

LOCAL

Blackfriars

SALFORD

*News*

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Light,  
refreshing,  
well crafted  
living.





Introducing...



LOCAL

# Blackfriars

SALFORD

The next level in luxe city living, Local Blackfriars is a gated community comprising 380 apartments, townhouses and penthouses across two striking towers. These are architecturally blended into a Grade II-listed former public house – the Black Friar – which has been repurposed as a gateway entrance.

A substantial communal garden space is complemented by second-to-none amenities that include a 24/7 concierge service, bistro, bar, gymnasium, yoga and dance studio, cinema room and fully equipped laundry.

*Everything residents could need, right on their literal doorsteps*

Local Blackfriars' location raises the bar for luxury residential developments. Just five minutes' walk from Manchester's bustling shopping district – Selfridges, Harvey Nichols, the deathlessly hip Northern Quarter – and the glossy nightlife of Deansgate and Spinningfields.

Conceived and constructed by Salboy – the North of England's most active and prestigious developers – Local Blackfriars is a scheme the like of which Manchester has never before seen.



# The Difference?

Amenities and aesthetics are, of course, important, but it's the day-to-day living experience that truly makes any development – and Local Blackfriars' is exemplary.

*Local Blackfriars day-to-day living experience is exemplary*

Entering the development via the repurposed Grade II-listed Black Friar pub, you find yourself in the main residents' hub. Here you'll find a reception area – one of three within the scheme – management offices, a lettings desk and concierge services run by the acclaimed Urban Bubble.

There's also an expansive private 'party room' – complete with its own kitchen and WC – that's exclusively available for residents to book out for entertaining guests. Residents can even book stopover rooms for visitors to spend the night in, should they need to.



Typical apartment



Courtyard



Laundrette

Local Blackfriars' public piazza leads to a private internal garden, south-facing and flooded with sunlight. Alongside the terraces, BBQ areas and WiFi-enabled breakout spaces, this contemplative garden is designed to foster a strong sense of community.

The contemporary bistro café – open to both residents and public during normal business hours – further adds to the vibrant communal feel of the space. Local Blackfriars is far more than a place to lay your head at night – it's a self-contained neighbourhood in its own right.

