

fortis
developments



ADELPHI
WHARF

PHASE TWO

LIVING *LIFE* ON THE *WATERFRONT*

ADELPHI WHARF | PHASE 2

The second phase of the incredibly successful Adelphi Wharf project has been hotly anticipated, located in one of the UK's buy-to-let property hotspots - Greater Manchester's popular region of Salford.

Adelphi Wharf Phase 2 comes on the back of the highly successful selling-out of the first phase, with investors enamoured with the development's superb location, spacious apartments boasting luxury fixtures and fittings, as well as the area's ever-growing rental demand.

Adelphi Wharf is set to be an idyllic tenant retreat, perfectly contrasting city and country living. Residents will enjoy the best of both worlds - a stunning waterfront property overlooking

the picturesque River Irwell, yet just a stone's throw away from vibrant Manchester and all that the city centre has to offer.

Phase 2 of this £75 million development will consist of 163 stunning apartments, ranging from spacious studios to luxury three-beds, each furnished to the highest of standards. In addition, Adelphi Wharf features a state-of-the-art private on-site gym, as well as communal areas, secure bicycle storage and allocated parking for its residents.

THE TALE OF TWO CITIES

Adelphi Wharf is situated in the perfect location - set in Salford against the backdrop of the city's tranquil River Irwell, the development is also just a short walk into the dynamic centre of Manchester. Although both are within the geographical confines of Greater Manchester, the two cities of Salford and Manchester could not be more different...



MEDIACITYUK - SALFORD QUAYS



TOWNHALL - MANCHESTER CITY CENTRE



SALFORD

Once known only as Manchester's more indistinct neighbour, Salford has now come into its own, thanks to huge regeneration projects that have rejuvenated the entire city. Schemes like MediaCityUK on Salford's stunning quayfront, and the Chapel Street corridor which links Salford and Manchester have revitalised the city, breathing new life into areas with almost uncapped potential.

- > Cost of regeneration over the last 5 years: £1.72 billion (£425m public sector investment and £1.3bn private sector investment) - **Salford 2025: A Modern Global City Report**
- > Population growth in Salford is expected to be higher than the national average by 2025 - **Office of National Statistics (ONS)**
- > The average value of a home in Salford increased by 12% in the first half of 2014 - **Zoopla**
- > Private sector employment in Salford is forecast to increase by 11.2% by 2020, with the creation of over 8,600 new jobs - **Association of Greater Manchester Authorities**

MANCHESTER

The UK's unofficial 'second city', Manchester is a truly global destination. A vital cog in the Government's 'Northern Powerhouse' initiative, Manchester is the third-most visited city in the UK, and boasts a huge population, economy and tourist industry that keeps the city ever-growing. Between 2001 and 2011, Manchester was the fastest-growing city in the country, as the population grew by 20%, a 2% year-on-year growth. Furthermore, this growth does not look set to stop - the city is predicted to exceed the UK's average rate of economic growth for at least the next 10 years.

- > Manchester had the fastest-growing house prices in the UK in 2013, a 21% growth throughout the year - **Nationwide Building Society**
- > Manchester's large population of students and young professionals give the city a median age of 29 - **The Guardian**
- > Manchester's economic activity rate in 2014 was 28% - 19% higher than the national average - **The Financial Times**
- > Manchester is the most popular place for foreign direct investment outside of London - **New Economy**

SPECIFICATION

The standard maintained in Adelphi Wharf could not be higher - each and every apartment within the development is spacious and luxurious, benefitting from unparalleled views of either the stunning river or dynamic city that surrounds the development. Juliette balconies and private terraces enhance residents' enjoyment of living by the waterside, whilst the luxurious fixtures and furnishings in each apartment perfectly befits modern city living.

At the forefront of high-end rental accommodation in Salford, the second phase of Adelphi Wharf will emulate the first, fitted with top-of-the-range appliances and fixtures that perfectly enhance the apartment's ample space and natural light.

