

XI
MANCHESTER
WATERS

MANCHESTER

XI

AIW



INTRODUCING THE FINAL
TOWER OF A TRULY ICONIC
WATERSIDE DEVELOPMENT

XI

THE FIRST
RESIDENTS HAVE
MOVED IN, WITH
FOUR OF OUR FIVE
TOWERS NEARLY
SOLD OUT

Drone image of the completed Tower A and
Tower B which is under construction



Image looking up at the front of the
completed and tenanted Tower A



THIS IS AN INCREDIBLY
POPULAR PLACE TO LIVE
IN MANCHESTER WITH
HIGH RENTAL DEMAND

AT THE WATER'S EDGE

X1 Manchester Waters is a residential development located close to the centre of the UK's 'second city' of Manchester. The development is already proving to be the perfect retreat, overlooking the tranquil waterfront whilst being near Manchester's vibrant city centre, offering tenants the best of both worlds.

This outstanding development is comprised of five phases and a total of more than 500 apartments, which will be furnished to the highest standard. The first tower is now complete and tenanted, with Tower B now approaching a watertight state.

Ranging from spacious studios to high-end three bedroom units, most apartments will benefit from the spectacular view across the waterfront towards the nearby quays or over towards the city centre.



WE ARE SETTING A NEW
STANDARD IN DESIGN AND
LUXURY FOR CITY LIVING



Our five towers overlook Manchester city centre and the nearby Salford Quays, with apartments offering stunning views across the adjacent Manchester Ship Canal towards the UK's second city and beyond.

This development is perfectly situated to serve the bustling city centre as well as Peel L&P's thriving MediaCityUK complex, attracting those working in the creative and professional sectors.

As is standard with our hugely popular developments those resident at X1 Manchester Waters will benefit from an on-site gym and cinema room.

SAVILLS FORECASTS
THAT BY 2024
PROPERTY IN THE
NORTH WEST OF
ENGLAND WILL
HAVE HAD THE
LARGEST INCREASE
IN PRICE GROWTH
ACROSS THE UK

Our apartments are furnished to high standards, offering a luxury living space within minutes of the bustling city centre and tranquil waterside.



X1



Manchester is at the heart of the Northern Powerhouse initiative, a group of influential cities in the north of England with a GDP of more than £350bn. This is effectively equivalent to the 21st largest economy in the world.

