



**OBSIDIAN  
MANCHESTER**

FACT SHEET

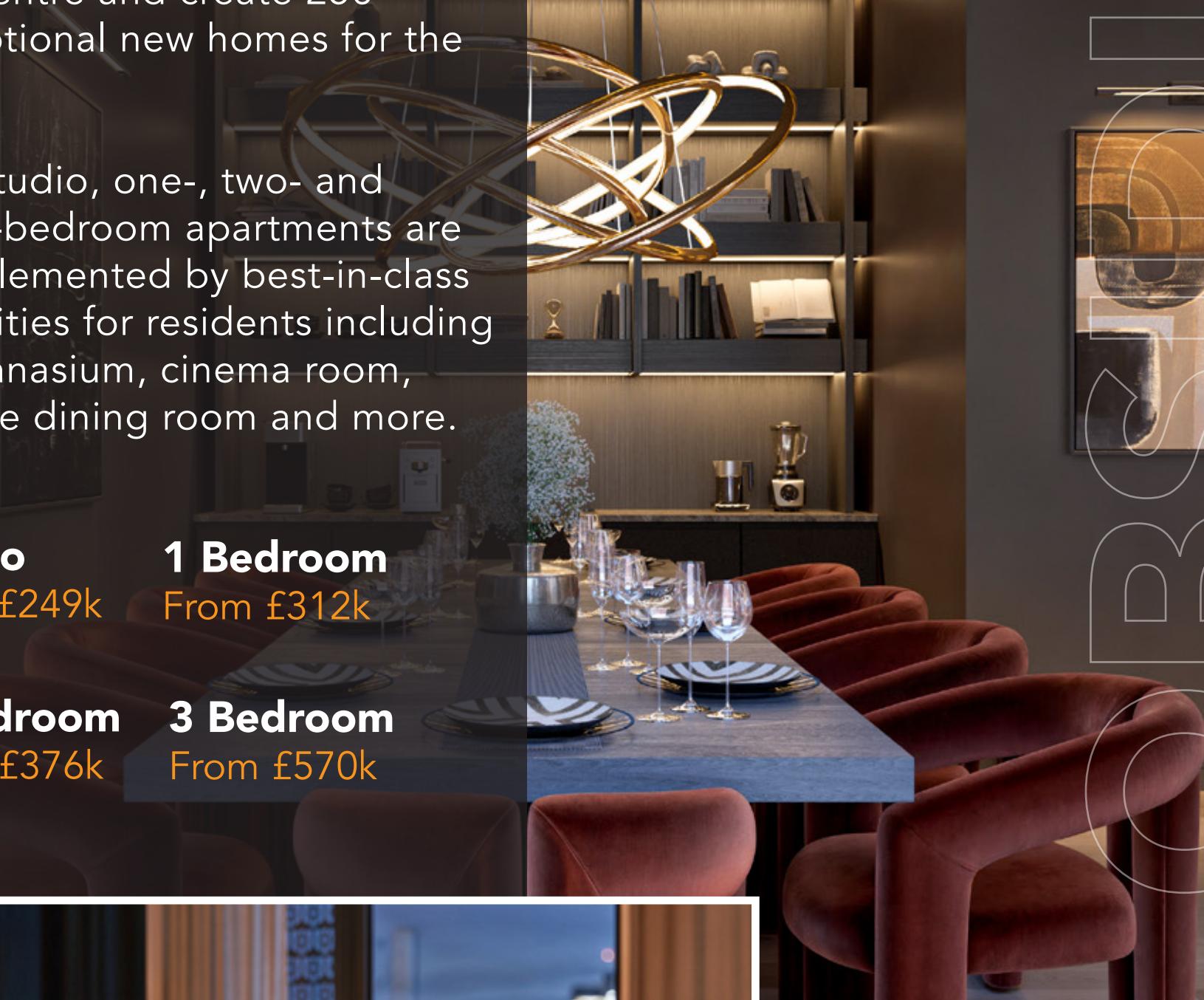
