



BRIDGEWATER

POINT

Tranquil. Private. Living.

04 / 05

Salford's newest residential development

06 / 07

State-of-the-art living

08 / 09

Distance from Bridgwater Point to...

10 / 11

Site map

12 / 13

1 and 2-bed floor-plans

14 / 15

3-bed and townhouse floor-plans

16 / 17

A Greater Manchester

18 / 19

Manchester

20 / 21

Salford

22 / 23

Frequently asked questions and purchase process

24 / 25

Invest with Knight Knox

26 / 27

Developer profile - Fortis Developments

Salford's Newest Residential Development

£110m

From 2013, around £110 million has already been invested in Greengate, just one area of Salford

Salford City Council

Situated on Ordsall Lane, one of Salford's most emerging residential areas, the development is perfectly located - bordering directly on Salford Quays (the home of MediaCityUK, Europe's most acclaimed creative industry hub), and also just a short walk away from Manchester's thriving city centre.

Bridgewater Point is comprised of 220 residential units, made up of a mixture of stunning studio, 1, 2, and 3 bedroom apartments, as well as a selection of beautiful townhouses, spread over seven floors. All apartments are furnished using only the highest quality materials and appliances, and are decorated in a contemporary chic manner.

In addition, residents of this ultramodern 194,000sqft development are also able to enjoy a private on-site gym, bike storage facilities and a limited number of car parking spaces. Furthermore, the complex also plays host to a striking communal garden area, a perfect utopia for residents to relax and unwind. Bridgewater Point is truly a state-of-the-art project thanks to its beautiful interior and exterior design, further enhanced by its proximity to two of the UK's must-see places - Salford Quays and Manchester city centre.



Why Bridgewater Point?

- ▶ 6% assured NET rental yields in year one
- ▶ Stunning apartments in a highly sought-after location
- ▶ Prime rental market in Salford
- ▶ Excellent location between Salford Quays and Manchester City Centre
- ▶ Great transportation links - tram and bus access
- ▶ Built by experienced developers Fortis Developments
- ▶ Fully let and managed by an experienced lettings agent

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

State-of-the-art Living



Bridgewater Point is at the forefront of modern high-end living. Each and every apartment is furnished with beautiful fixtures and furnishings, and contains top-of-the-range appliances that perfectly befits custom-made city living. The needs of modern tenants are perfectly catered to in Bridgewater Point, where high-end luxuries like a 40-inch SMART TV just add to the luxurious feel and make each tenant feel at home.

Furthermore, the development is home to a number of residential amenities to heighten the feel of luxurious living. A private on-site gym, secure bicycle storage and a beautifully-landscaped communal garden area were purposefully designed with residents in mind, while the on-site management office is on-hand to ensure that each and every tenant is fully happy in their new home.



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8.1%



A furnished apartment can command up to 8.1% more rental income than an unfurnished property

Countrywide, 2015

Your Investment Options

Investment Options for Bridgewater Point:

Studio apartments from	£104,995
1-bed apartments from	£114,995
2-bed apartments from	£129,995
3-bed apartments from	£139,995
Luxury townhouses from	£164,995

Example financial projection for a 1-bed apartment:

Purchase price:	£114,995
Est. annual rent:	£8,220
Est. service charge:	£840
Est. management fee:	£411
Est. NET income:	£6,969
Est. NET yield:	6.06%

Example financial projection for a 2-bed apartment:

Purchase price:	£129,995
Est. annual rent:	£9,300
Est. service charge:	£960
Est. management fee:	£465
Est. NET income:	£7,875
Est. NET yield:	6.06%

6%



6% assured NET rental yields in year one

Distance from Bridgewater Point to...

