

TRANQUILITY



WITH ALMOST
£1 BILLION BEING
INVESTED INTO
SALFORD AND
MEDIACITYUK,
NOW IS THE PERFECT
OPPORTUNITY TO
INVEST IN THE AREA





AN UP-AND COMING CITY WITH A VAST HERITAGE



Top Right: Chetham Library, Michael D Beckwith Bottom Left: Emmeline Pankhurst Statue, Delusion23

MARRYING THE CONVENIENCE OF CITY LIVING WITH THE BENEFITS OF TRANQUIL GREEN SPACES AND A WATERFRONT LOCATION



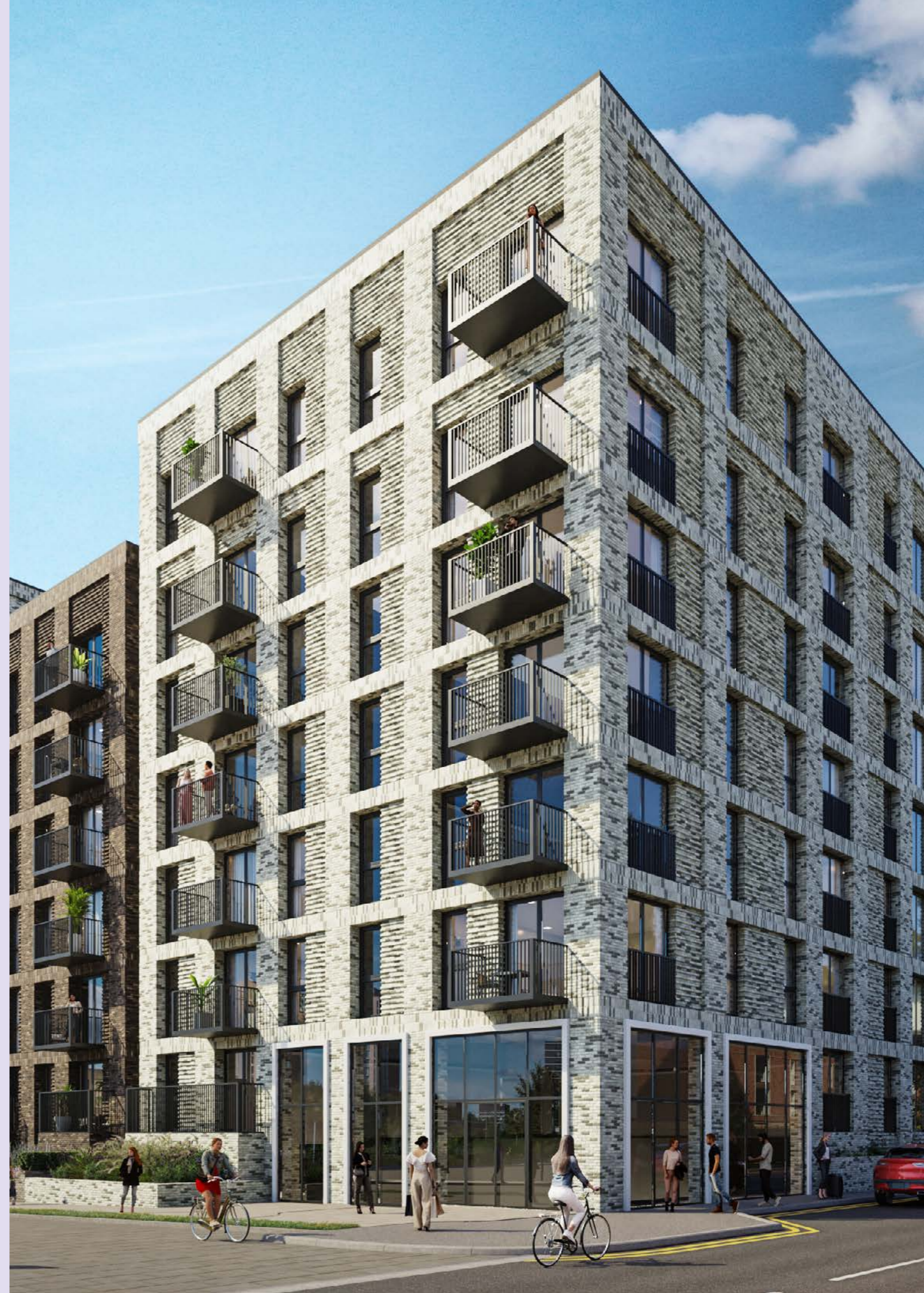
Tranquillity is a new luxury development located between Manchester City Centre and MediaCityUK.

