



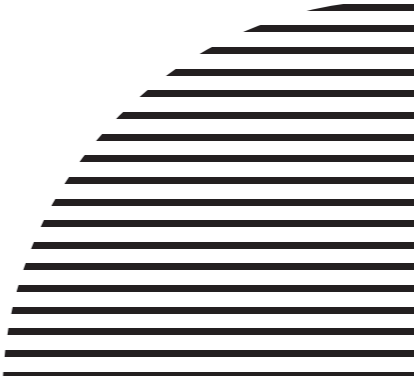
INSIGNIA

90 APARTMENTS
OLD TRAFFORD
MANCHESTER



AT THE HEART OF THE ACTION

A world famous urban centre benefiting from an array of public parkland. All on the doorstep for residents of Insignia.





AT THE HEART OF **SPORTING EXCELLENCE**

A rare and exciting opportunity to be part the most compelling growth corridor of Manchester, the epicentre of the Northern Powerhouse.

Insignia offers the perfect blend of quality, location and affordability; the perfect home or buy-to-let investment.

Located within a highly accessible location in close proximity to Metrolink services, Manchester City Centre, Media City and the University Quarter. Insignia is a 10 storey residential development setting a new standard for affordable urban living.

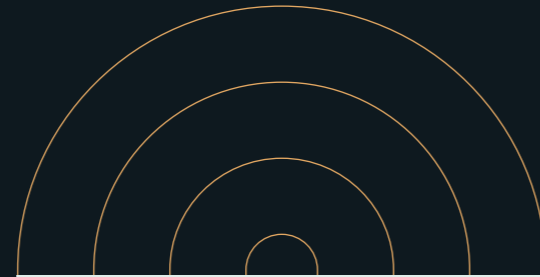
Comprising 90 one, two and three bedroom apartments and ample parking space — designed with modern athletic living in mind.



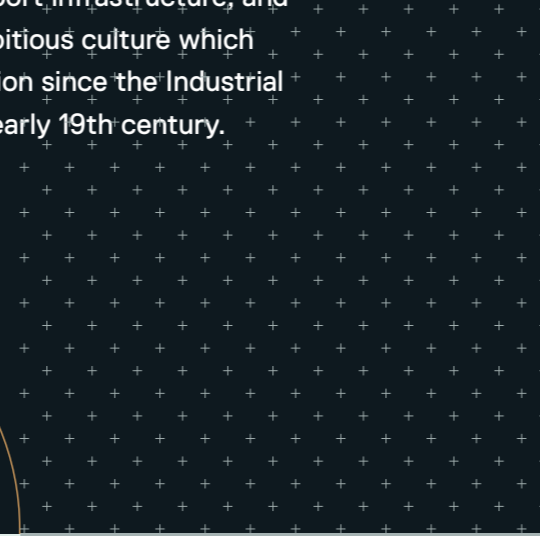


MCR ECONOMY

As undeniably the UK's 2nd city and heartbeat of the Northern Powerhouse, the economy of Manchester continues to grow, diversify and prosper.



From major multinationals to innovative start-ups, business is drawn to Manchester by the talented and expanding workforce, outstanding transport infrastructure, and the energetic, ambitious culture which has fueled the region since the Industrial Revolution in the early 19th century.



FACT FILE

5.4%

GVA growth rate, compared with the UK average at 2.6%

£32,114

Manchester GVA income per head, compared with £25,601 as the UK average

80

FTSE 100 companies based in Manchester

1.2M

International visitors in 2016, the 3rd highest in the UK

X3

Manchester's population growth is 3 times the national average

25M

In 2015/16, the number of passengers at Manchester Airport increased by 11% to over 25 million

1.2M VISITORS



INSIGNIA

A TRULY INTERNATIONAL CITY WITH A RICH HISTORY, EMBRACING THE FUTURE.

£1.5BN

SPINNINGFIELDS

City centre development of offices, retail and residential, widely known as the 'Canary Wharf of the North' with tenants including HSBC, Barclays and RBS.

