



BERKELEYSQUARE

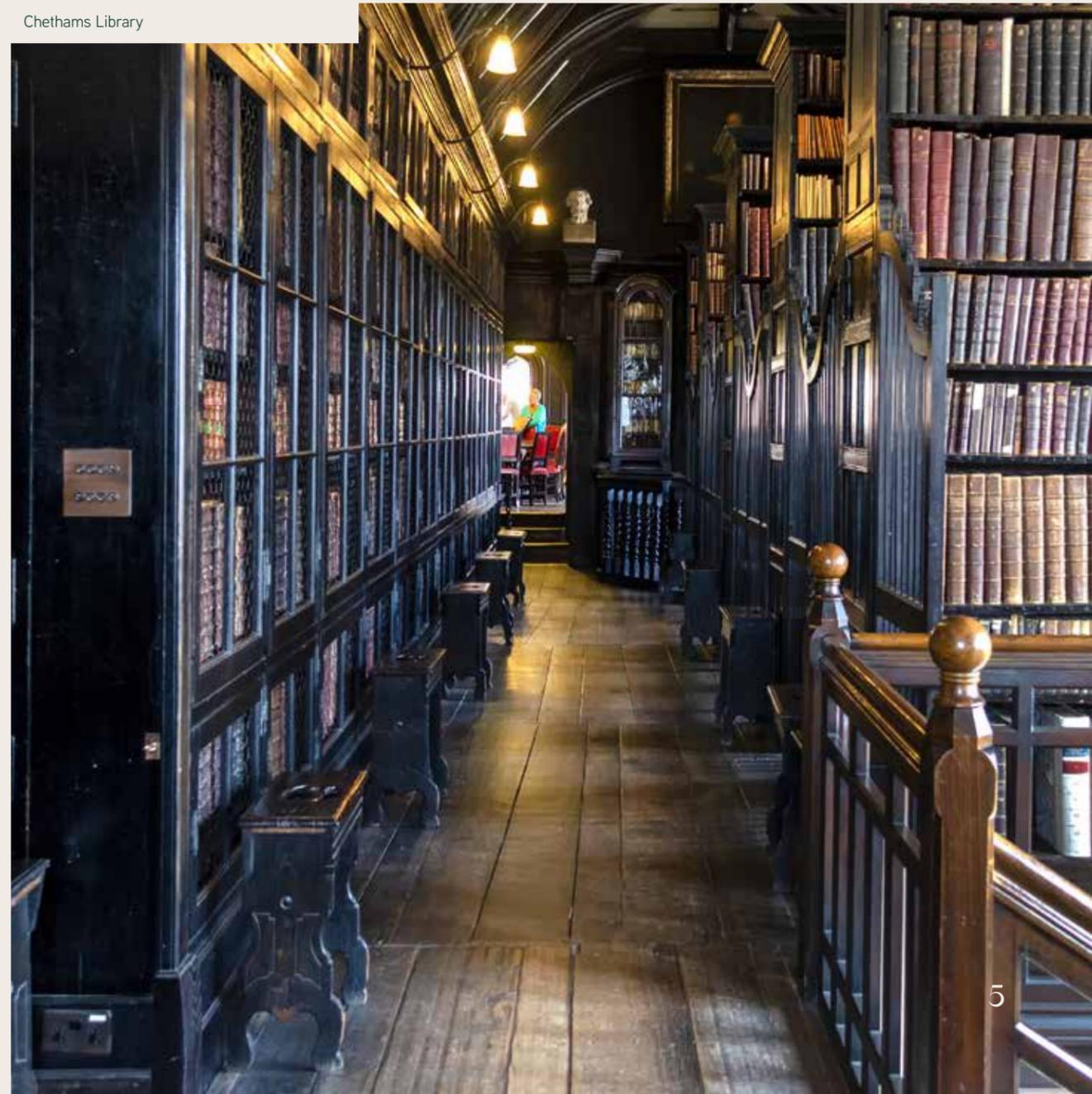
With almost
£1 billion being
invested into
Salford and
MediaCityUK,
now is the perfect
opportunity to
invest in the area.