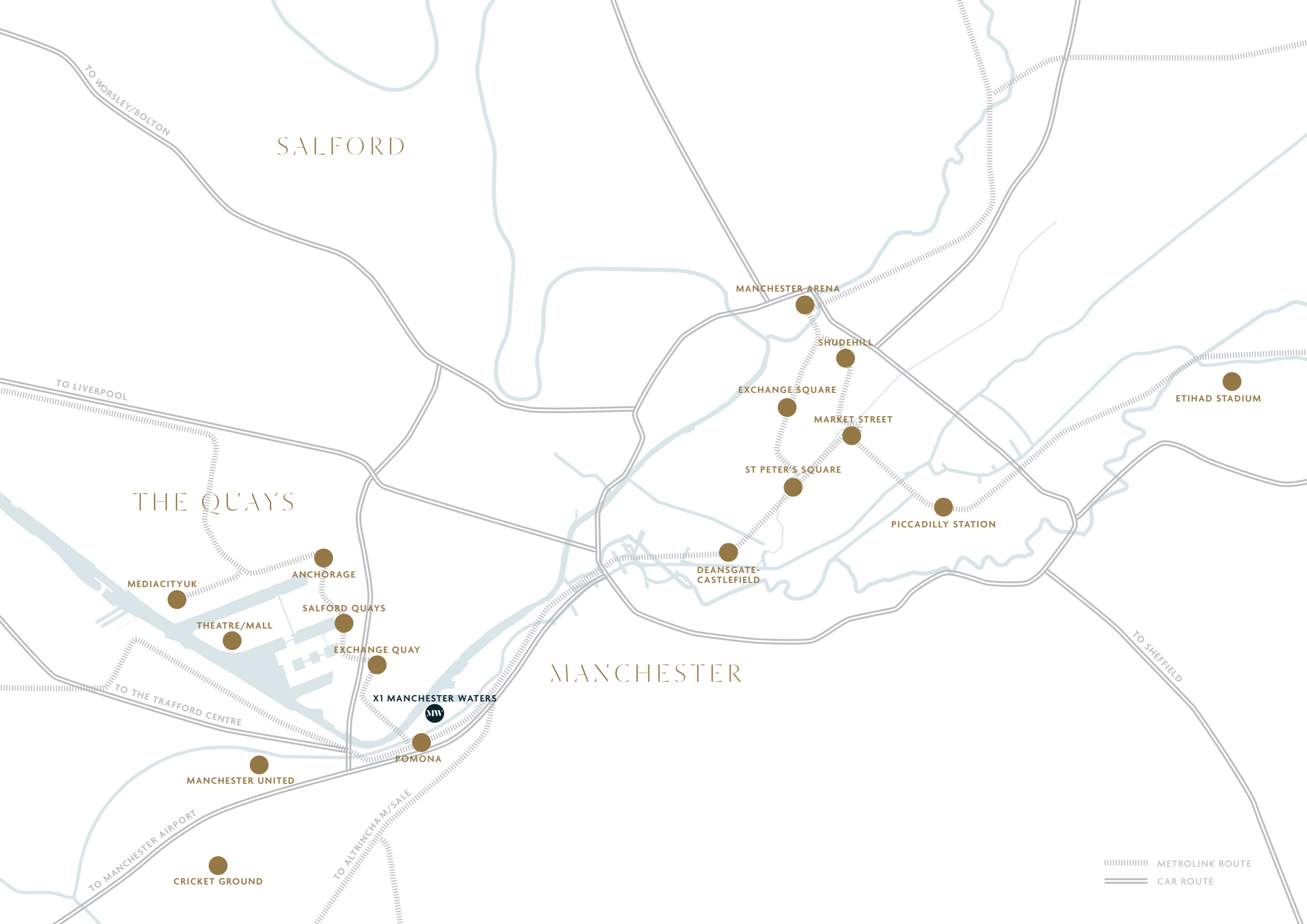
The Northern Powerhouse area is home to some 10.7 million people, 25% of who live in the Greater Manchester area.

Manchester is leading the way in economic growth when it comes to investing in skills, transport, culture and ultimately unlocking its huge economic potential.

This is a vibrant metropolis with a rapidly growing population - a global city focused on the future, while being uniquely steeped in industrial, cultural, sport and scientific history.

MANCHESTER REMAINS THE
FASTEST GROWING CITY AND IS
EXPERIENCING FASTER GROWTH
THAN ANY OTHER UK CITY

HOMETRACK



SALFORD

THE QUAYS

MANCHESTER

TO WORSLEY/BOLTON

TO LIVERPOOL

TO THE TRAFFORD CENTRE

TO MANCHESTER AIRPORT

TO ALTRINCHAM/SALE

TO SHEFFIELD

MANCHESTER ARENA

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

ST PETER'S SQUARE

PICCADILLY STATION

DEANSGATE-CASTLEFIELD

ETIHAD STADIUM

MEDIACITYUK

ANCHORAGE

SALFORD QUAYS

THEATRE/MALL

EXCHANGE QUAY

X1 MANCHESTER WATERS

POMONA

MANCHESTER UNITED

CRICKET GROUND

----- METROLINK ROUTE
===== CAR ROUTE

TRANSFORMING POMONA ISLAND

Pomona Island is the gateway to the city of Manchester, and this development is sure to be extremely popular with residents looking for high quality rental accommodation in a location which is close to the city centre but remains a tranquil retreat.

This waterside space adjacent to the Manchester Ship Canal is the last regeneration opportunity of its size in central Manchester. With our development offering investors the chance to be part of this regeneration scheme.

Peel L&P's Manchester Waters masterplan will incorporate residential, retail, commercial and hotel elements to create a vibrant new waterside neighbourhood for Manchester.

