

legacie



# Merchant's Wharf Investors Report

IR25 July 2023

# Merchant's Wharf 196 Luxury Apartments



## Schedule of Accommodation

### Basement

- Car parking 46 no. spaces
- Lift access
- Plant

### Ground Floor

- Commercial /retail units
- Gymnasium
- 5no. single storey & 4no. duplex Apartments
- Comms Room
- Refuse store
- Cycle store
- Plant
- Sub-station
- Hard and soft landscaping

### Floors 1 - 9

- 87 no. 1 Bedroom Apartments
- 91 no. 2 Bedroom Apartments
- 18 no. 3 Bedroom Apartments
- Roof terraces



# New Build Two Block Development to Create Residential Apartments Commercial Units & Underground Parking



Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

## The eleven storey new build development generally comprises:

- Demolition of adjoining structures and perimeter walls
- Site clearance and levelling
- Site investigations and trial holes
- Excavation and formation of new foundations
- Below and above ground drainage
- New ground supported and part suspended concrete floor slab
- Nine and Seven storey steel frame structure
- External clad and glazed envelope
- Suspended metal deck and concrete floors
- Flat roof structures and finishes
- Aluminium curtain walling, external windows and doors and shopfronts
- External balconies and balustrades
- Internal sub-division of commercial units and apartments with non-loadbearing block and stud partitions
- Installation of plumbing services and mechanical services
- Installation of electrical services
- Installation of new lift car access
- Installation of kitchen and sanitary fittings
- New internal finishes, joinery fittings and decorations

# Site Location



Aerial view of Merchant's Wharf site location



Aerial view of Merchant's Wharf site location



# Building Structure

Merchants Wharf, Salford  
New Build Development

# Sub-Structure & Super-Structure Construction Progress

JULY 2023

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	100% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	100% complete
Upper suspended concrete floor structure	100% complete
Concrete pour upper suspended floor & roof structure	100% complete
Stair and lift core structure	100% complete
Sub-structure Masonry walls	100% complete
SFS - Structural framework forming external walls	99% complete
Flat roof covering	98% complete
Weatherboarding	99% complete
Brickwork to elevations	69% complete
Cladding installation	5% complete
Windows & doors	95% complete
Curtain walling installation	98% complete
Pre-cast concrete Staircase structure	100% complete



# Sub-Structure & Super-Structure Progress

JULY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JULY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JULY 2023



