FOR SALE PRIME RESIDENTIAL LED DEVELOPMENT OPPORTUNITY

Cygnet House



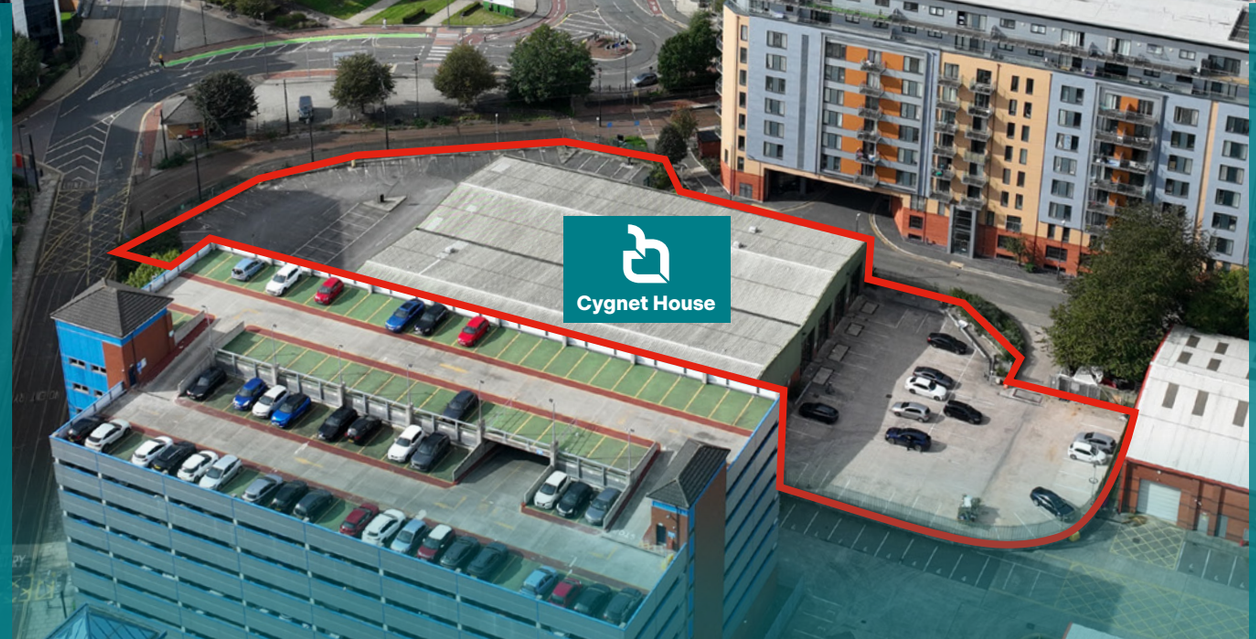
TAYLORSON STREET SOUTH, SALFORD QUAYS **M5 3BL**

INTRODUCTION



IMPLEMENTED PLANNING PERMISSION FOR A LANDMARK MIXED-USE SCHEME - TWO TOWERS OF 23 & 16 STOREYS

- Hotel
- Aparthotel
- Residential
- Office
- Leisure and Retail Uses
- Approx. 500,000 sq ft consented GIA



Alternative Schemes

Alternative schemes drafted for 3x 6 storey blocks (residential / hotel and residential)

Scheme 1

- 1x Hotel Block over 7-storeys (120 bedrooms) and

- 2x Residential Blocks over 6-storeys providing 129no. residential units.

Scheme 2

- 3x Residential Blocks proposed over 6-storeys providing 186no residential units.

EXECUTIVE SUMMARY

PRIME DEVELOPMENT SITE
EXTENDING TO **c. 1.41 ACRES** (0.57 HA)

- Benefit of **implemented detailed outline planning permission** for a mixed-use scheme comprising of **two towers of 23 and 16 storeys (approx. 500,000 sq ft consented GIA)**
- Situated in a Prime Location in Salford Quays in Greater Manchester, a world-class business, cultural and residential area
- A high profile site that offers **excellent versatility for development in terms of use, scale and massing** supporting schemes from 6-storeys up to 23 storeys + (STP) **coming with the benefit of all air rights above the site**
- Falconer Chester Hall Architects have drafted **alternative schemes comprising 3 blocks over 6-storeys, providing either 129 units and 120 hotel rooms, or alternatively 186 units**, therefore offering mitigation away from Gateway 2 procedures
- Unrivalled connectivity situated in the heart of Salford Quays and with immediate access into the Tram Network via Exchange Quay station
- Existing industrial unit extending to 22,273 sq ft (2,069 m2) offering a prime last mile distribution opportunity
- **FREEHOLD** with Vacant Possession