1. Cornbrook Tram Stop | 0.7 miles | 13 minute walk

2. Exchange Quay Tram Stop | 0.8 miles | 14 minute walk

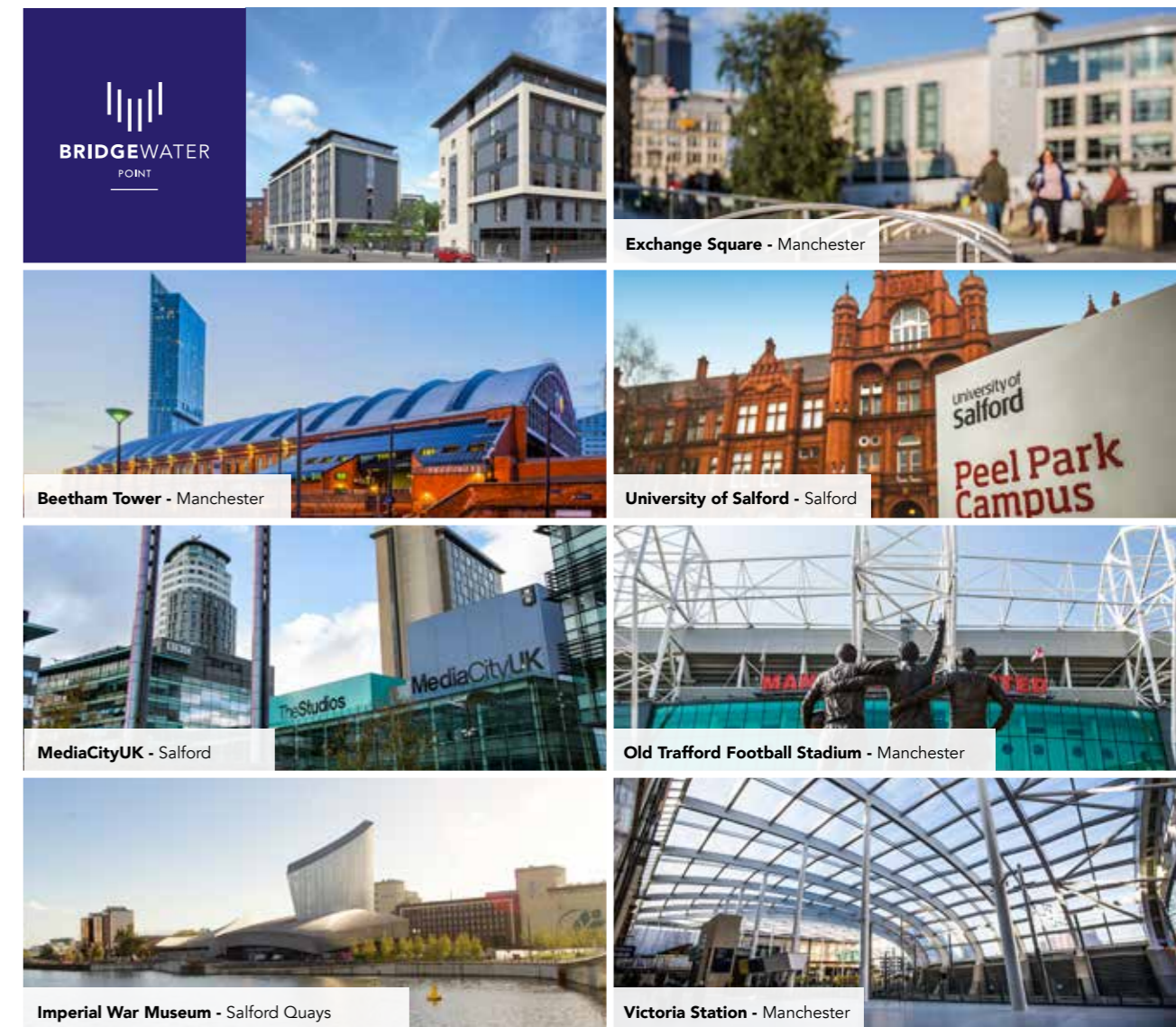
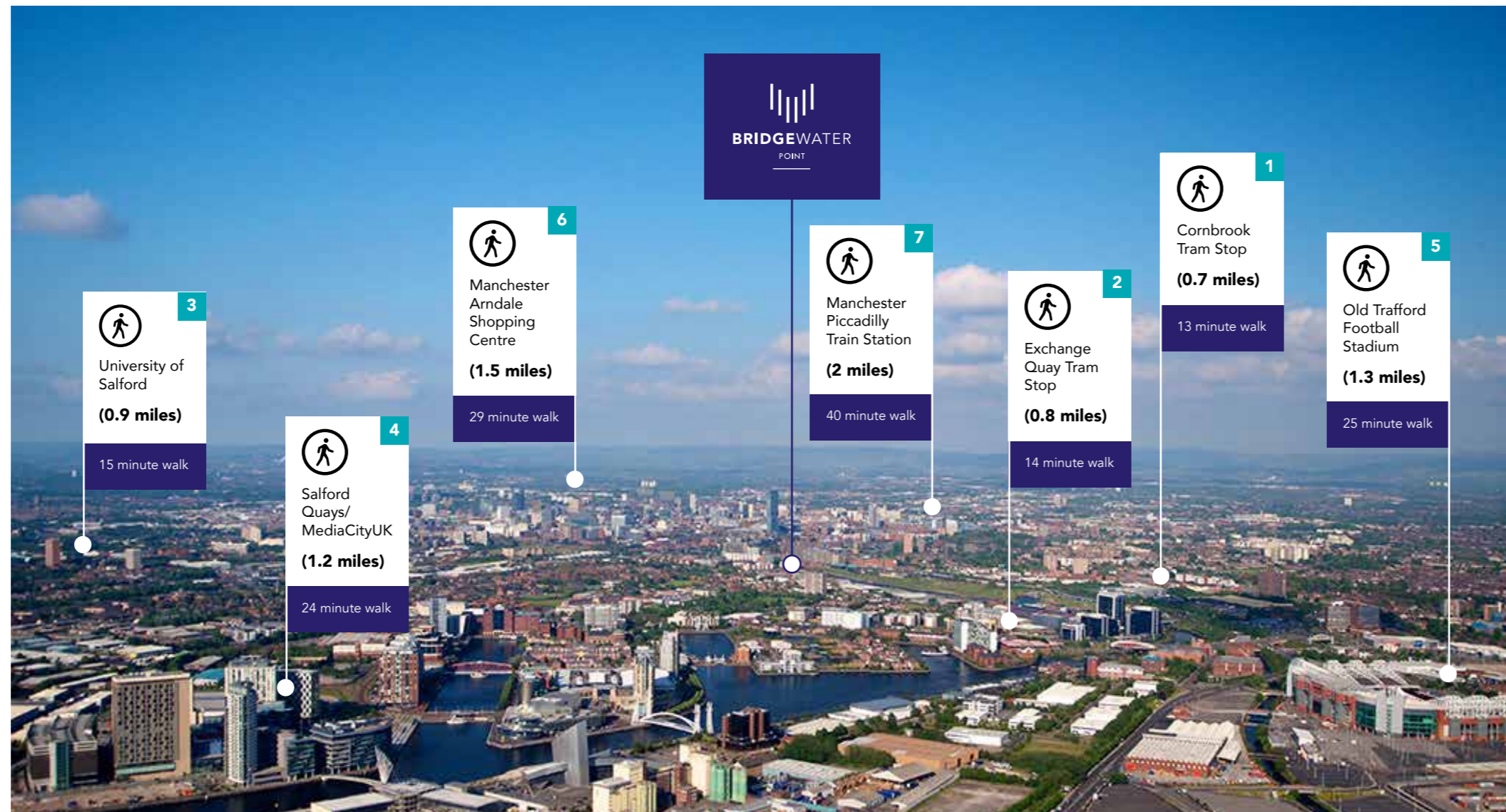
3. University of Salford | 0.9 miles | 15 minute walk