Ordsall Lane site view



Ordsall Lane site view

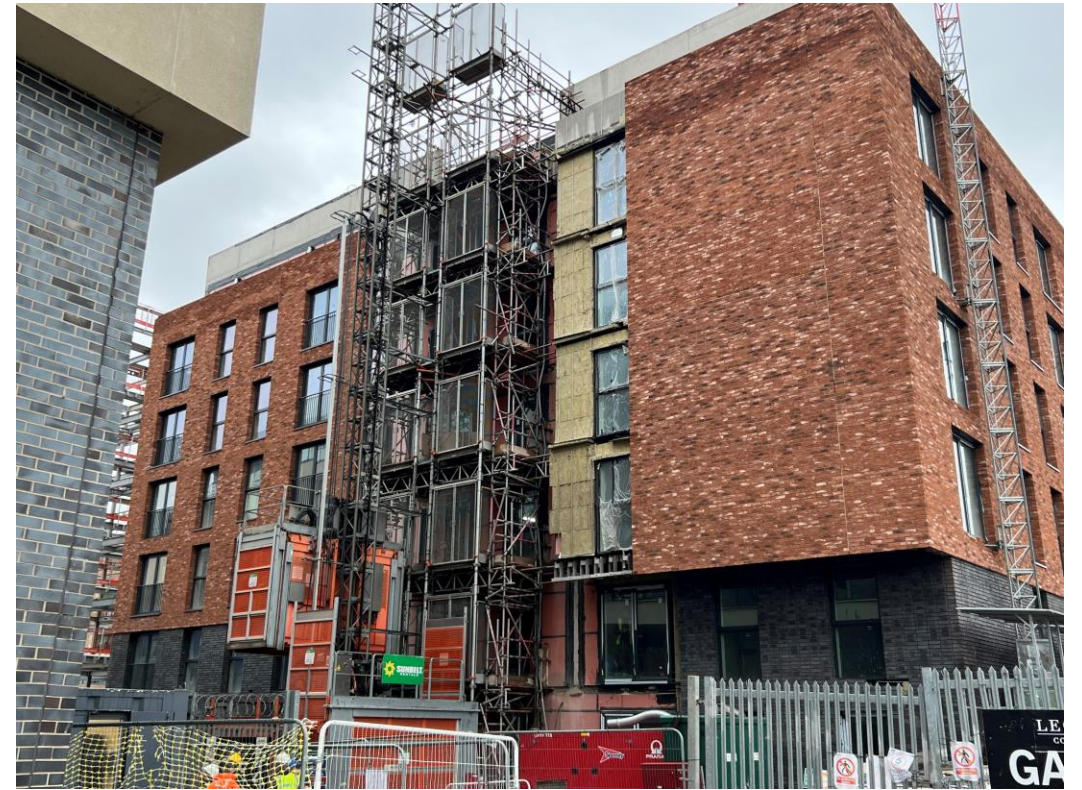


# Sub-Structure & Super-Structure Progress

JULY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JULY 2023



Worrall Street site view

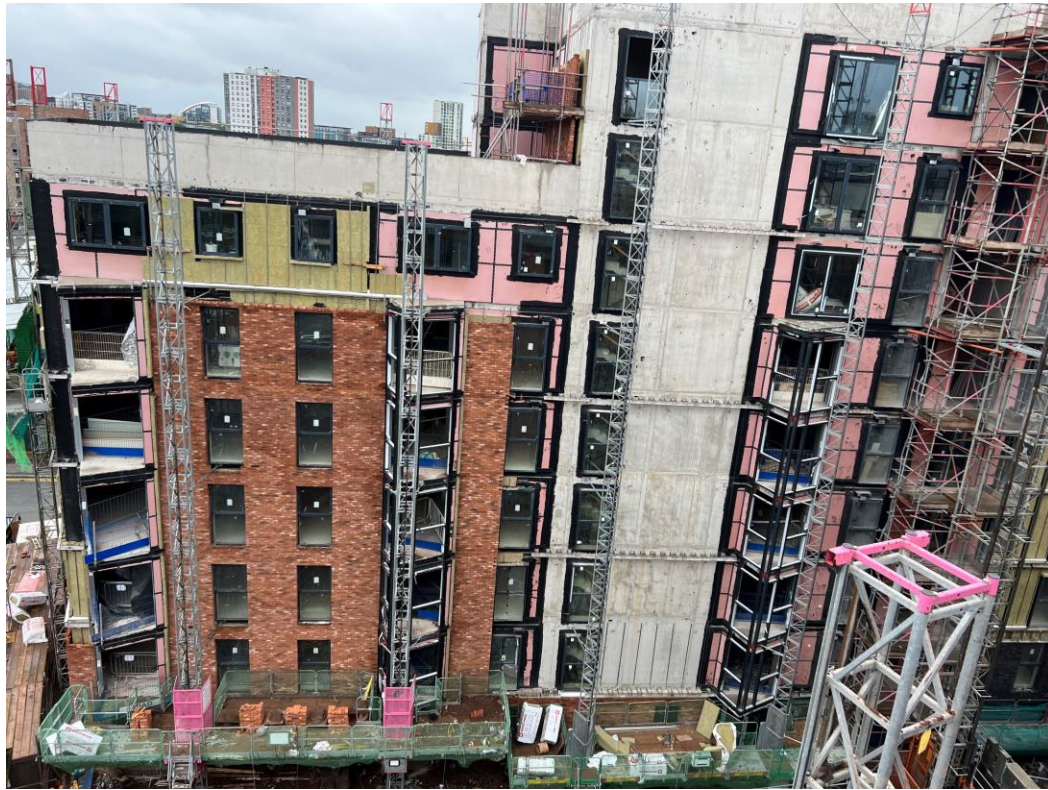


Worrall Street site view



# Sub-Structure & Super-Structure Progress

JULY 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork

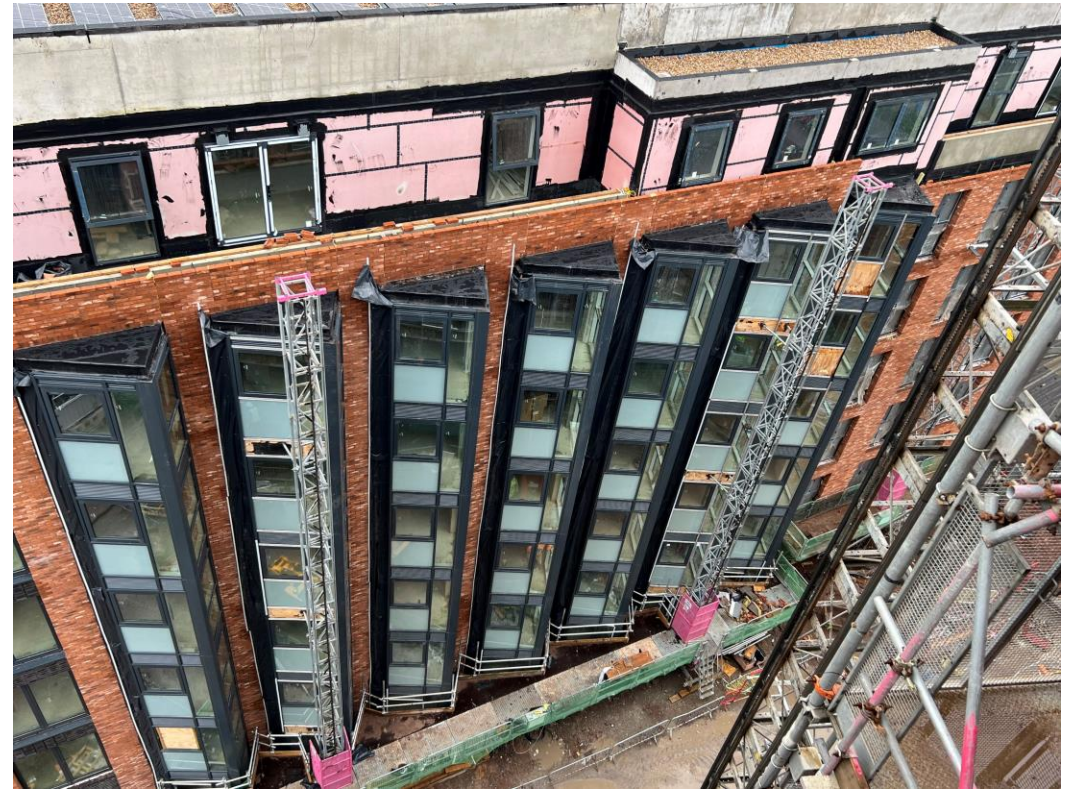


# Sub-Structure & Super-Structure Progress

JULY 2023



Block B Curtain walling and brickwork



Block B Curtain walling and brickwork



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B wall insulation and brickwork



Block B wall insulation and brickwork

# Sub-Structure & Super-Structure Progress

JULY 2023



Block B wall insulation and brickwork



Block B wall insulation and brickwork



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B wall insulation and brickwork



