

The image shows the exterior of a modern brick building with large glass windows and a courtyard area with concrete planters and a bench. The text 'WILBURN BASIN BLOCK B' is overlaid on the right side of the image.

WILBURN BASIN

BLOCK **B**

APARTMENTS





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– Manchester

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in Manchester

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Disclaimer

UK's SECOND CITY

Manchester

As UK's de facto "Second City", Manchester is a truly international destination; a vibrant city boasting diversity and opportunity with ambitious plans for the future.

TRANSPORTATION



2 Hours
Direct trains

From Manchester to London.



**Main
Logistic Hub**

In the Northern part of UK.



Metrolink

*UK's first modern
Street-running rail system.*



200⁺
International
Destinations | **UK's
3rd**
busiest airport

*Including Hong Kong,
Beijing and Singapore.*





EDUCATION



University of Manchester



Attending the City's four universities.



Is created through the employment of over 105,000 people in education.



ECONOMY

FTSE100

80 companies in Manchester.



Moving to Manchester.
amazon.com BBC M&S



£58.9 Billion
40% of GVA in the northwest

Largest regional economy in the UK, outside London.



De Facto
capital of The Northern Powerhouse

Attracting mega investments from local and foreign investors.

MEGA INVESTMENTS

In Manchester



FOREIGN INVESTMENTS OVER £1 BILLION

- » **Airport City**
» £1.4bn infrastructure plan, financed by ICBC China.
- » **New Islington Regeneration**
» £1bn investment by Abu-Dhabi United Group to provide 6,000 new homes.
- » **Northern Gateway Regeneration**
» £1bn investment by Hong Kong's Far East Consortium to provide 10,000 new homes.



11,000
additional jobs



*Increase in demand for
Commercial and Residential
Space for the next decade.*

KEY REDEVELOPMENT PLANS

>> Noma

- » £800m investment for 20-acre mixed use redevelopment scheme, 4m sq.ft. office residential retail, leisure and hotel space.

>> Media City

- » £650m investment for 200-acre mixed use property development project.
- » Principal tenants include media organizations and the University of Salford.
- » BBC relocated 1,800 jobs to Manchester.

>> Spinningfields

- » £1.5bn investment on 20 new buildings including 430,000 sq.m. commercial residential and retail space.
- » 16,000 people were employed in Spinningfields.

>> Middlewood Lock

- » £700m investment providing 2,000 new homes, 750,000 sq.ft., commercial development space, including offices, hotels, shops, restaurants and convenience stores.





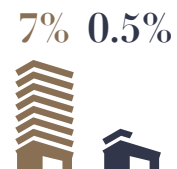
MANCHESTER'S LOCAL PROPERTY MARKET

JLL forecasts Manchester to be the top performing market in the UK over the next 5 years.

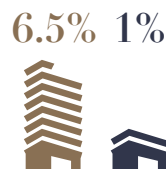
MANCHESTER UK

*Source: JLL

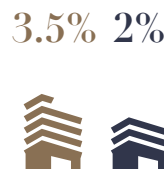
HOUSE PRICE FORECASTS (% pa)



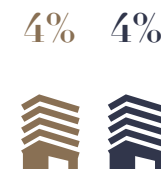
2017



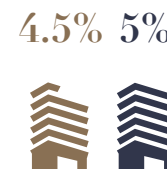
2018



2019



2020



2021

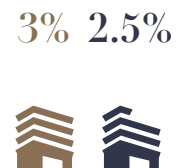


2017-2021

MANCHESTER UK

*Source: JLL

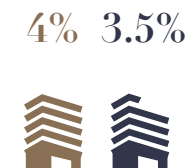
RENTAL GROWTH FORECASTS (% pa)



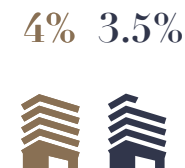
2017



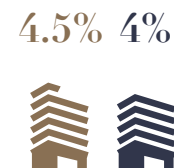
2018



2019



2020



2021



2017-2021

HISTORIC CASTLEFIELD



Neighbouring Wilburn Basin is the beautiful area of Castlefield.