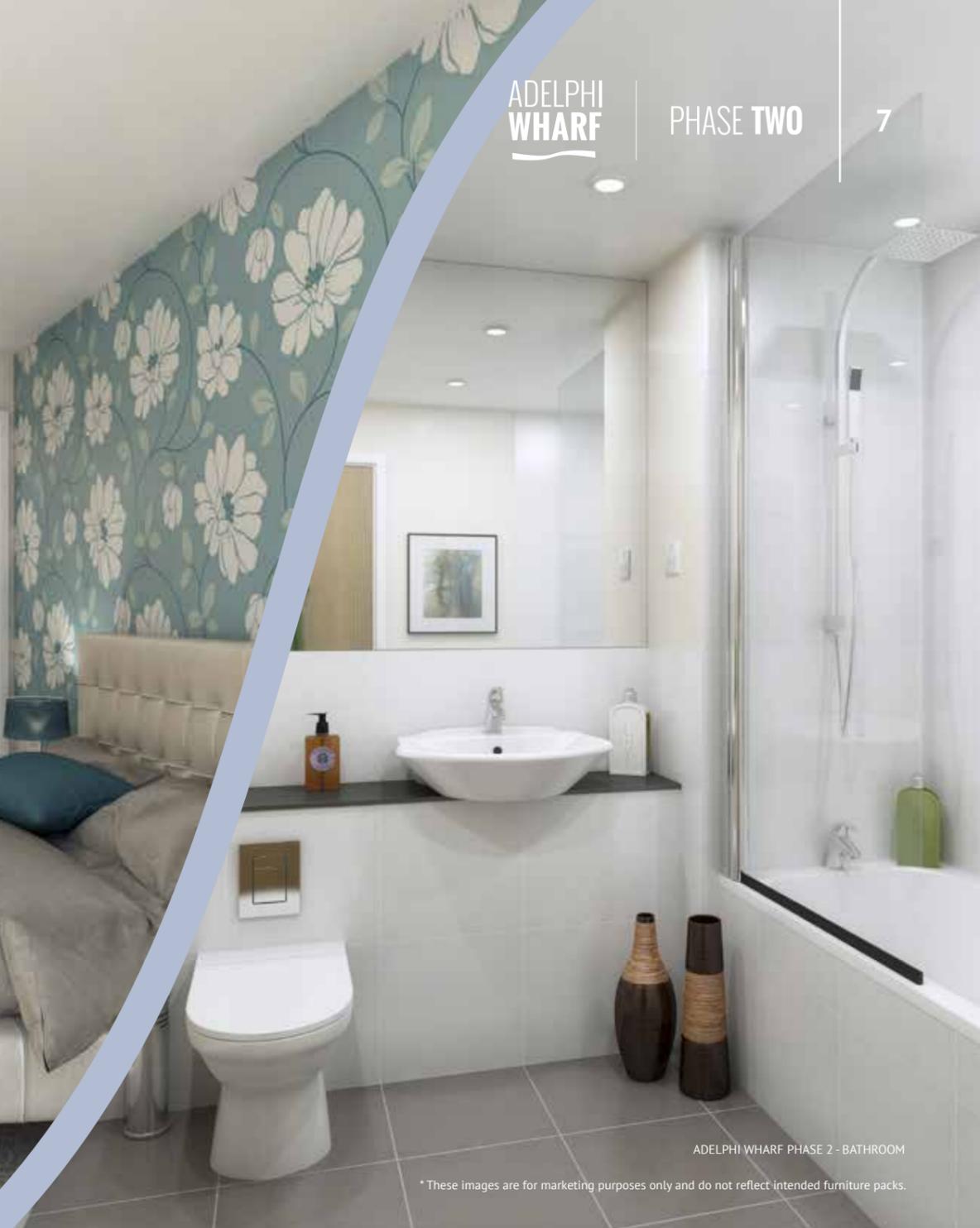
In addition to the development's stunning living spaces, the site will also provide on-site amenities that would not look out of place in a boutique hotel. A private gym, stunning outdoor spaces and secure bicycle storage were all meticulously designed with residents in mind, making Adelphi Wharf the perfect tenant retreat.



