



ACRE HOUSE

SALE | GREATER MANCHESTER



REGENCY

RESIDENTIAL



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CONTENTS

2	ACRE HOUSE
4	SALE, MANCHESTER
6	INVESTMENT FEATURES
7	FLOOR PLAN: ONE BEDROOM
8	FLOOR PLAN: TWO BEDROOM
10	CONNECTIVITY
12	NORTHERN POWERHOUSE
14	HOW TO INVEST
16	ABOUT THE TEAM
17	OUR WORK
18	FURTHER DEVELOPMENTS
20	CONTACT US





01 ACRE HOUSE

Regency Residential is proud to launch Acre House, a development in the heart of the historic Sale town centre.

Steeped in British history, Sale has borne evidence of prehistoric, Roman and Anglo-Saxon inhabitation, but today has emerged as a thriving commuter-town on the outskirts of Manchester city centre.

Just a short walk from the metrolink station as well as regular bus routes, taxi links, the A56, M60 and M56 motorways, residents of Acre House could not be better placed for easy access to the city. On top of that, with Manchester's accelerating transport connections to London, Birmingham, the East Midlands, Leeds and Sheffield through the HS2, homeowners and tenants of Acre House have countrywide accessibility.

Situated adjacent to The Square Shopping Centre, residents will be able to take advantage of over 50 local shops, a plethora of gyms, restaurants, bars and other cultural amenities that have shaped Sale into the residential and buy-to-let hotspot it is today.

The newly finished residential development is made-up of a combination of 80, One-bedroom and Two-bedroom apartments that meet Council of Mortgage Lenders requirements. Each of the spacious, high-specification units offer unparalleled perspectives of Manchester's world-renowned skyline and the beautiful Cheshire countryside.

In addition to the view, the well thought out floor designs and fixtures of each apartment are suited to the chic expectations of modern young professionals and are fitted with top-of-the-range appliances that feature a contemporary interior finish that is eloquently illuminated by the natural light brought in by the large suntrap windows.

Acre House stands at the forefront of accommodation; the development can serve as a rental retreat and equally so as a perfect home for first time buyers.



WHY ACRE HOUSE?

- ◆ Local transport links that offer connectivity to both Manchester City Centre and Manchester Airport
- ◆ A plethora of local amenities including a 24 hour gym, a variety of restaurants, bars and retail options
- ◆ Up to 7% predicted Annual Net Yield
- ◆ Spectacular aerial views of the Manchester skyline and Cheshire countryside

ACRE HOUSE IS REGENCY RESIDENTIAL'S LATEST CONTRIBUTION TO THE COMMUTER TOWN OF SALE IN GREATER MANCHESTER

“The M33 Postcode is the fourth most desirable in the country. The results were based on a range of factors including good schools, access to green spaces, good employment prospects, working hours, affordable housing and average commuting times.”

– *Cebr* (Centre for Economics Research)

02 SALE, MANCHESTER

Acre House, situated in Sale, enjoys an abundance of connectivity links to the surrounding areas of Manchester and Cheshire. For commuters and young professionals, Sale has a reputation for being one of the most well-connected boroughs in Greater Manchester. Today, residents have easy access to the Metrolink tram station - making Manchester city centre only 15 minutes away, as well as both Manchester Piccadilly and Victoria train stations less than 30 minutes away - the former of which provides direct services to London with just over two hours travel-time. The addition of Manchester Airport, the Airport of choice outside London, connection to the metrolink line means that international and nationwide travel are both viable options for those living in Sale.

LANDMARKS & ATTRACTIONS

Sale is littered with historical landmarks, including a number of Grade II listed buildings including the cenotaph outside the town hall that was designed by Ashton upon Mersey sculptor Arthur Sherwood Edwards that commemorates the 700 men from Sale who died in both World Wars.

Sale has several parks and green spaces. The most notable of which is Worthington Park, originally 'Sale Park', it was opened in 1900 and features a bandstand, gardens, play areas, and a skate ramp; all of which is maintained by Trafford Council and The Friends of Worthington Park. In addition to Worthington is Walton Park in the south-west district of the borough, home to Sale's novelty miniature railway.

