

DeTRAFFORD
ESTATES GROUP

DeTRAFFORD
GLOBAL

A GROUP OVERVIEW



The pioneering Roof Gardens, One Ellesmere Street

DETRAFFORD ESTATES GROUP

At DeTrafford, our purpose goes beyond that of conventional property developers; our entrepreneurial vision and passion lies within the crafting of bespoke sustainable spaces to enhance communities. Our ethical corporate growth and success is founded upon our philosophy of placing the community at the heart of our projects by creating dynamic and diverse civic spaces. Our developments are driven by a small, dedicated and enthusiastic team that ensure our projects, corporate partners and clients are treated with a personal touch that is all too often lost.

We consistently deliver high design standards to drive developments that reflect the needs of the communities they serve.

DeTrafford Estates was founded with the intention to acquire strategic locations and sites for redevelopment in readiness for the anticipated emerging market. Since the Group's foundation, we have successfully completed our Lawnhurst development and secured sites across the UK with the potential to develop in excess of 2,000 residential units. We are also acquiring sites across London, the North West of England and internationally. All acquisitions have been achieved without third party funding.

The following overview introduces the background and origins of DeTrafford Estates Group and a selection of our ongoing schemes.



Luxury homes behind an elegant facade at Southbank House, Bowdon

THE DETRAFFORD GROUP STORY

DeTrafford Estates Group is owned and driven by Gary Jackson. Prior to founding DeTrafford Estates, Gary has had over 25 years' experience in building, developing and trading over 800 properties across North West England and outer London.

Gary's property development career began in 1984, when he purchased and refurbished his first property with money saved from running his own door-to-door potato round as a teenager. In 1986, Gary funded his first development of six apartments in a Victorian house. He has subsequently been responsible for a range of developments including land, factories, industrial mills, houses, apartments and a variety of other investments.

The culmination of this growth came at the peak of the property market in 2007. At this stage, the extensive property portfolio had been traded for gross sales of £85m and all existing development companies were closed. Gary soon embarked on establishing and investing in the DeTrafford Estates Group.

At DeTrafford we are able to use this liquid and non-leveraged financial position, together with our long-standing market experience, to formulate bespoke residential and commercial schemes to aid the property market's long-term recovery. We are highly skilled in, and renowned for, our ability to acquire sites on a compressed timescale with private funds and no third party assistance.



Lawnhurst, the successful conversion of a Victorian manor house in Didsbury

LAND ACQUISITIONS

DeTrafford Estates Group is growing and we are actively sourcing new development and investment opportunities. We want to use our liquid and non-leveraged financial position, together with our long-standing market experience, to support and grow with the recovering property market in the UK and overseas.

We are always interested in hearing about potential properties or land for sale that would benefit from DeTrafford's bespoke and unique development style. We are interested in the outright purchase of property and entering into joint ventures.

At DeTrafford we will review and appraise the feasibility of all development opportunities presented, drawing upon our in-house capabilities and long-standing network of professionals.

DEVELOPMENT FUNDING

As a result of DeTrafford's liquid non-leveraged financial position and organisational structure, we are not reliant upon third party financial assistance or board/shareholder permission for the purchase of assets, which allows us to act quickly and decisively to maximise opportunity.

On request, references can be provided to confirm our ability to find property acquisitions on a compressed timescale.



*Above: stylish apartments at Southbank House in prestigious Bowdon
Right: Lاونhurst retains the best of the original period features*





DeTRAFFORD - LOOKING TO THE WORLD

DeTrafford's singular vision, business philosophy and successful track record for delivering attractive investment opportunities has provided the platform for the next phase of its development, the formation of DeTrafford Global. The company's expertise and experience will now be available on a wider stage with a specialist team of property developers and consultants equipped for the international investor market offering a range of investment options including off plan, off market and the potential for equity partner opportunities.

The Group are keen to combine their cash backing and non-leveraged financial position together with creating joint venture and equity partner opportunities to unlock prime residential and commercial development spaces within the world's leading economies and cities. It is a strategy that will make available DeTrafford's expertise and pioneering approach to create and develop opportunities across the globe.



DeTrafford looks to the world in the next stage of its development

DETRAFFORD ESTATES PORTFOLIO

Presented here is a summary of ongoing projects in the Group's portfolio.

