

122 PREMIUM FINISH APARTMENTS

THE NEW STANDARD IN MANCHESTER'S URBAN LIVING.

AN EXCLUSIVE COLLECTION IN THE HEART OF
MANCHESTER'S MOST DYNAMIC DISTRICT.



ONE
TRAFFORD EDGE

ONE
TRAFFORD EDGE

WELCOME

STEP INTO REFINED URBAN
LIVING WITH THIS EXCLUSIVE
COLLECTION OF 122 STYLISHLY
REDEVELOPED APARTMENTS.

JUST 350 METRES FROM THE TRAFFORD
CENTRE AND MOMENTS FROM TRAFFORDCITY'S
£4.2BN REGENERATION.

LUXURY LIVING IN THE
HEART OF MANCHESTER

EXPERIENCE ELEVATED URBAN LIVING AT ONE TRAFFORD EDGE.

Choose from 30 spacious one-bedroom (approx. 624 sq ft) and 92 modern two-bedroom homes (approx. 732 sq ft), each thoughtfully designed for comfort, style, and long-term value.

One Trafford Edge combines convenience with opportunity. Works are due to be completed in Q3 2027. With starting prices from £188,000 for one-bedroom apartments and £251,000 for two-bedroom apartments,

ONE

AN EXCLUSIVE COLLECTION OF BESPOKE APARTMENTS

📍 BARTON ROAD, STRETFORD

🏠 122 LUXURY APARTMENTS

🛏 30 X ONE-BEDROOM (500 SQ FT)

🛏 92 X TWO-BEDROOM (732 SQ FT)



BLENDING CONTEMPORARY
DESIGN WITH STYLISH ELEGANCE.





ONE



Enjoy 200+ shops, 60 restaurants, SEA LIFE, LEGOLAND, Asda, Costco, and Trafford Retail Park all nearby. David Lloyd and Chill Factor add premium fitness and leisure.

ONE TRAFFORD EDGE
OCCUPIES A PRIME POSITION
ON BARTON ROAD, STRETFORD

A THRIVING DESTINATION, MANCHESTER'S GROWING EDGE

Perfectly placed on Barton Road, Stretford, One Trafford Edge is just 350m from the Trafford Centre and minutes from M60 Junction 9, offering effortless access across Greater Manchester.

THRIVE IN STRETFORD

CULTURE, CONVENIENCE & COMMUNITY IN BALANCE

At One Trafford Edge, you're stepping into a vibrant, well-connected community with everything on your doorstep. From green open spaces and cultural landmarks to world-class shopping and dining, this is a location where lifestyle and investment potential meet.

GREEN SPACES

Longford Park & Stretford Public Park

CULTURAL ICONS

Old Trafford stadium & Imperial War Museum North

SHOPPING & DINING

Access over 200 stores and 60+ restaurants at The Trafford Centre

FAMILY LIVING

Access to multiple top-rated schools, including Urmston Grammar

TRAFFORDCITY'S £4.2 BILLION REGENERATION PLAN.

TRAFFORDCITY'S £4.2BN REGENERATION INCLUDES THE £250M THERME WELLBEING RESORT AND A £75M SURF PARK AND IS JUST A SHORT WALK AWAY FROM ONE TRAFFORD EDGE.



A FRONT-ROW SEAT TO TRANSFORMATION

Less than a mile from Manchester United's planned 100,000-seater stadium, part of the Trafford Wharfside masterplan, One Trafford Edge is poised for significant demand and economic growth.

THERME MANCHESTER

Year-round luxury spa, tropical lagoons, botanical gardens, and wellness zones.

MODERN SURF

World-class inland surf lagoon with training for all skill levels.

RETAIL POWERHOUSE

Flagship Trafford Centre with global brands, fine dining, and entertainment.

FAMILY FUN

SEA LIFE, LEGOLAND Discovery Centre, Chill Factore indoor ski slopes.

THIS IS NOT JUST REGENERATION.



