

XI  
MANCHESTER  
WATERS

MANCHESTER

XI

AIW



INTRODUCING THE FINAL  
TOWER OF A TRULY ICONIC  
WATERSIDE DEVELOPMENT

XI

THE FIRST  
RESIDENTS HAVE  
MOVED IN, WITH  
FOUR OF OUR FIVE  
TOWERS NEARLY  
SOLD OUT

Drone image of the completed Tower A  
and Tower B which is under construction



Image looking up at the front of the  
completed and tenanted Tower A



THIS IS AN INCREDIBLY  
POPULAR PLACE TO LIVE  
IN MANCHESTER WITH  
HIGH RENTAL DEMAND

# AT THE WATER'S EDGE

X1 Manchester Waters is a residential development located close to the centre of the UK's 'second city' of Manchester. The development is already proving to be the perfect retreat, overlooking the tranquil waterfront whilst being near Manchester's vibrant city centre, offering tenants the best of both worlds.

This outstanding development is comprised of five phases and a total of more than 500 apartments, which will be furnished to the highest standard. The first tower is now complete and tenanted, with Tower B now approaching a watertight state.

Ranging from spacious studios to high-end three bedroom units, most apartments will benefit from the spectacular view across the waterfront towards the nearby quays or over towards the city centre.



WE ARE SETTING A NEW  
STANDARD IN DESIGN AND  
LUXURY FOR CITY LIVING



Our five towers overlook Manchester city centre and the nearby Salford Quays, with apartments offering stunning views across the adjacent Manchester Ship Canal towards the UK's second city and beyond.

This development is perfectly situated to serve the bustling city centre as well as Peel L&P's thriving MediaCityUK complex, attracting those working in the creative and professional sectors.

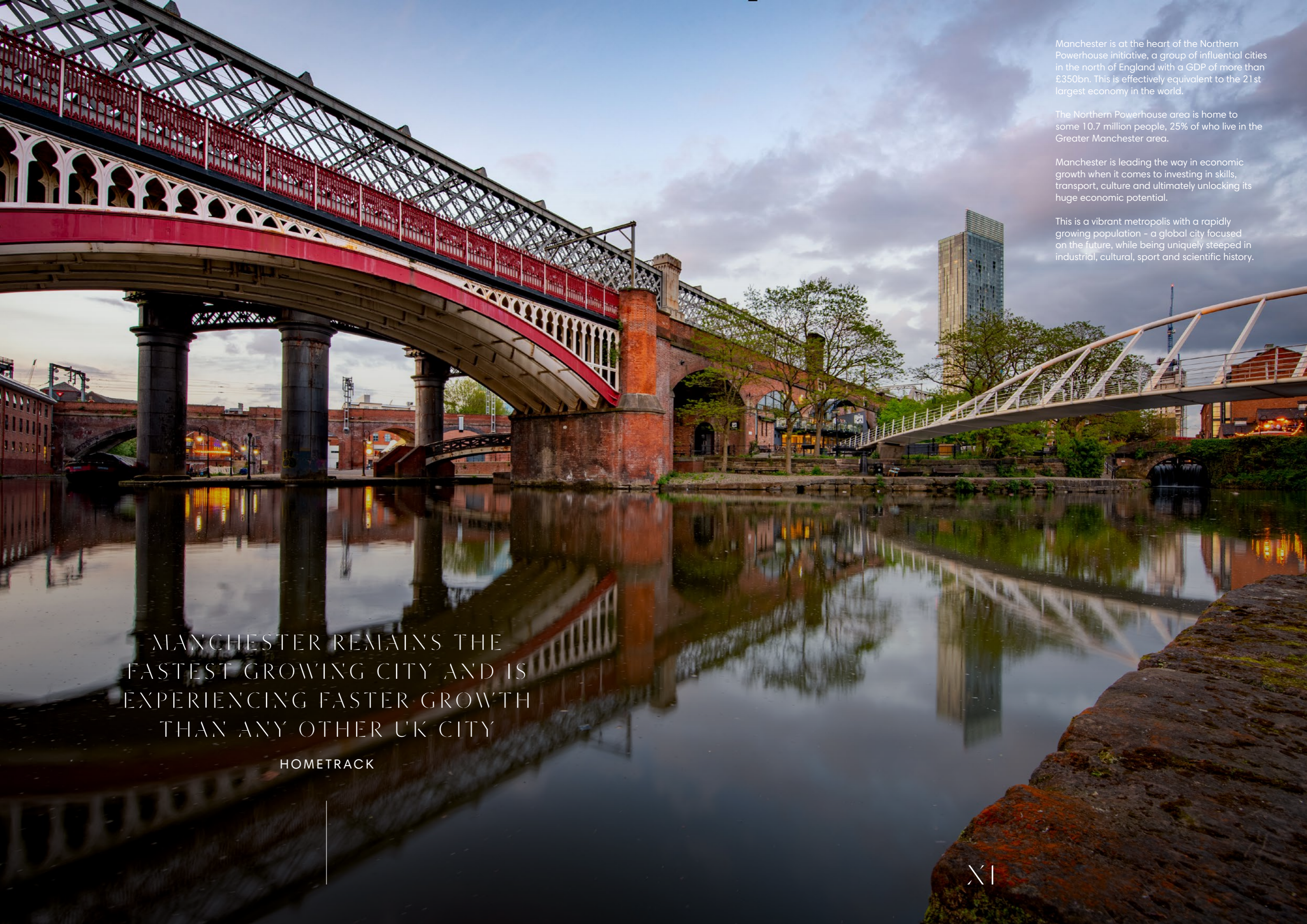
As is standard with our hugely popular developments those resident at X1 Manchester Waters will benefit from an on-site gym and cinema room.

