

V

VELOCITY

MANCHESTER

TRAFFORD



API
GLOBAL

Key Facts

Designed for Momentum at Velocity.

Designed for momentum, Velocity is crafted for those who move with purpose and embrace the rhythm of modern city life. Every space, inside and out, has been thoughtfully shaped to support the way you live today — fluid, connected and forward-thinking.



Developer:	DS&CO
Address:	Talbot Rd, Trafford, Manchester, M16 0PG
Est. Completion:	Q3 2028
Development:	102 Units
Est. Yields:	Up to 6.3%
Lease:	999 Years
Service Charge:	Townhouses: £1.66 psf Apartments: £3.05 psf

ONE BEDROOM

From £209,900
420 - 603 sqft

TWO BEDROOM

From £315,825
657 - 926 sqft

TOWN HOUSE

From £395,960
818 - 947 sqft

MANCHESTER

Facilities: Wellness Suite, Rooftop Terrace & Lounge, Pocket Garden and Cycle Storage

Where Life Moves Forward

Velocity is a vibrant new address in the heart of Trafford, Manchester. A collection of 102 luxury apartments and town houses designed for those who live with purpose and momentum. Crafted with contemporary elegance and thoughtful detail, each home reflects a lifestyle where comfort, connection and possibility come together seamlessly. From dynamic spaces to calm private retreats, Velocity is the place where Life Moves Forward. Here, modern living meets urban energy, creating a home that keeps pace with your ambitions.

DS&CO

BRINGING PLACES TO LIFE

£185M+ 14 05

Combined GDV of developments completed and in pipeline by DS & CO

Completed projects totalling at £33.5M GDV (200 Units)

Projects underway / in the pipeline totalling at £152M GDV (537 Units)
(Backed by Stuart Fraser)

Founded in 2014, we are a multi-generational family-run construction and residential property development company. Beginning with small boutique schemes, we have grown steadily, building a strong track record and securing significant financial backing that now positions us to take the next step — delivering city centre high-rise schemes, with an ambitious pipeline exceeding 500 units.

Our core values have remained constant throughout: quality, integrity, and a hands-on approach. Led by multiple generations of the same family, we combine experience with innovation, overseeing every stage of development to ensure the highest standards of construction and design — and delivering homes that contribute positively to the communities we build in.



60-BED APARTHOTEL LIVERPOOL



30 APARTMENTS ST HELENS

McCann

fpmccann

FP McCann is the UK's largest precast concrete manufacturer, supplying innovative construction and infrastructure solutions across the UK and Ireland. With over 1,700 employees and a nationwide manufacturing network, the company is recognised for delivering high-quality, large-scale projects across residential, commercial and infrastructure sectors.

1.7K 13 21

EMPLOYEES ACROSS THE UK & IRELAND

ISO9001-ACCREDITED MANUFACTURING FACILITIES

FACILITIES ACROSS UK & NORTHERN IRELAND



Stuart Fraser
Strategic Joint Venture Partner to DS & CO

/ Velocity

Entrepreneur and infrastructure investor with a track record of building and scaling high-value businesses with **£600 Million Network Plus Exit**.

Entrepreneur | Investor | Joint Venture Partner

Stuart Fraser

Stuart Fraser is a highly respected UK entrepreneur with decades of experience building and scaling infrastructure and services businesses. As founder of Network Plus, he grew the company into one of the UK's leading utility infrastructure providers. The business was successfully sold in a landmark transaction valued at approximately £600 million. Stuart now partners with leading operators and developers on strategic opportunities, including his joint venture with DS & CO.

£600M Network Plus Exit

5K+ 85 £220M+ £25M+

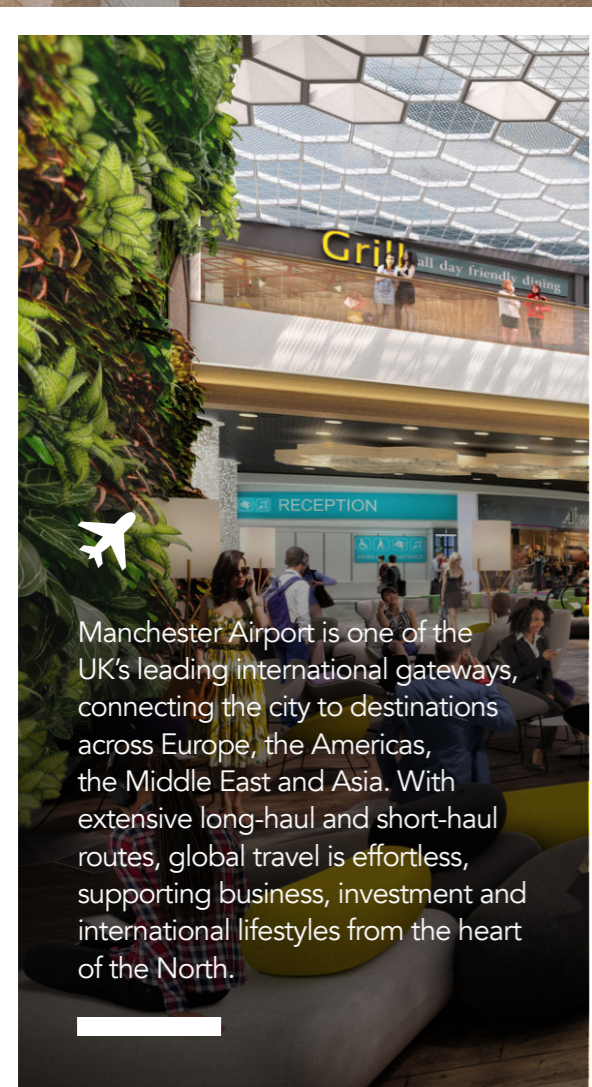
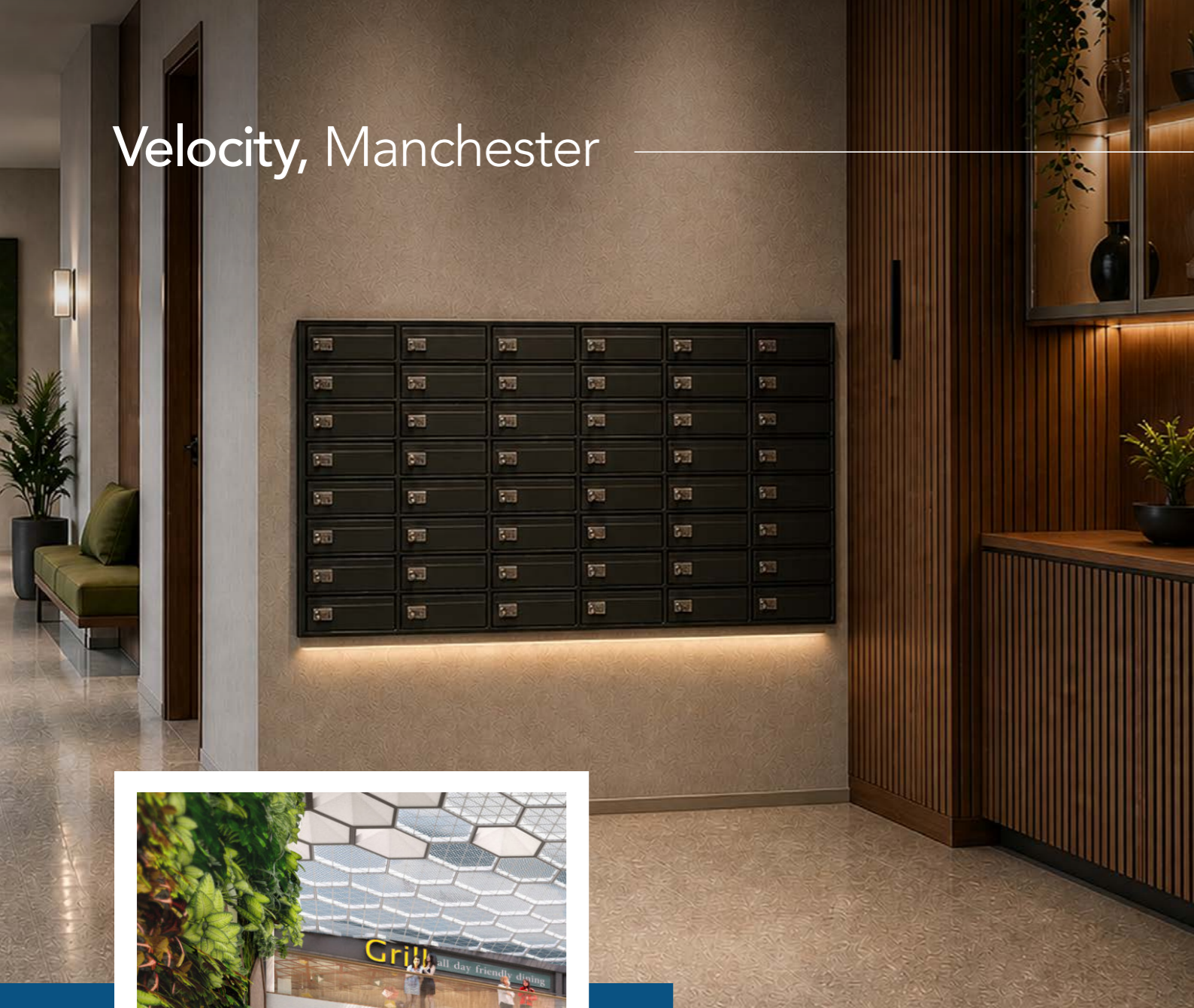
Staff

