

CASTLE
IRWELL
SALFORD



Welcome *to life at* Castle Irwell

Our exclusive new development situated by the River Irwell in Salford has been designed with two priorities in mind – quality and tranquillity.

Designed by Calder Peel Architects, our nine different house types, whether two, three or four bedrooms, are arranged to create an elegant and contemporary living space. We've put creativity and energy into each and every individual detail from the room layouts, to fixtures, fittings and appliances.

Our waterside development is beautifully landscaped, creating an oasis of calm outside the hustle and bustle of city centre life. With an ecology of nature and wildlife at your doorstep, you and your family can be at one with the natural world, all set within a safe and secure environment.

At Salboy, we believe in quality without compromise and long-term, sustainable living. This shines throughout Castle Irwell from the building fabric chosen for our houses, the generous space each house type offers, and the choice of trees and shrubs populated throughout the landscape.

Welcome to Castle Irwell – welcome home.



Nature in the City

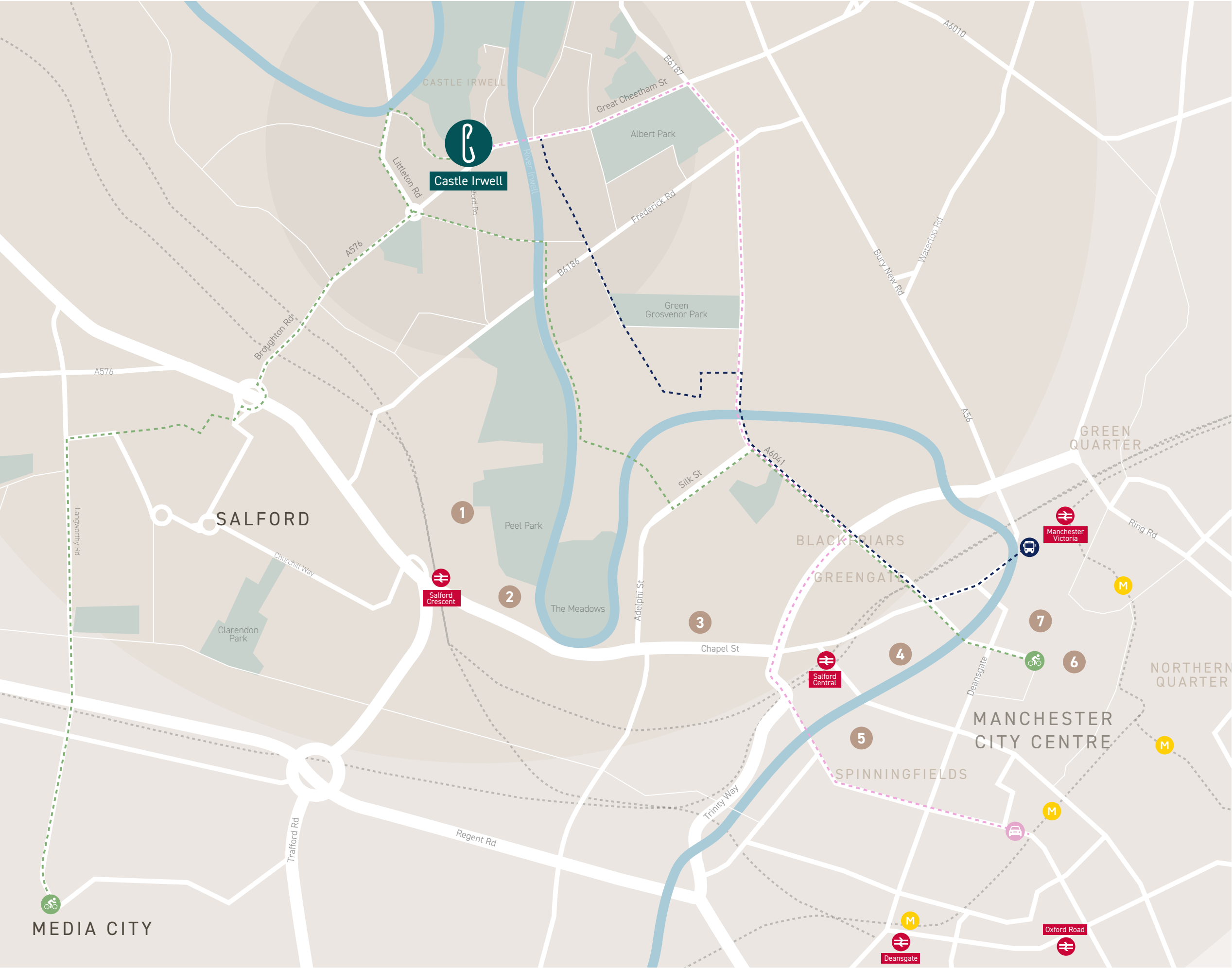
Space to breathe, space to live, space to call home.

Homes at Castle Irwell benefit from contemporary and modern design connected with the beauty of a riverside setting. Captivating scenery combined with walking trails and organic play areas, provide the peaceful and tranquil setting you'll need to wind down and relax after a busy day's work.

Castle Irwell's riverside setting means you're never too far away from wildlife. From nesting birds to bats and hedgehogs with maybe even the occasional otter, you're sure to be closer to nature than ever before.







- 1 Salford University
- 2 Salford Museum & Gallery
- 3 Salford Cathedral
- 4 The Lowry Hotel
- 5 People's History Museum
- 6 Market Street Shopping
- 7 Manchester Cathedral
- Train Stations
- Metrolink
- 15 mins drive to City Centre
- 15 mins cycle to City Centre
- 25 mins bus to City Centre
- 15 mins cycle to Media City

One of Castle Irwell's most attractive attributes is that it offers all the benefits of out of town living, yet it is only a 20-minute car or bus journey or a 15-minute cycle into Manchester city centre.

