

# Manchester

Development

Update



November 2017

 **UrbInfo**



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# Introduction



The Manchester Development Update is an analysis of the Manchester property and construction market, published every three months, with particular focus on the residential, hotels and offices sectors.

**This edition focuses on the period August 1st to November 15th 2017**

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All the data used in this report is available for download in  
**Excel (.xlsx) format.**

Subscribe below to keep right up to date with Manchester's  
property and regeneration by having the latest spreadsheets  
sent directly to your inbox each month.



The spreadsheets contain a full list of all the under construction, approved and in-planning apartment, office and hotel schemes across the city, as well as multiple graphs showing change over time. Details of what's included are below:

**Residential:** Each scheme listed with amount of units, developer, architect, current status and tenure (e.g. PRS, Sale). Time series showing change over time from May 2012 onwards.

**Offices:** Each scheme listed with amount of office space, developer and architect and current status. Time series showing change over time from 2015 onwards

**Hotels:** Each scheme listed with number of bedrooms and operator, and current status. Small time series showing change over time from 2016 onwards.

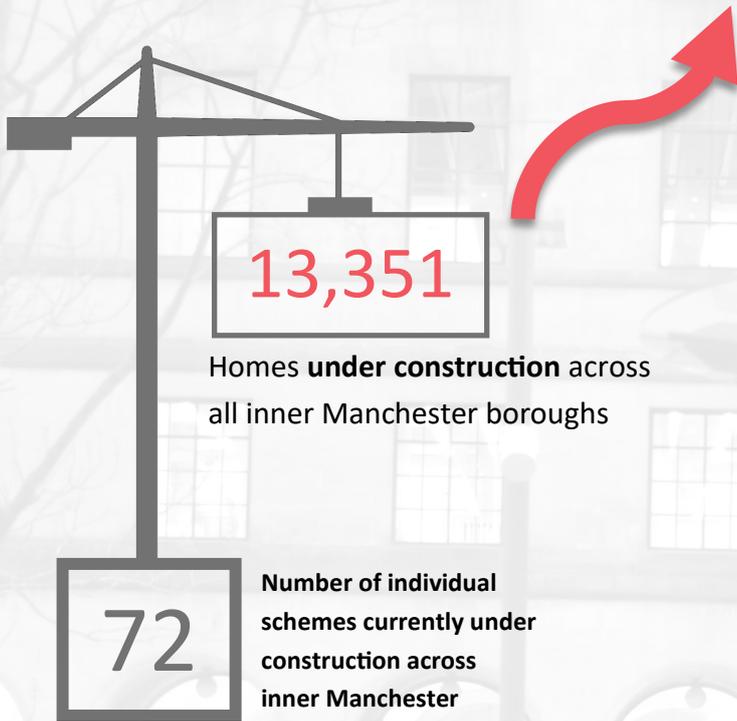
It's a must-have for investors, developers, estate agents, speculators and anyone else involved or interested in property in Manchester.

£20 per month, the datasets get sent out on the 25th of every month.

[More information](#)



# Residential Summary //



**931**  
Increase since May 2017



**1,687** Completions so far in 2017



**1,888**  
Homes approved since August



**2,951**



Homes currently being determined by Inner Manchester's three councils

**LARGEST ACTIVE PIPELINE**



# Residential map //

## 1 City Zone

**Under construction:** 5,750 units  
 ↑ **UP** 702 since August 2017  
**Planning granted:** 9,480 units  
 ↑ **UP** 652 since August 2017  
**Planning pending:** 471 units  
 ↓ **DOWN** 1,108 since May 2017

## 2 Central Salford

**Under construction:** 4,247 units  
 ↑ **UP** 511 since August 2017  
**Planning granted:** 4,106 units  
 ↓ **DOWN** 659 since August 2017  
**Planning pending:** 1,106 units  
 ↓ **DOWN** 1,079 since August 2017

## 3 Salford Quays

**Under construction:** 2,271 units  
 ↓ **DOWN** 67 since August 2017  
**Planning granted:** 1,331 units  
 - **NO CHANGE** since August 2017  
**Planning pending:** 520 units  
 ↑ **UP** 24 since August 2017

