



ANCOATS GARDENS









INTRODUCING MANCHESTER

When it comes to being first, Manchester is a consistent winner. Not only is Manchester the first industrialised city in the world, it is also the home of the world's first computer. Now, the UK's second major city continues to develop at an extraordinary rate, with an ever-evolving skyline of unique architectural buildings being testament to this. The Manchester residential property market is booming and it's not set to slow down anytime soon.

As Manchester and other key regional cities continue to grow, London is seeing less and less prominence. Average property prices in the capital decreased by 4.1% in 2017, whilst rental growth dipped to its lowest since October 2010.¹ In contrast, the North West is set to see 16.50% growth in property prices by 2020, whilst Manchester itself is expected to see 17.6% rental growth by 2022.²

This significant growth wouldn't be possible without the influx of professionals seeking convenient rental accommodation in Manchester city centre. In fact, Generation Y (those born in the 80s and 90s) makes up 89% of the city's population growth³, which constitutes the exceedingly high demand.

MANCHESTER'S ECONOMIC CLIMATE

- Manchester has boasted one of the fastest growing economies outside the South East and London since 2016⁴
- The graduate retention rate in Manchester is 58%, bringing 20,000 new workers to the city each year⁵

¹Financial Times ²JLL - Northern England Residential Research 2018 ³Affinity Living ⁴Why Manchester? Manchester Key Facts & Figures Publication, Autumn 2017 - JLL ⁵Select Property Manchester Location Guide 2018.

ANCOATS GARDENS
MANCHESTER



A NEW STANDARD OF DELUXE LIVING

IN MANCHESTER'S MOST SOUGHT-AFTER AREA

Ancoats is the forthcoming home of Ancoats Gardens — an exciting residential development project headed by leading residential developer Beech Holdings.

It is the city centre neighbourhood that every 20-something wants to live in. Graced with artisan eateries, independent coffee shops and creative media startups, it was recently regarded as one of The New York Times' top 20 coolest places to live in the UK.

Arriving Q1 2021, Ancoats Gardens is aimed at professionals seeking a stylish, convenient and social living experience in the heart of Manchester city centre. Preparation works began in Q3 2018.

Combining high-quality finishes and cutting-edge low-carbon technologies, Beech Holdings' developments are in extraordinary demand from tenants, investors and occupiers. The company has won prestigious national awards for its ecological approach to creating smartly designed apartments for the modern tenant.

The use of sustainable, low-carbon technologies means that Ancoats Gardens will be one of Manchester's most energy-efficient developments, which offers a benefit to investors and occupiers of an enhanced rental yield and future-proof investment.

Manchester Apartments — the lettings division of the Beech Group — can manage the property at an estimated 9% of gross rent received

ANCOATS GARDENS

- 155 high-spec residential units, ranging between one, two and three bedroom apartments
- Private garden, exclusive on-site gym, coffee lounge and shared social space for tenants
- Sustainable new-build development
- 27 parking spaces

INVESTMENT OPPORTUNITY

- Expected gross yields of 7%
- Ground rent: 0.1% of purchase price
- 850 year lease

WHY ANCOATS?

- Bordering the popular Northern Quarter area
- A short 10-minute walk from Manchester Piccadilly — the city's most connected railway station
- Future-proof benefit from major public investment in HS2 — a planned high-speed railway line cutting travel time to London to one hour
- Manchester's largest regeneration area
- Less than 300 metres from NOMA — a revolutionary regeneration project bringing prosperous new businesses to the area

AMENITIES

IN ANCOATS

Ancoats is a trendy, sought-after neighbourhood recognised for its independent coffee shops and restaurants which attracts a similar crowd to the popular Northern Quarter area.

With its cobbled streets and local artisan eateries, the neighbourhood exudes a community feel, whilst being only a five-minute walk away from the hustle and bustle of the city. Just a 10-minute walk from Piccadilly Station and the upcoming technology and business hub NOMA, it's a practical choice for city centre professionals.

