



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Investment Report

Obsidian

Salboy



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Obsidian

Located in the heart of Manchester city centre, these luxury apartments present an exceptional investment opportunity, offering yields of up to 6%.

Positioned within a key regeneration zone, the development is ideal for investors seeking to add a reputable and well-established name to their portfolio.

Salboy designs with the end user in mind — creating spaces that offer not just quality and accessibility, but crafting spaces that define modern luxury and tranquillity in a vibrant urban setting.

As one of the largest and most trusted developers in the North West, Salboy has earned a reputation for delivering outstanding residential schemes and setting new benchmarks in luxury living.





Investment Overview



Invest in the UK's #1 city for property growth and economic performance over the last decade.

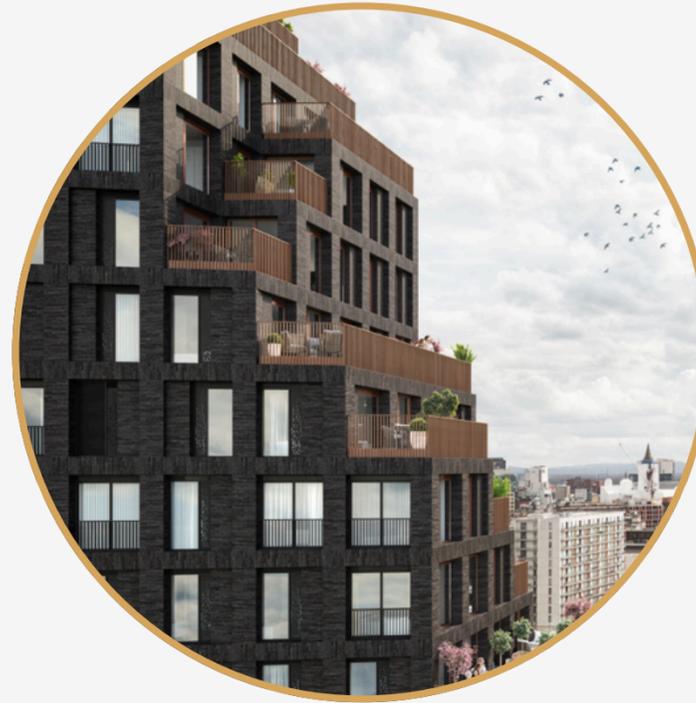
Strategically positioned within the city centre, situated in the heart of the city, Obsidian is located in Salford's Greengate district — a key focal point of the wider Salford regeneration initiative. This exceptional development benefits from unrivalled connectivity and seamless access to the city's core, making it highly attractive to both residents and investors. Combining location, quality, and long-term potential, Obsidian stands out as a flagship opportunity in one of the UK's fastest-growing cities.

The most reputable developer in the North West with projects across Manchester



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Investment Overview



Price Range:

£255,000 - £895,000

Unit Types:

1, 2 & 3 Bed apartments available

Gross Yield: 6%

ROI (Rental Profit): 3.6% - 4.4%

Completion Date: Q4 2026



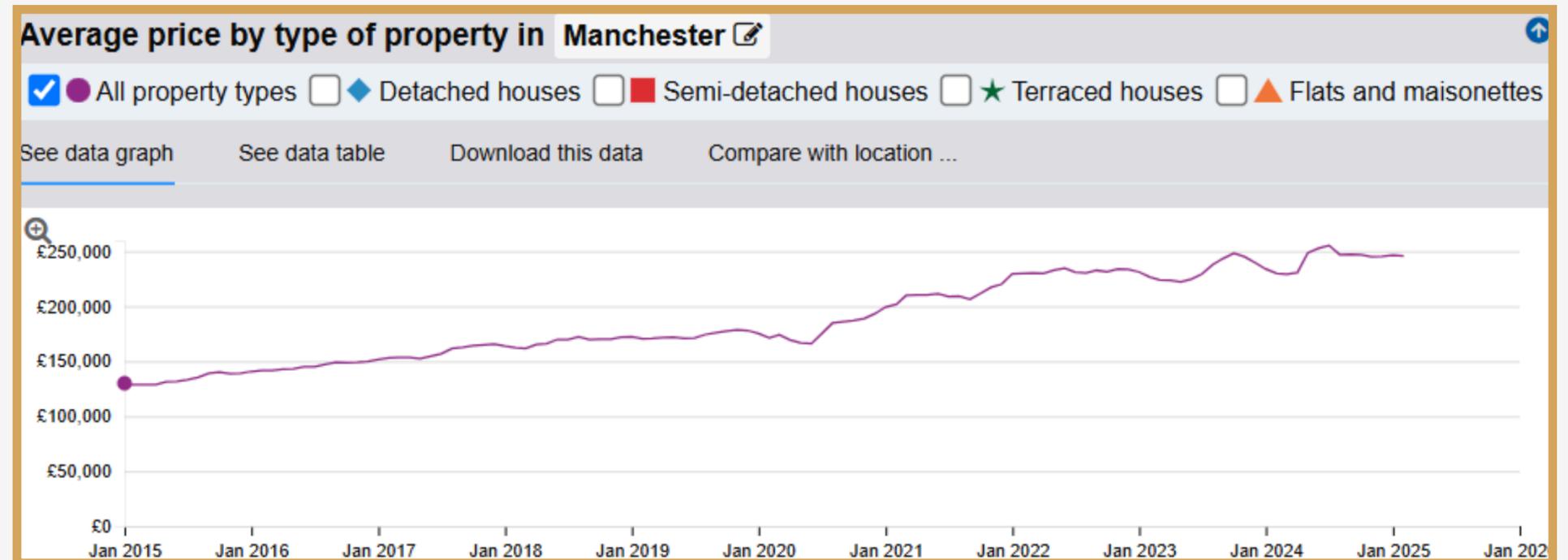
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Manchester Capital Growth



Manchester has demonstrated exceptional capital growth over the past decade and is poised for continued momentum, fuelled by extensive regeneration and sustained inward investment.

[Look here for more info](#)



Future Capital Growth



Savills Capital Value Forecast expects the North West to perform the strongest in terms of capital growth over the next 5 years. With Manchester being the biggest city in the North West, we can expect strong growth within this region.

Savills are projecting growth of 31.2% over the next 5 years

	2025	2026	2027	2028	2029	5 years total
North West	☁️ 2.5%	☀️ 5.0%	☀️ 7.0%	☀️ 7.0%	☀️ 6.5%	31.2%
Scotland	☁️ 2.5%	☀️ 5.5%	☀️ 6.5%	☀️ 6.5%	☀️ 5.5%	29.4%
Wales	☁️ 3.0%	☀️ 5.5%	☀️ 6.0%	☀️ 6.0%	☀️ 5.0%	28.2%
Yorkshire and The Humber	☁️ 2.0%	☁️ 4.5%	☀️ 6.5%	☀️ 6.5%	☀️ 6.0%	28.2%
West Midlands	☁️ 2.5%	☀️ 5.0%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	27.6%
North East	☁️ 2.0%	☁️ 4.5%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	26.4%
UK	☁️ 1.0%	☁️ 4.0%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	24.5%
South East	☁️ 1.0%	☁️ 3.5%	☀️ 5.0%	☀️ 5.0%	☁️ 4.5%	20.4%
South West	☁️ 0.0%	☁️ 3.0%	☀️ 5.0%	☀️ 5.5%	☀️ 5.5%	20.4%
East Midlands	☁️ -1.0%	☁️ 3.5%	☀️ 5.5%	☀️ 6.0%	☀️ 5.0%	20.3%
East of England	☁️ -1.0%	☁️ 3.0%	☀️ 5.5%	☀️ 5.5%	☀️ 5.0%	19.2%
London	☁️ 0.0%	☁️ 2.5%	☁️ 4.5%	☁️ 4.0%	☁️ 3.5%	15.3%