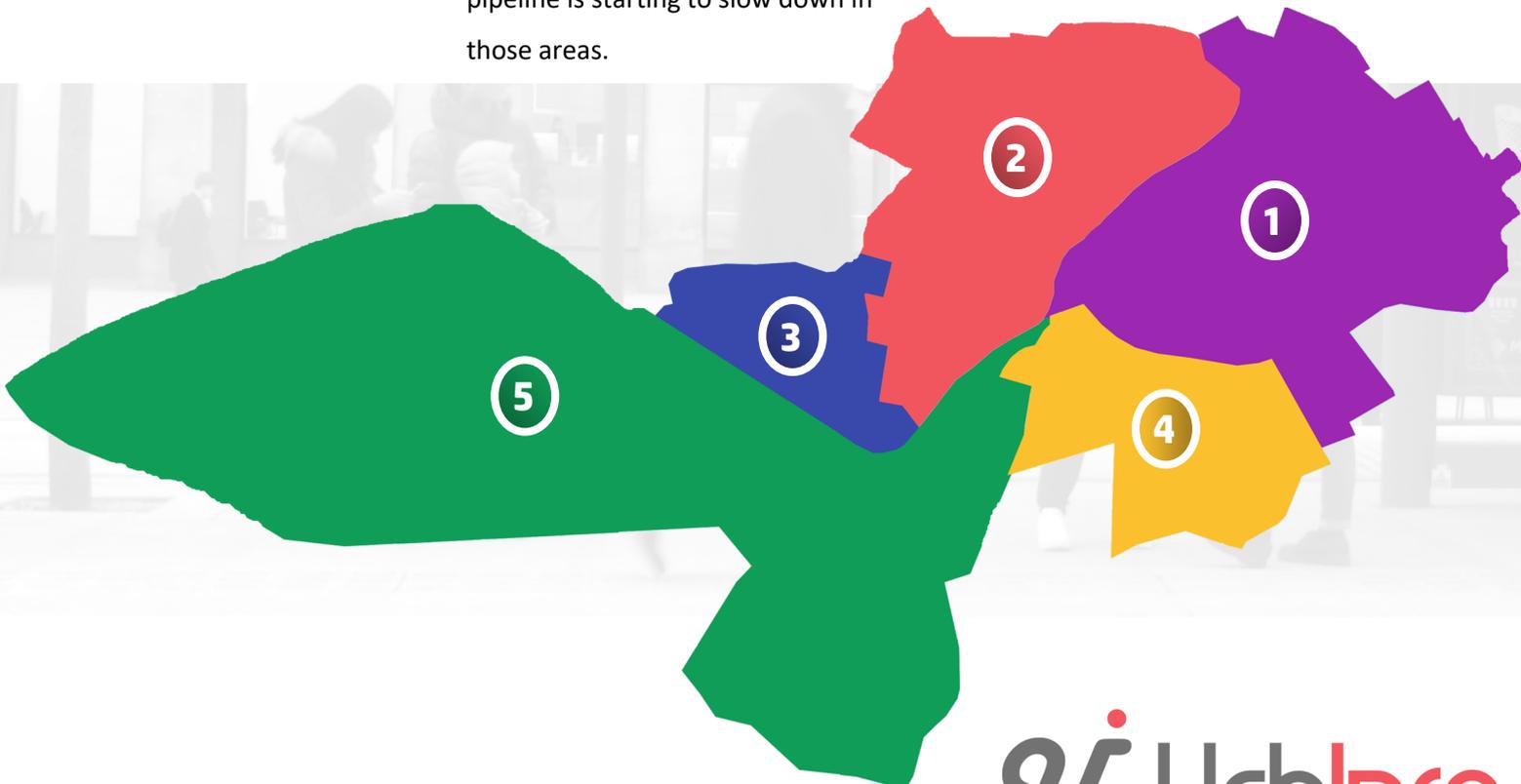
## 4 Hulme

**Under construction:** 654 units  
 ↓ **DOWN** 33 since August 2017  
**Planning granted:** 440 units  
 - **NO CHANGE** since August 2017  
**Planning pending:** 700 units  
 ↑ **UP** 281 since August 2017

## 5 North Trafford

**Under construction:** 0 units  
 ↓ **DOWN** 280 since May 2017  
**Planning granted:** 1,278 units  
 ↑ **UP** 798 since May 2017  
**Planning pending:** 104 units  
 ↓ **DOWN** 613 since May 2017

The bulk of construction activity in the residential sector is taking place in the City Zone, Central Salford and Salford Quays. There have also been large numbers of residential unit approvals this quarter, with the highest seen in North Trafford, where 798 apartments have been approved since August. However, the City Zone and Central Salford are seeing lulls in the number of new residential planning applications coming through, which could be indicating that the residential pipeline is starting to slow down in those areas.