MEDIACITYUK &
SALFORD QUAYS



MANCHESTER SHIP CANAL

RESIDENTIAL

COMMERCIAL

CORNBROOK
TRAM STATION

RETAIL/
LEISURE

RETAIL/
LEISURE

RESIDENTIAL

MANCHESTER SHIP CANAL

CITY CENTRE



XI

POMONA TRAM
STATION



Walking distance from
X1 Manchester Waters to:

White City Retail Park	10 mins
Manchester United	12 mins
The Lowry Mall/Theatre	20 mins

Metrolink distance from
X1 Manchester Waters to:

Deansgate-Castlefield	7 mins
Piccadilly Station	15 mins
The Trafford Centre	16 mins

Driving distance from
X1 Manchester Waters to:

The Trafford Centre	10 mins
Manchester Airport	15 mins
Liverpool	45 mins

Manchester Airport serves more than 190 destinations



Pomona Metrolink station is two minutes from your door



X1 MANCHESTER WATERS
IS THE PERFECT BASE TO
EXPLORE THE CITY, THE UK,
EUROPE AND THE WORLD





A PLACE TO LIVE,
WORK AND PLAY

0-20 MINUTE WALK

POMONA METROLINK STATION
This Metrolink station is on your doorstep, connecting XI Manchester Waters to all of Greater Manchester and beyond

MARKS & SPENCER
This luxury food retailer serves fresh produce, offering mouth-watering flavours from all corners of the globe

NANDO'S
This popular Portuguese-African restaurant serves its signature flame-grilled peri-peri style chicken

MANCHESTER UNITED
You are just a short walk from Old Trafford, the iconic home of the world-famous Manchester United Football Club

THE LOWRY MALL/THEATRE
This large outlet mall features shops, restaurants and entertainment, with an adjacent theatre and arts complex

O2 VICTORIA WAREHOUSE
This is an exciting live music venue made up of two brick warehouses and attracts major global music artists

COSTA COFFEE
The largest and fastest growing coffee shop chain in the UK, famous for its authentic espresso-based drinks

ALDI
This popular discount supermarket chain provides groceries and a range of products at very affordable prices

VUE CINEMA
All the latest mainstream movies are shown at this state-of-the-art chain cinema with family deals on offer

TESCO EXTRA
This grocery and general merchandise retailer sells everything from food to clothing and household products

10-20 MINUTE DRIVE/METROLINK

MANCHESTER ARENA
This indoor performance arena has the highest seating capacity of any indoor venue in the United Kingdom

MANCHESTER ARNDALE
This large shopping centre in the middle the city is easy to get to and features more than 200 stores and restaurants

SPINNINGFIELDS
The financial centre of the city features a wealth of high-end shops, restaurants and bars for your entertainment

THE TRAFFORD CENTRE
This is one of the largest shopping centres in the country, with more than 200 stores and restaurants

20-30 MINUTE DRIVE/METROLINK

MANCHESTER AIRPORT
The busiest airport in the UK outside of London with direct routes to cities across the globe, only fifteen minutes away

DUNHAM MASSEY
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons

HEATON PARK
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features

SALE WATER PARK
A 152 acre area of countryside and parkland including a 52 acre artificial lake dedicated to watersports

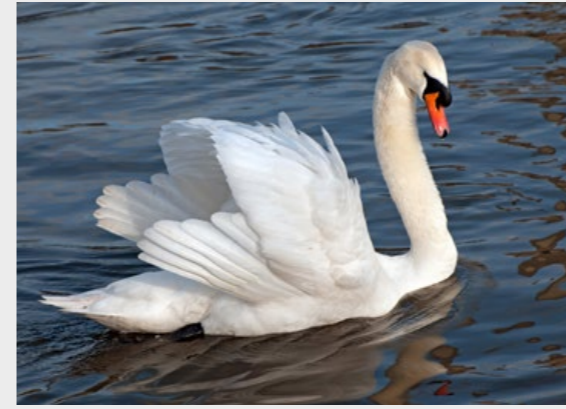


Manchester Waters is the regeneration of the 26 acres of dockland on Pomona Island, one of the last remaining large-scale regeneration opportunities available this close to Manchester city centre. The site has magnificent waterfront views over the Manchester Ship Canal, which will become a stunning backdrop to the new development.

