



# Elite Residential Investment

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**RADCLIFFE**  
INVESTMENT  
GUIDE

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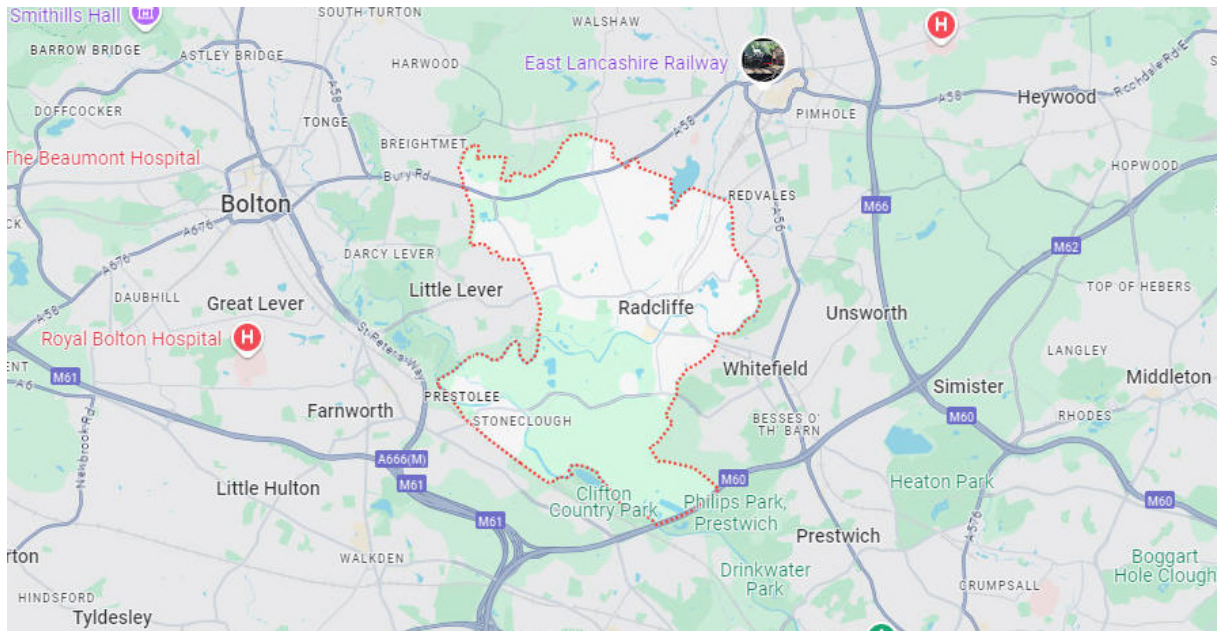


## SPOTLIGHT ON RADCLIFFE

- Bury is a large town and commercial centre in Greater Manchester. Bury has a population over 190,000 people.
- The town has good transport links with frequent trains to Manchester in around 15 minutes, there is good access to the motorway network on the M61 with Central Manchester around a 30-minute drive and Manchester airport with its international connections is approximately 30 minutes
- Rapid transit transformation will cover the town over the North East Growth Corridor (including the Atom Valley cluster across Bury, Rochdale and Oldham)
- The University of Bolton is ranked within the top 50 universities in the country, it has 7,000 students and 700 staff. The University has an excellent reputation for engineering and architecture
- Large scale regeneration plans with a projected £40mil to be invested in the town center masterplan



## Elite Residential Investment RADCLIFFE INVESTMENTS



## TARGET AREA: RADCLIFFE

Radcliffe is a market town of Bury with a local population over 30,000. Radcliffe offers affordable housing, good primary schools, and plenty of green spaces. The transport links are decent, and the community spirit is strong. Amenities are adequate, and rental availability can be limited. This makes Radcliffe an attractive location for investors.