UK Depots

Annual Revenue

Annual Profit

Velocity, Manchester



Manchester Airport is one of the UK's leading international gateways, connecting the city to destinations across Europe, the Americas, the Middle East and Asia. With extensive long-haul and short-haul routes, global travel is effortless, supporting business, investment and international lifestyles from the heart of the North.

The Epitome of City Living

Velocity stands as the epitome of city living in the heart of Trafford, Manchester's most exciting and fastest-growing district. Here, modern design meets urban vibrancy, creating a lifestyle shaped by convenience, culture and connection. Surrounded by world-class amenities, green spaces and unrivalled transport links, this is a place where every day unfolds with energy and opportunity. Whether you're seeking dynamic social settings or peaceful moments at home, Velocity offers the perfect balance. It's more than a residence, it's a front-row seat to a transforming neighbourhood, where the rhythm of the city meets the comfort of considered, contemporary living.



Manchester offers a truly world-class shopping experience, blending international brands with distinctive independent retail. From the luxury boutiques of Spinningfields to the flagship stores of the Arndale and Selfridges at the Trafford Centre, the city caters to every style and budget. Designer labels sit alongside emerging brands, concept stores and creative markets, reflecting

Manchester's fashion-forward identity. Excellent accessibility and late-night trading further enhance the experience, attracting visitors from across the UK and beyond. Whether seeking premium fashion, lifestyle essentials or unique finds, Manchester stands out as one of the country's leading retail destinations, delivering choice, quality and a vibrant city-centre shopping culture.



Nearby rail services from stations such as Deansgate & Manchester Piccadilly connect Velocity to major UK cities including London, Birmingham & Leeds, supporting fast, reliable commuting and national business travel.



Velocity offers direct access to key routes including the A56 Chester Road and nearby M60 and M62 motorways. These connections provide swift travel across Manchester & onward to Liverpool, Leeds & the wider UK.



Manchester Airport is easily accessible from Velocity via the M60 & M56 motorways, providing fast connections to one of the UK's largest international airports. With direct flights to 200+ global destinations.



Well-established cycle routes around Trafford and along key corridors provide easy cycling access to MediaCityUK, Old Trafford and Manchester city centre, supported by secure onsite cycle storage at Velocity.

Why Manchester?

£110Bn

Economy (UK's largest city region outside London)



25-29

Largest 25-29 demographic in the UK



21.6%

Projected rental growth (4 years)



65K

New jobs forecasted by 2040



120K+

Students with a 51.5% retention rate – one of Europe's largest student populations



27.6%

Projected growth 2026-2030 (Savills)



5,000

People moving into the city centre each year



1 in 3

Residents rent in Manchester



#1

JLL Big Six: #1 for future growth (4 years running)



