T H E  E L E M E N T

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Manchester was named by The Economist Intelligence Unit in 2013 as one of the world’s most liveable cities, ahead of London, New York and Rome.

Manchester is the UK’s second city and the heart for its Northern Economic Powerhouse. The city is home to world-class sporting and cultural brands, internationally acclaimed universities and research institutions. Manchester boasts England’s biggest student population and its overall population has grown by nearly 20% over the last ten years.

Manchester is a confident, cosmopolitan city, a magnet for international students and investors and home to more than 80,000 Chinese people and the UK’s second biggest Chinatown.

Manchester enjoys outstanding national and international connections. It is the northern hub of the UK’s new High Speed Rail (HS2) network and is served by the UK’s third largest international airport with daily direct flights to Hong Kong.

Manchester is the UK’s third most-visited city with a host of major attractions and entertainment venues. Its International Festival is now recognised as one of the UK’s leading arts events. With a burgeoning economy, thriving culture and outstanding retail and restaurant offer it is little wonder that the Financial Times ranked central Manchester the most vibrant urban centre in the UK.
Investing in Manchester

“Last year alone there was more than £1.5 billion worth of Chinese investment in development projects in Manchester.”

Manchester has become one of the main centres for major Chinese investment with Beijing Construction Engineering Group (BCEG) investing more than £800 million in the massive Airport City project and the China State Administration of Foreign Exchange investing a 49% stake in the landmark One Angel Square development.

Chinese investment has been attracted to one of the most vibrant and fastest growing property sectors in the UK. Manchester property prices rose by 21% in 2013 – outperforming London - whilst research from Jones Lang LaSalle predicts that city centre property values will rise by a further 29% over the next four years as the city’s population and economy continue to grow.

Attractive Rental Growth

- Rental yields of 6% p.a. compare to 4% p.a. in London (HSBC Research)
- Average rental growth 8% p.a.
- Occupancy rate of 97% (Jones Lang LaSalle Research)

Ongoing population and employment growth

- Growing working population of 350,000 - fuelling demand for new homes
- Projected population growth of 13,500 per year until 2023
- Expanding universities with more than 100,000 students

Affordable property

Despite a rapid increase in prices and rents property in Manchester remains affordable. Average prices stand at 4.6 times household income indicating a lower downside risk compared to properties in other major investment cities including London.

Demand outstripping supply

With a significant supply-demand gap and accumulative shortfall of 22,000 units projected over the next ten years. The shortage of supply and expanding demand for new homes presents an ideal and timely opportunity for residential investors.

Four reasons to invest in Manchester

| Average two-bedroom asking rent in city centre (per month) |
|---|---|---|---|---|---|
| 2009 | £690 |
| 2010 | £713 |
| 2011 | £735 |
| 2012 | £752 |
| 2013 | £825 |
| Current | £793 |

Source: Integrated Greater Manchester Assessment, HSBC

Four reasons to invest in Manchester

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Tourism in Manchester and the North West

With an increasing number of tourists from China and the Middle East beginning to visit the region, overseas tourist expenditure is predicted to grow by 26.2% to £1.2bn, representing 4.55% of total UK expenditure by overseas tourists in 2017.

The youthful student populations of Manchester and Liverpool have ensured that fashion brands make up a crucial part of the retail mix, and overseas and UK tourist retail spending is set to be driven by growth in fashion, increasing by 30% and 32.6% respectively by 2017.

Investment in regenerating Manchester and the North West is likely to see the region rise in importance in the domestic tourist market with domestic tourist spend on hospitality and leisure increasing by 28.4% to just under £7.5bn by 2017.

Overall tourist spending: 2013-17

<table>
<thead>
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<th>2013</th>
<th>2017</th>
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<tbody>
<tr>
<td>Overseas</td>
<td>£9,482m</td>
<td>£12,138m</td>
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<tr>
<td>Domestic</td>
<td>£1,212m</td>
<td>£2,696m</td>
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</table>

Overseas expenditure excludes airline costs. Domestic expenditure includes both overnight stays and daytrips.
Connections

Manchester is one of the UK’s most connected cities and is served by world-class road, rail and airport infrastructure.

