

BURY

YOUR GUIDE TO PROPERTY INVESTMENT



**WHY BURY IS NOW A PROPERTY HOTSPOT
FOR BUYERS AND INVESTORS**

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THE INVESTOR

Bury Property

Your guide to property investment in Bury, Greater Manchester

In this guide I will detail the many reasons for why you should be considering investing your money in the North-West property market.

Over recent years the property market up North has boomed and is in no way showing any indicators of slowing down, with its low house prices and its high rental yields, the influx in property pricing has put the North and Greater Manchester onto the savvy investors radar.

The encouraging signs of investing in property has ensued young people and families to invest their money into property especially in the market of buy-to-let, helping to move Manchester and the surrounding areas up to one of the top places on the UK housing market.

Don't just take my word for it. Bury has been spotted on some area hotspots recently including, The Sunday Times, best 10 place's to live.

BURY
THE GUIDE I DIDN'T
WANT TO PRODUCE.

AS I DON'T LIKE TO
GIVE AWAY SECRETS
AND HOTSPOTS



WHY BURY IS NOW A PROPERTY HOTSPOT FOR INVESTORS

No.1 Yield

The ongoing economic success of Manchester is not only looking to regenerate the city, but also its historical and cultural market towns, which are reaping the benefits of the investments by private and big business investors from China. Hong Kong, the Middle east, and South of England have switched their focus from the overheated capital to the north west – where their belief in a much significant capital appreciation and higher rental yields.

The north-west is booming with over 50% of the UK FTSE 100 companies being based there. Manchester and surrounding areas like Bury have been at the centre of feverish investment as property buyers and developers turn their sights from London to the north.

Bury is a Greater Manchester Metropolitan Borough and lies on the River Irwell. Bury sits just 10 miles north of the centre of Greater Manchester and it could be said their now experiencing their own boom.

During the 2007-2013 European Structural Funds programme, Manchester received £136.2m to support it's regional development; investing in businesses, job opportunities, education, and agriculture. This investment did not just improve the city and surrounding areas, but also transformed areas like Bury to become a property hotspot.

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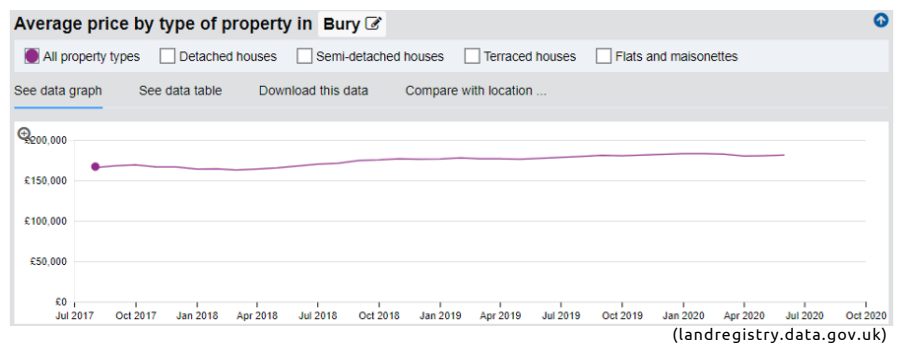
WHY INVEST IN BURY?

No 2. Rising House Prices



Bury is a welcoming and sought-after location for investors, and a highly desirable borough in which to work, live and study. According to the latest figures from the Land Registry data the average price of properties over the last 3 years have increased by 9.38 per cent, from £165,881 back in August 2017 to £181,442 in July 2020.

Comparing Bury's average price by type of property within Greater Manchester it is slightly higher by £175,754, showing a difference of 3.13 in July 2020. This shows that there certain demand in Bury for quality housing, when compared to the national average of house prices across UK, which is £235,673, Bury is still much cheaper for young young families and outside investors who are looking for an affordable price point to either buy and flip or seek a long term rental income.



The town has a population around 191,646 and Greater Manchester alone has a population of 2.6 million.

Situated 15 minutes commute north of Manchester, Bury is an upcoming and diverse area. With a council that is committed to ensuring a strong, successful, and thriving business base, along with excellent transport links to Manchester, Bury is a desirable place to live. One of the towns greatest assets is the Bury Market and has contributed hugely to the success of the town centre, attracting visitors across the land, and winning numerous national awards. The Rock, a £350m local investment giving a vibrant mix of retail, business and residential development was completed in 2010 and drawn people from neighbouring towns such as Bolton. Keeping the town on the map as a go to destination.

Bury has excellent transport links to the region and beyond, through the M60 and M66. Bury is also an integral part of Greater Manchester Metrolink network – just 20 minutes from the city centre and within easy reach of all North Wests airports.



WHAT'S NEW TO BURY?

No 3. New Housing Developments.