Sale Water Park is a local and regional venue for water sports, fishing and bird watching. During the summer months, the Water Park is bustling with jet skis and sailboats; and year-round, the park is host to families, friends and individuals looking to take a break from the humming-bustle of the city amongst the park's tall grass, rare birds, sprawling wetlands and varied wildlife.

The park contains its own on-site nature reserve; Broad Ees Dole. In 2003 Broad Ees Dole became the first site in the Trafford borough to be recognised by English Nature as a Local Nature Reserve, due primarily to its importance to migratory birds and the diversity of its plant life. The area is home to a diverse array of nesting birds such as mallards, moorhens, lapwings and coots, and also provides a habitat for flowers; as spotted orchids grow en-masse in the Dole's orchid meadow.





Sale Water Park is connected to Manchester's metrolink network and is easily accessible from the M60 motorway, or a short stroll from Sale town centre via the Bridgewater Canal and the River Mersey.

The Bridgewater Canal, considered the first canal to run through mainland England, flows through the Sale area. Originally constructed as a means of efficiently transporting the Duke of Bridgewater's coal from Worsley throughout the expanding towns in the north; nowadays, the canal acts as more of a strategic link between the northern and southern canal networks, as well as a picturesque backdrop to an afternoon walk through Sale and the surrounding boroughs. Some of Sale's local clubs make use of the canal for activities and introductory classes to watersports, most notably the Trafford Rowing and Angling clubs; Sale Rowing Club have been taking to the canal since 1957, and welcome experienced oarsmen and recreational-newcomers alike into their ranks.

EVENTS AND VENUES

A stone's throw from the town hall is the Waterside Arts Centre, the WAC houses a plaza, library, the Lauriston Gallery, the Corridor Gallery and the Robert Bolt Theatre; named after Sale-born playwright Robert Bolt who is responsible for writing the screenplays for *A Man for All Seasons*, *Doctor Zhivago* and *Lawrence of Arabia*. These venues provide excellent theatrical and artistic entertainment as well as contributing to the cultural revival Sale is experiencing. Regarding the town's cultural revival, in 2004 Sale received the British Urban Regeneration award for its reinvigoration of the town centre and innovative use of space by regularly hosting concerts, exhibitions and other community-driven events.

SPORT

One of the oldest known Rugby Union teams, Sale F.C, has been based in Sale and represented the town since 1861; playing home-games out of its Heywood Road ground since 1905. The team's 1865 'Minute Book' is the oldest existing book containing the rules of the game. The professional rugby team Sale Sharks team was originally part of Sale F.C. and split in 2003, finally relocating ten minutes away to the A.J Bell Salford City Stadium.

Sale Harriers Manchester Athletics Club has turned residents of Sale into Olympic and Commonwealth Games gold medalists; sprinter Darren Campbell and middle-distance runner Diane Modahl.

The Brooklands Sports Club is home to Brooklands Cricket Club, Brooklands Manchester University Hockey Club and Brooklands Hulmeians Lacrosse Club. The facility also provides playing grounds for squash, tennis, and bowling.