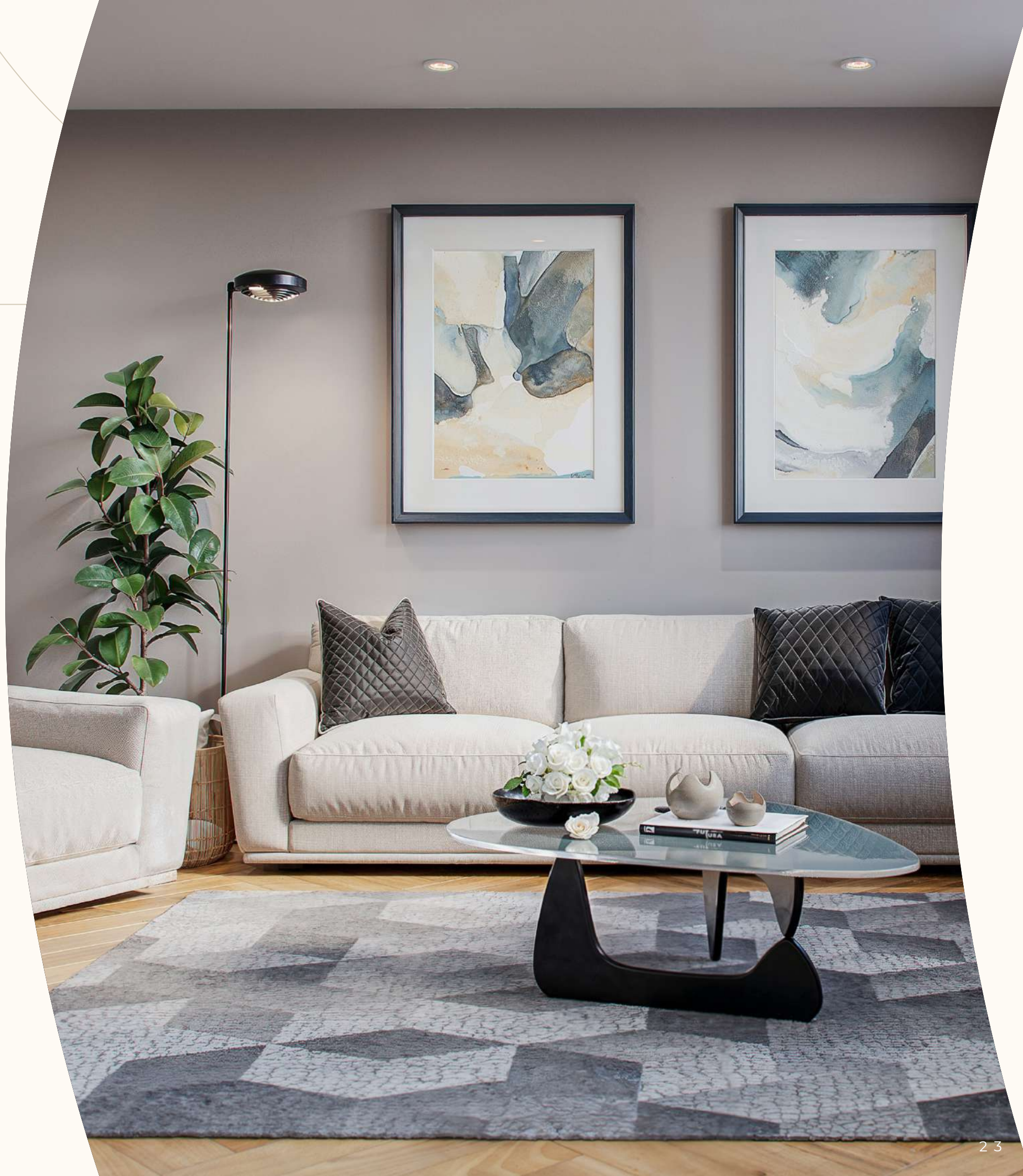
IT IS A
REINVENTION
OF MANCHESTER'S
LEISURE AND
LIFESTYLE LANDSCAPE.

STEP INSIDE ONE TRAFFORD EDGE

THE VISION OF MODERN LIVING, BROUGHT TO LIFE.

Discover the lifestyle that awaits through our stunning CGI visualisations, showcasing the design and detail that set One Trafford Edge apart. From the sleek exterior to the refined interiors, every element has been carefully considered to reflect contemporary, aspirational living.

Each apartment is offered unfurnished, providing a blank canvas for buyers to create a home that's uniquely theirs.



SOPHISTICATED INTERIORS CRAFTED FOR MODERN LIVING

 LIVING ROOM

FLOORING: Herringbone-style Throughout
LIGHTING: Pendant lighting
LAYOUT: Choice of open-plan or separate layout
FEATURES: Natural light throughout

 KITCHEN

JOINERY: Matte Grey Howdens Units
STONE: Marble-effect worktops
LIGHTING: LED strip lighting
APPLIANCES: Integrated appliances

 BEDROOM

FLOORING: Soft grey carpeting
PALETTE: Clean, minimalist
FEATURES: Calming minimalist aesthetic,
space for personal touches like indoor plants

 BATHROOM

FIXTURES: Chrome fixtures, wall-hung WC & basin
BATH: White acrylic bath
HEATING: Heated towel rail
FLOORING: Light grey non-slip vinyl

