



ALLIANCE
INVESTMENTS

Manchester Property *2025 Guide*

WELCOME TO MANCHESTER

From its origins as the world's first industrial city, Manchester has successfully reinvented itself for the 21st century and has become one of the UK's fastest growing cities. A booming economy, a highly trained workforce and a rapidly growing population have created the perfect conditions for Manchester to thrive.

Large-scale regeneration, world-class universities, high quality jobs and an outstanding cultural offering are just some of the reasons why so many people are moving to Manchester. In turn, the city's property market keeps growing and is now one of the best investment destinations in the country.



POPULATION GROWTH AND HOUSING SUPPLY

An aerial photograph of the Manchester city skyline at sunset. The sky is a vibrant mix of orange, red, and purple. Several modern skyscrapers with glass facades are prominent, reflecting the colorful sky. The city below is a dense urban landscape with various buildings, streets, and green spaces. A construction crane is visible on the right side of the image.

Manchester's population is growing fast. The City Council has forecast that more than 630,000 people will live in the city by the end of the decade, and 100,000 of those will be in the city centre.

That means population growth of 7,000 people each year, and is on top of 19% overall population growth over the last Census period.

Manchester is therefore one of the fastest-growing cities in the UK – but the available housing supply can't keep up with demand.

Despite the Council estimating annual population growth of 7,000 people, there are just 11,765 homes under construction and due to complete in the next three years according to the latest Crane Survey from Deloitte.

Of those homes, Deloitte states that just 867 are in the most popular city centre area. The Council estimates that there will be an additional shortage of 500 homes per year in Manchester as a consequence.

"Manchester has transformed itself from a struggling post-industrial city to a place that is recognised globally as one of the most vibrant, dynamic, and fastest-growing cities in the world. We've seen our population soar from 422,000 in 2001 to 607,000 in 2023.

"The number of jobs based in the city has similarly increased and our skills base has transformed, with almost half of our population educated to degree level now – compared to just over a quarter in 2004."

- Bev Craig, Leader of Manchester City Council -

Population and housing supply stats:

Manchester's population is growing by 7,000 people a year

(Manchester City Council)

Only 11,765 homes are in construction over the next three years

(Deloitte)

Shortage of 500 extra homes per year

(Manchester City Council)

HOUSE PRICE AND RENTAL GROWTH

The population growth and the shortage of available housing means that Manchester's property values and rents are increasing fast. This is thanks to the huge competition for homes, particularly in the busy city centre market.

House prices

House prices in the city are 5% higher than the pre-pandemic peak according to the latest Rightmove data, and they keep increasing.

In the future, they are set to keep going up. JLL has predicted growth in the city of 19.7% by the end of 2027 including growth seen this year.

Savills has predicted that the North West region will see house price growth of 29.4% by the end of 2029. That is above the national average of 23.4% and Manchester is likely to be right at the heart of it.

Rents in Manchester

Manchester's rental market has been growing strongly for many years. While increases of 20% in 2023 were unsustainable, the latest data from the Office for National Statistics in Q4 2024 shows that rents in Manchester are still going up a lot faster than the national average.

Year-on-year rental growth of 11.4% has set the new average rent in Manchester at £1,266. In the city centre, both rents and rental increases can be even higher if you invest in the most in demand property types.

For example, luxury apartments in buildings with good amenities which are walking distance to Manchester city centre are likely to be very popular with renters who will pay a premium.



MANCHESTER'S GROWING ECONOMY

Manchester is one of the most innovative, productive and fast-growing cities in the world. The city centre economy is worth more than £6bn a year and is responsible for 10% of all jobs in Greater Manchester.

What's more, the city's employment rate is growing rapidly as thousands of new jobs are created each year – explaining the incredible demand that is behind the rise of Manchester's property market.

This is a diverse economy which is equally comfortable acting as a hotbed for start-ups and small businesses, or as a home for large national and multinational firms, such as the three quarters of the UK's FTSE 100 companies which have a base in city.

Overall, EY predicts that Manchester's economy will grow by 2.2% per year going forward. That's impressive enough in its own right, but even more so when compared to the national average of 1.9%. "Our GDP per capita has increased from £35,739 to £51,330. This has been accompanied by major development and regeneration projects across Spinningfields, Ancoats and New Islington, and Mayfield, to name but a few. With our Economic Plan seeing £11 billion invested over the next decade, creating at least 80,000 jobs.

"We have intentionally focused on growing our global strength in high-value, productive sectors, such as digital and tech, health innovation and life sciences, advanced materials, and manufacturing. We are a leading destination for FDI, have an annual £5 billion GVA fintech sector, are the second largest creative industries sector in Europe after London, and have emerging strengths in AI, cyber, and gaming."