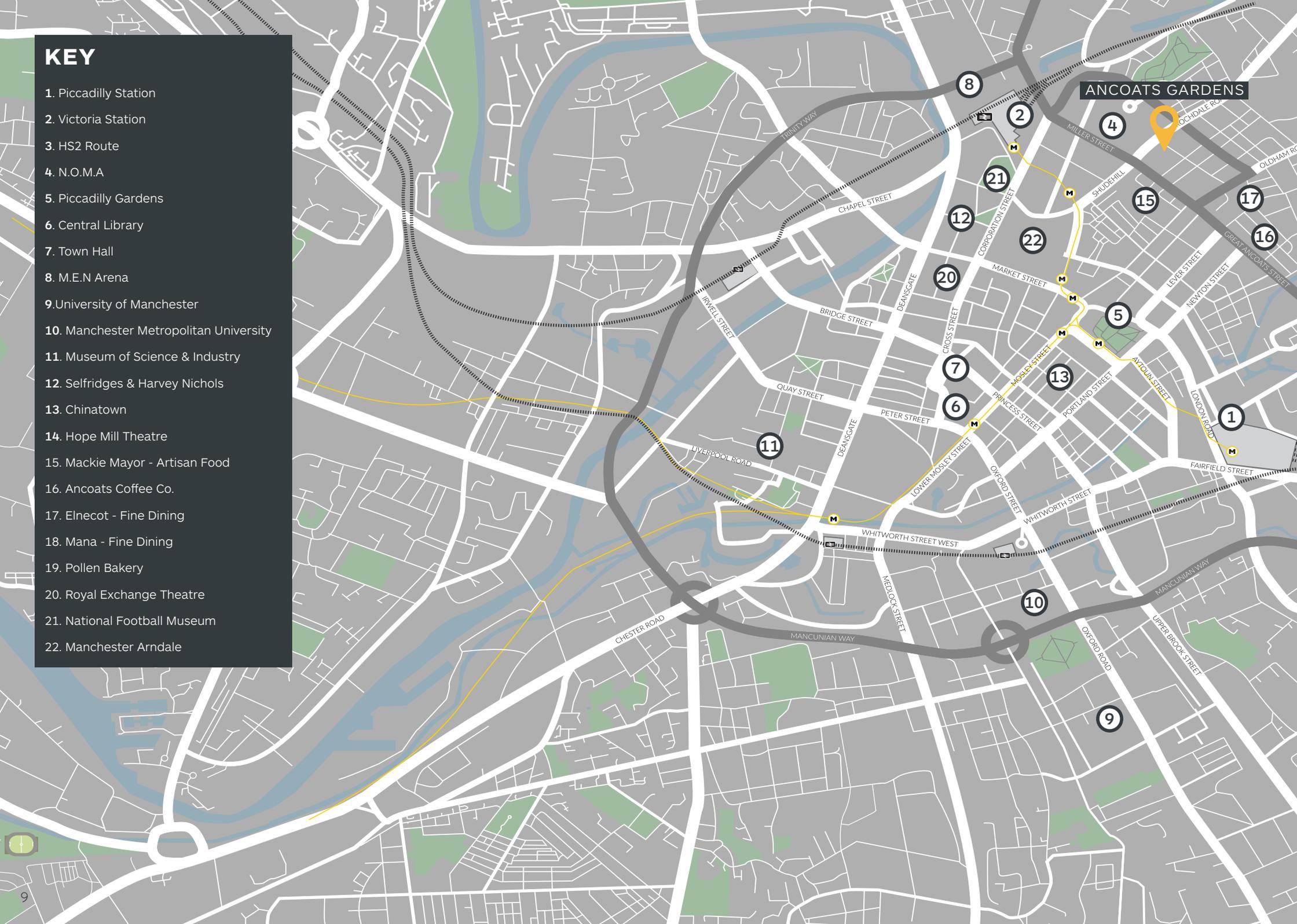
Over the years, significant regeneration has taken place in the area. The introduction of Cotton Field Park brought a unique community space to the area, with its canal-side boardwalks and public realm. Implemented from Manchester City Council's 2014 Neighbourhood Development Framework the park was designed to bring people together within an urban yet natural environment.