*Local Blackfriars is far more than a place to lay your head at night*



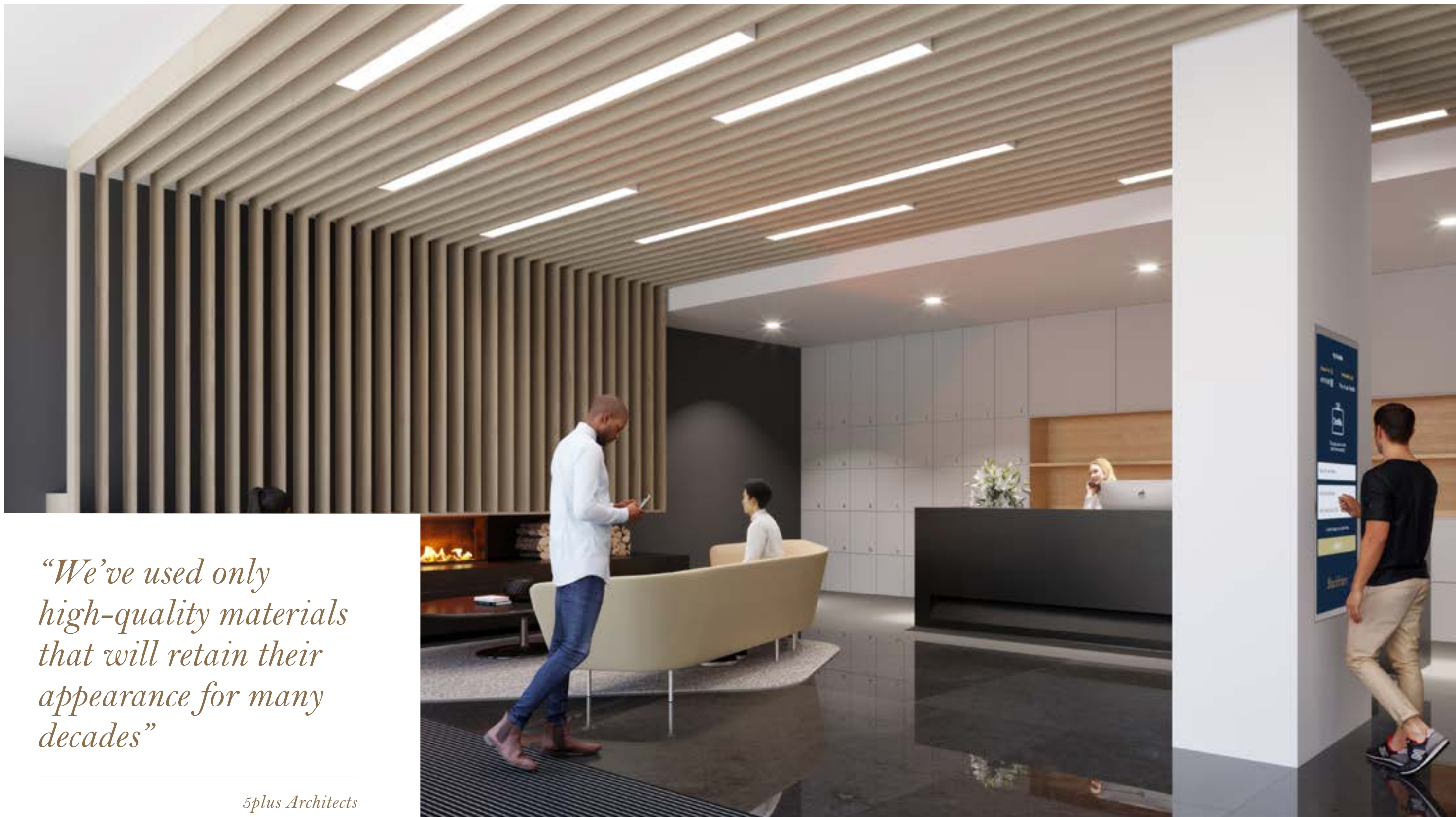
# Masterplan





*Enter*

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*“We’ve used only  
high-quality materials  
that will retain their  
appearance for many  
decades”*

*5plus Architects*

Reception

# Ways we live now

Apartment  
cross-section



Dining area



Indicative bathroom



Local Blackfriars' 380 living spaces include top-floor penthouses with wraparound balconies offering widescreen cityscape views; ground-floor Manhattan-style townhouses with pavement-level access; and dual-aspect apartments that receive maximised sunlight levels throughout the day.

Throughout the scheme, great thought has been given to integrating everyday practicalities – storage, security, waste disposal – as seamlessly as possible, creating a self-contained community that runs like clockwork.



# Finer Details



Kitchen & lounge area



Typical apartment



Bathrooms	Kitchens	Floor finishes
Contemporary white Duravit sanitaryware	Contemporary high-gloss kitchen units	A combination of durable floor finishes throughout, including luxury carpet and tiling to wet areas
Grohe chrome taps and fittings	Feature lighting	
Heated towel rail	Integrated appliances	
Porecelain tiling and mirrored walls to bathrooms and ensuites	Designer finishes and splashbacks	
Tiled floor finishes		

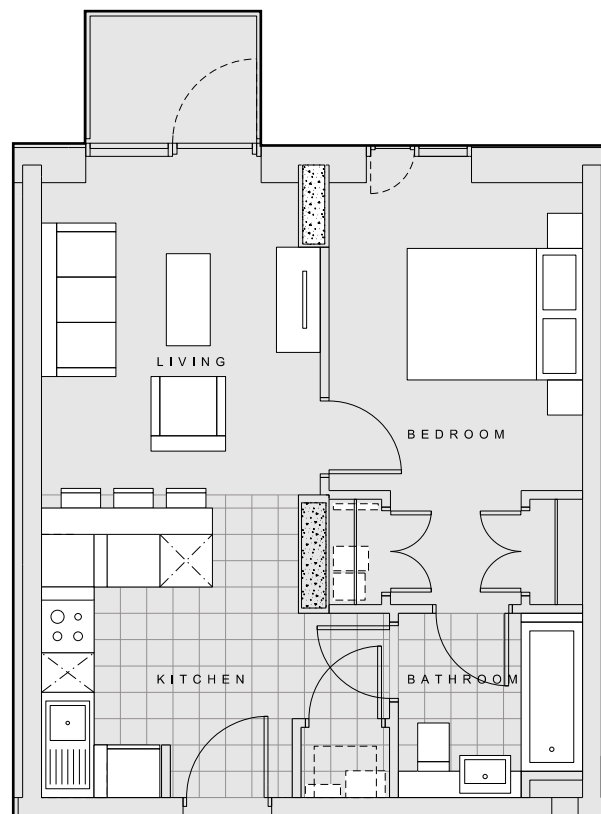
Technology
Low-energy LED lighting throughout
Fire-fighting sprinklers, automatic smoke vents and mains-wired smoke detectors
Dual express elevators
Door entry systems
CCTV system for added security
Waste-disposal system with automatic segregation