Block B wall insulation and brickwork

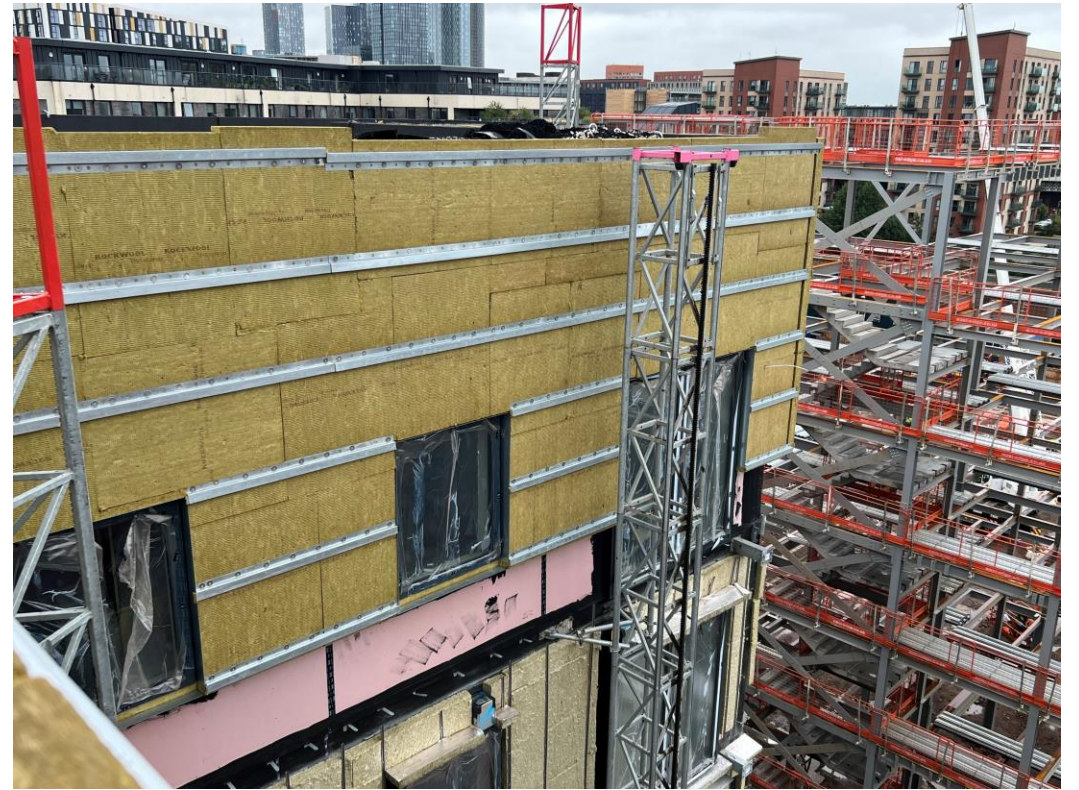


# Sub-Structure & Super-Structure Progress

JULY 2023



Block B cladding rail and insulation



Block B cladding rail and insulation



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B Podium



Block B Podium



# Sub-Structure & Super-Structure Progress

JULY 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B inverted main roof system complete



Block B inverted main roof system complete



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B PV solar panels



Block B PV solar panels



# Sub-Structure & Super-Structure Progress

JULY 2023



Block B ventilator unit



Block B ventilator unit



# Sub-Structure & Super-Structure Progress

JUNE 2023



Block A PV panels installed



Block A PV panels installed



# Internal Fit-out Block 'A'

Merchants Wharf, Salford  
New Build Development



# BLOCK A

## Internal Fit-out

### Construction Progress

JULY 2023

Core drilling for services	100% complete
Riser installation	90% complete
Lift installation	99% complete
Above ground drainage	99% complete
Partition walls installation	97% complete
Apartment ceiling installation	89% complete
Plaster finishes walls and ceilings	76% complete
1st fix electrical	86% complete
1st fix plumbing and heating	90% complete
Kitchen units and appliances	62% complete
Doorframes	66% complete
Skirting and architrave	48% complete
Bathroom sanitary fittings	48% complete
Wall and floor tiling	54% complete
Carpet and floor finishes	54% complete
Doors and ironmongery	0% complete
Decorations	55% complete
2 <sup>nd</sup> fix electrical	45% complete
2 <sup>nd</sup> fix plumbing and heating	48% complete
General fixtures and fittings	0% complete



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 8 – walls and ceilings plastered



Level 8 – walls and ceilings plastered



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 8 – walls and ceilings plastered



Level 8 – walls and ceilings plastered



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 7 – Apartment decoration walls and ceiling



Level 7 – Apartment decoration walls and ceiling

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 7 – Kitchen units installed