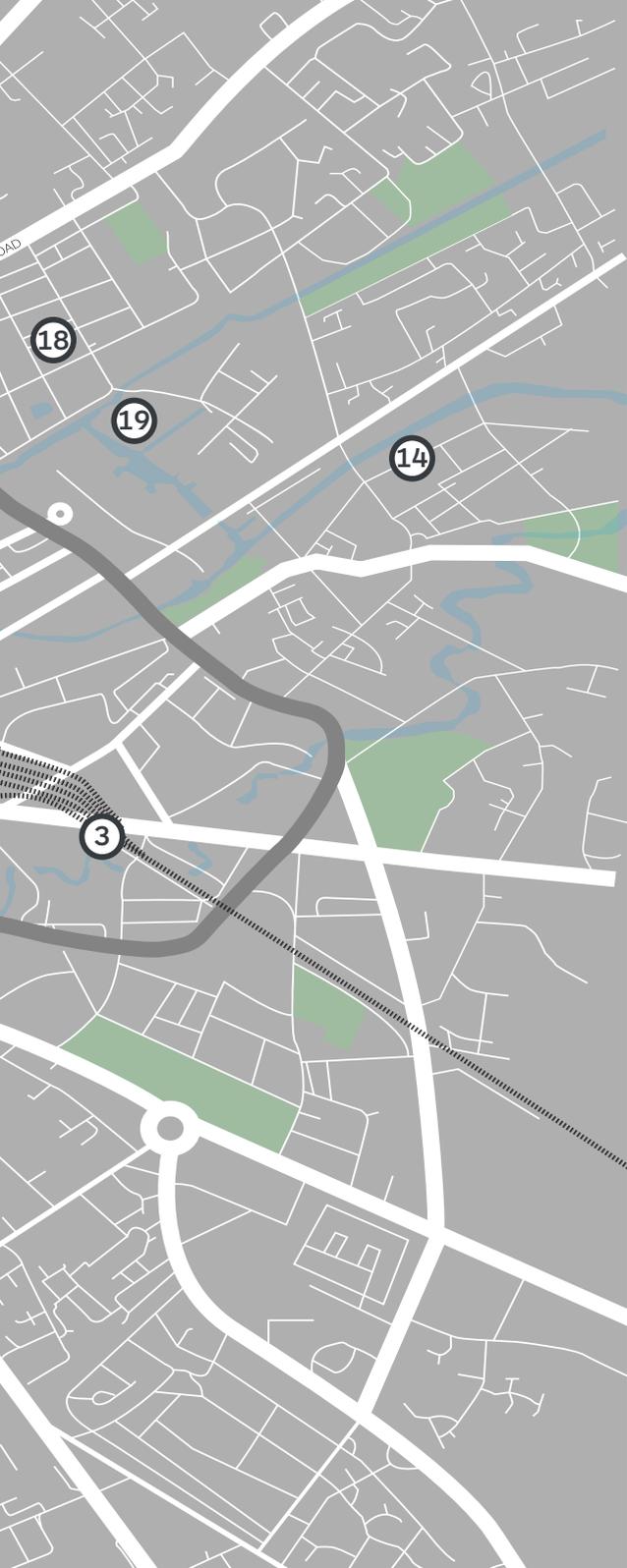


KEY

- 1. Piccadilly Station
- 2. Victoria Station
- 3. HS2 Route
- 4. N.O.M.A
- 5. Piccadilly Gardens
- 6. Central Library
- 7. Town Hall
- 8. M.E.N Arena
- 9. University of Manchester
- 10. Manchester Metropolitan University
- 11. Museum of Science & Industry
- 12. Selfridges & Harvey Nichols
- 13. Chinatown
- 14. Hope Mill Theatre
- 15. Mackie Mayor - Artisan Food
- 16. Ancoats Coffee Co.
- 17. Elnecot - Fine Dining
- 18. Mana - Fine Dining
- 19. Pollen Bakery
- 20. Royal Exchange Theatre
- 21. National Football Museum
- 22. Manchester Arndale



ANCOATS GARDENS



TRANSPORT

Ancoats is within close proximity of a number of key areas and benefits from excellent transport links.

Notable infrastructure spending shall make Manchester one of Europe's best integrated cities, with seamless transport solutions for all citizens.

The £40.6bn planned high-speed rail link (HS2) will reduce travel time to London to just over one hour. The Northern Programme from Network Rail will see connections and railway lines improved across the north of England, including reduced times and increased services to Liverpool, Leeds, Sheffield, Newcastle and beyond. This overall scheme will bring over £4bn worth of economic benefits to the North West.

