



RWinvest

EST. 2004

Manchester Property Investment 2022

www.rwinvest.com

With property prices significantly below the UK average, and thousands of students and professionals flocking to the city every year, Manchester property investment is quickly becoming one of the best investments possible in the UK.

Read our Manchester property investment guide to discover essential information, statistics, and facts about investing in this key Northern city.





Why Invest in Manchester?

While you may be familiar with Manchester's reputation as a top investment city, you might not understand the reasons why investing in Manchester is so popular.

Here's why Manchester property investment is definitely worth your time:

- Manchester offers high rental yields.
- Manchester property prices are rising rapidly.
- Manchester's average house prices offer more for your money.
- Manchester attracts a lot of demand from students and young professional tenants.

Here are some facts and statistics on each of these benefits to investing in Manchester.



HEAP'S
MILL

Prices From

£124,950

Prime L1 Liverpool

City Centre

NET Rental Returns

7% Assured

FIND OUT MORE



Rental Yields in Manchester

On average, rental yields in Manchester reach over 8%. For investors looking to make an attractive rental income, high rental yields are key.

Average rental yields can vary depending on the particular Manchester area you're interested in investing in.

Using statistics on average property prices and rental costs in different Manchester areas, the following rental yield information can be found.

Area	Rental Yield
Salford	8.22%
Manchester city centre	6.59%
Altrincham	4.34%
Didsbury	4.50%
Castlefield	5.26%