In recent years large scale housing developments have taken place around Prestwich, Chesham, Redvales, Sunnybank and Elton. Bury also benefited from other vast regeneration in early 2010, with the town centre's regeneration, named the Rock, billed as one of the North West's premier retail and leisure destination, hosting a well number of the UK's top flagship stores, bars and restaurants. It is become the third highest ranked retail destination outside Greater Manchester.

Housing Secretary, Robert Jenrick announced in recent days the highest single funding in affordable housing in a decade, aiming to providing homes to families.

Local MP, James Daly said: *"This is a real opportunity for our council to develop their Bury town centre pond, delivered Brown field regeneration and the truly affordable housing our area needs."*

It has been said that all local politicians look to work together to deliver a bold vision for Bury, Ramsbottom and Tottington transforming the urban landscapes, creating jobs, and improving life chances.

Bury council seek to build 201 new houses in Radcliffe. the proposed development will comprise a mix of 40 two bed, 130 three bed and 31 four bed homes, along with 109 affordable homes comprising an affordable rent tenure. There are also exciting new commercial developments coming shortly bringing high specification accommodation to Chamber hall. This is providing high specification office/ industrial accommodation over a 17-acre site, creating 40,000 sq. of business space.

There are also serious amounts of land being snapped up by developers, backed by pensions investment companies. Big players in New Build Buy to Rent housing have launched over five, one hundred unit developments in and around Bury in recent years.





TRAVEL LINKS

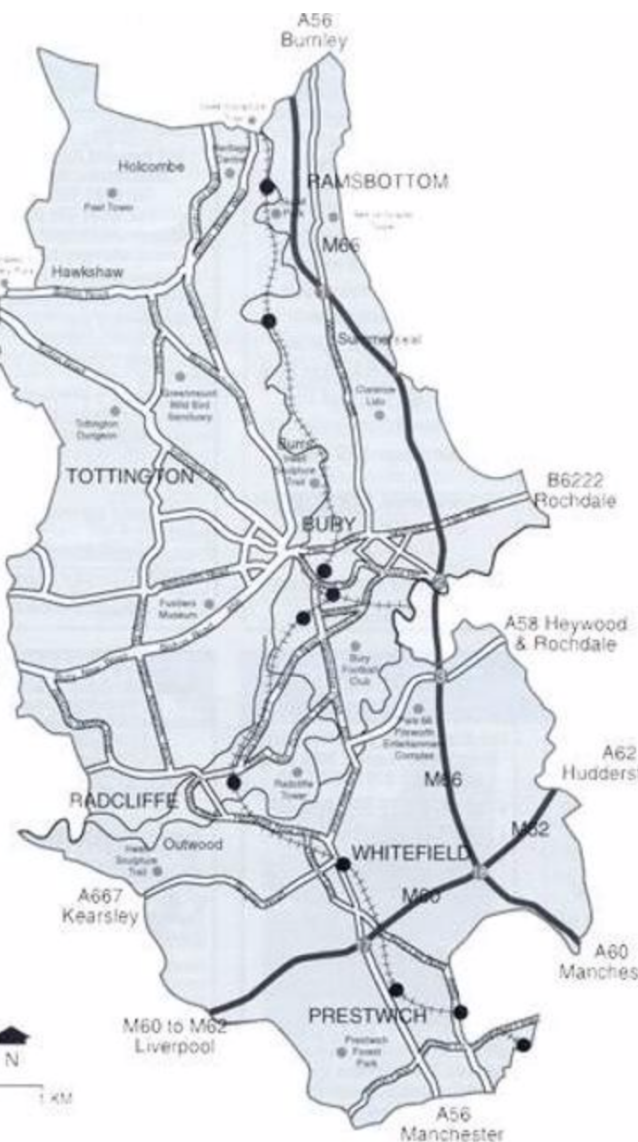
GETTING TO AND AROUND BURY

Getting to and around the borough is easy. It's accessibility is one of the main draws for young buyers and tenants. The M6, M60, M66 and A56 network provides rapid road links to the town within under 30 minutes.

The Manchester International Airport is just 40 mins away by car.

The Tram or Metrolink provides a convenient link from south and central Manchester, with stops throughout the south of the borough (Prestwich, Whitefield and Radcliffe) and terminates at the central interchange in Bury.

This draws in young professionals who generally commute into Manchester, but are looking for a more rural, affordable homelife just a short time away.



LOCAL TAKE

A NORTHERN INVESTORS POINT OF VIEW



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Given the above combination of reasons I believe the Bury Property market is a bit of a no brainer.

The people are warm and friendly, there is an overwhelming sense of community spirit and pride that oozes from its people. And, of course the numbers state for themselves that Bury, part of the North West Greater Manchester area is the place to be if you are looking to invest into the buy-to-let property market.

Average rents are strong, quality tenants are flocking to the area. In general buy to lets are offering a 9% plus yield in several postcode areas.

The growth in employment, cash being injected into the economy, the regeneration of town centre and exceptional travel links truly speak for themselves.

To discuss Bury or Greater Manchester property in general please contact me.