LAWNHURST, DIDSBURY, MANCHESTER

DeTrafford's philosophy of uniquely crafted homes resonated throughout our development of Lawnhurst, the 73-roomed Victorian manor house situated in the St James conservation area of Didsbury village. Originally built in 1891, Lawnhurst was restored to its former grandeur featuring 12 luxury villa-style apartments and a boutique-inspired communal area. The development was hugely successful with the completion of works and sales within a two year period.

LAWNHURST LAND, DIDSBURY, MANCHESTER

Nestled in the landscaped grounds of Lawnhurst, 826 Wilmslow Road presents the most exclusive private residence in Didsbury Village. We have obtained planning permission for a 3,886 sq ft four-bedroom home of unparalleled quality and impeccable craftsmanship, which has been purchased off-plan and will be completed by DeTrafford Estates in the spring of 2015.



*826 Wilmslow Road
- the most exclusive
private residence in
sought after Didsbury*





A private rooftop retreat at the award-winning Roof Gardens



Tree-lined courtyards provide an attractive communal hub



THE ROOF GARDENS - ONE ELLESMERE STREET

With building due to commence in early 2015, this pioneering development shines a light on our philosophy, creating exciting outdoor living space at the heart of the city. The stunning scheme provides 45 townhouses and 26 apartments, all featuring individual, private roof gardens – marrying suburban comforts with inner city living. We have secured pre-sales on over 85% of the properties – with all the apartments now reserved.

Two tree-lined courtyards provide a communal hub for this innovative development which offers urban chic living, drawing inspiration from New York, London and Amsterdam. Contemporary design, fabulous living space and luxurious finishes combine with private skyline retreats and the nearby waterside lifestyle attractions of Castlefield. The area is an inner city oasis of quaint cobbled streets, canals and alfresco wining and dining. Britain's first urban heritage park – with its attractive canal basin, open spaces, converted mills, bridges and viaducts – has become one of the city's most popular areas. The Roof Gardens – One Ellesmere Street was shortlisted for the prestigious housing design awards 2013.



The Roof Gardens design has won plaudits and it has interiors to match

THE SKY GARDENS

The Sky Gardens marks the second phase of DeTrafford's pioneering city centre development which successfully combines the convenience of contemporary inner city living with access to attractive outdoor living space. Located at 210 Chester Road, on the doorstep of Manchester's business district, the Sky Gardens sits next to the exciting Roof Gardens development which has won plaudits for its concept of incorporating private skyline retreats and tree-lined secluded courtyards at the heart of the city.

The Sky Gardens builds on this philosophy offering a further 162 homes comprising penthouses, triplexes, duplexes and loft apartments – with private gardens and terraces for many of the 1, 2 and 3 bedroom apartments. This outdoor space is augmented by a tenth floor communal roof garden supporting wildflower, barbeque and picnic areas, with provision for urban beehives. Back on the ground, a new public square will contribute to building a sense of community, while an attractive residents' lounge, café, restaurant and bar will provide additional amenities for residents to meet, interact and enjoy.

Inside, DeTrafford have teamed up with Ollier Smurthwaite Architects to select a superior collection of fittings to furnish homes to the highest standard – and each interior package can be tailored to meet individual requirements. Across the 12 storeys of living space, innovative, suspended gallery bedrooms create stunning living spaces, with light flooding in from double storey windows.

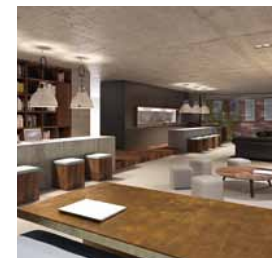
There are two levels of basement parking for the 2 and 3 bedroom apartments, with further parking spaces available to purchase. The development also includes plans for commercial space on Chester Road, creating active street frontages, together with entrepreneurs' studios for start-ups and small businesses to build a creative community central to the concept of the project.



The Sky Gardens - contemporary inner city living at its best



Double height apartments are a feature



The interactive lounge



The impressive lobby



The Sky Gardens public square - space to meet, relax and interact



The signature communal tenth floor garden at The Sky Gardens



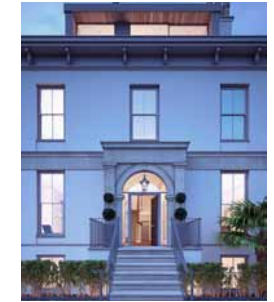
A stunning penthouse at Cavendish Place



Delamer House - beautiful modern homes with a echo of the past



Cutting edge contemporary design



Stylish Southbank House

CAVENDISH PLACE, BOWDON

DeTrafford Estates' Cavendish Place development offers a choice of stylish, superior homes in the much sought after and prestigious haven of Bowdon. The elegant period façades of Southbank House and Delamer Lodge will be sensitively restored and the buildings internally redesigned to create luxury living space for today's discerning purchasers.