£600M

NEW BAILEY

A new business hub for the city centre, totaling 2.2 million square feet of Grade A office space.



£1.65BN

MEDIA CITY

A global centre for digital and media industries. Phase 1 was completed in 2011, with further expansion planned. Anchor tenants include the BBC, ITV and the University of Salford.

£800M

NOMA

City centre regeneration project, delivering 4 million square feet of office, retail, leisure and residential space.

£800M

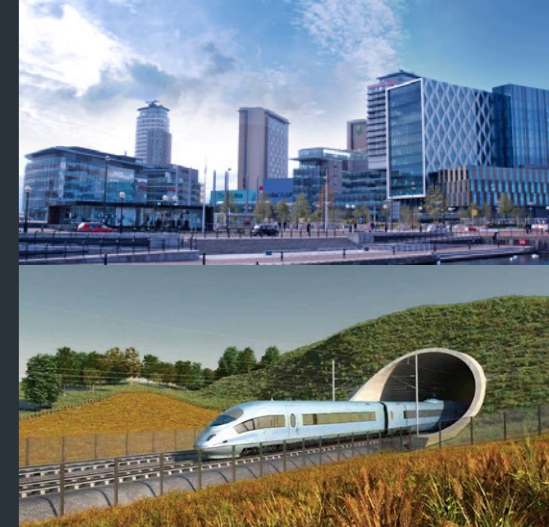
AIRPORT EXPANSION / AIRPORT CITY

Programme for a new Airport City and 'super terminal' The project is backed by Beijing Construction Engineering Group, representing one of the largest investments by a Chinese company into the UK.

£56BN

HS2

New high speed railway for the UK, halving the journey time from London to Manchester to just 1 hour.



Exceptional living standards, an expanding population, and a residential pipeline failing to meet demand for new homes, provide the fundamentals for a property market with resilience and growth over the long-term.

The Economist Intelligence Unit (EIU) has ranked Manchester the 'UK's most livable city' every year since 2011 in its annual Global Livability Survey.

An assessment of the economy, culture and environment, education, healthcare and infrastructure reaffirmed the attraction of living in Manchester once again in 2017.

Between 2001 - 2011, the population of the city grew by 20%, higher than anywhere else in the UK. The city population is now forecasted to grow by 18.5% between 2015 - 2025.

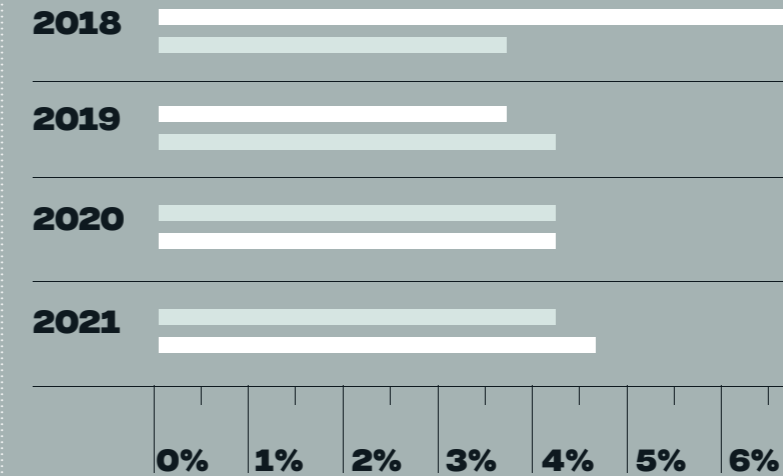
Residential development has failed to match the demand for property, leading to consistent and strong growth in the sales and rental prices. A report for the Government Department for communities identified that 10,000 new homes need to be built in Manchester every year to keep pace with demand, with the current supply just 5,000 per year.