ADELPHI WHARF PHASE 2 - LIVING ROOM



ADELPHI WHARF PHASE 2 - BEDROOM



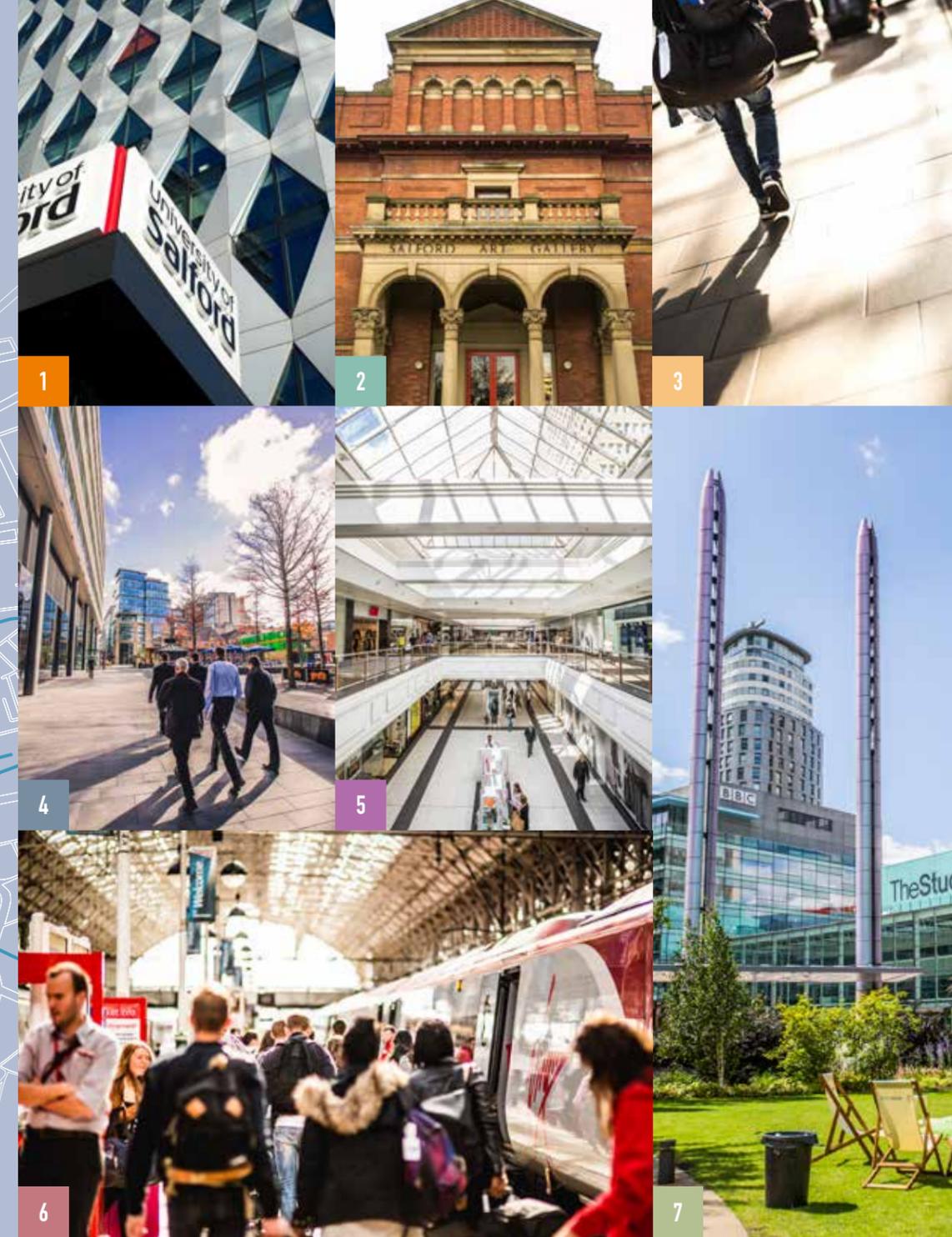
ADELPHI WHARF PHASE 2 - BATHROOM

* These images are for marketing purposes only and do not reflect intended furniture packs.