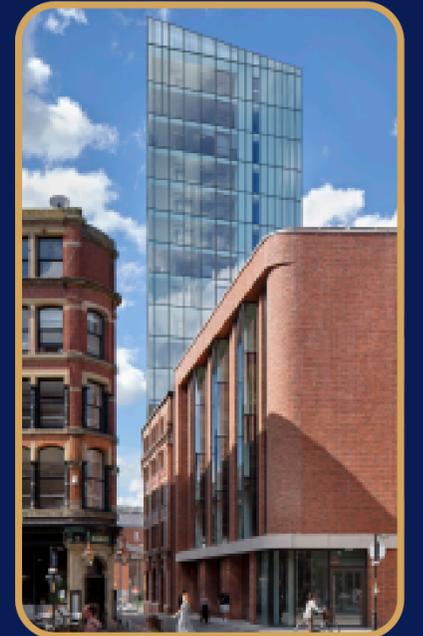


The Developer

Track Record:



Salboy



Salboy has established itself as one of the largest privately owned developers in the UK, known for delivering high-quality homes across the North West and beyond. Their reputation is built on a foundation of trust, craftsmanship, and a consistent commitment to excellence. Each development is designed with long-term value and resident experience in mind.



Viadux
Fiftyfive
Glassworks
Victoria House
The Press
Burlington Square



Obsidian

Address: Trinity Way, Salford, M3 7BD

Apartment Options: 111 two Beds, 93 One Beds, 31 Studios, 15 beds 3 Beds

Living a short walk from Manchester's Spinningfields area and the city centre means you are never more than a short walk from what the Economist has called the UK's most liveable city