03 INVESTMENT FEATURES

80 High-spec One and Two-Bedroom apartments that are CML compliant, and CRL Build Warranty and Architect Guarantees

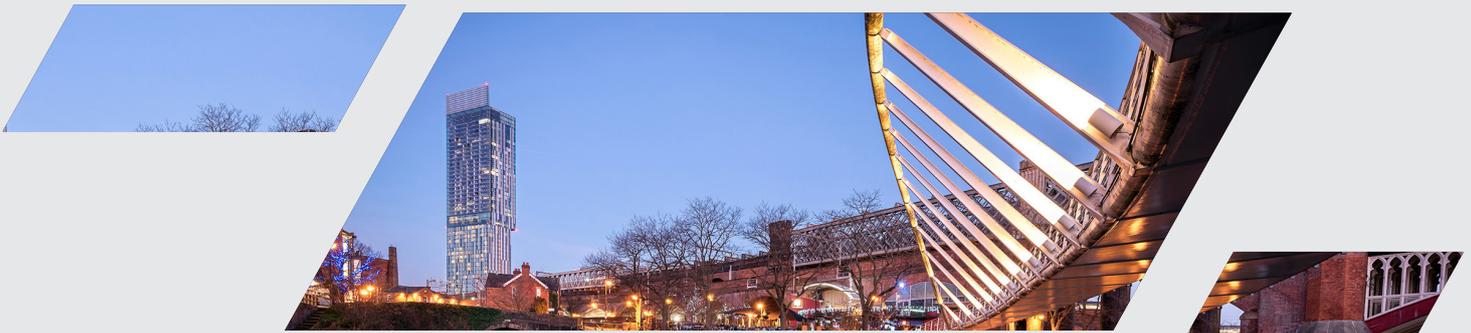
Projected Annual Net Yield of 7%

An array of amenities on the doorstep as well as the Metrolink station within short walking distance

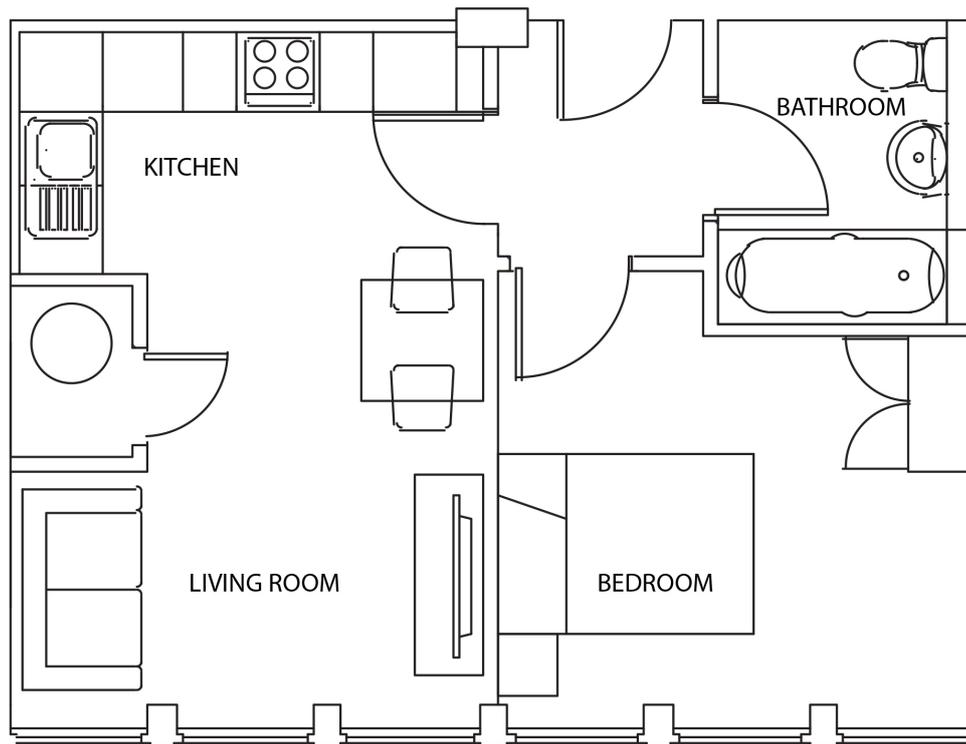
Expansive views of the Manchester city-skyline and the beautiful Cheshire countryside

Complete apartments ready to move into

Fantastic transport links to Manchester city centre, Manchester Airport, the Trafford Centre Shopping Mall and motorway networks