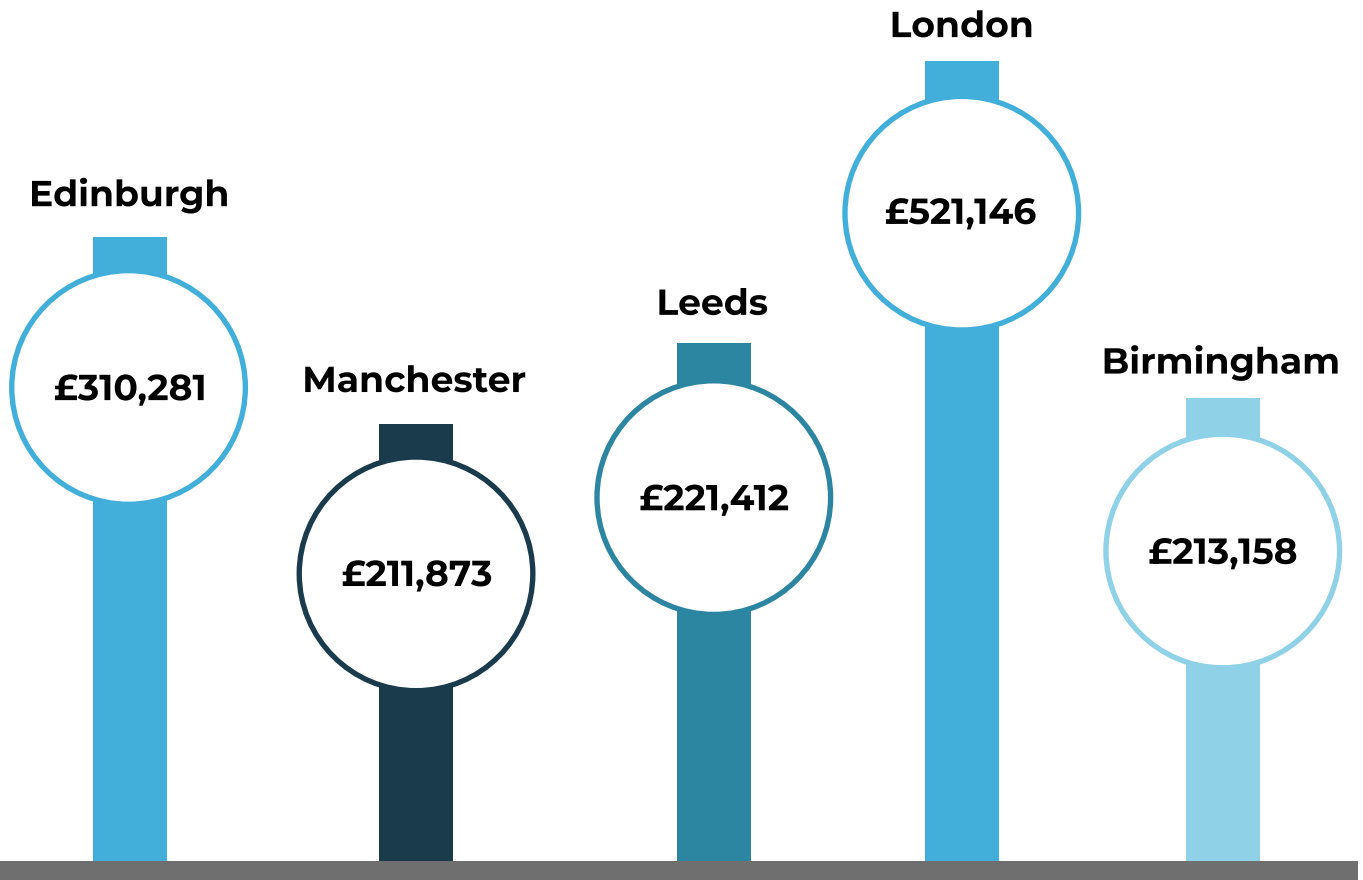
Rising Manchester Property Prices

In the last five years, the average Manchester property has increased by a whopping 36.41%, with a 20-year growth rate recorded of almost 320% – the highest out of every major UK city.

By 2026, the North West region is predicted to see the highest growth level (18.8%) next to Yorkshire and the Humber, according to Savills. This surpasses London's expected growth of 5.6%, and the UK's average 13.1% growth rate during the same period.

City	Average House Price	5-Year Price Growth	20-Year Price Growth
Manchester	£211,773	36.41%	319.14%
Liverpool	£171,221	45.00%	243.92%
Leeds	£216,280	27.96%	207.10%
Birmingham	£209,245	27.23%	186.70%
London (Region)	£516,285	9.61%	210.66%
Edinburgh	£319,160	39.85%	127.70%
Nottingham	£175,908	38.85%	214.72%

Average Property Prices



Average Property Prices in Manchester

As of January 2022, average Manchester property prices were valued at just £211,773 by the Land Registry.