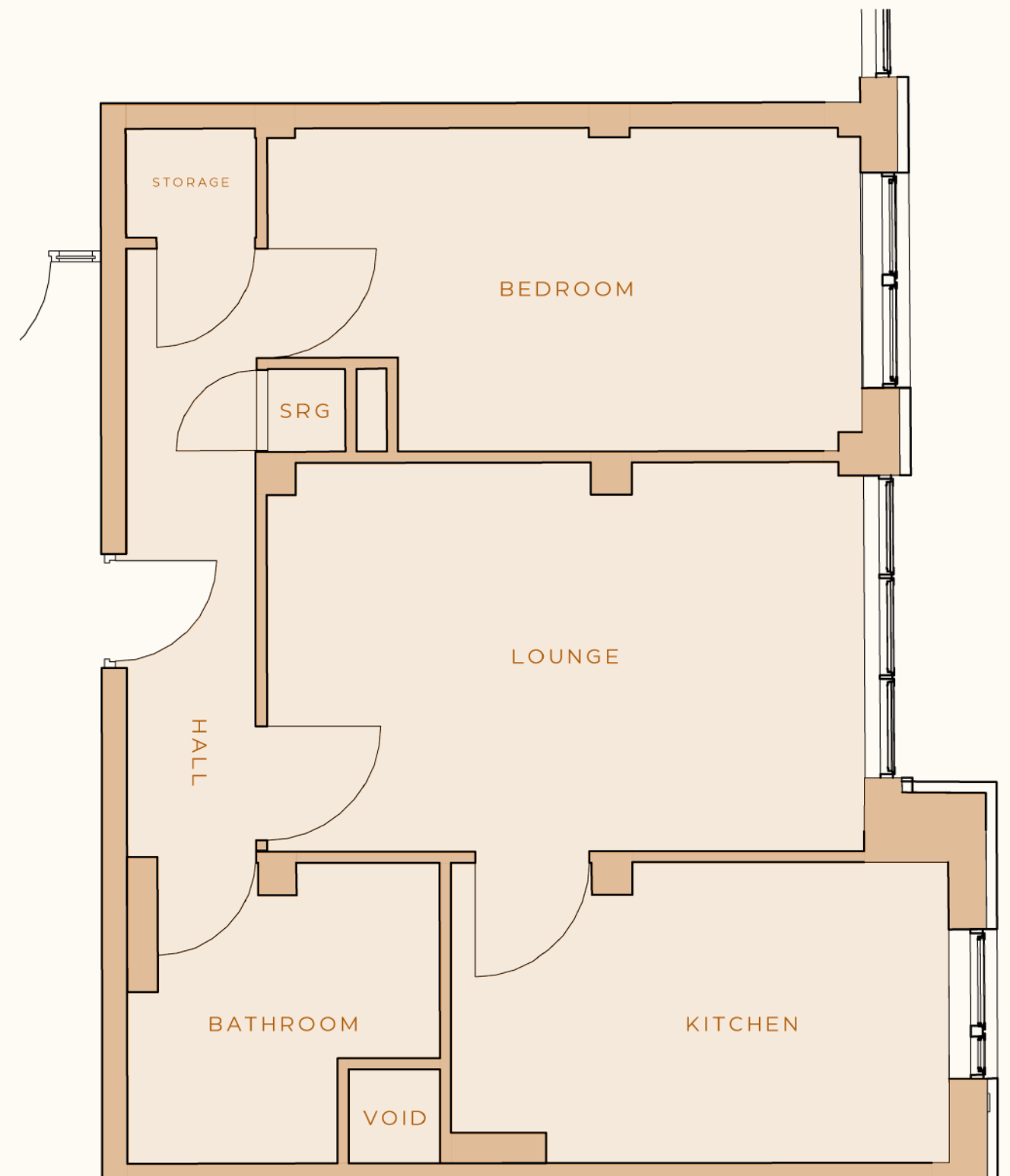




ONE BED SEPERATE KITCHEN

TRADITIONAL LIVING

DISTINCT KITCHEN AND
LIVING ROOM, OFFERING
PRIVACY AND SEPARATION
BETWEEN LIVING SPACES.