Research by CBRE concluded that Manchester has the highest concentration of 20-34 year olds in the UK. Both students and young professionals demand contemporary rental accommodation, providing the flexibility to match their lifestyle. The private rental sector now accounts for 27% of homes in Manchester.

PROPERTY MARKET

98.5%

RENTAL OCCUPANCY



JLL GROWTH FORECAST



SALES PRICE



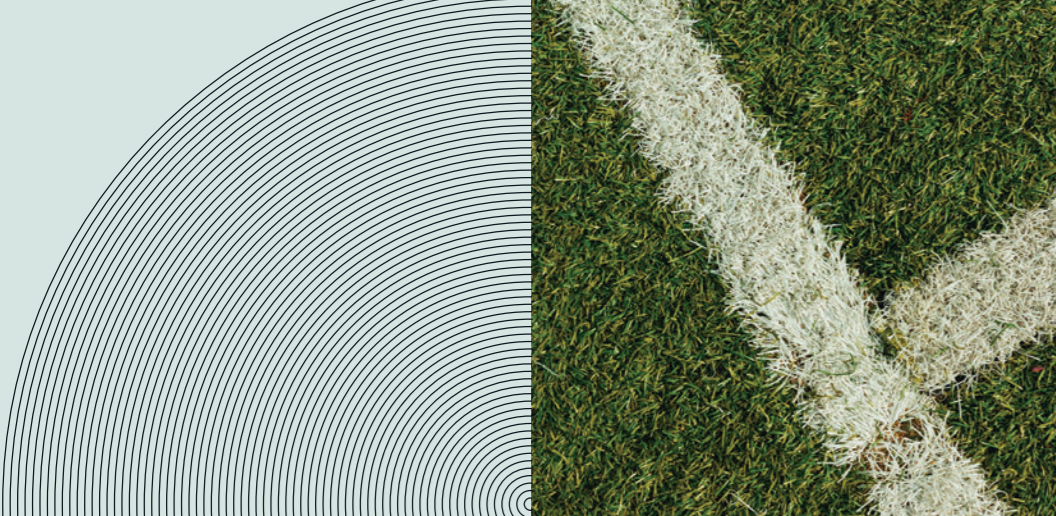
RENTAL PRICE

8%

PRICE GROWTH IN 2016



PRICE GROWTH IN THE FIRST HALF OF 2017



192



OLD TRAFFORD NEW FACE

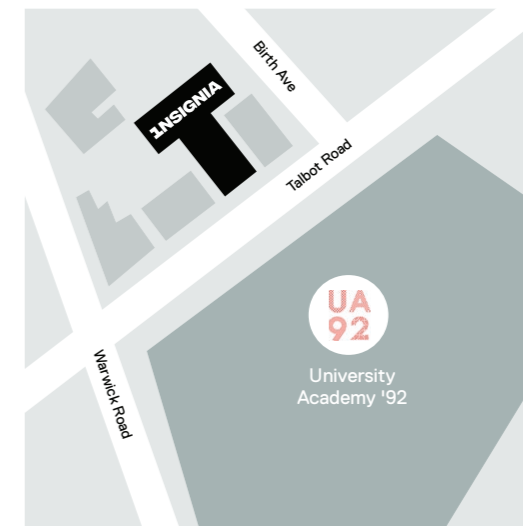
Introducing University Academy '92 – a brand new university campus planned opposite Insignia.



THE INTENTION IS TO WELCOME THE FIRST STUDENTS IN SEPTEMBER 2019 TO A NEW CAMPUS IN TALBOT ROAD, OLD TRAFFORD.

GARY NEVILLE

Ex-Captain of Manchester United Football Club and CEO of UA92



Located moments away from Insignia, a new university campus catering for 6,500 students is due to open its doors in September 2019. Former Manchester United legends Gary & Phil Neville, Paul Scholes, Ryan Giggs and Nicky Butt have formed an incredible team from both the public and private sector, with the vision of creating a 'new concept for higher education'. As an arm of Lancaster University, ranked 9th in the UK, the new campus will offer sports, media and business courses, and internships with firms such as Microsoft. Along with University facilities, the project will include a new leisure centre open to the public, student accommodation and a hotel.

