BuyAssociation

Manchester property investment guide

Our useful guide to investing in residential property in Manchester.

FT FINANCIAL TIMES statista 1000 EUROPE'S FASTEST GROWING COMPANIES 2024 & 2025

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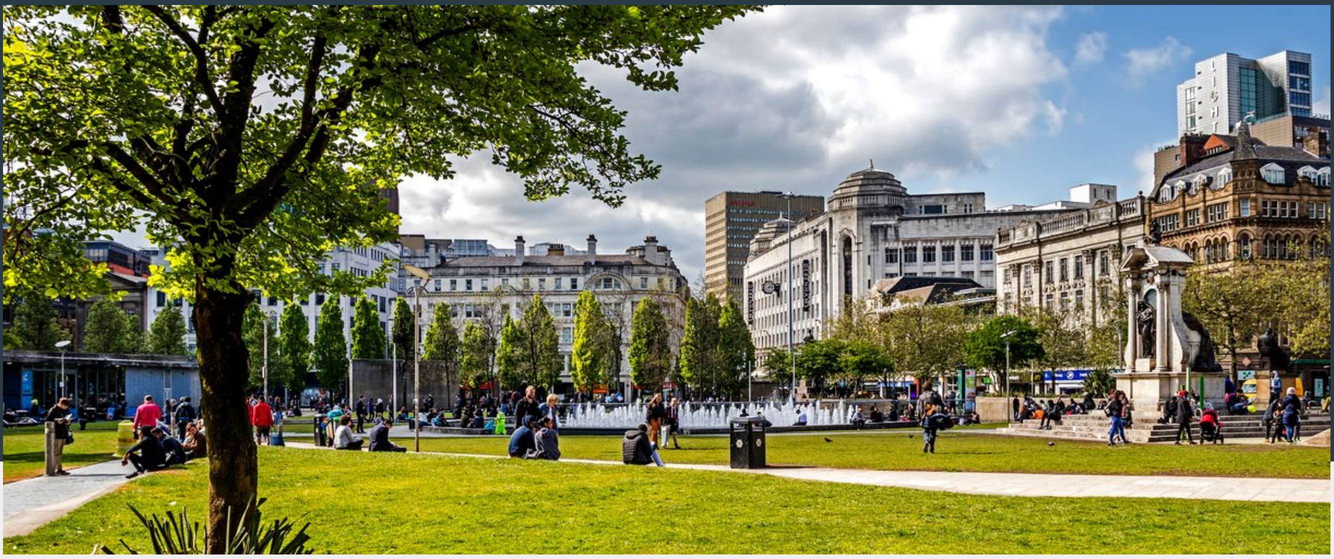
Manchester

Located in the North West of England, Greater Manchester is home to around 2.9 million people, with more than 570,000 people living in the city itself. A city rich in history and culture, Manchester's popularity as a place to live, work and invest has soared in recent years thanks to its thriving jobs market, world-class educational institutions and its wide range of amenities to suit people from all walks of life.



Globally connected

Excellent transport links, including Manchester's world-class airport, nationally connected train stations and the £1 billion Bee Network public transport system, combine to make Manchester a globally connected city that attracts people from all over the world.

Education

There are several universities within or close to the city, including the prestigious Russell Group member, the University of Manchester. Manchester also boasts the second highest graduate retention rate of any UK city with around 51% staying in the area to work, while the largest share of Manchester's population falls into the 20-34-year-old age bracket. International students recognise Manchester as an excellent city to study in, and graduates often choose to stay in the residential areas surrounding the campuses after their education.

Enterprise

One major attraction for the large demographic of working professionals and graduates is the wide variety of job opportunities on offer in Manchester. Major global businesses and employers, as well as independents, continue to set up roots across Manchester. Many are able to recognise the huge potential in the workforce, which contains skilled professionals and graduates, as well as the high consumer demand of the city's diverse demographics.

Evolution

The strength of opportunity in Manchester's flourishing city centre continues to attract people from across the UK and beyond, both as residents and as investors. The city centre has expanded exponentially over the past 20 years to meet the demand for property and infrastructure, with demand in city-side neighbourhoods continuing to grow.