The city is located at the heart of the UK’s motorway network with excellent direct road connections to London and all major UK cities and regions. Manchester is served by the West Coast Main Line rail link to London with the journey time to the capital being under 2 hours. With the completion of the HS2 network, Manchester will enjoy even quicker connectivity to London, with Piccadilly Station becoming the Northern hub for the national High Speed network.

Manchester Airport is the UK’s third biggest airport with connections to hundreds of long-haul and international destinations, whilst nearby Liverpool Airport offers additional connections to key European destinations.

The city has invested in one of Europe’s most modern and integrated tram systems. The Metrolink system provides quick and efficient access from The Element to the city centre, Media City and other major destinations and attractions.
The Element

The Element is urban living made simple. We are creating an elegantly designed and beautiful building with a mix of studio, one bed and two bed apartments conceived and delivered to meet the needs of Manchester’s growing population of urban professionals.

Our emphasis is on simple designed solutions to create efficient and stylish living space to a high quality specification and with an unerring attention to detail.

In an increasingly hectic and stressful world, we are making a place to relax, unwind and breathe - a calm oasis in the midst of bustling and burgeoning city.
The Element Location

The Element is located at the edge of Manchester city centre, ideally situated close to the city’s most attractions and transport routes.

In the attractive Old Trafford area, The Element is located close to the world famous home of Manchester United FC and the historic Old Trafford International Cricket Ground.

The development is close to the major commercial centre at Media City, home of BBC TV and other major media and digital companies and is conveniently situated for the massive Trafford Centre, one of Europe’s biggest retail and leisure destinations.
There are 17 studio apartments spread between the first and eleventh floors, with a generous floorspace of between 32.1 - 35.4sqm.

For the single, young professional these are designed to be a smart, stylish home within easy reach of employment areas such as Media City UK and the businesses of the city centre.

But when work’s over, it’s still only a short trip to some of the North West’s finest leisure destinations, particularly the independent clubs, bars and restaurants of Manchester’s vibrant Northern Quarter.

Apartment sizes and window positions may vary.
Studio
Single occupants or couples will find our 29 one-bedroom apartments offer a spacious, welcoming living area in this handsome new development.

These too can be found on all floors between the first and eleventh, but represent a step-up in living space from the studios as they range from 42.4 - 49.6sqm in size, and maintain the high standards of design excellence.

Attractions such as The Lowry, Salford Quays and the Trafford Centre are just minutes away, and the development benefits from a generous number of parking spaces for those with cars.

Apartment sizes and window positions may vary.
One-bedroom
Two-bedroom

The Element will feature 43 high-quality two-bedroom apartments which range in size from 62.8 - 77.3sqm, and these are sure to be attractive to couples wanting an extra bedroom, or friends wishing to share.

One two-bedroom unit is on the ground floor, while the rest are spread throughout the building with three or four on each floor up to the eleventh.

This excellent location has world-class sporting destinations at either end of Warwick Road, so is at the very heart of the best the region has to offer in that respect.

Additionally, it is just a short walk away from the Old Trafford tram stop which speeds commuters into the city centre.
Two-bedroom
The interior scheme is designed around a warm-toned furniture palette while integrating bright colours through feature details. The concept is to bring a warm atmosphere while respecting the modernity of the building. The interior palette is neutral enough to allow any personalisation while showing a distinctive design character.

The furniture packages are designed to perfectly complement the extremely high quality of the apartment finishes. Individual apartments will benefit from fitted kitchens to a contemporary design, with handleless doors on all units, plus Bosch appliances as standard.

Bedrooms will come complete with fitted wardrobes, bathrooms with all tiles and Bath-style ceramic fittings, wall-mounted drench shower heads and integrated ceramic wall and floor tiles.

