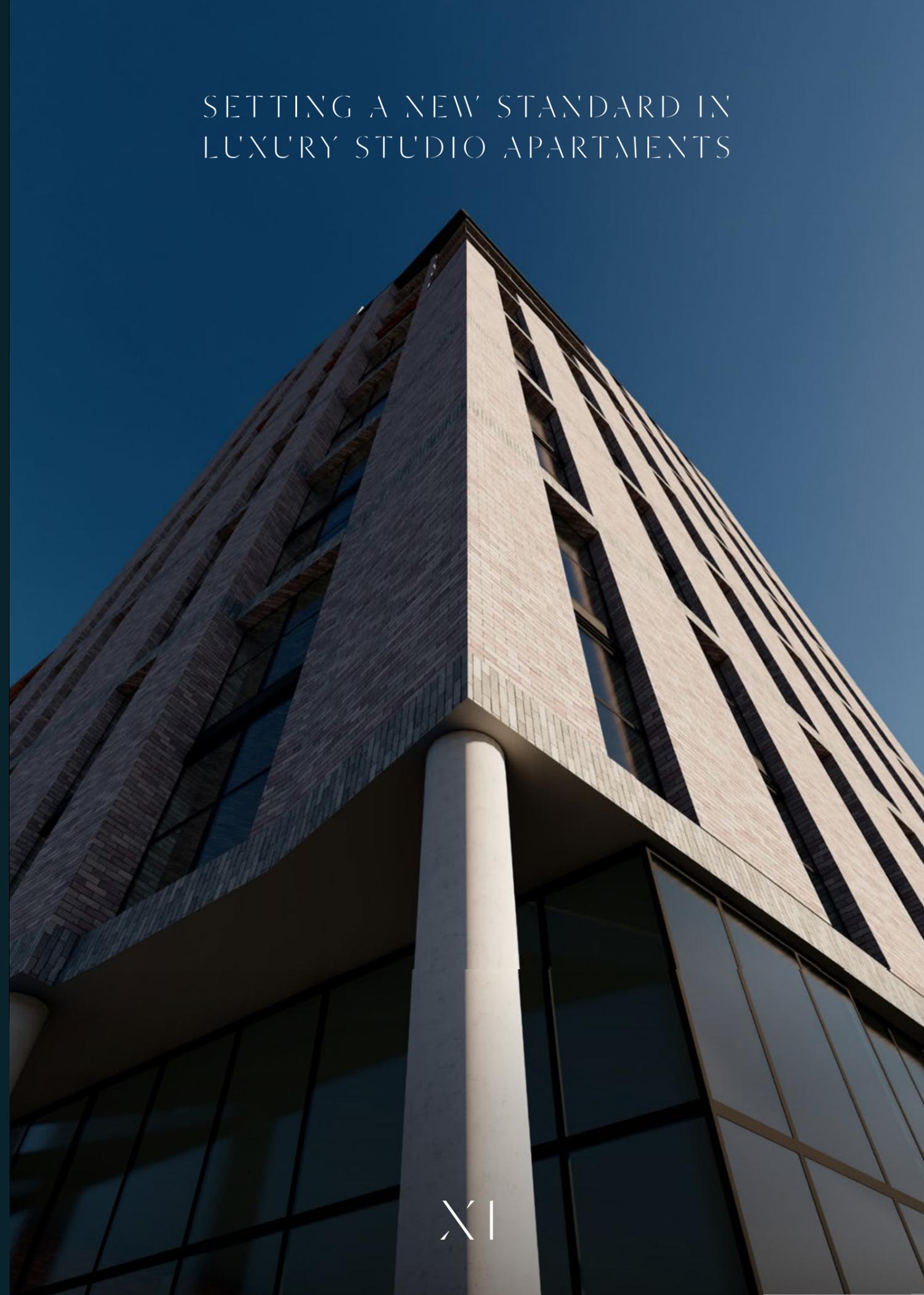


XI
CHELTENHAM
PLACE

MANCHESTER

XI

SETTING A NEW STANDARD IN
LUXURY STUDIO APARTMENTS



XI



Introducing the next project in a long list of successful ventures by award-winning developer XI, we welcome you to XI Cheltenham Place.

Our luxury studio apartments are perfect for professionals, graduates and students, and come with all the amenities you need to make life easy.

Residents will have access to a gym, laundry facilities and bike storage, as well as being just five minutes' walk from Salford Crescent station.

And if that's not enough, we're also close to the incredible city of Manchester either a short journey by train or car, or a leisurely walk.

This development follows on from our hugely popular project across the road, XI The Campus – now enjoying 100% occupancy.

XI Cheltenham Place is eagerly awaited by investors and residents alike, bringing hundreds of luxury studio apartments to this thriving city.

XI

THE NEXT CHAPTER

X1 Cheltenham Place will provide 353 luxury studio apartments right in the heart of the action. With a range of on-site facilities and excellent transport links, this development offers the perfect solution for modern living.

Building just across the road from our existing project X1 The Campus which benefits from 100% occupancy, this new development will enjoy the huge demand from our existing tenant pool and attract a new group of residents.

