

X1 Trafford Waters

MEADOWSIDE



T/W

X1 Trafford Waters: Meadowside is the next phase in an exciting and visionary new development, designed to set a new benchmark for modern living in Manchester.

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INTRODUCTION

This iconic collection of one- and two-bedroom apartments offers not only stylish and comfortable living but also an outstanding investment opportunity.

Situated in a thriving part of the city, X1 Trafford Waters: Meadowside benefits from excellent transport links, local amenities, and the bustling energy of an area undergoing rapid regeneration, making it an attractive proposition for investors eyeing growth opportunities.

Building on the success of its landmark projects at MediaCity UK, X1 continues its impressive expansion by delivering high-quality developments in strategic locations across the North West of England.





INVEST IN X1 TRAFFORD WATERS: MEADOWSIDE

Trafford Waters, a brand-new neighbourhood located in the heart of TraffordCity is set to redefine urban living through one of the North's most exciting transformation masterplans

The average monthly rent in Trafford has reached £1,278, marking a 13.4% increase over the past year. This growth surpasses the rest of the North West. With multi-billion-pound regeneration projects underway in TraffordCity, rents are anticipated to rise further over the next decade.

As the cornerstone of Trafford Waters, X1 Trafford Waters: Meadowside takes its name from the neighbourhood, ensuring it's at the centre of everything that's set to develop around it and delivers a strong proposition for investors.

- » **Priced From Just £229k**
- » **6% NET Yields Guaranteed For 5 Years**
- » **One, Two & Three Beds Available**
- » **Leading UK Developer**