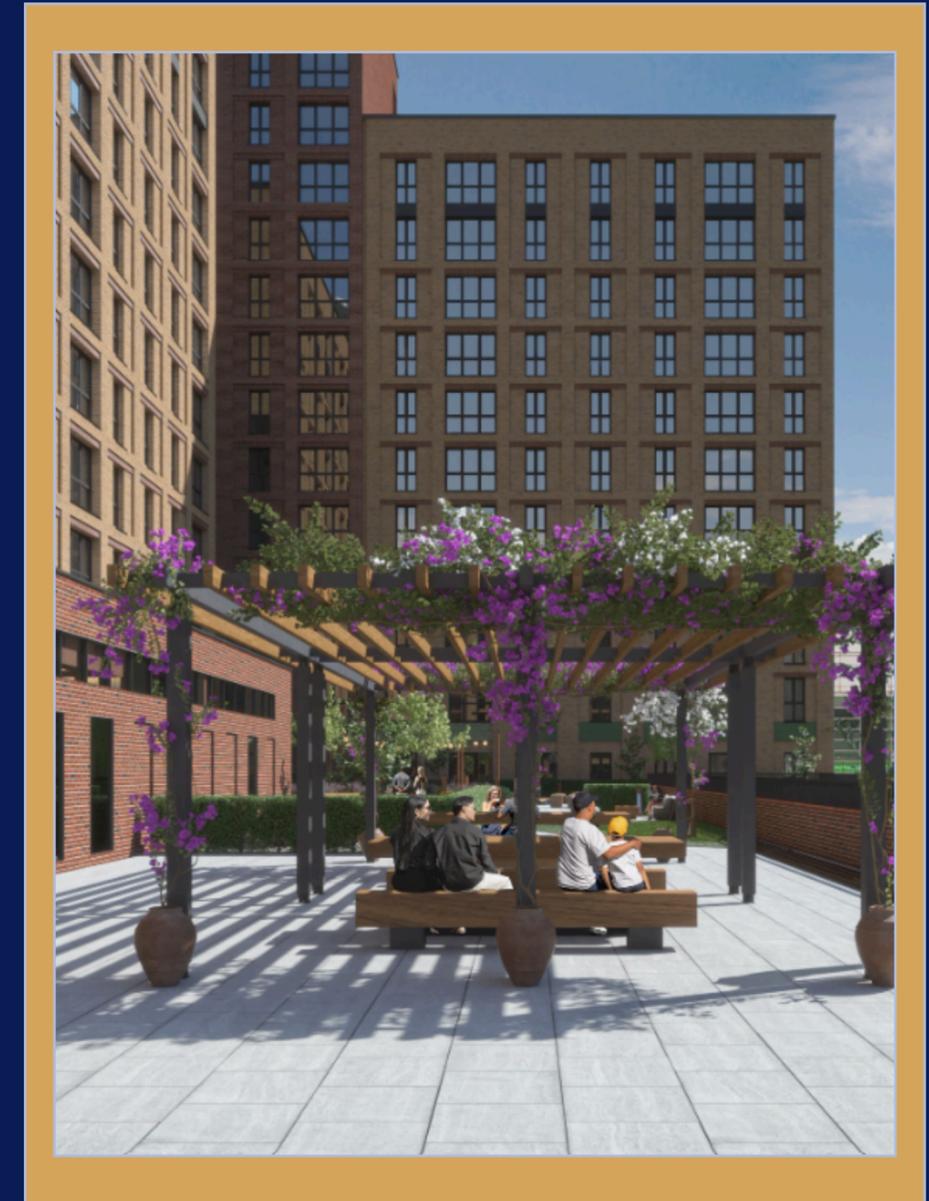
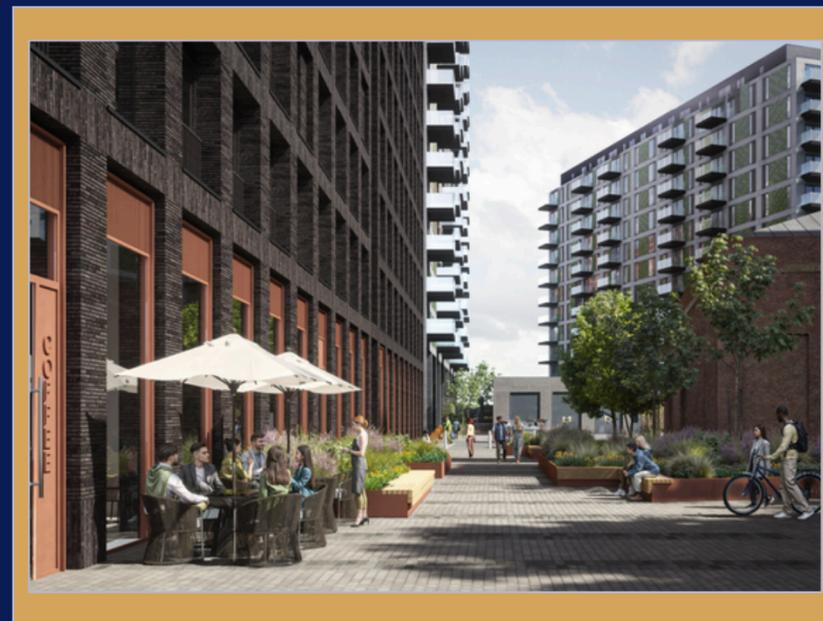