JOINT VENTURE PARTNERSHIP



By combining excellent connectivity, world class sporting venues and retail destinations, Trafford is firmly on the map as one of Manchester's most compelling locations for young professionals, students and families.

KEY FACTS

48%

Adult residents educated to a degree level or equivalent, compared to a North West average of 33%

13,000

Businesses located in Trafford, including L'Oreal, Amazon and Unilever

NO.1

First in the United Kingdom for secondary school education, with the highest proportion of schools rated 'Outstanding' or 'Good' by Ofsted.

99.9%

Availability of Superfast broadband connection for homes and businesses

THE AREA

OLD TRAFFORD

With a capacity of 75,000, home of Manchester United, the 'Theatre of Dreams' is the largest club stadium in the UK, and one of the world's most famous sporting venues.

OLD TRAFFORD CRICKET GROUND

Regular venue for international cricket, benefiting from a recent re-development of the stadia, and a new state-of-the-art 'Players and Media facility'.

THE TRAFFORD CENTRE

The 2nd largest shopping mall in the UK, with an estimated value of £2.3bn. It has been an enormous success since its completion in 1998. A £75m extension was recently announced, which will deliver a further 110,000sqft of retail space by 2019.

TRAFFORD PARK

Occupying a vast area of 5 square miles, Trafford Park is Europe's largest industrial park. With a history dating back to the 19th century as one of the earliest centres of the industrial revolution, today it is home to over 35,000 employees and is set to benefit from a Metrolink expansion into Trafford Park due for completion in 2020.



Insignia has been designed to fit the lifestyle of those with an athletic spirit. Surrounded by green space, sporting landmarks and a view of the city— the roof terrace comes with a full service gym available to all residents.

BUILT WITH ATHLETES IN MIND








CONNECTED TO THE CITY



LOCATION

	WALK 	DRIVE 
UNIVERSITY ACADEMY '92	0 MINS	0 MIN
OLD TRAFFORD CRICKET GROUND	3 MINS	1 MIN
WHITE CITY RETAIL PARK	5 MINS	2 MINS
OLD TRAFFORD TRAM	5 MINS	2 MINS
TRAFFORD BAR TRAM	8 MINS	2 MINS
OLD TRAFFORD FOOTBALL STADIUM	10 MINS	3 MINS
MEDIACITYUK	25 MINS	10 MINS
THE LOWRY OUTLET CENTRE	25 MINS	10 MINS
MANCHESTER MET UNIVERSITY	40 MINS	10 MINS
UNIVERSITY OF MANCHESTER	50 MINS	13 MINS
PICCADILLY STATION	55 MINS	12 MINS
MANCHESTER AIRPORT	-	14MINS

JUST 12 MINUTES TO THE CITY CENTRE:

-  **WALK**
5 MINS
-  **OLD TRAFFORD**
2 MINS
-  **TRAFFORD BAR**
2 MINS
-  **CORNbrook**
3 MINS
-  **DEANSGATE / CASTLEFIELD**





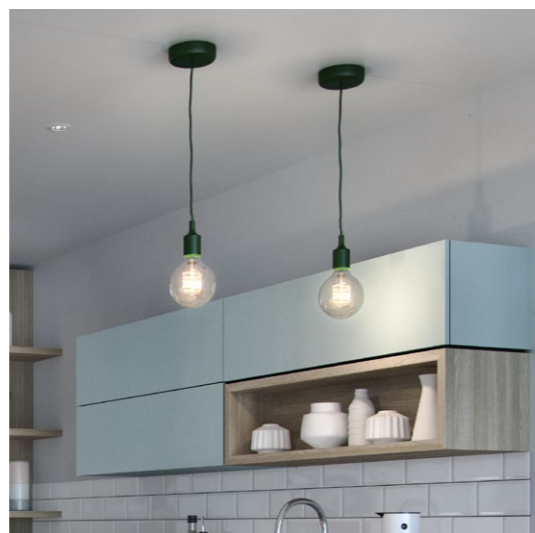
Insignia has been designed with ample parking and green space, to assure that residents get the right balance of form and function.