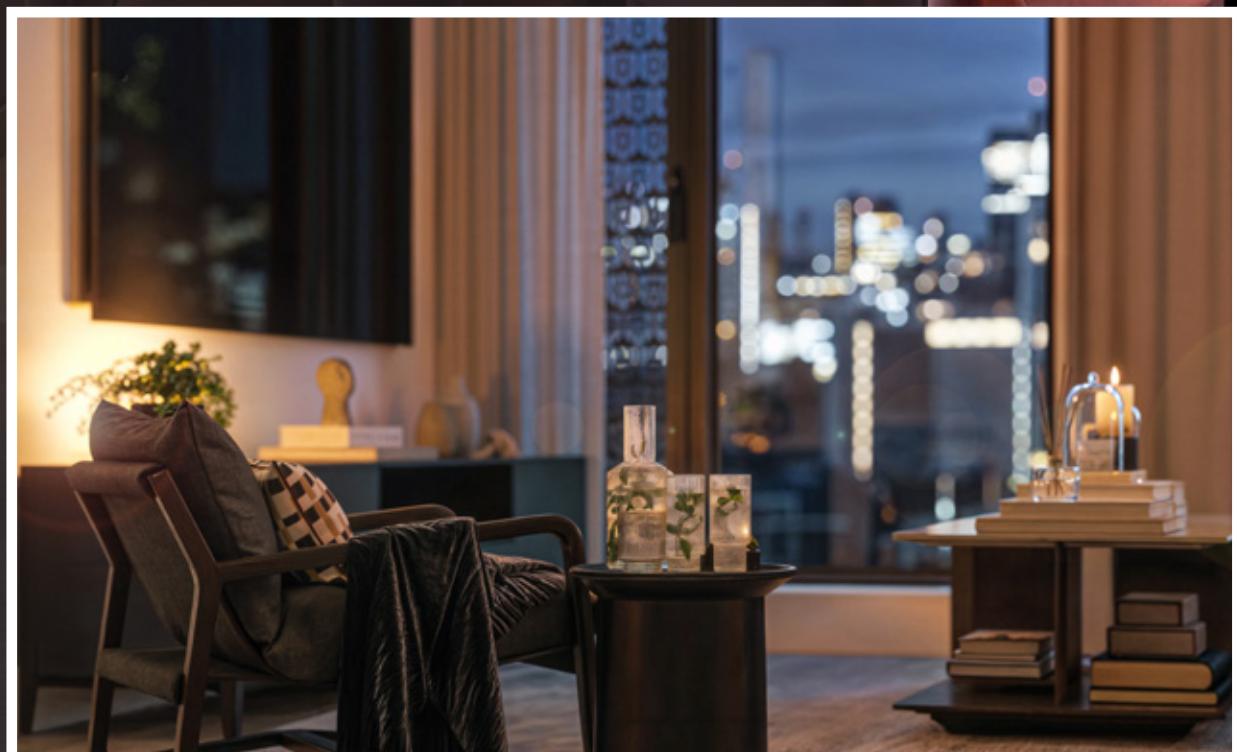
# ABOUT OBSIDIAN