CGI for the consented scheme

LOCATION

CYGNET HOUSE OCCUPIES A PRIME POSITION AND IS RECOGNISED AS A KEY GATEWAY SITE INTO SALFORD QUAYS, A MAJOR REGENERATION SUCCESS STORY HAVING BEEN TRANSFORMED FROM REDUNDANT DOCKLANDS INTO A THRIVING COMMUNITY.

The area boasts excellent connectivity, with fast links to Manchester city centre via the Metrolink, the wider region through the motorway and rail networks, and beyond from Manchester International Airport.

Cross City Metrolink *(c.100 stops)*





OLD TRAFFORD

Nearby Old Trafford is within walking distance and is set to see transformational change into a world-class international sporting destination. With a £2 billion new stadium, it will offer enhanced facilities and increased capacity, attracting major global events and drawing international visitors. Alongside the stadium, new residential led regeneration will create a dynamic, thriving community, while modern hotels, commercial spaces, and improved transport links will elevate the area into a premier hub for sports, entertainment, and business. This ambitious project will boost tourism, drive investment, and fuel long-term economic growth.

MEDIA CITY

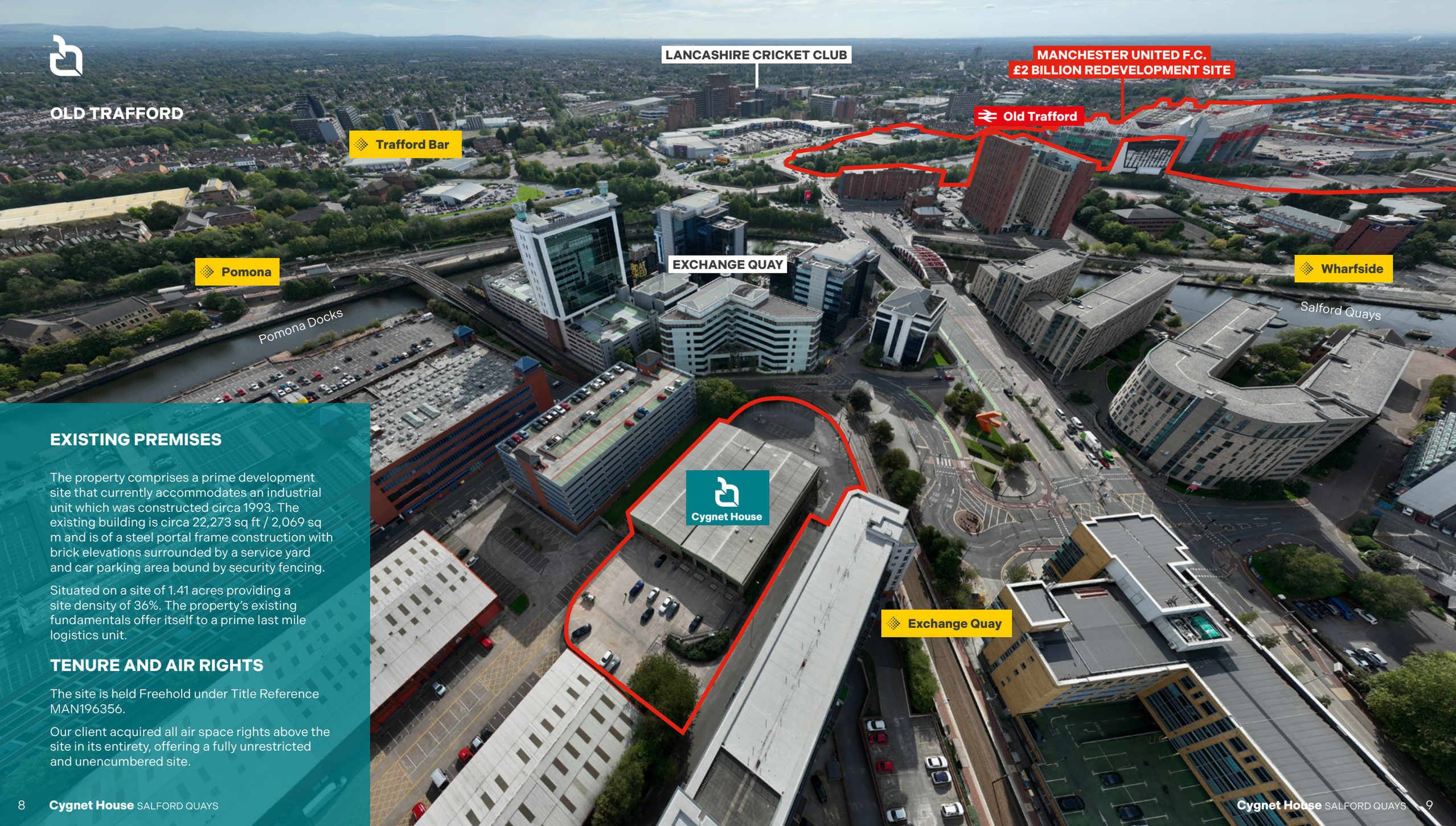
Cygnet House is situated a short walk (800m) from MediaCityUK, a national hub for media and technology and home to several industry giants such as the BBC and ITV. MediaCityUK incorporates worldclass office spaces and state-of-the-art production facilities with a lively bar and restaurant scene, offering everything from casual eateries to fine dining, along with trendy bars and independent cafes. This is complemented by a unique leisure offering that includes wakeboarding, canoeing and open water swimming.