“Natural ventilation is achieved via balcony doors in the living rooms and vent panels in the bedrooms”

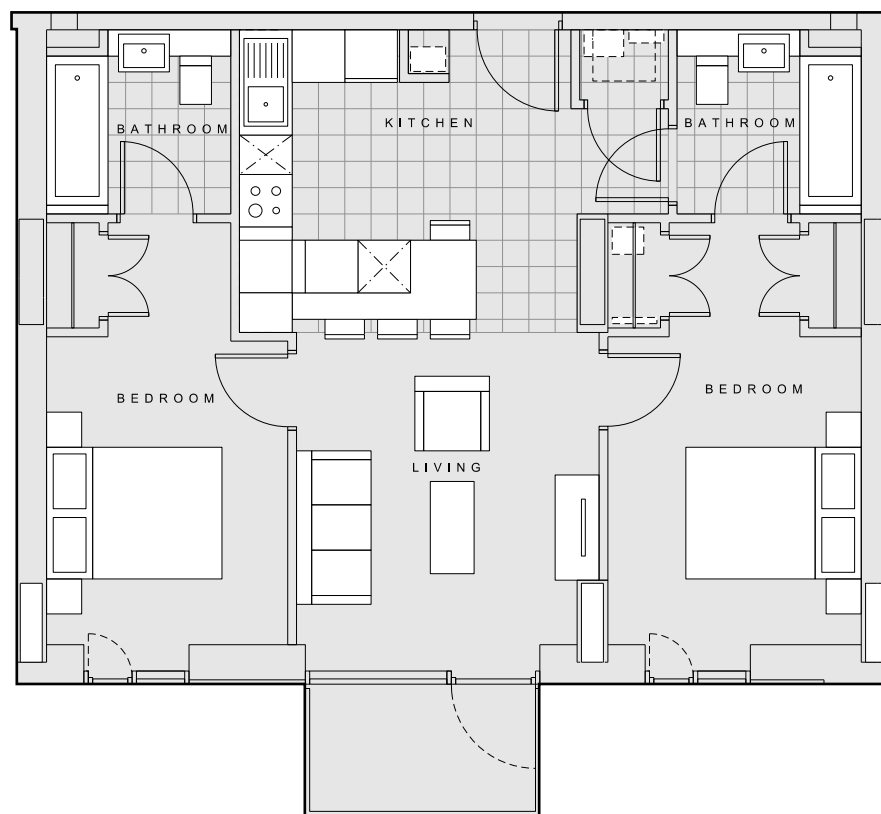
5plus Architects

# Floorplans

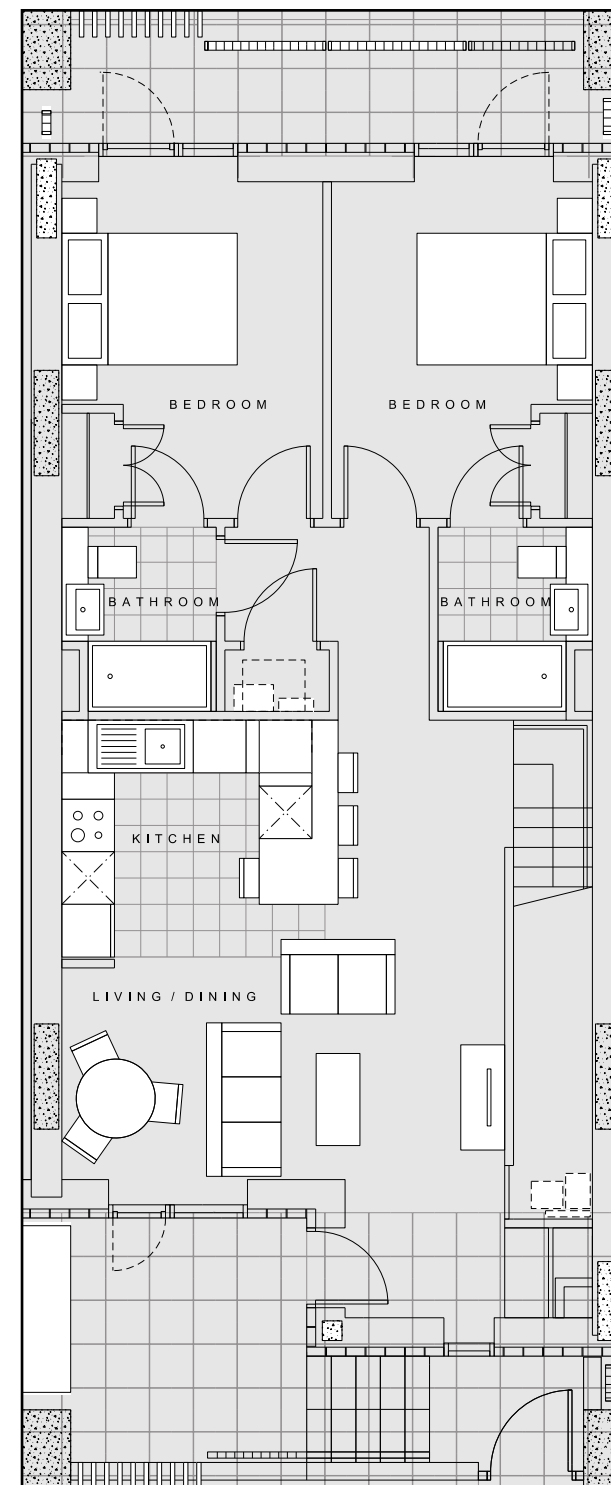
Typical one  
bed apartment



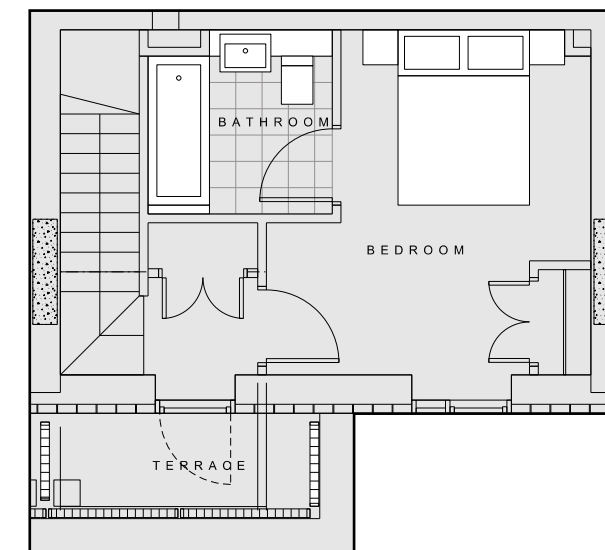
Typical two  
bed apartment



Typical three  
bed townhouse



Ground floor



First floor



## Light-Filled Space

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*“The development has been set into two blocks running roughly north and south; as a result, every apartment benefits from east and west direct sunlight”*

*5plus Architects*

Courtyard



## Five-Star Amenities

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Gym

Above-and-beyond as standard

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Courtyard



Finer Details



Laundrette



Cinema



Cycle storage



Yoga studio

Gymnasium

Fully equipped modern gymnasium

Yoga studio and fitness rooms

Cinema

State-of-the-art cinema with Dolby Surround Sound and tiered cinema seating

Laundrette

Community laundrette with high-quality industrial drying and washing equipment

Cycle storage and underground car-parking

Limited underground car spaces at an additional cost

Significant safe cycle storage

# Welcome to Manchester



Manchester's rise to be a world-leading, modern economy has seen Oxford economists predict that employment growth in the city over the next five years will exceed many international capitals including Paris, Berlin and Tokyo.

Significant investment is being made across Greater Manchester into all sectors of the economy. Significant infrastructure spending will make Manchester one of Europe's best-integrated cities with seamless transport solutions for its citizens.