Level 7 – Kitchen units installed

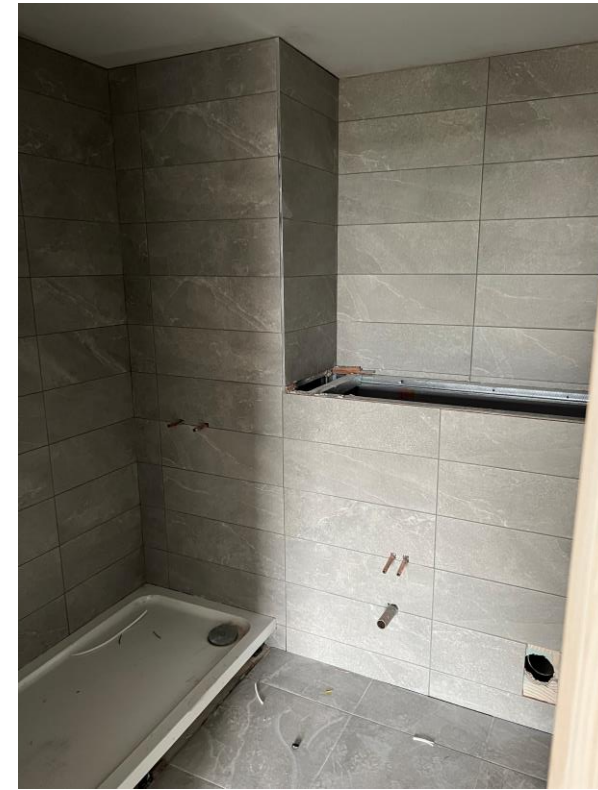


# Sub-Structure & Super-Structure Progress

JULY 2023



Level 7 – wall and floor tiling



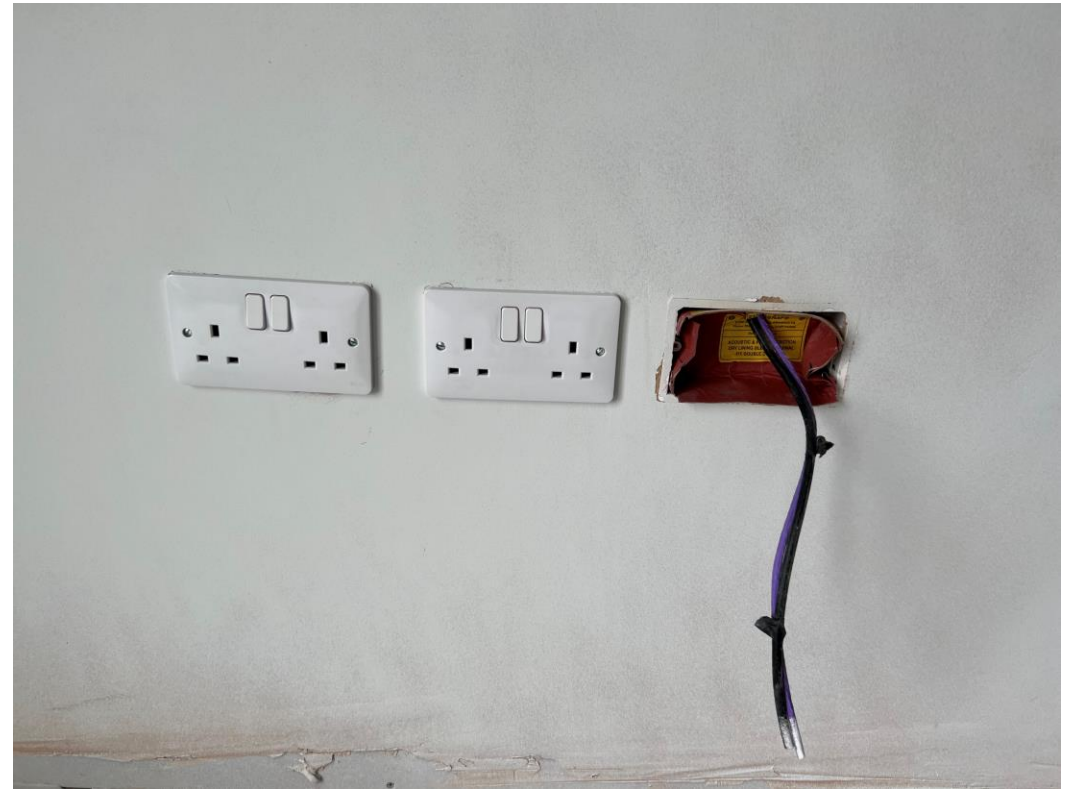
Level 7 – wall and floor tiling

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 7 – 2<sup>nd</sup> fix electrical