A brand-new 26-storey tower that will stand proudly over the city centre and create 250 exceptional new homes for the area.

The studio, one-, two- and three-bedroom apartments are complemented by best-in-class amenities for residents including a gymnasium, cinema room, private dining room and more.

**Studio**      **1 Bedroom**  
From £249k      From £312k

**2 Bedroom**      **3 Bedroom**  
From £376k      From £570k





## KEY FACTS

Developer:

Domis and Salboy

Address:

Obsidian, Trinity Way, M3

Estimated Completion:

Q4 2026

Total Development:

250 homes

Tenure:

999 Year Leasehold

Expected Yield:

6% gross

Building Warranty:

10 years

Service charge:

Estimated £4.90 per sq.ft

# OBSIDIAN LOCATION

Greater Manchester is one of the UK's most impressive urban success stories. A booming economy, growing population and pervasive sense of possibility make this an extremely popular place to live. The future keeps getting brighter thanks to landmark economic gains and a thriving business sector.

## Key Locations

- 1 SELFRIDGES
- 2 HARVEY NICHOLS
- 3 APPLE
- 4 BOODLES
- 5 AVIVA STUDIOS - FACTORY INTERNATIONAL
- 6 BARRY'S BOOTCAMP
- 7 THE BLACK FRIAR PUB
- 8 EVERYMAN CINEMA
- 9 SOHO HOUSE



# INVESTMENT CASE

**120,670**

Number of higher-education students, one of the highest figures in Europe

**£86bn**

Size of Manchester's economy

**5,000**

Number of people moving to the city centre each year

**More 25-29 year-olds**

Living in the region than anywhere else in the UK (ONS)