An up-and-coming city with a vast heritage.



MediaCityUK

Chethams Library



Salford



Emmeline Pankhurst

Marrying the convenience of city living with the benefits of green spaces and a waterfront location.

Berkeley Square is a new luxury development located between Manchester City Centre and MediaCityUK. The development comprises of 500 one, two, and three-bedroomed apartments, all located around a landscaped central square that is designed to boost positive social interactions and promote the benefits of living near green space.

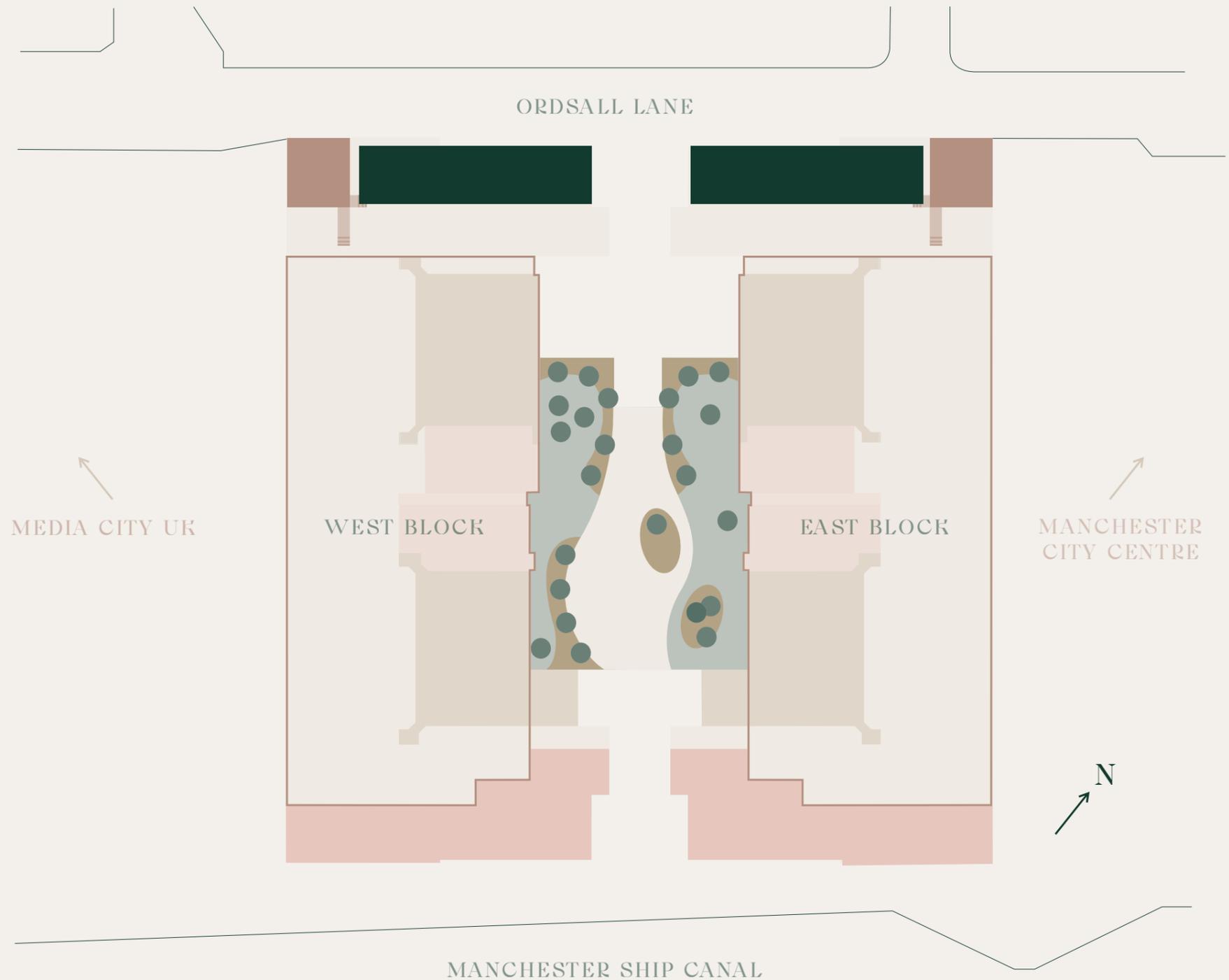
Designed by award-winning architects, Berkeley Square will be a secure community and therefore ideal for professionals, families, and first-time buyers looking for a conveniently located modern home with excellent transport links, access to valuable green space, and an outstanding riverside position.