OLD TRAFFORD



EXISTING PREMISES

The property comprises a prime development site that currently accommodates an industrial unit which was constructed circa 1993. The existing building is circa 22,273 sq ft / 2,069 sq m and is of a steel portal frame construction with brick elevations surrounded by a service yard and car parking area bound by security fencing.

Situated on a site of 1.41 acres providing a site density of 36%. The property's existing fundamentals offer itself to a prime last mile logistics unit.

TENURE AND AIR RIGHTS

The site is held Freehold under Title Reference MAN196356.

Our client acquired all air space rights above the site in its entirety, offering a fully unrestricted and unencumbered site.

£90.8 billion economy - saw a 44% increase in GDP per capita



A global brand, worldclass infrastructure and the best regional graduate retention rate has established Manchester as one of the fastest growing cities in Europe.

As the largest economic area outside of London, the city boasts a £90.8 billion economy and has benefitted from a 44% increase in GDP per capita between 2011 and 2021, the largest of any of the UK's major cities.

International airport with direct flights to approximately 200 destinations worldwide

58 direct trains to London every day



Deep Pool of Talent

SECURING JOBS AND DRIVING POPULATION GROWTH:

100,000
students across 5 universities

51%
graduate retention rate in the city, second only to London

57%
of students that left for university elsewhere return to the city to work

High Employment Growth

EMPLOYMENT OPPORTUNITIES DRIVING THE RESIDENTIAL MARKET:

Largest regional ***financial, professional and business*** services sector outside London.

Total city centre employment ***to increase to 315,000 by 2040***

Most popular UK city to start a tech business outside of London.

The highest office take-up rates of any regional city.

A leading tech destination, occupying the number one spot as the UK's pre-eminent tech city outside of London for the third consecutive year *(CBRE UK Tech Cities, 2022).*

Attracting major new employers for skilled jobs, with 80 of the FTSE 100 firms in Manchester.