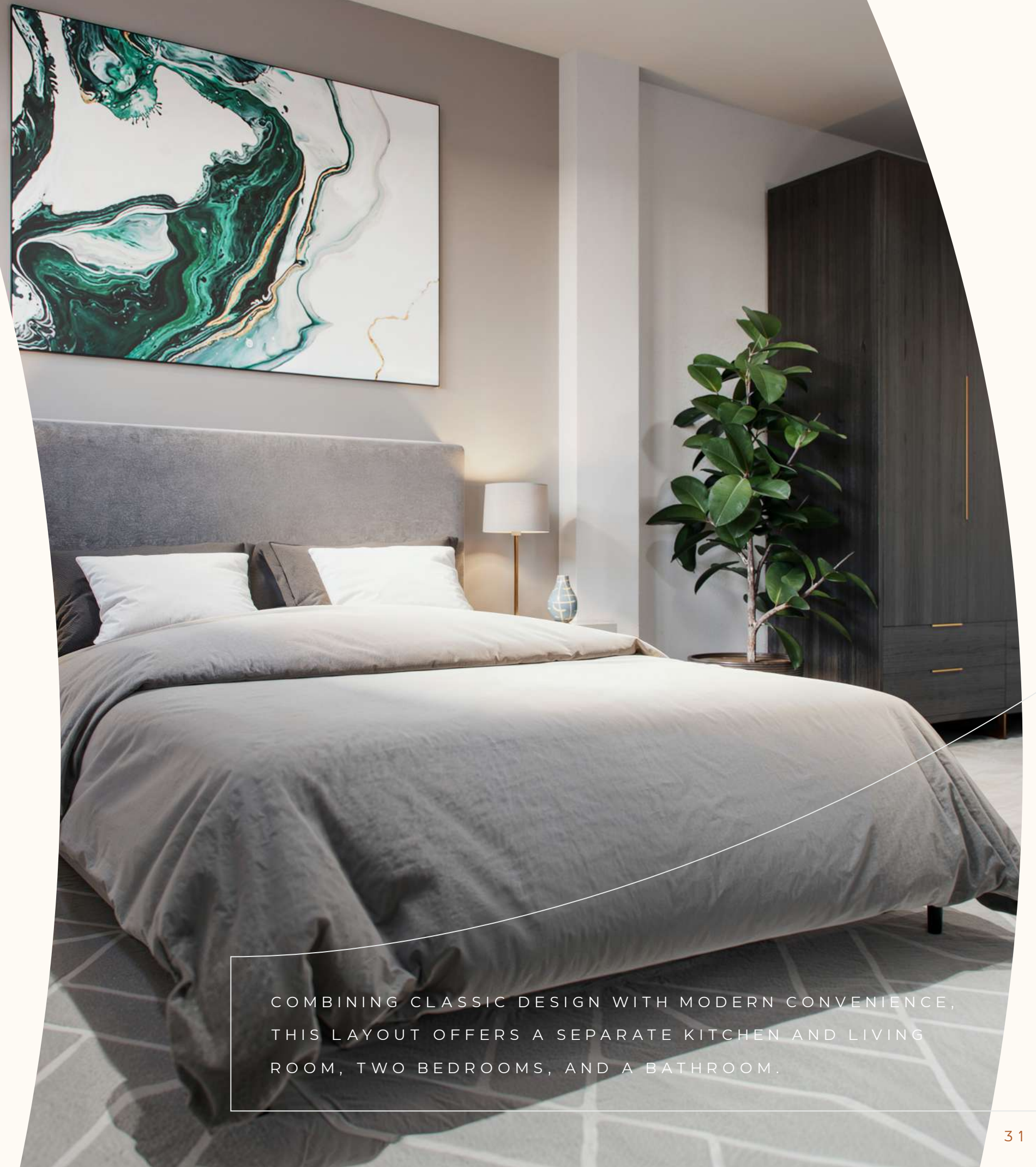