The development has a focus on creating a sense of community, with an on-site Community Manager and a resident's app which can be used to create clubs and forums, promote local businesses, manage tenancies, and communicate directly with the Community Manager.



- + East & West Block
- + Ordsall Lane
- + Direction to Manchester City Centre
- + Direction to MediaCityUK
- + River
- + Receptions
- + Communal space
- + Central square
- + Communal roof gardens
- + Car parking
- + Bike storage

Development overview.



- | | | | |
|--|---|--|---|
| | East and West Block | | Residents communal area |
| | Reception area, managers office, back office and staff toilet | | Reception area, managers office, back office and staff toilet |
| | Ground floor communal roof terrace | | Fourth floor communal terrace |
| | Cycle store | | Car parking |

A masterclass in comfort, space and natural light.



Each apartment in Berkeley Square has a minimal, high-end feel; the quality of the finish speaks for itself. The uncluttered, contemporary design flows through each room, with a limited palette of materials creating a calming feel that doesn't detract from stunning views over green spaces and the river.



Living Areas.

The open plan living areas are perfect for relaxing and socialising, with large windows that overlook Salford and the River Irwell.



Kitchens.

Our sleek kitchens continue the minimal, luxury feel with a limited colour and material palette, and high-specification fixtures and finishes.

All kitchens will benefit from an integrated fridge-freezer, induction hob, and electric oven.



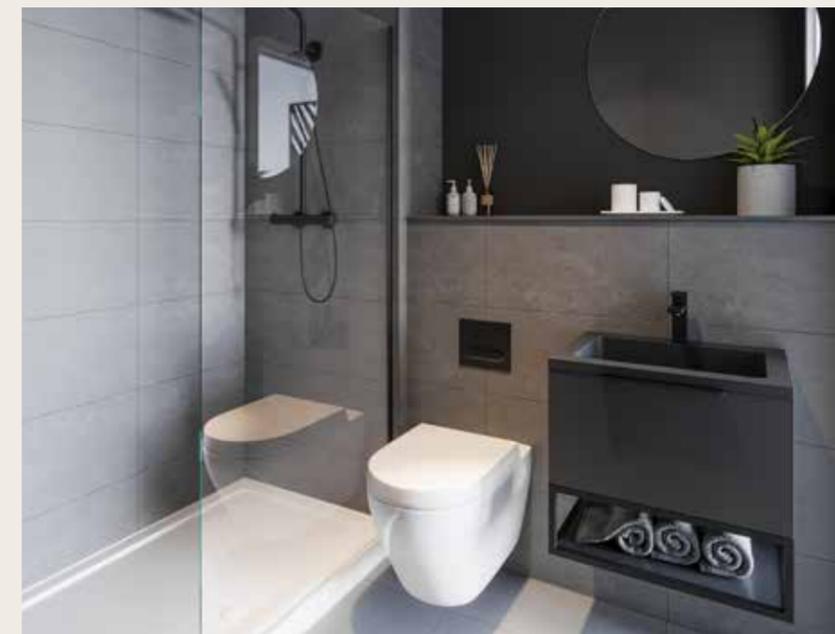
Bedrooms.

Large windows fill each of our large bedrooms with light and create a pleasant, airy atmosphere which compliments the natural, peaceful décor. Each of our two-bedroomed apartments has an en-suite bathroom, further enhancing their appeal.



Bathrooms.

Bathrooms are modern and fitted with showers and/or baths, depending on layout. Walls feature high-quality tiles, and en-suite bathrooms have their own dedicated shower unit.





Outdoor Space.



All residents will benefit from access to communal outdoor spaces, with several apartments having private balconies and roof terraces. Everyone will enjoy ample green space by way of the central square and public roof gardens.