David Lloyd Leisure

Trafford Waters

iFly Indoor Skydiving

Fives Soccer Trafford

Chill Factor

Trafford Golf Course

Dino Falls Adventure Golf

Trafford Centre

Trafford Palazzo

Bridgewater Canal

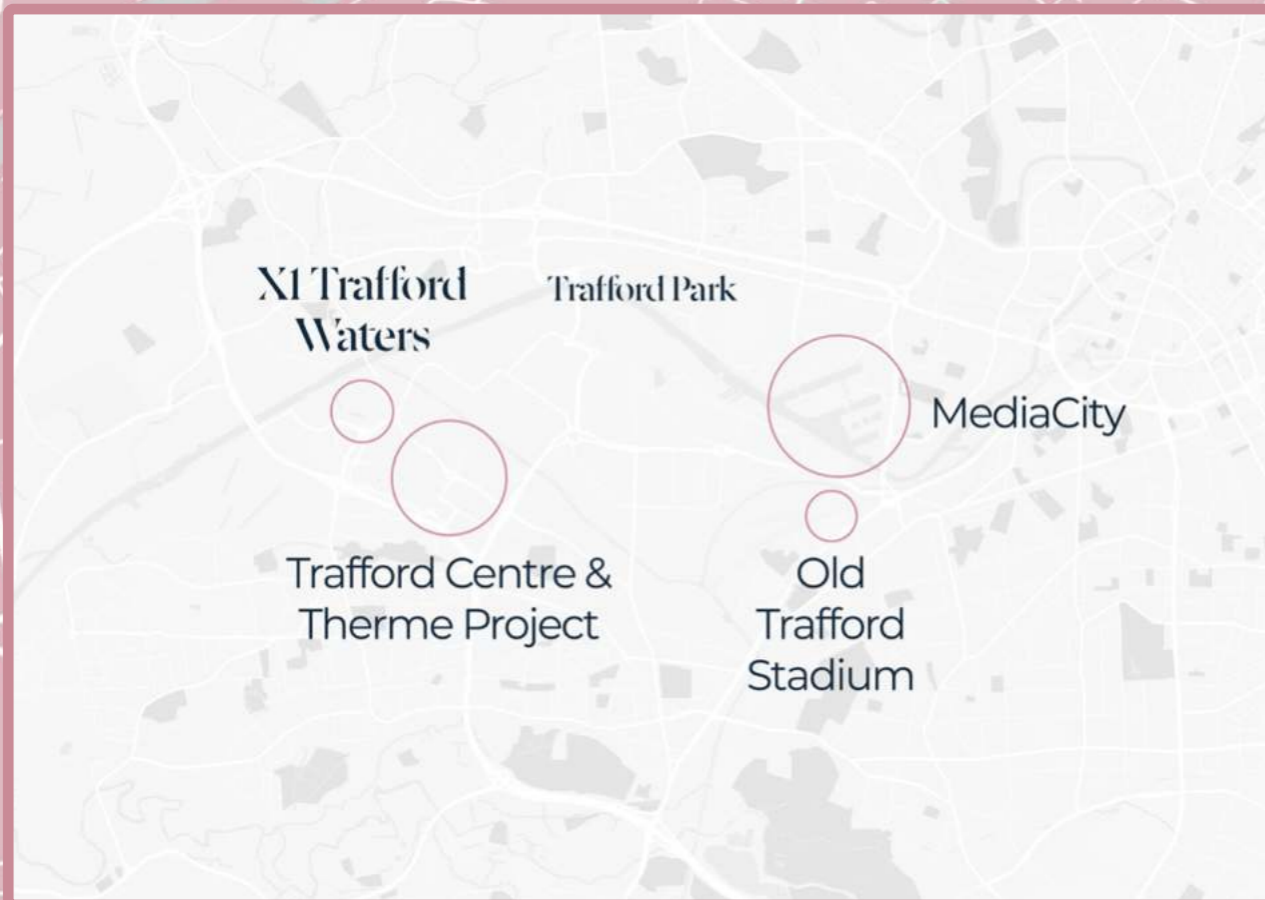
Therme Spa

Holiday Inn Express

Modern Surf



**XI Trafford
Waters**



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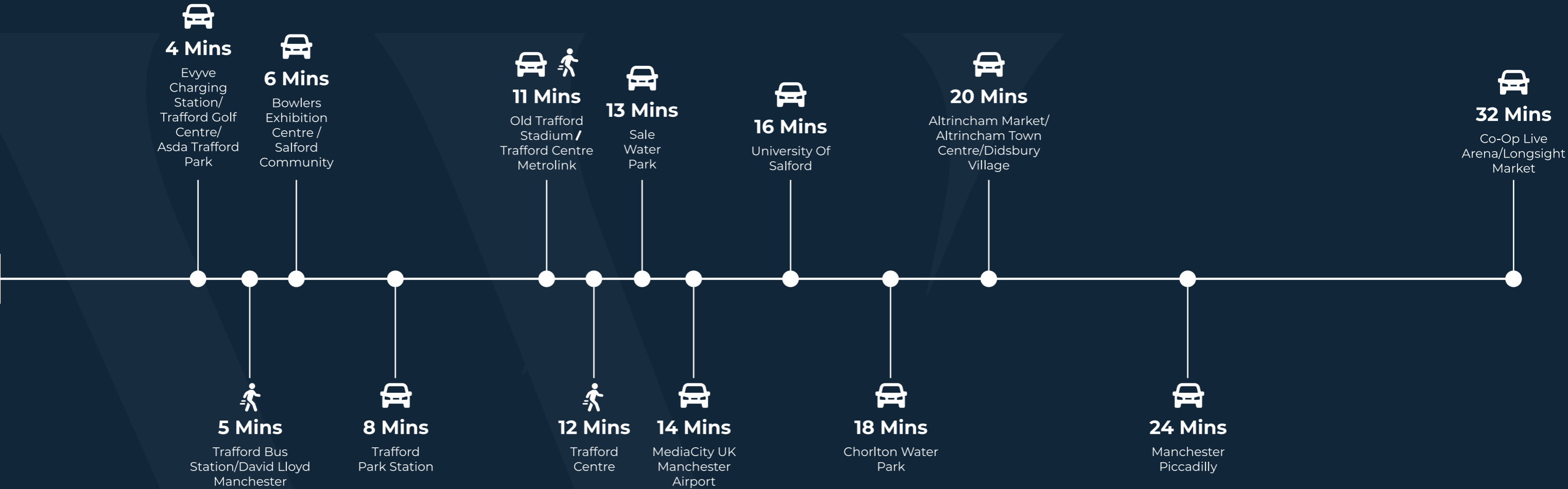
Trafford Park