Originally established as a Roman garrison almost 2,000 years ago, this historic area is now defined by stunning architecture and meandering waterways.

An Urban Heritage Park and designated conservation area, Castlefield stretches along the Bridgewater Canal and played an integral role in the birth of the Industrial Revolution in the early 19th-century.

Today, this tranquil pocket of the city is dominated by trendy apartments, thriving businesses set in the completely renovated, redbrick mills, and a collection of gastropubs and fashionable bars.





REGENERATION

Wilburn Basin & Castlefield will be transformed into the heart of Manchester with the planning approval granted for the £1.3bn Trinity Islands redevelopment plan.

Situated right across from Wilburn Basin, within 5 minutes' walk, will be a brand new sophisticated neighbourhood serving the Castlefield community with amazing facilities including:

- » A Farmer's Market Shops
- » A new Metrolink station
- » Trendy Cafes, Bars, Restaurants
- » A Five-Star Hotel
- » Riverside Walkway connecting Castlefield to the CBD of Spinningfields
- » Green Park spaces
- » A Community Art Gallery and Premier Educational Facility
- » Boat Club for the University of Manchester
- » Sports pitches, indoor and outdoor swimming pools, a gym, spa and dance studios

“This neighbourhood will be a high-street & town square to Castlefield residents including those at Wilburn Basin. A new transportation hub on Water Street and a six-star hotel are also in feasibility discussions.”



Trinity Islands

With constant regeneration in Manchester city centre and ever growing expectations of a huge influx of professional white collar workforce into the city, we continue to see bold and innovative developments obtaining planning permission. The most anticipated and high profile development in the city is the £1.3bn mixed-use redevelopment scheme by Allied London, which was recently granted planning permission. Once fully developed, this scheme will further cement Castlefield as the most premium residential area in Manchester city centre.

WILBURN
BASIN
APARTMENTS

Trinity Islands Development

WILBURN BASIN

APARTMENTS

BLOCK
B

Wilburn Basin offers an unrivalled opportunity as a high quality, riverside community within walking distance of Manchester's central business district and its excellent array of shops and leisure facilities.

The development offers accommodation in four distinct buildings, ranging in height from eight to twenty one storeys, setting a new benchmark for combining city centre living with high quality facilities and private amenity space.

