



Elite Residential Investment

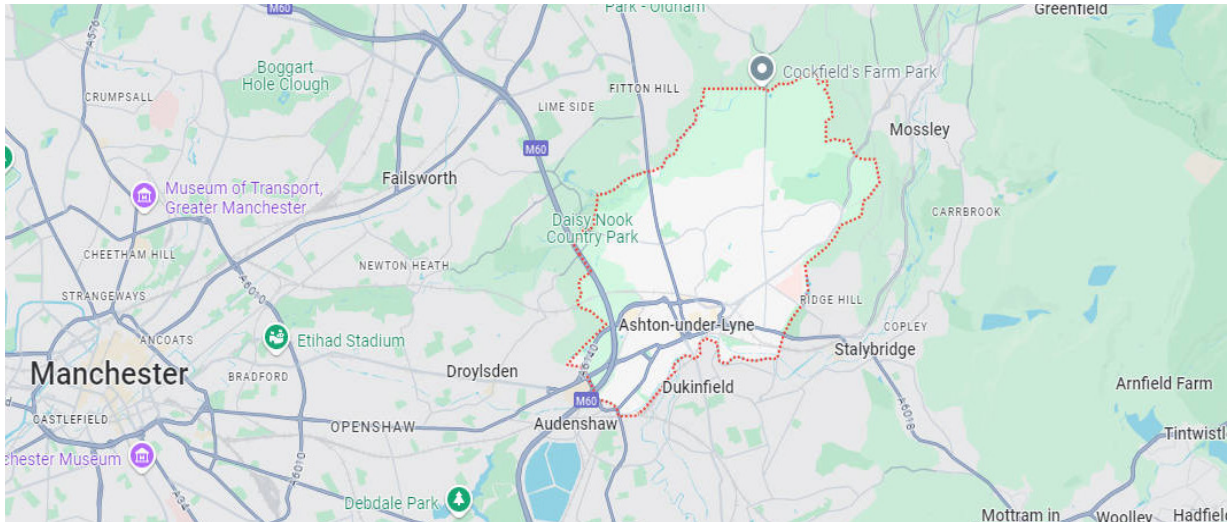
Ashton-under-lyne
INVESTMENT
GUIDE



SPOTLIGHT ON Ashton-under-lyne

- Tameside is a metropolitan borough of Great Manchester. Tameside has a population over 230,000 people.
- The town has good transport links with frequent trains to Manchester with 15 minutes travel time, there is good access to the motorway network on the M60 with Central Manchester around a 30-minute drive and Manchester airport with its international connections is less than 30 minutes
- Rapid transit transformation will cover the town over the Eastern Growth Cluster in Tameside
- Skilled and talented workforce with the second highest employment base in the Greater Manchester region
- Large scale regeneration plans with a projected £40mil to be invested in the town center masterplan

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TARGET AREA: ASHTON-UNDER- LYNE

Ashton-Under-Lyne

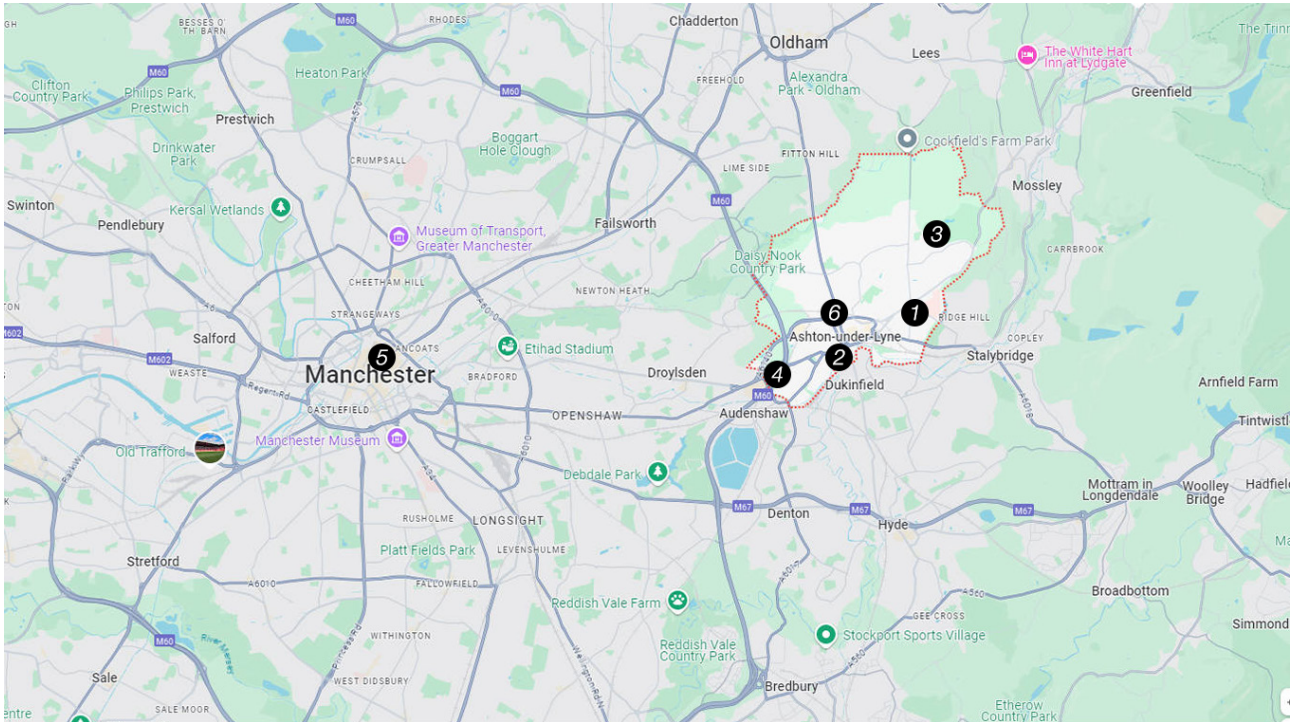
This historic market town is amongst the best of Manchester's commuter towns. Its proximity to the city centre and easy transport links make it a breeze for commuters to access the city, making it a very popular area with young professionals.