2.9M

population



4.3%

unemployment rate



200

miles from London



#1

Largest regional airport



97

train stations



45%

under 35



51%

Graduate retention rate

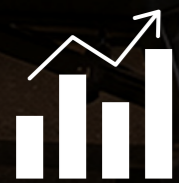


5-6%

average rental yield

Capital of the North

Manchester Market



£110bn+ Economic Powerhouse



Europe's Leading Tech & AI Hub



UK's Top Investment City Outside London



Young Population Driving Demand



100,000+ City Centre Residents



Global Talent & University Hub



Gateway City at Discounted Value



US Capital Backing Growth

Foundations & Recovery

2015-17

Commercial Growth & Investor Confidence

2018-19

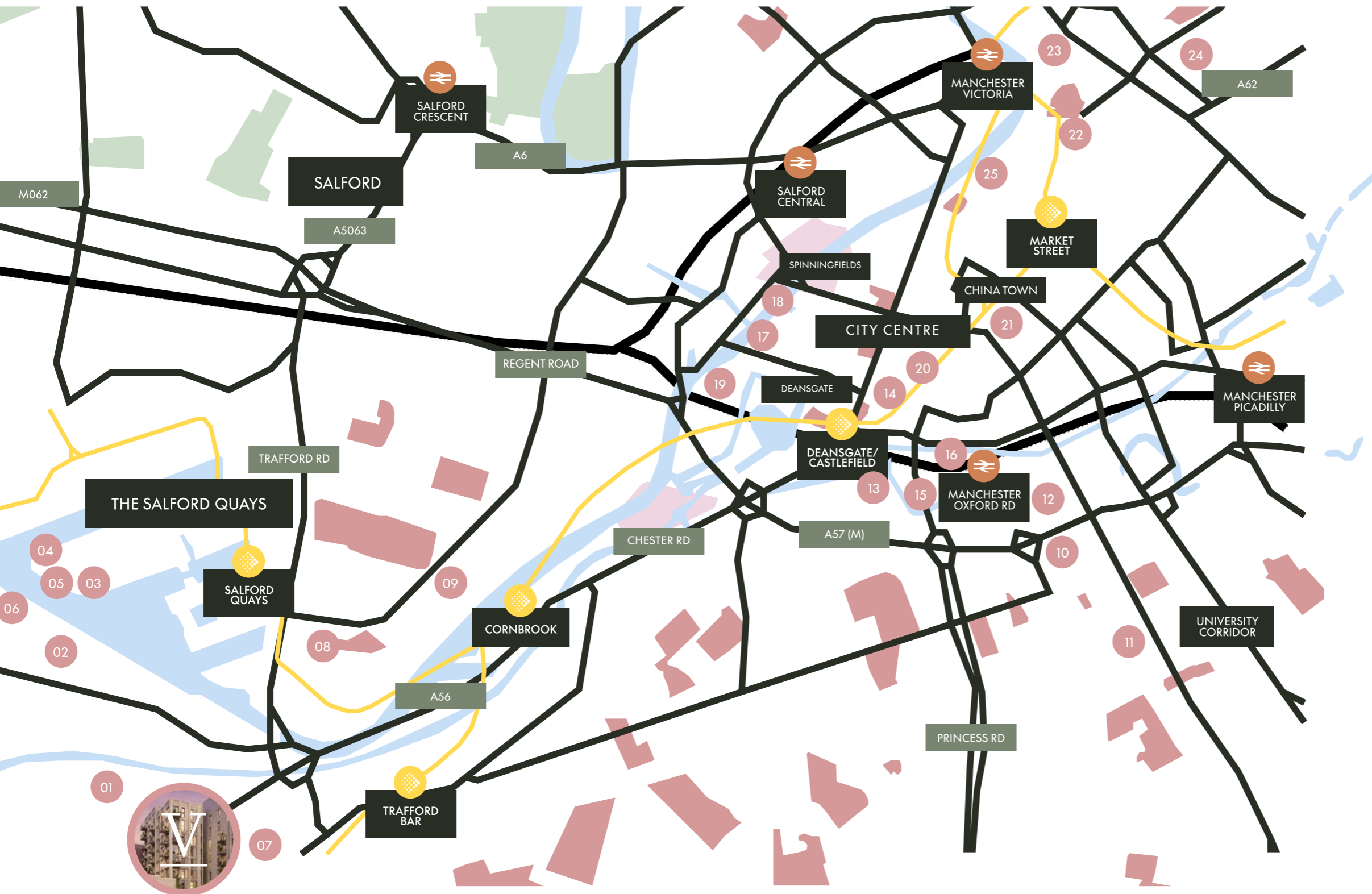
Resilience & Expansion

2020-21

Large-Scale Regeneration & Future-Proofing

2022-25

EXPLORE THE NEIGHBOURHOOD



LOCAL ATTRACTIONS

01	OLD TRAFFORD	0.6 MILES
02	LOWRY OUTLET	1.7 MILES
03	MEDIA CITY	1.7 MILES
04	IMPERIAL WAR MUSEUM	1.6 MILES
05	THE LOWRY	1.8 MILES
06	THE TRAFFORD CENTRE	1.4 MILES
07	OLD TRAFFORD CRICKET GROUND	1.5 MILES
08	HULME PARK	1.3 MILES
09	CASTLEFIELD URBAN HERITAGE PARK	1.4 MILES
10	MANCHESTER METROPOLITAN UNIVERSITY	1.6 MILES
11	UNIVERSITY OF MANCHESTER	1.4 MILES
12	BRIDGEWATER HALL	1.4 MILES
13	DEANSGATE LOCKS	1.5 MILES
14	GREAT NORTHERN WAREHOUSE	1.5 MILES
15	FIRST STREET	1.6 MILES
16	HOME MANCHESTER	1.4 MILES
17	SPINNINGFIELDS	1.5 MILES
18	PEOPLE'S HISTORY MUSEUM	1.5 MILES
19	SCIENCE AND INDUSTRY MUSEUM	1.6 MILES
20	MANCHESTER CITY CENTRE	1.8 MILES
21	CHINATOWN	1.4 MILES
22	PICCADILLY GARDENS	1.5 MILES
23	NORTHERN QUARTER	1.5 MILES
24	ANCOATS	1.6 MILES
25	EXCHANGE SQUARE	1.8 MILES



World Class Education

Manchester is one of the UK's leading centres for education, anchored by the University of Manchester and Manchester Metropolitan University. Together, they educate over 90,000 students and are globally recognised for academic excellence, research innovation and industry collaboration. The University of Manchester is a member of the prestigious Russell Group and consistently ranks among the

world's top universities, while Manchester Met is renowned for employability and professional-focused education. This strong academic presence attracts global talent, drives research-led growth and supports a skilled workforce, reinforcing Manchester's position as a city built on knowledge, opportunity and long-term economic success.

120K | 25 | £6Bn

Students studying in Manchester each year

Nobel prize winners from Manchester Universities

Contribution to the local economy each year

Four of Manchester's Higher Education Institutions:

- 01 UNIVERSITY OF MANCHESTER
32nd in Overall Global Ranking
- 03 UNIVERSITY OF SALFORD
117th in Overall Europe Ranking

- 02 MANCHESTER METROPOLITAN UNIVERSITY
80th in Overall Europe Ranking
- 04 ROYAL NORTHERN COLLEGE OF MUSIC
30th in QS WUR Ranking by Subject

A Powerhouse of Employment & Investment.

Trafford is one of the most established and economically powerful boroughs within Greater Manchester, combining global brands, major employment centres & long-standing institutions. The area benefits from a diverse economic base spanning retail, logistics, healthcare, professional services and sport - creating resilience and consistent job creation across multiple sectors.

Home to landmark destinations such as the Trafford Centre and internationally recognised employers, Trafford supports tens of thousands of jobs and attracts a strong working population. This concentration of employment underpins steady housing demand, making Trafford an attractive location for both owner-occupiers and buy-to-let investors seeking long-term growth and stability.