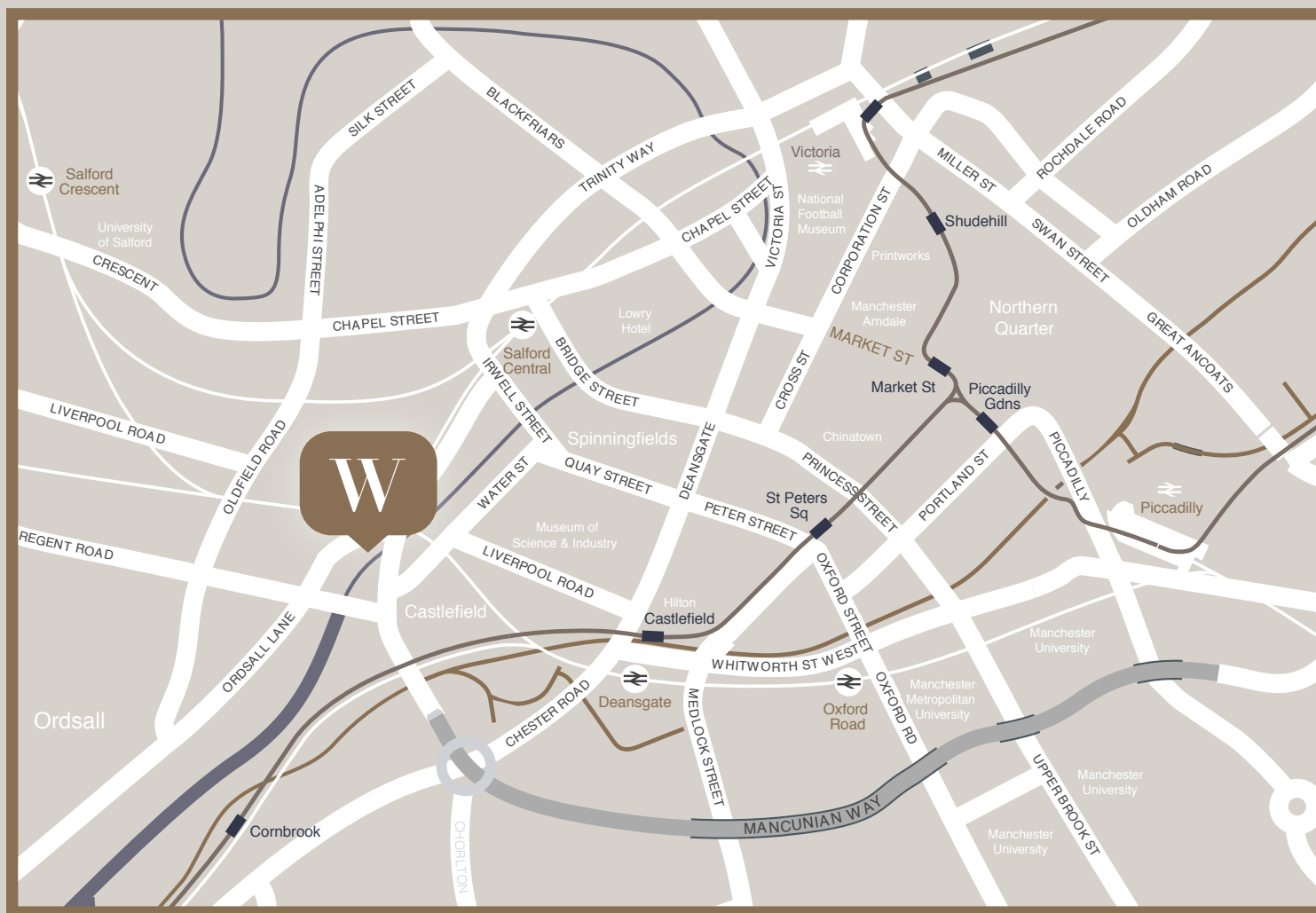
Located on the left bank of the River Irwell, the historic boundary of the cities of Manchester and Salford, the apartments lie just 600m from the £1.5bn Spinningfields business district and across the river from the new St John's Quarter and Trinity Islands Development.





LOCATION

Surrounding Map





Piccadilly Gardens

Town Hall

Piccadilly Station

Hilton

University of Manchester

Manchester Central

Great Northern

Deansgate Station

Spinningfields

Old Granada Studios

Metrolink

MOSI

St John's Quarter

Castlefield

Middlewood Lock

Trinity Islands

One Regent

**WILBURN
BASIN**
APARTMENTS

Regents Park

MediaCityUK, Salford Quays

Sainsbury's

Location - Surrounding Map
17
WILBURN BASIN APARTMENTS

SITE PLAN





WILBURN BASIN

Developer	Renaker Build and Fulcrum Global
Total	4 Blocks
Block B	9 floors, 106 units

Block B Schedule

Room Type	No. of UNITS	SIZE (sq. ft.)
1 Bedroom	17	490
2 Bedrooms	80	660 - 893
3 Bedrooms	9	872 - 991
	106	72,988

The block is also inclusive of 32 car parking spaces.

