



Manchester

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Property Investment Manchester: **The Ultimate Guide**

RWinvest

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4

The Manchester Property Market

5

Why Invest in Manchester Property?

6

Is Manchester a Good Place to Live?

7

The Top 4 Manchester Investment Areas

8

Manchester Property Investment & Covid-19

9

What are Manchester Property Market Predictions?

10

Why choose RWinvest for Property Investment Manchester?





Ready to Pursue Manchester Property Investment?



Located in the centre of England's North West region, Manchester is known as 'the capital of the North' boasting a population of 2.5 million. With a thriving economy that rivals many other UK cities, including London, one area in which Manchester has started to gain attention for is its property market. Manchester property investment is now considered one of the most promising property ventures to consider, with enquiries into Manchester property rising year on year.

If you're new to property investment or you're unsure which city to focus on for your next venture, you might be asking "is Manchester property a good investment for me?". To help you get a better idea of the benefits of property investment in Manchester, the best buy to let areas in Manchester for rental yields and capital growth, and reasons why you should consider investment opportunities in the Manchester buy to let market, take a look at our guide to property investment in this Northern hotspot. Before you begin your search for an investment property for sale in Manchester, make sure you keep reading our guide to Manchester property investment. Scroll down for more information.

The Manchester Property Market

Manchester has always contributed a lot to the UK economy. The world's first industrialised city, the home of the world's oldest train station, and the birthplace of the world's first computer and public library – Manchester's glowing reputation has served it well over the years. Fast forward to 2020, and the city has truly made a name for itself as a UK property hotspot, with the opportunities for buy to let Manchester offers attracting attention from investors around the globe.



House price growth, increasing rental costs, ever-growing demand, and affordable prices are just a few of the reasons why so many investors are looking up North. A study by HSBC recently revealed that Manchester had become the second-best location in the UK for property investment, prompting more people to buy property in Manchester.

Why Invest in Manchester Property?

There are plenty of reasons why you should invest in Manchester property. The main reasons so many are attracted to the Manchester investment market are the high rental yields, capital growth, and growing demand.

Finding a Manchester investment property for sale is a brilliant way to generate a significant return on your investment. With high rental yields and strong capital growth, investors can benefit from both rental returns and a high return on investment when they decide to sell their Manchester buy to let property.

Invest in Manchester for High Rental Returns

Those investing in Manchester buy to let can enjoy higher rental returns than they would elsewhere in the UK. Rental yields in Manchester boast an average of 5.16%, exceeding the average of many other UK cities. Compare this average to that of other UK cities, such as Oxford with an average rental yield of just 2.87%, and it's clear that those who invest in Manchester buy to let are giving themselves the chance to make some significant returns.

The affordability of Manchester is another factor in the popularity of the city's property market, and a big reason behind such a gleaming rental market. According to Zoopla, the average asking price for property in Manchester is just £242,882 as of November 2020, compared to £896,315 in London. This means that those involved with property investment in Manchester could buy multiple properties for the price of only one in the capital, while generating higher rental yields.

Invest in Manchester for Strong House Price Growth

The north-west region, including major cities Manchester and Liverpool, boasts the best rates of house price growth in the UK. Between July 2017 to July 2018, house prices in the region increased by 5.6 %, higher than any other region. Even in the 40 months following the EU Referendum, property prices remained strong in the North West region with growth of 13 %, suggesting a lot of promise when it comes to property prices after Brexit in Manchester. This house price growth is predicted to continue by 2022, with a huge 18.1% boom expected. This prediction, along with the extensive regeneration projects set for Manchester, means lots of opportunity for capital growth in this Northern city and gives even more reason to invest in Manchester buy to let.



Invest in Manchester for Increasing Demand

Another reason why you should invest in Manchester off-plan property is down to the high level of demand for rental property in the city. The UK, as a whole, is experiencing a big gap between supply and demand when it comes to rental properties, and this is seen throughout the buy to let Manchester property market.

In Manchester, the population of students and young professionals is high, creating a constant demand for rental properties and increasing the appeal of both residential and student property investment in Manchester. This has led to a 5.76% average rental price growth throughout Manchester — a rise which is more noticeable in the city centre, with Bury, Salford, Bolton, Stockport and Trafford following behind.

Is Manchester a Good Place to Live?

Manchester is a great UK city to live in, offering residents an excellent quality of life. Manchester has been voted 'the best city to live in the UK' on numerous occasions, thanks to its strong employment levels, great connectivity to other cities, and improvements in healthcare and education.



Amenities

With a famous shopping scene, eclectic nightlife, an endless range of leisure attractions and more and more restaurants and bars opening up on a regular basis, this city is one of the UK's biggest tourist spots, boosting the appeal of Manchester property investment even further.

Floods of people head to the Northern city each year for music events like the Warehouse Project or Parklife Festival, amongst cultural events such as the Manchester International Festival. Manchester's thriving business scene also regularly attracts high numbers of visitors. Trade shows, exhibitions and conferences are commonly held at Event City and other spots in the Manchester area.

