

PARK VIEW

Victoria Riverside

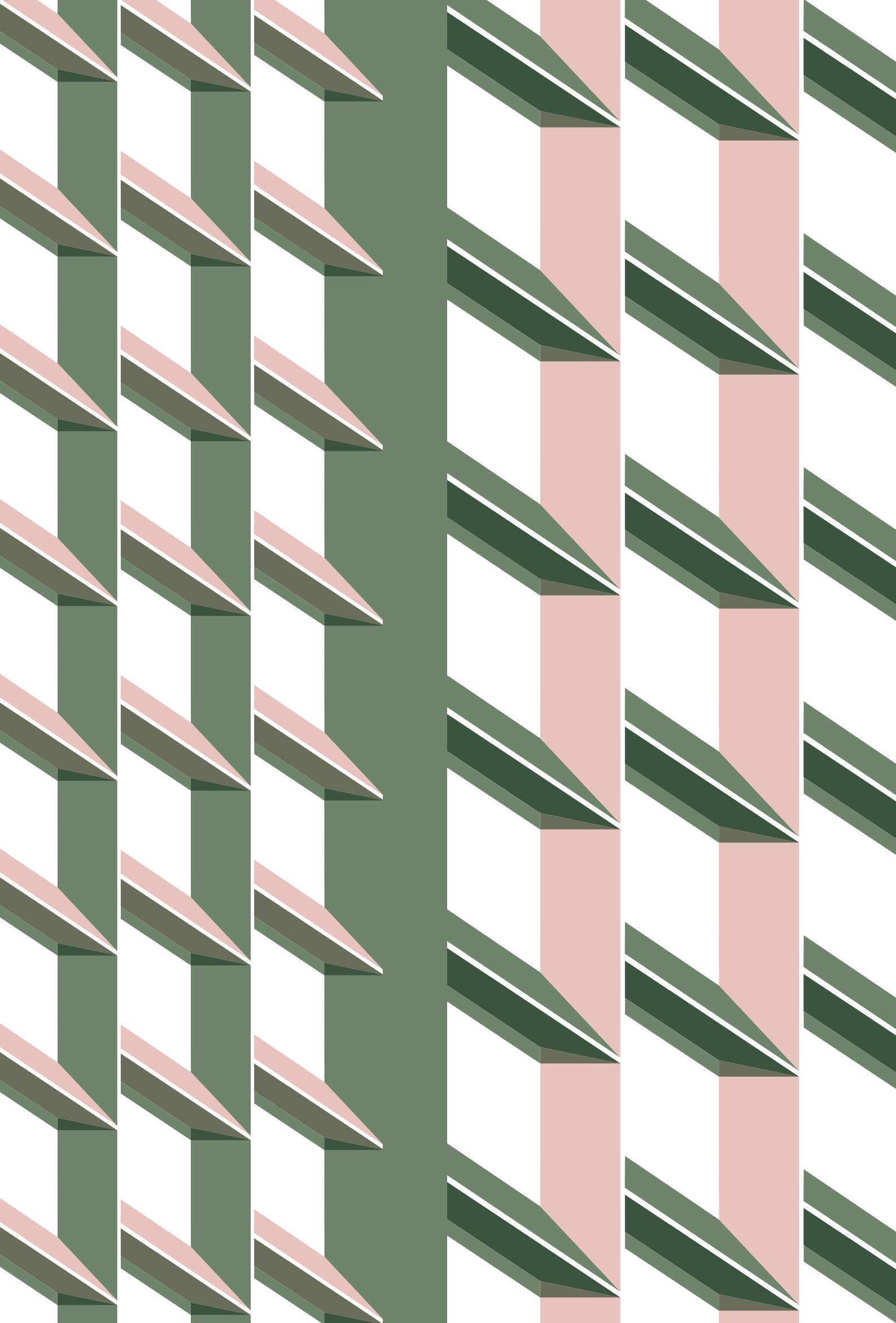


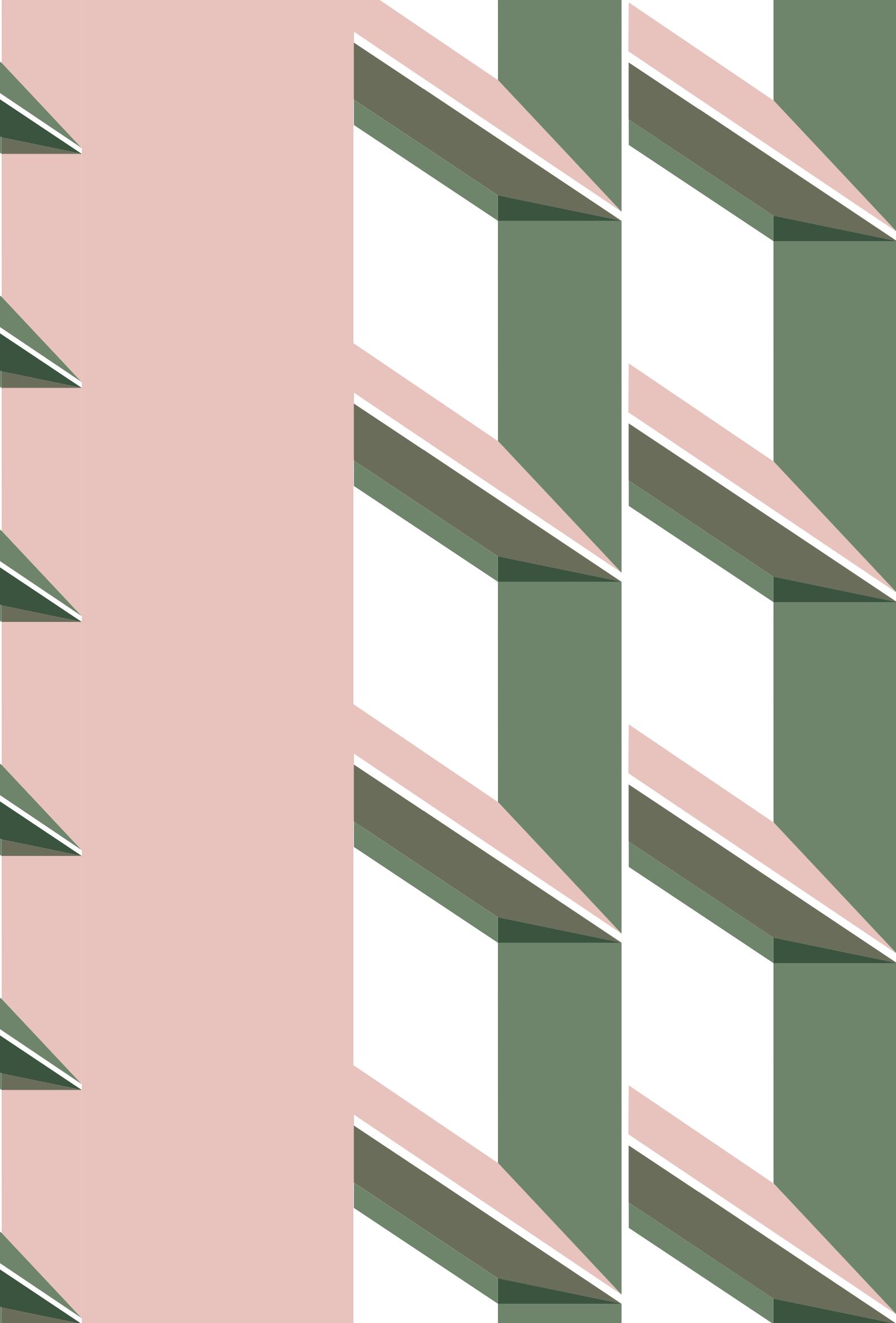
Homes by
 FEC

PARK VIEW

PARK VIEW

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Landmark Living for Manchester



