



LIVE ON THE WATER

The final phase of impressive one and two bedroom apartments sitting on the water surrounded by Manchester's most engaging district. A short walk to the city centre and the shops and restaurants of Spinningfields, Potato Wharf combines vibrant city living with the joy of an exceptionally designed home.



lendlease

POTATO WHARF +

CASTLEFIELD MANCHESTER

LIVING AT POTATO WHARF

1 FLOURISHING MANCHESTER

Over the past two decades, there has been a 120% increase in people living in the city centre, with the current 72,000 expected to increase to 100,000 people by 2024. The centre also continues to account for 44% of all employment within the city, with over 176,000 people employed there, contributing to a £6billion city centre economy.¹ Amongst the major local companies and employers are ITV, BBC, PWC, KPMG, Deloitte, Google and Amazon.

2 CONSISTENT GROWTH

House prices in Manchester have increased 36.5% since June 2016 whilst the median asking rent for a two bed Manchester property rose 17.3% between June 2016 and September 2021.²

3 JUST MINUTES FROM THE CENTRE

Potato Wharf is just ten minutes walk from the central business district of Manchester and to ever vibrant Spinningfields, five minutes from Deansgate Castlefield Station and 500m from the Metrolink.

4 CULTURALLY RICH NEIGHBOURHOOD

Manchester is home to the mega arts complex HOME, The Museum of Science and Industry, The Whitworth, the Centre for Chinese Contemporary Art, the Royal Exchange Theatre and The Lowry.

5 CASTLEFIELD COOL

Charismatic Castlefield is home to Potato Wharf and a multitude of popular bars and restaurants amongst the former warehouses, canals and cobbles of this charming district of the city centre.

6 GLORIOUS CANALSIDE LIVING

Residents enjoy the enduring tranquillity of living on the water, with its barges, wildlife, cafés, bars and footpaths linking to the city centre.

1. Source: manchester.gov.uk
2. Source: Land Registry Savills Research/Rightmove

7 IMPRESSIVE ARCHITECTURE

The striking brick facades of Potato Wharf are instantly recognisable, inspired by the heritage of this industrial powerhouse. Each well-specified apartment has a balcony or terrace.

8 IMMACULATE INTERIORS

The interior design team have delivered a specification and finish that has been informed by the character of Castlefield to create an elegant and timeless solution with 'an urban edge'.

9 GARDENS IN THE SKY

The National Trust has revealed plans to turn the Castlefield viaduct that runs beside Potato Wharf into a new park space high up the Grade II-listed structure. Inspired by the New York High Line, it will be a significant new amenity for both Castlefield and the city.

10 GLOBAL DEVELOPER, GLOBAL FOLLOWING

You're buying with a trusted global placemaking developer: Lendlease aim to deliver meaningful and enduring places with communities at their heart.



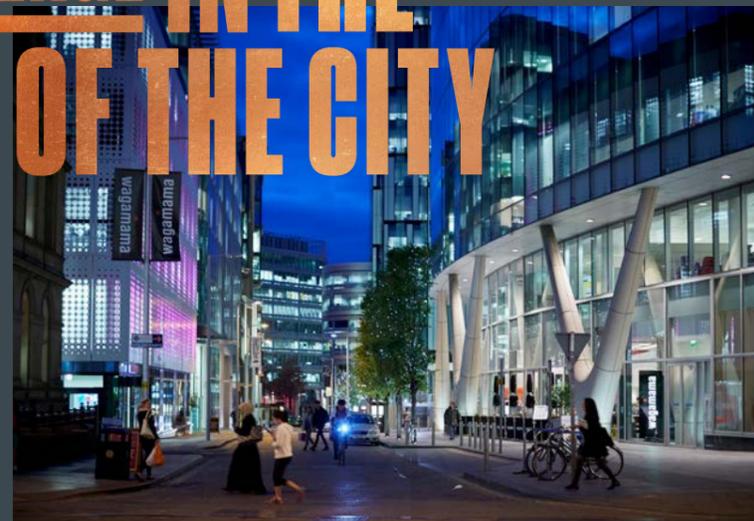
The proposed Castlefield viaduct gardens