SAVILLS FORECASTS  
THAT BY 2024  
PROPERTY IN THE  
NORTH WEST OF  
ENGLAND WILL  
HAVE HAD THE  
LARGEST INCREASE  
IN PRICE GROWTH  
ACROSS THE UK

Our apartments are furnished to high standards, offering a luxury living space within minutes of the bustling city centre and tranquil waterside.



X1



Manchester is at the heart of the Northern Powerhouse initiative, a group of influential cities in the north of England with a GDP of more than £350bn. This is effectively equivalent to the 21st largest economy in the world.

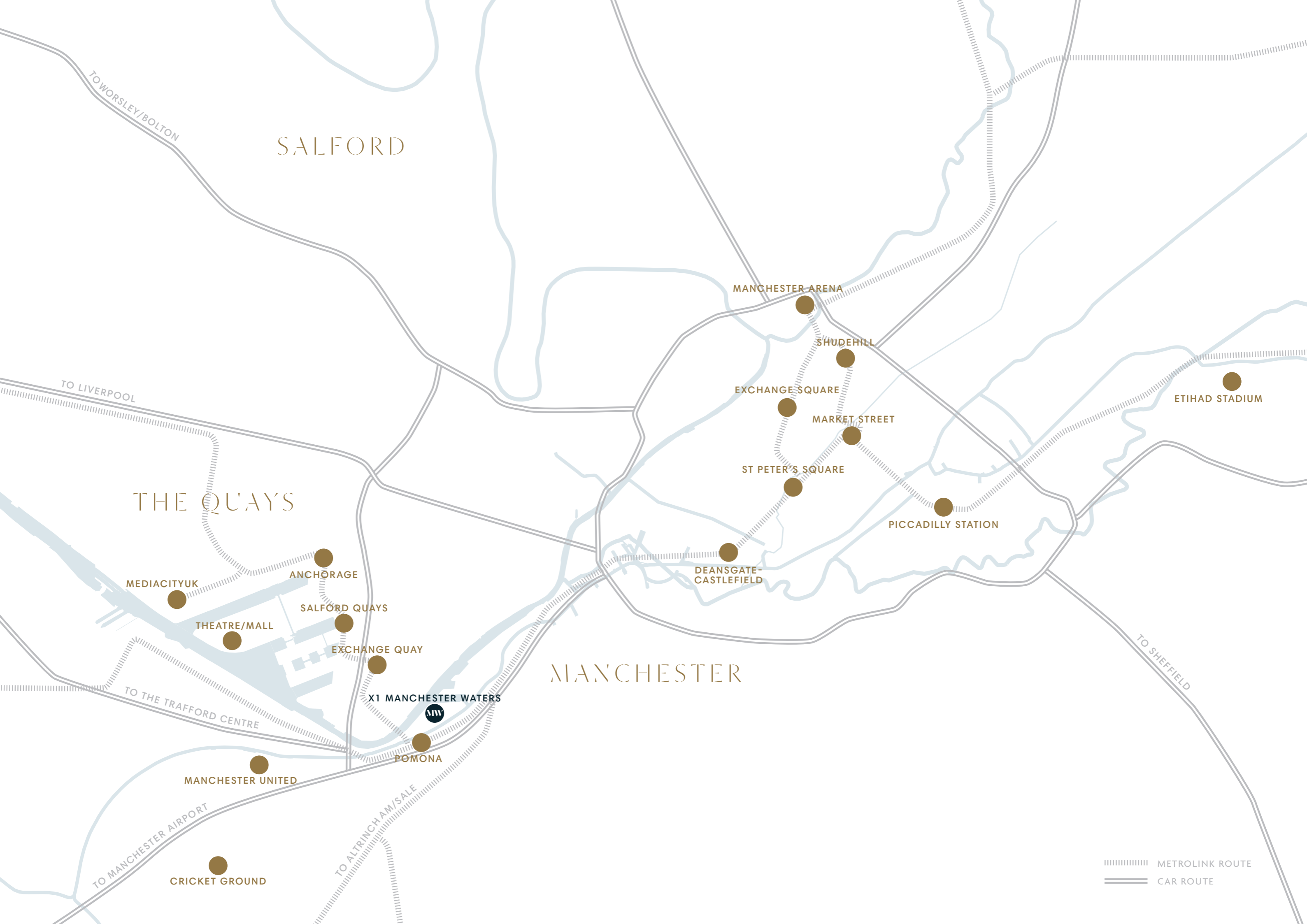
The Northern Powerhouse area is home to some 10.7 million people, 25% of who live in the Greater Manchester area.

Manchester is leading the way in economic growth when it comes to investing in skills, transport, culture and ultimately unlocking its huge economic potential.

This is a vibrant metropolis with a rapidly growing population - a global city focused on the future, while being uniquely steeped in industrial, cultural, sport and scientific history.