The development of 17 stunning homes will include duplexes, triplexes, a coach house and 3 and 4 bedroom penthouses with commanding views of the surrounding countryside. Each lavishly equipped home enjoys its own outside space – a terrace, balcony or sunken garden – within the private walled gardens and manicured lawns of Cavendish Place. Inside, the generously proportioned windows and high ceilings create open and elegant spaces, bathed in pools of natural light which evokes the genteel aura of a bygone age. This combines seamlessly with the clean lines of cutting edge

contemporary design and high spec technology to create beautiful modern homes with a stylish echo of the past.

The enduring appeal of Bowdon is hallmarked by its setting, seclusion and beautiful buildings. The grand period properties – set back from the tranquil, tree-lined avenues and close to open countryside, national parks and communal greens – define Bowdon's character and charm.

Just a short stroll from Cavendish Place is the affluent village of Hale with its range of upmarket restaurants, bars, cafes and shops. From here, there are excellent transport connections to Manchester via fast rail and tram links – offering easy access to a wide offering of entertainment, shopping and services. The thriving market town of Altrincham is also on your doorstep and easily accessed by road, rail or tram.



Elisabeth Gardens - handsome mews houses and contemporary apartments in a conservation area

ELISABETH GARDENS

Elisabeth Gardens offers the exciting prospect of owning a stylish home with a rich heritage in the sought after Houldsworth conservation area of Reddish. Handsome mews houses and contemporary apartments sit seamlessly side by side enriched by communal spaces and set against the stunning backdrop of Houldsworth Golf Course.

This sensitive restoration of the historic Elisabeth Mill will create 150 1 and 2 bedroom apartments whose bright, open modern living spaces will both contrast and complement the building's period façade. The 50 charming mews homes of the former cotton mill workers will be given a 21st century makeover to provide bespoke homes for today's purchasers – with 2, 3 and 4 bedroom mews and townhouses on offer.

This grand legacy of Reddish's industrial past is acknowledged and respected in DeTraford's ambitious development of the imposing building. Central to the vision and future of the site is the creation of a vibrant community centred around attractive modern homes

and shared communal spaces, including a public square, play spaces, communal allotments and a café.

Apartments will benefit from lift access – with secure parking for 2 bedroom properties – as well as wild flower gardens, picnic areas and sun terraces. Generously proportioned windows and high ceilings will create open, elegant spaces, highlighting the comfortable living areas and fine finishes which define the development.

With its attractive canal basin, open spaces, parks, converted mills and viaducts, Reddish has become one of the most sought after Manchester suburbs. It offers a variety of appealing cafes, restaurants and entertainment – while the idyllic Cheshire countryside is also on your doorstep. The proximity of the M60 and M6 motorways and easy road access to Manchester International Airport also add to Reddish's appeal. Three train stations, all within walking distance of the development, keep you well connected – while the bright lights of Manchester, with its shops, attractions and services are just a short ten minute rail journey away.



VICTORIA MILL, DROYLSDEN

Victoria Mill is situated in the historic mill town of Droylsden, four miles from the city of Manchester. We are currently producing a mixed use residential scheme including apartments, townhouses and mews houses integrating communal spaces throughout, such as orchards, allotments and children's play areas.

This development will total 91,997 sq ft comprised of 142 homes and street fronting commercial space on the doorstep of Manchester's city centre.

Victoria Mill will feature orchards, allotments and play areas, continuing DeTrafford's philosophy of sustainable spaces



CONTACTS

DeTrafford Estates Group
Barrington House
Heyes Lane
Alderley Edge
Cheshire
SK9 7LA

Telephone: 01625 583 541

Email: mail@detrafford.com

Website: www.detrafford.com

DeTRAFFORD
ESTATES GROUP

DISCLAIMER

This overview is not to be circulated, it is a confidential document intended to provide an overview of DeTrafford Estates' portfolio. Unauthorised use, reproduction or distribution of these images is strictly prohibited. The information provided herein is believed to be correct but is not guaranteed. The content of this brochure has been produced prior to the completion of many of the projects and many of the images presented are artists' impressions and meant as a guide to the developments.

DeTRAFFORD
ESTATES GROUP

DeTRAFFORD
GLOBAL