Our new scheme takes our commitment to professionals a step further, creating a space for both those who are learning and those now earning. X1 Cheltenham Place will be the perfect place to transition from education to the workplace without having to move home.



X1 Cheltenham Place (left) joins the first and second phase of X1 The Campus (right) to provide an additional 353 apartments to this area with high rental demand among students and professionals.



A PLACE FOR PROFESSIONALS, GRADUATES & DISCERNING STUDENTS

X1

X1 Cheltenham Place is a great place for young professionals, students and graduates. With its friendly atmosphere, it's ideal to live in if you're looking to enjoy the city life but also have time for your studies or work.

Among the main benefits of living here is that you're always close to home, work or studies. People who live in this area on average spend less time in traffic and on trains, focusing instead on more important things.

The population of Manchester continues to grow, including an increasing number of overseas students who choose the city for their education.



Render showing the main entrance to the development on Cheltenham Street

BY AWARD-WINNING
DEVELOPER X1

A SPECTACULAR
NEW OPPORTUNITY



Drone photo from the height of the upper floors (50m)
towards Manchester and the University of Salford

PROUDLY INTRODUCING
X1 CHELTENHAM PLACE

BESIDE THE THRIVING,
VIBRANT CITY CENTRE

A GARDEN IN THE SKY

This spectacular communal space provides residents with stunning views of the surrounding city and a place to relax outside after a hard day of work or study.

The roof garden is one of several shared spaces enabling residents to socialise at home outside of their private studio space at XI Cheltenham Place.

A complimentary blend of seating areas and landscaping creates a space that will be a sanctuary of tranquility, above the bustle of the city down below.

From enjoying lunch with friends in the sun, to relaxing with a good book in the open air, the roof garden is likely to be an incredibly popular feature of this development.



FLOOR PLAN



LUXURY STUDIO APARTMENT
EXAMPLE AVERAGE UNIT
AREA: 237 SQ FT / 22 SQM



BUILDING ON THE SUCCESS OF X1 THE CAMPUS

Located just seconds from one of the main university buildings and only six minutes from MediaCityUK, X1 The Campus launched 271 boutique style studio apartments in response to the increasing demand for high-end student accommodation in Salford.

Launched to the rentals market in 2018, the development is consistently at 100% occupancy and has been extremely popular amongst students who are willing to pay premium rental prices in exchange for an on-site gym, on-site games room and ultimately, a desirable location, which hugely minimises time spent travelling.

OVER HALF OF
STUDENTS FROM
MANCHESTER'S
UNIVERSITIES
CHOOSE TO REMAIN
IN THE CITY AFTER
GRADUATION

CENTRE FOR CITIES

The first phase of X1 The Campus was an immediate hit with both investors and residents, with the second phase now fully sold out and full occupied.



X1

SALFORD

THE QUAYS

MANCHESTER



X1 CHELTENHAM PLACE

UNIVERSITY OF SALFORD

PEEL PARK

SALFORD CRESCENT STATION

MANCHESTER ARENA

VICTORIA STATION

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

JOHN RYLANDS LIBRARY

CENTRAL LIBRARY

PICCADILLY STATION

SALFORD CENTRAL STATION

DEANS_GATE-CASTLEFIELD STATION

OXFORD RD STATION

ARDWICK STATION

ETIHAD STADIUM

MEDIACITYUK

ANCHORAGE

THEATRE/MALL

SALFORD QUAYS

EXCHANGE QUAY

MAN MET UNIVERSITY

UNIVERSITY OF MANCHESTER

MANCHESTER UNITED

CRICKET GROUND

TO WORSLEY/BOLTON

TO LIVERPOOL

TO THE TRAFFORD CENTRE

TO MANCHESTER AIRPORT

TO ALTRINCHAM/SALE

TO LONDON

TO SHEFFIELD

- RAIL ROUTE
- METROLINK ROUTE
- CAR ROUTE

0-10 MINUTE WALK

 **UNIVERSITY OF SALFORD**
The university campus is directly adjacent to the development, giving students easy access to lectures and learning facilities

 **TESCO EXTRA**
This substantial hypermarket stocks nearly all of Tesco's product ranges and is a short walk, ride or drive from the development

 **LIBRARY CAFÉ**
For a warm drink, baked products and other light refreshments this spot is great for student residents who are on the go

 **PEEL PARK**
This public park on the banks of River Irwell is a stunning green space to explore, perhaps with a cup of coffee from the park café

 **SALFORD SHOPPING CENTRE**
This large shopping area features a range of shops and food outlets, good for food shopping and essentials just a short walk away

 **ATMOSPHERE**
This modern campus haunt offers a sports-bar setting as well as a global cafe for light bites, refreshments and good coffee

 **SUBWAY**
Home to submarine sandwiches, wraps, salads and beverages for when the pace of city living demands a faster bite to eat

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

 **MULTI FAITH CENTRE**
Unique spaces for group worship, private prayer, personal reflection, social activities, pastoral support and relaxation

 **MUSEUM AND ART GALLERY**
This nearby gallery and museum is dedicated to the history of Salford and Victorian art and architecture in Greater Manchester