TOURISM SECTOR ACROSS MANCHESTER & SALFORD

- ***Manchester welcomes 1.7m*** International visits annually with top five visitors being from the Irish Republic, Germany, China, USA & Spain.
- Manchester is the third ***most visited city in the UK*** by International visitors and the second by domestic visitors.
- ***More than 32 million passengers passed through Manchester Airport*** in 2025 following redevelopment of £1.3bn Terminal 2, making it the UK's third largest airport and busiest outside of London, with recent new routes including Islamabad, Delhi, Mumbai and Riyadh.
- Salford's visitor economy, anchored by Salford Quays and Media City and attracts over 8 million visitors annually and generates a record economic impact of £1.1 billion. ***Salford's tourism sector has expanded by more than 50%*** compared to 2019 baseline metrics.
- ***Over £1 billion was spent*** across Manchester city centre's retail, hospitality and leisure businesses in 2025 with over 40 million customer visits, underlining the scale and appeal of Manchester as a 'go to' destination for locals and UK visitors.
- The city provides nearly ***250,000 sq ft of exhibition space***, attracting around 5 million delegates annually.
- ***Thriving market*** of vibrant bars, restaurants, food halls and wellness in addition to a plethora of highly successful leisure venues including Aviva Studio's, Albert Hall, The Academy, Castlefield Bowl, Victoria Warehouse, Palace Theatre and Lowry Theatre.
- Transformative regeneration has established Manchester and Salford as ***world-class tourist destinations***, with their dynamic 24/7 cultural scene across music, arts, sport, two Premier League football teams and unrivalled nightlife.
- Nightly leisure activity is bolstered by the critical mass of residents now living in Salford Quays / Media City and Manchester city centre, the latter of which is projected to surpass 100,000 by 2027. ***Young professionals are drawn to Manchester and Salford's booming digital and tech sectors*** with over 10,000 tech companies whilst boasting a digital tech turnover of £5 billion.
- ***Significant demand*** from London based and International bar restaurant brands for prime sites in Manchester following the success of the Ivy in Spinningfields (The group's best performer). Continued expansions have included Sexy Fish, Soho House, Blacklock, Flat Iron, Lina Stores, 20 Storeys from Evolv Collection, Big Mamma Group and Chotto Matte from Miami.

Home to two of the UK's largest indoor arena's

providing best in class music, entertainment and sports; **Co-op Live** (23,500 seats) and **AO Arena** – (21,000 seats).



LOCAL HOTEL MARKET

- Manchester and Salford offer a vibrant hotel market, a growing corporate and business sector, an ambitious local population and stable and able local government which have all combined to make Manchester and wider Greater Manchester a focus for continued hotel investment and development.
- The region's hotel market is driven from the region's status as a world-renowned global sporting hub anchored by iconic football clubs, Lancashire Cricket club and world-class national training centre's, together with a dynamic retail sector and a range of large anchor venues enhancing the quality and mix of the region's conference sector and night time economy:

  Aviva Studios - A global destination for arts, music and culture opening in the heart of St Johns and the permanent home for Factory International and Manchester International Festival. The venue opened in 2023 and is expected to attract up to 850,000 visitors a year.

  Co-Op Live – The £365m venue which opened in 2024 is Europe's largest indoor arena and focuses on the "music-first" experience with exceptional acoustics and visual technology together with 32 bars and restaurants.

  AO Arena – The 23,000-capacity arena has been at the heart of Manchester's event and visitor economy since its opening in 1995 and in 2024 underwent a £50m programme of refurbishment.



KEY HOTEL KPI'S – AS AT SUMMER 2026

Indicator	Greater Manchester	Manchester City Centre
Occupancy	77%	76%
Average Daily Rate	£86.00	£95.00
Revenue Per Available Room	£66.00	£72.00

Source: Visit Manchester

- In summary there are 265 hotel properties in Manchester City Centre offering 13,404 rooms, including 30 hotels with Green Accreditation. There are and 37 four star hotels offering 6,764 rooms and 4 five star hotels providing 395 rooms with a strong future hotel development pipeline.
- Currently, there are 1,880 new bedrooms in the pipeline in Manchester city centre and 4,223 bedrooms in the pipeline across Greater Manchester. Accommodation stock is expected to increase from 13,833 to 15,713 rooms in Manchester city centre and 29,407 to 33,630 rooms in Greater Manchester in the coming years.

