

Investor Insight

Manchester Property Guide

**Property
investment
made simple.**

www.manchestersourcing.co.uk



MCR

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24

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UK property market

Prior to the Covid-19 pandemic the UK property market had long been considered one of the safest and most effective investment markets in the world.

With growth returns in property prices consistently touching double digits across the UK, it was quite widely accepted that the UK market was one of the most reliable around the world.

Where Bitcoin at the beginning of 2022 was worth £35,000 it subsequently dropped an astonishing 60% to sit around £14,000 at the end of the year. Similarly, the UK FTSE 100 remains at the same price it started 2022 at, around 7500 points.

If we compare and contrast that to the UK property market across the same period, the Office for National Statistics (ONS) calculated price growth to be 14.3%, a huge return when compared to other asset classes.

14.3%

Average house prices in England increased by 14.3% in the 12 months to August 2023.

(ONS, 2023)



And that's not to mention the growth in rental demand across the country during that time too. In the same ONS figures, they calculate that rents in the UK grew by 3.4% in that same time, whilst it was noted that the median monthly rent between March 2023 and April 2024 grew to its highest on record.

Whilst other areas of the economy may well have been feeling the strain, the opposite has been true of the UK property market. It's certainly true that property prices aren't growing quite as quickly as they were across 2020-2022 (in some areas higher than 20%), but 14.3% still represents a very healthy return.

Aside from purely assessing the market on its headline growth figures, the income generated from rents is growing too, and demand is getting greater. For property investors from across the UK and abroad, it's hard to see another market around the world that's in better shape right now.

Manchester property market

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The Manchester property market has largely followed the UK property trend, however, as you might expect with a quickly expanding and developing city it has been ahead of the curve.

With regeneration, more powers for regional government and a buzzing local economy, the city has grown from strength to strength despite the additional pressures of the post-Covid world.

Similarly, more people than ever are looking to move into the city due to more reasonable living costs, a better standard of living and a booming local economy.

According to figures provided by the ONS, Manchester's house prices have risen by 13% in the past 12 months, the highest growth of any region outside of the south west. Further to this, Manchester is predicted to have property price growth of 17.6% over the next 4 years.

Due to large expansion across the entire city and its surrounding boroughs, demand is rising quickly. The

likes of Stockport, Bury, Rochdale, Ashton and other areas are driving a lot more people towards Manchester not just for living but for work and leisure too.

This makes the Greater Manchester area extremely attractive not just to home-owners, but to those who invest in buy-to-let properties.

With prices rising steadily as well as demand, it makes Manchester property one of the hottest investments across Europe in 2023 and it's likely that the city will see large numbers of investors attracted to the area not just in the next 12 months, but beyond that.

There are a number of exciting businesses, investments and infrastructure projects in the pipeline for the city in 2023, leading to an anticipated influx of both foreign and domestic investment. For example, many more pension funds and institutional investors are now looking towards much more residential and Buy-To-Let exposure.



Hot spots

Manchester is absolutely full of bustling metropolitan centres of activity and, really, there are no areas of the city that wouldn't be worth investing in. Having said that, there are some that, at the moment, are really worth paying attention to as the market heats up and activity ramps back up this year.

01

Droylsden

Droylsden: A great place for families due to its excellent transport links to Manchester city centre, and strong community amenities. The area has seen significant regeneration, enhancing its appeal and offering potential for future property value growth. With access to green spaces like Daisy Nook Country Park and ongoing development, Droylsden provides a balanced mix of urban convenience and suburban tranquility, making it a great choice for homebuyers and investors alike



02

Salford

Salford: A booming student area, The University of Salford's reputation continues to reach new highs and attract scores of new students which is driving a huge boom in student housing and accommodation.

The heart of one of the most successful regeneration projects in Europe, Salford and its surrounding areas are attracting attention from investors and developers as demand for living space around the city continues to increase almost exponentially.

Hot spots



Stockport

03

Stockport: A capital appreciation hotspot, because of its combination of excellent transport links, including direct trains to Manchester and London, and its proximity to the Peak District, offering a mix of urban and rural living. The area boasts good schools, a thriving local economy, and a range of amenities, making it ideal for families and professionals. Stockport has also undergone significant regeneration, particularly in the town centre, leading to rising property values and strong investment potential, all while maintaining a vibrant community atmosphere.

Tameside

04

Tameside: the area is known for offering high rental yields, making it particularly appealing for buy-to-let investors seeking strong returns. A desirable place to buy property due to its affordability, strong transport links to Manchester via road and rail, and a variety of local amenities including schools, parks, and shopping centres. The area offers a mix of urban and semi-rural living, with easy access to the Peak District for outdoor activities. Tameside has seen ongoing regeneration and development, which has improved infrastructure and boosted property values, making it an attractive option for both families and investor



Regeneration and upcoming areas

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A huge part of the Manchester success story over these past decades has been regeneration. Areas that had suffered in their attempts to reinvent themselves after the end of industrialisation required a new direction.

A superb example of how things can turn out when they're well executed is Salford Quays, in which well planned local government support and collaboration with business meant that the area was inviting to investors, property developers and business.

Decades on from the initial plans and the area is now thriving and one of the most attractive areas in the world to invest, live and work.

Recent examples of regeneration projects around the city highlight this point.