# Property stats map //

## Salford Quays

Average price paid: £184,674  
 12 month change (£): ↑ £4,551  
 12 month change (%): ↑ 2.8%

## City Zone

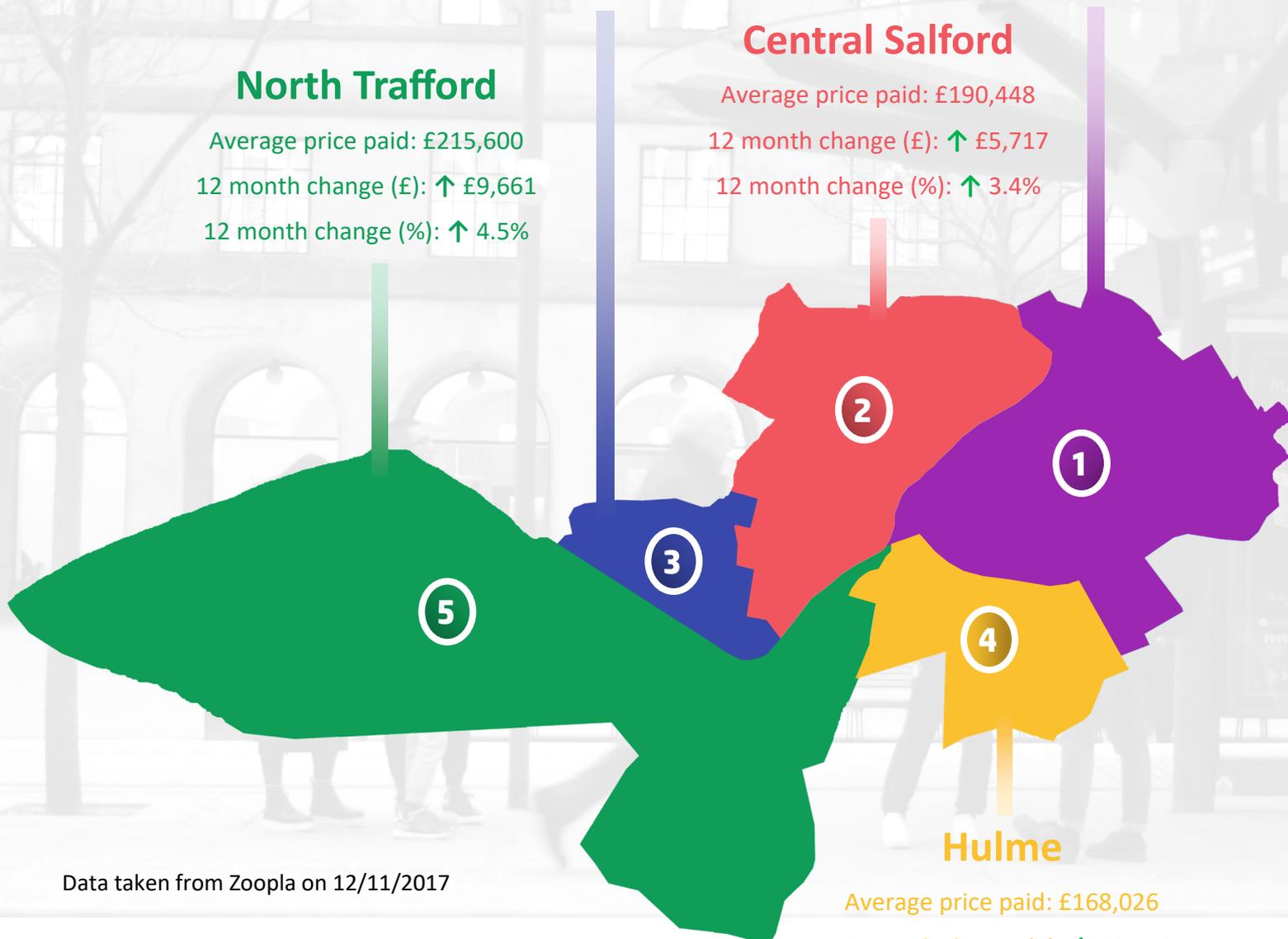
Average price paid: £219,412  
 12 month change (£): ↑ £7,983  
 12 month change (%): ↑ 3.73%

