

# • THE BAILEY •

MANCHESTER

FAST FACTS



The Bailey is a modern development comprised of 104 one- and two-bed apartments situated alongside St George's Park with views of Deansgate to the northeast.

Located between Trafford and Manchester City Centre, The Bailey is expected to be extremely popular with tenants. The Manchester Metropolitan University and The University of Manchester are only a mile from the development - a walkable distance for many of the students that continue to underpin Manchester's robust rental market.

Deansgate train station is also only a 15-minute walk away and in under 5 minutes the nearest bus stop can provide residents with convenient access to all the city has to offer.

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THE BAILEY

# WELCOME TO MANCHESTER

Manchester has long been famous for its rich history and innovative spirit. The birthplace of the modern industrial world, in recent years the city has diversified beyond its historic moniker of 'Warehouse City'. With a thriving cultural and leisure scene, as well as first class employment opportunities, Manchester is undergoing an exciting economic renaissance. Global employers such as Google and HSBC have been attracted to the city, as well as the BBC in a motion to relocate the entertainment industry from London to Manchester's MediaCityUK.

Located in the south-west of the city centre, the Deansgate and Castlefield districts of Manchester are renowned for their historic canals and lively high streets. A burgeoning bar and food scene is prominent in the area, where young professionals congregate after a day's work. The variety of establishments offer entertainment for every age, budget and taste. Located slightly further out is the business and enterprise hub of Trafford with the highest number of companies per capita. Businesses small and large – from tech start-ups to international corporations – have established a presence in the vicinity.

Trafford is not only a corporate hub, but renowned for its excellent leisure activities, with sporting at the forefront. Home to Manchester United's football stadium (Old Trafford) and Lancashire County Cricket Club, Trafford sees plenty of foot traffic from around the country for major national events. The city also offers excellent interconnectivity.

Manchester airport, the UK's second-largest, is just a 10-minute drive away with direct flights to commercial centres both in the UK and across the globe. Locally, it is also well connected through the largest tram network in the UK and soon to connect to the High Speed 2 (HS2) rail network.

# PROPERTY MARKET FAST FACTS



33%: Population Growth  
(2000 - 2035)



GBP42.2 Billion:  
GDP as of 2021



67% Increase in GDP  
since 2000



66%: Current Housing  
Undersupply



72%: House Price Growth  
since 2010



25.7%: House Price Growth  
(2022 - 2026)



82,505 Housing Unit Deficit  
Forecast by 2031

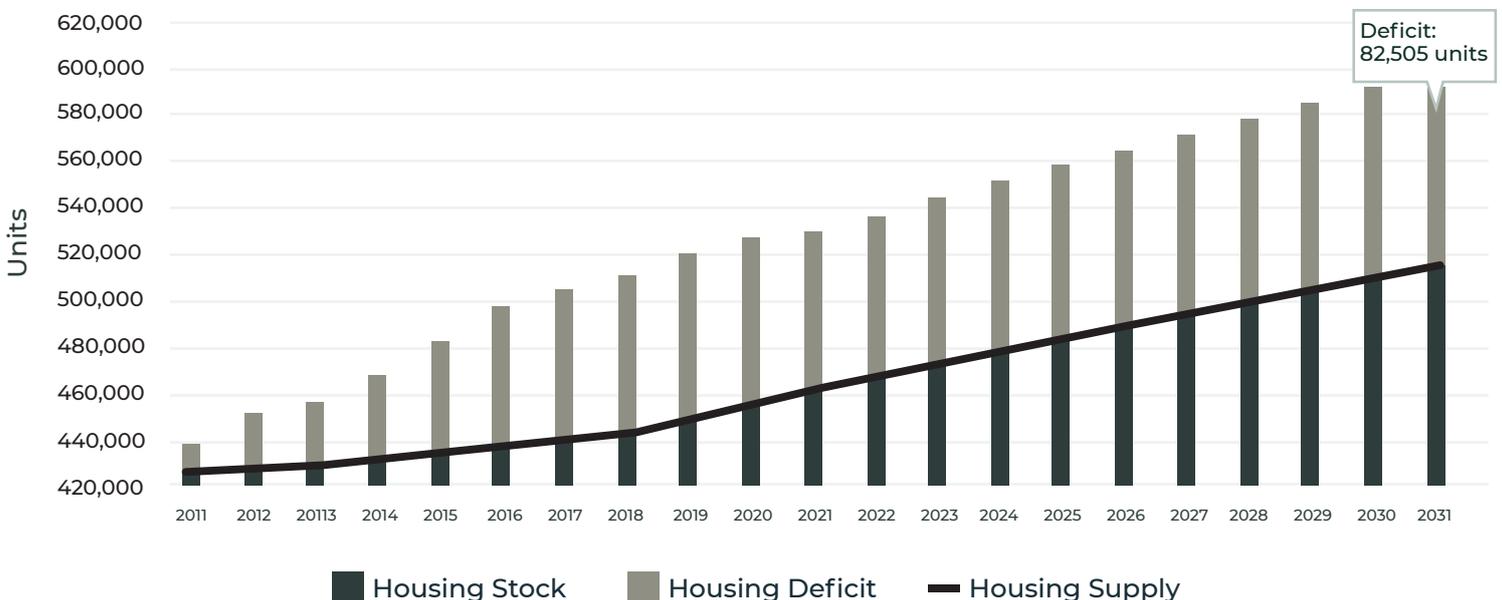


20%: Rental Price Growth  
since 2018



15.9%: Rental Price Growth  
(2022 - 2026)

Manchester, Trafford & Salford Housing Supply & Demand 2011 - 2031



THE BAILEY

# Fast Facts

## DEVELOPER

Mandale Homes

## ARCHITECT

Wardman Brown

## NUMBER OF APARTMENTS

1 x 1 bedroom apartment

103 x 2 bedroom apartments

## PARKING

86 Car Parking Spaces

## ADDRESS

New Lawrence House, City Rd, Manchester M15  
4TL, UK

## NEIGHBOURHOOD

Old Trafford

## ESTIMATED COMPLETION DATE

November 1st 2023

## PRICE RANGE

GBP237,450 – GBP314,950

## SIZE RANGE

From 624 sqft to 872 sqft

## ESTIMATED SERVICE CHARGE

Approx. GBP1.75 psft per month

## GROUND RENT AMOUNT

Zero

## LEASE LENGTH

Minimum of 250 Years from Completion

## WARRANTY PROVIDER

Checkmate or equivalent (10 Years)



## PAYMENT PROCESS

20% upon exchange, 80% upon completion

## MORTGAGE FINANCE

Up to 70%\* LTV

\*Subject to condition. Please contact us for details

## PURCHASER SOLICITOR

Riseam Sharples LLP

2 Tower Street, London WC2H 9NP

## DEVELOPER SOLICITOR

James Armstrong

Muckle LLP

Time Central, 32 Gallowgate, Newcastle Upon Tyne, NE1 4BF

## MORTGAGE PROCESS

Please contact our preferred partner Liquid Expat Mortgages for more details.

24/7 hotline

T: +44 (0) 161 871 1216

E: [info@liquidexpatmortgages.com](mailto:info@liquidexpatmortgages.com)

W: [www.liquidexpatmortgages.com](http://www.liquidexpatmortgages.com)





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