FIT FOR PURPOSE

INSIGNIA

INDIVIDUALLY REMARKABLE

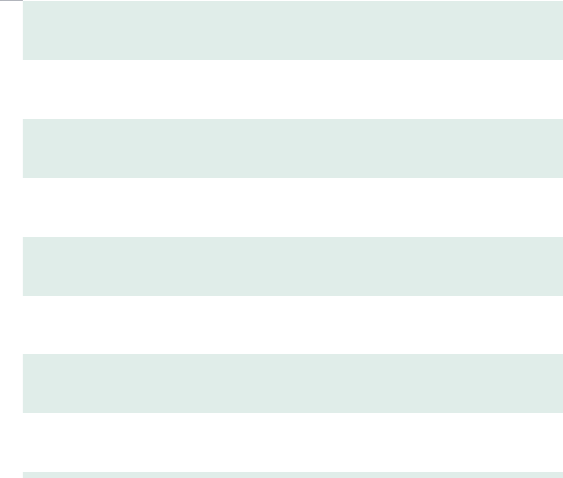
Each apartment has been designed in a modular way, so that every space can be morphed into the lifestyle of the tenants.





RECOVERY IN MIND

Insginia's resting spaces have been designed to feel spacious and light, so that they act as a space of calm for the most active resident.



CERT[^]

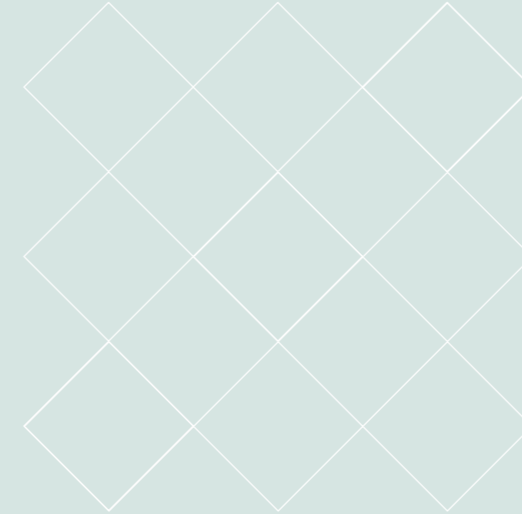
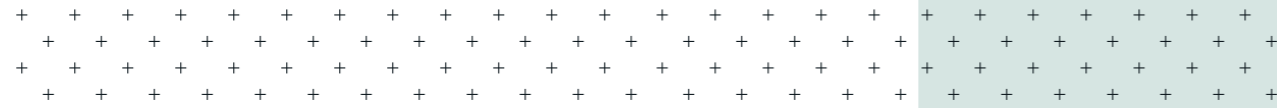
CERT is focused on delivering the highest quality living, working and recreational spaces that add value to the neighbourhoods in which they are located.

We collaborate with investors, local authorities, property owners and funders. Developing long-term partnership, built on our key values of trust, honesty and integrity.

We create high quality properties in exceptional locations. Our experience has covered a full property market cycle and given us deep market knowledge, excellent local relationships and the ability to spot opportunities in the market.

This allows us to deliver certainty across all of our projects, for investors, occupiers and all of our partners.

DEVELOPING TOMORROW



COLLABORATE
CREATE
CERTAINTY

Kinetic, Old Trafford



John Dalton Street, Manchester



POPWorks, Ancoats



Centric, Liverpool



JuNQtion, Northern Quarter



Royal Canal Works, Stretford



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The particulars within this brochure are set out as a general outline only for the guidance of purchasers and do not constitute an offer or contract.