There are numerous public transport offers within walking distance including four bus stops which surround the development. And with the A6 and M602 only minutes away, access to the wider North West region is easy.

Salford Crescent train station is a 25-minute walk or 7-minute drive away and links directly to Blackpool, Preston, Wigan, Rochdale and Leeds.









Nature in the City

A place for *families to, play,* grow and thrive

There's so much to love about Castle Irwell. What you'll discover here is that you will be part of a like-minded community, all collectively living with health and wellbeing as priority.

Perfect for families, there will be trails and tracks linking to play areas for children of all age groups as well as playful boardwalks and elevated towers adding a variety of different dimensions for play time.

An all year-round calendar of events will ensure that you quickly become part of the Castle Irwell friendly community with organised groups including exercise, recreation, dance and gardening.

At Castle Irwell, you'll be spoilt with all that nature's beauty has to offer.





All our homes are finished to a high specification and designed to satisfy every demand of modern life.

Choices and options to suit your style.

Inside they boast popular features such as open-plan kitchen diners, French doors and downstairs WCs. There's plenty of choices and options throughout including a range of upgrades so you can tailor the property to suit your style.

Visit the Turnstile Building showsuite to see full range of options and upgrades.











Choose Castle Irwell as your new home and you'll be living in an *area steeped in heritage*.



We're embracing all of this *history* and creating a *new and thriving community* of young and old alike.



University of
Salford
MANCHESTER

1902

The original 'Castle Irwell' house was built in 1826 and later demolished 1902 to make way for a new horse racing track.

1910

In 1910 the site was established as Manchester Racecourse, with three separate racetracks.

1952

It was here in 1952 that Queen Elizabeth 11 celebrated her first win as an owner at the track.

1976

By 1976, the site was home to the University of Salford student village, home to over 40,000 students in its lifetime.



Development Team



We are a north west based property development company with a proven track record for delivering quality, first-class developments without compromise.

With a strong financial backing, we have delivered over 2,400 homes and have created over 3,500 jobs through doing so. Our goal is always to develop for the long term – strategically, intelligently, and with the ultimate purpose of creating strong social value within our existing and new communities.

Investing our own money, time and resources is key and we create value through focusing our efforts on quality design, careful planning and sensitive delivery. This value benefits our partners, investors and most importantly our communities. Creating meaningful and purposeful places for people to live, work and play is what we do best, and we ensure that quality is never sacrificed for cost savings.

Our long-term approach allows us to promote strong economic growth within the cities, which we invest in. We align ourselves closely with our partnering local authorities to ensure that any physical infrastructure which we deliver, connects strategically to its surrounding neighbourhoods. Nothing is looked at in isolation.

We understand the value in place branding and the need for effective placemaking from a development's earliest stages such as the naming of a place to executing meanwhile use and temporary site activation.

Long term, sustainable development is also a fundamental part of what we strive to achieve. We take our social responsibility as a developer and Landlord seriously and we continue to push the boundaries in order to create greener, more sustainable places for people to enjoy.



Domis Construction Limited complements Salboy Limited's innovative approach by providing a vast array of in-house services, offering greater flexibility and certainty to the build process while allowing us to maintain the very highest standards and quality-of-finish.

Domis provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years.



Ingersley Crescent, Bollington
Complete

Ingersley Crescent, a collection of 12 new-build homes in the heart of Bollington, Cheshire. Recently named “The best place to live in the North-west” by the Sunday Times.



Viadux, Manchester City Centre
Under Construction

The elegant 40 storey tower, designed by internationally renowned Simpson Haugh Architects, will feature high quality one, two-bedroom apartments and will benefit from extraordinary views across the city centre skyline.



Local Crescent, Salford
Complete

Local Crescent is a unique community comprising 399 apartments and seven townhouses spread across three distinct towers with uniquely striking façades. Heated swimming pool, cinema room, yoga studio, gym, laundrette, courtyard gardens, coffee shop, solarium, sauna & spa



Burlington Square, Manchester City Centre
Complete

Burlington Square is a new, high quality residential scheme. The development comprises of 273 apartments over 9 storeys with ground floor communal facilities, commercial units and rooftop communal areas.



The Press, Manchester City Centre
Complete

A modern conversion in the business district of N.O.M.A . A key part of Manchester’s history is this Grade II-listed building, which is now reborn as The Press.

Comprising 66 New York-style 1, 2 & 3 bed apartments and townhouses, The Press blends thoughtful design and premium materials, with a wealth of gorgeous original features.



Transmission House, Manchester City Centre
Complete

Opulent one-bedroom apartments have been created with comfort in mind. The open-plan living area is complemented by floor-to-ceiling windows overlooking the rustic streets of The Northern Quarter.



Blackfriars, Salford
Complete

Local Blackfriars is a gated community comprising 380 apartments, townhouses and penthouses across two striking towers. These are architecturally blended into a Grade II-listed former public house – the Black Friar – which has been repurposed as a gateway entrance.



Astley Point, Astley
Complete

Astley Point will be a high-quality development including new homes and restaurant entertainment destination all set in beautifully landscaped surroundings. Twenty Eight stunning houses and apartments set in beautiful landscaped gardens.

SALBOY ASIA
27F, 8 Wyndham Street,
Central, Hong Kong

TEL: 2557 8722
EMAIL: info@salboy.com.hk



Castle Irwell Limited gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photo- graphs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2020, Salboy.co.uk. 8 All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.