Elegant walnut hallway floors will give way to tiled kitchens and fully carpeted bedrooms.

All will have double-glazed windows with brushed aluminium frames, panel insulation, and heated towel rails to all bathrooms and en suites.

**Colour palette:** Dark timber, neutral tones and rich brights.

**Furniture:** Dark walnut veneer, modern clean lines.

**Fabrics:** Neutral colour, bright upholstered smaller feature details.

**Integrated kitchen:** White lacquered finish.

**Sofa:** Soft and comfortable upholstered.

**Blinds:** Roller blinds to give uninterrupted window opening.

**Lighting:** Recessed halogen to hallways, bathroom and kitchen. Pendant to living and bedrooms.

**Kitchen:** Built-in furnished kitchen unit. Colour introduced in backsplash and fittings.

**Bathroom:** Fully equipped modern bathroom and en-suite.

**Bedroom:** Modern and comfortable bedroom.

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**3 Seater Sofa**
- Size: 1900 x 980mm
- Colour: Brown

**2 Seater Sofa**
- Size: 1730 x 960mm
- Colour: Brown

**L Shaped Sofa**
- Size: 2400 x 1900mm
- Colour: Brown
Dining Table  
Size: 1100 x 750mm  
Colour: Walnut veneer

Dining chair  
Size: 430 x 510 x 805mm  
Colour: Walnut veneer

Timber Frame Double Bed  
Size: 1560 x 2100 x 990mm  
Colour: Walnut veneer

Coffee Table  
Size: 600 x 400mm  
Colour: Walnut veneer

Bedside Cabinet  
Size: 544 x 432 x 422mm  
Colour: Walnut veneer

Wall Cupboard x2  
Size: 1200 x 252 x 320mm  
Colour: White laminate

TV Cabinet  
Size: 2400 x 493 x 283mm  
Colour: White laminate with timber veneer details
FF&E List
Living/Dining Room
- L shaped sofa £295.00
- Coffee table £75.00
- TV cabinet £145.00
- Wall cupboards £150.00
- Rug £85.00
- Vertical blinds £100.00
- Curtains £100.00
- Print £20.00
- Dining table and chairs £450.00

Master Bedroom
- Double bed £295.00
- Double mattress £170.00
- Bedside cabinet x2 £150.00
- Built-in wardrobe £150.00
- Vertical blinds £150.00
- Curtains £100.00
- Print £20.00
- Dining table and chairs £450.00

Fitting cost £250.00
TOTAL ex VAT £2,739.00

FF&E List
Living/Dining Room
- L shaped sofa £225.00
- Coffee table £75.00
- TV cabinet £145.00
- Wall cupboards £150.00
- Rug £85.00
- Vertical blinds £100.00
- Curtains £100.00
- Print £20.00
- Dining table and chairs £450.00

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- Double bed £295.00
- Double mattress £170.00
- Bedside cabinet x2 £150.00
- Built-in wardrobe £150.00
- Vertical blinds £150.00
- Curtains £100.00
- Print £20.00
- Dining table and chairs £450.00

Fitting cost £250.00
TOTAL ex VAT £3,399.00

FF&E List
Living/Dining Room
- L shaped sofa £225.00
- Coffee table £75.00
- TV cabinet £145.00
- Wall cupboards £150.00
- Rug £85.00
- Vertical blinds £100.00
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- Double mattress £170.00
- Bedside cabinet x2 £150.00
- Built-in wardrobe £150.00
- Vertical blinds £150.00
- Curtains £100.00
- Print £20.00
- Dining table and chairs £450.00

Fitting cost £250.00
TOTAL ex VAT £3,999.00

External Finishes:
- Contemporary brushed aluminium frames
- Double glazed windows