ALL YOU NEED RIGHT AT YOUR DOOR

Adelphi Wharf's location is second-to-none - as well as overlooking the picturesque River Irwell, residents of this development are just a short walk from both Manchester and Salford city centres. This means that pivotal amenities like bars, restaurants, shops and attractions are just a stone's throw away.

Furthermore, essential public transport links are right on the doorstep, meaning that travelling in and around Greater Manchester has never been easier. Links by car, train, tram and bus are easily reachable, and for those looking to travel further afield, Manchester Airport is less than 10 miles away.

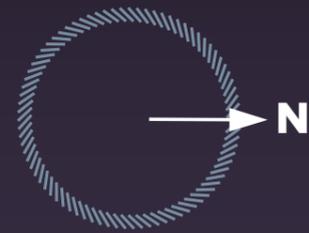


SITE MAP

As well as hosting a range of stunning apartments, Adelphi Wharf will also contain luxury on-site amenities, including a private fully-equipped gym, stunning outdoor spaces and allocated residents' parking.

KEY:

- Studio Apartments x 17
- 1 Bedroom Apartments x 59
- 2 Bedroom Apartments x 75
- 3 Bedroom Apartments x 12



Site plan to the right is indicative of the 4th floor

EXAMPLE 4TH FLOOR PLAN - PHASE 2

Total Units : 163

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



EXAMPLE STUDIO FLOOR PLAN

Total Units : 17



EXAMPLE ONE BEDROOM FLOOR PLAN

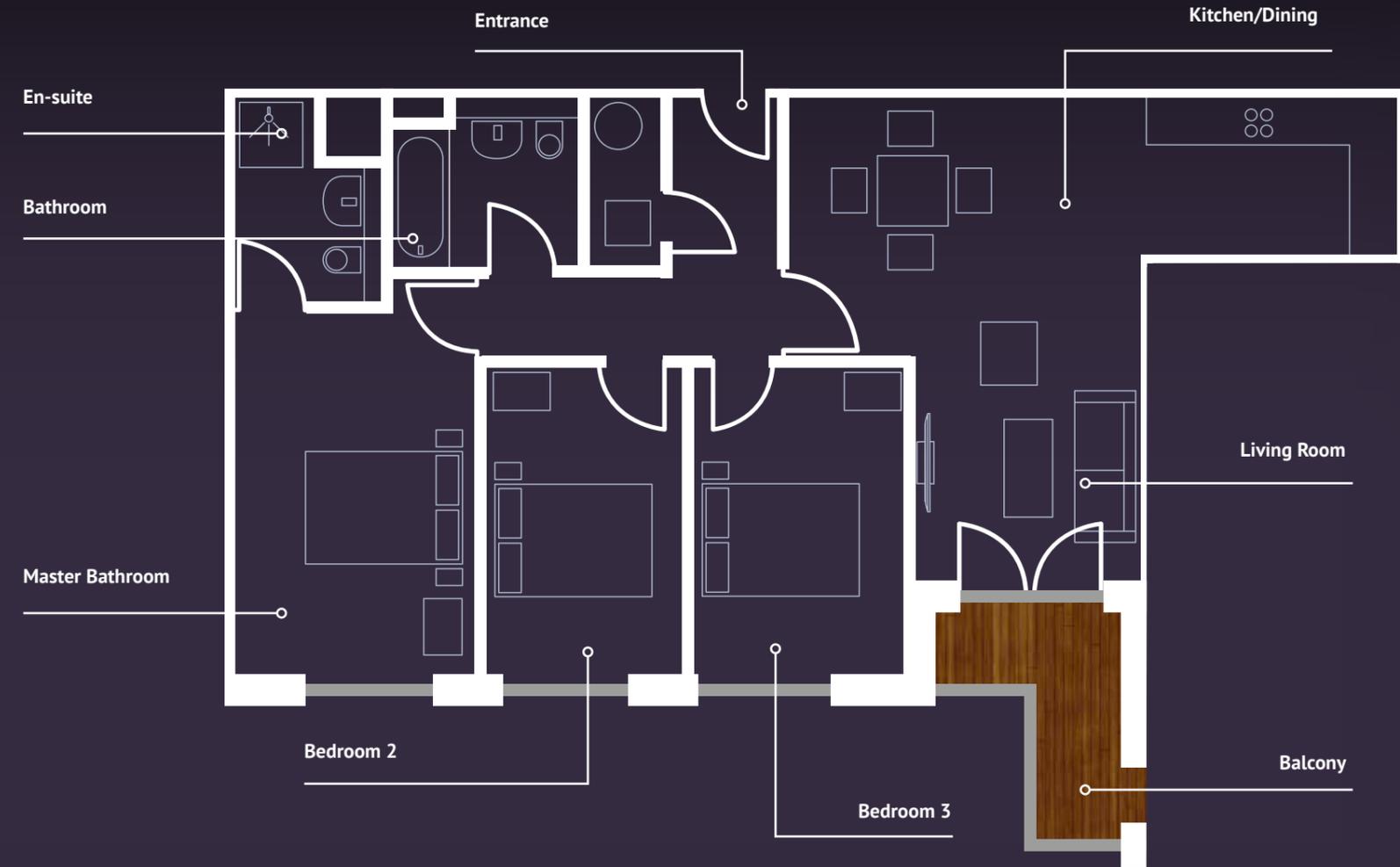
Total Units : 59

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



EXAMPLE TWO BEDROOM FLOOR PLAN

Total Units : 75



EXAMPLE THREE BEDROOM FLOOR PLAN

Total Units : 12

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

PURCHASE PROCESS

- 1 Speak to your designated Property Consultant
- 2 Choose your perfect apartment and pay the deposit
- 3 Both sets of solicitors are instructed, and the legal documents and sales pack sent out to you
- 4 Upon exchange of contract, 25% payable within 21 days (less the reservation fee)