Transport

The world-class transport links in Manchester make it easy for residents to commute between other key cities in the UK. The high-quality rail network and motorway network in the city mean that those living in Manchester can easily travel to nearby cities like Liverpool and Leeds in less than one hour. Other major cities like London, Glasgow and Cardiff are also easy to reach, with a train ride to the capital taking around two and a half hours. This is great for the city's young professional crowd of renters, increasing the appeal of living in Manchester and boosting opportunities for Manchester investment.

Along with transport links to other cities, Manchester city centre also boasts a sophisticated tram system. The Manchester tram system allows residents and tourists to travel around the city-centre with ease, along with reaching other parts of the city like Altrincham, Bury, East Didsbury, Ashton-under-Lyne, Eccles, Rochdale and Manchester Airport.



Regeneration

Manchester is constantly evolving, with ongoing regeneration projects transforming the city and pumping millions into the economy. Greater Manchester was allocated around £366 million to support its regional development through the 2014 to 2020 European Structural and Investment Fund programme, helping to grow investment into businesses, education, agriculture, and job opportunities. When it comes to buy to let, Manchester regeneration plays a huge part in the strength of the city's property investor market. Thanks to the ever-growing nature of the city, Manchester property forecast figures show that it will remain one of the UK's strongest performing cities by 2021.

Regeneration in Manchester as part of the Northern Powerhouse initiative has helped the city and its economy grow significantly, boosting property prices in the process. Over the last 24 months, the Northern Powerhouse initiative has seen £1.6 billion be invested into the city of Manchester. Big plans for the city include a new city centre neighbourhood, St Johns, and a transformation of the Ancoats and New Islington areas. The HS2 expansion scheme is also set to revitalise the city, and will introduce a high-speed rail line to link Manchester with other key cities like London, Birmingham and Leeds.

These projects will create multiple Manchester new builds, homes, leisure attractions, and business opportunities for the city's residents. Other plans will see the regeneration of Oxford Road, Piccadilly, and Manchester Victoria stations, along with an overall improvement of transport throughout the city and region. The economic boost that these regeneration plans will create gives a perfect reason to explore the varieties of investment property Manchester has to offer.



The Top 4 Manchester Investment Areas

So now that we know the best postcodes for rental yields and regeneration, it's time to think about the best areas of Manchester to invest in. If you're looking for the top places to search for investment properties for sale in Manchester, here are our picks of the best buy to let areas.