5 MIN TRAIN/10 MIN CYCLE/30 MIN WALK

 **UNIVERSITY OF MANCHESTER**
The largest single-site university in the UK and part of the prestigious Russell Group of universities, with outstanding facilities

 **MANCHESTER ARNDALE**
This large shopping centre in the middle of Manchester is very easy to get to from your apartment and offers a wide range of stores

 **MANCHESTER MET UNIVERSITY**
Among the most extensive higher education centres in Europe with 37,000 students and more than 1,000 courses on offer

 **THE TRAFFORD CENTRE**
This is one of the largest shopping centres in the country, with more than 150 stores and restaurants for your enjoyment

30 MINUTE TRAIN/METROLINK

 **MANCHESTER AIRPORT**
The busiest airport in the UK outside of London with direct routes to cities across the globe, only a short trip from your apartment

 **DUNHAM MASSEY**
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons featuring an ancient deer park

 **HEATON PARK**
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features, a great place to explore

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



EVERYTHING YOU NEED
TO THRIVE IN THE CITY

A PERFECT BASE TO EXPLORE
MANCHESTER, THE UK, EUROPE
AND THE REST OF THE WORLD



Walking time from
X1 Cheltenham Place to:

University of Salford	0–3 mins
Salford Crescent Station	4 mins
Manchester City Centre	30 mins

Train travel time from
Salford Central Station to:

Salford Central	3 mins
Deansgate-Castlefield	3 mins
Oxford Road	5 mins
Victoria	7 mins
Piccadilly	9 mins

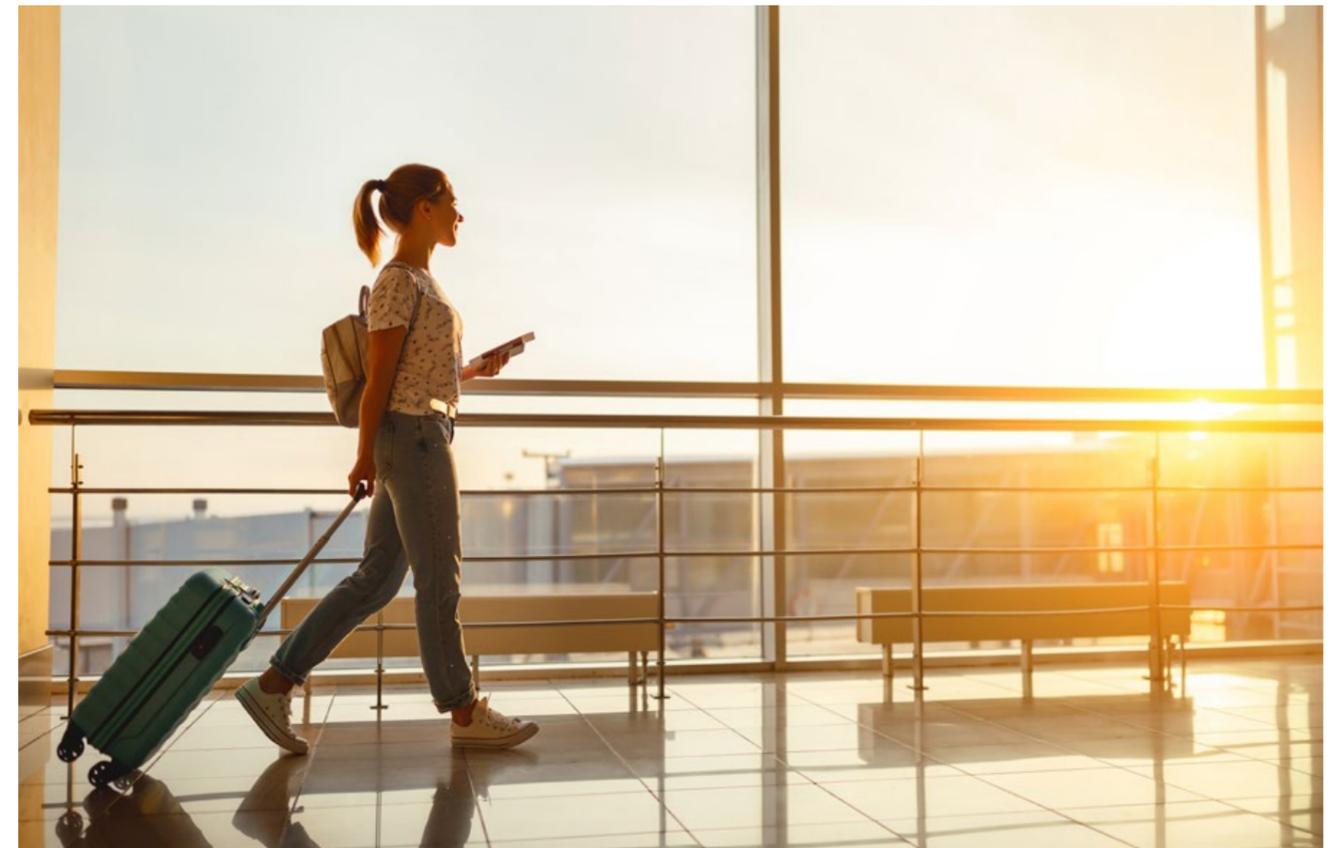
Driving time from
X1 Cheltenham Place to:

The Trafford Centre	12 mins
Manchester Airport	18 mins
Liverpool	40 mins

With easy access to your bike why not use pedal power?