KEY HOTEL NEW OPENINGS – LAST 2 YEARS

Indicator	Bedrooms	Stars
Mollies Hotel – Granada Studio's	128	4 Star
Radisson Blu – Medlock Hotel	401	4 Star
IHG Manchester Deansgate	358	4 Star
Treehouse - Deansgate	224	4 Star
Premier Inn – Northern Quarter	229	Budget
Dakota – Manchester Airport	154	4 Star

KEY HOTEL DEVELOPMENT PIPELINE – 2027 ONWARDS

Indicator	Bedrooms	Stars	Opening
Motto by Hilton (Manchester Piccadilly)	154	4 Star	2027
W Hotel (St Michaels, Manchester)	162	5 Star	2027
Maldron (Cathedral Quarter, Salford)	188	4 Star	2027
Zedwell Hotel (Deansgate)	158	4 Star	2028
Premier Inn (Mix at Manchester Airport)	276	Budget	2028
Ralli Quays (Salford Quays)	280	4 Star	2028
Nobu Hotel (Bridgewater St)	160	4 Star	2031

PLANNING CONSENT

The development site has a detailed outline planning approval with reference 11/60843/OUT which can be viewed on the Salford City Council planning portal. The decision notice was issued on 20th of November 2012 and subsequent reserved matters applications discharging the conditions attached also available.

The permission is extant owing to a material start made on site and a certificate of lawfulness has been obtained from SCC confirming acceptance of this.

The planning approval is for an extensive development comprising two individual towers with ancillary pedestrian links. Tower A extends to 23 storeys and Tower B extends to 16 storeys. The approved uses and summary of accommodation are as follows:

Description	A Block	V Block	Totals
Hotel (inc lobby, back of house and bar)	204 rooms		204
Aparthotel Suites	45		45
	16,606 sq.m		16,606 sq.m
Residential			
3 Bed	17	15	32
2 Bed	17	22	39
1 Bed	39	22	61
			132
	7,050 sq m	5,895 sq m	12,945 sq m
Offices	8,490 sq.m	5,789 sq.m	14,279 sq.m
Leisure	1,233 sq.m		1,233 sq.m
Retail	378 sq.m	380 sq.m	758 sq.m

Carparking under both A&V blocks

Standard parking spaces	286
Disabled parking spaces	15
Bicycle parking spaces	66

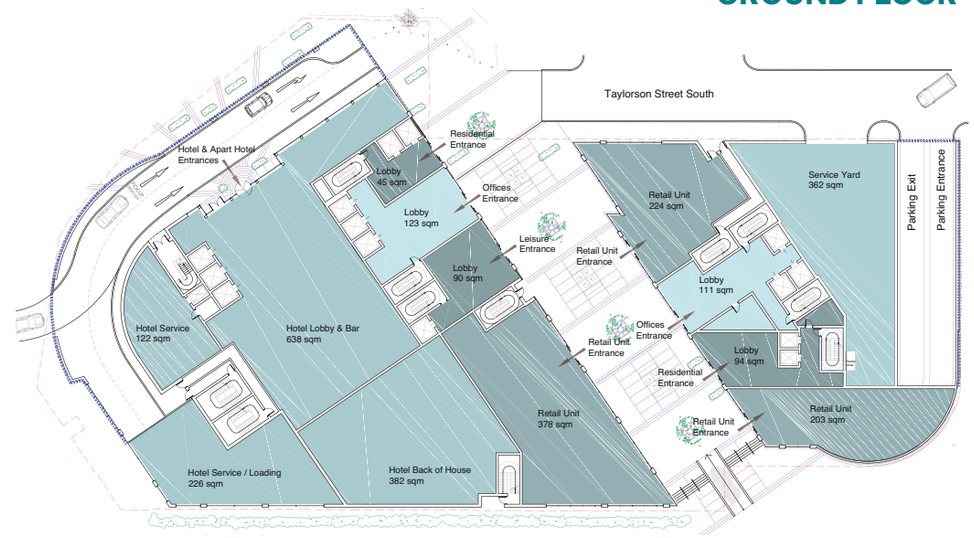
NORTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR



5TH FLOOR





CYGNET HOUSE

ALTERNATIVE SCHEMES

Recognising the sites versatility and to address options for varying end user requirements, our client has explored options of low rise and mid-rise schemes. Schemes can vary from 6-storeys blocks, 10 & 12 storeys blocks and up to 23 storeys +.