ANCOATS GARDENS

WALK TIMES TO:

TRAIN STATIONS

Manchester Victoria	7 minutes
Manchester Piccadilly	10 minutes

METROLINK STATIONS

Manchester Victoria	7 minutes
Exchange Square	10 minutes
Piccadilly Gardens	12 minutes

TRAVEL TIMES:

BY TRAIN

London	2 hours
London (HS2 route)	1 hour
Manchester Airport	18 minutes
Leeds	53 minutes
Sheffield	52 minutes

NORTHERN POWERHOUSE RAIL MAP







WELCOME TO ANCOATS GARDENS

Beech Holdings' newest development boasts luxurious finishes, energy-efficient features, a private gym and several shared social spaces, Ancoats Gardens is Manchester's most exclusive new development.

Designed with community and sustainability at the forefront, Ancoats Gardens will offer a unique, social living experience for Manchester's growing population of professionals.



LOBBY / RESIDENTS LOUNGE



CONCIERGE & MAIN ENTRANCE



LIVING ROOM

ANCOATS GARDENS, MANCHESTER



BEDROOM



KITCHEN

ANCOATS GARDENS, MANCHESTER



BATHROOM



ROOF GARDEN



ROOF GARDEN



LIFE IS WIDE, LIMITLESS.
THERE IS NO BORDER, NO FRONTIER.

GYM



GYM

CITY CENTRE LIVING REIMAGINED

HERITAGE MEETS MODERNITY IN A HARMONIOUS WAY

Effortlessly luxurious with an industrial edge, Ancoats Gardens is designed to offer a unique city centre living experience for professionals seeking a community setting.

A shared lounge area, coffee roastery and private gardens have been implemented into the design to offer relaxed spaces for tenants to meet and socialise, whilst an on-site gym encourages fitness and wellbeing.

Each apartment has been designed to offer a unique space for tenants to call home. Elegant colour schemes, luxury materials and high-spec features have been carefully selected to complement the stripped-back, industrial aesthetic. Each Ancoats Gardens apartment boasts a maximum ceiling height of 2.7m, almost half a metre higher than those found in traditional city centre apartments. This extra space aims to provide tenants with a generous luxury living space not typically found elsewhere.

As with all Beech buildings, Ancoats Gardens has also been designed with energy-efficiency in mind, with cutting-edge sustainable features built in to ensure minimal environmental impact.



Typical one bedroom apartment



Typical two bedroom apartment

WHAT MAKES BEECH SPECIAL

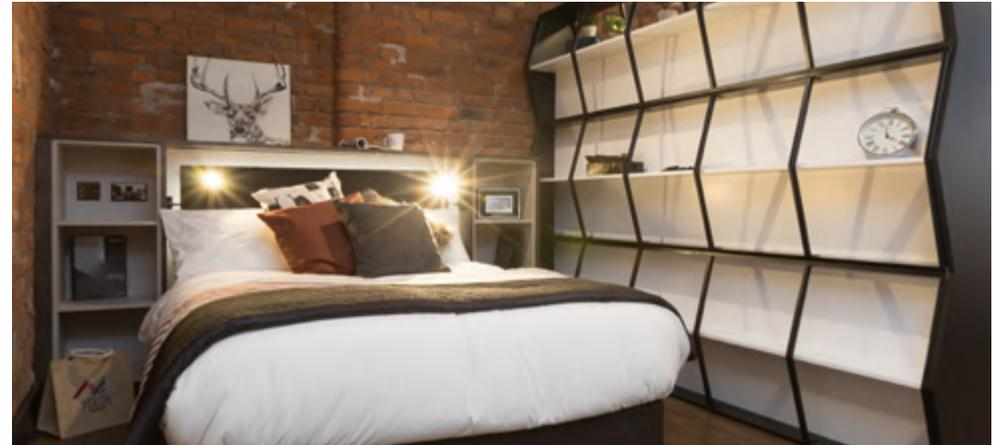
As Manchester's leading residential developer, Beech Holdings is certainly recognised for doing things differently. Their focus is to create beautiful apartments by transforming unloved buildings across Manchester into modern, low-carbon residential developments. These are then let and managed by Beech Holdings' professional and highly dedicated team at Manchester Apartments.

