
POTATO WHARF

MANCHESTER, M3 4NX



Prime Residential Investment Opportunity
in the heart of Castlefield, Manchester

Investment Highlights

- Est 5% NET Yield on residential BTL
- 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

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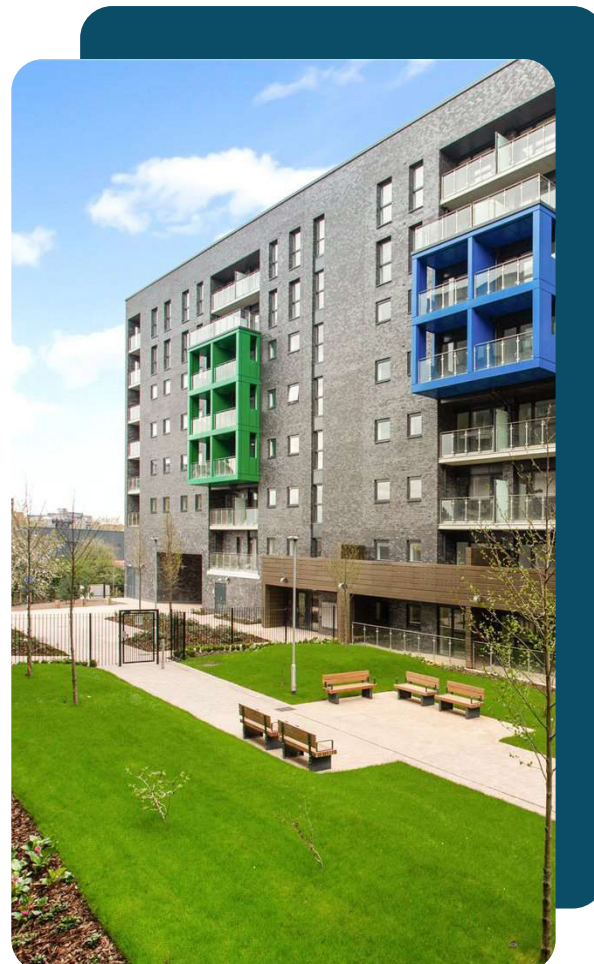
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INTRODUCING POTATO WHARF

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

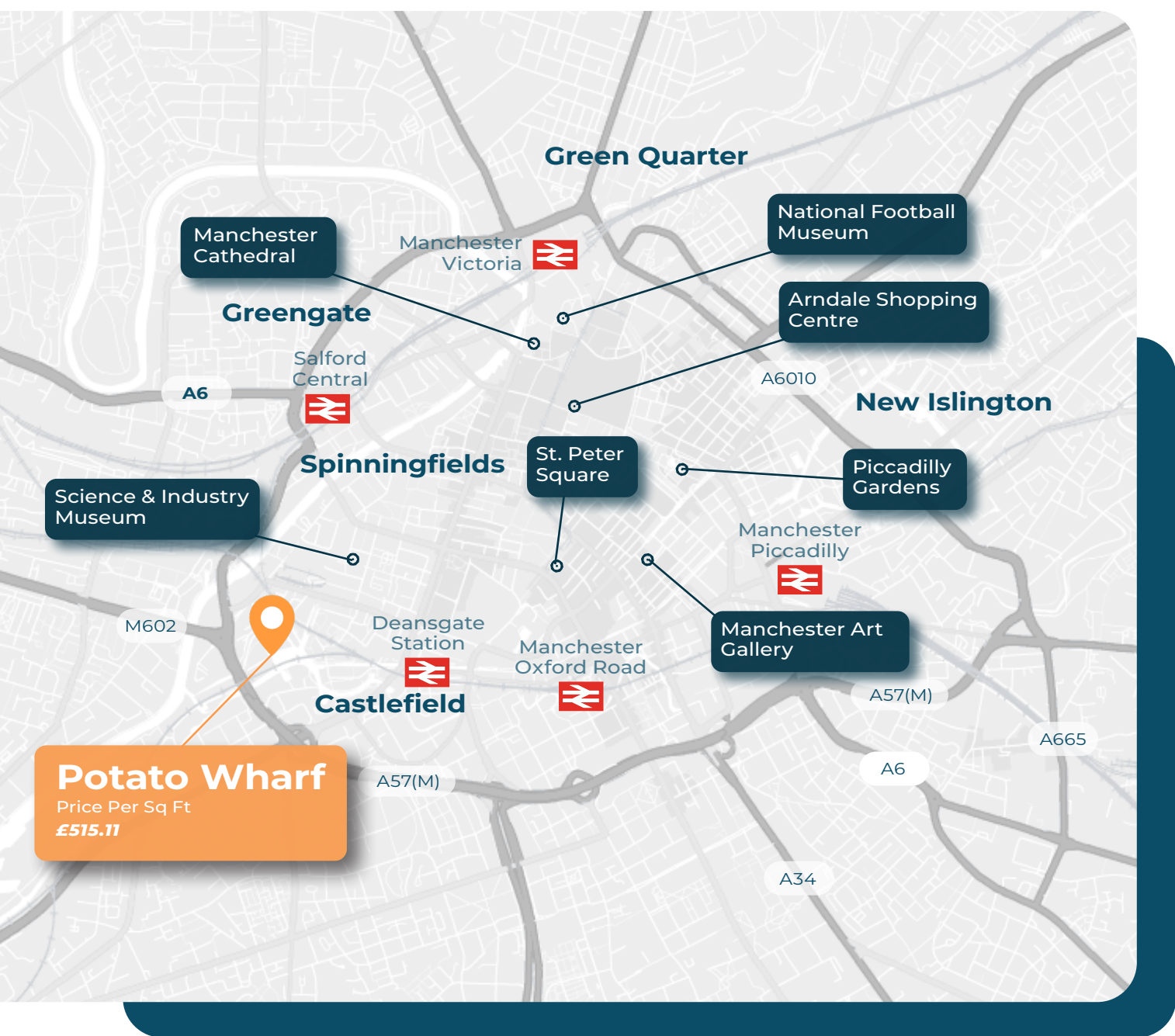
Castlefield is one of Manchester's most prestigious and best loved areas, located in the heart of the City Centre, bordered by the River Medlock, the Rochdale Canal and the Bridgewater Canal.

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

+28.8%

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

1,500 Homes

Current housing supply per year (last decade).

+21.8%

Forecasted rental growth over the next 5 years (JLL)

+2.8%

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

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.



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