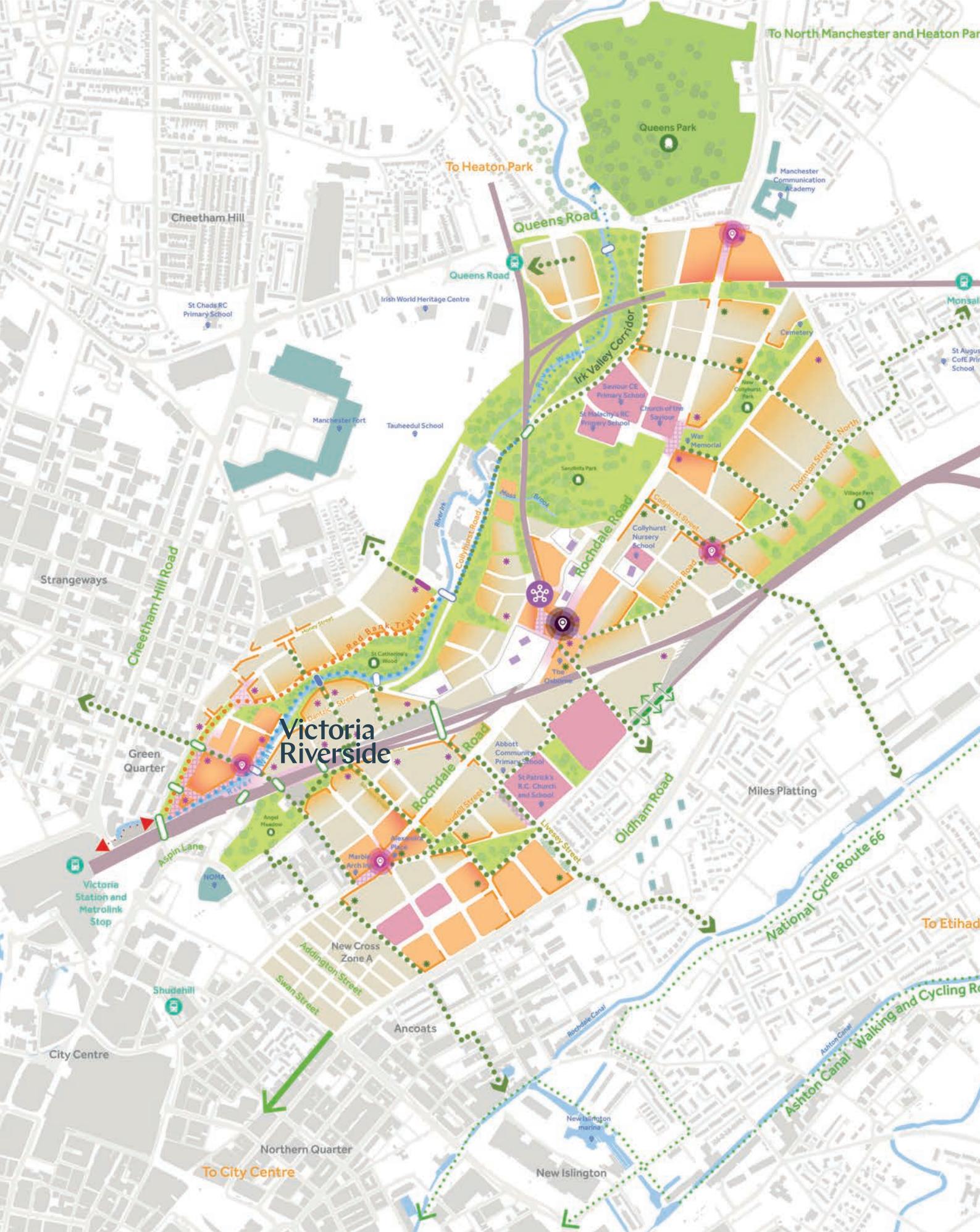


Set in between the greenery of the City River Park and the hustle and bustle of the city centre, this landmark development is home to 634 new apartments and townhouses in Manchester's emerging Red Bank neighbourhood.

The one, two and three bed homes are spread across a family of three towers and two podium buildings. The facade of the building has striking colours which reflects the view which can be seen from the floor-to-ceiling, 'picture-frame' windows that each apartment enjoys, making the character of the local area an integral part of every home.

Victoria Riverside marks a new chapter for this fast-growing city, putting you in prime position to embrace Manchester's shopping, art and culture, all while enjoying the trees, parks and open spaces of the City River Park which has received £51.6 million of central government investment.

Victoria Riverside



**Far East
Consortium**



MANCHESTER
CITY COUNCIL



The North of England's biggest urban renewal project

Over 15,000 new homes

Over £1 billion total investment

£51.6 million central government investment into a new City River Park

New schools, healthcare facilities and transport links

155 hectares

A planned new community of over 40,000 people

Victoria Riverside marks the first phase of Victoria North (previously Manchester's Northern Gateway), the biggest renewal project Manchester's ever seen.

Jointly developed and funded by FEC and Manchester City Council, Victoria North is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 20 years, helping with the shortfall in housing in Manchester. The redevelopment project will create better-connected public spaces, new and improved transport links, and more homes, parks and retail spaces for the city's growing population.

At the heart of the regeneration is the new City River Park which covers 46 ha of new and improved parkland. The first phase covering St Catherine's Wood and the River Irk will be delivered utilising HIF investment by 2024 in line with anticipated completion of the Victoria Riverside scheme.

Victoria Riverside is at the forefront of the new, distinct residential neighbourhood at Red Bank and New Town, benefitting from its location within Manchester City Centre, but offering something new to its community.

Predicted increase in property prices by 17% and 16.5% for rental over the next 4 years*

£1,400 average monthly rental in the city centre**

More than 100,000 students are enrolled across the city region's five universities and over 60% of graduates stay in the area to work***

1.2m sq ft of office space was delivered to market last year with a further 1.2m in construction⁺

18% shortfall of new homes in Manchester[^]

Introduction of HS2 (High Speed rail link) halving travel times into London



Why Invest in Victoria Riverside?