The development comprises of 250 one, two, and three bedroomed apartments, all located around a landscaped central square that is designed to boost positive social interactions and promote the benefits of living near green space.

Designed by award-winning architects, Tranquillity will be a secure community and therefore ideal for professionals, families,

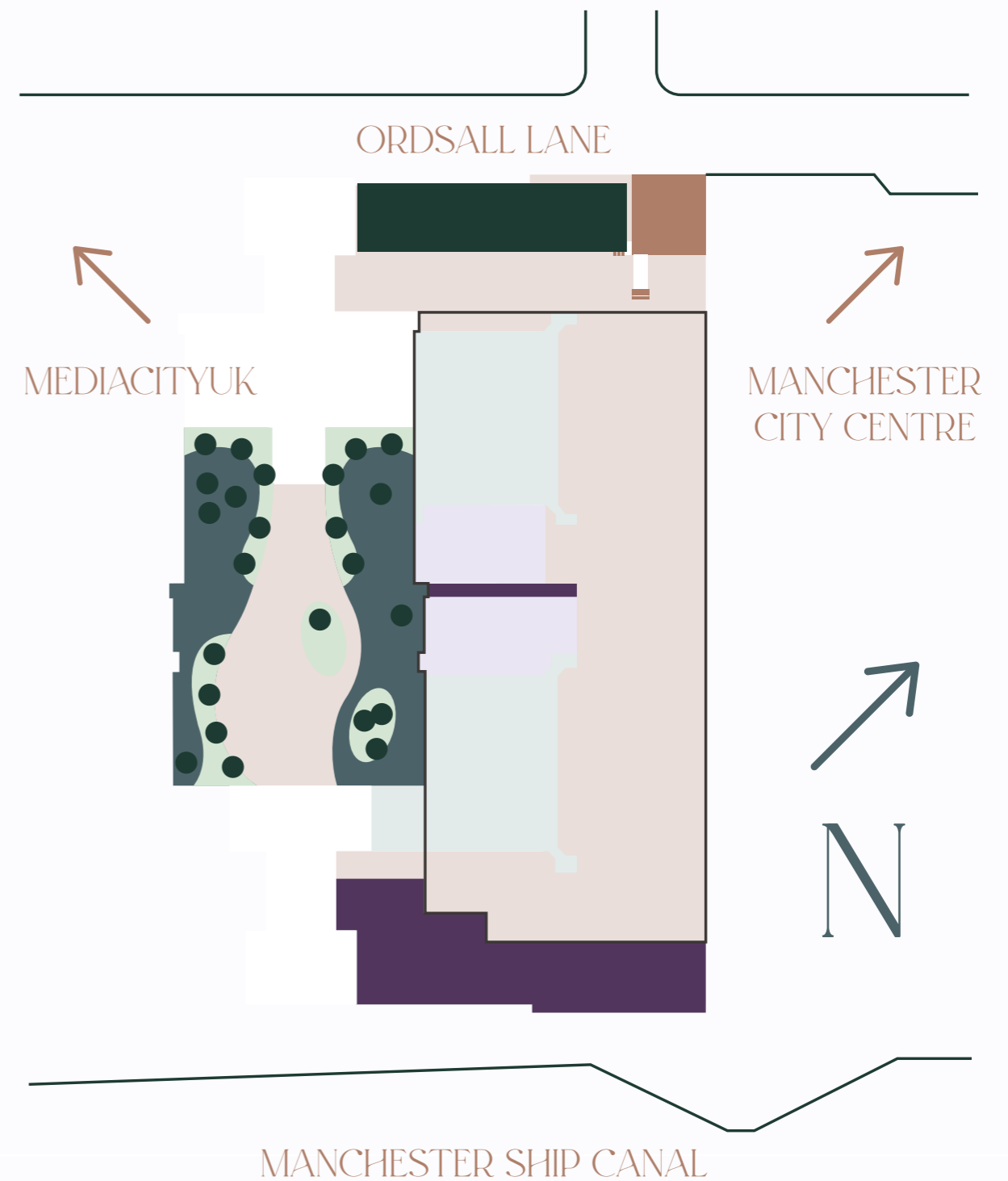
and first-time buyers looking for a conveniently located modern home with excellent transport links, access to valuable green space, and an outstanding riverside position.