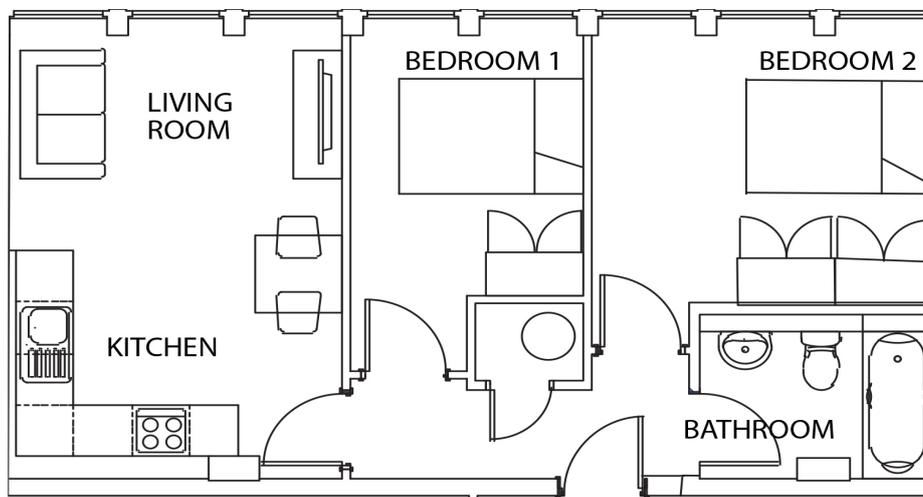
04 FLOOR PLAN: ONE BEDROOM



From 398 Sq Ft

Acre House's One-Bedroom apartment layout is optimised for convenience and style. Greeted by a spacious hallway upon entering, the modernist bathroom is directly to the left with the single bedroom being the next room along. Adjacent to the bathroom is the entrance to the open-plan kitchen and living area that offers wonderful views of the surrounding town.