FACILITIES



Located In Block B

- » Cinema Room
- » Meeting Rooms



Located In Block C

- » Fitness Centre
- » On-site Retail Stores

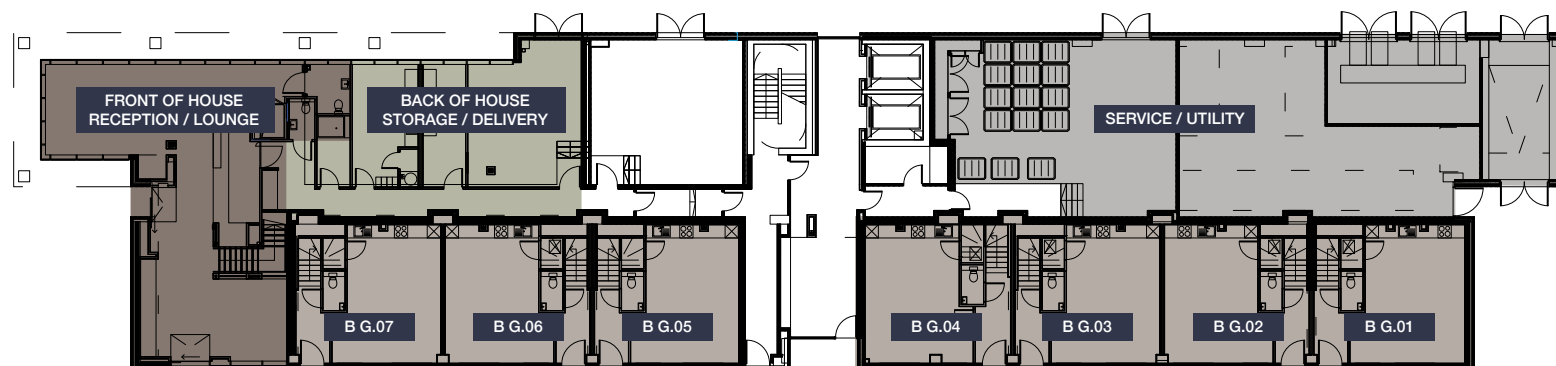


WILBURN BASIN

Block B Floor Plans

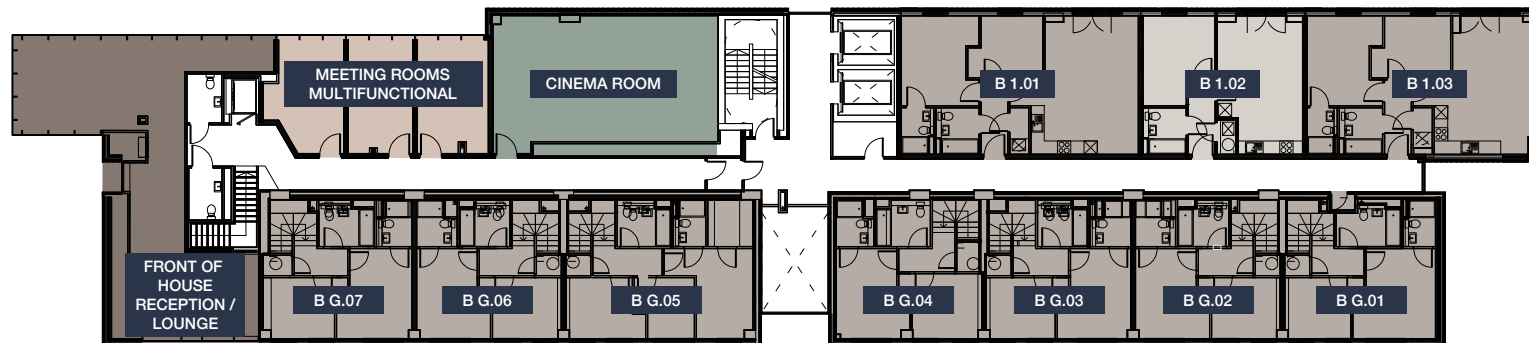
GF

2 Bed Apartment Front of House Back of House Service / Utility