The development of Manchester Waters and the adjacent Cornbrook Hub will create a new destination, offering the highest-quality urban living conditions in one of the UK's most exciting cities.

AN ICONIC DESIGN IN TRIBUTE TO THE RICH INDUSTRIAL HISTORY OF MANCHESTER'S WATERWAYS

The five towers of X1 Manchester Waters evoke
the maritime history of Pomona Docks



The serene waterfront is home to
an array of British wildlife

RELAX ON YOUR
BALCONY AS YOU
WATCH ROWING
BOATS PASS BY OR
SPOT WILDLIFE
THRIVING AT THE
WATER'S EDGE



Investment in Pomona Island recently attracted the attention of Prime Minister Boris Johnson who visited the site during his first trip to the city since taking up office. XI Manchester Waters will exist alongside other "modern multi-tenure developments", built in accordance with Peel L&P's masterplan for the area.

Prime Minister Boris Johnson visits Pomona Island with XI Manchester Waters visible in the background



Render showing the living space of an apartment with stunning views across central Manchester



ONE OF THE LAST
REMAINING LARGE-
SCALE REGENERATION
OPPORTUNITIES
IN MANCHESTER

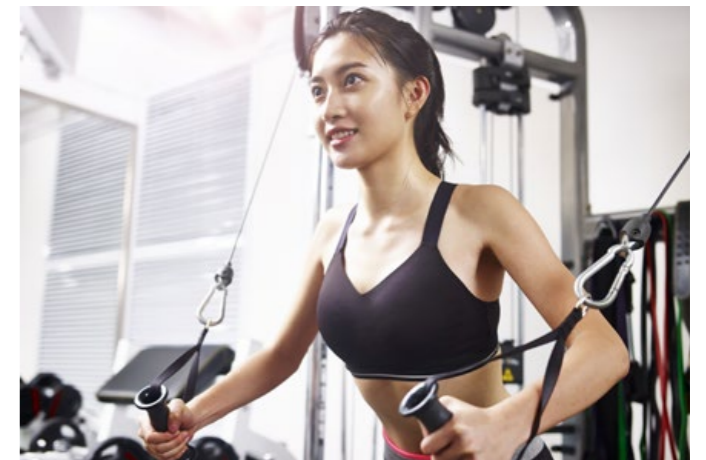
Render showing the stunning towers of XI Manchester Waters and the promenade walkway



WITH OUR POPULAR
X1 RESIDENTS' GYM
AS STANDARD

Healthy living for a healthy mind. A state of the art gymnasium welcomes you as you return home. This modern fitness studio and workout space is for the exclusive use of X1 residents.

Accommodating cutting edge cardiovascular machines including treadmills, exercise bikes, crosstrainers and weights. There is something for everybody — whatever your degree of fitness.





Render showing the living space of a three bedroom apartment

THE VERY BEST IN
WATERSIDE LIVING

FROM AN AWARD-
WINNING DEVELOPER



Render showing the living space of a three bedroom apartment

INCREDIBLE, BRIGHT AND
INSPIRATIONAL LIVING AREAS

GENEROUSLY SIZED APARTMENTS
WITH ALL THE SPACE YOU NEED



ONE BEDROOM
APARTMENT



1 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT
SIZE: 489 SQ FT / 45.4 SQM

TWO BEDROOM
APARTMENT



2 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT
SIZE: 733 SQ FT / 68.1 SQM



RESIDENTIAL PROPERTY
VALUES IN MANCHESTER
HAVE RISEN 5.1% YEAR-ON-
YEAR IN THE LAST 12 MONTHS

ZOOPLA

With the population continuing its upward growth, Manchester City Council has predicted that the population will exceed three million by 2030 – with Manchester's population in particular to top half a million.

Further insights from Manchester City Council demonstrate that the city centre is experiencing population growth 15 times faster than the rate at which new homes are being built.

Research from Savills has shown that although there are 7000 new homes in the pipeline for Manchester over the next two years, to meet housing needs, a further 11,254 would need to be delivered per year to keep up with demand.

“CREATING HIGH
QUALITY RESIDENTIAL
DESTINATIONS”

“Peel are delighted to be working with XI Developments,
who have purchased a number of sites owned by
the Peel Group in Salford Quays and Great Ancoats,
Manchester, to develop high-quality
‘City Living’ apartments.”