- 5 A further 25% payable on the completion of the structural frame
- 6 Remaining balance payable upon the completion of the development

ADELPHI WHARF PHASE 2 - LIVING ROOM

FAQS

Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

Adelphi Wharf, Adelphi Street, Salford M3 6EN

Are there tenants already in place?

No, Adelphi Wharf is a new-build development, with completion expected Q3 2017

How much is the ground rent on this development?

Ground rent is £345 per annum

What are the projected annual returns?

Returns of circa 6% NET are expected from the completion of your apartment

When is my rental income paid?

Quarterly in arrears, paid directly into your bank account

Is there a lettings & management company in place?

This development will be fully let by Fortis Residential and block-managed by Fortis Estate Management

Are there any restrictions if I want to sell?

No, Adelphi Wharf is a residential development, so you are free to sell your apartment on the open market after completion of the purchase

WHY INVEST IN GREATER MANCHESTER?

Greater Manchester is the UK's largest conurbation outside of London - its population is over 2.7 million, larger than the entire populace of Glasgow, Edinburgh and Belfast combined. The region accounts for a huge £42bn of the country's annual GVA and is seen as the economic centre of the North West, thanks to playing host to the largest international airport outside the capital, as well as the largest light-rail public transport system in the UK.

In addition, the Government's Northern Powerhouse initiative has put Greater Manchester at its heart, with schemes like HS2 high-speed rail network

allowing quick and easy access from Manchester to other major cities like Leeds and London only enhancing the city's incredible status.