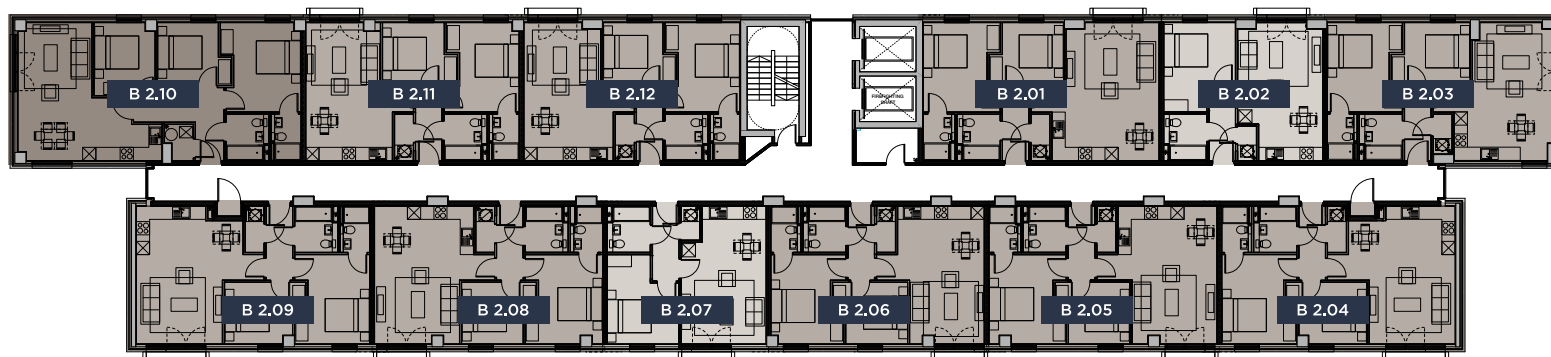
1F

1 Bed Apartment 2 Bed Apartment Front of House Meeting Room Cinema Room



2F

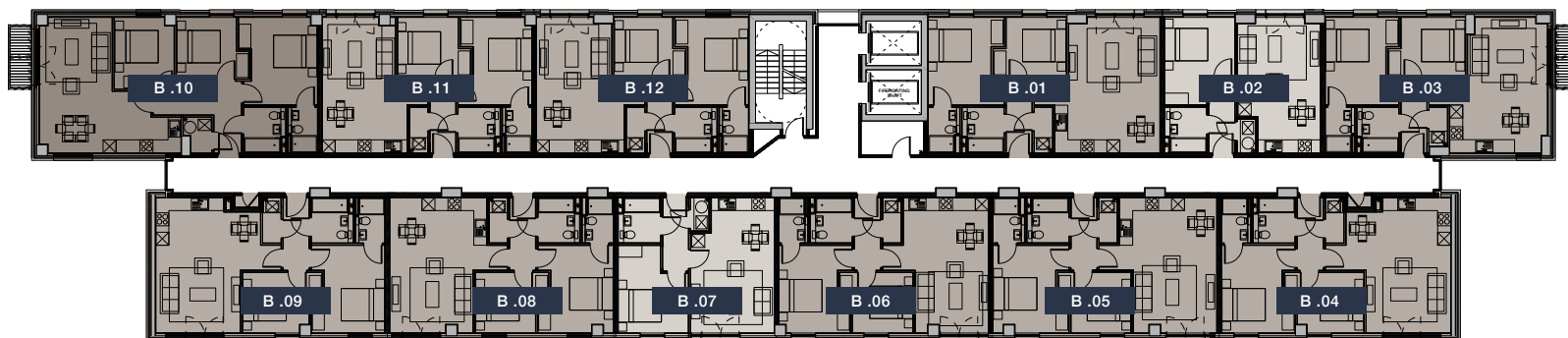
1 Bed Apartment 2 Bed Apartment 3 Bed Apartment



3F

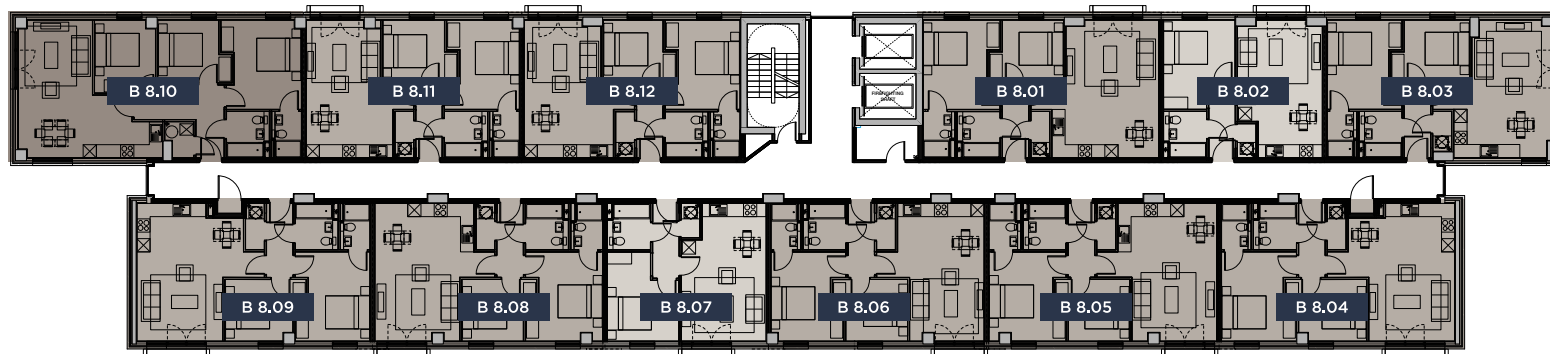
1 Bed Apartment 2 Bed Apartment 3 Bed Apartment

