



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Location Guide

Salboy, Obsidian

Manchester's Economy & Population

- Greater Manchester – the UK's second most populated urban region. It is made up of 10 metropolitan boroughs with a combined population of 2.8 million.
- Largest city economy outside London, with a GVA (Gross Value Added) of over **£78 billion**.
- Projected to **grow by 45% by 2035**, driven by business expansion and infrastructure development.
- Over **530,300 people reside in the Manchester city area** with the city centre population projected to grow significantly.
- Largest city region outside London (ONS)
- **5,000** people moving to the city centre each year contributing to increasing demand for quality properties
- More 25-29 year-olds Living in the region than anywhere else in the UK (ONS) meaning demand for city centre living is extremely high

Why Manchester?



Manchester has everything you'd want in a strong investment location — a growing population, a thriving city centre, and a constant stream of professionals and students looking for high-quality rental homes. It's a city that blends culture, opportunity, and infrastructure, and it's only getting better.

Major regeneration projects are transforming the skyline, new businesses are setting up shop every month, and the demand for well-located, well-finished property continues to outpace supply. Whether you're investing for income, growth, or a long-term strategy — Manchester has the fundamentals that give investors real confidence.



Manchester's Regeneration

- Manchester's £10bn+ regeneration projects are transforming the city into a world-class destination.

Central Growth Cluster

- Plans focussing on Manchester and Salford's city centres target the creation of 90,000 jobs and 58,000 homes.
- Manchester united stadium transformation bringing 17,000 new homes, up to 90,000 new jobs & £4bn to to the economy



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The Location

Obsidian,

Manchester City Centre

Distance to shops:

4 minute walk to Deansgate - home to shops, cafes, bars and restaurants

Distance to schools:

2.3m to Trinity high school

2.9m to King David School

3.1m to Manchester Academy High School

Closest Motorway:

M602

Obsidian



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Employment

Manchester has become a magnet for some of the UK's biggest employers, with around **80% of FTSE 100** companies now having a presence in the city. Global names like the BBC, Amazon, Aviva, Barclays and Siemens have all set up significant operations here, and they're not alone. With **65,000 new jobs expected by 2040**, the city's growth story is far from over.

It's not just one industry driving this either. Manchester is home to thriving financial and professional services, a booming digital and creative scene, and a strong retail and hospitality sector.

Add to that one of the largest student populations in Europe, with over **120,000 higher education students**, and it's easy to see why demand for well-located, quality property remains so high.



Connectivity & Transport



Manchester

Manchester's transport links are one of the many reasons it stands out as a prime investment location. It's home to the UK's third busiest airport, connecting the city to over 200 destinations worldwide—ideal for both business and leisure travel. The city also benefits from excellent rail connections, with Manchester Piccadilly offering fast, direct services to key cities like London, Liverpool and Leeds.

On the roads, the M60 ring road anchors a strong motorway network that links Manchester to the M6, M62, M56 and beyond, keeping the city well connected across the UK. And when it comes to getting around locally, Manchester's Metrolink tram system is one of the most extensive in the country. After a £1.5 billion investment, the network now spans 93 stops and serves tens of millions of passengers every year, making the city more accessible than ever.

Transport from Obsidian

Rail:

- 2 minute walk to Salford Central train station.
- 10 minute walk to Manchester Victoria Station
- 20 minute walk (10 minute drive) to Manchester Piccadilly station

Tram:

- 10 minute walk to Exchange Square
- 15 minute walk to St Peters Square

Airport:

- 20 minute drive, also accessible via rail and Tram



Education

MANCHESTER
1824



University of
Salford
MANCHESTER



Manchester is a thriving student city, home to four major universities— The University of Manchester, Manchester Metropolitan, Salford University, and Bolton University—with a combined **student population of over 100,000**, making it one of the largest in the UK.

With **around 51% of graduates choosing to stay** in the city after finishing their studies, there's strong and sustained demand for high-quality accommodation, particularly in central locations suited to students and young professionals.

At the heart of the city, both the University of Manchester and Manchester Metropolitan University play a major role in shaping the local property landscape. Their central locations mean thousands of students live, study, and spend within walking distance of key city centre areas—driving consistent demand for nearby rental accommodation. This creates strong opportunities for investors targeting high-quality apartments for graduates, international students and young professionals who want to stay in the area after finishing their studies.





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