4. Salford Quays/MediaCityUK | 1.2 miles | 24 minute walk

5. Old Trafford Football Stadium | 1.3 miles | 25 minute walk

6. Manchester Arndale Shopping Centre | 1.5 miles | 29 minute walk

7. Manchester Piccadilly Train Station | 2 miles | 40 minute walk



Site Map

Bridgewater Point has a host of on-site amenities, including a private on-site gym, stunning outdoor communal areas and parking available.

This development is a mix of apartments, ranging from:

- Studios** x 3
- 1-Bed Apartments** x 83
- 2-Bed Apartments** x 90
- 3-Bed Apartments** x 30
- 4-Bed Apartments** x 1
- Townhouses** x 13

Site plan to the right indicative to ground floor layout



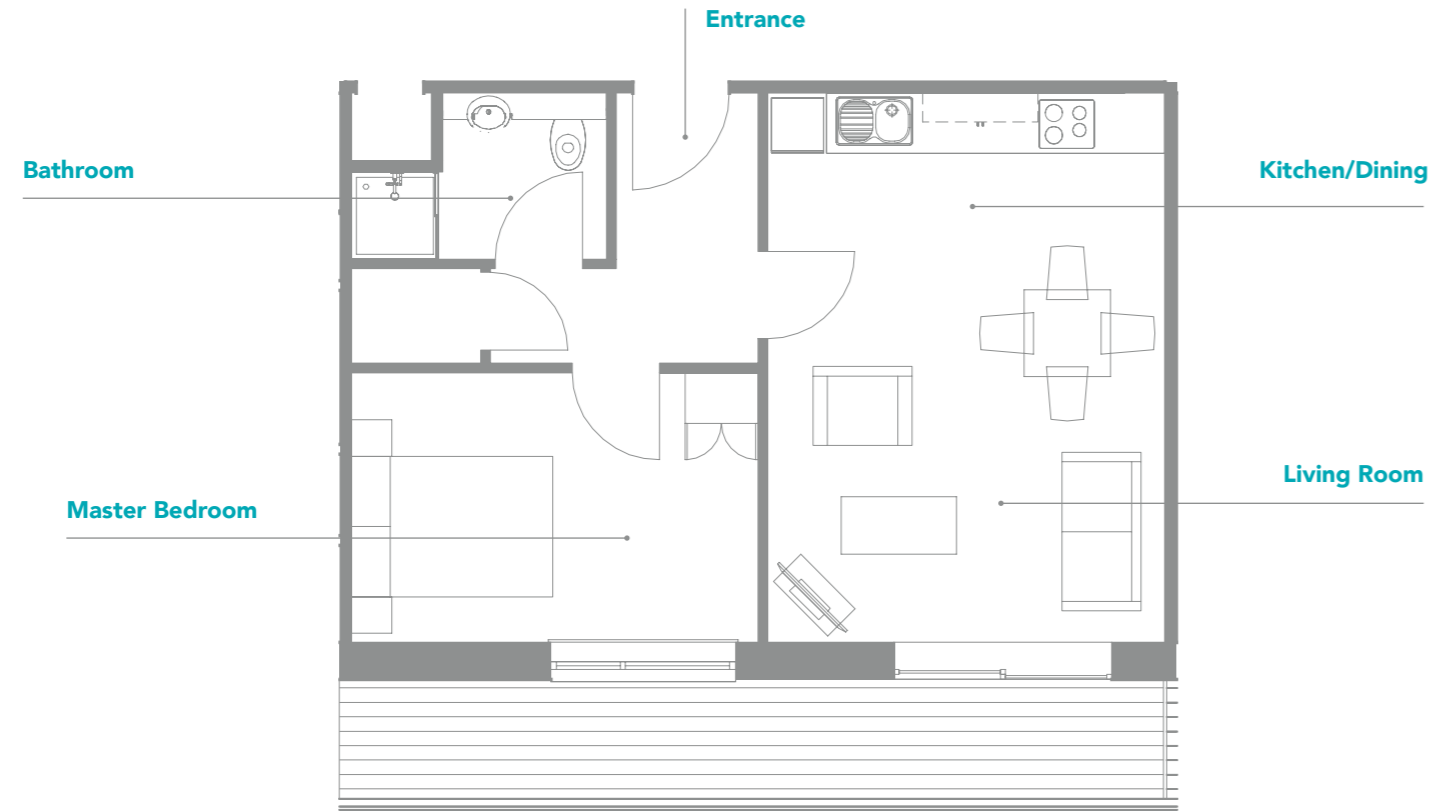
MEDIACITYUK | 1.2 MILES



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

Floor Plans

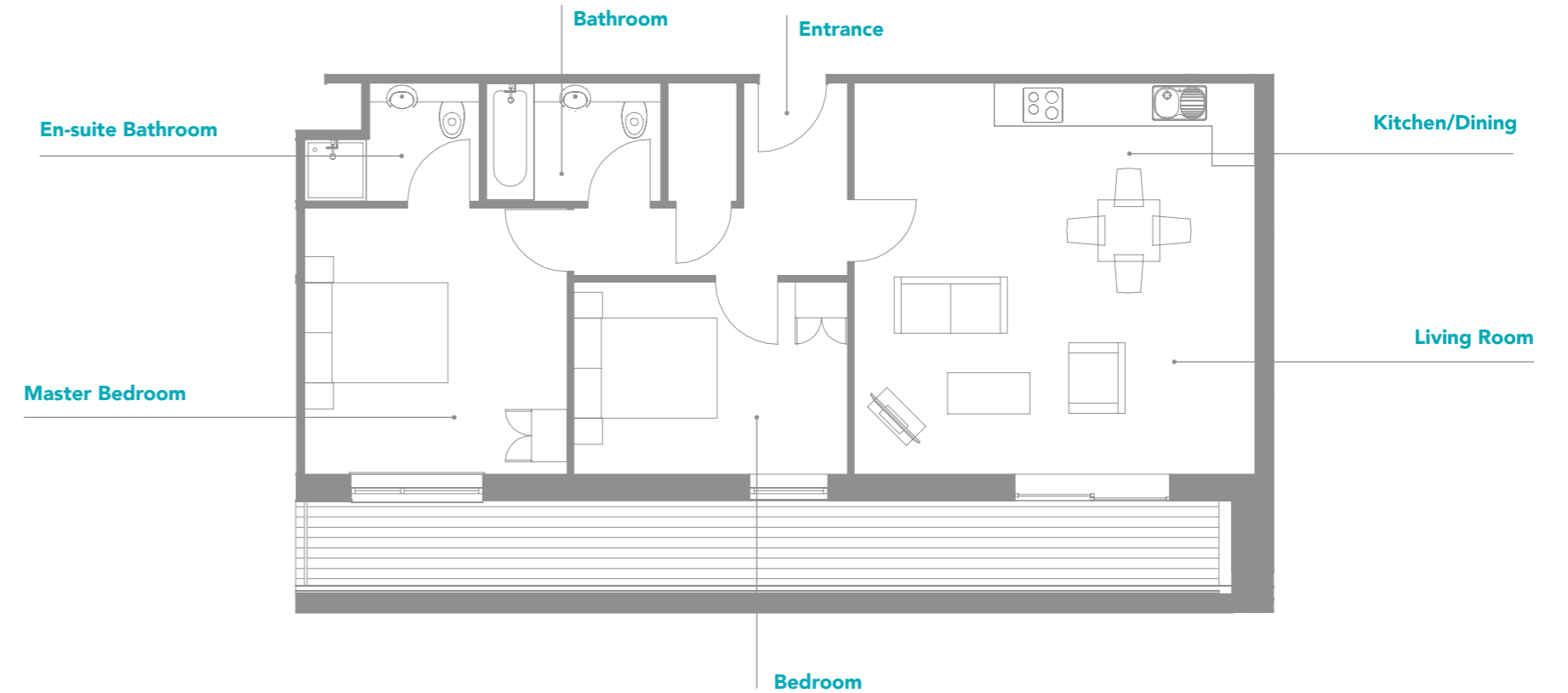
1-Bed Apartment



83 x 1-Bed Apartments
Average Sq-ft : 454

Floor Plans

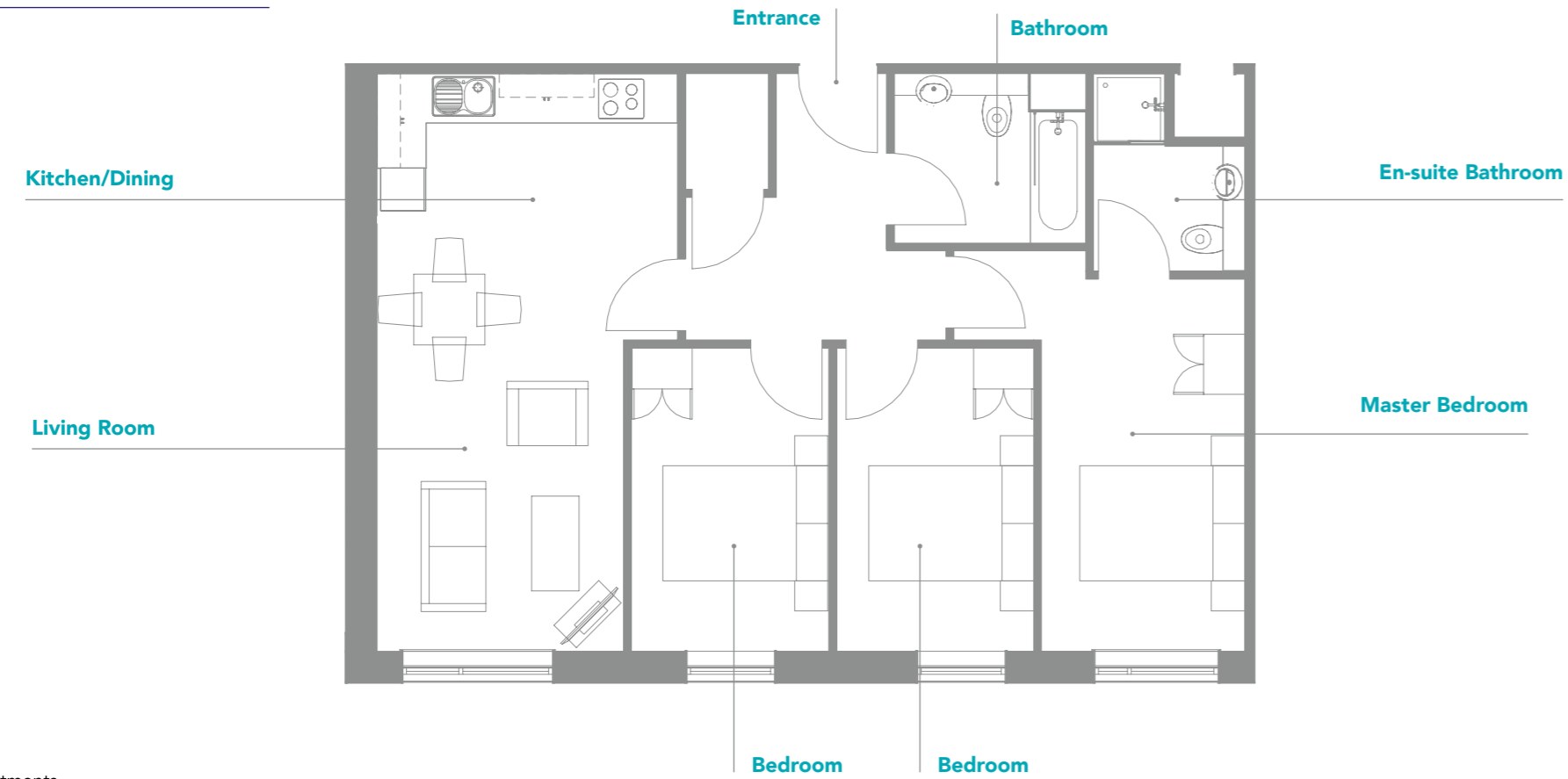
2-Bed Apartment



90 x 2-Bed Apartments
Average Sq-ft : 672

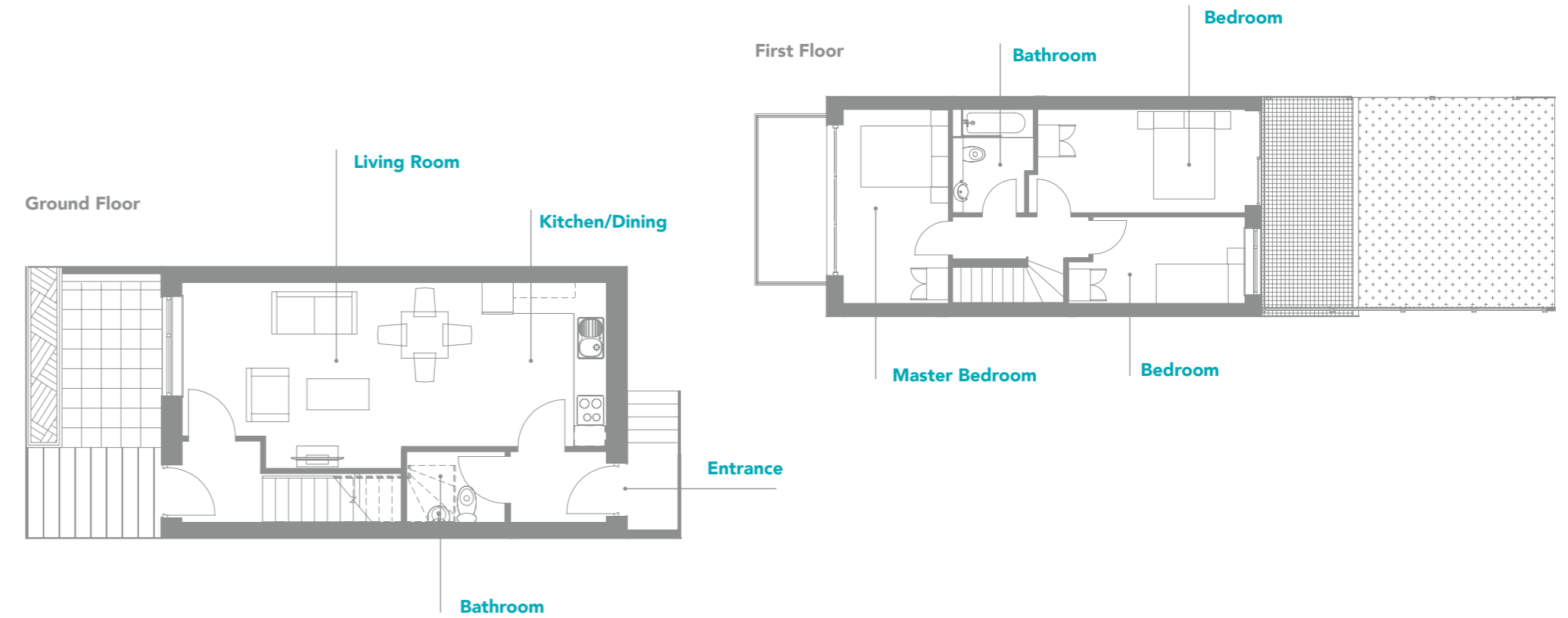
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Floor Plans 3-Bed Apartment



30 x 3-Bed Apartments
Average Sq-ft : 870

Floor Plans Townhouse



13 x Townhouses
Average Sq-ft : 895

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A Greater Manchester

Greater Manchester is the largest urban conurbation outside of London, comprised of ten boroughs including the famed cities of Salford and Manchester. As one of the largest metropolitan areas in the UK, it is no surprise that Greater Manchester has a huge populace of 2.7 million people, more than the entire populations of Glasgow, Edinburgh and Belfast combined.