The development has a focus on creating a sense of community, with an on-site Community Manager and a resident's app which can be used to create clubs and forums, promote local businesses, manage tenancies, and communicate directly with the Community Manager.



- + ORDSALL LANE
- + DIRECTION TO MANCHESTER CENTRE
- + DIRECTION TO MEDIACITYUK
- + RIVER
- + RECEPTIONS
- + COMMUNAL SPACE
- + CENTRAL SQUARE
- + COMMUNAL ROOF GARDENS
- + CAR PARKING
- + BIKE STORAGE

DEVELOPMENT OVERVIEW



- | | |
|---|--|
| Tranquillity Manchester | Residents communal area |
| Reception area, manager's office, back office and staff toilet | Fourth floor communal terrace |
| Ground floor communal roof terrace | Cycle store |
| Car parking | |

A MASTERCLASS IN COMFORT, SPACE AND NATURAL LIGHT



Each apartment in Tranquillity has a minimal, high-end feel; the quality of the finish speaks for itself. The uncluttered, contemporary design flows through each room, with a limited palette of materials creating a calming feel that doesn't detract from stunning views over green spaces and the river.

LIVING AREAS

The open plan living areas are perfect for relaxing and socialising, with large windows that overlook Salford and the River Irwell.



KITCHENS

Our sleek kitchens continue the minimal, luxury feel with a limited colour and material palette, and high specification fixtures and finishes.

All kitchens will benefit from an integrated fridge-freezer, induction hob, and electric oven.

BEDROOMS

Large windows fill each of our large bedrooms with light and create a pleasant, airy atmosphere which compliments the natural, peaceful décor. Each of our two-bedroomed apartments has an en-suite bathroom, further enhancing their appeal.



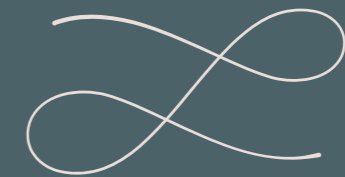
BATHROOMS

Bathrooms are modern and fitted with showers and/or baths, depending on layout. Walls feature high-quality tiles, and en-suite bathrooms have their own dedicated shower unit.





SERENE OUTDOOR SPACES



All residents will benefit from access to communal outdoor spaces, with several apartments having private balconies and roof terraces. Everyone will enjoy ample green space by way of the central square and public roof gardens.

COMMUNAL SPACES

Tranquillity has open communal spaces that are suitable for a range of uses, such as relaxing with friends, resident events, co-working, and even exercise classes.

Residents will be encouraged to engage in the Tranquillity community by socialising, working, and studying with neighbours.



OUTDOOR LIVING



We are just beginning to understand the huge positive impact that access to outdoor, green space has on mental health, mood, and stress levels - never have these spaces been more valued than in the aftermath of the pandemic.

With green, outdoor spaces at its heart, Tranquillity aims to harness the science to promote a sense of increased well-being for residents, completely setting it apart from other developments in the area.



A NEIGHBOURHOOD ON THE UP

Ordsall Lane is a main thoroughfare between Manchester and Salford and is quickly becoming a newly established hub for residential development, city living, and independent bakeries, bars, and coffee shops. The building will be bordered by Dyer Street and Worrall Street, providing good vehicular and pedestrian links.

Directly opposite the Tranquillity site, on the southern bank of the River Irwell, lies Pomona Island. The owners, Peel Land and Property, have an ambitious masterplan for the

regeneration of the former 26-acre dockland site. This site will provide around 2,500 homes and commercial space, that will reform the area and provide an endless source of social activity, further enhancing the neighbourhood.

It's not all hustle and bustle, though. Monmouth Park, Ordsall Hall and RHS Bridgewater have beautiful grounds and are both free of charge to visit; take a break from the city and enjoy a walk with family and friends.



Left: Ordsall Hall, Carroll Pierce

Top Right: Kargo MKT, Salford

Bottom Right: RHS Bridgewater, Mike Peel



MEDIACITYUK & SALFORD QUAYS



Top: MediaCityUK, Anthony Parkes

Bottom: The Lowry Buildings, Christine McIntosh

Tranquillity is conveniently located for all of Manchester's employment hotspots. The internationally recognised MediaCityUK is a pleasant 11-minute walk away, or just two minutes by tram. Expected to double in size in the next ten years, MediaCityUK is currently amid a £1 billion expansion plan, particularly focused on the digital and media hub.