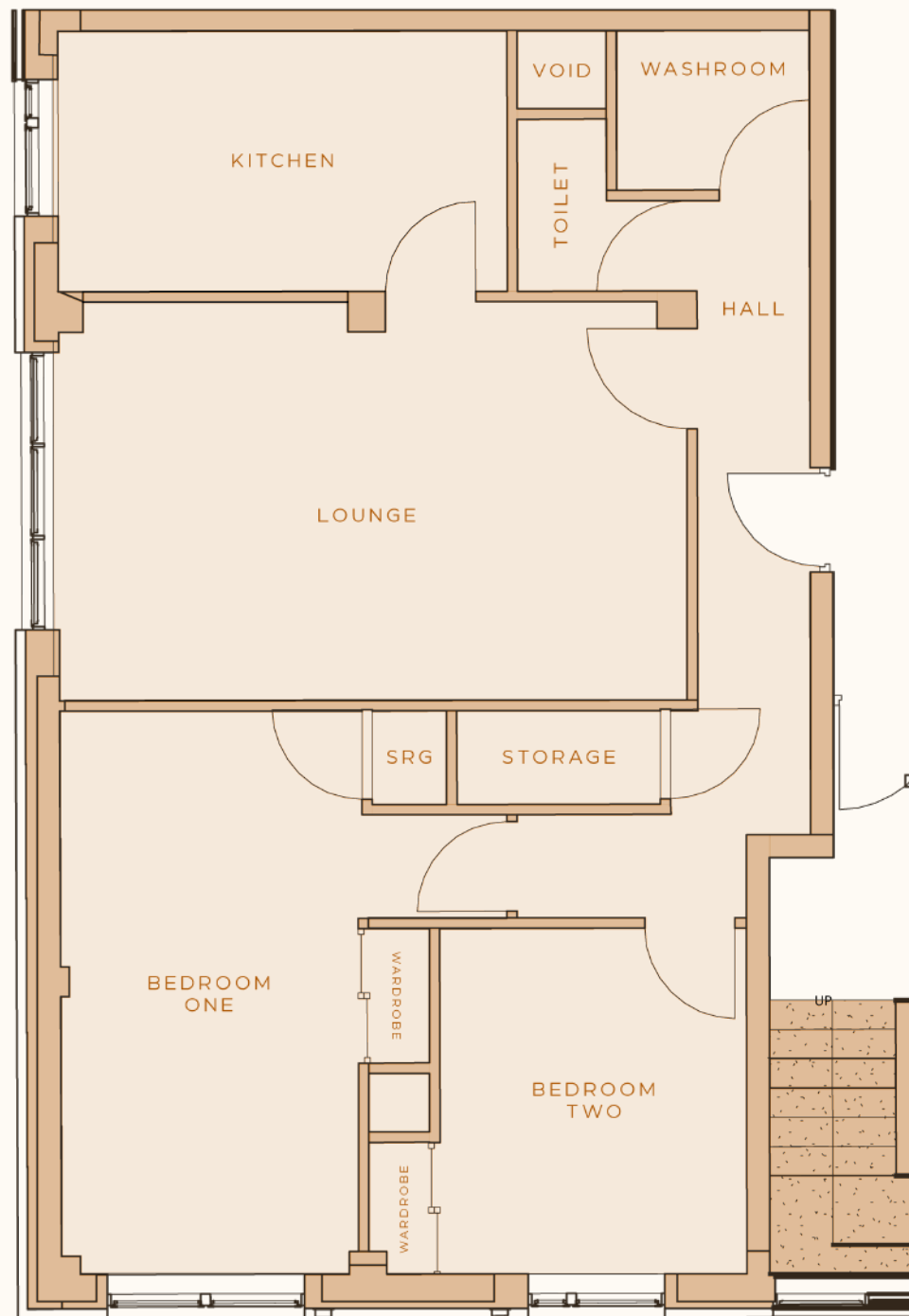
TWO BED OPEN-PLAN