**51.5%**

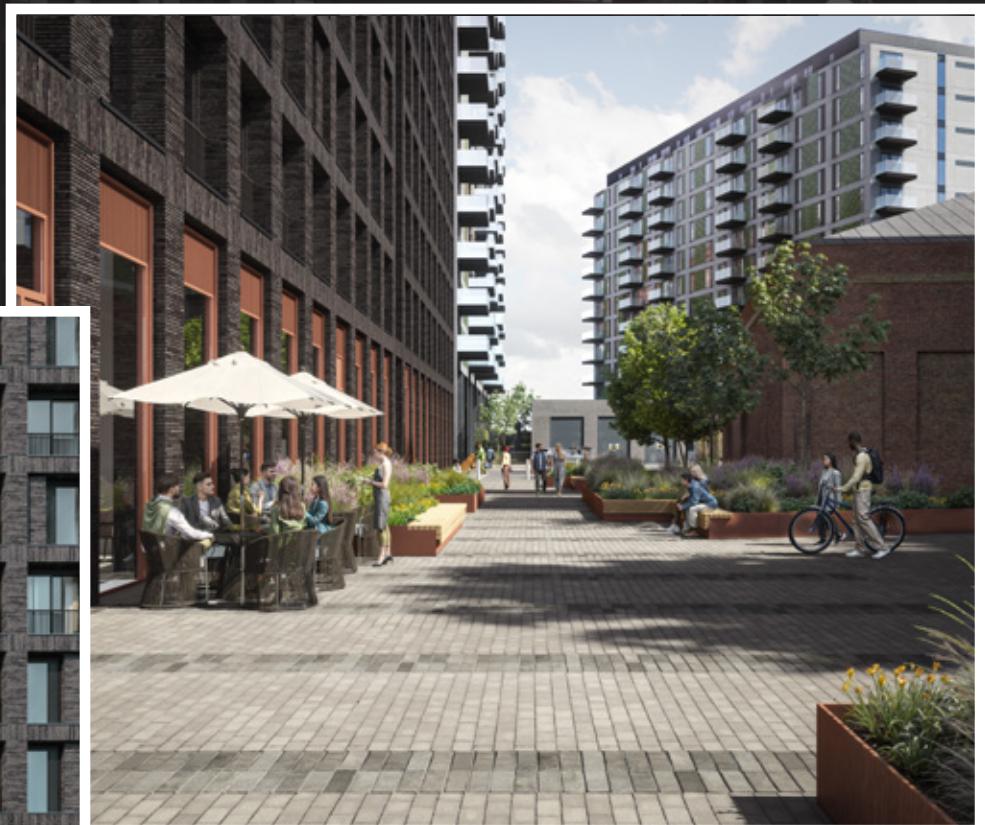
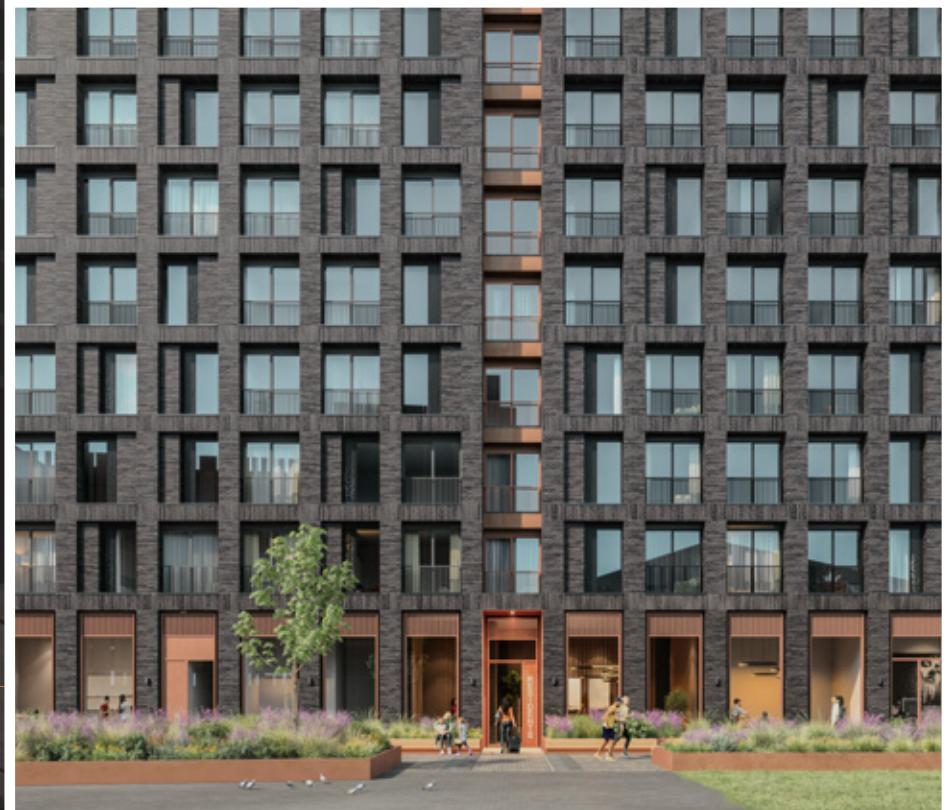
Graduate retention rate (CENTRE FOR CITIES)