Level 7 – 2<sup>nd</sup> fix electrical



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – sanitary installation



Level 6 – sanitary installation

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen units installed



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen units installed

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – 2<sup>nd</sup> fix electrical



Level 6 – 2<sup>nd</sup> fix electrical



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – 2<sup>nd</sup> fix mechanical installation



Level 5 – 2<sup>nd</sup> fix mechanical installation

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – 2<sup>nd</sup> fix mechanical installation



Level 5 – 2<sup>nd</sup> fix mechanical installation



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 4 – Kitchen units installed



Level 4 – Kitchen units installed

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 3 – Kitchen appliances



Level 3 – Kitchen appliances



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 3 – sanitary fittings



Level 3 – sanitary fittings

# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level – commercial unit



Ground Level – commercial unit



# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level – Apartments formed



Ground Level – Apartments formed

# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level – Apartments formed



Ground Level – Apartments formed



# Internal Fit-out Block 'B'

Merchants Wharf, Salford  
New Build Development

# BLOCK B

## Internal Fit-out

### Construction Progress

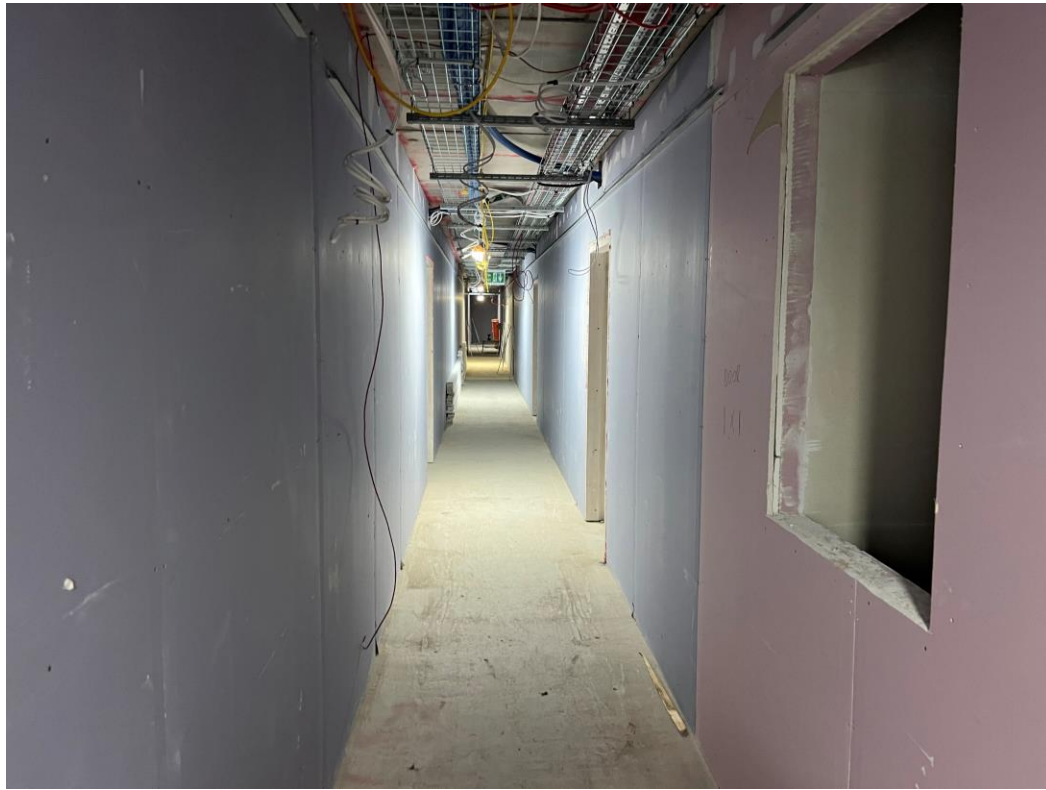
JULY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	96% complete
Apartment ceiling installation	96% complete
Plaster finishes walls and ceilings	95% complete
1st fix electrical	96% complete
1st fix plumbing and heating	97% complete
Kitchen units and appliances	11% complete
Doorframes	83% complete
Skirting and architrave	50% complete
Bathroom sanitary fittings	55% complete
Wall and floor tiling	90% complete
Carpet and floor finishes	70% complete
Doors and ironmongery	0% complete
Decorations	86% complete
2 <sup>nd</sup> fix electrical	35% complete
2 <sup>nd</sup> fix plumbing and heating	35% complete
General fixtures and fittings	0% complete