The growing demand for new homes is testament to Manchester's resurgence as a global destination. The city has one of Europe's largest student populations, with over 100,000 students, and a graduate retention rate of over 60%. The increasing number of young professionals choosing to call Manchester home is attracting more and more national and international companies, with ITV and BBC at MediaCity in Salford, and the likes of Google, KPMG, Amazon, Hewlett Packard Enterprise, BP and AstraZeneca all setting up offices in the city.

As the job market grows, so does the residential market. Property prices are expected to increase by 17% between 2021 and 2025, while rental growth is forecast to hit 16.5% over the same period.

This marks Manchester as one of the UK's most exciting investment opportunities, with Victoria North playing a key role in the city's residential and commercial resurgence.

Don't miss this opportunity to be the first to invest in the largest regeneration the city has seen, find your home today at Victoria Riverside.

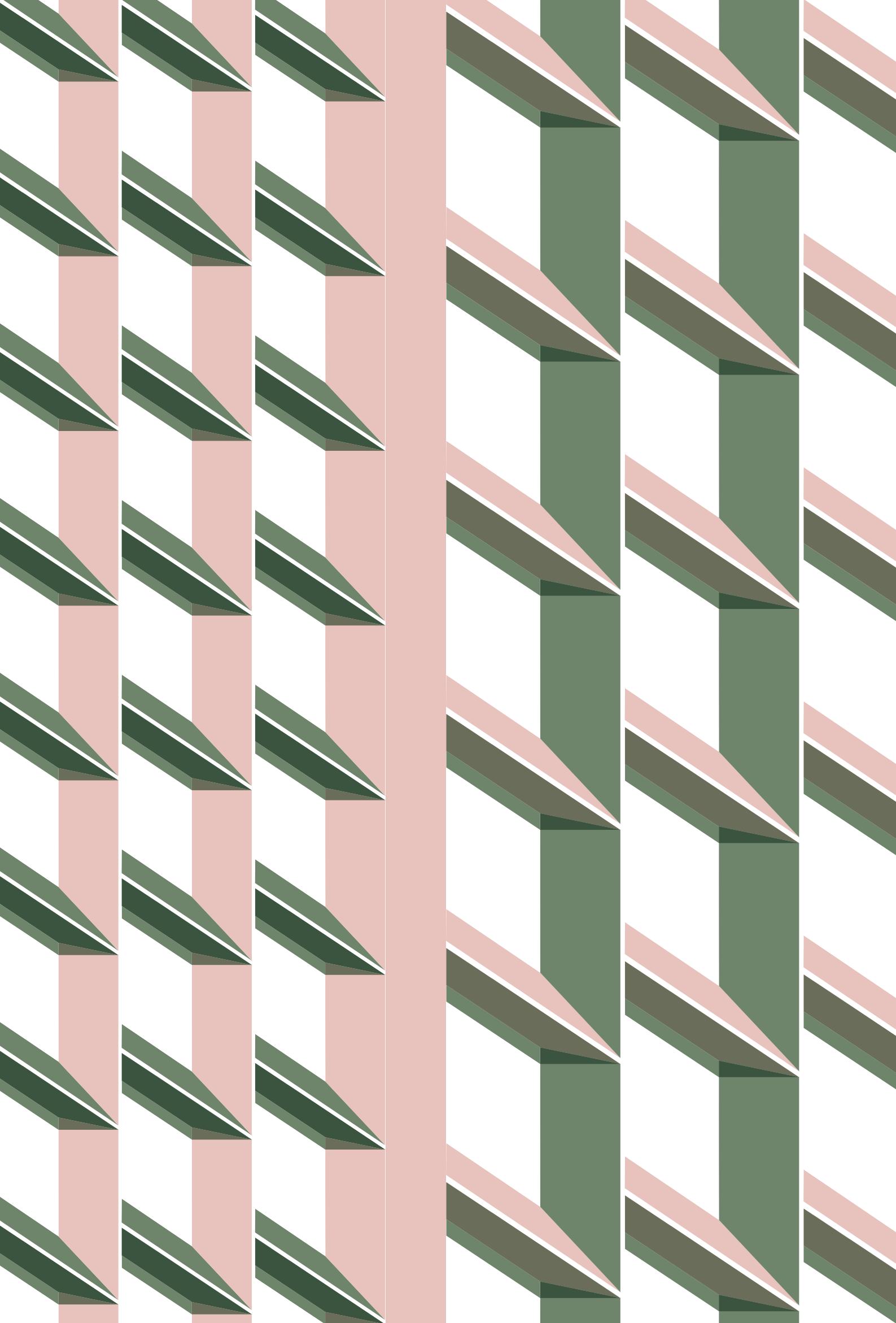
* JLL (City Centre Forecasts report 2020)

** Simplybusiness.co.uk (Average rent in Manchester: the landlord's guide)

*** Invest in Manchester

+ Deloitte (Manchester Crane Survey 2021)

^ A-Z of Greater Manchester Planning 2020 (WSP)



The Neighbourhood



Together with the 634 new apartments and townhouses, there's dedicated space for cafes, venues and bars to set-up shop along Dantzig street, and the newly redeveloped public realm is primed to host pop-up events, street food and more. Under the arches of the historic Red Bank viaduct, microbreweries like Blackjack and Marble run pop-up events while Angel Meadow Park is ideal for laid-back weekend strolls. And with the city centre less than 10 minutes' walk away, you'll never be short of things to do.



Victoria Riverside, marks the start of the creation of the City River Park. At approximately 46 ha, it will become one of Manchester's largest city centre green spaces. The park will vary in character providing a diverse and active new recreational corridor for the community including parks and smaller amenity spaces.



A Destination in the Making

City River Park will enhance existing habitats and create new habitats for wildlife and be guided by climate positive design to create results which are carbon neutral as possible. Connectivity and accessibility are also key ensuring high quality pedestrian and cycle movement within luscious green spaces for active lifestyles and well-being.

Red Bank and New Town will provide the first phase of the City River Park. Over 35,000 sqm of new and improved parkland including St Catherine's Wood and the River Irk will be delivered in this first phase with HIF investment made by 2024 in line with anticipated completion of the Victoria Riverside scheme.