*Greater Manchester's directly elected Mayor has responsibility for a £300m housing investment fund, devolved and consolidated budgets in transport and health and social care, along with key strategic planning powers*

An additional £7 billion of investment was announced to build the Northern Powerhouse. Key aims for the budget will be to better connect the core cities of the North by investing £6 billion.

Funding will also be targeted at the North's strengths in science, with major new science investments, including the new Sir Henry Royce Materials Research Institute based in Manchester.

Between 2014 and 2024, it is forecast that Manchester will have 43,000 net new jobs (a much higher rate of growth than elsewhere in the UK) and contribute £67 billion to GVA, with key growth sectors including ICT, professional services, scientific and technical activities, accommodation and food, arts employment, creative and digital industries and real estate activities.

Manchester, the second city of the UK and the centre of the economic 'Northern Powerhouse', is a thriving cosmopolitan city built upon an industrious legacy.

Manchester's prominence dates back to its status as the birthplace of the Industrial Revolution in the early 19th century. Then, many factors came together to propel Manchester to become the pre-eminent city of its time. Here in the early 21st century, there are many parallels that can be made in the city's transition during the industrial revolution to the world's leading industrial metropolis and now to a leading 21st century economy.

Manchester is a city with many impressive statistics to its name. It was the world's first industrialised city, home to the first public library and birthplace of the world's first computer. It has the world's oldest railway station and the oldest professional football league. It is also where scientists first split the atom and has been home to more than 25 Nobel Prize winners.

The UK's government's focus on the Northern Powerhouse has helped position Manchester as the North's economic epicentre. The city has emerged as a natural choice for investment outside of London.

*The world's first industrialised city, home to the first public library and birthplace of the world's first computer*



# The Northern Powerhouse





# Manchester From Above



## Local landmarks

- 1 *The Lowry Hotel*
- 2 *Royal Exchange Theatre*
- 3 *Market Street*
- 4 *National Football Museum*
- 5 *Town Hall*
- 6 *Central Library*
- 7 *Beetham Tower*
- 8 *Spinningfields*



# Investment Hub

## Greater Manchester's major sectors

Financial & Professional Services	16.6%
Manufacturing & Engineering	16.1%
Health	13.0%
Retail	10.3%
Education	8.5%
Creative & Digital	7.7%



Further private and public sector investment across the city from both domestic and international investors is testament to the city's economic vitality and its status as a world class business and investment location.

Manchester has the largest UK office market outside of London and has seen twice the investment of nearest regional rivals Liverpool and Leeds

The ten local authorities of Greater Manchester – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford, and Wigan – represent the largest functional economic area outside London, with a population of 2.7 million and gross value added (GVA) of £56 billion.



### £1.5bn Manchester Life

MCC and Sheik Mansours ADUG's £1bn, 10-year agreement to build 6000 homes in the city's fringe areas.



### £650m Media City

A 200 acre business hub for media, digital and creative industries. The new home of the BBC.



### £1.5bn Spinningfields

The c. 20 acre mixed-use, city centre regeneration project, which has become the northern headquarters for many leading banks, accountancy and law firms.



### £800m Noma

A 20 acre mixed-use city centre regeneration scheme led by two UK institutional investors; Co-op and Hermes.



### £800m MAG

A joint venture with Beijing Construction Engineering Group, an £800m investment to transform the airport and surrounding area for rapid expansion of business, aviation, science, and biotechnology industries. This is the biggest single investment from China in to the UK.



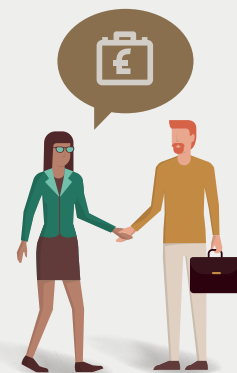
### £600m New Bailey

Situated next to Spinningfields, New Bailey is an exciting new extension to Manchester's Central Business District, comprising 2.2 million sq ft of new Grade A office and leisure space. The first phase completed Q1 2015.