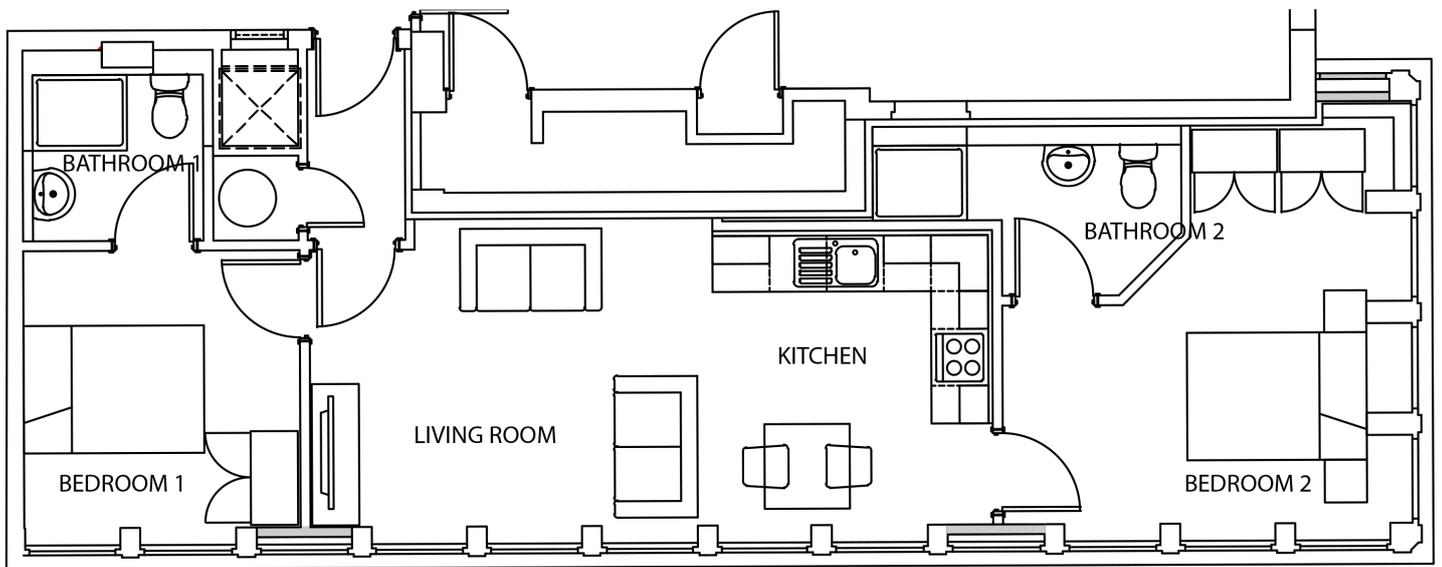
05 FLOOR PLAN: TWO BEDROOM



From 527 Sq Ft

Our Two-Bedroom apartments are available in two separate layouts. The first of which places the two bedrooms side-by-side on the right-hand side of the apartment from the perspective of someone entering through the door; with the chic bathroom adjacent to the second bedroom. The bright, open-plan kitchen and living area is to the left of the entrance and is complemented by the stunning view of the Cheshire countryside.

06 FLOOR PLAN: TWO BEDROOM



From 624 Sq Ft

The second available Two-Bedroom apartment floor layout is considerably more spacious than the other apartment options. Entering into a spacious foyer-style hallway with the main bathroom to the left and the non-en-suite bedroom next door to it. Dividing the two bedrooms in the middle of the apartment is the open-plan kitchen and living area, followed by the en-suite bedroom to the right of the apartment.

07 CONNECTIVITY

Located in North Sale, Dane Rd offers commuters access to Altrincham, Bury and Piccadilly with roughly twenty services passing through the station every hour.

Stretford, traditionally a market-town, has famously been home to the artist L.S Lowry, musician Ian Curtis, the political equal rights campaigner Emmeline Pankhurst and Manchester's first millionaire and philanthropist John Rylands.

Short walking distance from Manchester United's world famous Old Trafford football ground and adjacent to Lancashire County Cricket Club's Old Trafford cricket ground.

Combining the contemporary bar scene of Deansgate Castlefield with the ease of access to Manchester's sporting hotspots that Old Trafford offers, Trafford Bar is the perfect stop for pre or post-game food and drinks.

One of the most active commuter points in Greater Manchester, roughly 35 Metrolink services pass through Cornbrook every hour; offering commuters access to the BBC's HQ Media City UK, Manchester Airport, Piccadilly, Victoria Station and Altrincham amongst other locations.

METROLINK



DANE ROAD

STRETFORD

OLD TRAFFORD

TRAFFORD BAR

CORNBROOK

ALTRINCHAM



Residents looking to travel to Leeds can access the M62 motorway from the M60 that runs through Sale and Greater Manchester, providing access to Leeds in less than an hour; as well as regular rail services running between Manchester and Leeds from both Manchester Piccadilly and Victoria train stations.

Similar to how commuters can access Leeds via the M60, they can also travel to Liverpool using the same motorway in under 50 minutes. Liverpool is also accessible from Piccadilly Train Station that tenants of Acre House can reach from the nearby metrolink terminus.

MOTORWAY



LEEDS

LIVERPOOL



Situated amongst some of Manchester's chic nightlife-hotspots as well as the world's first industrial canal and the Roman fort 'Mamucium' from which Manchester derived its name, Deansgate Castlefield is a must-visit destination for party-goers and historians alike.

Adjacent to the beautiful grade II* listed Manchester Central Library, inspired by the Pantheon Roman temple, the St. Peter's Square station is surrounded by some of Manchester's most awe-inspiring architecture.

The metrolink gateway to Manchester; commuters can board trams from Piccadilly Gardens to Rochdale, Oldham, Didsbury, Bury, Ashton, Altrincham and Manchester Airport.

Manchester's premier train station offers commuters access to each corner of the UK from its 14 platforms, as well as featuring an underground metrolink stop and a variety of retail and dining amenities.

Occupants have the choice of two fast-track methods of transport to the capital; the first being a fifteen minute Metrolink to Piccadilly followed by a two-hour train to London. The second is a Metrolink ride to Manchester Airport and subsequently a one-hour flight to London.

DEANSGATE CASTLEFIELD



ST PETER'S SQUARE



PICCADILLY GARDENS



PICCADILLY



LONDON



The easily accessible M60 motorway connects Sale with Manchester city centre and the surrounding boroughs of Greater Manchester.