Connections

► MANCHESTER VICTORIA

8 minute walk • 4 minute cycle



► MANCHESTER PICCADILLY

8 minute cycle • 17 minute metro journey



► Salford Central

8 minute cycle • 16 minute bus journey



► OLD TRAFFORD

15 minutes by car • 34 minutes by public transport



► NORTHERN QUARTER

16 minute walk • 6 minute cycle



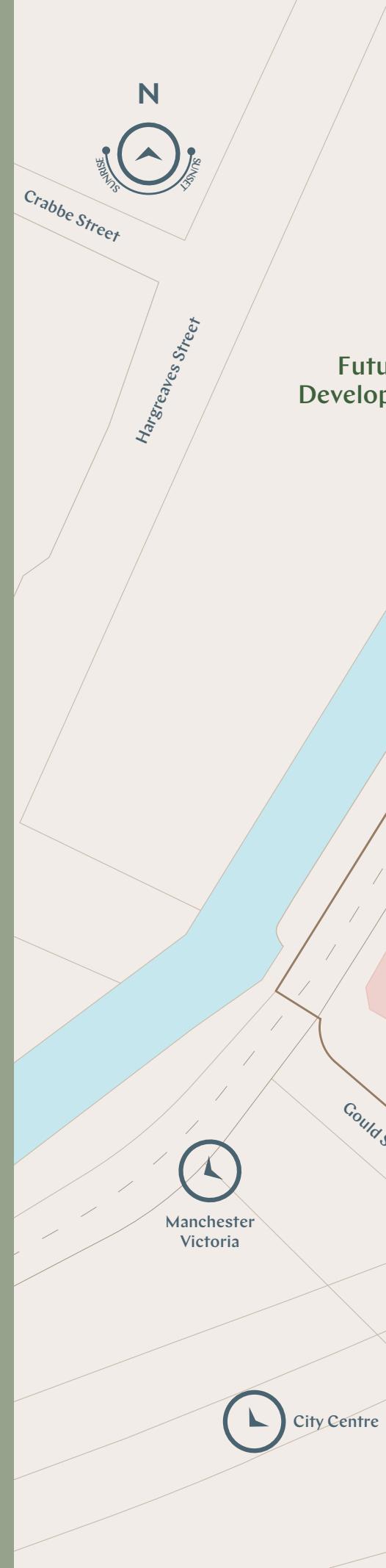
► MANCHESTER AIRPORT

26 minutes by car • 47 minutes by public transport



► LONDON EUSTON

2hrs 46 minutes by public transport



Angel Meadow Park

Future
Development

ure
Development

River Irk

Dantzig Street

APARTMENTS

Podium B

PARK VIEW

ACCESS RAMP

TOWNHOUSES

CITY VIEW

MASIONETTE

TOWNHOUSES

Bromley Street

CROWN VIEW

Podium A

Street

Williamson Street

Plot 4 Meadowside
Development

Future
Development

Location

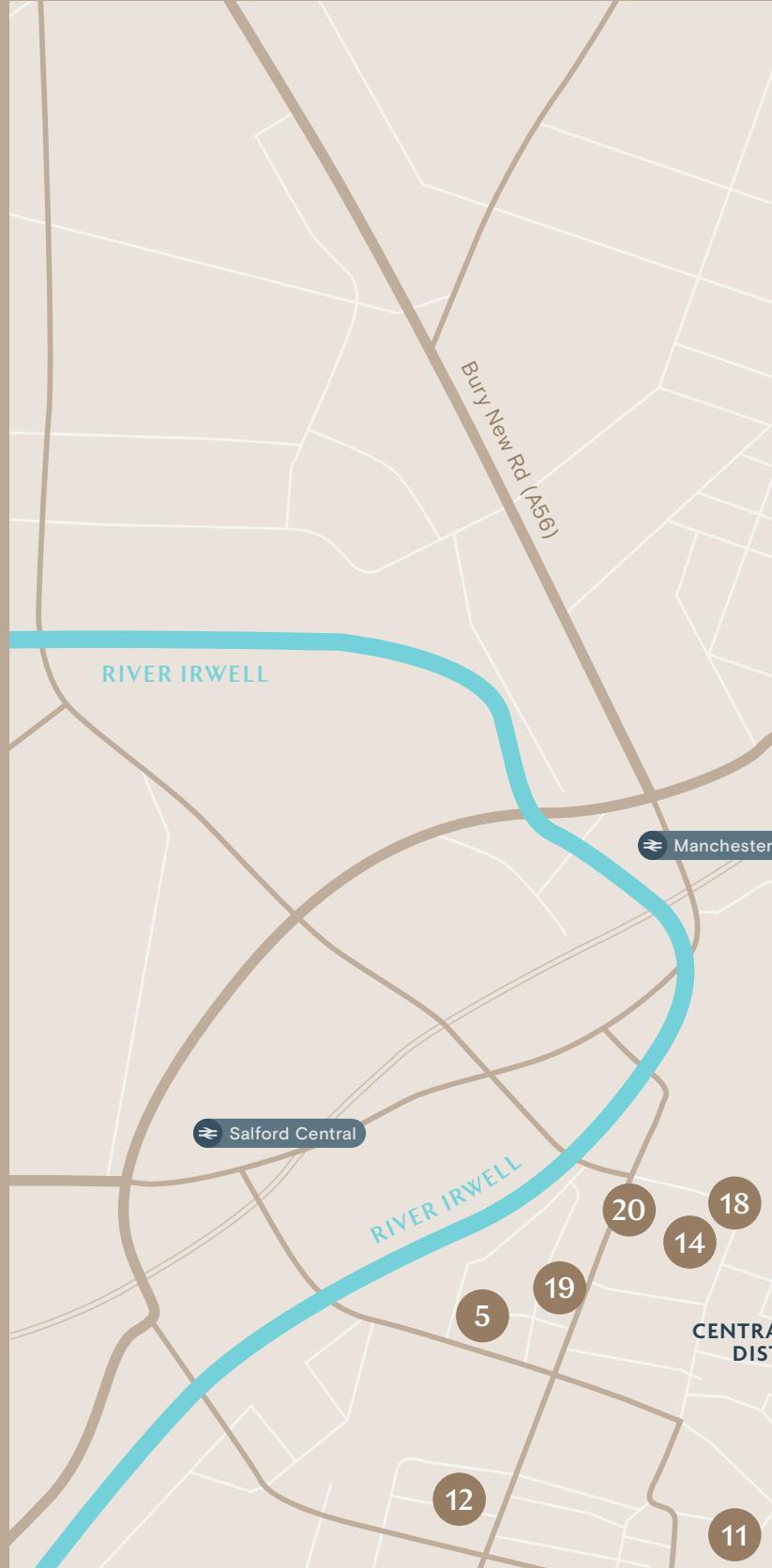
— Victoria North Boundary

 Metro Line

- 1 Manchester Victoria
- 2 Shudehill
- 3 Exchange Square
- 4 Market Street
- 5 Piccadilly Gardens
- 6 St Peter's Square
- 7 New Islington
- 8 Holt Town