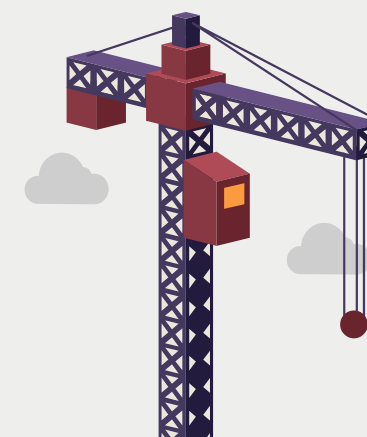


# Manchester Housing Market

*The city presents investors with a unique opportunity to capitalise on what is already known as the UK's best location for buy-to-let returns.*



*Manchester ranked first in Europe for cost of doing business (KPMG)*



*NO.1 location in the UK for rental returns (HSBC 2015)*

*Savills predict house prices in Manchester to grow by 19.3% by 2018*



*98.5% OCCUPANCY RATES recorded in Manchester (Belvoir Lettings)*



*26.85% of housing stock is rented (HSBC) and set to RISE BY 19% over the next 5 years (Rightmove)*



*Availability rates in the City Centre have been quoted recently at just 5% (Deloitte)*

*Manchester is the UK's leading buy to let investment market and fastest growing city*



*9,000 NEW HOMES per year required for the next 5 years (Rightmove)*



*Named as the BEST PLACE TO LIVE in the UK (Global Liveability Survey 2015)*

# Prime Rental Market



A structural shift in the UK property market away from the tradition of buying over renting has now resulted in owner occupied property falling to its lowest ever percentage of the total UK property market.

The young professionals of 'Generation Rent' are happy to spend an average 15 years of their life in rental property. It is predicted by 2032 that more than half of UK homes will be rentals. Across Greater Manchester, the largest age band growth identified in the 2011 Census was in the 20-24 age band, which increased by 41,400 (25%). The 25-29 age band also witnessed a significant increase of just fewer than 30,000. This sector of the population creates demand for new lifestyle choices that offer access to city centre employment and amenities, transport networks in well-managed accommodation built for that purpose.

Manchester has a younger age profile than is found nationally. This is most notable in Manchester where more than 50% of the population is under 30.

Manchester is once again leading the way in innovation being the centre of the UK's rental revolution. There has been more investment in to the Private Rental Sector ('PRS') in Manchester from institutional & professional investors than any other city.

*Population of Greater Manchester has grown by 18,000 over the last 12 months alone*



*Manchester is home to the UK's highest concentration of 20-34 year-olds (CBRE)*



*20% growth over the last 10 years and another 20% is forecast over the next 10 years (Manchester City Council)*

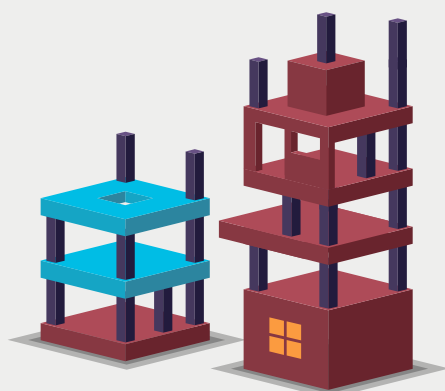
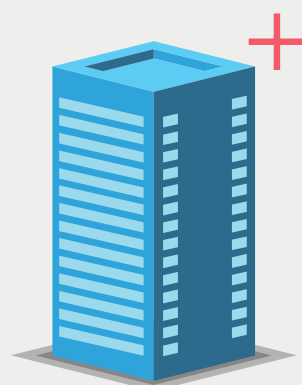


*With the city's thriving economy and bustling universities, Manchester attracts and retains a growing number of highly-educated and affluent residents.*



# Popular Growth in Manchester

*10,000 new homes needed to be built per year to meet demand – current supply is less than 5,000 per year*



*Capital growth projection:*

*2018: 6.5%*

*2019: 3.5%*

*2020: 4%*

*2021: 4.5%*

*98% occupancy levels of current housing stock in Greater Manchester (source: DLC)*

*Rental growth projection:*

*21% for the 2017-2021 period at an average rate of 4.2% every year*



*The Government Department for Communities has produced a study suggesting that Greater Manchester requires a further 10,000 homes to be built per year for the next 10 years to meet supply.*

**M**anchester is home to two of the UK's five largest universities. A further two to make a total of four institutions that attract over 100,000 students – one of the largest populations in Europe. A massive 70,000 of these students do not have access to dedicated student beds, resulting in the highest rental growth potential in properties located in close proximity to the universities.