78.5K+

Local Job Opportunities



10,000 Jobs
~1.4 Miles



3,000 Jobs
~1.7 Miles



MANCHESTER UNITED FC

1,100 Jobs
~0.6 Miles



35,000 Jobs
~1.8 Miles



28,000 Jobs
~1.9 Miles



TRAFFORD COUNCIL

2,460 Jobs
~0.5 Miles



1,200 Jobs
~1.9 Miles

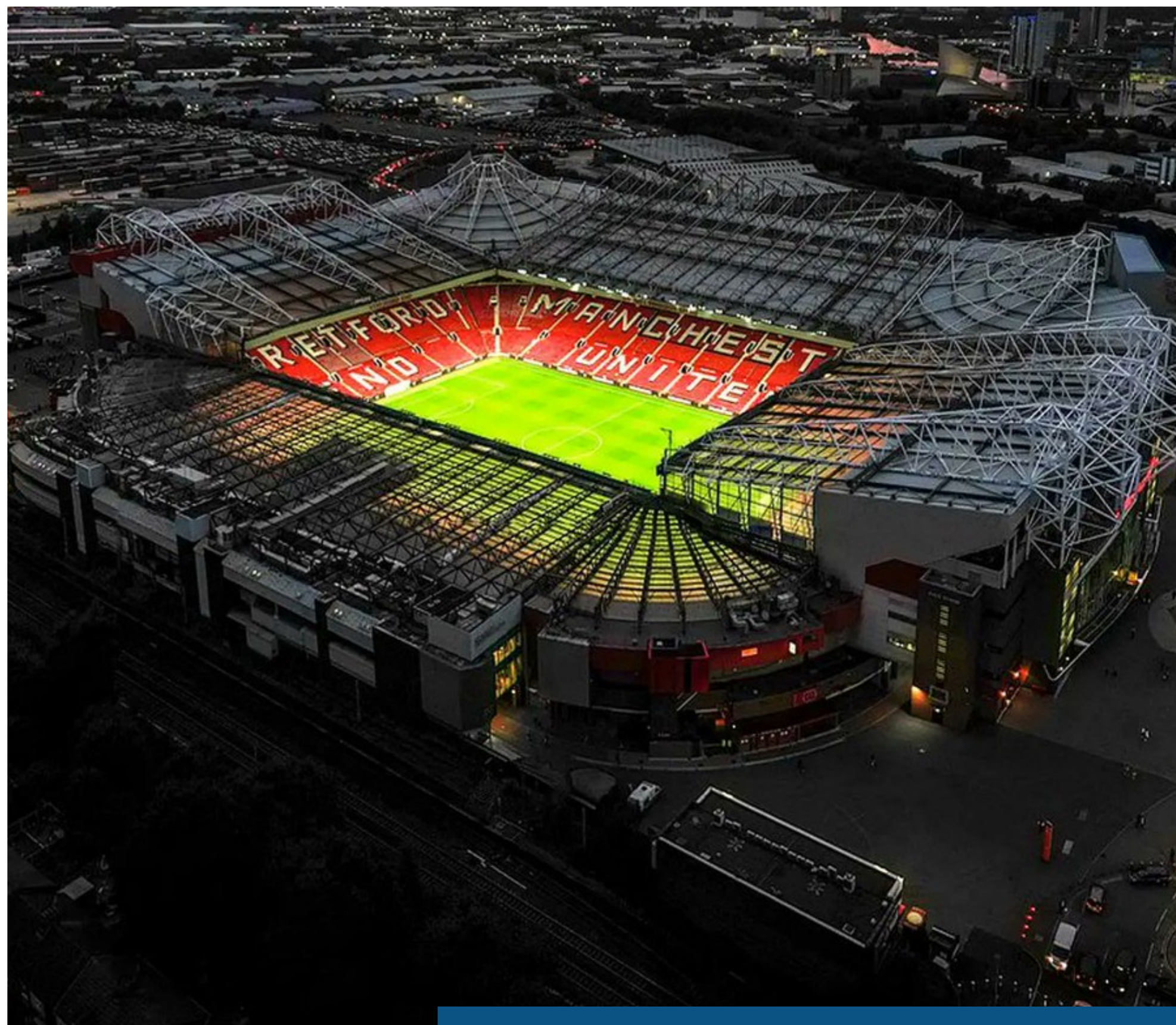


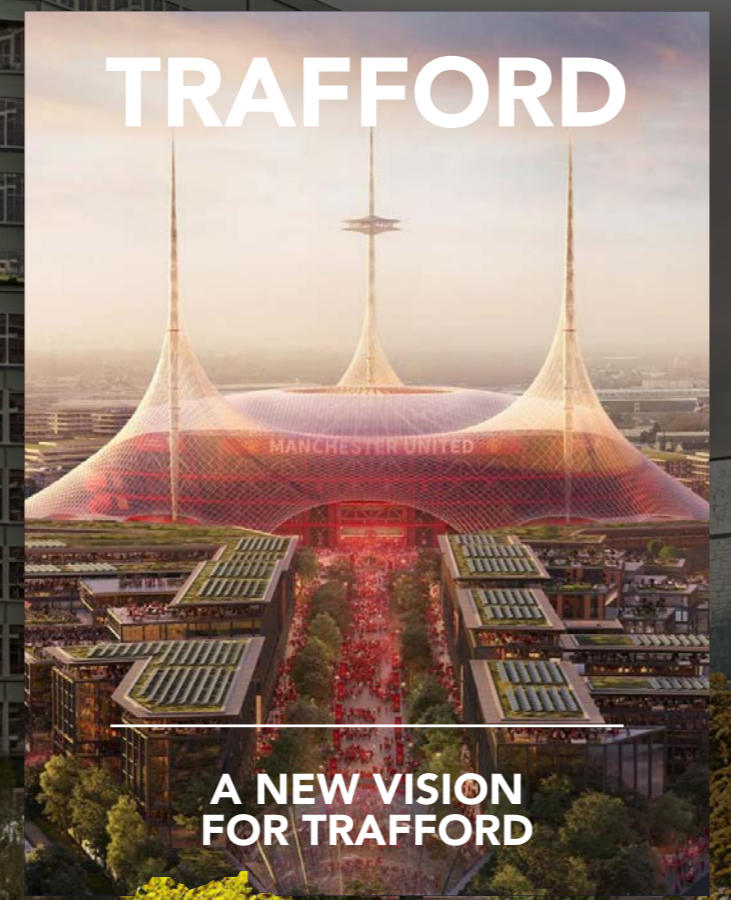
2,700 Jobs
~1.5 Miles



7,500 Jobs
~1.5 Miles

LEADING EMPLOYERS LOCALLY

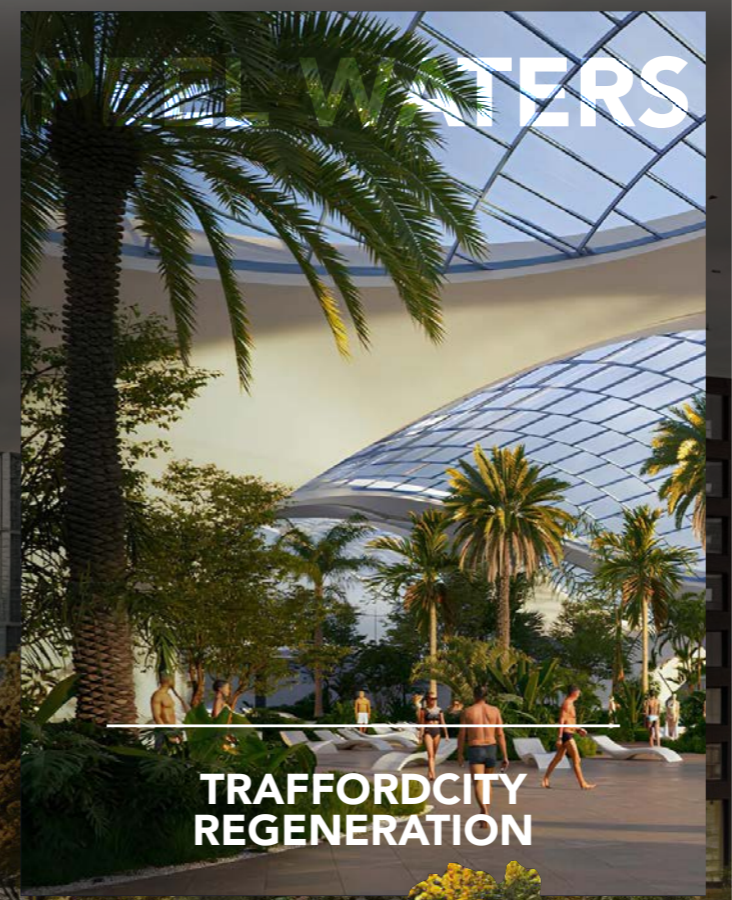




TRAFFORD

A NEW VISION FOR TRAFFORD

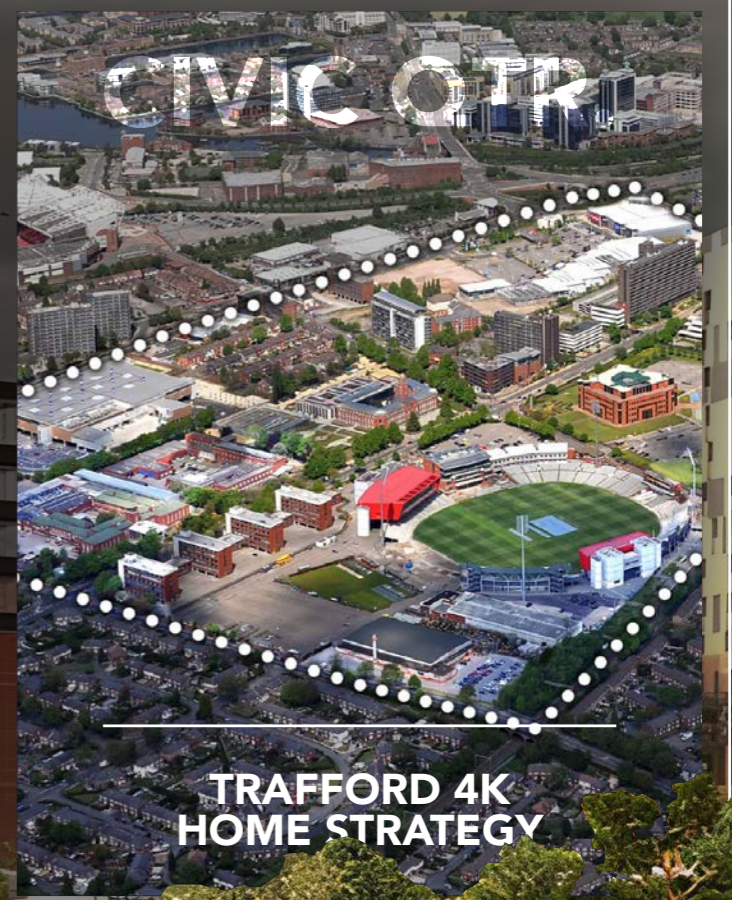
£4.2Bn



WATERS

TRAFFORDCITY REGENERATION

£2.6Bn



CIVIC CITY

TRAFFORD 4K HOME STRATEGY

£1.2Bn

Trafford is undergoing a £8 Billion Regeneration Masterplan

A borough undergoing an £8bn regeneration masterplan Major projects including Manchester United's new stadium district, TraffordCity expansion and Trafford's 4,000-home growth strategy are reshaping the area into a major residential and commercial hub through 2035.

A New Vision For Trafford



The Old Trafford Regeneration is set to transform the area into a world-class waterfront neighbourhood, seamlessly connecting to Salford Quays and MediaCityUK. Centred around a proposed landmark stadium and enhanced public spaces, the vision includes stylish new homes, vibrant retail, and leisure facilities, all designed to create a thriving, sustainable community.

With direct access to waterside promenades, green spaces, and excellent transport links, this ambitious development combines modern living with culture and connectivity - making it one of the most exciting places to live in Greater Manchester.

Trafford is undergoing a bold and transformative evolution — a district reimaged for modern living, innovation and community. With significant investment reshaping its residential, commercial and cultural landscape, Trafford is emerging as one of Manchester’s most exciting and future-focused neighbourhoods.