6.6%



Greater Manchester's population grew by 6.6% over the last decade

New Economist



Connectivity in the heart of Manchester

Greater Manchester is a UK economic heavyweight, accounting for a staggering £42bn of the UK GVA. Naturally, Greater Manchester is the economic centre of the North West, and holds the title as the third most visited city in the UK, behind London and Edinburgh. But what is it that makes this Greater Manchester so great?

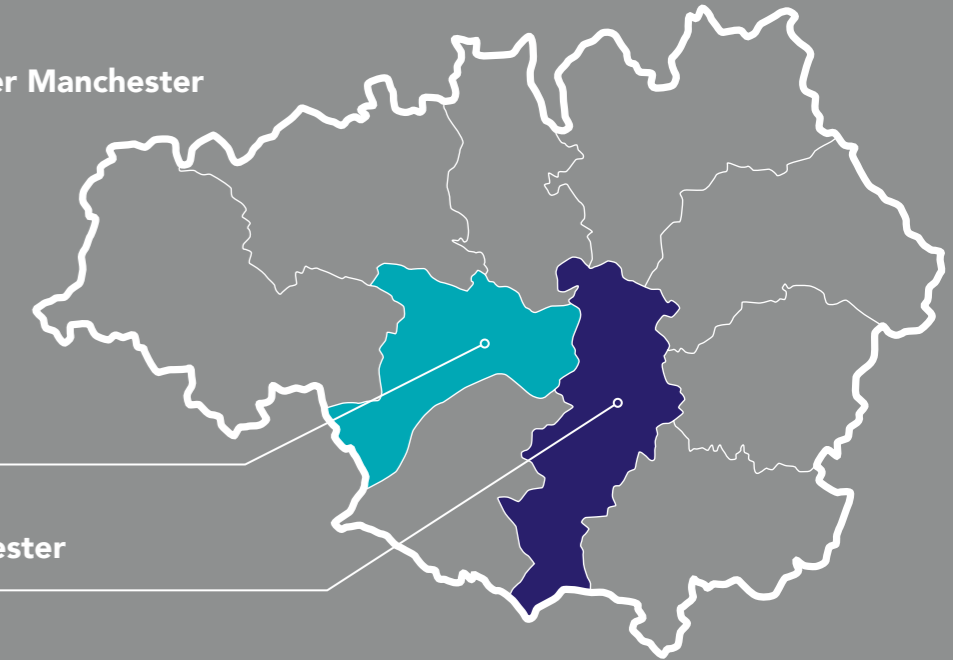
Famed for its investments, Greater Manchester's landscape is ever-changing. Alongside new investments into property, public services and cultural attractions, the infrastructure around the area is second-to-none. Home to the UK's largest international airport outside of London, Manchester has an impeccable transportation framework, with transport routes easily accessible by air, land and sea.

Greater Manchester is home to Europe's largest light-weight tram system, which allows residents of Manchester City Centre to traverse between neighbouring towns with ease. Furthermore, excellent rail links means that travel to other UK cities has never been easier—a train from Manchester Piccadilly to London Euston takes just over 2 hours, whilst a train in the opposite direction to Newcastle takes around 2 hours and 19 minutes.

Greater Manchester

Salford

Manchester



Northern Powerhouse

Greater Manchester is the driving force behind the Northern Powerhouse – the Chancellor's initiative to rebalance the British economy by taking focus away from the capital and putting emphasis on the northern regions instead. A lot of exciting things are happening for Greater Manchester: Whilst the upcoming HS2 speed rail network promises to improve nationwide connectivity between all major UK cities including Manchester and London, the infrastructure inside the city's parameters is set for major enhancements with its own London-like "Oyster Card" transportation project worth £2 billion.

Manchester

Manchester is thriving like never before: With a rapidly growing population of 520,215 people in 2014 (1.1% more than in 2013), it is no surprise that business in Manchester is booming.

22.2%

Manchester's house prices are set to rise at least 22.2% in the next 3 years

CityLife 2015

Excellent Employment Growth

The 'Beyond the City' report by the International Festival for Business (IFB) has forecasted an employment growth of 3.8% in the city between 2015 and 2020, allowing Manchester to outpace some of the world's leading capitals such as Paris and Berlin. In addition, Manchester is one of the nation's biggest contributors to its overall annual economic output, with contributions from the city accounting for a huge £51 billion.



