduce waste and prioritize the efficient use of resources.

At Sale Point, we have continued our approach of building homes that meet modern living standards while maintaining a minimal carbon footprint. This ensures our developments are as forward-thinking as the communities they serve.



Sustainability



Almost 80% of our homes are purchased before construction is complete.

Buying off-plan



Many of our homes are purchased before construction is complete and there are multiple benefits of doing this.

You will be the first owners of a brand new property and there is no chain of buyers and sellers to delay your purchase so once your new home is built, you can move in.



Step 1 - Select plot

Review the floor plans, brochure and specification and choose your preferred plot.



Step 2 - Pay reservation fee

Once you have found your perfect Blueoak home, we will ask for a reservation fee to secure it until the exchange of contracts deadline.



Step 3 - Appoint solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Blueoak home.



Step 4 - Exchange contracts

At this point, you will be ready to exchange contracts and pay the deposit whereby both parties are committed to the sale.



Step 5 - Moving day

We will arrange your full handover with our sales representative and you will receive your keys to your new Blueoak home.



Your next
chapter
starts
here.



A Blueoak home is quite simply unlike any other. Our commitment to building healthy homes for the future means every one of our schemes is purposefully and carefully conceived to maximise fresh air, natural daylight and space.

We are truly proud to create beautiful spaces where people can live not just happily but healthily too. Our developments can only be found in the most desirable locations in the North West. Whether it's a tranquil village, vibrant city centre or somewhere in between, our clients always know that they can expect a superior look, finish, specification and location from a Blueoak scheme – and our eco-conscious approach to construction offers peace of mind too.

As a team, we truly believe that buying a home should be a special experience which is why we will guide you through the entire process. From your very first enquiry, we will be there every step of the way.

Questions?

Contact our friendly sales team

Call: 01244 310 050

Email: sales@blueoakestates.co.uk

Find out more via our website:

www.blueoakestates.co.uk



Heritage Court



The Sail



Chapel Place



Alexander House



Crossford Court



Concorde House



Christleton Hall



Alexander House



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Designed by Holly Palmer Photography