7F



8F

1 Bed Apartment 2 Bed Apartment 3 Bed Apartment



9F

1 Bed Apartment 2 Bed Apartment 3 Bed Apartment

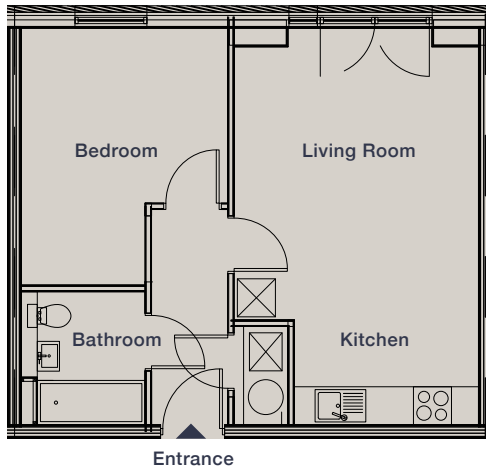


UNIT TYPE

Block B

SIZE
490
sq. ft.

1 BEDROOM



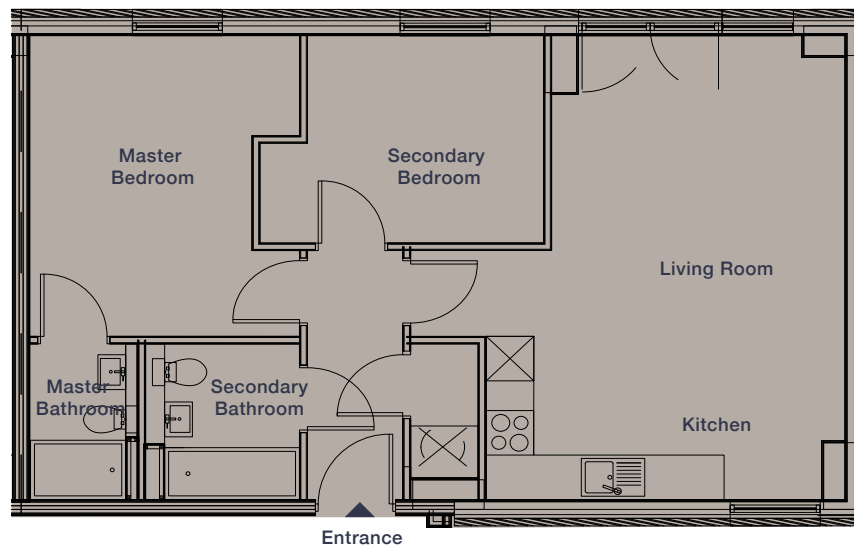


UNIT TYPE

Block B

2 BEDROOMS

SIZE
660
sq. ft.