Most recently, our client has instructed Falconer Chester Hall Architects to draft alternative and efficient low rise schemes which have been produced and provide the following low rise options over 6-storeys:



ALTERNATIVE SCHEMES

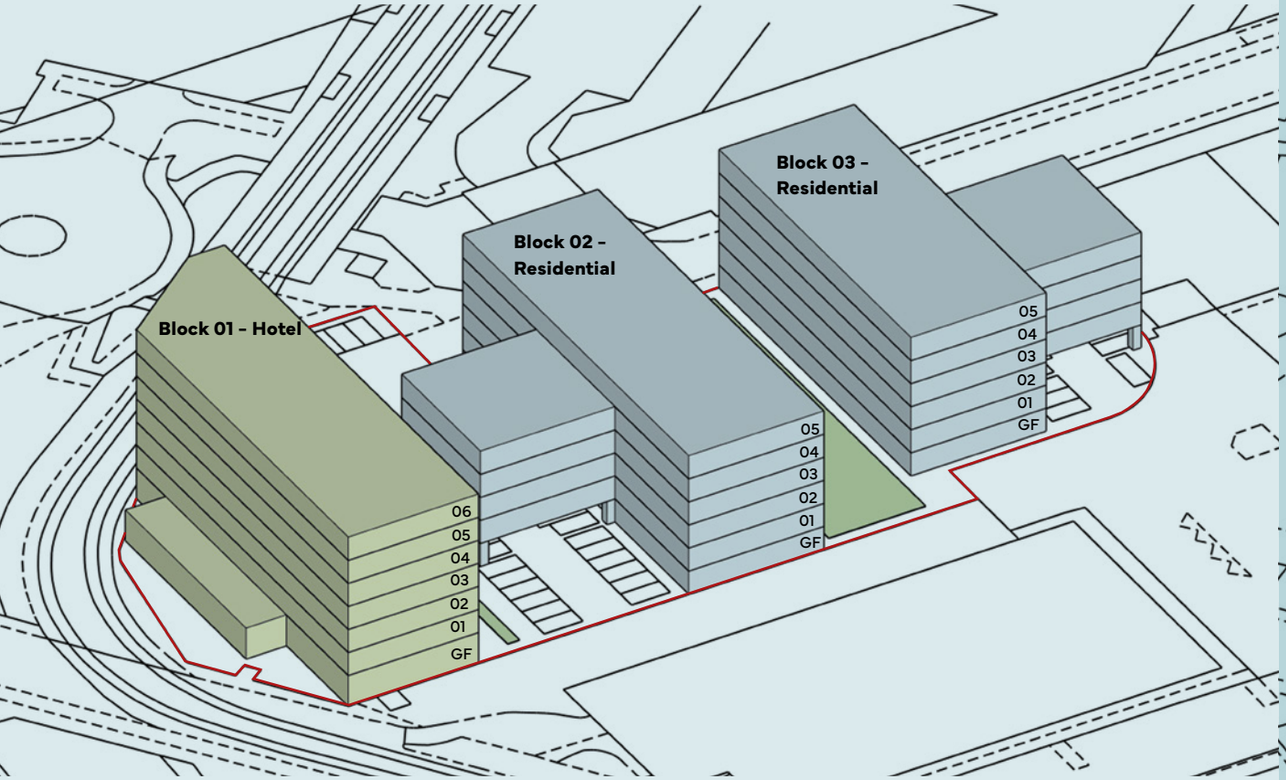
OPTION 1

1x Hotel Block over 7-storeys providing 120 bedrooms

2x Residential Blocks with two cores / staircases proposed over 6-storeys providing 129no. residential units. Of the units 50% are 1bed and the remaining 50% are 2beds. There is provision for 8no. M4(3) units.