MANCHESTER REMAINS THE  
FASTEST GROWING CITY AND IS  
EXPERIENCING FASTER GROWTH  
THAN ANY OTHER UK CITY

HOMETRACK



SALFORD

MANCHESTER

THE QUAYS

TO WORSLEY/BOLTON

TO LIVERPOOL

MEDIACITYUK

ANCHORAGE

THEATRE/MALL

SALFORD QUAYS

EXCHANGE QUAY

X1 MANCHESTER WATERS

POMONA

MANCHESTER UNITED

CRICKET GROUND

TO THE TRAFFORD CENTRE

TO MANCHESTER AIRPORT

TO ALTRINCHAM/SALE

MANCHESTER ARENA

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

ST PETER'S SQUARE

PICCADILLY STATION

DEANSGATE-CASTLEFIELD

ETIHAD STADIUM

TO SHEFFIELD

----- METROLINK ROUTE  
===== CAR ROUTE

Walking distance from  
X1 Manchester Waters to:

White City Retail Park	10 mins
Manchester United	12 mins
The Lowry Mall/Theatre	20 mins

Metrolink distance from  
X1 Manchester Waters to:

Deansgate-Castlefield	7 mins
Piccadilly Station	15 mins
The Trafford Centre	16 mins

Driving distance from  
X1 Manchester Waters to:

The Trafford Centre	10 mins
Manchester Airport	15 mins
Liverpool	45 mins

Manchester Airport serves more than 190 destinations



Pomona Metrolink station is two minutes from your door



X1 MANCHESTER WATERS  
IS THE PERFECT BASE TO  
EXPLORE THE CITY, THE UK,  
EUROPE AND THE WORLD




















A PLACE TO LIVE,  
WORK AND PLAY





#### 0-20 MINUTE WALK

-  **POMONA METROLINK STATION**  
This Metrolink station is on your doorstep, connecting X1 Manchester Waters to all of Greater Manchester and beyond
-  **O2 VICTORIA WAREHOUSE**  
This is an exciting live music venue made up of two brick warehouses and attracts major global music artists
-  **MARKS & SPENCER**  
This luxury food retailer serves fresh produce, offering mouth-watering flavours from all corners of the globe
-  **COSTA COFFEE**  
The largest and fastest growing coffee shop chain in the UK, famous for its authentic espresso-based drinks
-  **NANDO'S**  
This popular Portuguese-African restaurant serves its signature flame-grilled peri-peri style chicken
-  **ALDI**  
This popular discount supermarket chain provides groceries and a range of products at very affordable prices
-  **MANCHESTER UNITED**  
You are just a short walk from Old Trafford, the iconic home of the world-famous Manchester United Football Club
-  **VUE CINEMA**  
All the latest mainstream movies are shown at this state-of-the-art chain cinema with family deals on offer
-  **THE LOWRY MALL/THEATRE**  
This large outlet mall features shops, restaurants and entertainment, with an adjacent theatre and arts complex
-  **TESCO EXTRA**  
This grocery and general merchandise retailer sells everything from food to clothing and household products

#### 10-20 MINUTE DRIVE/METROLINK

-  **MANCHESTER ARENA**  
This indoor performance arena has the highest seating capacity of any indoor venue in the United Kingdom
-  **SPINNINGFIELDS**  
The financial centre of the city features a wealth of high-end shops, restaurants and bars for your entertainment
-  **MANCHESTER ARNDALE**  
This large shopping centre in the middle the city is easy to get to and features more than 200 stores and restaurants
-  **THE TRAFFORD CENTRE**  
This is one of the largest shopping centres in the country, with more than 200 stores and restaurants

#### 20-30 MINUTE DRIVE/METROLINK

-  **MANCHESTER AIRPORT**  
The busiest airport in the UK outside of London with direct routes to cities across the globe, only fifteen minutes away
-  **HEATON PARK**  
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features
-  **DUNHAM MASSEY**  
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons
-  **SALE WATER PARK**  
A 152 acre area of countryside and parkland including a 52 acre artificial lake dedicated to watersports



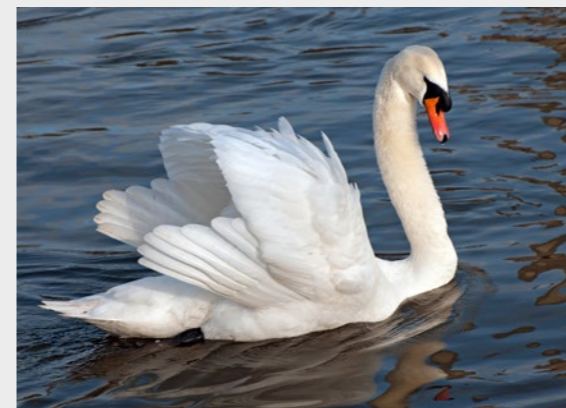
Manchester Waters is the regeneration of the 26 acres of dockland on Pomona Island, one of the last remaining large-scale regeneration opportunities available this close to Manchester city centre. The site has magnificent waterfront views over the Manchester Ship Canal, which will become a stunning backdrop to the new development.

The development of Manchester Waters and the adjacent Cornbrook Hub will create a new destination, offering the highest-quality urban living conditions in one of the UK's most exciting cities.

Pomona Island is the gateway to the city of Manchester, and this development is sure to be extremely popular with residents looking for high quality rental accommodation in a location which is close to the city centre but remains a tranquil retreat.