**65,000**

New jobs in Manchester by 2040

**Largest city region**

outside London (ONS)



# ABOUT MANCHESTER

Smart investors continue to be attracted to Manchester because of the city's strong fundamentals, which provide a solid foundation for continued growth and strong returns. Manchester was recently crowned as the top spot for buy-to-let investment opportunities in 2023, with 1 in 3 residents in the city renting.



Likewise, Manchester also claims the top spot in JLL's Big Six Residential Report for the fourth consecutive year, with the highest future growth forecasts in both the sales and rental market. Offering investors the strongest capital growth (19.3%) and rental growth (21.6%) over the next four years, domestic and international investors alike are seeking out opportunities to benefit from Manchester's continued growth.





## INVESTMENT

Manchester offers lucrative investment opportunities with rising property prices and rental yields, thanks to its desirable location and proximity to the city center.

## HIGH RENT

In June 2023, the cost of renting an apartment in Manchester increased by 19.6% annually according to JLL-outpacing all other 'Big Six' cities in the UK in terms of rental growth. Factors such as heightened demand and landlords divesting their properties have contributed to this phenomenon.



## GROWTH

Manchester has one of the fastest growing property markets in the UK, with house prices forecast to grow a further 19.3% in the next 4 years.

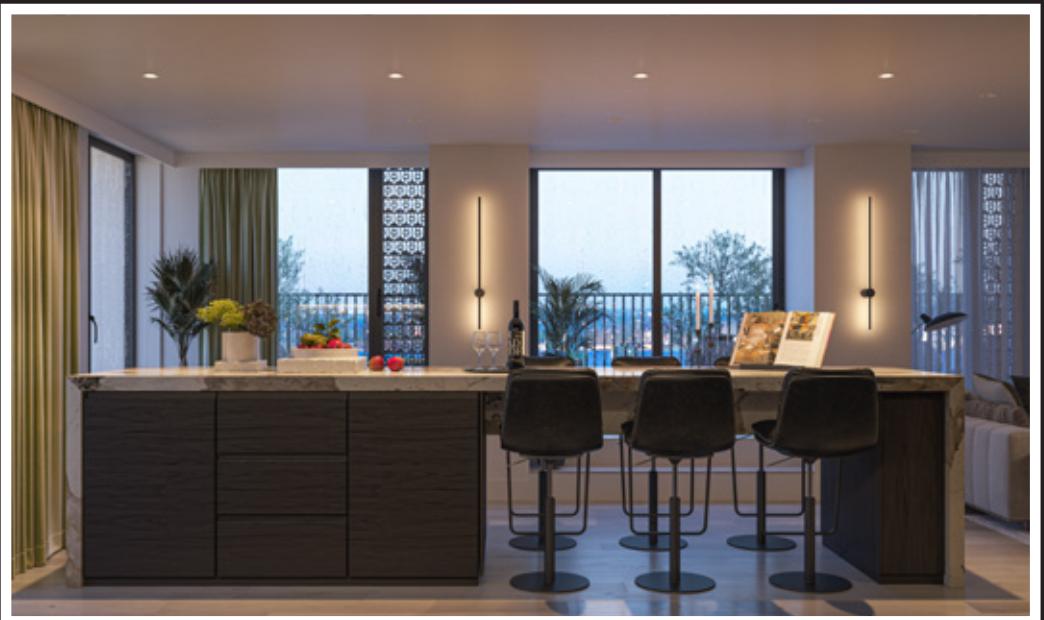
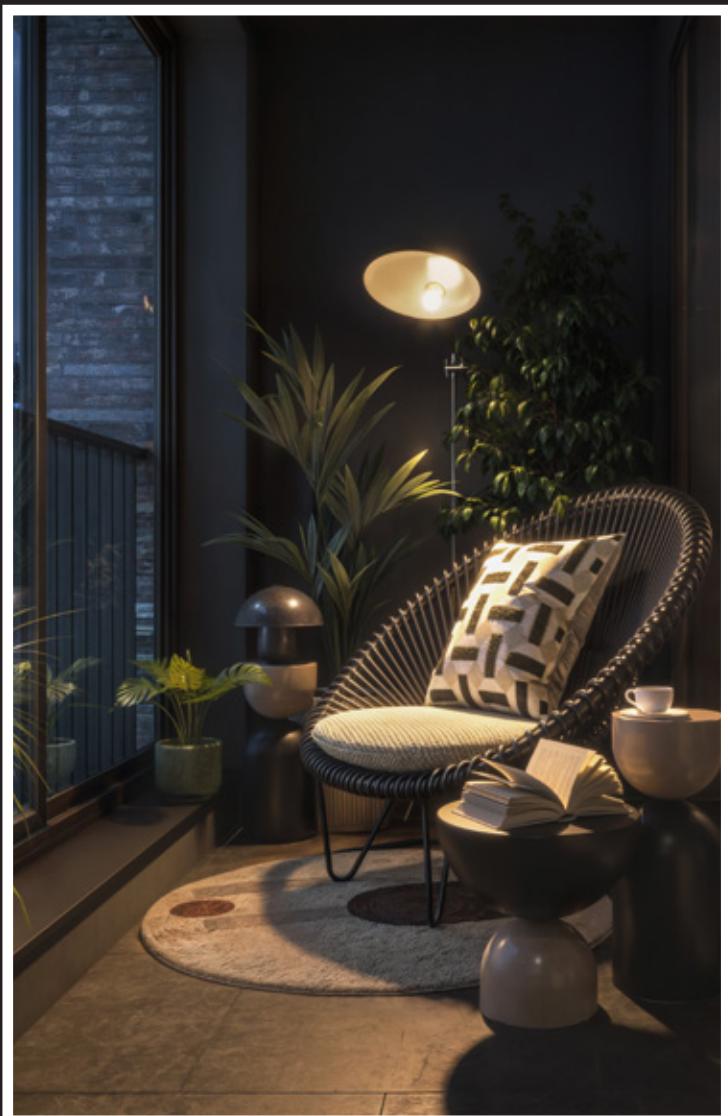
## POPULATION