The Beech Group is owned and run by Stephen Beech, a Manchester born-and-bred property pioneer and green technology ambassador. As well as ensuring that their developments are highly sustainable, Beech Holdings also designs with affordability and exceptional quality at the forefront.

The team focuses on maximising space, long-term durability and on continuously improving their development model, so that they consistently stay ahead of the competition. Thanks to these key focuses and exceptional customer service, Beech apartments are 70 times oversubscribed, with a waiting list of over 8000 people.

By choosing to invest with Beech Holdings, you are benefiting from 18 years worth of property investment and management experience gained by the developer.

Investing with the company also means helping them on their mission: making Manchester better with a unique approach to property development and lettings. To achieve this, the business aspires to bring to life a number of values such as passion, innovation, efficiency, sustainability and consistently exceeding expectations.



PORTLAND STREET, BASIL HOUSE



MANCHESTER APARTMENTS LETTINGS OFFICE

Take a walk-through tour of some of Beech Holdings' other apartments:

[PORTLAND STREET, BASIL HOUSE](#)

[PRINCESS STREET, SALISBURY HOUSE](#)





PORTLAND STREET, BASIL HOUSE

SPECIFICATION

HEATING SYSTEM 1

- Communal system to provide heating and hot water.
- Underfloor heating

KITCHEN 2

- Inset undermount sink with mono-block tap
- Worktops to be quartz or equivalent in keeping with interior design
- Handle-less cupboard doors with aluminium recessed grab rail
- 18mm white kronospan carcasses

APPLIANCES 3

- Bosch 4 ring ceramic induction hob
- Modern chimney extractor hood (British manufactured)
- Bosch integrated microwave
- Bosch single oven
- Integrated fridge freezer (British manufactured)
- Washer/ dryer (British manufactured)
- Integrated dishwasher (British manufactured)

SANITARYWARE 4

- Duravit sanitaryware throughout (or equivalent)
- Hansgrohe brassware (or equivalent)
- Villeroy and Boch countertop freestanding feature basin
- Bespoke vanity unit.

SHOWER ROOM 5

- Hansgrohe thermostatic shower mixer and shower head (or equivalent)
- Double shower enclosure
- Feature mirror with LED lighting
- Matching accessory pack to include towel rail, toilet roll holder, toilet brush holder and brush





- ELECTRICAL** 6
- TV point to lounge area and all bedrooms
 - BT point to lounge
 - Matte black power points and switches in living areas
 - Strip LED downlighters to all rooms & feature lighting in all apartments
 - Communal satellite system
 - Audio intercom door entry system
 - LED Strip lighting with kitchen & various LED feature lighting throughout
 - 1GB internet line to building

- BEDROOM FURNITURE** 7
- Bespoke fitted double wardrobes with sliding doors
 - Integrated soft close drawer pack
 - Fully upholstered “floating” double bed with fitted upholstered headboard and integrated lighting
 - Royal Warrant Hypnos Cranbourne 1500 pocket sprung mattress with luxury memory foam topper and protector
 - Designer bedside tables

- FURNITURE** 8
- Real Italian leather 2-3 seater sofa
 - Designer occasional chair in all units
 - Dining Table with 4 chairs
 - Luxury coffee table to lounge area
 - Industrial style bar stools to breakfast bar areas
 - Custom TV unit all lounge areas
 - Art pack included within all apartments

- WALL & FLOOR FINISHES** 9
- Exposed concrete feature walls / ceilings in all apartments
 - Painted feature walls and textured wall coverings to some areas
 - Farrow and Ball inspired paint throughout
 - Textured woodgrain antique maple flooring by Milliken

AWARDS

BEECH HOLDINGS

Beech Holdings has been honoured with a number of prestigious awards over the years, from the Manchester Evening News Business of the Year award to the Local Business Accelerators award.

The company's commitment to sustainability and minimal environmental impact, alongside excellent customer service to tenants has resulted in an exceptional reputation and various accolades.





"Special congratulations to this year's overall winner, Beech Holdings, which has been innovatively transforming derelict buildings into energy-efficient accommodation."

Former British Prime Minister David Cameron congratulates Stephen Beech on winning the Local Business Accelerators Awards in 2016



THE TEAM

Beech Holdings utilise all of their skills in-house, meaning that they have greater control over their projects. From acquisition, design and build and project management, through to lettings and property management, the company is involved throughout every step of the process.