# AN ICONIC DESIGN IN TRIBUTE TO THE RICH INDUSTRIAL HISTORY OF MANCHESTER'S WATERWAYS

The five towers of X1 Manchester Waters  
evoke the maritime history of Pomona Docks



The serene waterfront is home  
to an array of British wildlife

RELAX ON YOUR  
BALCONY AS YOU  
WATCH ROWING  
BOATS PASS BY OR  
SPOT WILDLIFE  
THRIVING AT THE  
WATER'S EDGE



Investment in Pomona Island recently attracted the attention of Prime Minister Boris Johnson who visited the site during his first trip to the city since taking up office. X1 Manchester Waters will exist alongside other "modern multi-tenure developments", built in accordance with Peel L&P's masterplan for the area.

Prime Minister Boris Johnson visits Pomona Island with X1 Manchester Waters visible in the background



Render showing the living space of an apartment with stunning views across central Manchester



ONE OF THE LAST  
REMAINING LARGE-  
SCALE REGENERATION  
OPPORTUNITIES  
IN MANCHESTER

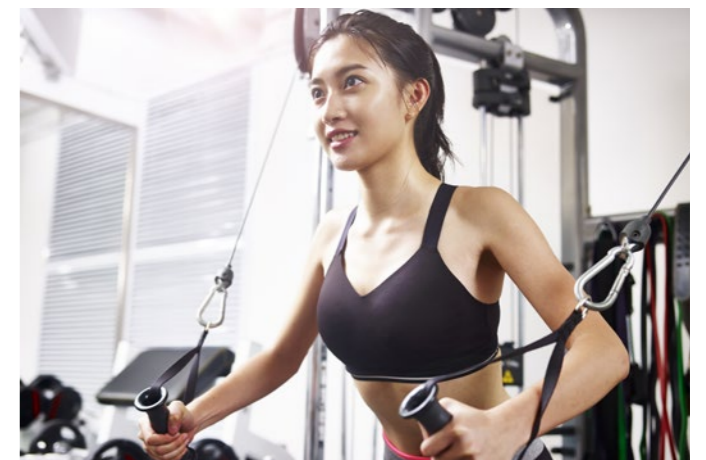
Render showing the stunning towers of X1 Manchester Waters and the promenade walkway



WITH OUR POPULAR  
X1 RESIDENTS' GYM  
AS STANDARD

Healthy living for a healthy mind. A state of the art gymnasium welcomes you as you return home. This modern fitness studio and workout space is for the exclusive use of X1 residents.

Accommodating cutting edge cardiovascular machines including treadmills, exercise bikes, cross trainers and weights. There is something for everybody — whatever your degree of fitness.





Render showing the living space of a three bedroom apartment

THE VERY BEST IN  
WATERSIDE LIVING

FROM AN AWARD-  
WINNING DEVELOPER



Render showing the living space of a three bedroom apartment

INCREDIBLE, BRIGHT AND  
INSPIRATIONAL LIVING AREAS

GENEROUSLY SIZED APARTMENTS  
WITH ALL THE SPACE YOU NEED



ONE BEDROOM  
APARTMENT



1 BEDROOM APARTMENT,  
EXAMPLE AVERAGE APARTMENT  
SIZE: 489 SQ FT / 45.4 SQM



TWO BEDROOM  
APARTMENT



2 BEDROOM APARTMENT,  
EXAMPLE AVERAGE APARTMENT  
SIZE: 733 SQ FT / 68.1 SQM



RESIDENTIAL PROPERTY  
VALUES IN MANCHESTER  
HAVE RISEN 5.1% YEAR-ON-  
YEAR IN THE LAST 12 MONTHS

ZOOPLA

With the population continuing its upward growth, Manchester City Council has predicted that the population will exceed three million by 2030 – with Manchester's population in particular to top half a million.

Further insights from Manchester City Council demonstrate that the city centre is experiencing population growth 15 times faster than the rate at which new homes are being built.

Research from Savills has shown that although there are 7000 new homes in the pipeline for Manchester over the next two years, to meet housing needs, a further 11,254 would need to be delivered per year to keep up with demand.

“CREATING HIGH  
QUALITY RESIDENTIAL  
DESTINATIONS”

“Peel are delighted to be working with XI Developments,  
who have purchased a number of sites owned by  
the Peel Group in Salford Quays and Great Ancoats,  
Manchester, to develop high-quality  
‘City Living’ apartments.”