Cafes & Restaurants

- | | |
|---------------------------|--------------------------------|
| 1 63 Degrees | 7 The Smithfield Market Tavern |
| 2 Foundation Coffee House | 8 Mackie Mayor |
| 3 The Marble Arch | 9 Grub |
| 4 Bundobust | 10 Mana |
| 5 Dishoom | 11 The French at the Midland |
| 6 Honest Crust | 12 Hawksmoor Manchester |



Culture

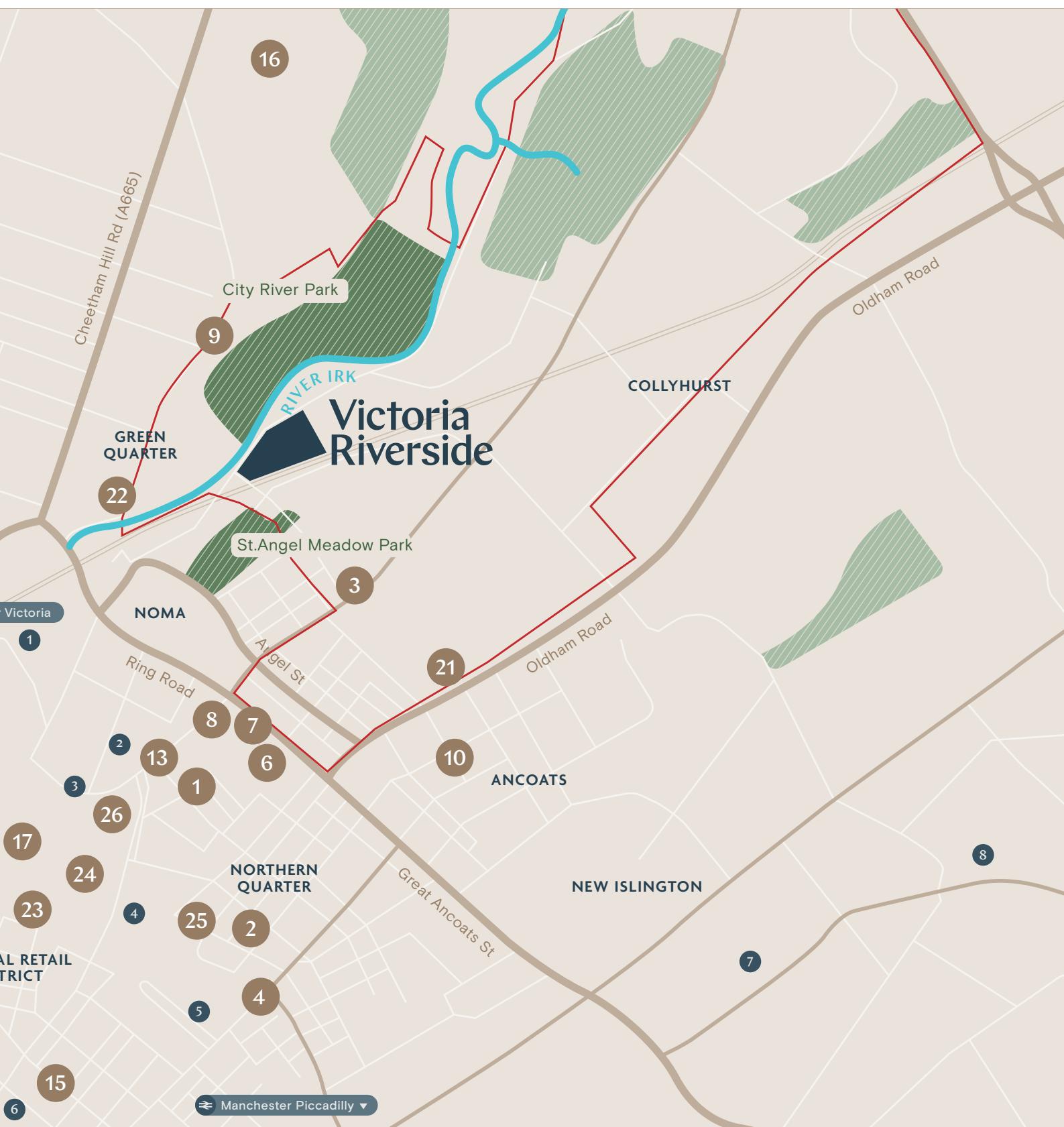
- 13 CFCCA
- 14 Royal Exchange Theatre
- 15 Manchester Art Gallery