Only 20 minutes by car to Manchester Airport



CYCLE STORAGE FOR EASY TRAVEL

Cycle your way around Greater Manchester from X1 Cheltenham Place. No need to worry about finding a space to park your bike, our cycle storage area has you covered.

This fantastic property is perfect for anyone looking for easy access to the city centre and further afield, with cycling one of the best ways to take in the surrounding area.

If ever you find yourself needing to fix your bike before heading out, just head to the dedicated cycle repair area.

Render showing a cyclist heading from the residents' bike storage area towards the main entrance gate

XI

A FULLY FEATURED
RESIDENTS' GYM OFFERS
A COMPLETE WORKOUT
WITHOUT LEAVING HOME

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 XI residents.

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

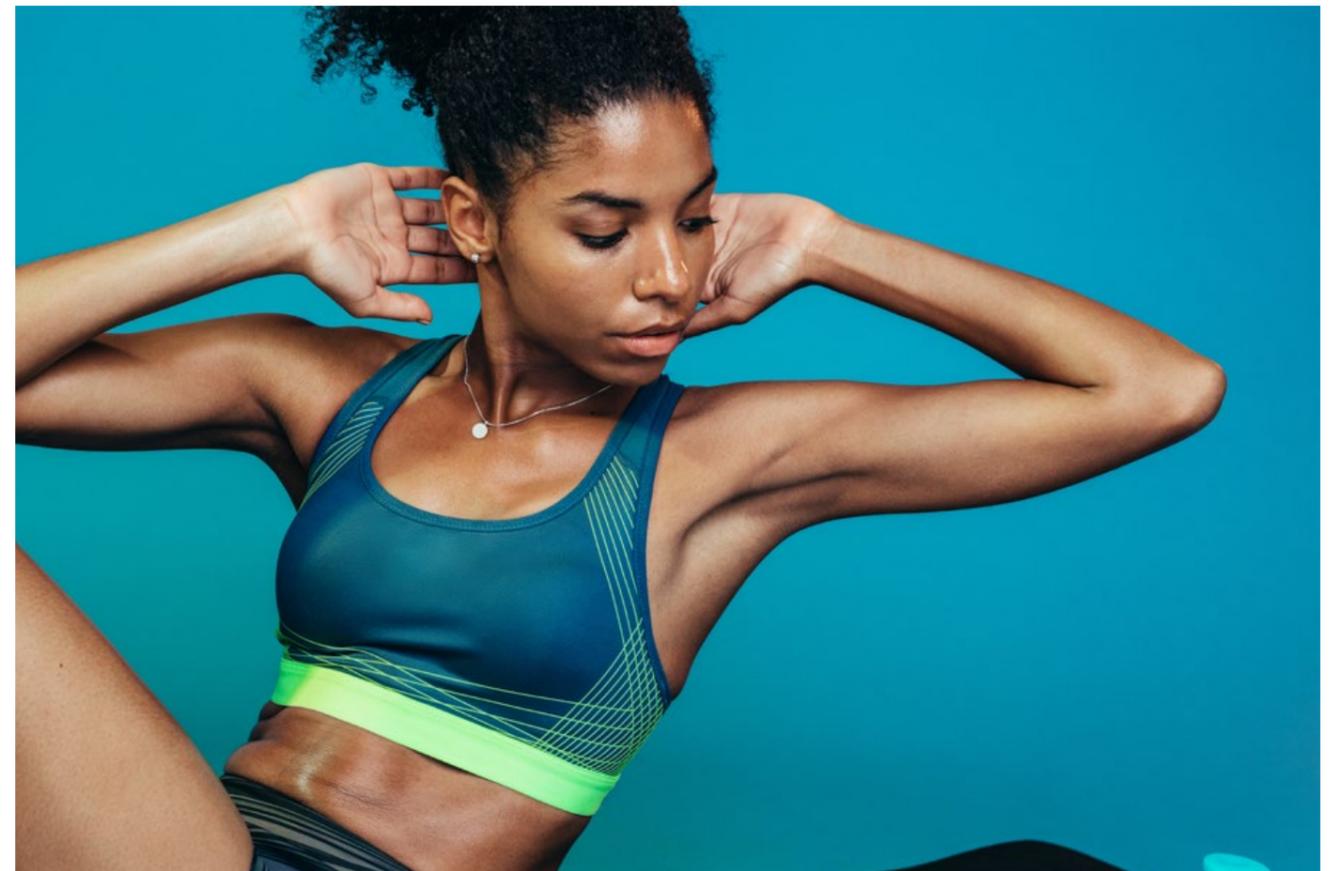


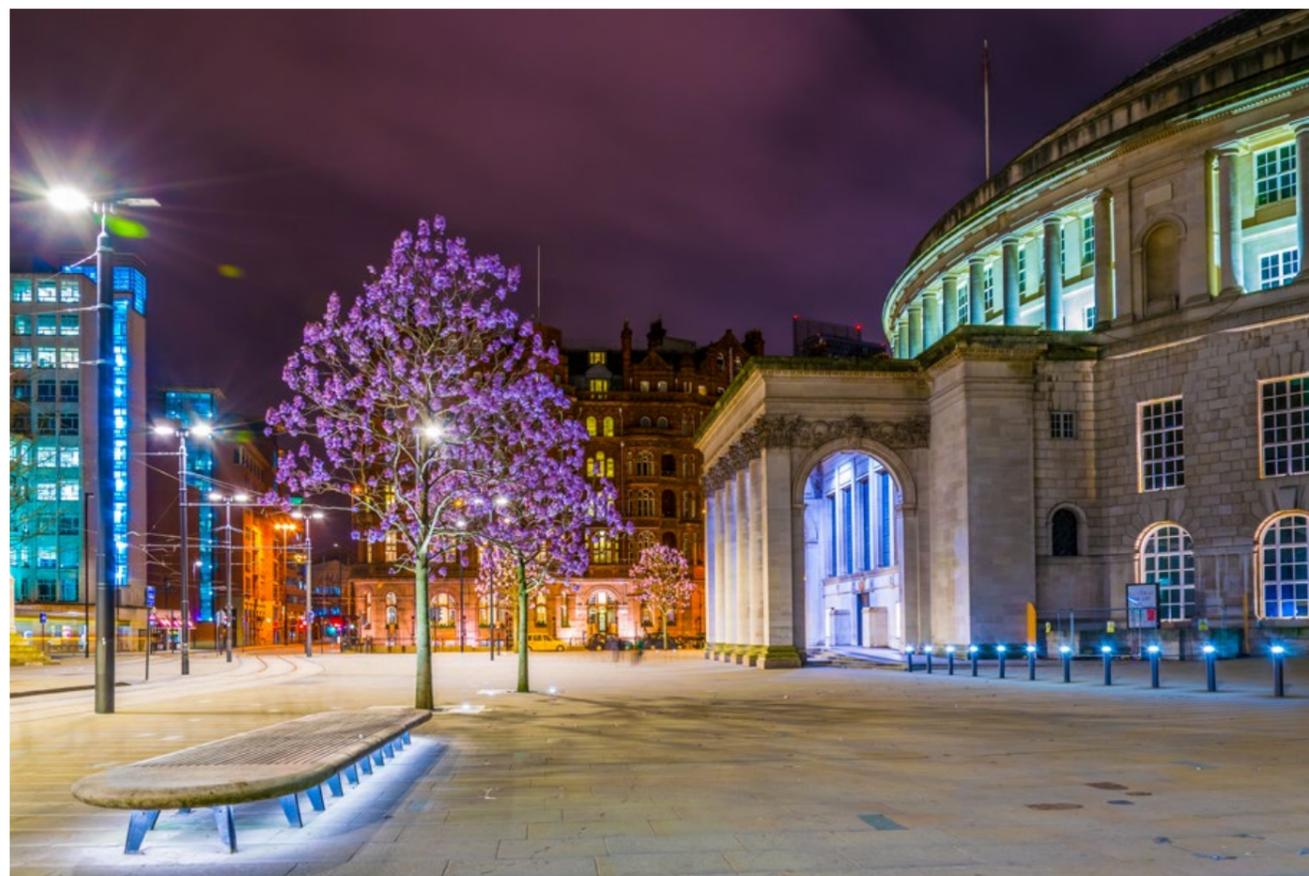
Photo of a person running on a treadmill like those featuring in XI's highly popular residents' gyms

Over the last decade, private student accommodation has become one of the UK's strongest assets with a steady upward growth of domestic and overseas students enrolling on courses.