**JAMES WHITTAKER**  
GROUP DEVELOPMENT DIRECTOR



X1



# STRATEGIC WATERS INITIATIVE

X1 Manchester Waters is part of the wider Peel L&P Strategic Waters Initiative which aims to create sustainable and thriving communities that will benefit areas on the UK's stunning waterways

Creating new homes is a priority in the Strategic Waters initiative with approximately 30,000 homes to be delivered across the seven sites up and down the UK. All of the seven Strategic Waters sites are located on coastlines, canals and docklands, including MediaCityUK at Salford Quays.

Altogether, more than 30,000 new homes will be delivered across the sites over the next three decades, and the process is already well underway with developments like Chatham Waters, as well as the fully sold out 1,100 apartments at X1 Media City, proving the success of the waterside schemes.

X1 Manchester Waters is a major part of the Strategic Waters scheme, following in the footsteps of X1 Media City and X1 Manchester Waters, to deliver high quality accommodation to the UK's fastest growing city.

The first phase of MediaCityUK is now thriving with residential and commercial tenants. This new development is a key element of the next phase of MediaCityUK which will see huge further investment in the area. This is truly a production hub attracting media professionals from across the globe. Be part of an exciting project defining media in the UK.

With sites as far apart as Glasgow, Manchester and Chatham, the scope of the Strategic Waters initiative is very exciting and it is no surprise that previous X1 developments at MediaCityUK and Manchester Waters have proven so popular.

There is already a thriving community at MediaCityUK, an area popular with residents and visitors alike. This is an unmissable opportunity to invest in one of the UK's fastest-growing and most exciting areas.

**GLASGOW HARBOUR**  
10,000 homes

**LIVERPOOL WATERS**  
10,000 homes  
**WIRRAL WATERS**  
13,500 homes

**MEDIACITYUK**  
2,000+ homes  
**MANCHESTER WATERS**  
2,000 homes, this scheme  
**TRAFFORD WATERS**  
3,000 homes

**CHATHAM WATERS**  
1,000 homes





# X1 VISION 2025 FOR OUR SHARED FUTURE

X1 have a strong vision for our future.

Over the years, X1 have won many awards for the quality, design, delivery and management of our developments. Our vision is to continue to raise our standards higher still.

X1 Vision 2025 means that when you buy a home from X1 you can be safe in the knowledge that it is built to a very high standard of design and quality, will have low running costs and low environmental impact, and importantly, you will enjoy the benefits of our exceptional customer service and long term management.

X1 ARE PASSIONATE  
ABOUT OUR DEVELOPMENTS,  
AND ENSURING THAT WE  
IMPROVE THE COMMUNITIES  
WE ARE BUILDING

## AN EXCEPTIONAL CUSTOMER EXPERIENCE

X1 have made a commitment to ensuring excellent customer satisfaction at all stages.

X1's own management company will ensure that you receive exceptional customer service as and after you or your tenants move in to your new X1 property.

## GREENER AND MORE ECONOMIC HOMES

Our new homes are designed to use less water and power than an average home. This efficiency will provide considerable savings on your annual utility bills. We provide recycling bins for all homes, generous external space and secure cycle storage.

Our latest homes are delivering 20% better efficiency ratings than current building regulations with renewable energy on-site.

## CREATING SUSTAINABLE COMMUNITIES

Our expert consultant team make sure the homes and developments we deliver are safe, secure and attractive places to live.

We place design quality at the heart of what we do. We understand that this is your home and design it with the highest degree of care and attention you deserve.

Our homes are built to the excellent national space standards sizes, and are easily adapted to meet the needs of changing families and individuals throughout the course of their lives.

We employ local labour and contribute to the wider economy through each development.

## A COMMITMENT TO THE FUTURE

X1 set ourselves targets to reduce water and energy consumption with each development.

We aim to continually reduce or reuse a high proportion of construction waste. We open management offices in each of the locations we develop in, ensuring local jobs and protecting your investment in the long term.