Berkeley Square has open communal spaces that are suitable for a range of uses, such as relaxing with friends, resident events, co-working, and even exercise classes. Residents will be encouraged to engage in the Berkeley Square community by socialising, working, and studying with neighbours.

Communal Spaces.



Outdoor Living.



We are just beginning to understand the huge positive impact that access to outdoor, green space has on mental health, mood, and stress levels - never have these spaces been more valued than in the aftermath of the pandemic.

With green, outdoor spaces at its heart, Berkeley Square aims to harness the science to promote a sense of increased wellbeing for residents, completely setting it apart from other developments in the area.



Grindsmith Café - MediaCityUK

A neighbourhood on the up.

Ordsall Lane is a main thoroughfare between Manchester and Salford and is quickly becoming a newly established hub for residential development, city living, and independent bakeries, bars, and coffee shops. The building will be bordered by Dyer Street and Worrall Street, providing good vehicular and pedestrian links.

Directly opposite the Berkeley Square site, on the southern bank of the River Irwell, lies Pomona Island. The owners, Peel Land and Property,

have an ambitious masterplan for the regeneration of the former 26-acre dockland site. This site will provide around 2,500 homes and commercial space, that will reform the area and provide an endless source of social activity, further enhancing the neighbourhood.

It's not all hustle and bustle, though. Monmouth Park, Ordsall Hall and RHS Bridgewater have beautiful grounds and are both free of charge to visit; take a break from the city and enjoy a walk with family and friends.



Ordsall Hall



RHS Garden Bridgewater

MediaCity UK & Salford Quays.



Imperial War Museum

MediaCityUK



"The BBC employs over 4,000 people in Salford with further plans for expansion".

Berkeley Square is conveniently located for all of Manchester's employment hotspots. The internationally recognised MediaCityUK is a pleasant 11-minute walk away, or just two minutes by tram. Expected to double in size in the next ten years, MediaCityUK is currently amid a £1 billion expansion plan, particularly focused on the digital and media hub.

A multitude of globally recognised businesses are based in MediaCityUK, including the Northern headquarters of the BBC, ITV, and Kelloggs. The significance of the Salford Quays business scene has led to an increase in housing demand from young professionals; more and more people have been relocating to take advantage of the working

opportunities on offer. Additionally, the regeneration of Salford Quays has fuelled growth in applications to the University of Salford, boosting the Salford Quays student population.

MediaCityUK isn't just an employment district, it's a fantastic place to live which will continue to improve with the neighbourhood's expansion. Over 11,000sqft of leisure space is being developed to further enhance the already exciting lifestyle offering which includes the Lowry Theatre, the Imperial War Museum, and Salford Watersports Centre.

Salford is undergoing a huge transformation, with over 8,700 businesses and employing more than 127,000 people. With a substantial amount of development and investment in the pipeline, Salford is expected to see a rise in its population.

Salford



Education.



Berkeley Square is filled with quality schools for all ages. Perhaps most notably, Holy Family VA RC Primary School is rated outstanding by OFSTED.

For older students, Ordsall High School is an easy journey from Berkeley Square, however the co-educational St. Bede's College is also one of the UK's leading private schools and caters for children aged 3-18.