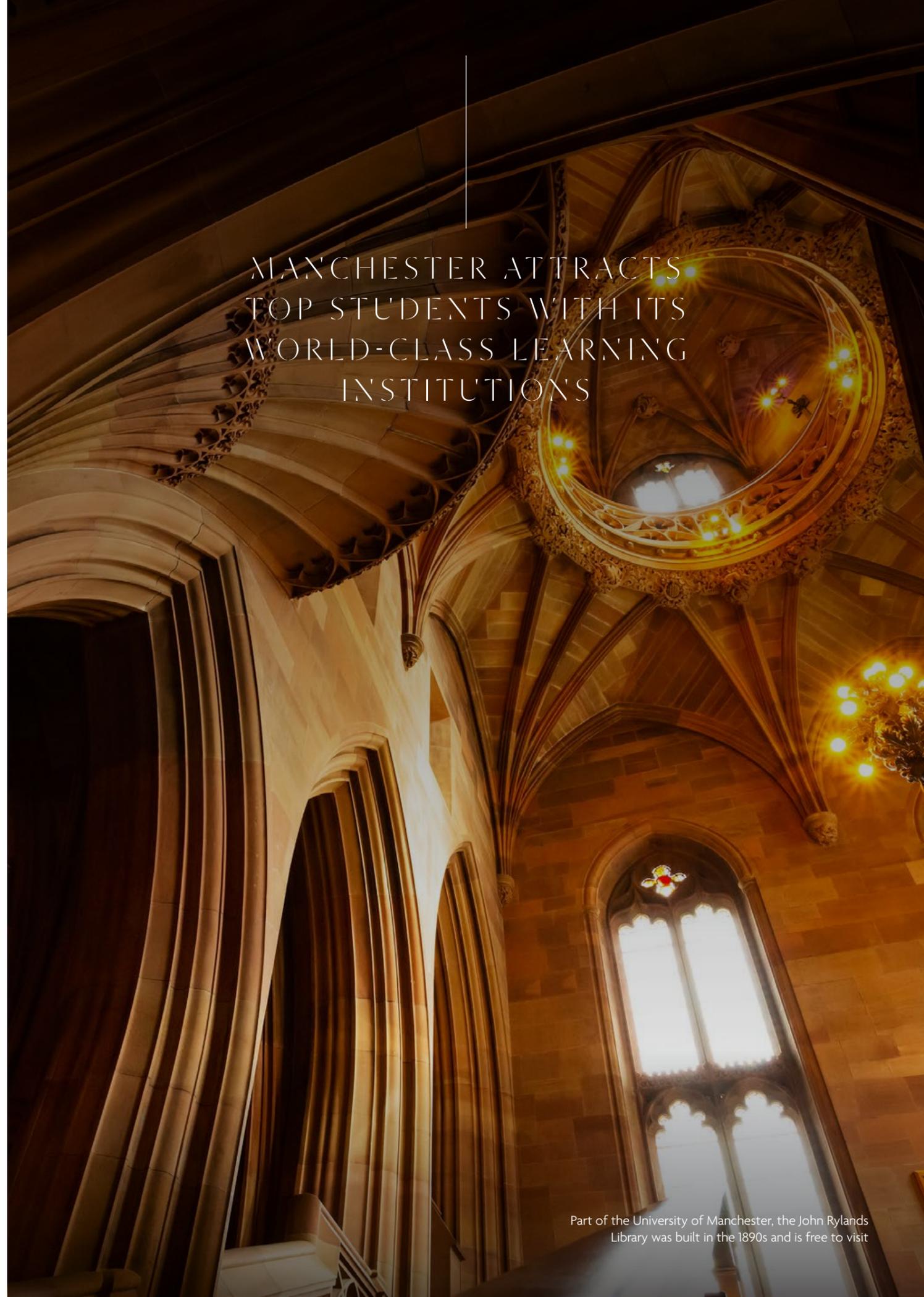
As traditional accommodation has declined in popularity, in a recent UCAS survey, 63% of students cite the standard of their accommodation as a very important factor for their wellbeing and satisfaction.



Photo showing looking towards the stunning Central Library from St Peter's Square



MANCHESTER ATTRACTS
TOP STUDENTS WITH ITS
WORLD-CLASS LEARNING
INSTITUTIONS



Part of the University of Manchester, the John Rylands Library was built in the 1890s and is free to visit

THE CITY RETAINS ITS GRADUATES THROUGH OPPORTUNITIES WITH LEADING EMPLOYERS

Manchester's business district Spinningfields is home to several of The Times Top 100 Graduate Employers.

So it may come as no surprise that the city comes top in the UK outside of London for attracting students and retaining them after their studies are complete, according to the Centre for Cities.

Many graduates that left Manchester to study also return after their studies, attracted back by the thriving cultural and social scene of this modern metropolis.

X1 Cheltenham Place is perfect for transitioning from studies to the workplace without leaving home, by offering everything professionals need in a living space to make a strong start at a new career.



BBC

itv



Kellogg's



amazon

Google



MediaCityUK is home to world-class studio facilities making television, radio and digital productions that are broadcast around the world. Many media professionals working here also live beside the tranquil Salford Quays.



STANDING BY OUR
DEVELOPMENT WITH A
RENTAL GUARANTEE OF
7% NET FOR 5 YEARS

XI

The guarantee is payable if the apartment is not let or during any void periods.

No ground rent, service charge and management fee is payable during this time.

Example total payments for a £124,995 studio at 7% NET over the course of five years:

Year 1	£8,700
Year 2	£17,400
Year 3	£26,100
Year 4	£34,800
Year 5	£43,500

Drone photo from the height of the upper floors (50m) towards Manchester and the University of Salford



Drone photo from the height of the upper floors (50m)
towards X1 The Campus and the University of Salford