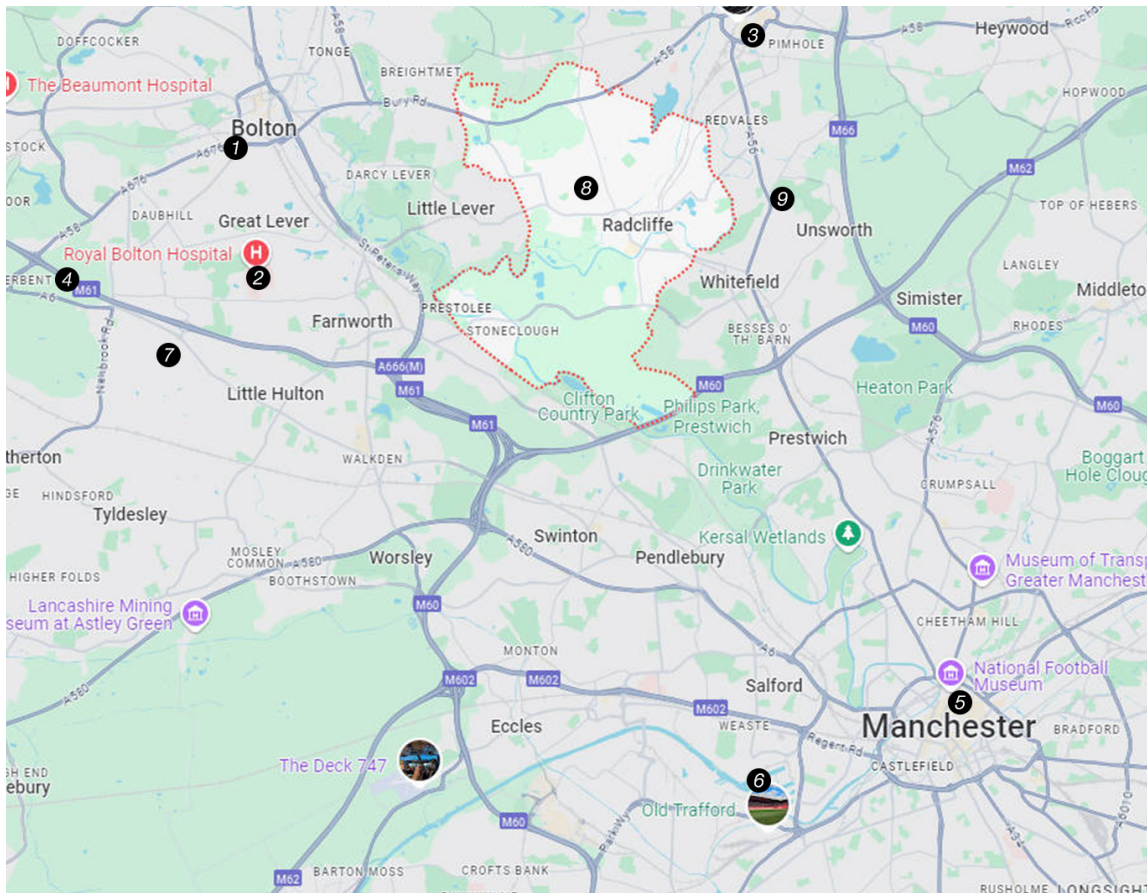
### Radcliffe regeneration

A full planning application has been submitted for the new £20m secondary school with demolition and site preparation works due to start in Spring 2024. Under way too at Redbank Playing Fields is work to create a new £2.4m 'best of class' 3G pitch. And at Green Street, Watson Homes are preparing the site for drainage and foundation work to ultimately provide 132 new homes plus 13,000 sq ft of commercial space. Plans are also well progressed to deliver two further projects - a town centre park (and conversion of the library building to an enterprise centre).