Bedroom:
- Wardrobe with timber laminate or mirror finish†
- Timber laminate framed double bed †
- Timber laminate bedside table †
- Timber laminate desk/vanity**
- Timber laminate chest of drawers †
- Curtains †
- Roller blinds †
- Wall prints †
- Wall mounted mirror frame**
- Wall mounted mirror strip**
- Timber laminate wall mounted shelves**

Balconies:
- Full length brushed aluminium frames**
- Polished concrete balcony floors or ceramic tiling*
- Chrome light fitting

Kitchen:
- Contemporary fitted kitchen, glass laminate finish to all units with vertical chrome handles

Internal Finishes:
- Painted matt emulsion finish ceiling
- Painted matt emulsion finish walls
- Matt emulsion finish skirting boards
- Keyless entry system to all apartments**
- Walnut veneer internal doors with chrome fittings***
- Chrome inommary

*If applicable
**In specific apartment only
***Additional cost

The Element
Lighting:
- Recessed dimmable LED spotlight to all rooms
- Suspended pendant bedside table light**
- Living room feature floor lamp**
- Suspended pendant light to dining table

Flooring:
- Hallway, living rooms and kitchens – walnut laminate flooring
- Bathrooms and en-suites – tiled floors
- Fully carpeted bedrooms**

Bathrooms:
- Contemporary Villeroy and Boch style ceramic fittings
- Chrome wall mounted shower head
- Chrome heated towel rail to all bathrooms and en-suites
- Integrated ceramic floor and wall tiles
- Fitted vanity unit with integrated downlights
- Integrated tile finish bathtub to all bathrooms
- Glass shower screen
- Integrated white acrylic shower tray to all en-suites
- Wall mounted toilet

Electrical & Communication
- Telephone points to living area and principal bedroom
- TV points to living area and principal bedroom
- WiFi points
- Sky pre-wiring to all TV points
- Contemporary white switchplates and sockets
- Chrome light fitting to balconies**
- Safety and security
- Key card for main entrance, lift, all apartments and car parking
- CCTV entrance system in all apartments with automated door entry
- manned concierge desk
- CCTV in all communal areas and car park
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system

Parking:
- Secure parking available***

Heating:
- Panel radiator
- Heated towel rail to all bathrooms and en-suites**

External / Communal:
- Double glazing
- Cycle storage
- Bin store
- Landscaping
- Hard and soft roof top landscaping with communal seating
- External beamled lighting with landscaped gardens, shrubs and mature trees

*If applicable
**In specific apartment only
***Additional cost
†Available in additional furniture pack
Basement Level -1

Ground Floor

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2. Do not scale from this drawing
3. Use figured dimensions only
NOTES
1. This drawing is copyright of BLOK architecture Ltd
2. Do not scale from this drawing
3. Use figured dimensions only
Eleventh Floor

Fact Sheet

Types of units
- Studio apartments
- One-bedroom apartments
- Two-bedroom apartments

Price
- From £100,201

Size
- 345.5 sq ft – 832.1 sq ft

Car park
- £17,000

Lease
- Leasehold for 250 years

Build warranty
- 10 years

Service charge
- £1 per sq ft pa

Ground rent
- £30 for all unit types (payable by the investor to the freeholder during the period of tenancy)

Furniture pack (excl 20% vat)
- Studio – £2,739 plus vat
- One-bedroom – £3,224 plus vat
- Two-bedroom – £3,999 plus vat

Management fee
- 6% of rental income

Assured rent
- 7% over two years

Expected completion
- Q3 2017 – Q1 2018

Developer
- North Point Global

Management company
- Urban Lifestyle

Architect
- BLOK
North Point Global

North Point Global are now emerging as one of the UK’s fastest growing and innovative development companies. The company are committed to delivering design-led and ground-breaking urban development projects that create great places to live, work and relax.

North Point Global are establishing a new benchmark for residential development, delivering projects that meet design and lifestyle aspirations of a new generation of city centre residents and urban professionals.

North Point Global are part of a strong and integrated team of design and construction professionals with an established track record for delivery and innovation.