The scale of investment in the city is extraordinary. From transport improvements and infrastructure to exciting new businesses, commercial space and residential developments, Manchester continues to hold huge long-term investment potential.

Manchester's property market

Residential investment

In response to the huge scale of investment and regeneration in Manchester and soaring housing demand, the value of property in Manchester has risen at a faster rate than most other UK cities over the past five years. Colliers named Manchester the top residential investment location in England thanks to its thriving economy, R&D credentials, exciting jobs market and booming population, with further growth forecast in the coming years thanks to ongoing investment in the city.

Architecture and property types

Manchester has an exciting combination of impressive, modern skyscrapers alongside well-preserved historical buildings which have had new life breathed into them. Once at the heart of the Industrial Revolution, the remnants of the 'Cottonopolis' are visible across the city in Manchester's repurposed mills and warehouses which now serve as stylish apartments, offices and cultural venues.

Booming rental market

Manchester has been named the best city for buy-to-let landlords, while it is also now home to the highest proportion of rental properties of all UK cities, with around 62% of the total population living in private rented accommodation in the city. What's more, rents in Greater Manchester soared more than 72% between 2015 and 2025 due to sky-rocketing tenant demand, with landlords achieving some of the strongest rental yields in the country.

Key reasons to invest in Manchester

Superior capital appreciation prospects

The North West is predicted to see the fastest house price rises across the whole of the UK over the next five years, with a cumulative 29.4% increase between now and 2029. Manchester is a driving force behind this, having consistently outperformed other UK cities over recent years, including London.

A strong rental market

Rents in Manchester are forecast to have risen by 25.8% between 2023 and 2028. While Manchester has the highest proportion of rental homes out of all UK cities, high levels of tenant demand continue to exceed supply, ensuring buoyant rental prices.

Affordable investment

Despite recent high house price growth in the city, property in Manchester remains more affordable than many other popular investment locations such as London and other south-based cities. This makes it an excellent option for investors looking to diversify a property portfolio, or for those seeking a first-time investment.

A buzzing and thriving city

Manchester is home to more than half a million people, and the city boasts multiple established higher education institutions with around 120,000 students enrolled per year. Manchester's population continues to grow year on year as more people choose to live and work in this exciting city.

Major regeneration and investment

Manchester is an evolving city, with a core that is ever-expanding as more and more suburbs are absorbed into the centre through regeneration and investment efforts. There are currently six 'growth locations' being targeted around Greater Manchester, alongside extensive investment in the city centre.

Where to invest

Manchester city centre

An obvious choice for investing in Manchester is the city centre. With new investment and regeneration schemes frequently being announced, and a constant flow of people looking to move to the city, investment prospects in the centre are particularly strong.

There are numerous neighbourhoods to consider for their investment potential, from the trendy Northern Quarter or bustling Deansgate, to eclectic Ancoats or the job-centric Knowledge Quarter. Much of the city centre is known for its strong tenant demand and excellent returns prospects, whether you opt for a well-established neighbourhood or an up-and-coming hotspot.