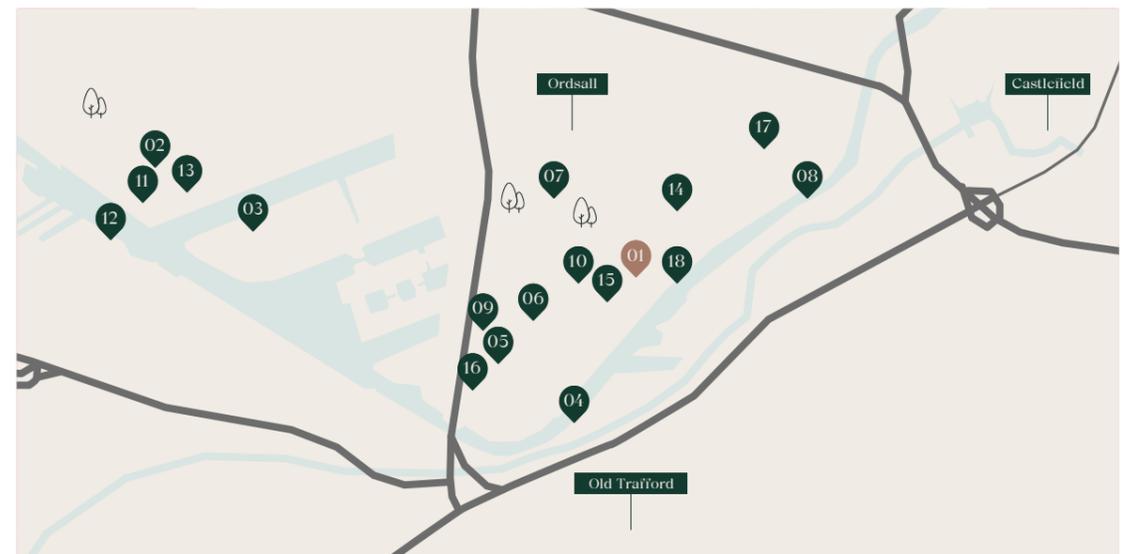
Residents in the area are simply spoiled for choice with university-level education, with the University of Manchester, Manchester Metropolitan University, and the University of Salford all located in and around Manchester City Centre. Furthermore, University Academy 92 can be found within walking distance of another one of our development sites, Urban Green, which has also built a reputation for educational excellence.

With so many educational options, Berkeley Square is the perfect place to start a family or raise an existing one of any age. The outstanding institutions nearby are sure to give children the best possible start in life and set them up for success in the future.

Well connected.

Residents of Berkeley Square can expect outstanding connectivity to all areas of Manchester via the Metrolink Tram network. Exchange Quay tram stop is a short 4-minute walk away, and from there it's just two minutes into Media City and 10 minutes to Deansgate, Manchester City Centre and the extended transport network to the rest of the country. The Metrolink tram network also gives residents convenient, comfortable access to some of Manchester's most exciting suburbs, putting even more choice on your doorstep.

In-demand areas like Altrincham and Didsbury can be reached easily via the tram and are home to some of Manchester's most desirable restaurants, bars, and shops. The tram also puts you within easy reach of Manchester Airport. This is the UK's third-largest airport and flies to more than 200 destinations around the world, from Hong Kong to New York and everywhere in between.



- | | | |
|---------------------|----------------------------|------------------------------|
| 01 Berkeley Square | 07 Ordsall Park | 13 MediaCityUK Tram Stop |
| 02 MediaCityUK | 08 Pomona Wharf | 14 Supermarket |
| 03 Salford Ouays | 09 Exchange Quay Tram Stop | 15 The Foundry Business Park |
| 04 Pomona Tram Stop | 10 Ordsall Hall | 16 AJ Bell Stadium |
| 05 Large Gym | 11 BBC Quay House | 17 Ordsall Lane |
| 06 Monmouth Park | 12 ITV Studios | 18 River Irwell |

You're in good hands.



John Heaton
Managing Director

Heaton Group is a family-run development company with a reputation for excellence. Founded in Manchester over four generations ago, the group has 50 years of experience, a growing portfolio worth over £50 million, and a track record that you can rely on.

Leading with an open and personal approach to property development and investment, Heaton Group prides itself on building quality homes with the latest technology to ensure they stand the test of time for both the investor and resident.

With a focus on rental yield and efficiency, Heaton Group procures some of the best development opportunities in the North West's most in-demand areas, completing their developments in a third of the time of the average UK developer.



info@heatongroup.co.uk

01942 251945

52b Wallgate, Wigan,

WN1 1BA



"Heaton Group" give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact. 2. Any areas, measurements or distances are approximate. Figures provided for living costs (for example, service charges) are estimates only and may be subject to change. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Heaton Group have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images and/or figures that they contain, are intended only as a guide. Properties may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans, specification and property information provided during the sales process. Any product names referenced are indicative of the quality and may be subject to change in the final specification. The developer retains the right to amend the final specification of properties.