Key Features

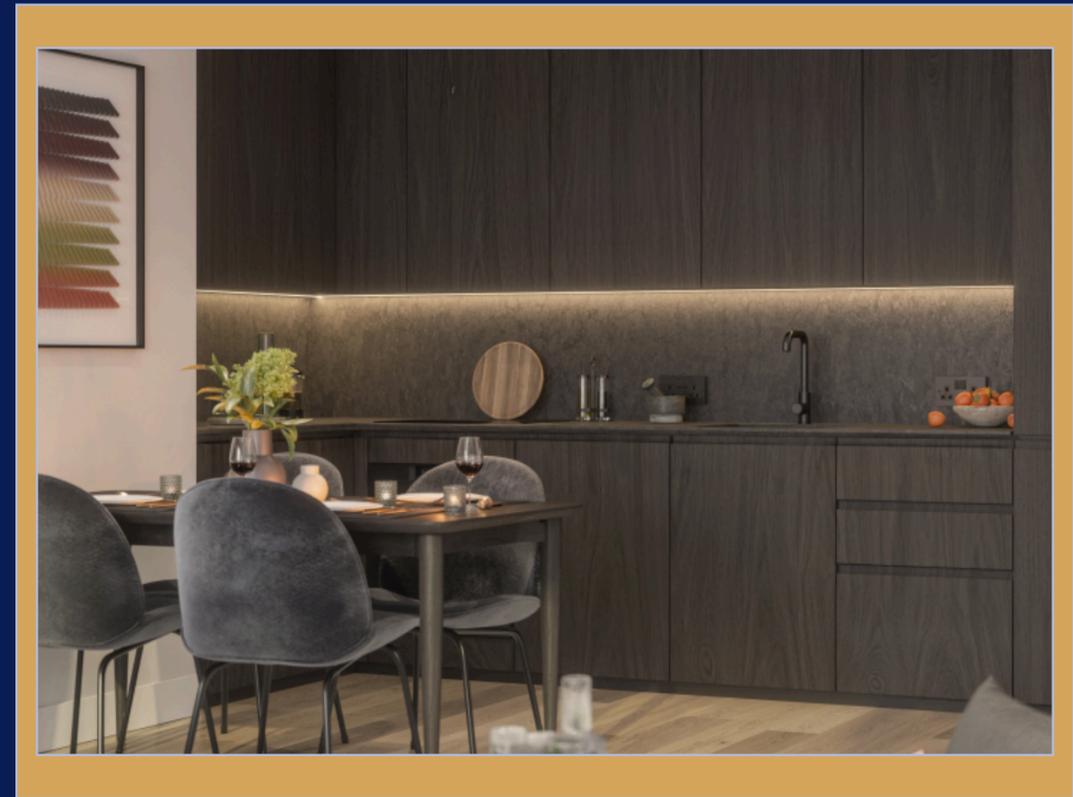
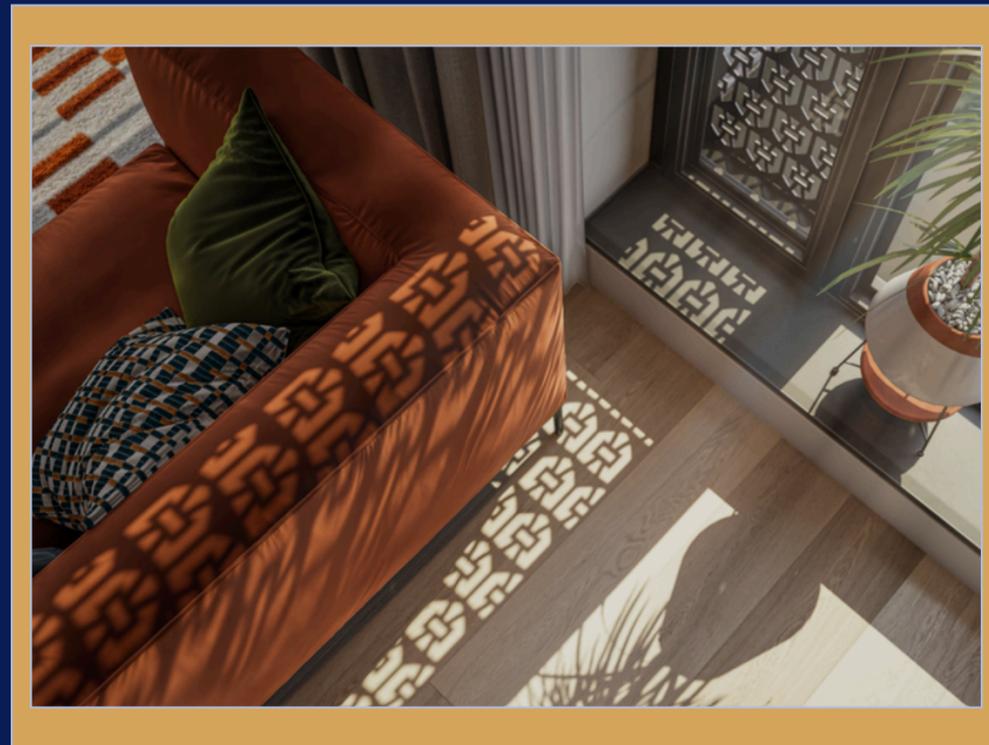
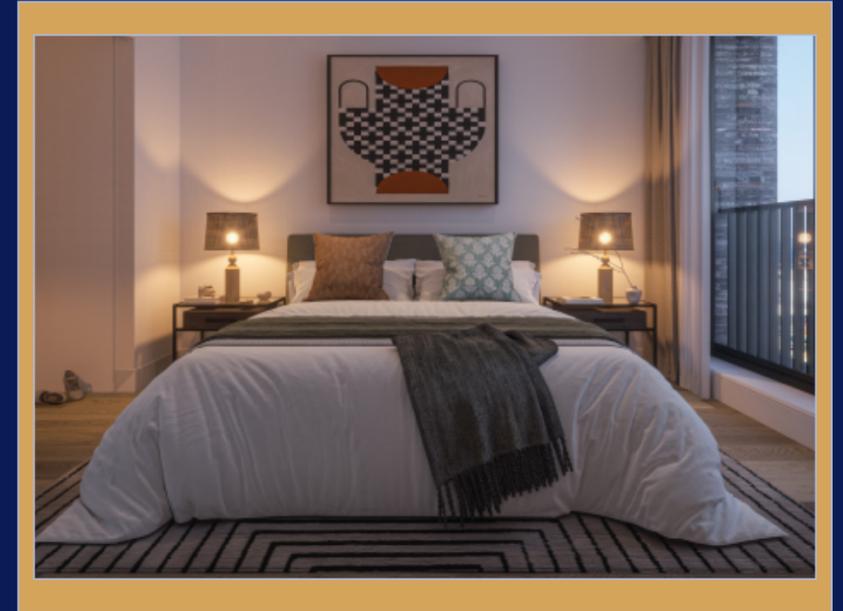
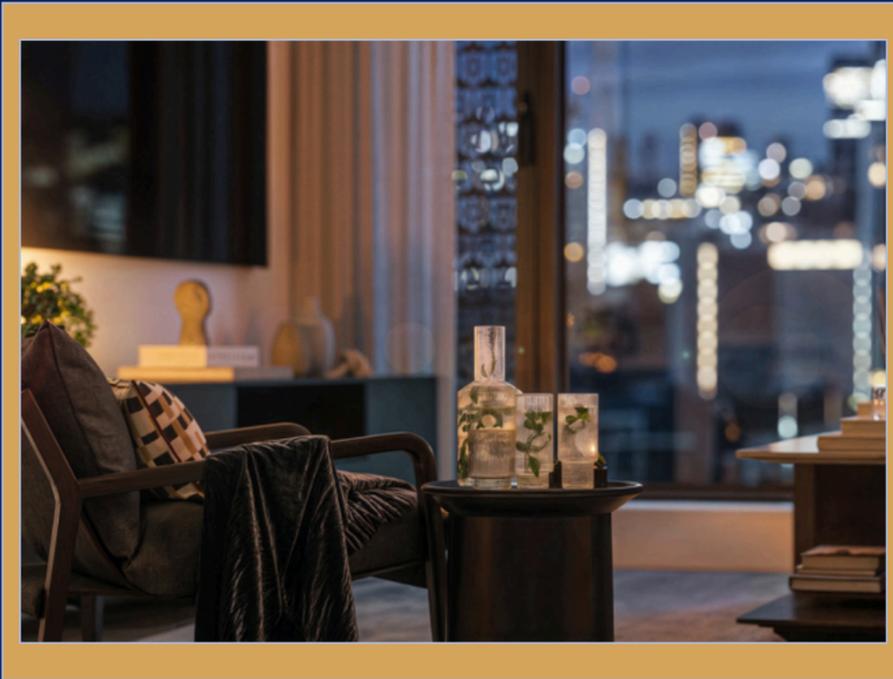
- Fitted Kitchen
- Bosch Appliances
- Parking space with every property
- Fitness Facilities: A fully equipped gymnasium for residents.
- Entertainment: A cinema room for private screenings.
- Dining: A private dining room available for hosting events.
- Workspaces: Co-working spaces designed for remote work and meetings.
- Out Door Space: Private balconies and roof terraces offering city views.
- Concierge service
- Cycle storage, package store
- Approximately 1,000 sq ft of commercial/retail space at the base of the building.