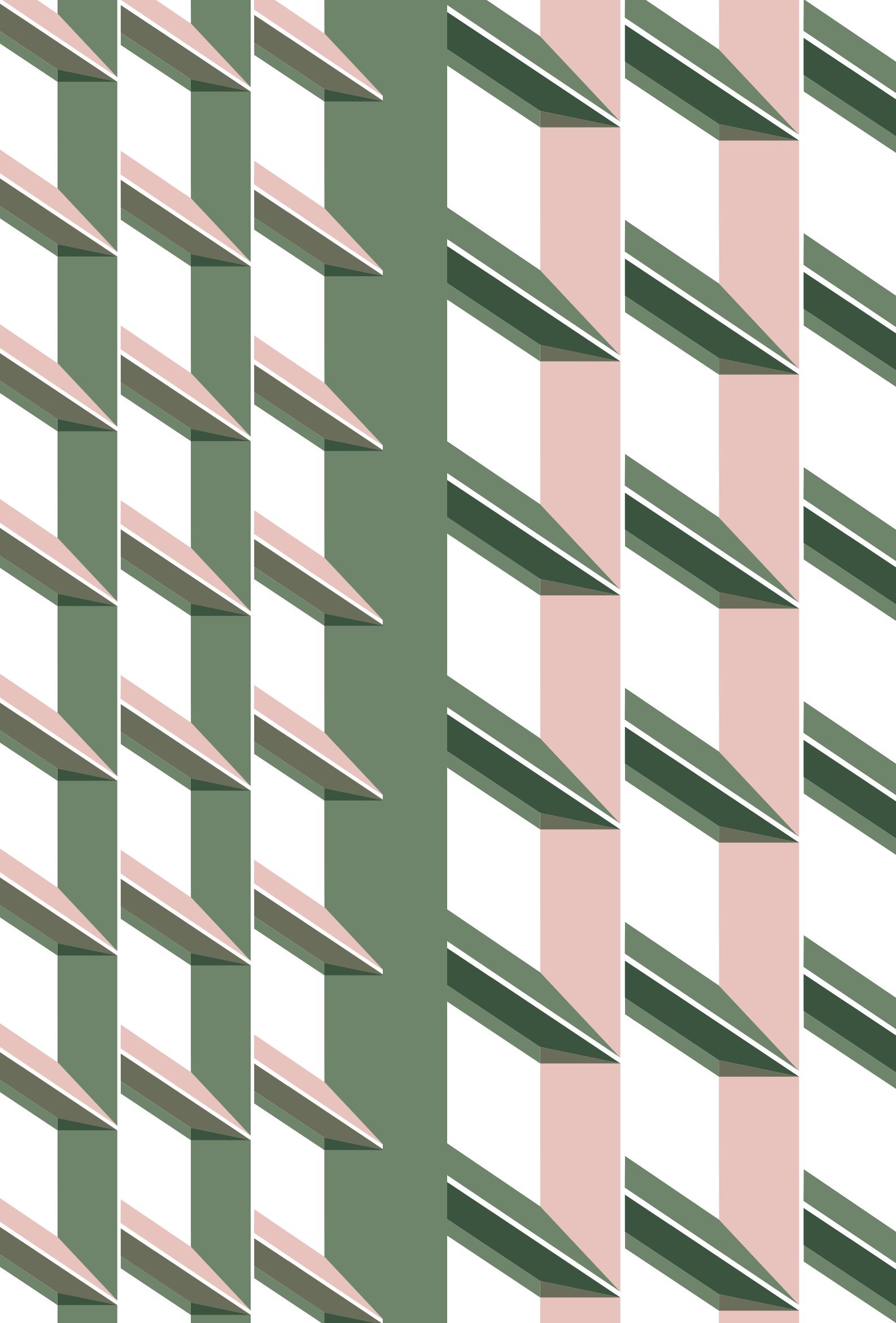
Retail

- 16 Manchester Fort Shopping Park
- 17 Arndale centre
- 18 Royal Exchange Arcade
- 19 House of Fraser
- 20 Barton Arcade

Supermarkets

- 21 Wing Yip Superstore
- 22 Co Op
- 23 Tesco Metro
- 24 Aldi
- 25 Morrisons
- 26 Food Market





Apartments









In designing the three towers at Victoria Riverside, award winning architects Hawkins\Brown wanted to highlight the distinct character of the local area. Part of this was about taking full advantage of the impressive views to all aspects.

A New Point of View



The facade of the building creates floor-to-ceiling, 'picture-frame' windows for each apartment, making the character of the local area an integral part of every home. Looking north from Park View, you'll take in the views of the City River Park. Looking south, there's the city centre and Angel Meadow Park.

Living Areas



Light and spacious, the open-plan living areas include a kitchen, dining area and lounge. With vinyl plank flooring and a neutral colour scheme, the room has a natural feel, giving you the freedom to put your own stamp on the space. The large, picture-frame windows invite in plenty of natural light, while affording far-reaching views across the surrounding landscape.



Bedrooms

Bedroom

Relax and unwind



The bedrooms are places of calm and repose. Perfectly proportioned with floor-to-ceiling windows which welcome in natural light throughout the day.



Bathrooms

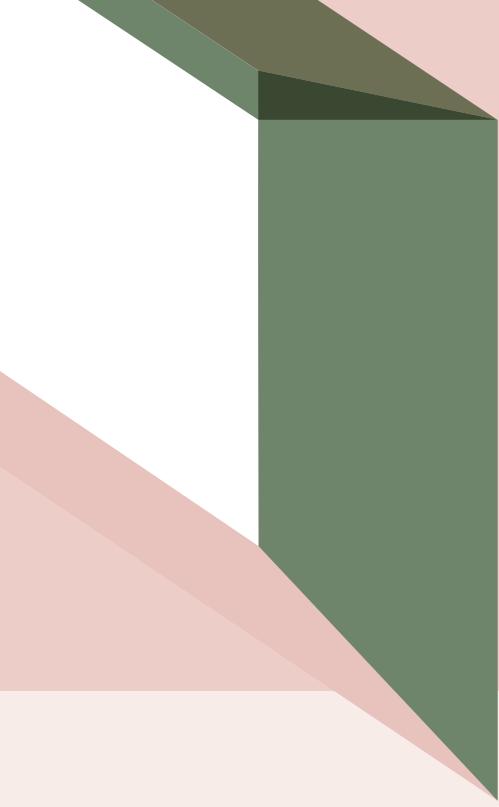




Complete with mirrored cabinets and a rainfall shower, the ensuite and family bathrooms have a fully tiled ceramic floor and are expertly finished with fixtures and fittings of the highest quality.

Bathroom

Perfectly equipped,
beautifully designed.



Specifications

General

- Dual aspect apartments with a generous angled ‘picture-frame’ window to each living space
- All apartments are mechanically ventilated with MVHR units, with natural ventilation achieved through full height vents with perforated safety panels which allows fresh air into the apartment

Entrance Area

- Video door entry system
- Spy hole to apartment front door
- Solid core entrance door with multipoint locking system
- Coat closet/storage (dependent on apartment type)

Living Area

- Open plan living area
- Recessed LED lighting
- Full height feature picture-frame window
- Opening door vents with perforated safety panels which allows fresh air into the apartment
- Telephone and TV Point to living area (Satellite and broadband enabled subject to purchase subscription)

Kitchens

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
- Full height splashback to underside of cupboard
- Solid surface worktop (Silestone or similar)
- Stainless steel sink with chrome finish mixer tap
- Concealed LED lights below wall mounted units
- Integrated electric oven and hob with extractor hood (Bosch or similar)
- Integrated dishwasher (Bosch or similar)
- Integrated fridge/freezer (Bosch or similar)
- Freestanding washer dryer in utility cupboard (Bosch or similar)
- Two kitchen colour choices (subject to build stage)

Bedroom

- Recessed LED down lights
- TV point

ion

When finishing the apartments every last detail has been considered ensuring your new home is completed to the highest standards.

Bathrooms

- Contemporary white steel enamel bath with fitted shower above bath and glass shower screen
- White ceramic floor mounted WC with concealed cistern
- White ceramic wash hand basin with chrome finish mixer tap
- Heated towel rail
- Fully tiled floor and partially tiled walls
- Recessed LED spot lighting
- Shaver point
- Mirrored cabinet with lighting above sink

Shower rooms (2 bed and 3 bed apartments, duplexes and Townhouses)

- Walk in shower with toughened glazed opening door
- Fitted chrome shower
- White ceramic WC with concealed cistern
- White ceramic hand basin with chrome mixer tap
- Heated towel rail
- Fully tiled floors with partially tiled walls
- Shaver point
- Recessed LED spotlighting
- Mirrored cabinet with lighting above sink

Flooring and Doors

- Tiled flooring to bathrooms
- Carpets to bedrooms
- Vinyl plank flooring to living areas and kitchen
- Solid core internal doors

