



WATERHOUSE  
GARDENS





\*  
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**WATERHOUSE GARDENS**  
DUTTON STREET, MANCHESTER, M3 1LE

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DEVELOPER: SALBOY  
ARCHITECTS: STUDIO POWER & ASSAEL  
CONTRACTOR: DOMIS CONSTRUCTION



A NEW PULSE IN THE CITY

# A neighbourhood infused with Manchester's vibrant spirit

*A place to live, eat, drink, shop, work and play*



A commanding new landmark, Waterhouse Gardens is named after one of the most acclaimed figures of Victorian architecture, Alfred Waterhouse. Celebrated for combining complex design with functionality, Waterhouse's works and his approach remain an inspiration for modern-day place makers almost 150 years later.

For the first time, this historic area is to become a coveted home address. A community of high-spec apartments, duplexes and penthouses are coupled with a private clubhouse offering high-end amenities and services to residents.

This residential-led development is surrounded by landscaped public spaces, boutique traders and independent eateries creating a new, energetic avenue.

A gateway development, Waterhouse Gardens is situated a short distance from central Manchester connecting the popular Greengate and N.O.M.A neighbourhoods with the historic Medieval Quarter.



HERITAGE

# Iconic history, reimagined

Positioned right at the heart of Manchester's industrial heritage, the Waterhouse Gardens site was once home to Boddington's Brewery, which was built at a time when striking red brick buildings with towering chimneys became synonymous with the city.

This distinctive Victorian Gothic Revival architecture was largely influenced by Alfred Waterhouse, one of the most celebrated architects of the Victorian era. Waterhouse was responsible for designing Manchester Town Hall and other iconic buildings that still stand tall in the city today.

Along with the creation of Manchester's public buildings, Waterhouse designed London's Natural History Museum, and a number of well-known 'red brick' university buildings across the country, including those found at Oxford and Cambridge and what became Liverpool, Manchester and Leeds universities.

Inspired by Alfred Waterhouse, Waterhouse Gardens is a place where the city's enduring spirit and future-facing design meet.



THE NEIGHBOURHOOD

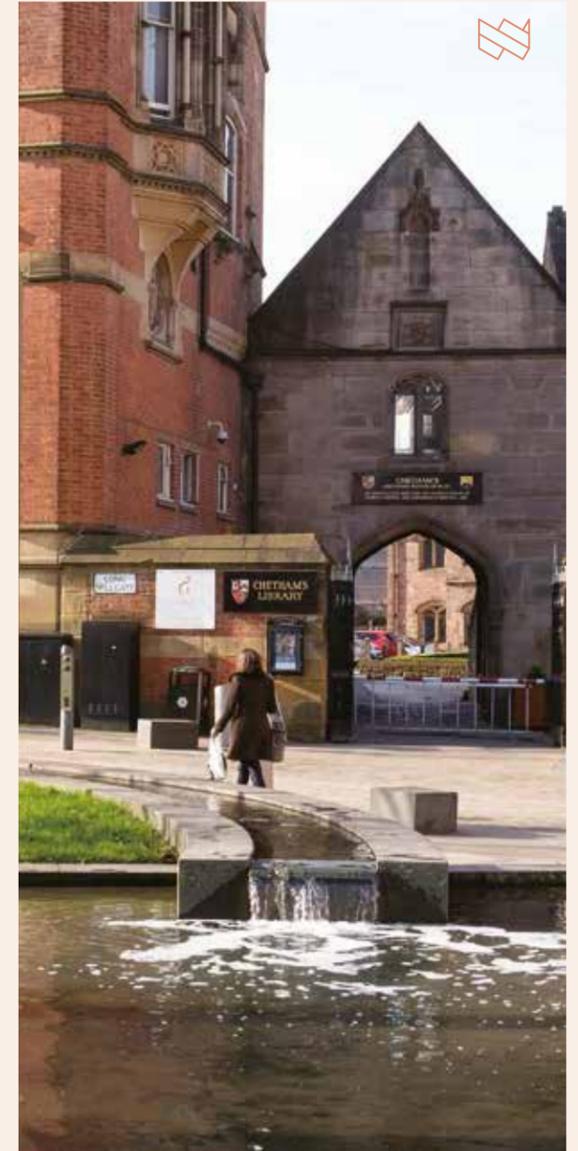
# A place for history-makers

Manchester is the birthplace of world-leading industries, home to innovation and first-rate education. Today, Waterhouse Gardens is located among colleges, universities and cultural venues; the places that foster Manchester's greatness.