28

A CLASSIC DESIGN

TWO BED SEPERATE KITCHEN



COMBINING CLASSIC DESIGN WITH MODERN CONVENIENCE,
THIS LAYOUT OFFERS A SEPARATE KITCHEN AND LIVING
ROOM, TWO BEDROOMS, AND A BATHROOM.

CRAFTED WITH CARE

STYLE, COMFORT, & QUALITY THROUGHOUT

FLEXIBLE LAYOUTS

Choose between open-plan kitchen-living areas or separate kitchen and living areas for all units, catering to modern or traditional preferences.

MODERN KITCHENS

Upper market Howdens matte grey units, marble-effect laminate worktops and integrated appliances (Indesit & Beko).

ELEGANT BATHROOMS

White acrylic 1700mm baths, wall-hung basins and WCs (Cooke & Lewis), chrome mixer taps, bar-type showers, clear glass screens, light grey non-slip vinyl flooring, and heated towel rails.

PARKING

68 dedicated parking spaces, including multiple electric vehicle charging points, ensuring convenience for residents and future-ready sustainability.

STYLISH BEDROOMS

Neutral grey carpeted bedrooms with fresh indoor plants, white timber flush internal doors, repainted white windows with obscured glass in bathrooms, and pendant lighting in living areas.







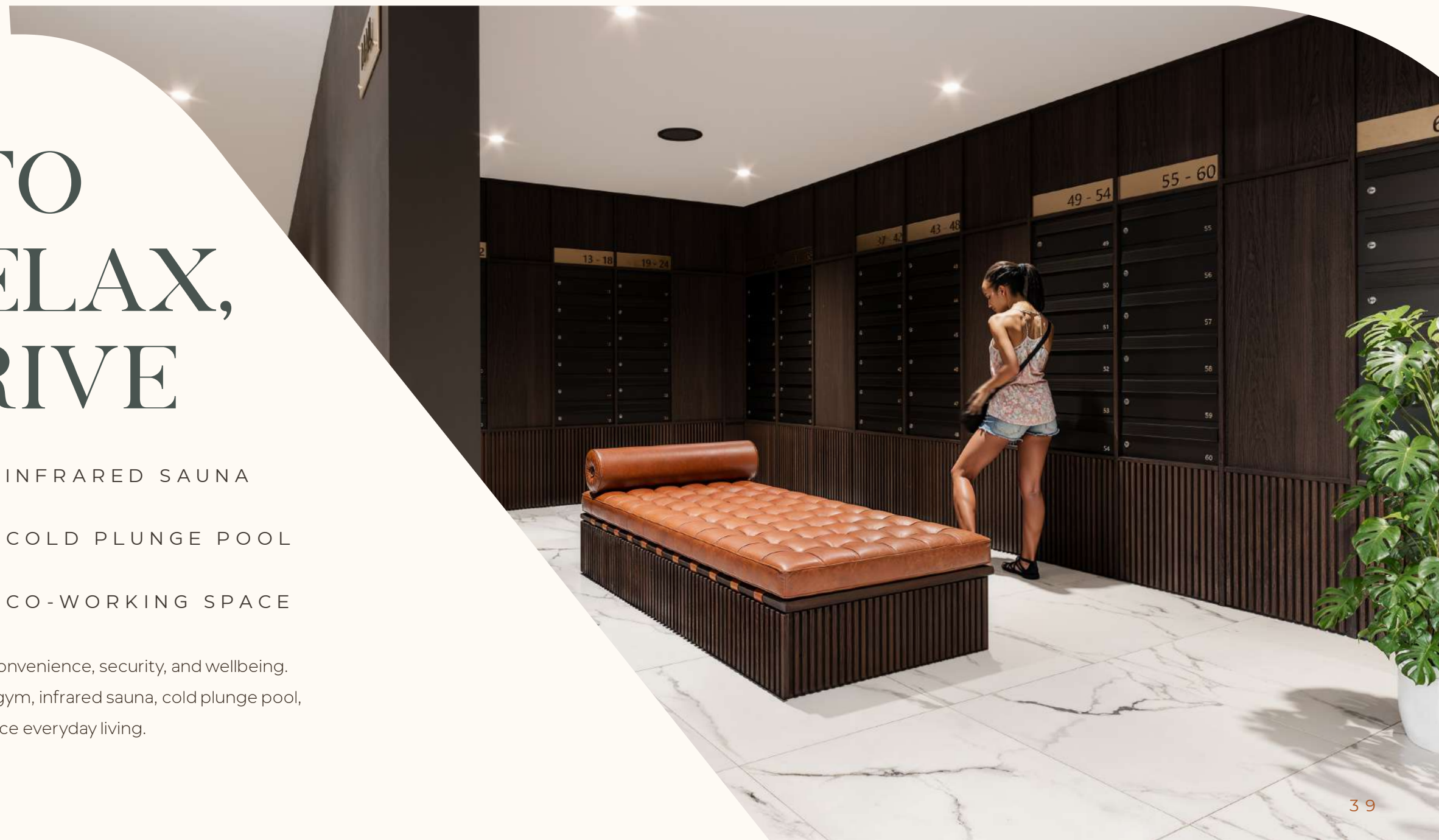


PREMIUM AMENITIES

SPACES TO WORK, RELAX, AND THRIVE

- ☀ DAYTIME CONCIERGE
- 🔥 INFRARED SAUNA
- 🔒 NIGHT SECURITY
- ❄ COLD PLUNGE POOL
- 💪 MODERN GYM
- 💻 CO-WORKING SPACE

Premium amenities at One Trafford Edge combine convenience, security, and wellbeing. Enjoy a daytime concierge, night security, a modern gym, infrared sauna, cold plunge pool, and a stylish co-working space, all designed to enhance everyday living.









ONE
TRAFFORD EDGE

ONE
TRAFFORD EDGE
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ONE
TRAFFORD EDGE



MANCHESTER TO THE MOUNTAINS, COAST, & BEYOND.

PERFECTLY POSITIONED JUST MINUTES
FROM JUNCTION 9 OF THE M60, ONE
TRAFFORD EDGE OFFERS EXCEPTIONAL
ROAD CONNECTIVITY IN EVERY DIRECTION.

Head west for coastal cities, vibrant towns, and scenic escapes, or
travel east for international travel hubs, cultural destinations, and
stunning countryside. Whether it's business, leisure, or weekend
adventures, you're always within easy reach.