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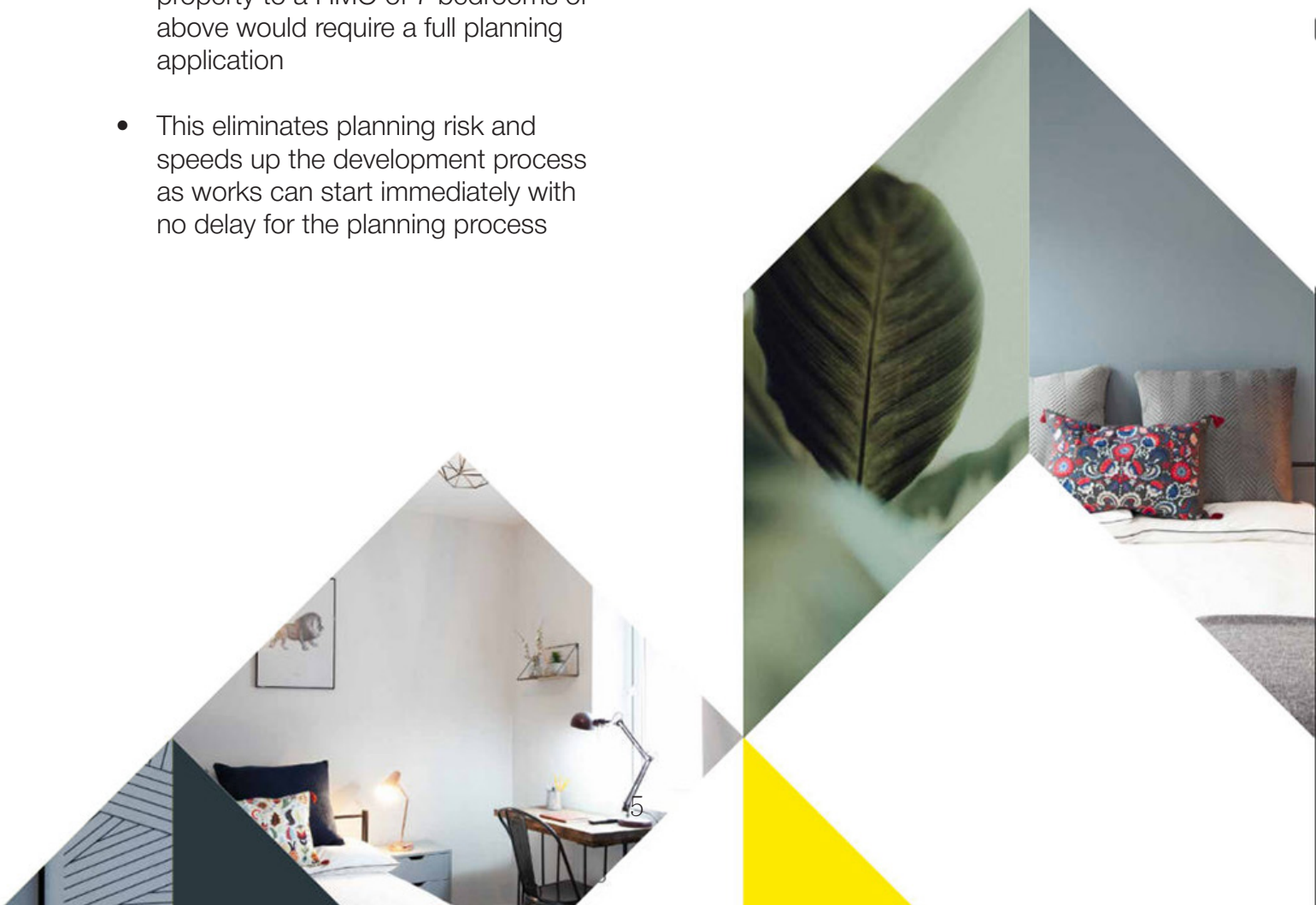
## POINT OF INTEREST

1. THE UNIVERSITY OF BOLTON
2. ROYAL BOLTON HOSPITAL
3. BURY MARKET
4. M61 MOTORWAY
5. MANCHESTER
6. SALFORD QUAYS
7. LOGISTICS NORTH ([www.logisticsnorth.com](http://www.logisticsnorth.com))
8. RADCLIFFE FOOTBALL CLUB
9. BURY GOLF CLUB



## 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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