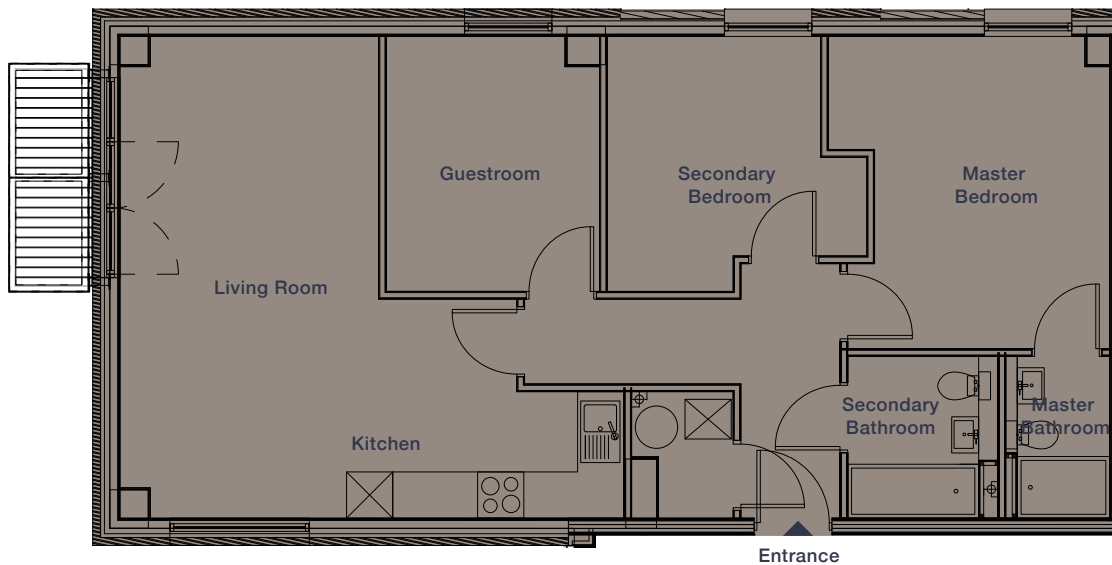
UNIT TYPE

Block B

SIZE
872
sq. ft.

3 BEDROOMS

SIZE
991
sq. ft.





FURNITURE LIST

Hamilton Collective



**KESTREL
3-SEAT SOFA**



**KESTREL
ARMCHAIR**



**ANGOLA
COFFEE TABLE**



STATELY TV UNIT
Available in Walnut / Black
or White / Walnut



ACCESSORIES
Including Cushions,
Artwork, Rugs and
Ceiling Shades



**PEDESTAL
TABLE**



**KEELER
DINING CHAIR**



PALACE BEDROOM SET
Including Bedside Table,
Wardrobe & Chest



HAMBURG DOUBLE BED
Available in Grey,
Oatmeal & Slate +
Orthopaedic Mattress



**ANDERS SHELVING UNIT,
ANGOLA DESK &
ORCHID CHAIR**
(3-bed Study Option)

SPECIFICATIONS

INTERNAL FINISHES

- » Walnut veneer apartment entrance and internal doors
- » Chrome ironmongery
- » Satinwood finish to internal skirtings and architraves
- » White emulsion to walls with feature wall in living areas and bedrooms

FLOORING

- » Walnut laminate to hallways and living areas
- » Carpets to bedrooms
- » Tiling to bathrooms and en-suites
- » (Carpet to upper level living areas and stairs in duplex penthouses)

BATHROOMS & EN-SUITES

- » Vileroy & Boch sanitaryware with concealed cistern WCs
- » Kaldewei steel baths
- » Hansgrohe brassware
- » Rainhead shower to en-suites
- » Glazed shower screens
- » Tiled walls incorporating feature wall
- » Full height/width mirror above vanity shelves

KITCHENS

- » Porcelanosa fitted kitchens in a range of finishes
- » Handleless door and drawer fronts
- » Square-edged work surfaces with matching, full-height splashbacks
- » Integrated Smeg (or equivalent) electric oven, ceramic hob and concealed hood
- » Integrated fridge-freezer and automatic dishwasher
- » Stainless steel 1½ bowl sink unit with Hansgrohe mixer tap
- » Under unit lighting

ELECTRICAL & COMMUNICATION

- » LED downlights to hallways, living areas, bathrooms and en-suites
- » Pendant light fittings to bedrooms
- » Provision for BT, Sky HD and Virgin Media to living areas and bedrooms
- » Dedicated Hyperoptic, fibre-optic internet provision
- » Brushed nickel sockets and switches

HEATING

- » Adax Neo sim-line electric panel heaters with central timer
- » Chrome towel rails to bathrooms and en-suites