MediaCity

Trafford Centre &
Therme Project

Old
Trafford
Stadium

LOCATION



DISCOVER TRAFFORD

Following Salford's ongoing transformation through the multi-million-pound MediaCity project, Trafford is also undergoing significant regeneration, emphasising the expansion of Trafford Park and the development of Trafford Waters.

CITY GATEWAY

The City Gateway serves as a vital strategic corridor extending westward from Manchester along the A57. It links key destinations such as the Port of Salford and City Airport with Trafford Waters, and TraffordCity. With the improved Trafford Park Metrolink tram line, it also provides seamless connectivity to MediaCityUK, Manchester Waters, and the city centre's core.

PORT SALFORD

The UK's first inland trimodal distribution facility in Salford which is accessible by ship, road and rail. The £138m project includes a distribution park, container terminal and an inland port and is being developed further to accommodate 5 million sq ft of logistical floor space.

TRAFFORD WATERS

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Trafford is continues to deliver and expand upon significant transformative investments, with major schemes focusing on enhancing infrastructure, boosting business opportunities, and creating vibrant new communities.



DISCOVER TRAFFORD

1. THERME MANCHESTER

Therme Manchester is the UK's first major wellbeing resort set to welcome 1.7 million visitors in its first year. Comprised of swimming pools, warm water lagoons, botanical gardens and a luxury spa, Therme will maintain a year round 33 degrees indoor climate across the unique zones designed to benefit mental and physical health.

2. TRAFFORD CENTRE

The UK's third largest indoor shopping centre and entertainment complex expanding across over 2.2m sq ft and featuring 200 shops, leisure and dining facilities. The Trafford Centre is home to Europe's largest food court, exhibitions, and the UK's largest cinema.

3. TRAFFORD PALAZZO

The £70m mock Italian Renaissance square, complete with fountain and bell tower, is home to over 200,000 sq ft. of retail. Attracting 5 million visitors a year, this retail and leisure destination also houses Legoland and SEA LIFE.

4. TRAFFORD GOLF CENTRE

Considered as Europe's premiere golf practice facility, Trafford Golf Centre is also home to the UK's largest golf academy with 53 bays and laser measured targets.



THE FINANCIALS - LONGLET

Financial Forecast - Trafford Waters: 1 Bedroom		
Average Purchase Price		£198,000.00
Reservation Fee		£5,000.00
On Exchange	25%	£49,500.00
Balance on Completion	75%	£143,500.00
Financial Simulation (12 months)		
Monthly rent		£1,208.33
Annual Rent (gross)		£14,500.00
Annual fees		
Service charge		£1,467.00
Letting Only Fee (estimate)	8%	£1,160.00
Total (gross)		£2,627.00
Net Cash Return		£11,873.00
Net Return		6.00%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract

DEVELOPERS

Our Mission Forging Sustained Growth

Incorporated in 2009, X1 has grown sustainably within our business model. We are delivering some of the largest residential developments in the North West and are very clear about our core business; we plan and deliver fantastic buildings, creating sustainable and enjoyable places to live.

X1 have carefully forged strong and long standing relationships with our partners and wider stakeholders– local authorities, land agents, delivery partners, consultants and contractors.

We are here for the long term, and we want to continually improve.

KEY STATS

Over £1,211,637,393 of property completed or in development.

43

Developments

36

Developments
Launched

27

Developments
Delivered

9

Developments in
construction

7

Upcoming
Developments

110

Countries

7700

Units sold

X1 Trafford Waters

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