Beech Holdings is the parent company within the Beech Group, consisting of four other divisions:



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Design and construction company



Financial investment products



Letting of high-quality apartments for professionals and students



Landlord of modern student properties and apartments



Stephen Beech
Founder of the Beech Group



Paul Davidson
Managing Director
Beech Design & Build





Andrew Cordwell
CEO
Beech Design & Build



Joanne Beech
Operations Director
Beech Holdings



David Potter
Director of Finance
Beech Holdings



Elliot Vure
Associate Director of Sales
Beech Holdings



Jonathan Griffiths
Associate Director of Lettings &
Portfolio Management
Manchester Apartments



Elise El Ouardi
Associate Director of Communications
Beech Holdings

STEPHEN BEECH

Stephen Beech is the owner of Beech Holdings, the developer behind Ancoats Gardens. He and his team have spent the past 18 years creating beautifully designed, energy-efficient apartments in his beloved home city of Manchester.

Stephen showed early entrepreneurial spirit selling Vimto lollies in the school playground at the age of seven, before going on to run a car wash business by the time he turned 13. He bought and renovated his first property at the age of 24, and by 2013 had built a portfolio of over 100 properties. He has been endorsed by HRH Prince Charles and former Prime Minister, David Cameron, for his commitment to sustainability in Manchester.

Today, Stephen runs one of the most successful residential property portfolios in the UK. Beech Holdings has acquired an additional 32 buildings in the city centre since 2014, and now boasts £75 million worth of stock, and a GDV of over £250 million.





TIMELINE

EARLY YEARS

- Starts first business at seven years old selling Vimto lollies
- Runs a car wash business as a teenager

2001 - 2013

- Buys and renovates his first property, marking the birth of Beech Properties
- Earns endorsement from HRH Prince Charles for sustainable construction
- Receives personal congratulations from the Prime Minister, David Cameron
- Grows portfolio to over 100 properties

2014 – 2017

- Acquires first building in Manchester city centre
- Brand new £1m Oxford Street offices opened by former CEO of Manchester City Council, Sir Howard Bernstein

2018 – PRESENT

- Opens third city centre office at Bridgewater House
- Owns 32 buildings in Manchester city centre
- Employs over 100 people
- Has over £250m GDV and £75m stock in the pipeline

COMPLETED DEVELOPMENTS



WESTPOINT, CHESTER ROAD COMPLETED Q1 2019

Situated in Old Trafford, one of Manchester's most thriving areas, Westpoint comprises of 317 high specification units spread across 15 floors. With its impressive blend of studio, 1, 2 and 3 bed apartments with an exclusive on-site gym and coffee station, Westpoint aims to provide both students and professionals a premiere living experience.

PORTLAND STREET, BASIL HOUSE COMPLETED Q1 2018

Described by property consultancy Knight Frank as *'the best privately rented apartments we've ever seen'* this prestigious development was one of many stately 'palazzo' warehouses that arose after the proposed town hall was moved from Portland Street to Albert Square. Dating back to the late 1800s, this Grade II listed building comprises 38 1 and 2 bedroom apartments, including a number of Large apartments which offer an entirely new level of luxury for tenants.





121 PRINCESS STREET COMPLETED Q3 2018

Constructed as a textile warehouse in the early 1900s, this red brick building is situated in the Whitworth Street Conservation Area — an area renowned for its wealth of prestigious Victorian and Edwardian buildings from 1850-1920. The development is comprised of 126 high-spec apartments ranging from studios to 1 bedroom and 2 bedroom apartments and is aimed at both professionals and students. 121 Princess Street has been recently purchased by Centurion Corporation.

PRINCESS STREET, SALISBURY HOUSE COMPLETED Q2 2018

Situated at the junction of Granby Row and Princess Street within Manchester city centre, Salisbury House boasts 98 high-spec, brand new apartments for professionals and students. The building was last used by Manchester City Council before being left vacant for nearly 30 years. After being left largely derelict, the building's façade — which featured a concrete frame clad with a glazed steel window system and masonry — has been given a high-quality external wrap, Rockwool insulation and rainscreen cladding.



LIVING ROOM



KITCHEN / LIVING ROOM



LIVING ROOM



BEDROOM



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