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – Apartment decoration walls and ceiling



Level 6 – Apartment decoration walls and ceiling



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen units installed

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 6 – doorcasings, skirting and architrave



Level 6 – doorcasings, skirting and architrave



# Sub-Structure & Super-Structure Progress

JULY 2023



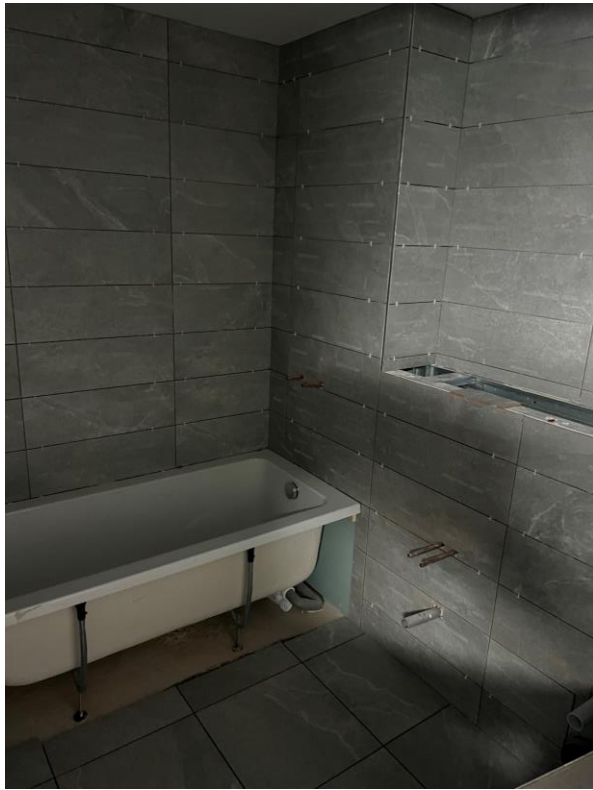
Level 6 – wall and floor tiling



Level 6 – wall and floor tiling

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – wall and floor tiling



Level 5 – wall and floor tiling

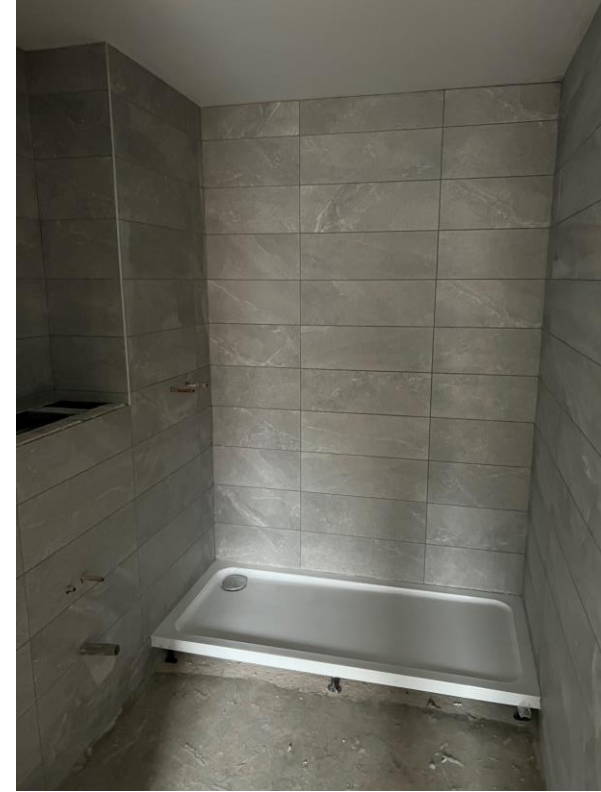


# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – wall and floor tiling



Level 5 – wall and floor tiling

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – Kitchen units loaded for installation



Level 5 – Kitchen prepared for units



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 5 – Laminate floor covering installed



Level 5 – Carpet floor covering loaded for installation

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 4 – doorcasings, skirting and architrave



Level 4 – doorcasings, skirting and architrave

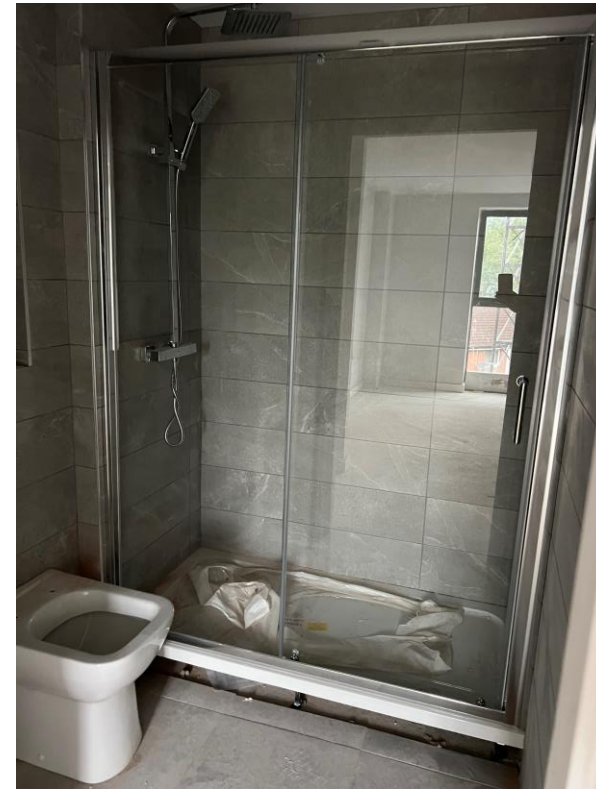


# Sub-Structure & Super-Structure Progress

JULY 2023



Level 3 – Bathroom fittings installed



Level 3 – Bathroom fittings installed

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 3 – Bathroom fittings installed