With the planned implementation of 'smart' motorways as part of the Northern Powerhouse Strategy, Acre House occupiers can expect radial improvements to their already excellent transport and connectivity links.

MANCHESTER



NORTHERN POWERHOUSE



08 NORTHERN POWERHOUSE



◆ £400 million Northern Powerhouse Investment Fund which will, in collaboration with Local Employment Partnerships and the British Business Bank, be invested in local small businesses

◆ The Northern Powerhouse was responsible for generating 31% of the UK's total renewable electricity in 2015

◆ Over the course of the current Parliament, the government will invest £13 billion in northern transport

◆ £70 million investment into the Northern Powerhouse Schools Strategy

◆ The Northern Powerhouse exported £7.3 billion worth of pharmaceutical products in 2015

The Northern Powerhouse is an economic strategy proposed by the 2010-2015 Conservative and Liberal Democrat coalition government and continued by the 2015-2020 majority Conservative administration. Originally spearheaded by former Chancellor of the Exchequer RT. Hon George Osborne, the NPH initiatives revolve around pooling the strengths of northern towns, cities and counties and tackling barriers of productivity to liberate the full economic potential of the North.

The Northern Powerhouse strategy is defined by a vision of a flourishing economy and vibrant private sector along with a highly skilled and competently educated population prepared to take advantage of the new opportunities afforded to the North by fresh investment. As the current Chancellor of the Exchequer, Philip Hammond stated in HM Government's official NPH strategy paper: "If the Northern Powerhouse were a country, it would be amongst the biggest economies in Europe. If we can make this region an economic powerhouse, the whole of the UK will benefit".

Theresa May's government has already made strides in delivering David Cameron's pledges to transform the north into a major economic player; with £13 billion in transport-investment promised over the course of this Parliament. Since 2011 nearly 500,000 workers made a 30km commute into London, this figure is double the amount that travelled the same distance to work across all six of the major city regions in the north. Such a limited reach of northern cities' labour markets results in employers having a smaller pool of workers to choose from, and vice versa, directly impacting wage expectations and productivity. To counteract this, the government is driving large-scale investment in the North's transport and regional-connectivity: this includes £161 million to accelerate the transformation of the M62 into a 'smart' motorway, £60 million development funding for the Northern Powerhouse Rail and £161 million to uphold the rollout of smart and integrated ticketing systems across the North.

Transport is by no means the only aspect of Northern life that's set to enjoy a drastic upheaval in the coming years, through improvements in trade and investment, the Northern Powerhouse is now a globally recognised place to do business and the new home of billions of pounds worth of opportunities for international investors.

Since 2015 the North has seen inward investment skyrocket by nearly a quarter from the previous year, this was faster than the UK average and created more than 13,000 new jobs in the region. To further support this progress and in an attempt to unite local authorities and businesses to present internationally competitive offers of investment on behalf of the North, the government has provided £7 million to establish a Northern Powerhouse Investment Taskforce and £15 million to support Northern Powerhouse trade missions.

“Chinese inquiries into Manchester property has jumped by more than 50% as enthusiasm for the Northern Powerhouse continues to grow.”

- *The Telegraph, January 2nd 2017*

◆ ***If the Northern Powerhouse competed at the 2012 Olympic Games, it would have come sixth, ahead of Germany, France and Australia.***

◆ ***International investor's interest in British property soared by more than 40% the month following the Brexit Referendum result.***

Foreign investment is key to building the NPH, in June 2016, as part of the Northern Powerhouse strategy Manchester Airport began running direct flights to Beijing to encourage Chinese investment in the region, as well as increasing trade and tourism between the two cities. The implementation of the four-per-week flights is estimated to be worth £250m in economic benefits.

Foreign investment is key to building the NPH as such, the government published a Northern Powerhouse Investment Portfolio, showcasing projects worth over £5 billion and keeping investors up-to-date with the most exciting opportunities available across the North. As outlined in HM Government's NPW strategy paper:

‘The government is committed to working with local areas to do everything possible to promote the Northern Powerhouse abroad, and support northern businesses to access foreign markets. The Department for International Trade will continue to lead work with stakeholders in the North of England and North Wales to develop a collaborative, unified approach to promoting the Northern Powerhouse to foreign investors.’