Regeneration is bringing new homes, enhanced public spaces, vibrant retail and improved connectivity, creating a destination where people can live, work and thrive. At Velocity, you become part of this momentum, a community at the heart of Trafford’s bright new chapter.



Modelled on successful projects like King’s Cross and the London 2012 legacy, this regeneration offers direct links to Salford Quays, MediaCityUK, and Manchester city centre - with completion by 2030-2032, positioning early investors for strong capital growth.

Regeneration GDV

£4.2Bn

In addition £7.2Bn GDP will be added to the local economy upon delivery

New Homes

15K

Planned across Trafford Wharfside and surrounding areas

Seats

100K

For flagship stadium and major entertainment venue at the heart of the scheme

Jobs

48K

Created, fuelling local employment growth





PEEL WATERS
WATERSIDE REGENERATION

Regeneration Of TraffordCity

Therme Manchester

Therme Manchester is a £450m+ wellbeing and leisure destination set to become the UK's first urban wellbeing resort. Located within TraffordCity next to the Trafford Centre, the development will combine thermal spas, indoor beaches, water attractions, wellness facilities and entertainment experiences under one roof. Expected to attract around 1.7 million visitors annually, the project is set to play a major role in boosting tourism, regeneration and economic growth across Greater Manchester.

TraffordCity is the UK's largest leisure-led regeneration destination, evolving into a mixed-use urban quarter. Combining experiential leisure and tourism, major retail/f&b, employment, well-being and sport being delivered by Peel Group as part of a 20 year masterplan.