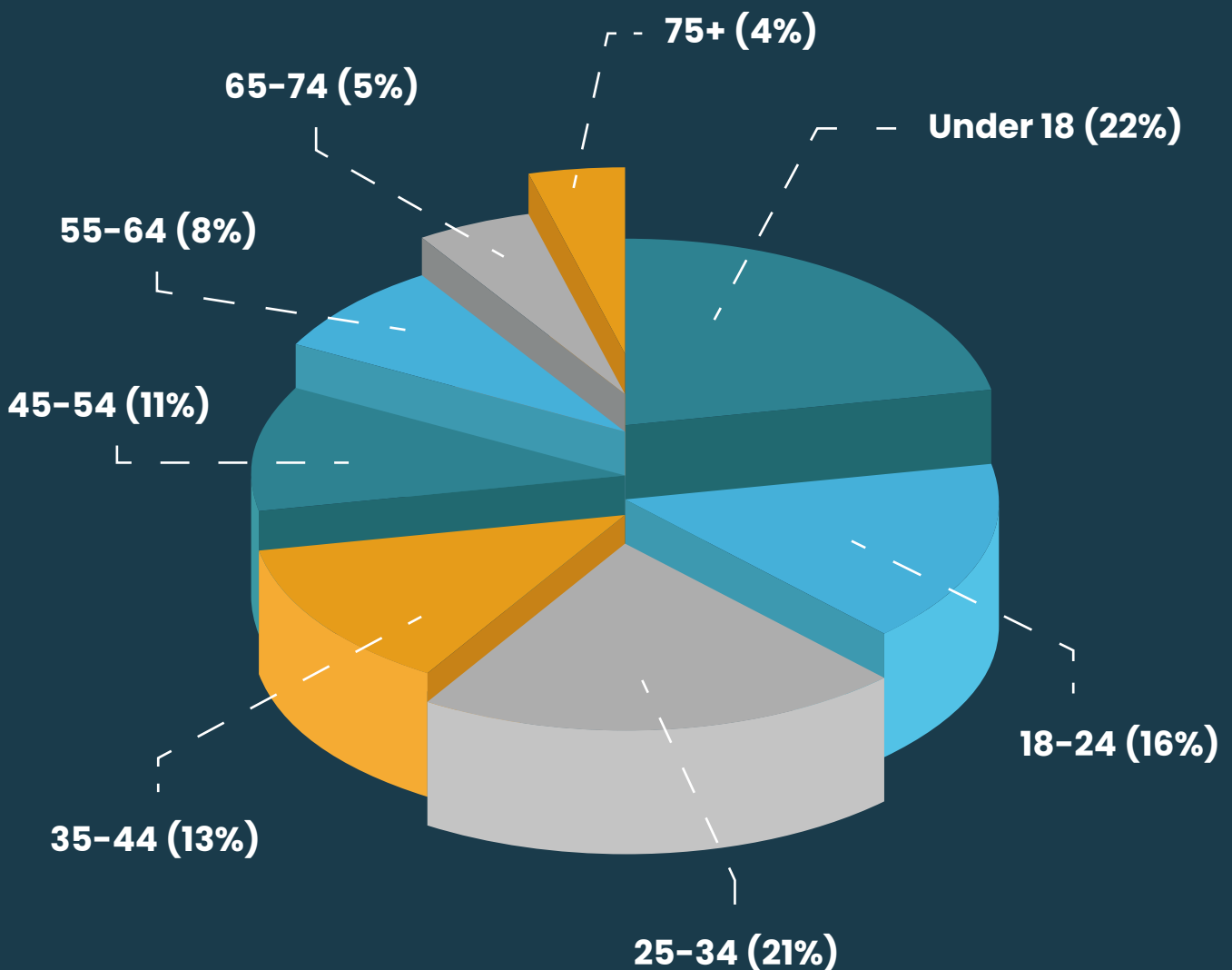
This is over £55,000 cheaper than the UK average and is more affordable than places like Leeds, London, and Edinburgh.

Manchester Rental Demand

A large majority of Manchester's population is made up of young people, which is boosting demand for rental accommodation.

A study from Zoopla in 2020 found that the ratio between supply and demand in Manchester is around 1:5. This means for every single property, five people want a home.

These figures continued into 2021, with Manchester rental market demand so high that property supply reached its lowest ever level, according to Urbanbubble.





ONE PARK
LANE

Prices From

£129,950

Required

25% Deposit

Prime L1 Liverpool

City Centre

[FIND OUT MORE](#)





The Best Places to Invest in Manchester

If you're thinking about property for sale in Manchester and you're wondering where to look for your investment, here are some of the best areas to invest in Manchester.



EMBANKMENT EXCHANGE

Invest From
£179,950

FIND OUT MORE





1. Manchester City Centre

Average House Price: £199,316 (one-bed flat)

Average Rental Yield: 6.59%

The heart and soul of every city, the city centre is often the busiest for rental demand, with most young professionals eager to find accommodation close to their work.

This is especially true for Manchester city centre, which offers excellent employment, world-class leisure facilities, a city-wide tram system, and more regeneration projects than you can shake a stick at.



2. Salford, Salford Quays, and Greengate

Average House Price: £199,370

Average Rental Yield: 8.22%

The home of MediaCityUK, Salford is often forgotten about by property investors in favour of the hustle and bustle of Manchester city centre. But this is a mistake.

With plenty of regeneration ongoing in areas like Salford Quays and Greengate, Salford is the perfect place to target Manchester's property market at a more affordable price.

There are also plenty of exciting opportunities that have gone under the radar in Salford, with several key areas, such as Greengate, that could be ranked amongst the best upcoming areas in Manchester buy to let.



3. Fallowfield

Average House Price: £208,728

Average Rental Yield: 11.26%

Affordable, with a huge average rental income far beyond the city average, Fallowfield is an ideal hotspot for a property investment outside the city centre.