Over the course of the current Parliament the government has pledged over £3.3 billion to local Local Enterprise Partnerships across the North through Growth Deals for Investment in local infrastructure projects, £6 million for Tech North, part of TechCity UK, in order to re-invigorate the northern digital economy as well as 17 new Enterprise Zones across the north and two University Enterprise Zones; designated areas for

both new and expanding businesses that offer tax breaks and government support.

In addition to the staggering figures being invested in the trade, investment and connectivity of the Northern Powerhouse, the government is also keen to see the North continue its legacy of fostering innovation and offering support to entrepreneurs by contributing large sums to its research, education and entrepreneurial facilities; these contributions include £235 million for the Sir Henry Royce Institute for advanced materials research and innovation, £113 million to the Hartree Centre in Daresbury to advance one of the world's highest performing computers and £20 million of support to Health North, building on the North's strengths in health science in order to create Connected Health Cities across the North.

Through the 2015 General Election, the transition of power from David Cameron to Theresa May and the uncertainty created by the result of the Brexit referendum, the government has remained firmly committed to delivering the Northern Powerhouse. The strategy is focused on delivering growth and improving productivity in the North through strengthening connectivity between and within cities, creating attractive trade and investment opportunities, ensuring the region develops, attracts and retains skilled workers and engaging with local authorities, businesses and LEPs to consider what constant improvements can be made support the delivery of the Northern Powerhouse.

09 HOW TO INVEST

1

DECIDE IF INVESTMENT IS FOR YOU

There are several important factors that must be taken into account before you invest; none more important than whether you can actually afford to do so.

2

WORK OUT YOUR BUDGET

How much are you willing to spend on your investment? This could be dependant on how much of a deposit you can collate and whether you will need to do any renovation or redecorating in the property.

3

GET YOUR FINANCES IN PLACE

Firstly, calculate how much of the deposit you are able to put together. Take into consideration your current income and savings. If you aren't a cash-buyer, take a look at what mortgages are available to you; at Regency Residential we work with a trusted network of financial advisors that can assist you throughout the mortgaging process.

4

DECIDE WHERE YOU WANT TO INVEST

If you're investing somewhere you're already acquainted with, then you should already be equipped with sufficient knowledge of local amenities, transport links and, just as importantly, yields and expenditures. If you're investing in somewhere new, take the time to conduct diligent, thorough research; this is an important step in the investment process as getting it wrong may result in an investment that leaves you unhappy for years to come.

5

CHOOSE A PROPERTY

Subsequent to deciding which region you will be investing in, the next step is to choose a specific development. You've organised your finances and researched the local market, now it's time to make a move and turn your ambition into action.

6

MAKE AN OFFER

You will be asked to make a £1000 deposit payment to qualify that you're serious about investing; once paid, this will result in the property being taken off the market. What sets Regency apart from our competitors is that we do not require our investor's money to fund our build projects, this means that your deposit money is held safely in a stakeholder's account until the purchase is complete; as opposed to dropping straight into our bank account and out again to build our next development.

7

ARRANGE A MORTGAGE

If you're going about your investment in the correct manner, you should already have a clear mortgaging-plan moving forward (again, assuming you're not a cash buyer). You will have spoken to one of our trusted financial advisors or one of your own and are well aware of your mortgaging options.

8

EXCHANGE CONTRACTS

Once contracts are exchanged you become legally committed to purchasing the unit and we are legally bound to sell it to you. This stage is reached once your solicitor is satisfied with the contract, mortgaging has been formalised and the deposit has been paid.

9

FINAL ARRANGEMENTS AND NEGOTIATIONS

This is where the nuances of your investment will be finalised. You'll need to make arrangements as it pertains to the supply of electricity, gas, water, telephone and internet services. At Regency we work with trusted local letting agents who will take care of finding a tenant for your new investment, so you can concentrate on ensuring your funds are ready and available.