Adjacent to the site is Manchester College, a £100 million campus project complete with TV, radio, art, and photography studios, while nearby Chetham's School of Music is the UK's largest specialist music school. In addition, Manchester is home to five universities, offering outstanding higher education across a wide range of disciplines and industries.

Close by is the AO Manchester Arena with the highest seating capacity of any indoor venue in the UK and the second largest in Europe. The arena hosts international music artists and sporting events attracting more than one million visitors each year.

Live among the innovation at Waterhouse Gardens and join the next generation of history makers.



PREMIUM MANCHESTER LIVING

# The masterplan

Waterhouse Gardens sits at the centre of this impressive three-acre estate. Architects Assael Architecture and Studio Power have revitalised the space to create a new beginning and unlock the area's potential.

The mixed-use development boasts 556 high-spec residential units across five towers, with an impressive array of amenities and green landscaping, making it one of the largest and most exciting regeneration projects in the city.

A new public avenue will be composed of 30,000 sq. ft of commercial space, offering a mix of shops, bars, restaurants and office space, creating a lifestyle destination for everyone to enjoy.

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SALFORD

GREENGATE

MANCHESTER COLLEGE

NEW BAILEY

SPINNINGFIELDS

AO ARENA

CHETHAM'S SCHOOL OF MUSIC

GREENBANK

VICTORIA STATION

FOOTBALL MUSEUM

DEANS GATE

ARNDALE

N.O.M.A.

PRINTWORKS

MANCHESTER TOWN HALL

UNIVERSITY OF MANCHESTER



LOCATION

# A place that has it all

TECH, MEDIA & CREATIVE INDUSTRIES

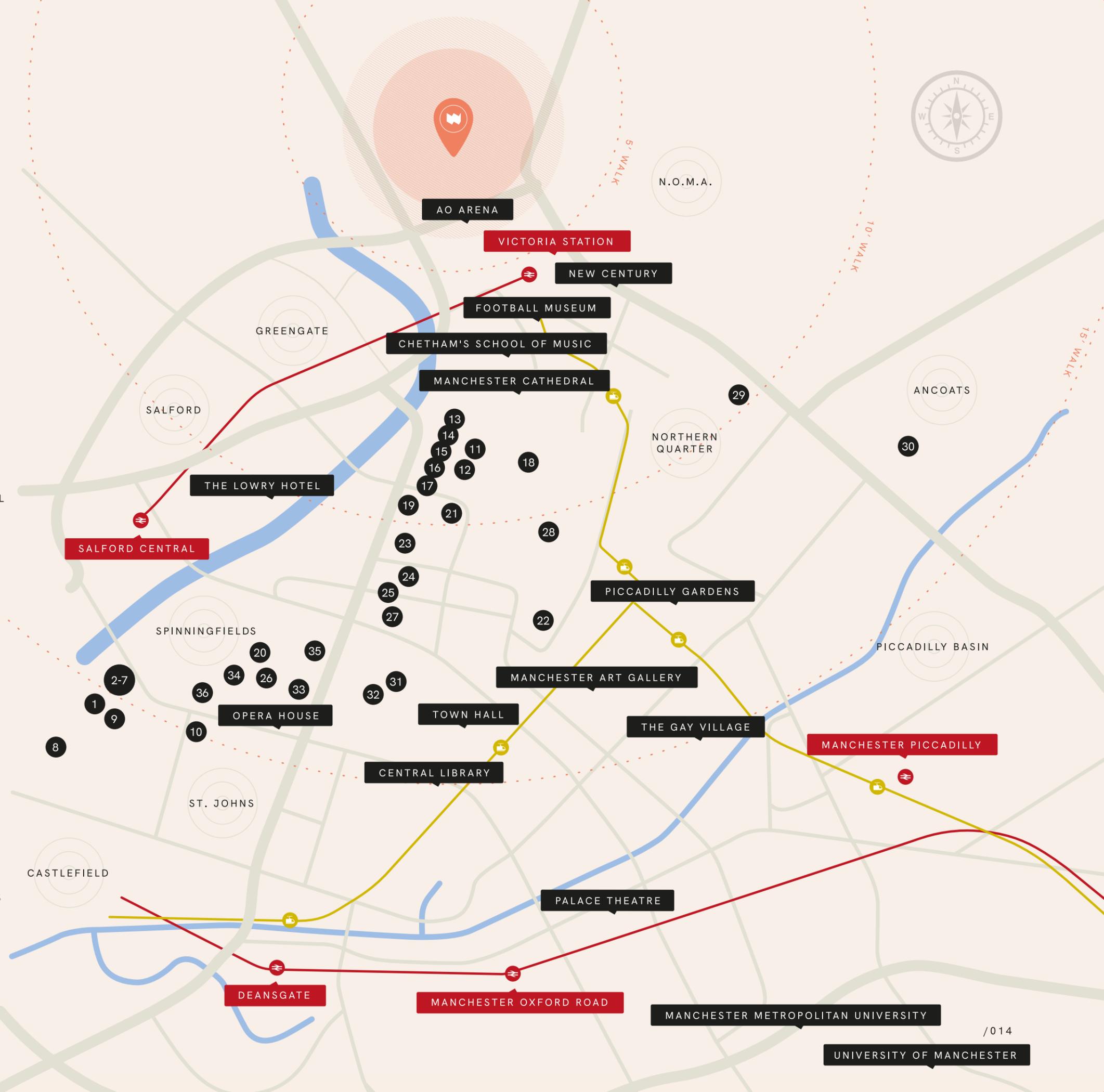
- 1 BOOKING.COM HQ
- 2 WPP GROUP
- 3 CODE
- 4 MEDIACOM
- 5 WAVEMAKER
- 6 CHEETHAM BELL
- 7 KINETIC WORLDWIDE
- 8 FACTORY INTERNATIONAL
- 9 SOHO HOUSE
- 10 BARRY'S BOOTCAMP