# X1

## A GLOBAL BRAND WITH LOCAL KNOWLEDGE

### £1.2BN OF PROPERTY COMPLETED OR IN DEVELOPMENT

43

DEVELOPMENTS

36

DEVELOPMENTS LAUNCHED

27

DEVELOPMENTS DELIVERED

9

DEVELOPMENTS IN CONSTRUCTION

7

UPCOMING DEVELOPMENTS

110

COUNTRIES

7,519

UNITS SOLD

Based in Liverpool and with offices in other major cities such as Manchester and Leeds, X1 is one of the North West's premier housing developers, offering an extensive portfolio of city centre residential developments in some of the UK's best cities. The X1 portfolio is filled with instantly recognisable buildings which have helped to change the face of the region.

In addition to its residential developments, X1 operates an award-winning lettings and management company - X1 Lettings - which provides both residential and luxury student accommodation to markets in Manchester, Liverpool and Leeds. X1 Lettings is proud to boast market leading occupancy and retention rates, with thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>GAGGENAU</b></p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>X1 The Quarter by X1 Developments</p> <p>2014-2015</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>The Telegraph</b></p> <p>HIGHLY COMMENDED</p> <p>RESIDENTIAL HIGH-RISE DEVELOPMENT UK</p> <p>X1 Media City by X1</p> <p>2016-2017</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>BENTLEY</b></p> <p>Award Winner</p> <p>RESIDENTIAL DEVELOPMENT MANCHESTER</p> <p>X1 Manchester Wizards by X1</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE DEVELOPMENT</p> <p>In association with <b>BENTLEY</b></p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>X1 Lettings</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>SALICE</b></p> <p>AWARD WINNER</p> <p>RESIDENTIAL DEVELOPMENT GREATER MANCHESTER</p> <p>X1 The Campus by X1</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>SALICE</b></p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>X1 The Tower by X1</p> <p>2018-2019</p>
<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE DEVELOPMENT</p> <p>In association with <b>SALICE</b></p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY GREATER MANCHESTER</p> <p>X1 Lettings</p> <p>2018-2019</p>	<p><b>the Grafters</b></p> <p>Awards 2019</p> <p>WINNER</p> <p>BEST RESIDENTIAL PROPERTY MANAGEMENT COMPANY</p> <p>X1 Lettings</p> <p>2018-2019</p>	<p><b>the Grafters</b></p> <p>Awards 2019</p> <p>WINNER</p> <p>BUSINESS OF THE YEAR</p> <p>X1 Lettings</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT KENT</p> <p>X1 Chatham Waters by X1</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST DEVELOPER WEBSITE UK</p> <p>www.x1developments.com by X1</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE DEVELOPMENT</p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>X1 Lettings</p> <p>2019-2020</p>
<p><b>NATIONAL LIS AWARDS 2019 WINNER</b></p> <p>BEST LETTINGS AGENCY</p> <p>X1 Lettings</p> <p>2019-2020</p>					



Peel Holdings (Land and Property) Ltd, have a unique "Vision" to promote the construction and delivery of high quality projects on its land holdings, including new commercial, retail and residential developments.

In response to the emerging demands of the housing market to provide a diverse range of new residential accommodation, including homes

for rent and sale, Peel have a clear strategy to promote the development of "exemplar" housing projects on its land.

Peel are delighted to be working with X1 developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality "City Living" apartments.

Our breadth of expertise is complemented by added value services available directly from us, but also drawn from the wider Savills network. This means you gain access to planning, development, asset management, research, investment and financing capabilities, via a single accountable point of local contact.

The team provides services at every stage of project development, such as procurement advice, framework advice, estimates, cost planning, finance/budget assistance, contractor selection, tender documentation, contract documents, employers agency, quantity surveying, contract administration and project management.



Savills plc. is a global real estate services provider listed on the London Stock Exchange. With an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

Savills combine entrepreneurial spirit and a deep understanding of specialist property sectors with the highest standards of client care.

vermont

HILL DICKINSON



JEFFREY  
BELL  
ARCHITECTS

DK-Architects



Turley