BARTON DOCK ROAD
METROLINK STATION



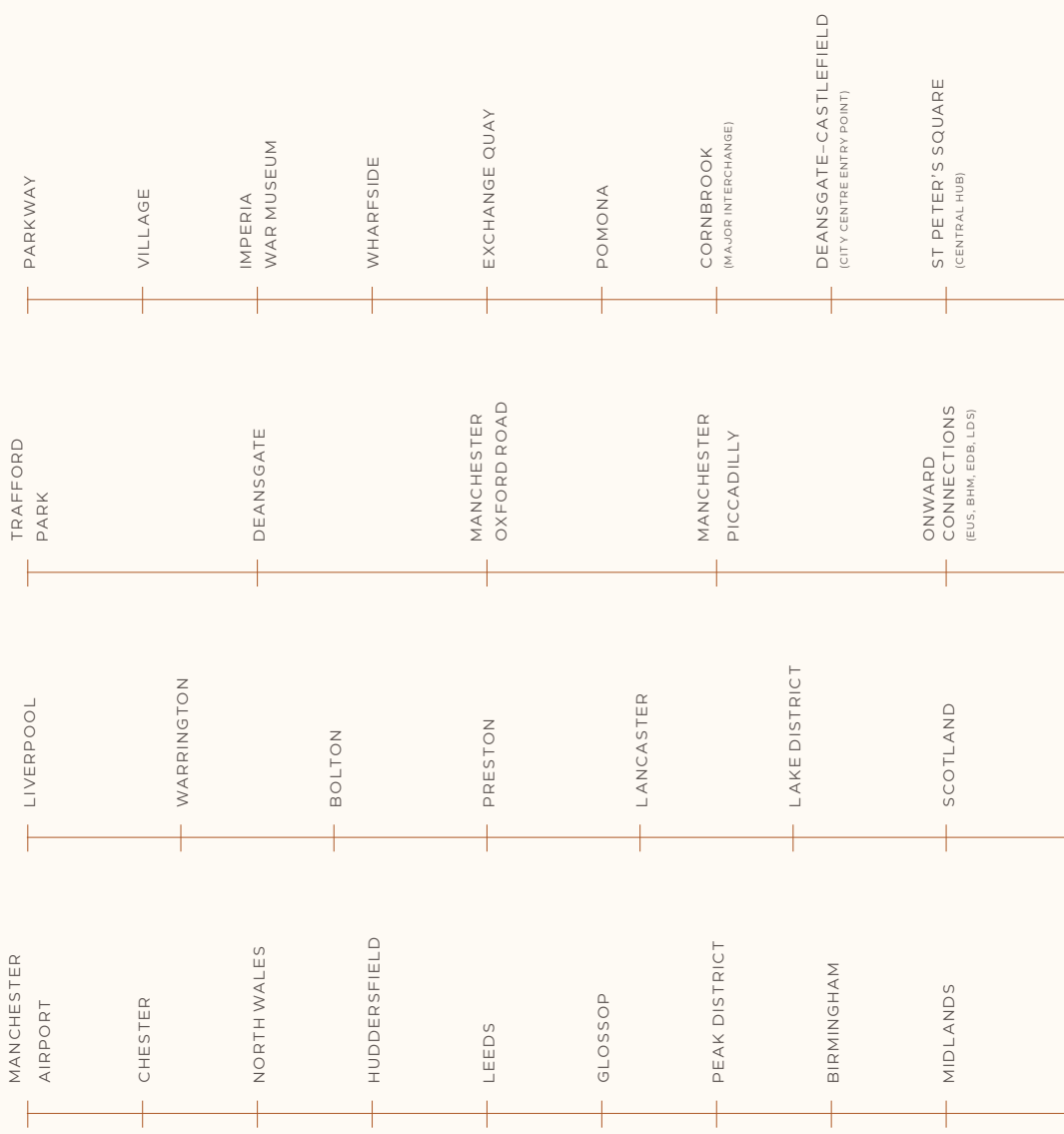
HUMPHREY PARK
TRAIN STATION



M60
WESTBOUND

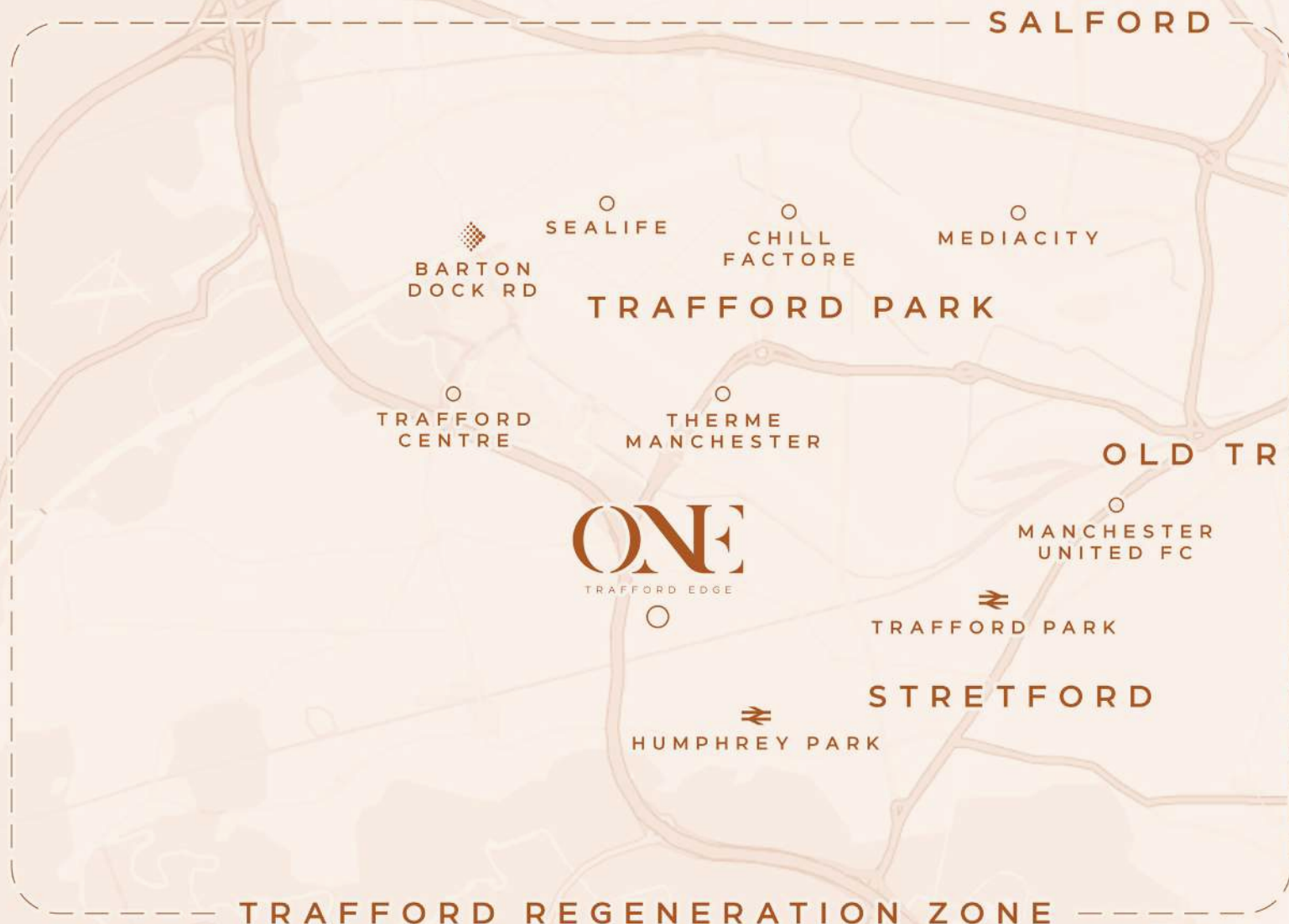


M60
WESTBOUND



THE CENTRE OF THE STRETFORD MASTERPLAN.

ONE TRAFFORD
EDGE SITS AT
THE CENTRE OF
THE STRETFORD
MASTERPLAN,
AN AMBITIOUS
£4.2 BILLION
REGENERATION
PROJECT THAT
IS REIMAGINING
THE AREA



This forward-thinking development ensures strong future demand, excellent capital growth potential, and a vibrant place to live, work, and invest.

- A revitalised King Street high street ←
- New public spaces inc Library Square ←
- A Bridgewater Canal waterfront ←
- Over 800 new homes ←



6.8/7.5%

GROSS YIELDS

+31.2%

PROJECTED VALUE
GROWTH BY 2029

£30M

GDV

POSITIONED WITHIN
ONE OF MANCHESTER'S
FASTEST-GROWING
REGENERATION ZONES

One Trafford Edge offers exceptional rental yields, strong capital appreciation, and long-term value. With a GDV of £30 million and property values forecast to rise by 31.2% by 2029, this is a rare opportunity to secure a high-performing asset in the heart of TraffordCity's £4.2 billion transformation.

SMART INVESTMENT. STRONG RETURNS.

HIGH-GROWTH ASSET IN MANCHESTER'S REGENERATION HEARTLAND



THE PERFECT AIRBNB INVESTMENT

HIGH-DEMAND LOCATION, ALL YEAR ROUND.

ONE TRAFFORD EDGE IS MORE THAN A RESIDENTIAL ADDRESS—IT'S A READY-MADE OPPORTUNITY TO TAP INTO ONE OF GREATER MANCHESTER'S MOST LUCRATIVE SHORT-TERM RENTAL MARKETS.

CONSISTENT, HIGH-PERFORMING RETURNS

SEAMLESS CITY & NATIONWIDE LINKS

ATTRACTIONS ON YOUR DOORSTEP

YEAR-ROUND GUEST APPEAL

SHORT-LET APPROVED