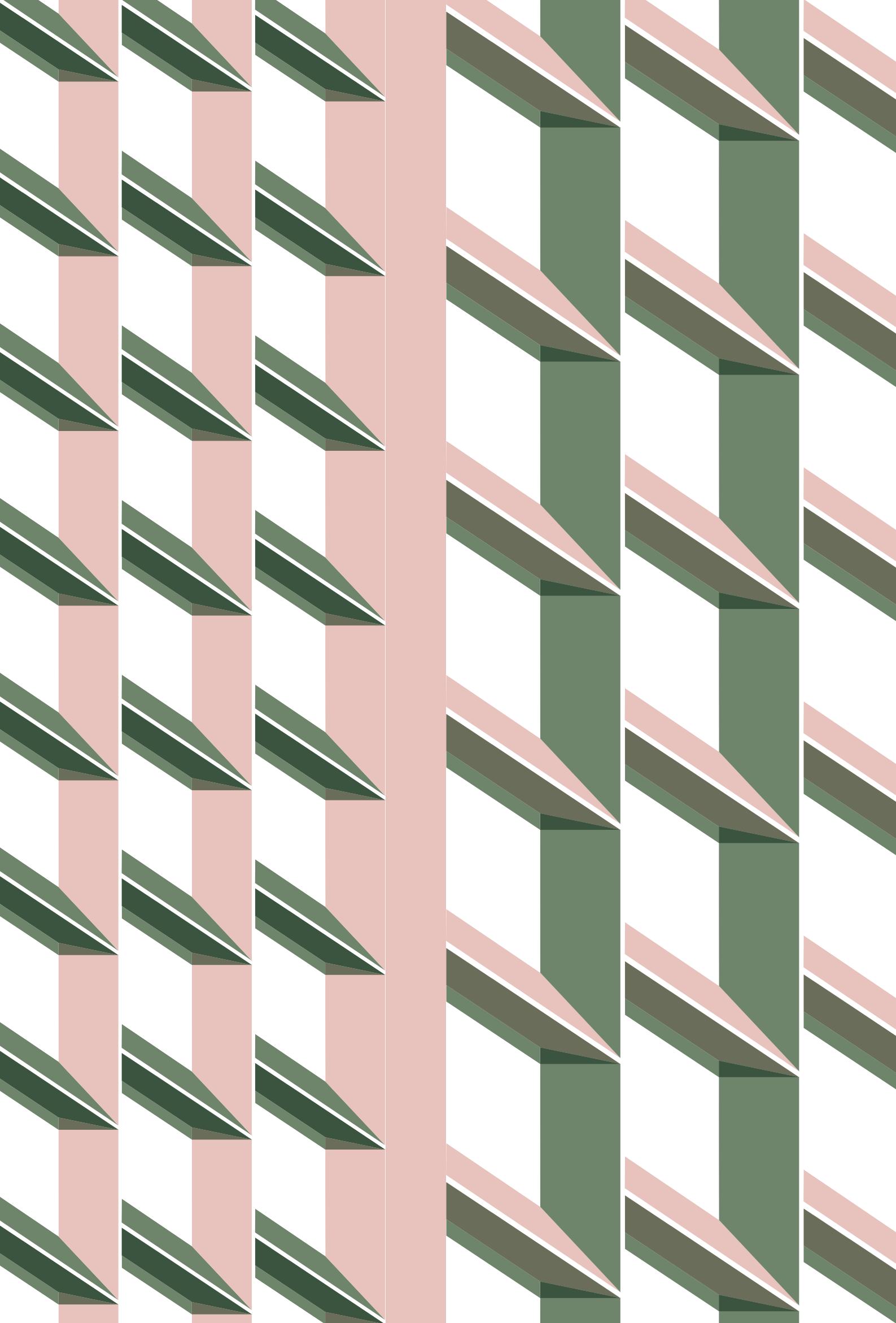
Heating

- Mechanical ventilation and heat recovery system
- Wall mounted electric panel radiators
- Hot water storage cylinder

Tenants should note that the Landlord reserves the right to alter any part of the specification (without notice) provided that any change shall be of similar style and quality and shall not diminish the value of the Premises, and subject to clause 6.







Amenities



The Podium Gardens





**As residents at Victoria
Riverside you'll have
access to:**

Communal gardens

Lobby lounge

Fully equipped gym

**Lounge and private
dining area**

Sitting in between City View and Park View, the Podium Garden is a lush, green space for relaxing, socialising and working.

Inspired by the local area's industrial heritage, the garden features a series of sole-shaped raised beds, reflecting the rubber sole and shoemaking factory that once occupied the site. Home to a variety of plants and foliage, the raised beds are designed to evolve with the seasons, bringing life and colour all year round.

At the centre of the garden, two lawns are ideal for outdoor yoga, picnicking, or simply catching some sun in the warmer months. And if you're working from home, there's an outdoor work area with desk space, power outlets and a canopy, helping you make the most of the fresh air whenever you're away from the office.

As well as the relaxing lobby lounge at Park View, you have easy access to the shared lounge at neighbouring City View. Warm and welcoming, this multifunctional space has an international feel, with South American planting, Asian-inspired pendant lighting and ash wood panelling behind the sofas.

The relaxed seating areas are ideal for catching up with friends over a morning coffee, or if you're looking to get a few people together, the dining area and wine bar can be hired out for events, parties and small gatherings.