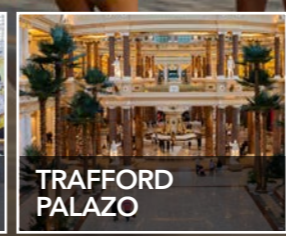
TRAFFORDCITY ICE ARENA
3000 SEATER CAPACITY

NEW

KEY ANCHORS



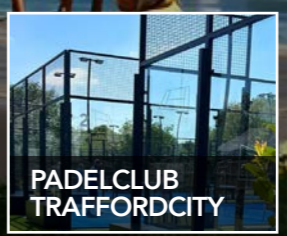
THE TRAFFORD CENTRE



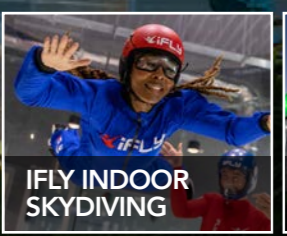
TRAFFORD PALAZZO



CHILL FACTORE



PADELCLUB TRAFFORDCITY



IFLY INDOOR SKYDIVING



TRAFFORD GOLF CENTRE

Regeneration GDV

£2.6Bn

Long-term Investment Plan for TraffordCity

New Jobs

33K

Created with TraffordCity



TRAFFORD COUNCIL

Trafford Civic Qtr.

Trafford's Civic Quarter is undergoing a major transformation, with plans to deliver a vibrant mixed-use destination that combines new homes, commercial space, public realm improvements and community infrastructure.

Positioned around some of Greater Manchester's most iconic sporting and cultural landmarks, the 135-acre masterplan is set to create one of the region's most ambitious regeneration districts, further strengthening Trafford's appeal as a long-term investment hotspot.



TRAFFORD TOWN HALL



WHITE CITY RETAIL PARK



STRETFORD LEISURE CENTRE



TRAFFORD COLLEGE



LANCASTRIAN HOUSE



STRETFORD POLICE STATION



LANCASHIRE CRICKET CLUB



UA92 CAMPUS

Regeneration GDV

£1.2Bn

Long-term Investment Plan for Trafford Civic Quarter

Acres

135

Transformational masterplan in the heart of Trafford

New Homes

4K

Planned across Trafford Civic Quarter

Years

20

Regeneration vision for Trafford Civic Quarter

Visitors

3M

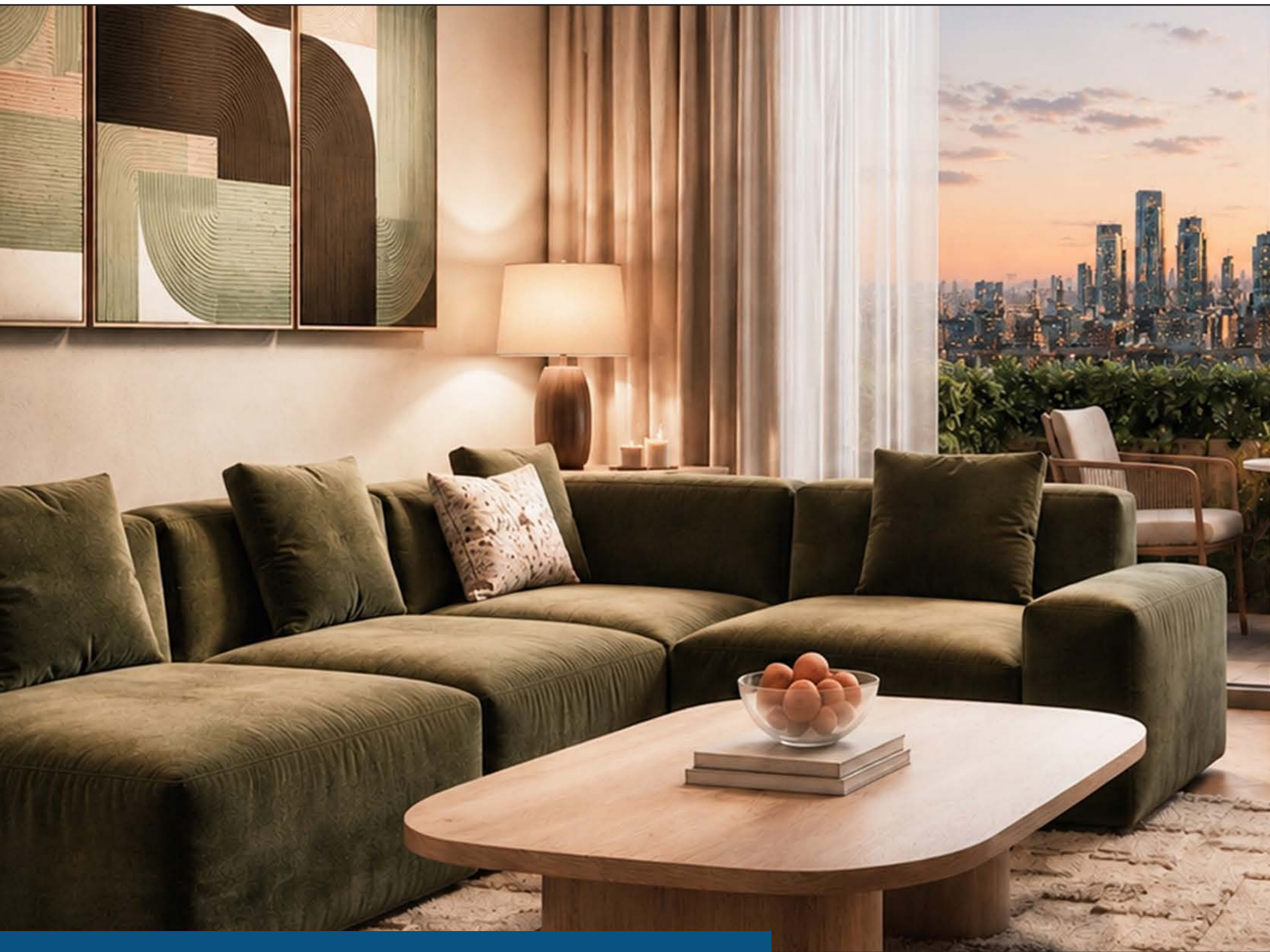
Annually to local venues (Old Trafford & Lancashire Cricket Club)