Strategically positioned in the heart of Trafford, the development allows full flexibility for Airbnb-style lettings, giving investors access to a constant stream of visitors drawn to the area's world-class attractions. From the £250m Therme Manchester wellbeing resort and The Trafford Centre's 200+ stores, to Old Trafford stadium, Chill Factore, and SEA LIFE, guests are never short of reasons to stay.

THE PERFECT BLEND OF LOCATION, FLEXIBILITY, & RETURN



ONE TRAFFORD EDGE IS NOW OPEN FOR ENQUIRIES.

To explore this exceptional development or arrange a viewing, contact the sales team:

✉ sales@nppresidential.co.uk

☎ Call us on +44 (0) 161 639 0059

All specifications, dimensions, and plans are indicative and subject to change.
Prices and rental yields are subject to market conditions and availability.
999-year lease with ground rent (sum to be confirmed) applies to all apartments.
Both short-term lets (STL) and assured shorthold tenancies (ASTs) are permitted.
This brochure does not form part of any contract of sale.



THE DEVELOPER.

ONE TRAFFORD EDGE IS BROUGHT TO YOU BY HSPG, A SOCIAL IMPACT REAL ESTATE INVESTOR WITH A 10-YEAR TRACK RECORD, HAVING DELIVERED OVER 6,500 RESIDENTIAL UNITS ACROSS THE UK.

Founded by Guy Horne and David Searle, HSPG specialises in strategic acquisition, asset management, and delivery of demand-driven housing, partnering with over 70 local authorities and 30 housing providers to address the UK's housing crisis. Notable achievements include a £50m shared ownership deal with Gresham House and a £70m investment in 592 supported housing units, ensuring exceptional quality, reliability, and value.





ONE

TRAFFORD EDGE

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