## North Trafford

Average price paid: £215,600  
 12 month change (£): ↑ £9,661  
 12 month change (%): ↑ 4.5%

## Central Salford

Average price paid: £190,448  
 12 month change (£): ↑ £5,717  
 12 month change (%): ↑ 3.4%



## Hulme

Average price paid: £168,026  
 12 month change (£): ↑ £3,476  
 12 month change (%): ↑ 1.98%

Data taken from Zoopla on 12/11/2017

A graphic of a studio spotlight on a tripod stand, positioned in the top left corner of the page. The spotlight is directed towards the main title area.

# Spotlight on...

# Hulme



## Key Headlines

- Lowest property prices of any other area in and around central Manchester.
- Modest increases in prices since 12 months ago.
- 654 residential units under construction in Hulme currently, with a healthy pipeline of just over 2,000.
- Located walking distance to central Manchester and MMU/Manchester University.



**Above:** DeTrafford have recently secured planning approval for No1 Castlefield, on the edge of Hulme. The development will comprise 419 apartments with retail and restaurants on the ground floor.

# Spotlight on...

## Hulme

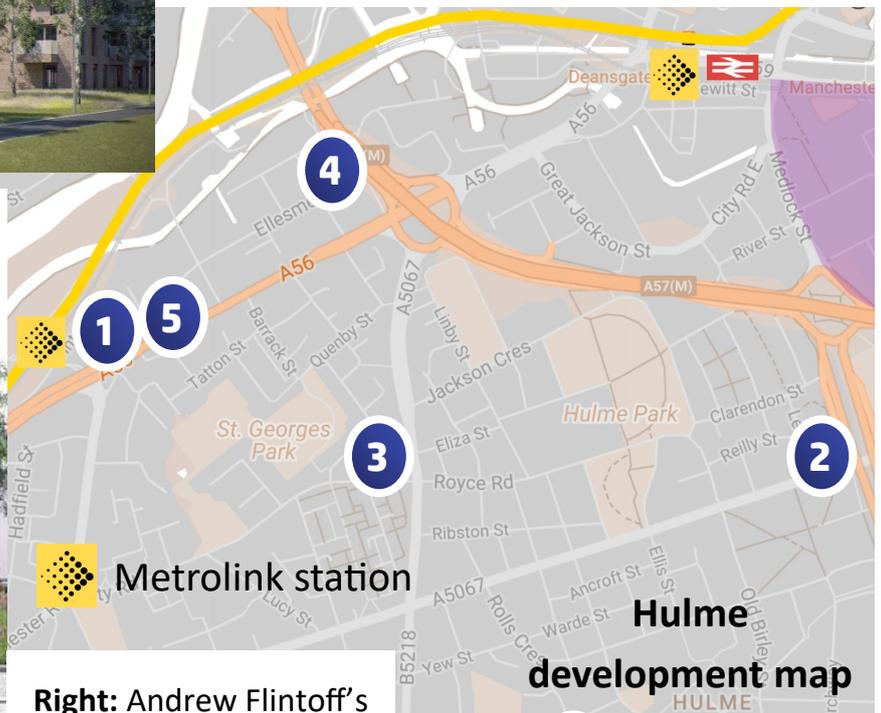
A very brief look at the area's key schemes



**Left:** One Manchester's Leaf St Hulme has recently completed, and delivers 100 affordable apartments to Hulme's Stretford Road area.