Manchester is the second youngest area in the country, census figures have revealed. The city has a median age of just 31-years-old.





# APARTMENTS

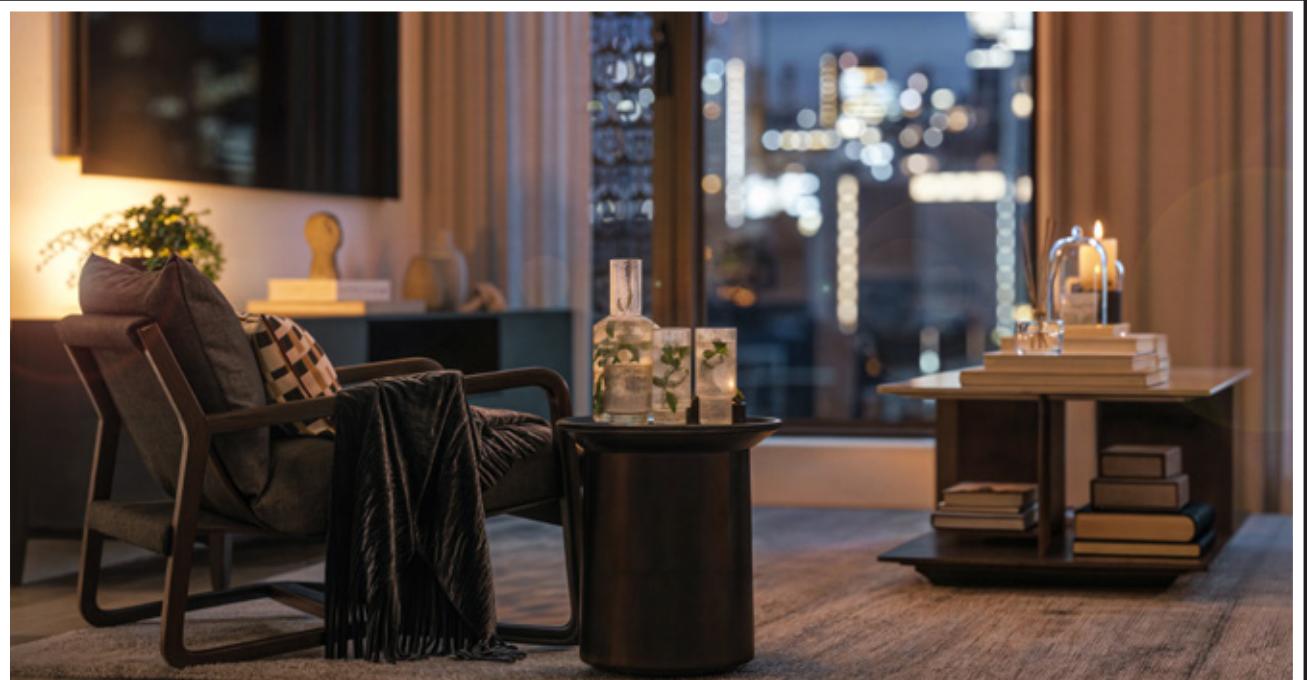


**31**  
studios

**93**  
one-beds

**111**  
two-beds

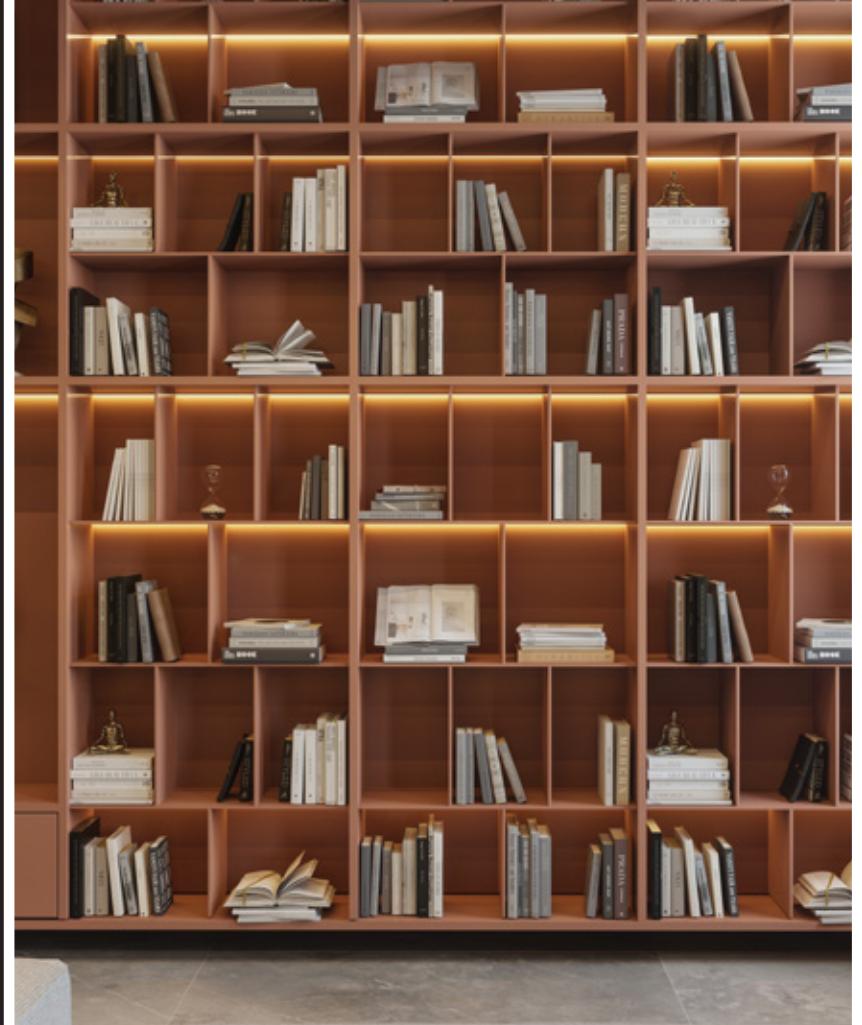
**15**  
three-beds



# DEVELOPMENT VIEW



# AMENITIES



# RESERVATION PROCESS

Reservation deposit £2,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

25% on the exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on completion 75%).

## LEGAL INFORMATION



Buyers Recommended Solicitor  
Riseam Sharples

N: Hayley Marler  
T: +44 (0) 20 7836 9555  
E: [hayley@rs-law.co.uk](mailto:hayley@rs-law.co.uk)

## LETTINGS AND MANAGEMENT



Redstone Property Portfolio Management Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324  
E: [lettings@redstoneproperty.co.uk](mailto:lettings@redstoneproperty.co.uk)