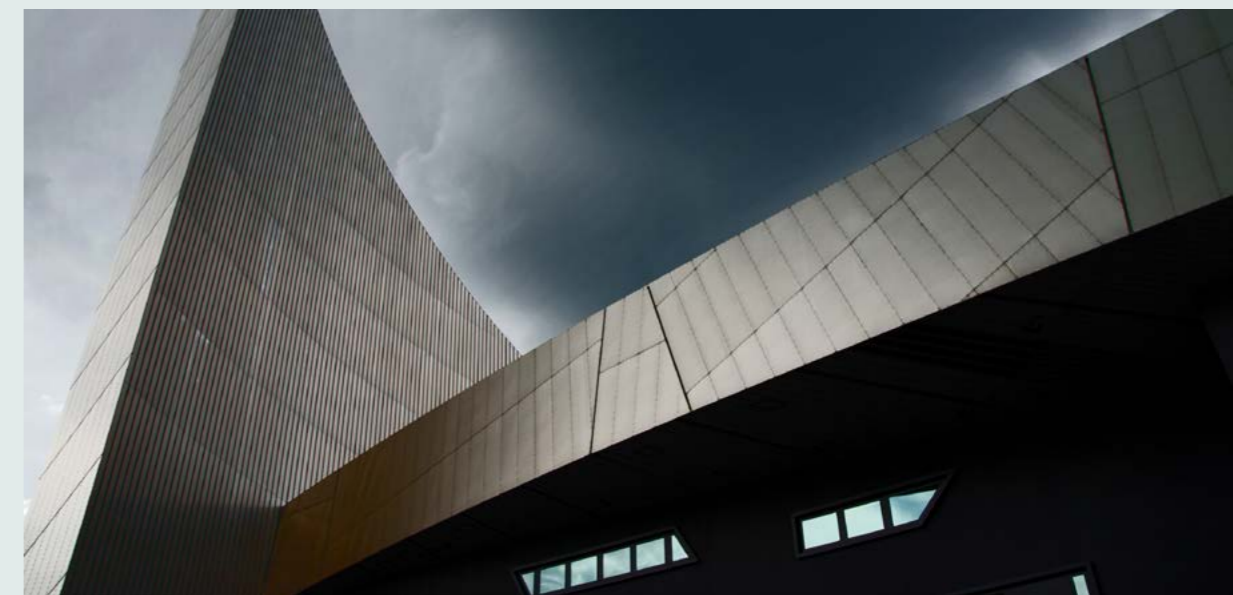
A multitude of globally recognised businesses are based in MediaCityUK, including the Northern headquarters of the BBC, ITV, and Kellogg's. The significance of the Salford Quays business scene has led to an increase in housing demand from young professionals; more and more people have been relocating to take advantage of the working opportunities on offer. Additionally, the regeneration of Salford Quays has fuelled

growth in applications to the University of Salford, boosting the Salford Quays student population.

MediaCityUK isn't just an employment district, it's a fantastic place to live which will continue to improve with the neighbourhood's expansion. Over 11,000sqft of leisure space is being developed to further enhance the already exciting lifestyle offering which includes the Lowry Theatre, the Imperial War Museum, and Salford Watersports Centre.

Salford is undergoing a huge transformation, with over 8,700 businesses and employing more than 127,000 people. With a substantial amount of development and investment in the pipeline, Salford is expected to see a rise in its population.

“THE BBC EMPLOYS OVER 4,000 PEOPLE IN SALFORD WITH FURTHER PLANS FOR EXPANSION”.



EDUCATION

Manchester & Salford are filled with quality schools for all ages.

Perhaps most notably, Holy Family VA RC Primary School is rated outstanding by OFSTED. For older students, Ordsall High School is an easy journey from Tranquillity, however the coeducational St. Bede's College is also one of the UK's leading private schools and caters for children aged 3-18.