Manchester Outperforms London

Known as the 'UK's second city', it is unsurprising that Manchester has even outperformed the nation's capital as the UK's most sought-after destination for investment in the first quarter of 2015, according to Knight Frank. This is particularly the case for its buy-to-let market: With average house prices of approximately £211,571 and rents set to rise by an impressive 9% in 2015, savvy investors are increasingly looking away from London's stagnating housing market and towards the impressive investment opportunity that is Manchester.



Old Trafford - Manchester United Football Club



26.85%

26.85% of housing stock is privately rented in Manchester

The Telegraph 2015

Salford

Right next door to Manchester lies Salford - one of the most up-and-coming destinations in the UK.

12%

The average value of a home in Salford increased by 12% in the first half of 2014

Zoopla

UK Property Hotspot

Since the opening of MediaCityUK (Europe's largest purpose-built creative, digital and technology hub) in 2011, the area has experienced a massive upsurge of business activity and popularity. Home to national TV giants such as the BBC and ITV, MediaCityUK has managed to attract an array of developers and businesses alike to the Salford area - so much so that both demand and property prices in Salford have skyrocketed over the past five years, resulting in the city receiving the title of the UK's 'property hotspot' by UK bank HSBC in 2014.

Having once been a somewhat overlooked area, Salford has now seen regeneration worth over £100 million being injected into the area over the past 10 years. This includes the likes of the £10 million Chapel Street Corridor transformation (Salford's gateway to Manchester) and the current £650m regeneration scheme of Salford Central, which is already well underway.



Salford Town Hall

Accessible Location

In general Salford has a lot on offer for its rapidly growing population of 242,040 people: its location along the Manchester Ship Canal and River Irwell gives the area's landscape not only stunning waterfront views but also a variety of beautiful green land - all while it still benefits of being very close to the likes of Manchester's vibrant city centre, Manchester United's world-famous football stadium at Old Trafford and easily accessible gateways to neighbouring cities such as Liverpool and Leeds.



MediaCityUK



Ordsall Hall

10%

The number of households in Salford has grown by 10% in the last ten years

Salford City Council

FAQ'S



Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

Ordsall Lane, Salford, M5 4TD

Are there tenants already in place?

No, Bridgewater Point is a new-build development

How much is the ground rent?

Ground rent is £349 per annum

What are the projected annual returns on this project?

6% NET returns in year 1

When is my rental income paid?

Quarterly in arrears, direct into your bank account from completion

Is there a management company in place?

Yes, the designated management company will be Fortis Lettings & Management, who will let and block manage the building.

Are there any restrictions if I want to sell?

No, Bridgewater Point is a residential development, so you are free to sell your apartment on the open market.

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. 25% of the balance is payable upon exchange of contracts
5. 25% of the remaining balance payable upon completion of the structural frame
6. Remaining 50% payable upon completion of the development

Fortis Developments

► Developer Profile

A snap-shot of Fortis' vast portfolio ►



Fortis Developments Ltd is one of the fastest growing development companies in the UK. The company was created to provide luxury developments, achieving the growing standards in the 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.

They undertake luxury student accommodation and regeneration projects in prime locations at key university sites nationwide. Along with their careful choice of locations, the cornerstones of Fortis' success have been a combination of creativity and functionality.

Furthermore, Fortis also operate Elite City Living, a lettings subsidiary whose sole purpose is to fully let and manage each apartment across Fortis' residential developments. This lettings agent is highly experienced and perfectly placed to attend to the needs and wants of every tenant,

to ensure that both the property and tenant are well cared for at all times.

Sovereign House | Sheffield

Sold Out & In Construction!

A 178-unit student accommodation development in the heart of Sheffield, including on-site entertainment lounge and private gym.



New Bank House | Sheffield

Sold Out & In Construction!

A bespoke student accommodation development in Sheffield housing 78 student apartments and a host of on-site amenities.



East Point | Leeds

Sold Out & In Construction!

A new development in the centre of Leeds comprising of 39 stunning apartments, perfect for students and young professionals alike.



Avalon Court | Nottingham

Sold Out & In Construction!

Nottingham's newest student accommodation development will house 95 luxury apartments in a city with a huge student population.



Adelphi Wharf | Salford

Phase 1 Sold Out & In Construction

A stunning mix of studio to three-bed apartments set against the backdrop of Salford's River Irwell and will provide prime waterfront living.





BRIDGEWATER

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