BBC at MediaCityUK in Manchester

A VILLAGE IN THE HEART OF THE CITY

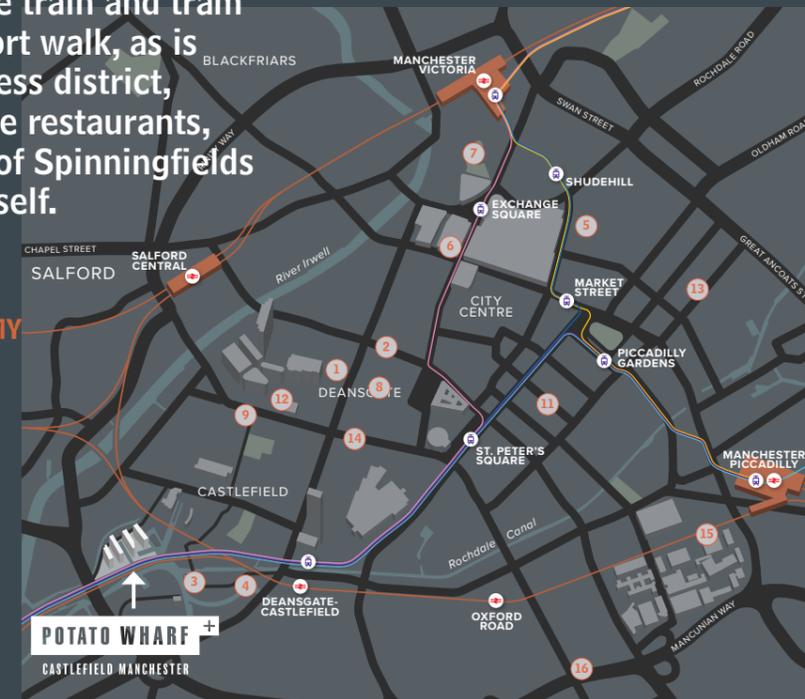
Deansgate with RBS offices, looking down into Spinningfields



Castlefield is located in the south-west of Manchester city centre. Deansgate train and tram stations are a short walk, as is the central business district, and all the diverse restaurants, bars and venues of Spinningfields and Castlefield itself.

THE MANCHESTER CITY CENTRE ECONOMY IS WORTH **£6BN**

Source: Savills



TRAVEL TIMES FROM MANCHESTER PICCADILLY STATION (MINS)

Manchester Airport	22
Liverpool Lime Street Station	49
Birmingham New Street Station	1h 30
London Euston	2h 10

TRAVEL TIMES FROM POTATO WHARF (MINS)

Deansgate-Castlefield Station	- 10 min
Manchester Piccadilly Station	- 16 min
Salford Central Station	- 14 min

Above and right: Source - Google Times and distances are approximate only.

MANCHESTER IS THE UK'S LARGEST REGIONAL AIRPORT, WITH MORE THAN 26 MILLION PEOPLE A YEAR PASSING THROUGH.

Source: marketing stockport

RESTAURANTS & SHOPPING

- The Ivy - 10 min
 - 20 Stories - 10 min
 - The Wharf - 8 min
 - Dukes 92 - 8 min
 - Manchester Arndale - 19 min
 - Selfridges - 18 min
 - Manchester Corn Exchange - 18 min
- The Trafford Centre - 43 min

SPORTS & CULTURE

- Albert Hall - 9 min
- Museum of Science and Industry - 7 min
- 02 Apollo - 30 min
- Manchester Art Gallery - 15 min
- Old Trafford - 39 min
- Etihad Stadium - 38 min

FITNESS

- Barry's Bootcamp - 4 min
- F45 Training - 17 min
- The Gym Group - 15 min

UNIVERSITIES

- The University of Manchester - 20 min
- Manchester Metropolitan University - 17 min
- The University of Salford - 16 min

Key: Walking Tram



Manchester School of Art during Graduate Fashion Week

THERE ARE
99,000

STUDENTS IN SEVEN
UNIVERSITIES FROM
OVER 150 COUNTRIES
AROUND THE WORLD

Source: studyinmanchester.com

METROPOLITAN LIVING

Manchester is an amazing place to work, live and enjoy. As the largest UK city region economy outside London, it has attracted many major international companies and the numerous universities continue to deliver an outstanding pool of talent.



Canal Street and its surrounding bars and restaurants



Spectacular performances can be seen at The Lowry, the Printworks, the Palace Theatre and the Manchester Opera House.



The recently opened The Ivy restaurant, Manchester

The joy of cosmopolitan Castlefield is its engaging contrasts. The quiet of the canals, parks and walkways live comfortably beside the music, the busy bars, the cafes, arts and food that the district has become synonymous with.