**Above:** One Manchester's other Hulme scheme at Royce Road.



**Right:** Andrew Flintoff's development company Logik have proposed a new skyscraper in Hulme, on Arudnel St.



**Right:** Glenbrook's 232-apartment scheme on Ellesmere St has now nearly topped out.





# Offices summary //

## Key Headlines

- Slight decline in amount of office space under construction as Allied London's 260,000sqft Number One Spinningfields scheme completes construction.
- Now just over 1.1 million sqft of office space under construction across Manchester, down from just under 1.4 million sqft in August.
- Slight increase in proposed office space, with nearly 3 million sqft now proposed but not under construction, up from 2.9 million sqft in August.
- Headline rents in prime central Manchester office markets are now hitting £34/sqft, with take up remaining healthy according to GVA's latest Big Nine quarterly report.



Number One Spinningfields - Allied London's centrepiece and final jigsaw piece of the Spinningfields masterplan - has now completed.



# Offices opportunities //

## Central Salford, New Bailey

The westward expansion of Spinningfields starts with New Bailey in Salford. Thousands of sqft of space has already been delivered here, and Muse/ECF will be starting soon on their 262,672sqft Two New Bailey scheme.

## N.O.M.A.

The Co-Operative are looking for developers to deliver 650,000sqft of space across two blocks at Angel Square

Manchester - City Zone Map (Google)

### KEY TO MAP

- Metrolink station 
- Existing office districts 
- Emerging office districts 

## East Piccadilly

With HS2 almost in full swing, the biggest long-term opportunity exists at HS2's northern terminus: Piccadilly, east of which is currently undeveloped.

## St John's

Spinningfield's southern expansion takes a different turn as Allied London plan to develop 197,000sqft of enterprise space at their Goods Yard scheme.

## First St

Number 8 First St (187,000sqft) is almost complete. Numbers 9 and 10 will amount to a further 300,000sqft, and there could be more on the way.





# Hotels summary //



**Left:** Select Property Group have submitted a planning application for Embankment West, which will include a 147-bedroom City Suites apart-hotel.

**Below:** Moxy Hotels have won planning approval for a 130-bedroom hotel in the heart of Spinningfields

## Key Headlines

- There are now 1,325 hotel bedrooms under construction across central Manchester. 999 in the City Zone and 326 in Hulme.
- There are a further 2,061 hotel bedrooms with planning approval, mostly in the City Zone.
- Total pipeline is 5,215 bedrooms, 4,142 of which are in the City Zone.