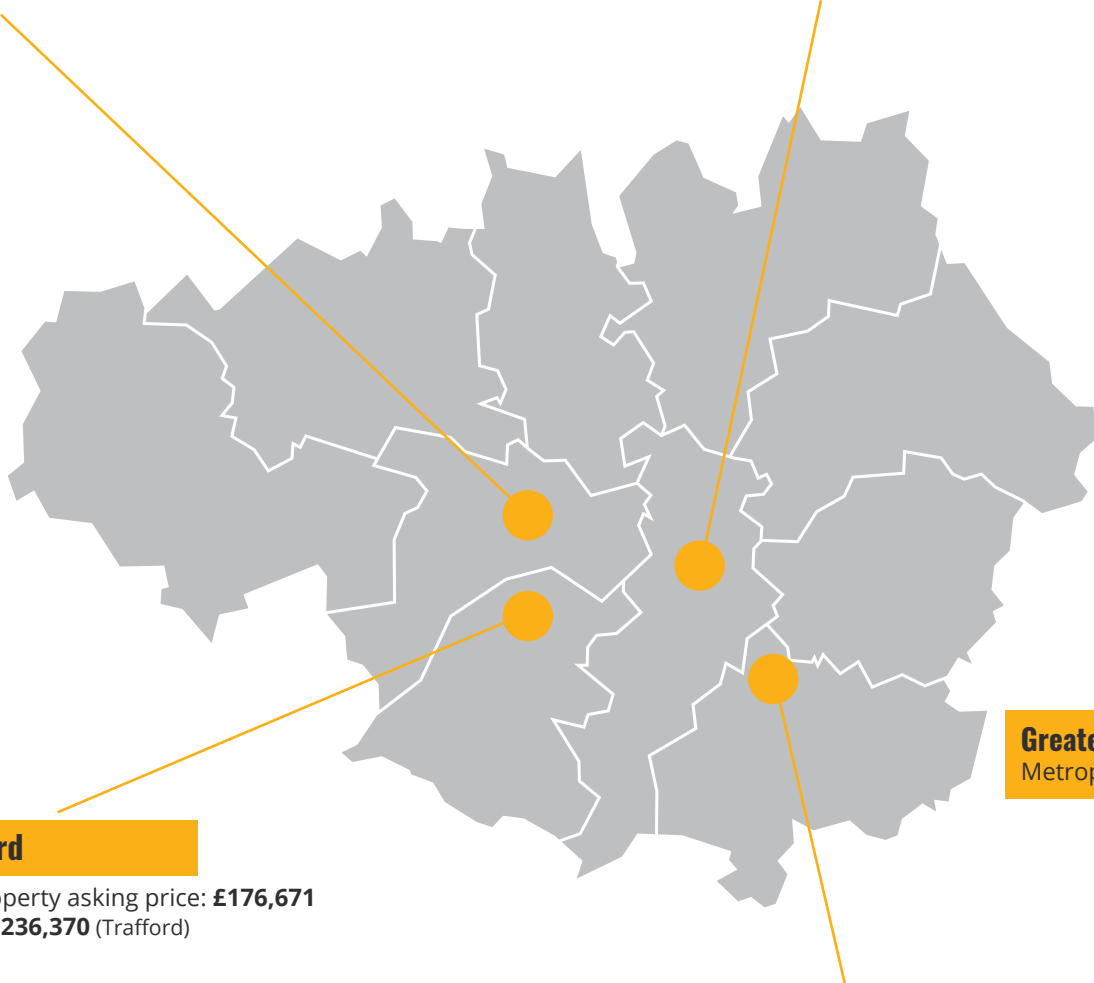


Salford

Average property asking price: £221,385 (Zoopla)
Population: 251,332 (2017)

City Centre

Average property asking price: £260,909 (Zoopla)
Population: 17,861



Old Trafford

Average property asking price: £176,671
Population: 236,370 (Trafford)

Greater Manchester Metropolitan Area

Fallowfield

Average property asking price: £215,678
Population: 15,211

How Has Property Investment Manchester Been Affected by the Covid-19 Pandemic?

The UK has experienced an unexpected and difficult year throughout 2020. With the Covid-19 pandemic leading to a full national lockdown which lasted from March until May, many people were concerned about how the property market in the United Kingdom would be affected. For those who had pursued property investment in Manchester, the main concerns were whether or not their property would continue to grow in value, and that they would see a stable level of tenant demand.



The good news is that despite a rocky period during the beginning of the UK lockdown, the property market has proved resilient, particularly in Manchester. Between March and August 2020, property prices in the Manchester area have grown by 1.4%, while rental demand has also grown across the city. By June 2020, rental demand in the North West region was reportedly 21% higher than it had been a year ago. With predictions for attractive growth yet to come, buy to let in Manchester remains a lucrative investment choice whether you're an experienced or first time investor.

What are Manchester Property Market Predictions?



Predictions for buy to let in Manchester show continued growth in multiple areas. By 2022, Manchester property prices are expected to grow by an incredible 22.8%. The type of property investment Manchester offers and the returns it brings will continue to attract investors from both the UK and overseas. The recent trend of people moving to Manchester from the South is also expected to continue, boosting the city's population.

House Prices will Continue to Grow

Property price index figures place Manchester at the top of the UK's 20 biggest cities. Throughout the 12 months to June 2018, capital appreciation in Manchester came to a huge 7.4 %, while the national average stood at just 4.6 %. During the same period, London's capital appreciation rates grew by just 0.7%. These figures reinstate the fact that the North is looking a lot more promising than the South when it comes to property market growth. Property experts Savills predict that property prices in the North West will see the highest level of regional growth, with an increase of 27.3%.

The Population will Continue to Increase

Throughout the first half of 2018, the number of residential buy to let Manchester properties sold had increased by 56%. While a lot of young people are choosing to move up North to escape the expense and hectic atmosphere of London life, many are moving to Manchester to buy property.

The number of Londoners leaving the capital to move up North has tripled since 2010. Many of those moving to Manchester are selling their London properties and purchasing larger homes for the same price up North. For £600,000, for instance, you could either buy a tiny one-bedroom London house or a huge six-bedroom property in Salford.



Should I Invest in the Manchester Buy to Let Market?

So, is Manchester a good place to invest in property? Put simply, if you want to benefit from attractive rental yields, a steady influx of demand from desirable tenants, affordable prices, and high capital growth, you should consider investing in the Manchester buy to let market.

More and more investors, including those from overseas, are turning their sights away from London and investing in this key city. If you're keen to enjoy average rental yields of 5.16% and an overall thriving property market, look no further than this Northern hotspot for your next off-plan property investment.



Why choose RWinvest for Property Investment Manchester?

At RWinvest, we're one of the best property investment companies Manchester has to offer when it comes to making solid returns on your investment. We work hard to find opportunities in the best buy to let areas in Manchester, and many of our past properties have experienced significant capital growth.

Our Salford based Zenith apartments are a great example of this growth, sold at £149,950 and resold at £210,000 with a 40% increase in value. With such incredible growth predicted over the coming years, investing in a Manchester buy to let property is a smart move for both attractive rental returns and high capital growth potential.

If you're considering property investment in Manchester, we have some of the best options if you're seeking a lucrative off-plan Manchester property investment for sale. Our dedicated team of property professionals combined with our keen eye for the best new developments, make us one of the strongest property investment companies in Manchester. Whether you're looking for the best opportunities for buy to let in Manchester city centre, or you want to look towards other thriving areas like Salford, we have a range of options for buy to let Manchester.

Looking for the perfect Manchester investment property for sale? Contact us today and we'll be happy to advise you on the best route to take.



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DISCLAIMER

The information in our Manchester property investment guide was last updated in November 2020. Depending on the date you're reading this content, certain statistics and details may have changed in line with property market fluctuations.