JAMES WHITTAKER
GROUP DEVELOPMENT DIRECTOR



XI



STRATEGIC WATERS INITIATIVE

XI Manchester Waters is part of the wider Peel L&P Strategic Waters Initiative which aims to create sustainable and thriving communities that will benefit areas on the UK's stunning waterways

Creating new homes is a priority in the Strategic Waters initiative with approximately 30,000 homes to be delivered across the seven sites up and down the UK. All of the seven Strategic Waters sites are located on coastlines, canals and docklands, including MediaCityUK at Salford Quays.

Altogether, more than 30,000 new homes will be delivered across the sites over the next three decades, and the process is already well underway with developments like Chatham Waters, as well as the fully sold out 1,100 apartments at XI Media City, proving the success of the waterside schemes.

XI Manchester Waters is a major part of the Strategic Waters scheme, following in the footsteps of XI Media City and XI Manchester Waters, to deliver high quality accommodation to the UK's fastest growing city.

The first phase of MediaCityUK is now thriving with residential and commercial tenants. This new development is a key element of the next phase of MediaCityUK which will see huge further investment in the area. This is truly a production hub attracting media professionals from across the globe. Be part of an exciting project defining media in the UK.

With sites as far apart as Glasgow, Manchester and Chatham, the scope of the Strategic Waters initiative is very exciting and it is no surprise that previous XI developments at MediaCityUK and Manchester Waters have proven so popular.

There is already a thriving community at MediaCityUK, an area popular with residents and visitors alike. This is an unmissable opportunity to invest in one of the UK's fastest-growing and most exciting areas.

GLASGOW HARBOUR
10,000 homes

LIVERPOOL WATERS
10,000 homes
WIRRAL WATERS
13,500 homes

MEDIACITYUK
2,000+ homes

MANCHESTER WATERS
2,000 homes, this scheme

TRAFFORD WATERS
3,000 homes

CHATHAM WATERS
1,000 homes





X1 VISION 2025 FOR OUR SHARED FUTURE

X1 have a strong vision for our future.

Over the years, X1 have won many awards for the quality, design, delivery and management of our developments. Our vision is to continue to raise our standards higher still.

X1 Vision 2025 means that when you buy a home from X1 you can be safe in the knowledge that it is built to a very high standard of design and quality, will have low running costs and low environmental impact, and importantly, you will enjoy the benefits of our exceptional customer service and long term management.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

X1 have made a commitment to ensuring excellent customer satisfaction at all stages.

X1's own management company will ensure that you receive exceptional customer service as and after you or your tenants move in to your new X1 property.

GREENER AND MORE ECONOMIC HOMES

Our new homes are designed to use less water and power than an average home. This efficiency will provide considerable savings on your annual utility bills. We provide recycling bins for all homes, generous external space and secure cycle storage.

Our latest homes are delivering 20% better efficiency ratings than current building regulations with renewable energy on-site.

CREATING SUSTAINABLE COMMUNITIES

Our expert consultant team make sure the homes and developments we deliver are safe, secure and attractive places to live.

We place design quality at the heart of what we do. We understand that this is your home and design it with the highest degree of care and attention you deserve.

Our homes are built to the excellent national space standards sizes, and are easily adapted to meet the needs of changing families and individuals throughout the course of their lives.

We employ local labour and contribute to the wider economy through each development.

A COMMITMENT TO THE FUTURE

X1 set ourselves targets to reduce water and energy consumption with each development.

We aim to continually reduce or reuse a high proportion of construction waste. We open management offices in each of the locations we develop in, ensuring local jobs and protecting your investment in the long term.