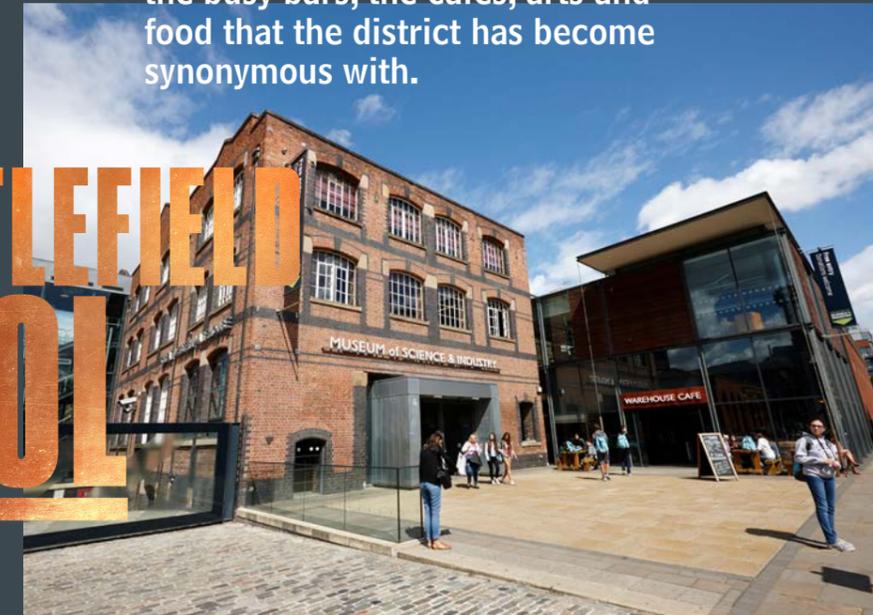
Exchange Square with Arndale Centre



Sinclair's Oyster Bar and 16thc timbered The Old Wellington Inn

THERE ARE OVER
650
RESTAURANTS
IN MANCHESTER

CASTLEFIELD COOL



The Museum of Science & Industry

PLACES & FACES

- + Castlefield was the UK's first Urban Heritage Park, which safeguarded canals and cobbles and created a largely traffic-free zone.
- + HOME, an ambitious cultural project by the University of Manchester and the influential Castlefield Gallery, is also located close by.
- + The Castlefield Bowl, the celebrated outdoor music and entertainment venue, is a few minutes walk from the apartments.



A performance at The Castlefield Bowl

THE APARTMENTS

These canalside apartments combine the best in contemporary living with facades informed by the glorious brick heritage of Castlefield. They are bright, light and elegant homes that deliver the best of living by the water.



THE APARTMENTS HAVE BALCONIES OR TERRACES OVERLOOKING THE CANAL, THE GARDENS AND THE EVER-FASCINATING HERITAGE BUILDINGS AND WATERWAYS OF CASTLEFIELD

KITCHEN

- + Satin lacquered finish kitchens with Silestone worktop and upstand
- + Stainless steel sink with chrome mixer tap and tiled splashback
- + Induction hob with recirculation fan above, alongside integrated stainless steel single oven and microwave

GENERAL

- + Amtico flooring to hallway, kitchen and living room, woollen mix carpet to bedrooms
- + Timber veneer solid core entrance door and multi-point locking
- + Enhanced sound insulation to current building standards to walls and floors separating homes
- + Integrated fridge/freezer and dishwasher

BATHROOMS & ENSUITE

- + White sanitaryware with chrome taps and thermostatic bath/shower mixer
- + Glass shower screen to main bathroom, sliding glass shower door to en suite
- + Large format porcelain floor and wall tiles
- + Fitted handle-less vanity unit with under basin storage
- + Large back-lit mirror and heated chrome towel rail

ELECTRICAL & HEATING

- + Smart meters for each utility monitoring panel
- + Energy efficient downlighters and pendant light fittings
- + Condensing washer/dryer
- + Mains supply smoke/heat detection system with battery back-up
- + Underfloor heating to living room, bedrooms and kitchen
- + Centralised system providing individually metered heating and hot water to each home

EXTERIORS & COMMUNAL

- + Terraces, balconies or Juliette balconies
- + Main lobby with passenger lifts and stair access

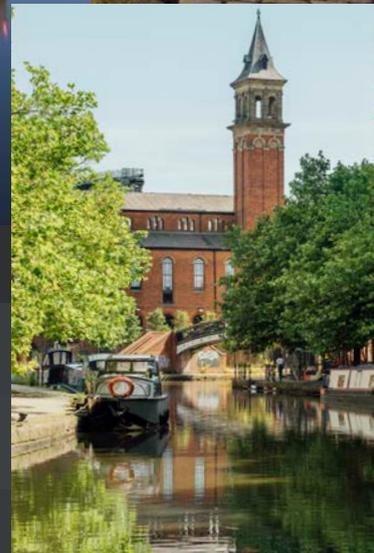


Indicative images of a Lendlease showhome



POTATO WHARF HAS BEEN DESIGNED WITH SUSTAINABILITY AT ITS HEART, DELIVERING REDUCED ENERGY BILLS AND A LOWER ENVIRONMENTAL FOOTPRINT

POTATO WHARF +
CASTLEFIELD MANCHESTER



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