

News

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Work starts on sky-scraping New Bailey scheme

Development progress is continuing at New Bailey, Salford, with work underway on the construction of a new 23-storey residential tower at the game-changing mixed-use destination, with Morgan Sindall Construction appointed as contractor.

The new building, which will be the tallest residential development at New Bailey to date, will have a six-storey podium with an exclusive rooftop garden terrace, designed to enhance residents' wellbeing, something that The English Cities Fund is passionate about delivering across all its schemes.

There will be a total of 211 apartments available for private sale, 86 with one bedroom and 125 with two bedrooms, most of which will have spectacular city and waterside views and will all be built to a high-quality specification, including kitchen and bathroom products.

Residents will also benefit from a full management and concierge service, which will include a private gym and fitness studio, shared workspace areas and secured cycle storage, as well as communal lounging areas with stunning views of the River Irwell.

As part of the development works, which will take place in-line with government safety guidelines, attractive landscaping will be designed for the public spaces around the scheme for all to enjoy.

What's more, with more people looking to work more flexibly, the ground floor space of the building will offer residents the opportunity to work from home within the communal area of the building.

The construction of this first residential development for private sale at New Bailey follows the hugely popular build to rent (BTR) scheme, The Slate Yard, which has brought forward 424 apartments across three individual buildings, side-by-side, that were the first institutionally funded BTR schemes to be delivered in Greater Manchester.

Leon Guyett, development director at The English Cities Fund, said: "Despite the strange and difficult times that we find ourselves in, we're extremely pleased to be able to continue development at New Bailey with the appointment of Morgan Sindall Construction on this latest monumental scheme.

"We're excited to add another building to the ever-expanding Salford skyline, while also bringing a new offering to New Bailey in the form of private sale apartments, which include many of the high-quality amenities that have been so popular in our BTR properties. The wider New Bailey development is truly mixed-use, and our aim is that this scheme will further add to the growing diversity of the community here."

With work now underway on this latest residential scheme, there are now three live projects on site at New Bailey, including two high-quality commercial buildings at the 188,500 sq ft Two New Bailey Square, and the 157,000 sq ft Three New Bailey.

Completion of the apartments is expected in November 2022.

New Bailey is being delivered by The English Cities Fund, a joint venture between Muse

Developments, Legal & General and Homes England. The joint venture partnership is currently delivering some of the most complex and most successful urban regeneration projects across the UK. Following the fund's expansion in 2018, it continues to take on large-scale, challenging sites and create inspiring new places.