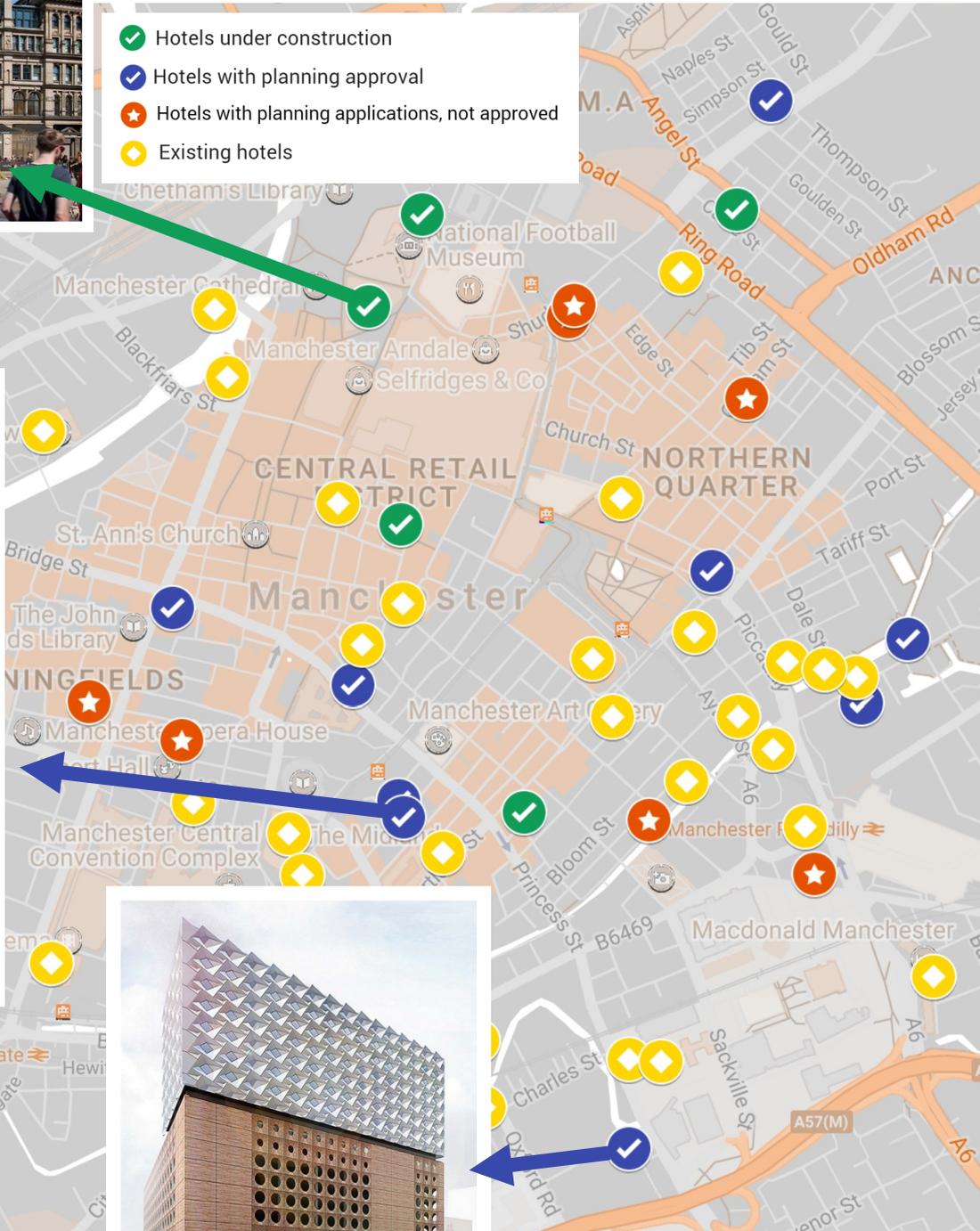


# Hotels map //



Roomzzz will be opening their 114-bedroom hotel at the city's recently-refurbished Corn Exchange in late 2017

- ✔ Hotels under construction
- ✔ Hotels with planning approval
- ★ Hotels with planning applications, not approved
- ◆ Existing hotels



MotelOne and StayCity have won approval for a split 590-bedroom hotel off St Peter's Square.



No operator has yet been revealed for Circle Square plot 14 (150 bedrooms). However, groundworks have already begun.



# Key terms //

**City Zone** refers to Manchester city centre, as well as outlying areas such as New Islington, Ancoats, the Universities and the Irk Valley.

**Central Salford** refers to Pendleton, Ordsall, Chapel Street and areas surrounding. It does not refer to the entirety of Salford borough.

**Salford Quays** refers to the areas around the Quays except those that fall within Trafford borough. Also includes Exchange Quay.

**North Trafford** refers to Gorse Hill, Stretford Road, Old Trafford, Trafford Park and the area around the Trafford Centre (“Trafford City”). It does not refer to the entirety of Trafford borough.

**Hulme** refers to Hulme ward, up to (but not including) the universities, down to Moss Side and across to Cornbrook.

**North Central** refers to the inner part of North Manchester; Miles Platting, Collyhurst, Cheetham, etc.

**South Central** refers to the inner part of South Manchester; Fallowfield, Rusholme, Moss Side, etc

**[Click here to see an interactive map](#)**

## Under Construction

When a piling drill is on site or, with renovations, when construction workers are present.

## Groundworks

When demolition or site clearance has begun.

## Approved

When the scheme has been approved by the local planning authority.

## Planning application

When a the scheme is submitted to the local planning authority for approval.

## Pre-Planning

A scheme before it is submitted to the local planning authority for approval.



# Contact & more info //

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Check out the [UrbInfo website](#) for more research on property and urban regeneration in Manchester.

Don't forget to check out *and bookmark* my [Manchester Development Map](#). It's a must-see for anybody interested or invested in Manchester's property world.

The next Manchester Development Update will be in early February.



UrbInfo is Manchester's fountain of knowledge for property and regeneration. It's a one-man show, with all research conducted and produced by me, Ed Howe.

For a real-time, constantly updated view of Manchester's developments, check out my [Manchester Development Map](#).

For more Manchester intelligence and research, go to the [UrbInfo website](#)

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