- Bev Craig, Leader of Manchester City Council -

Economy stats to pull out:

2.2%

economic growth per year in Manchester (EY)

£11bn

invested in Manchester over the next decade (Manchester City Council)

80,000

new jobs to be created in 10 years (Manchester City Council)



Manchester has arguably the best transport links in the UK outside of London. Outstanding public transport options around the city combine with national road and rail links to the rest of the UK, and international connections via Manchester Airport, to make Manchester an economic and cultural hub.

Trains

Manchester's three main train stations – Piccadilly, Victoria and Oxford Road – provide access to the rest of the UK, opening up the country to residents. Everything from other major cities to the UK's finest national parks are within easy reach of Manchester via the rail network.

In particular, Manchester Piccadilly provides direct access to London in just over two hours.

Train times from Manchester:

London – 2 hrs 8 mins

Birmingham – 1 hr 32 mins

Leeds – 55 mins

Liverpool – 37 mins

Edinburgh – 3hrs4 mins

Manchester Airport

Manchester Airport is the UK's biggest and busiest outside of London, and has recently completed a £1bn expansion. It is the international gateway to the North of England and plays a major part in Manchester being the region's economic hub. The economic benefits it brings to Manchester are enormous.

You can reach the airport easily from the city centre by road, rail or tram, and from there you can fly to hundreds of destinations across the world.

Airport stats:

- £1bn – A £1bn expansion has been completed recently (Manchester Airport)
- 200 – The Airport serves more than 200 destinations

(All times are approx)

Metrolink tram network

The Metrolink tram service provides convenient and affordable transport across Greater Manchester, and allows those in the city centre to make the most of life in Manchester. You're never far from a tram stop in Manchester, and you can visit some of the most popular nearby destinations like Didsbury, Altrincham and Manchester Airport at the drop of a hat. Further expansions are planned in the near future to nearby business centres like Stockport which will further improve the region and make it even more attractive to businesses and residents.

Metrolink stats

- More than 41m journeys are taken on the tram every year (TFGM)
- 99 stops across eight lines, the largest light rail network in the UK outside London (TFGM)
- Bee Network buses

Manchester's bus service has been brought back into public control as the Bee Network and has helped more than 58 million people reach destinations across the region in the last year. It's another great transport option that is affordable, reliable and easy to use that makes living in Manchester a great option for anyone.

CONNECTIVITY



Manchester offers world class education at all age groups, especially its higher education sector which draws people to the city from around the world. In particular, Manchester has proven attractive to international students who are drawn to the specialist expertise of the universities and the city's exceptional cultural offering.

In total, more than 100,000 students attend university in the region, and between them they produce 36,000 graduates each year. A huge percentage of these young professionals stay on in the city following their education and drive the growth of jobs and the demand for luxury city centre property.

The University of Manchester

The University of Manchester is the city's leading university and was voted the 34th best in the world and 6th best in the UK in the most recent QS World University Rankings.

Its position as a centre of excellence is well established, and a £1bn, 10-year masterplan is underway to maintain that reputation. Developments like ID Manchester, Manchester Engineering Campus Development and further innovations throughout the institution will keep Manchester at the forefront of research, education and development for decades to come.

University of Manchester stats:

£868m

Economic impact on the city

.40,000+

More than 40,000 students brought to Manchester every year

Manchester Metropolitan University

Manchester Metropolitan University is renowned as a creative, innovative university which has strong links to business and industry. Its students benefit greatly from this and get a practical education which trains them for some of the most in-demand modern industries.

It has been awarded Gold in the Teaching Excellence Framework (TEF) and named the 10th best university in the UK and 6th for course quality by Uni Compare (2025).

Manchester Metropolitan University highlights:

36,000

Number of students who attend MMU every year

95%

Number of students in work within six months of graduating



WHY BUY WITH ALLIANCE INVESTMENTS?

Alliance Investments is a subsidiary of leading UK property developer, Property Alliance Group—acting as the master sales agent for all Property Alliance Group residential developments in the UK. With a proven track record of marketing, selling and exchanging properties within several of the group's landmark buildings, Alliance Investments has also become the master sales agent for other high-end luxury developments from trusted partners across the UK's leading property markets.

Headquartered in Manchester, we have been behind the development and sale of some of the city's most iconic landmark buildings. Being a key contributor to the growth of what has become one of the UK's top investment locations has given us the credibility to move into other key cities, all the while maintaining the same high levels of quality that

have become our trademark. This expansion into other areas of the UK has in turn allowed our investors and homebuyers to find their perfect property.

With local experts on hand across the globe our experienced sales and after-sales teams are dedicated to offering a clear and transparent service at every stage of the process. Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, Alliance Investments guides you every step of the way, ensuring seamless support from start to finish.





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