X1 ARE PASSIONATE
ABOUT OUR DEVELOPMENTS,
AND ENSURING THAT WE
IMPROVE THE COMMUNITIES
WE ARE BUILDING

XI

A GLOBAL BRAND WITH LOCAL KNOWLEDGE

£1.2BN OF PROPERTY COMPLETED OR IN DEVELOPMENT

43

DEVELOPMENTS

36

DEVELOPMENTS LAUNCHED

27

DEVELOPMENTS DELIVERED

9

DEVELOPMENTS IN CONSTRUCTION

7

UPCOMING DEVELOPMENTS

110

COUNTRIES

7,519

UNITS SOLD

Based in Liverpool and with offices in other major cities such as Manchester and Leeds, XI is one of the North West's premier housing developers, offering an extensive portfolio of city centre residential developments in some of the UK's best cities. The XI portfolio is filled with instantly recognisable buildings which have helped to change the face of the region.

In addition to its residential developments, XI operates an award-winning lettings and management company – XI Lettings – which provides both residential and luxury student accommodation to markets in Manchester, Liverpool and Leeds. XI Lettings is proud to boast market leading occupancy and retention rates, with thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

The image displays a collection of award banners for XI Developments and XI Lettings. The banners are arranged in two rows. The top row features six banners from the United Kingdom Property Awards, with categories including Development, Real Estate, and Merseyside. The bottom row features seven banners, including more UK Property Awards, two from the Grafters (Property Management Company and Business of the Year), and a National LIS Awards banner for Best Lettings Agency. Each banner includes the award name, the organization it was awarded by, the category, the year, and the specific project or company being recognized.

Year	Award	Organization	Category	Project/Company
2014-2015	United Kingdom Property Awards Development	GAGGENAU	★★★★★	Best Residential Development Merseyside, XI The Quarter by XI Developments
2016-2017	United Kingdom Property Awards Development	The Telegraph	Highly Commended	Residential High-Rise Development UK, XI Media City by XI
2017-2018	United Kingdom Property Awards Development	Bentley	Award Winner	Residential Development Manchester, XI Manchester Wizards by XI
2017-2018	United Kingdom Property Awards Real Estate	Bentley	★★★★★	Best Lettings Agency Merseyside, XI Lettings
2018-2019	United Kingdom Property Awards Development	SALICE	Award Winner	Residential Development Greater Manchester, XI The Campus by XI
2018-2019	United Kingdom Property Awards Development	SALICE	★★★★★	Best Residential Development Merseyside, XI The Tower by XI
2018-2019	United Kingdom Property Awards Real Estate	SALICE	★★★★★	Best Lettings Agency Greater Manchester, XI Lettings
2018-2019	the Grafters Awards 2019	the Grafters	Winner	Best Residential Property Management Company, XI Lettings
2018-2019	the Grafters Awards 2019	the Grafters	Winner	Business of the Year, XI Lettings
2019-2020	United Kingdom Property Awards Development	SALICE	★★★★★	Best Residential Development Kent, XI Chatham Waters by XI
2019-2020	United Kingdom Property Awards Development	SALICE	★★★★★	Best Developer Website UK, www.xidevelopments.com by XI
2019-2020	United Kingdom Property Awards Real Estate	SALICE	★★★★★	Best Lettings Agency Merseyside, XI Lettings
2019-2020	National LIS Awards 2019 Winner	National LIS Awards	Best Lettings Agency	XI Lettings



Peel Holdings (Land and Property) Ltd, have a unique "Vision" to promote the construction and delivery of high quality projects on its land holdings, including new commercial, retail and residential developments.

In response to the emerging demands of the housing market to provide a diverse range of new residential accommodation, including homes

for rent and sale, Peel have a clear strategy to promote the development of "exemplar" housing projects on its land. Peel are delighted to be working with XI developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality "City Living" apartments.

Our breadth of expertise is complemented by added value services available directly from us, but also drawn from the wider Savills network. This means you gain access to planning, development, asset management, research, investment and financing capabilities, via a single accountable point of local contact.

The team provides services at every stage of project development, such as procurement advice, framework advice, estimates, cost planning, finance/budget assistance, contractor selection, tender documentation, contract documents, employers agency, quantity surveying, contract administration and project management.



Savills plc. is a global real estate services provider listed on the London Stock Exchange. With an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

Savills combine entrepreneurial spirit and a deep understanding of specialist property sectors with the highest standards of client care.

vermont

HILL DICKINSON



JEFFREY
BELL
ARCHITECTS

DK-Architects

•MSB SOLICITORS•

Turley