The Development



The Development



Additional Details:



Builder Warranty:
10 Year Build
Warranty

Deposit Protection:
Deposit protection
of the full 25%
deposit

Lease Length:
999 Years

Estimated Service
Charge:
£4.90 Per Sq Ft

Completion Dates:
Q4 2026

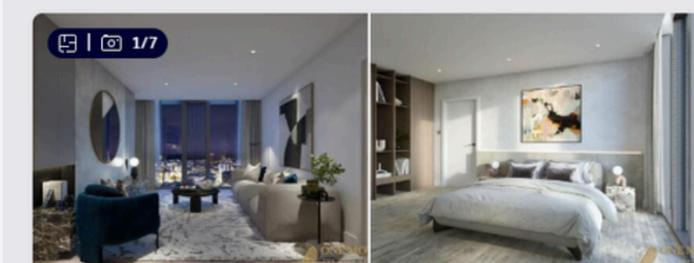
Parking:
N/A

Ground Rent
N/A

Furniture Pack:
Recommended - We
will recommend a
provider

Start your research: Market Value

1 Bed values for quality 1 bed apartments around the city centre vary. It's essential when looking at this that we compare like for like properties. These must include other quality developments which come with amenities and demand higher rental incomes. This style start at around £335k.



One Port Street, 1 Port St, M1
Flat 1 1
Introducing the most exquisite standards of luxury living to Manchester's very own cultural powerhouse, One Port Street will revolutionise the build-to-rent market in the Northern Quarter....
NEW HOME
Added on 25/06/2024 by One Move Group, Manchester

£367,148
Offers in Excess of

0161 524 5037
Local call rate

Contact Save



Owen Street, Manchester, Greater Manchester, M15
Apartment 1 1
Deansgate Square South Tower Luxury 1 Bedroom City Apartment in Manchester M15 | included parking
Added on 13/11/2024 by Ying Wah Property, Manchester

£370,000

0161 518 1885
Local call rate

Contact Save



Bankside, Colliers Yard
Apartment 1 1
Colliers Yard is a new, vibrant neighborhood situated in the Greengate area of the city, known for its rich industrial heritage within Manchester city centre. The development features three...
Added on 23/10/2024 by Reside, Manchester

£363,750

0161 524 5946
Local call rate

Contact Save

Luxury 2 bed apartments start in the city centre from around the £400k mark. Depending on the site and location, there are properties valued in excess of £1million. These properties attract professionals, sharers, couples and international students looking for quality accommodation.



Bauhaus, Little John Street
Apartment 2 2
A spacious two bedroom duplex penthouse located in Bauhaus, Spinningfields. An open plan living / kitchen area providing you a great sense of space, benefitting from a large private roof terrace...
Reduced on 24/01/2025 by Reside, Manchester

£500,000
Offers Over

PREMIUM LISTING

0161 524 5946
Local call rate

Contact Save



Leftbank, Block 18 Spinningfields, Manchester
Apartment 2 2
Stunning 2-Bedroom Apartment with River Views & Secure Parking - Manchester City Centre This spacious and stylish fourth-floor apartment offers views over the River Irwell and is situated in the...
Reduced on 24/04/2025 by Pearson Ferrier, Radcliffe

£500,000
Offers Over

0161 524 5206
Local call rate

Contact Save



Axis Tower, 9 Whitworth Street West, Southern Gateway, Manchester, M1
Flat 2 2
A superb two bedroom apartment which was originally a three bedroom unit so can easily be put back to its original layout. The apartment is positioned on the 26th floor within the phenomenal...
Reduced on 01/05/2025 by Thornley Groves, Manchester Southern ...