SHOPPING

- 11 SELFRIDGES
- 12 LOUIS VUITTON
- 13 HARVEY NICHOLS
- 14 PAUL SMITH
- 15 BURBERRY
- 16 POLO RALPH LAUREN
- 17 HUGO BOSS
- 18 APPLE
- 19 END.
- 20 FLANNELS
- 21 MULBERRY
- 22 VIVIENNE WESTWOOD
- 23 OMEGA
- 24 RUSSELL & BROMLEY
- 25 BOODLES

EATING & DRINKING

- 26 SCHOFIELD'S BAR
- 27 TAST
- 28 GONG CHA
- 29 MACKIE MAYOR
- 30 MANA
- 31 MARAY
- 32 MNKY HSE
- 33 HAWKSMOOR
- 34 THE IVY SPINNINGFIELDS
- 35 AUSTRALASIA
- 36 20 STORIES





THE RESIDENCES

# A home designed for your lifestyle

*The Waterhouse Gardens residences are a collection of apartments, duplexes and penthouses that sit across five distinctive, terracotta*



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With a contemporary feel and elegant touches, each residence is designed with purpose.

From fresh colour palettes to top-quality fittings and considerable natural light, these interiors are fashioned for modern living.

THE RESIDENCES

# Living space

Carefully designed, living spaces are bright, spacious and adaptable.

RECESSED  
DOWNLIGHTING

LAMINATE WOOD  
FLOORING

LIVING SPACE

# Kitchen

The kitchen boasts bespoke cabinetry with gloss finishes, integrated modern appliances, and warm toned lighting.

INTEGRATED  
FRIDGE & FREEZER

STAINLESS STEEL  
OVEN

INDUCTION HOB

LAMINATE WOOD  
FLOORING

LIVING SPACE

# Bathrooms

Crafted with the finest contemporary appliances, tiling and lighting, each bathroom and en-suite offers a sanctuary for residents to refresh and unwind.

BATH AND  
SHOWER WITH  
BATH SCREEN,  
CONTROL VALVE

TILING TO BATHROOM  
EN-SUITES

FULL-SIZED LED  
BACKLIT MIRROR



# Amenities at The Waterhouse Club

*Where life and leisure meet*

Whether you're looking for a space to entertain, work, dine, exercise or relax, The Waterhouse Club offers residents access to unparalleled amenities.

From an attentive concierge to inspirational co-working spaces, and even a swimming pool and spa, every facility has been designed with style and functionality in mind.



# Residents' lounge and games area

Golden hues and comfortable furnishings make for a luxurious residents' lounge, the perfect place for unwinding or casual socialising.

Meanwhile, the games area is equipped with table tennis and a pool table, ideal for those seeking good-natured competition with family, friends and neighbours.





WATERHOUSE CLUB

# Co-working lounge, meeting room and private dining

Open and elegant, the co-working lounge is a welcoming but practical space designed to fulfil the requirements of modern, hybrid working.

Equally, the adaptable meeting room provides a highly functional space ideal for board meetings, conference calls or even hosting off-the-clock dinners and entertaining family and friends.





WATERHOUSE CLUB

# The cinema

The high-quality audio, lighting and screen provide an immersive cinema experience. What better way to enjoy your favourite movie moments, television shows and sporting events?