Sqft

500K+

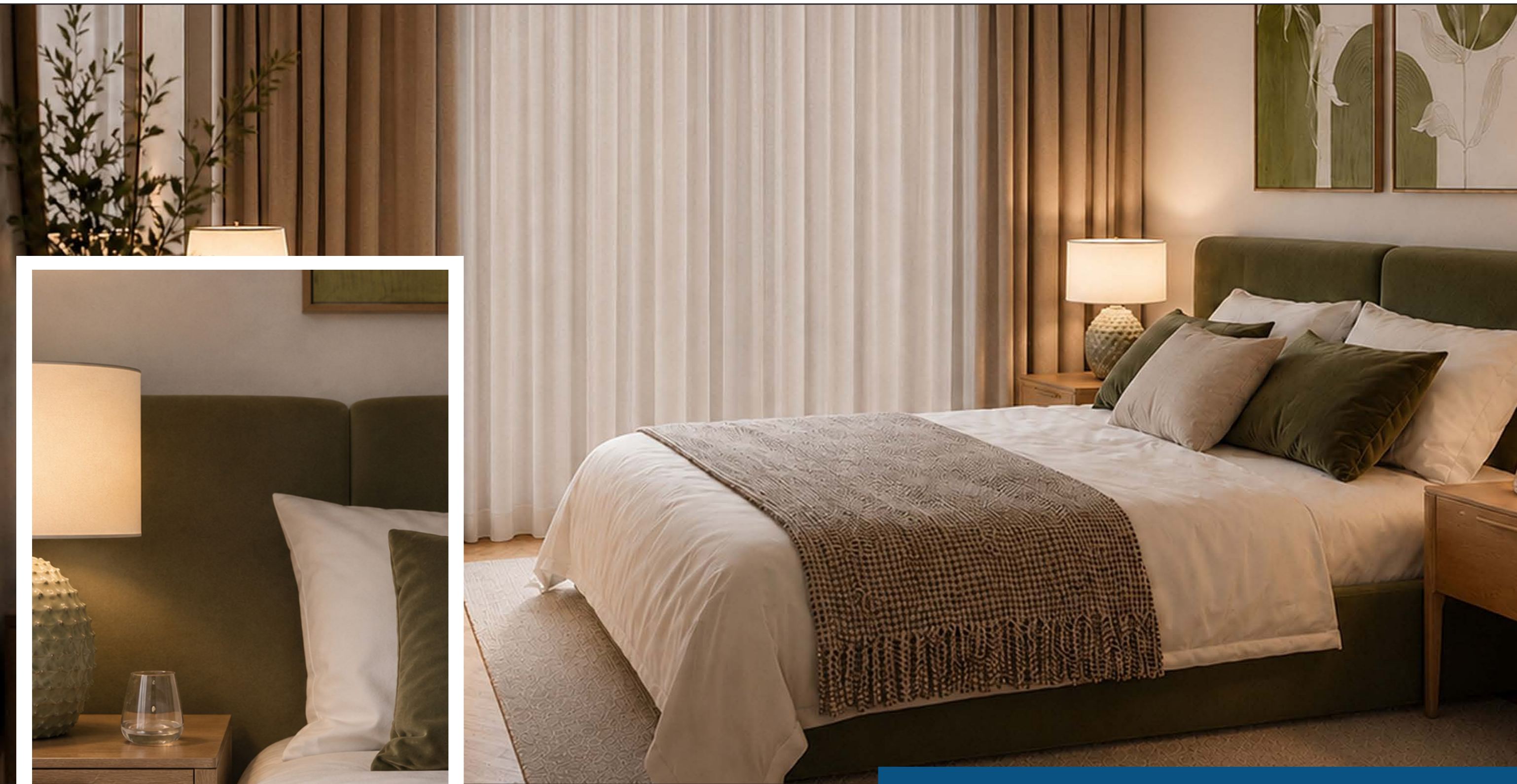
Of commercial & employment space

Velocity, Living Room



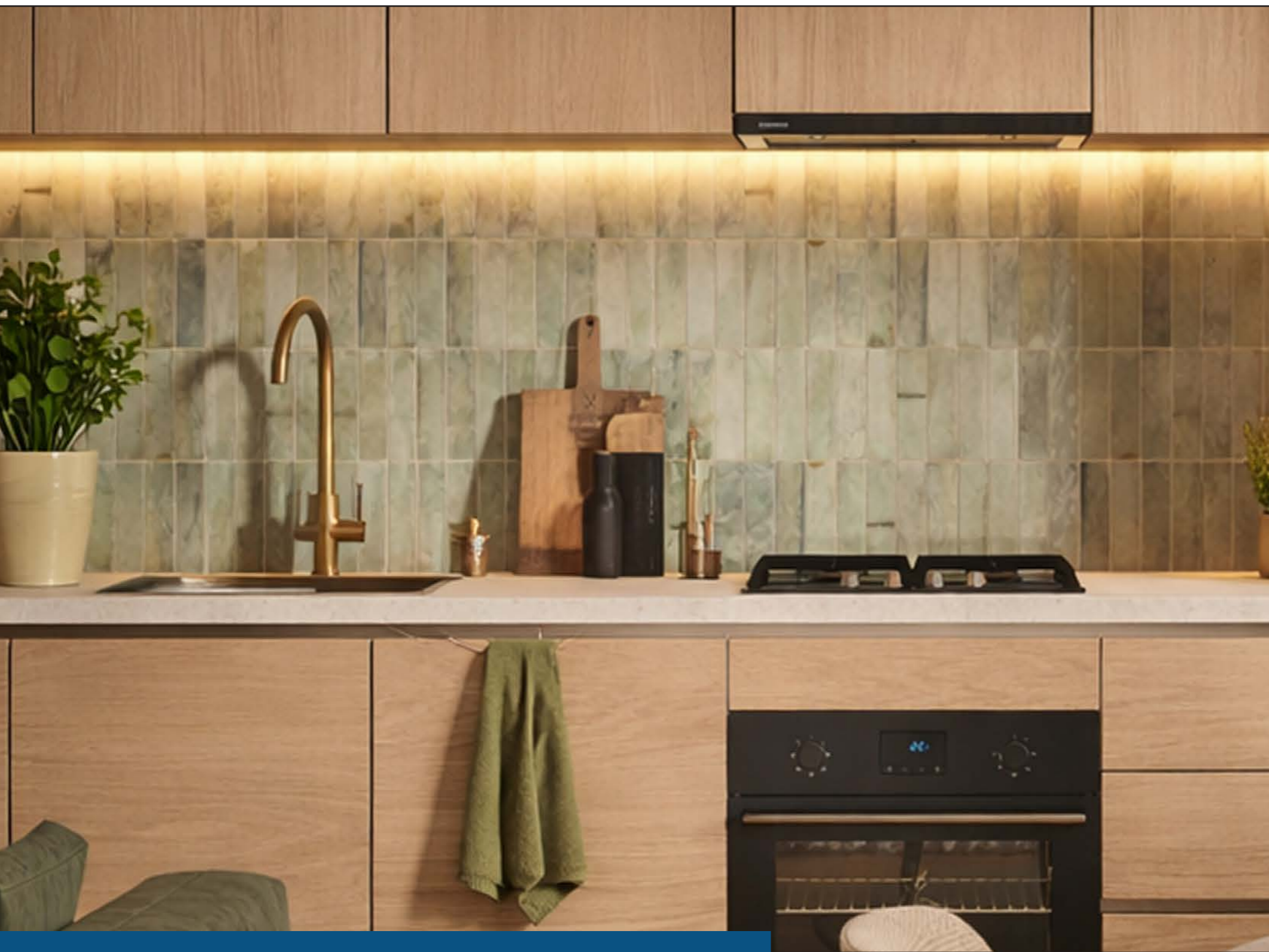
Experience the joy of indoor/outdoor living at Velocity, where beautifully considered spaces blur the boundary between home and nature. Large windows, private balconies, and landscaped communal areas invite natural light and fresh air into everyday life, creating uplifting environments that feel open, calm and connected.