10

COMPLETE THE SALE

The day of completion is when you transfer payment for the property and take legal ownership of it.



10 ABOUT THE TEAM



Regency Residential provides a refreshing, noteworthy approach to secure stand-alone investments in the UK and international property markets. Headquartered in Manchester city centre, the beating heart of the Northern Powerhouse, they are revolutionising the investment process and continuing to build on the established relationships the company has with both domestic and foreign investors who believe and trust in their approach and involvement throughout every stage of the investment process.

Regency Residential are self-funded and do not use, nor do they require investors' money to fund property developments. Their builds and refurbishments are funded through private trusts and funds, capital invested through Regency Residential is held in a third-party stakeholder account until such a time as contracts are exchanged, at which point they require only a minimum of a 10% deposit of the net marketing price.

With more than 5,000 residential units comprised of both new build and conversion projects in the pipeline, Regency Residential are poised to become the nation's premier integrated property and investment firm with plans to expand globally in 2017.

Regency Residential has received lofty praise from the property investment and building communities. Most recently, in February 2017, the team was honoured to receive the Local Authority Building Control Award for their work on the Guild and Electra House developments in Swindon. Regency Residential source their own developments and enjoy a strong relationship with the strategic partners Intro Developments.

11 OUR WORK



“

CHRIS TAYLOR

'The success of Acre House can be attributed to our unique approach to investment; capital invested through Regency Residential is held by a third-party stakeholder account until the exchange of contracts, at which point we take a minimum of a 10% deposit of the net price. Our transparent, honest business practice is what sets us apart from our competition and what's spearheading our ascent in the market.'



“

MICHAEL FENLON

'Regency Residential has in place an expert team of property consultants. With both Chris, Tara and the rest of the team, we are going to make a genuine difference to both home seekers and investors, as we provide high-quality accommodation at an attractive price.'

12 FURTHER DEVELOPMENTS



THE CAUSEWAY

Situated on The Causeway and George Street, these incredible residential apartments are offering a projected Annual Net Yield of up to 6.8% for those wishing to invest in this noteworthy and lucrative opportunity. Positioned close to both Manchester city centre, Cheshire countryside and the retail juggernaut the Trafford Centre Shopping Mall, occupiers of our Causeway apartments will be located in the UK's premier shopping hotspot; as well as benefitting from the thriving entertainment and nightlife offered by living in such close proximity to Manchester.



ELECTRA HOUSE

Electra House is situated in the heart of Swindon's ever-expanding town centre and within walking distance of the bustling high-street. As well as the excellent retail facilities on offer, Electra House is close to the busy commuter train station that has offered occupiers easy access to London and the South-West. With the electrification of the improved rail line by 2018, Swindon will become a 45-minute commute to London; essentially putting the town in zone-4 of the capitals travel-map.



NORMAN HOUSE

Offering a projected Annual Net Yield of up to 8%, Norman House is based in the architecturally renowned Cathedral Quarter of Derby. With a combination of 84, studio, One and Two-Bedroom apartments in a location popular amongst young professionals looking to rent in the city centre, Norman House is deserving of your attention whether you're a first-time investor or a seasoned buyer adding to an existing portfolio.

LAUNCHING IN 2017



GROSVENOR HOUSE
Norwich, Norfolk



CHESSER HOUSE
Edinburgh, Scotland



LEVER STREET
Manchester City Centre



GOULD STREET "GAS WORKS"
Manchester City Centre



HERITAGE GATE PHASE TWO
Derby, Derbyshire



MONACO HOUSE
Birmingham, West Midlands



TRAFFORD PLAZA
Old Trafford, Greater Manchester



QUEENS
Sheffield, South Yorkshire

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CGI Images are based on artist's interpretation and may not reflect the completed development. Projection figures are only a guide and not guaranteed. Floor plan dimensions are exemplary and do not reflect all apartments of that nature in the development.



R E G E N C Y

RESIDENTIAL