The Factory

The £186 million arts centre had initially been penciled in for completion in December 2022 but due to covid related delays it has now opened on the site of the old Granada studios on Quay Street in June 2023. The arts centre was built and operated by the organisers of the Manchester International Festival and will be a world class centre for the arts.

Piccadilly Basin

The area behind the famous Piccadilly rail station appears to finally have plans in place for its redevelopment which is thought to include space for 1200 new homes, workspace and retail space. It sits on the edge of the Northern Quarter area of the city and not far from Ancoats.



Central library

An enormous £325 million project to restore the Manchester town hall and library is expected to be completed in June 2024. The project is the largest of its kind in the country and employs almost half of its workforce from the Manchester area as well as spending the majority of its budget with Manchester based businesses.



Co-oplive arena

The £350 million project has been funded by a US investment firm but a Salford based construction firm, and is set to be the biggest music and live entertainment venue in the UK with a capacity of 23,500. The project continues the already phenomenal regeneration happening in East Manchester around the Etihad stadium and sports campus.

Life in Manchester

In the most recent Time Out poll for the best places to live in the world, Manchester was voted the best city in England and beat competitors such as New York, Melbourne and Tokyo.

Manchester itself boasts a huge array of attractions to the city, not least two premier league football clubs, huge entertainment venues, world class universities and some of the most vibrant nightlife anywhere in the world.

Culturally Manchester is one of the most important cities in the world for music, arts and history. For those reasons and many more you'll find that more people than ever are considering the move into the city.

1st

Manchester ranked as the best city in the world in 2023.

(TimeOut, 2023)



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Transport

Manchester's metro tram system is one of the most well connected mass transit systems in the world for a city of its size. The metro system has recently been expanded out to the Trafford Centre, Ashton-Under-Lyne and other important areas of the city whilst the current system in the city centre has seen investment and improvements around the Piccadilly area.

For trains the enormous Manchester Piccadilly offers exceptional rail connections all over the country whilst Manchester Victoria serves other areas of the north as well as the AO arena.

For road connections the motorway system around the city and the outer ring road connects Manchester to the main northern cities as well as the midlands and south, making it one of the most well connected cities in the country.

2 hours

The average journey time by train from Manchester to London is just over 2 hours.



5.6M

More than 5.6 million journeys are made across Greater Manchester's transport network each day.

(TfGM, 2023)

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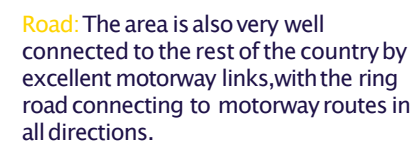
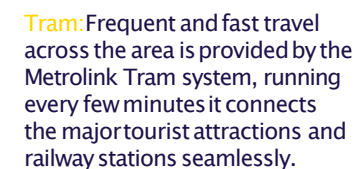
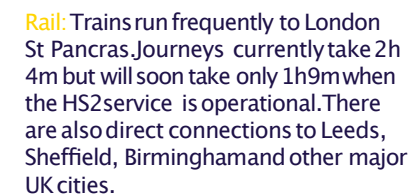
Transport Links
Manchester

YORKSHIRE
DERBYSHIRE
CHESHIRE
GLoucestershire
Wiltshire
West Yorkshire
West Midlands
West Sussex
West Berkshire
Warwickshire
Tyneside and Wear
Surrey
Suffolk
Staffordshire
South Yorkshire
Coneset
Surrey
Suffolk
Staffordshire
South Yorkshire
Coneset

PRESTON

LIVERPOOL

MANCHESTER



Stop calling it a dream and start calling it a plan

“

Manchester Sourcing

Manchester Sourcing make property investment simple.

We specialise in the sale of buy-to-let properties in locations across Manchester.

With over 5 years of experience under our belts, we are perfectly positioned to give our clients property investment advice that is perfectly tailored to them, and make the property investment process as simple as possible.

We specialise in residential Buy to Let property, and have sold over 350 properties to more than 300 individual buyers around the world. We always strive to give our clients the best advice and ensure that they see the best possible returns on their investments.

From the moment you make your first enquiry, you will be assigned your own specialist property consultant who will help you find your ideal investment. Once you've found your perfect property, you will be passed over to our after-sales department who will assist you through the conveyancing process.

After you complete on your purchase you will be introduced to one of our trusted letting partners that will ensure your property is tenanted as soon as possible



The purchase went smoothly ...

As my first property investment, I was nervous about the whole process. George talked me through it and gave me both direction and advice. The purchase went smoothly and my rental income from my tenanted house was up and running straight away. Very pleased so far.



D Wong

Manchester Sourcing Investor



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What our clients have to say:



Excellent service ...

Right from the start, the Manchester Sourcing team have been extremely helpful in the purchase of our properties in the UK. We started with one, and the transaction was so easy and seamless that we ended up purchasing another. We would highly recommend the team...and in fact we have!



K and W Lam

Manchester Sourcing Investor



They made me feel valued ...

Initially I was daunted by the whole process as I'd never bought a BTL before, but that all soon changed. There was always someone at the end of the phone line - a human, and a friendly helpful one at that. No question was too small. They made me feel valued. Every single one of the staff I dealt with were simply amazing, approachable and nothing was too much trouble. I would definitely use Manchester Sourcing, highly recommend them as true professionals. Their customer relations and service attitude are exemplary. From me, it's a very easy 5 stars.



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