# Location





# Greengate: The Future

Following the lead of the Northern Quarter, the Greengate district has become the buzzworthy new 'placebrand' within Greater Manchester; an increasingly exciting, vibrant and creativity-driven place to live.

*The last five years have seen more than £500 million invested into the area by the private sector*

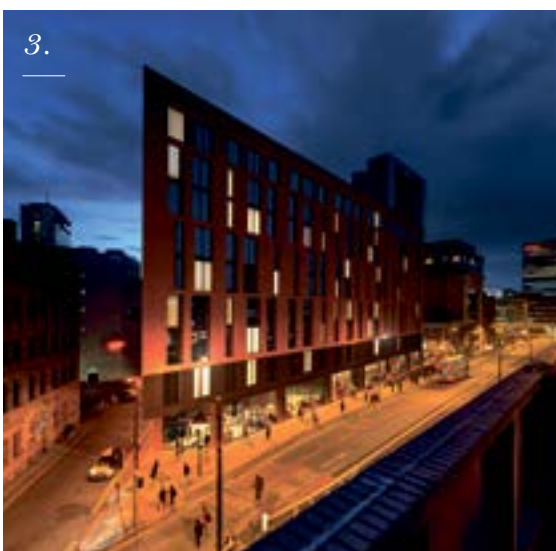
Greengate is the key investment focus of Salford City Council, who are enacting a bold vision to transform it into a new corporate centre for the city. The last five years have seen more than £500 million invested into the area by the private sector, creating more than 1,000 residential units and 50,000 sq ft of new commercial floorspace. (A total of 3,087,923 sq ft of development floorspace is the minimum target stated in the council's regeneration strategy, adopted March 2014.)

With Manchester's central business district, Victoria train station and the Arndale shopping centre all within five minutes' walk, Greengate is now considered the new 'in' place to reside as the city continues to be transformed by high-quality developments such as Local Blackfriars.





# Our Track Record



## 5plus architects

5plus is an award-winning firm of architects with an enviable track record of high-quality residential design. Our skilled, experienced, 70-strong team is spread across two locations in London and Manchester.

5plus has delivered several schemes in Manchester, with mixed-use environments and placemaking as the guiding principles. Our creative studio combines architecture, interior design and graphic design to create exceptional living environments.

[www.5plusarchitects.com](http://www.5plusarchitects.com)



Salboy International is a privately-owned equity-investment and property-development company. Owned and managed by Simon Ismail alongside Fred Done, the owner of Betfred.

Salboy International is currently investing extensively in Manchester's ongoing regeneration in the wake of the UK Governments Northern Powerhouse initiative. The company also lends and develops throughout the UK, creating thousands of new homes each year.

[www.salboy.com.hk](http://www.salboy.com.hk)

Salboy's current schemes include:

*1. Astley Point, Wigan*

*2 St Peter's Square, Manchester*

*3. SYNQ, Manchester*

*4. Carlton Gate, Putney*



Domis Construction Limited complements Salboy International's innovative approach by providing a vast array of in-house services, offering greater flexibility and certainty to the build process while allowing us to maintain the very highest standards and quality-of-finish.

Domis provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, the principles of Domis possess all the skills required to deliver luxury residential developments such as Local Blackfriars.

[www.domispropertygroup.co.uk](http://www.domispropertygroup.co.uk)

Managed by



urbanbubble is a multi-award winning, residential managing agent, based in Manchester and Liverpool, providing a holistic service for residential developments which include Block, Estate, Facilities and Lettings Management. We now employ 120 colleagues across the region, responsible for 7500 homes and the letting of 1300 apartments, with half our team based on site providing concierge, caretaking, cleaning and security functions and the other half of our team based between our Manchester and Liverpool office performing property management and head office support functions. Our unrivalled service revolves around our passion for delivering a customer focused experience for our landlords and residents which has fuelled our growth to become the North West's largest, independent residential operator.

[www.urbanbubble.co.uk](http://www.urbanbubble.co.uk)





## Contact

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### **HONG KONG**

Room 2901, 29/F The Centrium,  
60 Wyndham Street,  
Central, Hong Kong  
(+852) 2557 8777  
[infoasia@salboy.com.hk](mailto:infoasia@salboy.com.hk)

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