X1 CHELTENHAM PLACE
SETS A NEW STANDARD

BY AWARD-WINNING
DEVELOPER X1

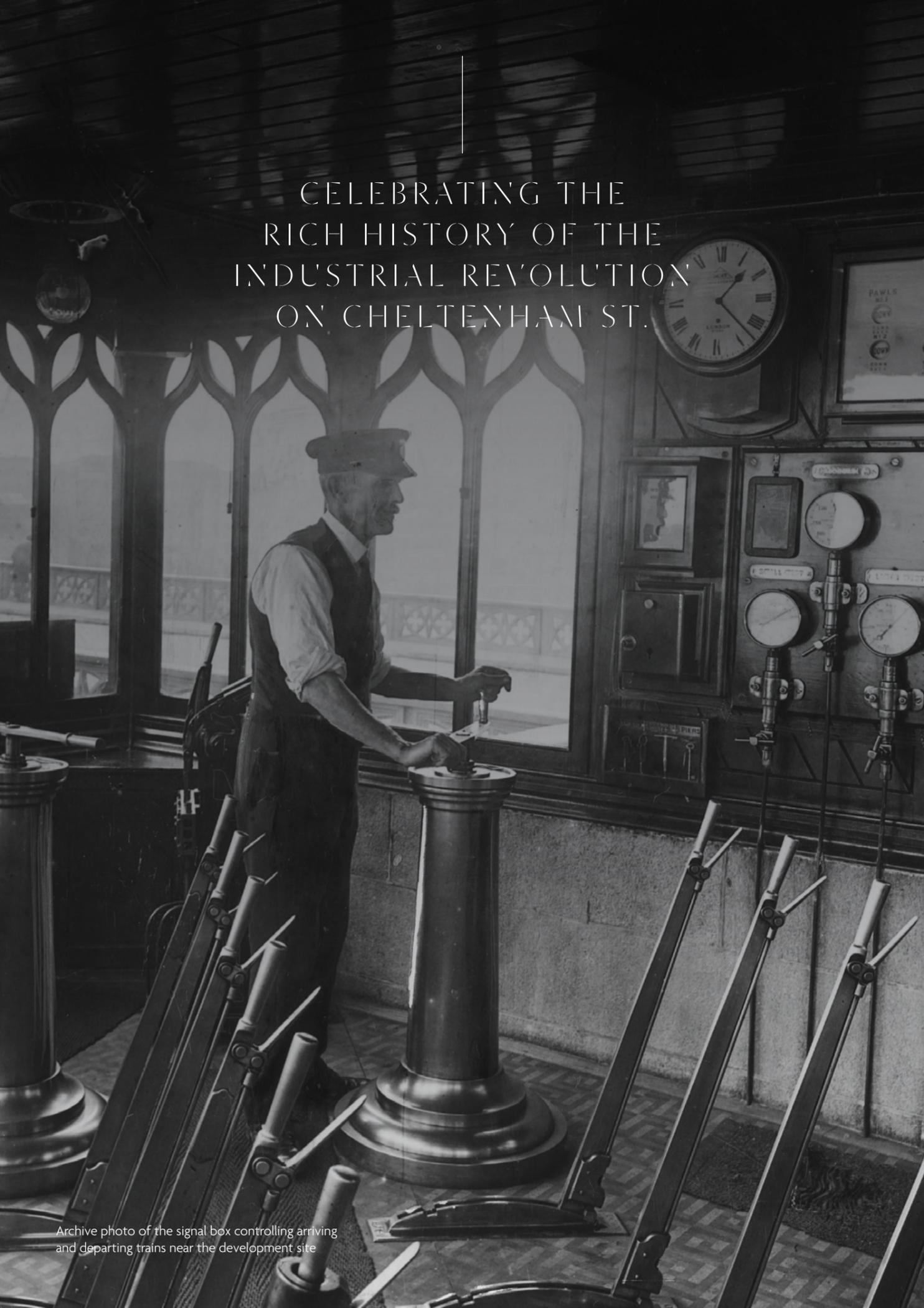
Drone photo from the height of the upper floors (50m)
towards Manchester and the University of Salford



SKYLINE VIEWS OF MANCHESTER
FROM THE PENTHOUSE STUDIOS

THE UPPER FLOORS BENEFIT
FROM CITYSCAPE WINDOWS

CELEBRATING THE
RICH HISTORY OF THE
INDUSTRIAL REVOLUTION
ON CHELTENHAM ST.