WATERHOUSE CLUB

# Swimming pool and spa

With a swimming pool and spa equipped with a plunge pool, experience shower, steam room and sauna, the leisure facilities at Waterhouse Gardens help you enjoy a balanced lifestyle, with wellbeing at the forefront.



WATERHOUSE CLUB

# Relaxation suite

A vitality pool, lounge area and a sunken garden create a serene environment to unwind and recuperate.





WATERHOUSE CLUB

# Gymnasium and fitness studio

A 2,500 sq. ft. fully equipped gymnasium and fitness studio is designed to help you achieve your exercise goals. If competitive sport is more your thing, you can use the half-size basketball and squash court to let off some steam.

Bike-owners can make use of the cycle store, where it will be safe with easy access whenever you need it.





WATERHOUSE CLUB

# Green spaces

Whether you want to take a stroll in the fresh air, or sit and watch the world go by, the private podium garden at Waterhouse Gardens is the perfect spot.

Surrounding the development, hectares of beautifully landscaped public realm offers residents and visitors alike a restorative environment to be enjoyed all year-round.





GREAT DUCIE STREET REGENERATION ZONE

# Manchester's next wave of regeneration

As one of the largest and most exciting regeneration projects in the city, Waterhouse Gardens will reinvigorate the former Boddington Brewery site, setting a pace for change as championed within the highly anticipated Great Ducie Street Regeneration Masterplan.

The masterplan aims to connect the city and transform an under-used area into a mixed-use neighbourhood with a strong sense of community.

It is envisioned that this major project will strike a balance between commercial, educational and residential opportunities.

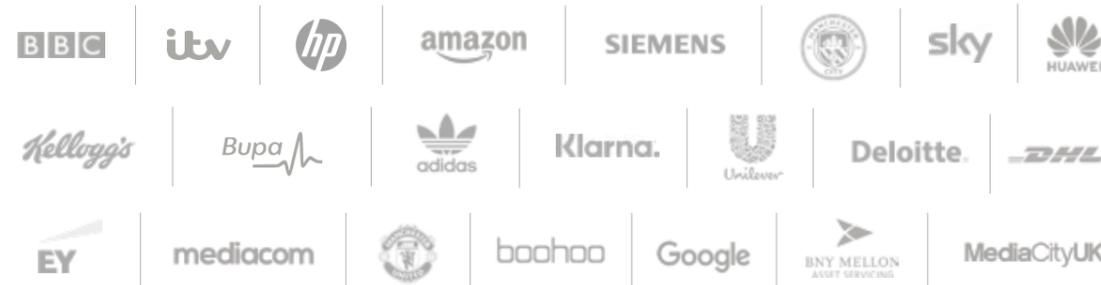
It is the success of multi-faceted regeneration projects such as this that have underpinned growth and redefined Manchester. Following the triumph of regeneration, Manchester is the fastest growing city region, outside of London.



19.3% house price growth forecast 2023-2027



Manchester's population is expected to surpass 635,000 by 2025, with an additional 100,000 people expected to be living in the city centre, making it the fastest growing city in the UK





**SALBOY**

# Salboy. Built for life.

Salboy is an award-winning UK property development company known for delivering first-class developments in prime locations. To date we have delivered more than 3,250 high-quality homes in sought-after city locations and we are known as one of the most prolific property development brands in the United Kingdom.

We make socially led development decisions, supporting regeneration efforts that benefit local economies, creating communities that people want to live, work and play in.

We fully control our developments from concept to completion, allowing us to create value throughout the development process and ensure quality is always to the highest standard.

All Salboy properties are built by our dedicated construction partner, DOMIS Construction. This hugely important partnership has enabled us to keep building and maintain relentless growth.

## WHY BUY WITH SALBOY?

- £478 million worth of property sold to global clients since 2014
- £1 billion in development nationwide
- Track record for delivery, with 3,250 homes completed to date



One Cluny Mews, Earl's Court, London



Castle Irwell Homes, Manchester



FiftyFive, Manchester



Victoria House, Manchester



Local Crescent, Manchester



Local Blackfriars, Manchester





## OFFICES AND PARTNERS WORLDWIDE

### MANCHESTER

Local Crescent  
Greater  
Manchester  
United Kingdom  
M5 4PF

### LONDON

One Cluny Mews  
London  
SW5 9EF

### HONG KONG

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Wyndham  
Street, Central  
Hong Kong  
China

### SHANGHAI

Unit 802, 8/F,  
Platinum Tower,  
233 Taicang  
Road, Huangpu  
District, China

### BEIJING

Units 2313-2315,  
23/F, China World Tower  
A | 1 Jianguomenwai  
Road, Chaoyang  
District, China

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