£500,000

0161 524 4726
Local call rate

Contact Save



Port Street, Manchester, Greater Manchester, M1
Apartment 2 2
One Port Street | Completing this year! Prime city centre location | 7 minute walk to Manchester Piccadilly | Unrivalled amenities | Swimming pool | Gym | 24/7 concierge | Payment plan available |...
Reduced on 19/02/2025 by Select Residential, UK

£500,000

0161 524 6273
Local call rate

Contact Save

Rental Income Research

Most quality 1 Beds are renting for between £1600- £2,000 Per month.

With rental growth until completion we'd expect this to increase further. Our figures have been put together at the lower end of this scale though.



Most quality 2 Beds are renting for between £1800 - £2,500 Per month. The rental income may vary slightly based on the size of your apartment and the floor/aspect of it.

Rochdale Road, Manchester, Greater Manchester, M4

Apartment 1 bed 1 bath

35 storeys with epic city views and state-of-the-art amenities including rooftop sports pitch, 24/7 residents gym, cinema room, private dining room and WFH spaces. 250MPS Wi-Fi included, 24/...

Cinema Pets Allowed +24 More

BUILT FOR RENTERS

Added on 24/03/2025 by Moda, Angel Gardens

£1,915 pcm
£442 pw
Fixed Price

BUILT FOR RENTERS

MODA 0161 524 9976
Local call rate

Contact Save

South Block, Kampus Manchester M1

Apartment 1 bed 1 bath

This one-bedroom apartment in Kampus Manchester offers modern city living in a vibrant and well-connected neighborhood.

Added on 05/03/2025 by Kingsdene Ltd, Manchester

£1,560 pcm
£360 pw

KINGSDENE 0113 519 1849
Local call rate

Contact Save

Square Gardens, Botanic Avenue, First Street, Manchester, M15

Flat 1 bed 1 bath

AVAILABLE NOW. PRIVATE ONE-BEDROOM APARTMENT. FULLY FURNISHED TO HIGH SPECIFICATION. ALL INCLUSIVE RENTING - ALL UTILITY BILLS INCLUDED IN MONTHLY RENT. BRAND NE...

Added on 04/09/2024 by Thornley Groves, Manchester Southern G...

£2,120 pcm
£560 pw

THORNLEY GROVES 0161 241 5875
Local call rate

Contact Save

Bankside Boulevard, Cortland at Colliers Yard, Salford, M3

Apartment 2 bed 2 bath

AVAILABLE NOW | Furnished | Low Deposit Options | WiFi and Amenities Included in the Rent | Flexible Tenancies Luxury Living | Breathtaking Views

Gym Exclusive Community +20 More

BUILT FOR RENTERS **NEW HOME**

Added on 22/04/2025 by Cortland, Cortland Colliers Yard

£2,535 pcm
£585 pw

BUILT FOR RENTERS

CORTLAND 0161 524 5847
Local call rate

Contact Save

South Tower, Deansgate Square

Apartment 2 bed 2 bath

This ultra high specification apartment is situated on the 37th floor in South Tower, Deansgate Square with unparalleled views across Manchester & full height windows which allow you to relax and...

Added on 06/05/2025 by Reside, Manchester

£2,300 pcm
£531 pw

RESIDE 0161 524 8177
Local call rate

Contact Save

Owen Street, Manchester, Greater Manchester, M15

Apartment 2 bed

Comprising elegant spacious apartments across four carefully designed towers, Deansgate Square delivers a new level of city centre living to Manchester. Marrying luxury living with...

NEW HOME

Reduced on 10/04/2025 by Mayfair Estates, Manchester

£2,450 pcm
£565 pw
Fixed Price

MAYFAIR ESTATES 0161 524 6800
Local call rate

Contact Save

How can we help?



If you have any questions about the opportunity, we'd be delighted to help. Feel free to contact your representative or reach out to our sales team using the details below.

 Sales@fraterpropertypartners.com

 (+44) 0161 5330 441

Disclaimer: the details contained in this document are for guidance purposes only. Any photographs, figures, plans and illustrations are to give you a general indication of the proposed development. Mortgage applications are subject to status and no guarantee can be made that an applicant will obtain a mortgage. Frater Property Partners is not and will not provide financial advice under the regulations of the financial services authority and we recommend that before making any decisions based on the information provided, that you should seek specialist advice.

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