Away from the core

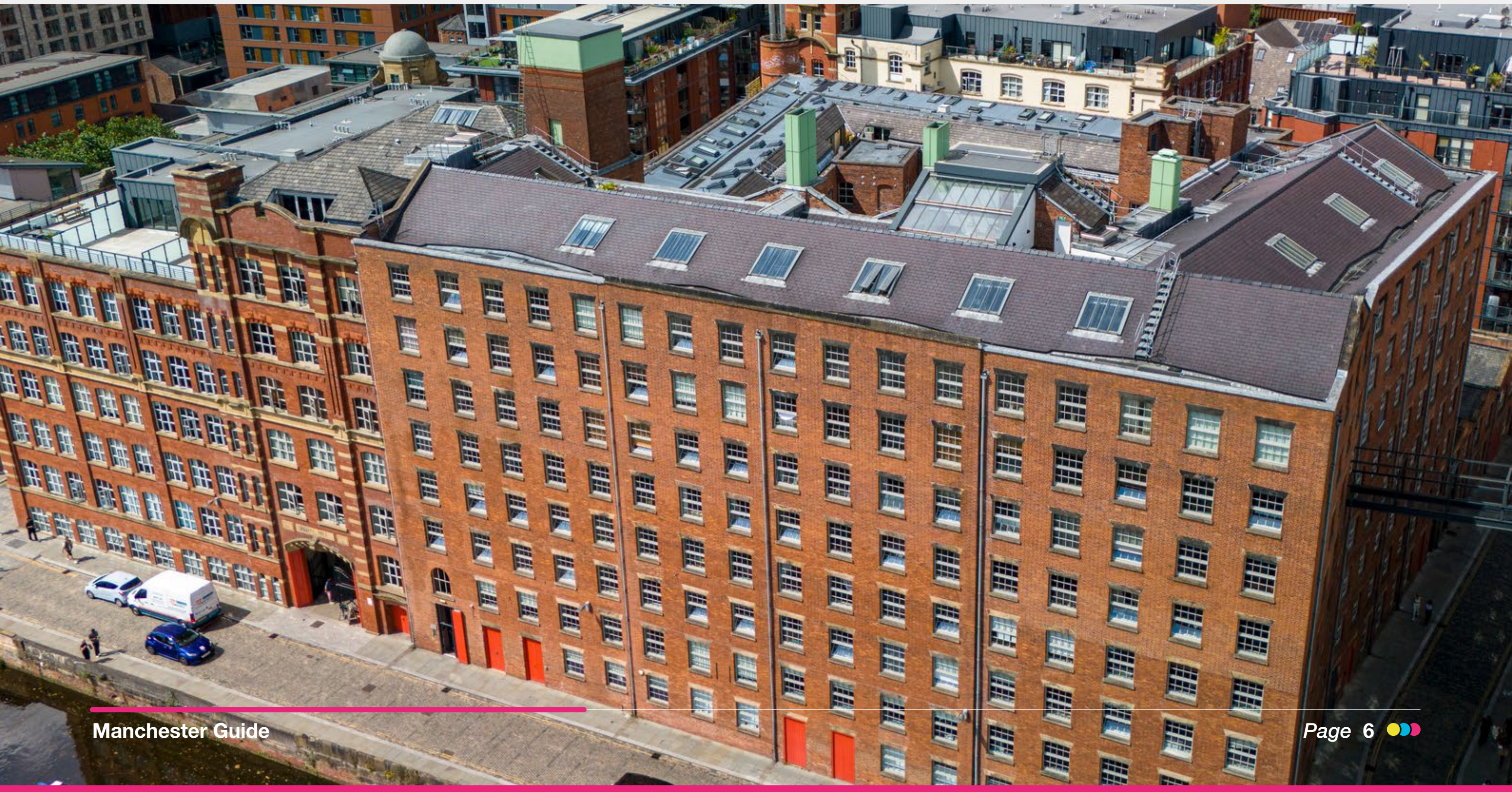
Manchester's excellent transport links allow people who live beyond the city's core to easily access the city centre via train, tram, bus or road. Many favoured neighbourhoods lie just beyond the outskirts of the city along the main Metrolink route.

This includes the likes of Salford and Trafford, which attract huge numbers of tenants seeking an often cheaper alternative close to Manchester's jobs and amenities. Properties in these locations can offer strong long-term prospects, particularly through the increase of hybrid working that sees people seeking more affordable alternatives away from the central hub.

Manchester's suburbs and further afield

Many of Manchester's suburbs are home to affluent demographics and top-rated schools, with direct access into the city as well as their own active social scenes, employment prospects and green spaces. North of the city, Prestwich is a standout location; while in the south, neighbourhoods such as Altrincham, Sale, Chorlton and Didsbury are popular.

Further afield, Stockport in Greater Manchester has received multiple accolades over recent years as an exceptional property investment target. Thanks to significant regeneration and redevelopment, the thriving town offers strong tenant demand, excellent rental yields, and capital appreciation prospects that can sometimes exceed those of the city centre.



Invest in Manchester today

BuyAssociation is an award-winning investment consultancy that works directly with leading developers on some of Manchester's most exciting projects, connecting investors with prime opportunities ahead of the market.

If you'd like more details on any of our current or upcoming property investment opportunities in Manchester, get in touch today.

UK +44 (0) 333 123 0320 **sales@bamarketplace.com**