Blok architecture

Blok is an inventive architectural practice with a growing, talented team who offer a breadth of expertise in architecture, masterplanning, landscape and interior design.

They marry a deep respect for heritage and conservation with a commitment to contemporary design, innovative construction and environmental sustainability.

Their work includes large-scale residential projects, bespoke mixed-use developments, cultural and commercial buildings and individual private homes.

Their approach is underpinned by consistent principles and a robust, intelligent approach to design. They aim to make places and buildings that are original, beautiful and enjoyable.
The Element residents can expect superb levels of property management from Urban Lifestyle – comparable to those found in leading hotels. Urban Lifestyle will bring a culture of excellence in customer service to ensure residents are fully benefiting from all the advantages to be gained from living at a development like The Element. A 24-hour manned reception/concierge will greet residents, help with restaurant and transport bookings, deal with delivery enquiries and provide the very latest information on where to go, what to see and how to get there.

Urban Lifestyle will be there for the fun things in life and to help ease the day-to-day burden. Organising everything from dog walking and dry cleaning collection – nothing will be too much trouble.
FAQ’s & Payment Terms

When do we enter into a binding contract to purchase? As soon as you sign the contract and pay the deposit to the solicitors it is treated as your authority to proceed to exchange of contracts. Any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do we make the instalment payment? The contract provides that you make your instalment payment in accordance with the terms you have agreed after exchange of contracts. We will send you a reminder as to the payment and instructions on how the payment is to be made once the contracts are exchanged. It is essential that the payment is not delayed outside the deadline otherwise you will be in breach of the contract terms and at risk of losing the Unit. Again any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do we make our final payment? The builders anticipate the first units will be available by December 2017 or before giving one month’s notice of PC. The unit will be available to you once the Build Supervisor has issued a Completion Certificate. As soon as this Certificate is issued we shall notify you that the balance is due and payable. The balance must be paid within 15 working days after the date of issue of the Certificate. The payments of the balance of monies and release of the Unit will trigger the rental guarantee period which will commence from the date of completion of the transfer of the unit to you.

What happens to the reservation fee? The reservation fee is part of the purchase price and the purchase price will make allowance for all sums paid by you whether to the agent or via your solicitors.

How is the Assured Rent guaranteed? The Assured Rent of 7% net per annum is payable throughout the rental guarantee period by the managing agents, a company known as Urban Lifestyle. The only condition of payment of the Assured Rental Guarantee is that you enter into the Property Management Agreement with the preferred agent. The Developer will upon completion, provide a bond to the managing agent of £500,000 if they need to draw down funds to pay you and there is any shortfall on your unit. This is your security and guarantee.

How and when will I receive my Assured Rent? Under the Property Management Agreement you will be paid the Assured Rent quarterly in arrears by banker’s order direct to your account. The amount of the assured rent is specified in the agreement for sale and the property management agreement.

Who is responsible for supervising the building works? The building works will be supervised by the Build Supervisor. He is an experienced and qualified project manager who holds professional qualifications to manage developments of this size.

Will the construction work have a warranty? The construction work will be covered by a 10-year insurance backed warranty.

What happens at the end of the rental guarantee period? After 2 years the investor will be at liberty to renew the Property Management Agreement with the management company or they can make their own arrangements for the management of the unit. Additionally the rental guarantee is transferable with the unit so long as the new owner takes on the Property Management Agreement.

Payment Terms

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<th>Deposit</th>
<th>1st Stage (exchange)</th>
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<tr>
<td>£5,000</td>
<td>80% (less £5,000)</td>
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*If interest on deposit|
#If interest on deposit

Information provided by developer
ABOUT US

Here at The Property Supplier we pride ourselves on supplying you the best property deals and investments. We have a dynamic team with an existing property background helping to build our clients portfolio.

Part of our company ethos is increasing the wealth of our clients, while at the same time having certain measurements in place to ensure and maintain peace of mind.

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