Fallowfield, and much of the M14 postcode, is a hotspot for students, with easy links to the University of Manchester and Manchester Metropolitan University.

Due to this, the student market is absolutely thriving here, with a tonne of purpose-built student accommodation and HMOs popping up each year.



4. Old Trafford

Average House Price: £209,787

Average Rental Yield: 5.15%

I know what you're thinking. 5.15% doesn't seem impressive, right? Well, while rental yields are one component of a buy to let investment, capital growth is another factor you should consider, something which Old Trafford offers at an incredible level.

According to Rightmove, house prices in Old Trafford have rocketed by an eye-watering 26% in the last 12 months – a clear sign of an in-demand property market.



5. Ancoats

Average House Price: £250,756

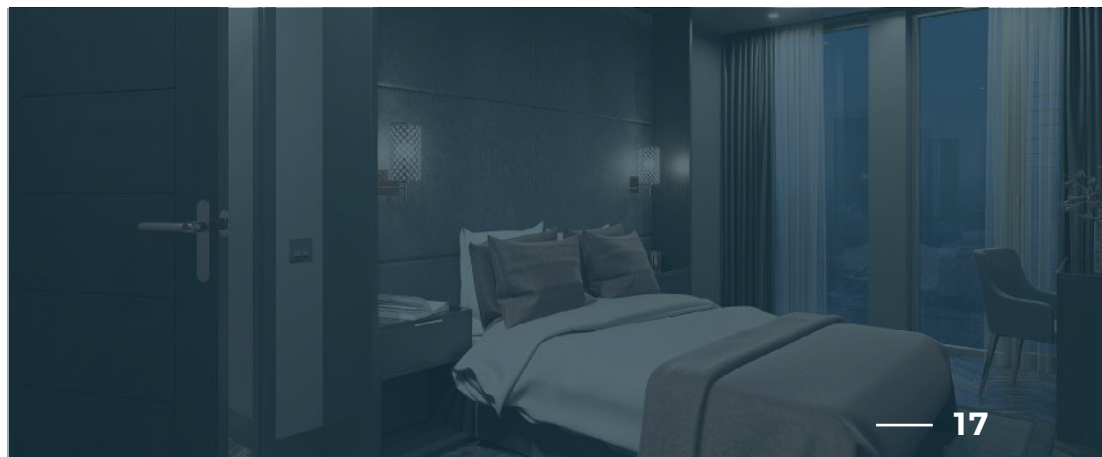
Average Rental Yield: 7.40%

Ancoats is one of the more culturally diverse areas in the North West. Home to a mix of fantastically diverse eateries and Japanese teahouses, Ancoats was voted one of the best places to live back in 2019 by The Times.

This reputation has continued into 2022, with the area's quality of life one of the biggest selling points. Average property prices have increased by nearly 195% over the last 20 years, making it a top area for capital growth.



Manchester Properties For Sale





Located in one of Manchester's coolest areas, Embankment Exchange is a stunning new development equipped with some amazing facilities that are sure to attract plenty of tenant demand.

- Michael Gledhill, Director of RWinvest

Embankment Exchange

Located in Greengate Salford, an area named Greater Manchester's answer to Brooklyn, Embankment Exchange is a top property investment opportunity that every investor should know about.

Reasons to Invest



Prices from £179,950



6% projected rental returns



Up to 34% below local comparables

Merchant's Wharf

Merchant's Wharf is a luxury waterfront development located in the popular Salford area. Reaching nine storeys high, this development offers stunning views and amazing facilities to tenants.



Reasons to Invest



Prices from £249,950



Up to 6.5% Projected Rental Return



55% Below Market Value

Merchant's Wharf is one of the best deals in the Manchester property market. The below-market value prices and high projected yields make this an excellent opportunity for any buy to let investor.

- Michael Gledhill, Director of RWinvest



Get Started Today

Interested in making a Manchester property purchase? Get started with Manchester property investment with RWinvest. Our property consultants will connect you with the best units in the top Manchester developments currently available.

Explore our Manchester investment properties and begin your journey today.

[FIND OUT MORE](#)

RWinvest
EST. 2004