With successful infrastructure already in place and schemes set to continue the region's innovation in the future, there has never been a better time to invest in Greater Manchester.

STATISTICS

- There are an estimated 1.13 million households across Greater Manchester, but this is forecast to grow by 9.5% by 2020 - **Greater Manchester Forecasting Model (GMFM)**
- The Conservative Government plan to use the Greater Manchester and the Northern Powerhouse to become the biggest economy in Europe by 2030 - **The Financial Times**
- Investment in transport in Greater Manchester will add an **additional £1bn** of economic output to the region, as well as supporting over 20,000 new jobs - **Transport for Greater Manchester**
- As of 2014, the average house price in Greater Manchester was £206,465 - **Manchester Evening News**

MEDIACITYUK IN NUMBERS:

- > **£650 million** - the amount initially invested in the first phase of development
- > **44,000m²** - total gross internal floor space across the 36 acres that the MediaCityUK site currently occupies
- > **3,800** - the number of new jobs created by MediaCityUK, with the potential to create another 15,000 as the site expands
- > **15 minutes** - the time it takes to get from the MediaCityUK Metrolink stop into Manchester Piccadilly



CASE STUDY: MEDIACITYUK

SALFORD QUAYS

Arguably the catalyst for regeneration in Salford, MediaCityUK is a pinnacle of investment, having almost single-handedly transformed the area beyond recognition.

After the demise of the Manchester Ship Canal that once dominated the area, Salford Quays was left abandoned and unused, lying on acres of prime underutilised space. However in 2006, developers Peel Holdings recognised the area's uncapped potential. – Soon after, plans were underfoot for MediaCityUK, Europe's first purpose-built media hub.

Fast-forward nearly 10 years, and MediaCityUK in 2015 is now a reality. The site is home to BBC and ITV studios, with both having relocated from their expensive and unsustainable headquarters in London. This move then opened the floodgates for other companies to follow suit, and now MediaCityUK is home to over 200 businesses spanning the media, office and retail sectors.

In addition, MediaCityUK is now a tourist destination in its own right - as well as being just a stone's throw from infamous cultural amenities like The Lowry Theatre and Old Trafford Stadium (home of world-

famous football club Manchester United), the site also plays host to a whole array of amenities right on its doorstep, including bars, restaurants and even a 5,000 - capacity piazza larger than London's Trafalgar Square.

Furthermore, this level of success and redevelopment is not set to stop, it is expected that MediaCityUK will grow by a huge 455% to fill all of its allocated 200 acres in and around the stunning Salford Quays waterfront. This growth will be released in phases, with regeneration expected to enhance the area for the next 10 years and beyond.

WHAT'S ON THE HORIZON FOR SALFORD IN THE FUTURE?

As well as the continual development of MediaCityUK and the ongoing regeneration outlined as part of the multi-million-pound Salford Central scheme, there is plenty more inward investment on the horizon for the city of Salford, including:

- The extension of MediaCityUK by 164 acres stretched across several phases over the next decade
- The completion of the Port Salford scheme, a conversion of Salford Docks that will be home to the only inland multi-modal distribution park in the UK served by rail, road and sea
- The population of bars, restaurants and shops across the newly-regenerated Chapel Street in the coming years
- The extension of the Metrolink tram system, encompassing Salford's Trafford Park and running all the way to the Trafford Centre, the second-largest shopping complex in the UK

THE NORTHERN POWERHOUSE

All these regeneration schemes are perfectly in line with the Government's Northern Powerhouse scheme, which aims to develop a larger, stronger North to rebalance the economy from the dominant but vastly unsustainable London and Southern regions.

With its vast population and size, Greater Manchester will play a central role in the Northern Powerhouse initiative, with the likes of MediaCityUK and Salford Central featuring as stellar examples of how regeneration schemes can breathe new life into under-performing areas.

Salford is the perfect example of how regeneration can reverse the fortunes of an entire city. For this reason, redevelopment in and around Salford is not set to stop in the foreseeable future, nor is its ever-growing popularity as a place to live, work and invest.