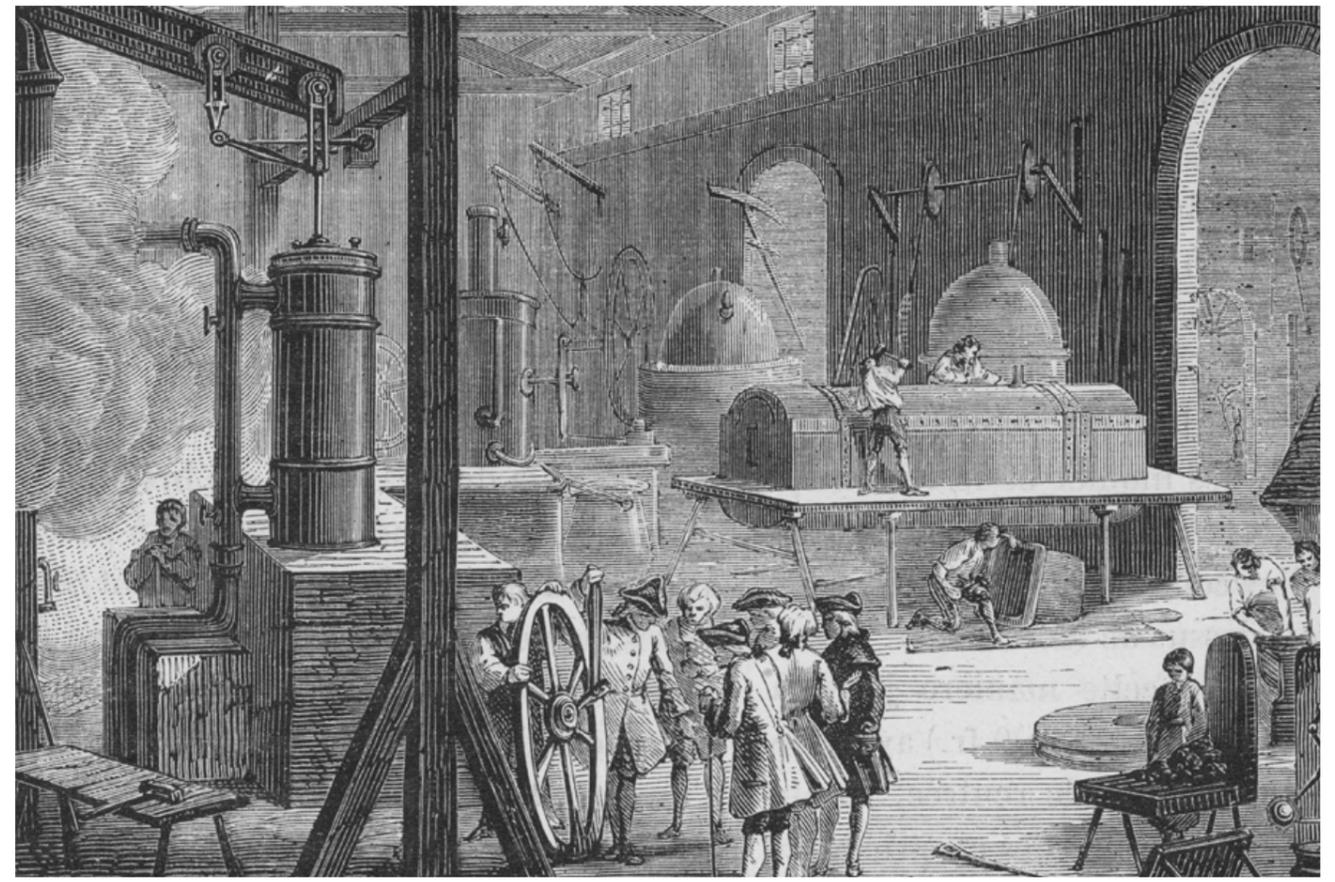


Archive photo of the signal box controlling arriving and departing trains near the development site



X1 Cheltenham Place takes its name from the adjacent road, celebrating trade links with Cheltenham, home of the Gold Cup National Hunt horse race.

The development site is between the two main railway lines into the city centre and was originally home to a cotton mill and iron forge, two iconic symbols of the Industrial Revolution.





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

45

DEVELOPMENTS

30

DEVELOPMENTS DELIVERED

7

DEVELOPMENTS IN CONSTRUCTION

10

UPCOMING DEVELOPMENTS

110

COUNTRIES

8,500+

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.

Award Organization	Award Name	Category	Year	Recipient
United Kingdom Property Awards Real Estate	Best Residential Development	Residential Development	2021-2022	XI Manchester Waters Tower B
United Kingdom Property Awards Real Estate	Best Lettings Agency Merseyside	Lettings Agency	2021-2022	XI Lettings
British Property Awards	Gold Winner	Letting Agent in Liverpool (L2-3)	2020-2021	XI Lettings
National LIS Awards	Best Lettings Agency	Lettings Agency	2019-2020	XI Lettings
United Kingdom Property Awards Development	Best Residential Development Kent	Residential Development	2019-2020	XI Chatham Waters by XI
United Kingdom Property Awards Development	Best Developer Website UK	Website	2019-2020	www.x1developments.com by XI
United Kingdom Property Awards Real Estate	Best Lettings Agency Merseyside	Lettings Agency	2019-2020	XI Lettings
the Grafters Awards 2019	Winner	Best Residential Property Management Company	2018-2019	XI Lettings
the Grafters Awards 2019	Winner	Business of the Year	2018-2019	XI Lettings
United Kingdom Property Awards Development	Award Winner	Residential Development Greater Manchester	2018-2019	XI The Campus by XI
United Kingdom Property Awards Development	Best Residential Development Merseyside	Residential Development	2018-2019	XI The Tower by XI
United Kingdom Property Awards Development	Best Lettings Agency Greater Manchester	Lettings Agency	2018-2019	XI Lettings
United Kingdom Property Awards Real Estate	Award Winner	Residential Development Merseyside	2017-2018	XI Lettings
United Kingdom Property Awards Development	Award Winner	Residential Development Manchester	2017-2018	XI Manchester Waters by XI
United Kingdom Property Awards Development	Highly Commended	Residential High-Rise Development UK	2016-2017	XI Medu City by XI
United Kingdom Property Awards Development	Best Residential Development Merseyside	Residential Development	2014-2015	XI The Quarter by XI Developments



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.