SAFETY & SECURITY

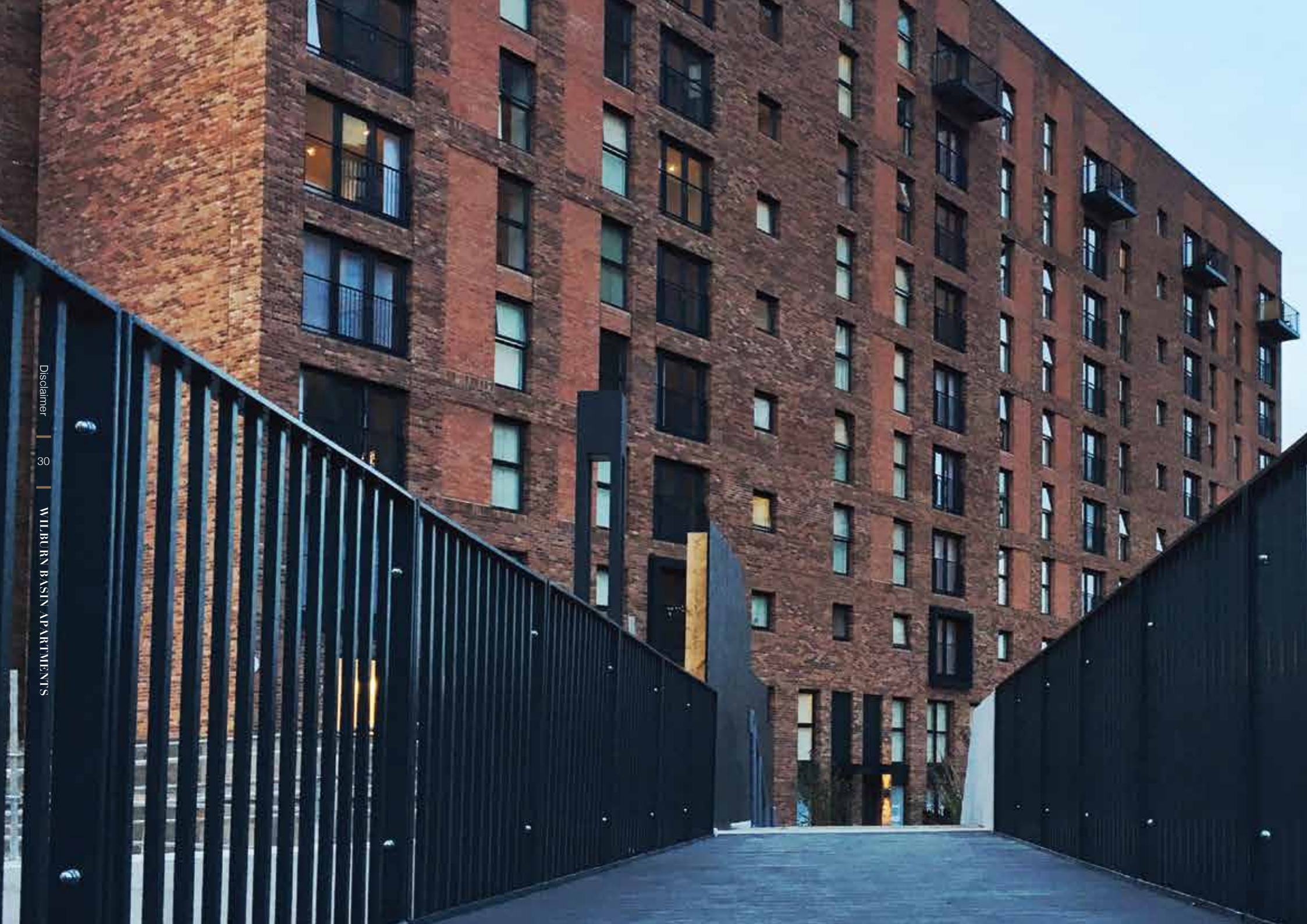
- » Secure residents' entrances
- » Automated door entry system
- » Smoke detectors to kitchens and entrance halls
- » Sprinkler system
- » Concierge facilities 24/7

EXTERNAL

- » Double glazed windows
- » Double glazed doors to private roof terraces (Penthouse only)
- » Allocated car parking spaces (selected units)









WILBURN BASIN

APARTMENTS

BLOCK
B



DISCLAIMER

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