70 Parking Spaces

Floor	1 Bed	2 Bed	Hotel
Ground	5	4	-
First	14	12	20
Second	14	12	20
Third	14	12	20
Fourth	14	12	20
Fifth	3	13	20
Sixth	-	-	20
Percentage	50%	50%	-
Total	64	65	120
	129 Residential Units		



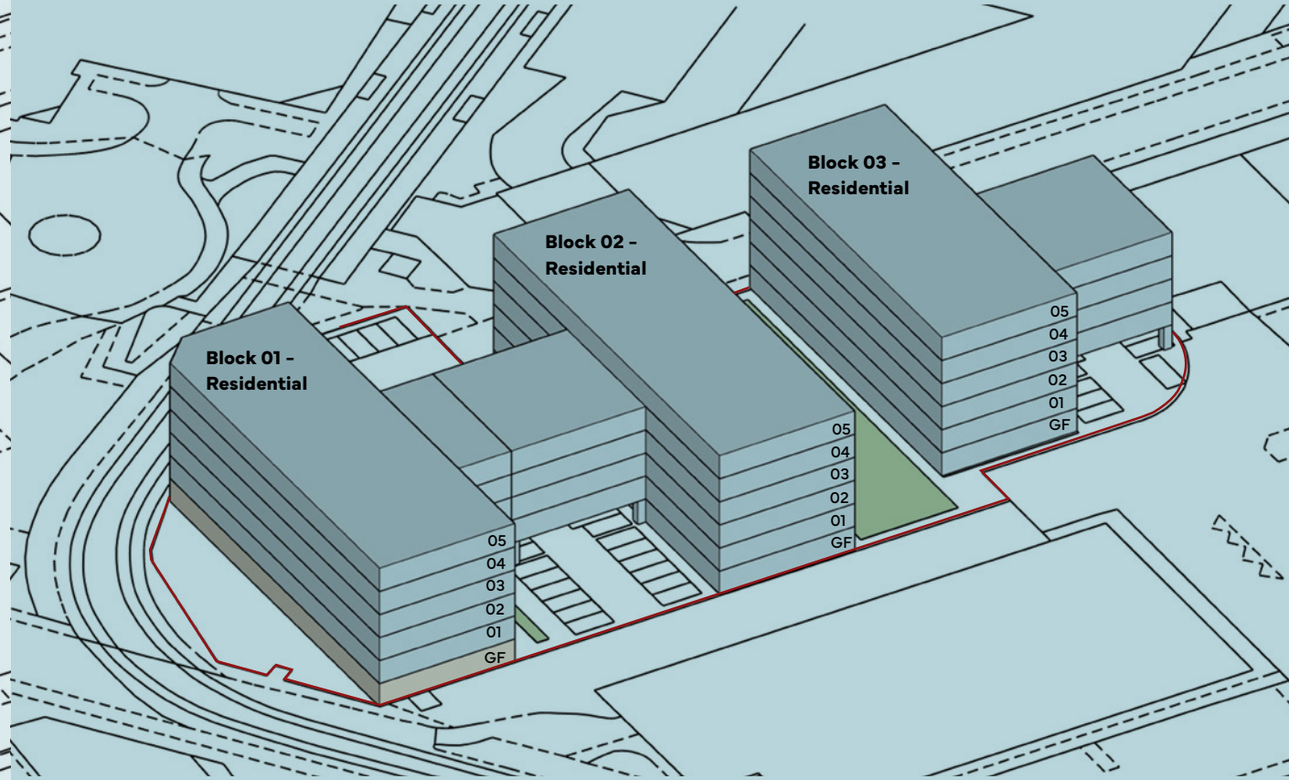
OPTION 2

3x Residential Blocks with two cores / staircases proposed over 6-storeys providing 186no residential units. Of the units 48% are 1bed and the remaining 52% are 2beds. There is provision for 8no. M4(3) units.

70 Parking Spaces

3,380 sq ft (314 sq m) of retail/leisure at ground floor across 2 units.

Floor	1 Bed	2 Bed
Ground	5	4
First	20	18
Second	20	18
Third	20	18
Fourth	20	18
Fifth	5	20
Percentage	48%	52%
Total	90	96
	186 Residential Units	





FURTHER INFORMATION

CYGNET HOUSE

PROPOSAL

On behalf of our client, WT Gunson & LBL Real Estate are seeking proposals from parties to take the site forward on either an Unconditional basis or Subject to Planning Permission.

Our client will consider both conditional and unconditional offers on each of their merits.

AML

In accordance with AML Regulations any prospective purchaser will be required to provide all of the necessary AML documentation prior to exchange.

DATA ROOM

Please contact the agents for access to the data room.

CONTACT

For internal inspection of the buildings, please arrange via the joint agents at WT Gunson and LBL Real Estate.

DISPOSAL

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