FORTIS DEVELOPMENTS



Fortis Developments Ltd., in partnership with Elite City Living, is one of the fastest-growing development companies in the UK, created to provide luxury developments and to achieve and surpass the growing standards in the UK rental marketplace.

Firmly established at the forefront of the industry, Fortis Developments is now one of the most experienced and extensive developers of student accommodation, luxury apartments and regeneration schemes in the UK.

Fortis Developments undertake luxury accommodation and regeneration schemes in prime

locations nationwide, and the cornerstone of Fortis's success has been a combination of creativity and functionality.

Furthermore, all residential sites built by Fortis Developments will be fully let by their lettings subsidiary Fortis Residential and block-managed by Fortis Estate Management, meaning that both property and tenant are in safe hands.

Fortis's portfolio:

1. Dunn House | Sunderland
Sold Out & Tenanted!
2. Bard House | Nottingham
Sold Out & Tenanted!
3. Minerva House | Nottingham
Sold Out & Tenanted!
4. St Andrew's Court | Glasgow
Sold Out & Tenanted!
5. Central House | Glasgow
Sold Out & Tenanted!
6. Merebank Court | Liverpool
Sold Out & Tenanted!
7. All Saints | Sunderland
Sold Out & Tenanted!
8. Rede House | Middlesbrough
Sold Out & Tenanted!
9. Devonshire House | Birmingham
Sold Out & Tenanted!
10. Robert Owen House | Glasgow
Sold Out & Tenanted!
11. Burgess House | Newcastle
Sold Out & Tenanted!
12. Chronicle House | Chester
Sold Out & Tenanted!
13. Sovereign House | Sheffield
Sold Out & Tenanted!
14. New Bank House | Sheffield
Sold Out & Tenanted!
15. East Point | Leeds
Sold Out & In Construction!
16. Avalon Court | Nottingham
Sold Out & Tenanted!
17. Adelphi Wharf - Phase One
Sold Out & In Construction!
18. Stanley Court | Liverpool
Sold Out & In Construction!
19. Maid Marian House | Nottingham
Available for sale
20. Bridgewater Point | Salford
Available for sale

View a selection of Fortis's portfolio:



ADELPHI WHARF - PHASE ONE

Situated just off Chapel Street, the gateway between Manchester and Salford, Adelphi Wharf is a luxury residential development bringing a mixture of stunning apartments with waterfront views to market.



BRIDGEWATER POINT

Bridgewater Point is a new residential development scheme in Salford, creating 220 stunning apartments for a market currently enjoying high tenant demand, but suffering low available stock.



MAID MARIAN

Maid Marian House is the latest student development on the thriving Nottingham market. This investment provides 94 luxury studio apartments for the ever-growing student population.



DEVONSHIRE HOUSE

Devonshire House is a bespoke conversion of a former office block offering tenants the choice between spacious studios, and stunning one and two bedroom apartments.



EAST POINT

Bringing a total of 39 apartments to the local residential market, East Point is a highly sought-after development in the heart of Leeds, which raises the bar when it comes to luxury city centre living.



MEREBANK COURT

Merebank Court is a property investment on the edge of Liverpool's busy city centre. With its 78 boutique 1, 2, and 3 bedroom apartments it offers itself as the ideal buy-to-let opportunity for savvy.



AVALON COURT

Avalon Court, a £2.5 million conversion project, is home to 98 luxury studio apartments. It is the perfect home for all students seeking high-quality, luxury accommodation in the heart of Nottingham's vibrant city centre.



STANLEY COURT

Stanley Court is the latest addition to the Liverpool buy-to-let market. As a conversion of a former office, it supplies the local property market with a total of 48 stunning studios, available to investors as premium and superior investment options.



**ADELPHI
WHARF**

PHASE TWO

LIVING LIFE ON THE WATERFRONT

www.knightknox.com/adelphiwharf

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ELITE CITY LIVING