Level 3 – Bathroom fittings installed



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 3 – 2<sup>nd</sup> fix mechanical



Level 3 – 2<sup>nd</sup> fix mechanical

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 2 – 2<sup>nd</sup> fix mechanical



Level 2 – 2<sup>nd</sup> fix mechanical



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 2 – 2<sup>nd</sup> fix electrical sockets



Level 2 – electric wall heater

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 2 – 2<sup>nd</sup> fix electrical sockets



Level 2 – electric wall heater



# Sub-Structure & Super-Structure Progress

JULY 2023



Level 2 – latex screed floors



Level 2 – latex screed floors

# Sub-Structure & Super-Structure Progress

JULY 2023



Level 1 – latex screed floors



Level 1 – latex screed floors



# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level 1 – Apartments formed



Ground Level 1 – Apartments formed

# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level 1 – Apartments formed



Ground Level 1 – Apartments formed



# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level 1 – Apartments formed



Ground Level 1 – Apartments formed



# Sub-Structure & Super-Structure Progress

JULY 2023



Ground Level 1 – Apartments formed



Ground Level 1 – Apartments formed

TO FIND OUT MORE ABOUT

## Merchant's Wharf, Salford

PLEASE CONTACT

# legacie

WWW.LEGACIE.CO.UK

By Appointment Only  
Unit 4 Connect Business Village  
Liverpool, L5 9PR  
+44 (0) 151 207 9990