Ashton Regeneration

The £19.87m fund Ashton Council received from the Government is being used to regenerate the town centre. They are working on plans to improve the town centre and make it a place for everyone to live, work, and visit. The £19.87m funding has the potential to support the construction of new homes, new offices, commercial spaces, a new health and wellbeing hub, and retail spaces. It will also improve access between the town centre and the surrounding areas. With additional cycle routes and cycle parking created, public realm improvements and traffic improvements integrated with the Bee Network encouraging sustainable travel.



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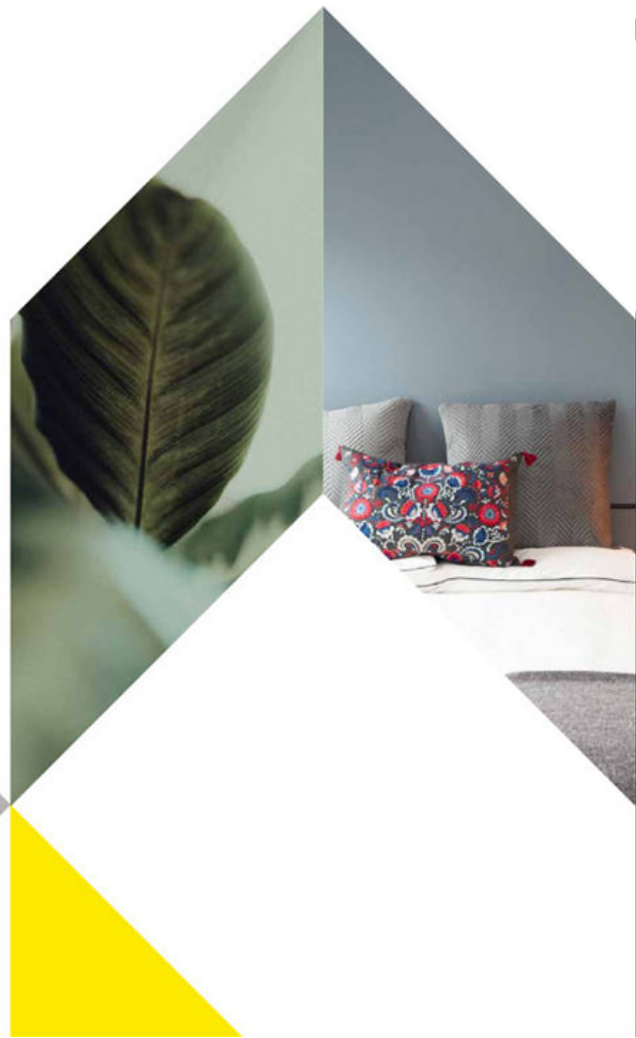
POINT OF INTEREST

1. ASHTON-UNDER-LYNE 6th FORM COLLEGE
2. PORTLAND BASIN MUESUM
3. ASHTON-UNDER-LYNE GOLF CLUB
4. M60 MOTORWAY
5. MANCHESTER
6. IKEA



PLANNING & LICENSING

- There is no article 4 direction in place so C3 residential properties can be converted to C4 HMO use class under Permitted Development Rights without the need for full planning permission
- C4 use class includes HMO's of up to 6 bedrooms. To convert a property to a HMO of 7 bedrooms or above would require a full planning application
- This eliminates planning risk and speeds up the development process as works can start immediately with no delay for the planning process
- Some parts of Bolton town centre are within a conservation area so properties within this would need planning permission
- Only HMO's of 5 or more beds are required to be licensed for use as HMO. Smaller HMO's with 4 beds or less do not need a HMO licence



HMO MARKET

The market growth predictions for the apartments in Manchester is as follows:

Manchester is predicted to be the second strongest city for house price growth until 2028, beaten only by Birmingham. It is anticipated that Manchester will see some of the most impressive sales price growth of any UK city until 2028, **estimating that prices will increase by 19.3%**. This is particularly impressive considering that the same report predicted that national property price growth would sit at 17.6%, putting Manchester ahead of national growth predictions.

Two boroughs of Greater Manchester to

keep a close eye on if you are looking to invest in property are Salford and Oldham. Salford is currently undergoing extensive regeneration and has become a hub for media and the creative arts due to the large-scale projects at MediaCity. On the other hand, Oldham has seen significant annual house price growth, yet still offers affordable properties with an average selling price of £195,000 as of May 2024, an increase of 4.2% from the year prior. For those looking for a more premium investment, buy-to-let properties in Manchester City Core always perform exceptionally well, with apartment rental prices in the city core having increased by 12.3% in the past year alone according to the latest ONS data.



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