Velocity, Bedroom

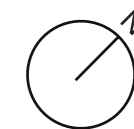


Refined interiors at Velocity blend comfort and style to create a living experience that feels effortlessly elevated. Every detail from premium finishes to soft, inviting textures has been thoughtfully selected to enhance both beauty and well-being. Calm, contemporary palettes provide a timeless backdrop for personal expression, while high-quality materials ensure durability and everyday comfort.

Velocity, Kitchen



Smart, flexible layouts at Velocity are crafted to adapt to the rhythm of modern living. Every home is designed with intuitive flow, creating spaces that feel open, efficient and effortlessly functional. Thoughtful room configurations maximise natural light, storage and usability, allowing you to tailor each area to your lifestyle, whether you're working, relaxing or entertaining.



NO	TYPE	BEDS	SQM	SQFT
001	APARTMENT TYPE 2A	1-BED	51	549
002	APARTMENT TYPE 1A	1-BED	47	506
003	APARTMENT TYPE 1A	1-BED	47	506
004	APARTMENT TYPE 1A	1-BED	47	506
005	APARTMENT TYPE 1B	1-BED	46	495
006	APARTMENT TYPE 2B	1-BED	50	538
007	TOWNHOUSE TYPE A	2-BED	79	850
008	TOWNHOUSE TYPE A	2-BED	79	850
009	TOWNHOUSE TYPE A	2-BED	79	850

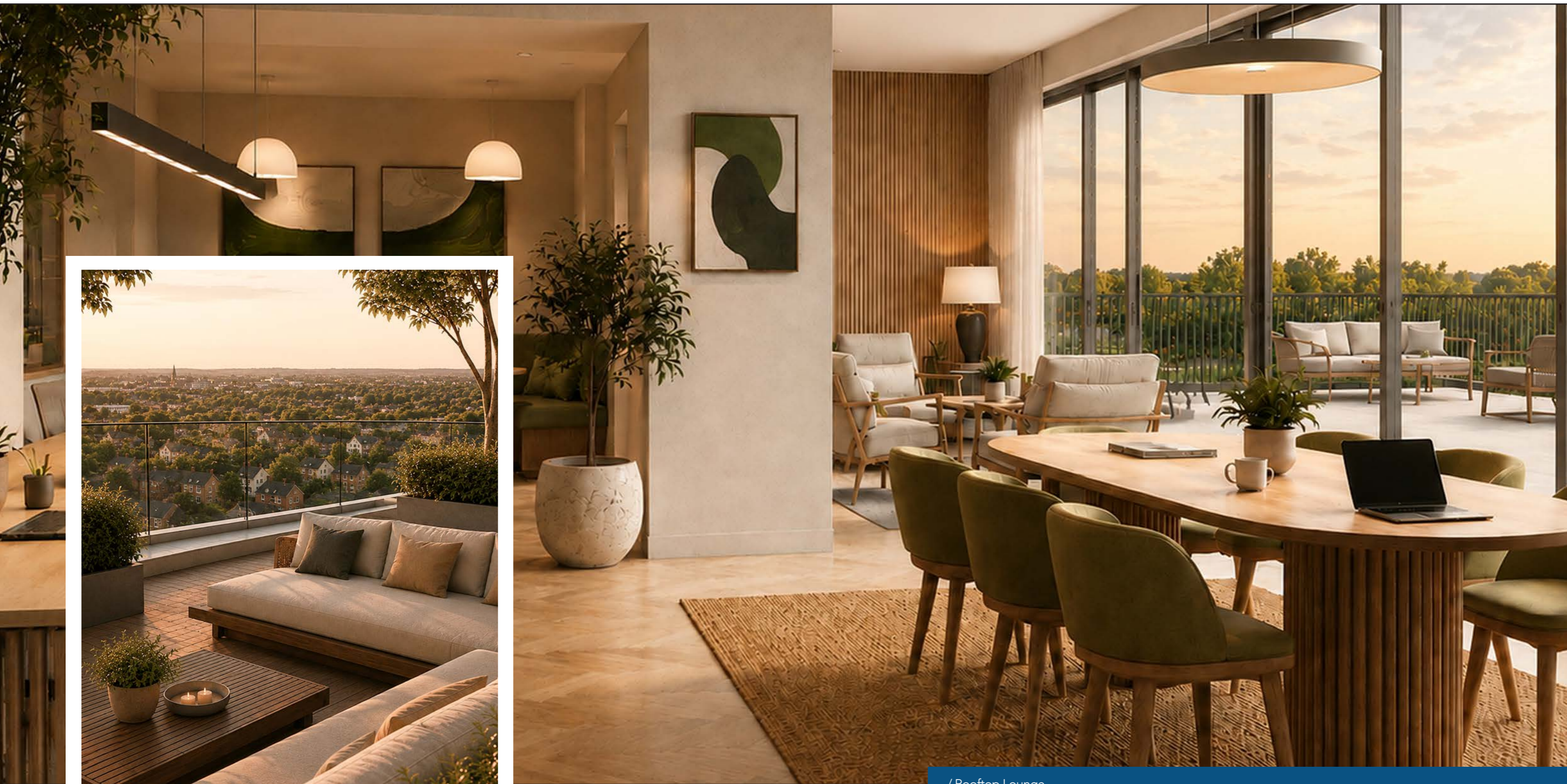
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BIRCH AVENUE



Every home at Velocity is finished to an exceptional standard, combining contemporary design with enduring quality. Spacious, light-filled interiors are complemented by premium flooring, sleek modern kitchens and beautifully appointed bathrooms. Integrated appliances, refined fittings and intelligent storage solutions create a seamless, uncluttered aesthetic, while thoughtful lighting enhances mood and atmosphere throughout. Each material has been carefully selected for its craftsmanship and durability, ensuring your home not only looks outstanding but performs effortlessly day after day.

Velocity, Amenities



/ Rooftop Lounge

Velocity features premium on-site amenities designed to enhance everyday living and build a strong sense of community. Residents benefit from a welcoming lobby and lounge, a private gym and fitness suite, secure cycle storage, and elevated rooftop gardens offering peaceful city views. Every detail is designed to deliver convenience, comfort and a truly modern lifestyle.

Manchester

Reservation Process.

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

10%

On Exchange

10%

6 Months Later

80%

On Completion

/ VELOCITY

LEGAL INFORMATION

Buyers Recommended Solicitor
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/ VELOCITY