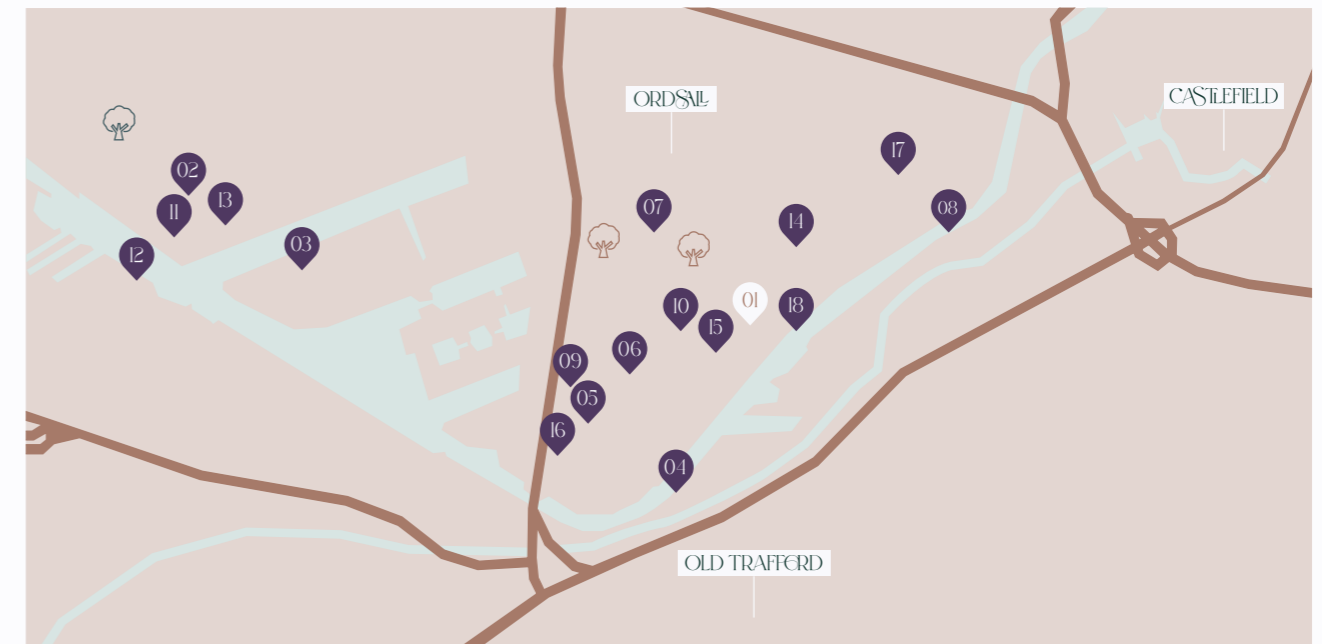
Residents in the area are simply spoiled for choice with university-level education, with the University of Manchester, Manchester Metropolitan University, and the University of Salford all located in and around Manchester City Centre. Furthermore, University Academy 92 can be found within walking distance of another one of our development sites, Urban Green, which has also built a reputation for educational excellence.

With so many educational options, Tranquillity is the perfect place to start a family or raise an existing one of any age. The outstanding institutions nearby are sure to give children the best possible start in life and set them up for success in the future.

WELL CONNECTED.

Residents of Tranquillity can expect outstanding connectivity to all areas of Manchester via the Metrolink Tram network. Exchange Quay tram stop is a short 4-minute walk away, and from there it's just two minutes into Media City and 10 minutes to Deansgate, Manchester City Centre and the extended transport network to the rest of the country. The Metrolink tram network also gives residents convenient, comfortable access to some of Manchester's most exciting suburbs, putting even more choice on your doorstep.

In-demand areas like Altrincham and Didsbury can be reached easily via the tram and are home to some of Manchester's most desirable restaurants, bars, and shops. The tram also puts you within easy reach of Manchester Airport. This is the UK's third largest airport and flies to more than 200 destinations around the world, from Hong Kong to New York and everywhere in between.



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|----|------------------|----|-------------------------|----|---------------------------|
| 01 | TRANQUILLITY | 07 | ORDSALL PARK | 13 | MEDIACITYUK TRAM STOP |
| 02 | MEDIACITYUK | 08 | POMONA WHARF | 14 | SUPERMARKET |
| 03 | SALFORD QUAYS | 09 | EXCHANGE QUAY TRAM STOP | 15 | THE FOUNDRY BUSINESS PARK |
| 04 | POMONA TRAM STOP | 10 | ORDSALL HALL | 16 | AJ BELL STADIUM |
| 05 | LARGE GYM | 11 | BBC QUAY HOUSE | 17 | ORDSALL LANE |
| 06 | MONMOUTH PARK | 12 | ITV STUDIOS | 18 | RIVER IRWELL |

YOU'RE IN GOOD HANDS

Heaton Group is a family-run development company with a reputation for excellence. Founded in Manchester over four generations ago, the group has 50 years of experience, a growing portfolio worth over £50 million, and a track record that you can rely on.

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With a focus on rental yield and efficiency, Heaton Group procures some of the best development opportunities in the North West's most in-demand areas, completing their developments in a third of the time of the average UK developer.



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