Below

Crown View Lobby

Right

Shared lounge at City View





Welcome Home

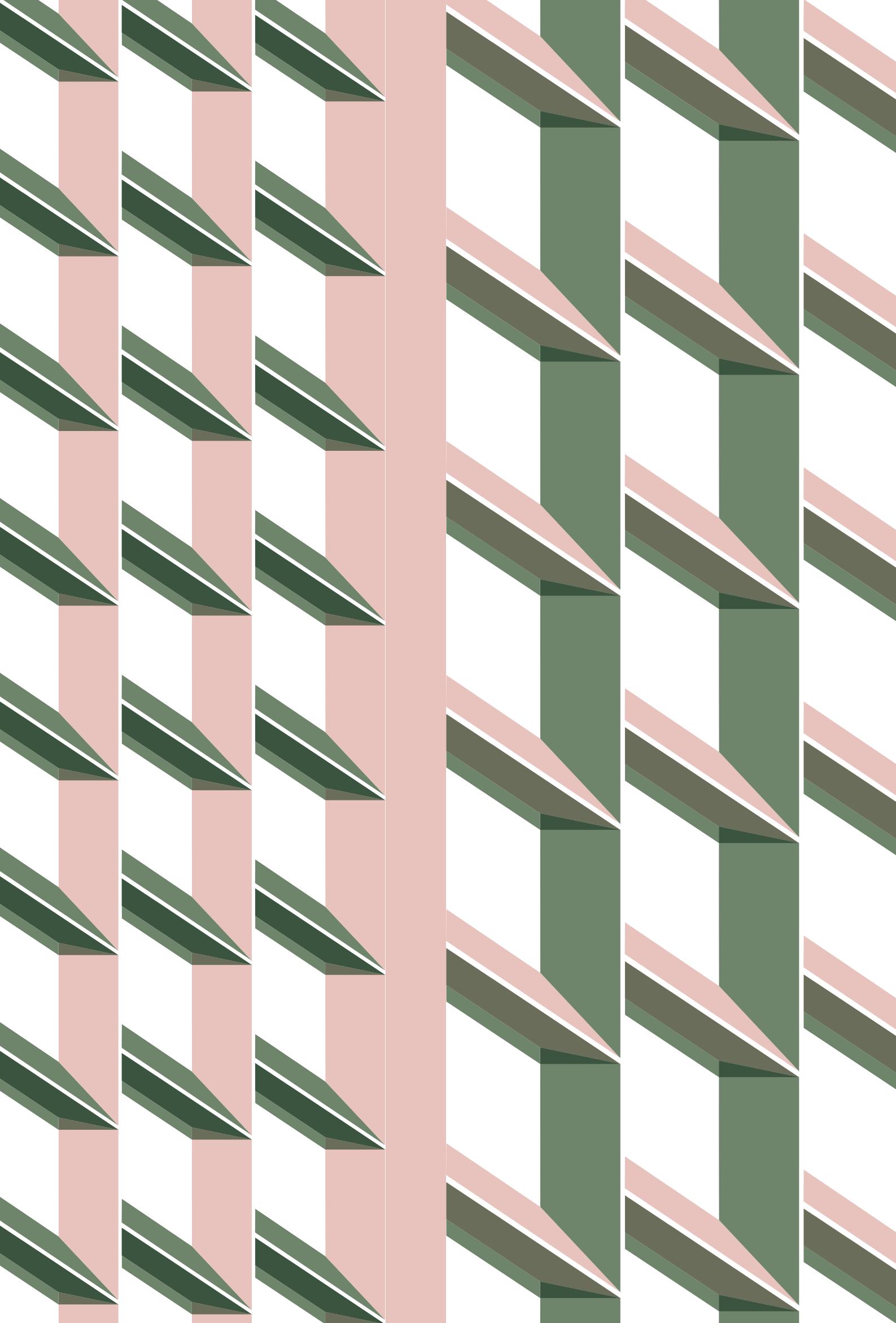


You'll also have access to the gym at the podium level, which is fully fitted with state-of-the-art equipment and is open and available 24/7.

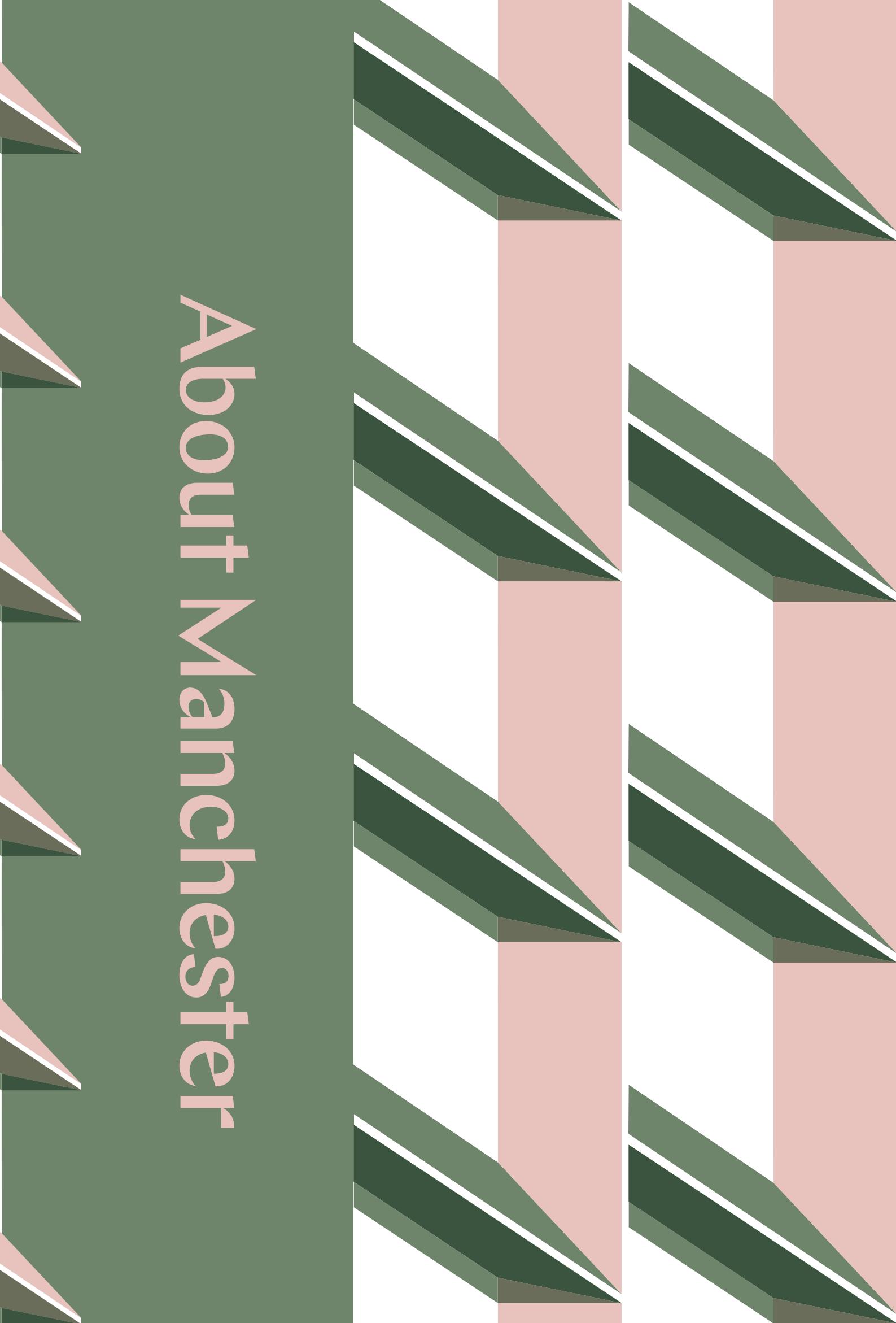
Gateway Square







About Manchester



Retail Therapy

Home to big brands, pop-up markets, indie boutiques and historic department stores, Manchester is one of the country's most vibrant retail destinations.

Below

Manchester City Centre



Just a few minutes' walk from Victoria Riverside, the Arndale Centre is the UK's largest inner city shopping centre, housing over 240 big-name retailers and restaurants, from Apple and Burberry to Five Guys and Bella Italia.

If you're looking for something a little more alternative, head to the Northern Quarter, which is known for its vintage shops, trendy bars, record stores and tattoo parlours. On Oldham Street, Afflecks Palace unites guitar shops and gaming arcades with hairdressers and jewellery boutiques, encapsulating the area's independent spirit.

Elsewhere, The Royal Exchange on St Ann's Square is Manchester's home of luxury, housing the likes of Swarovski and Molton Brown, along with a number of local boutiques including Aston's of Manchester. Nearby, you'll find Selfridges, Harvey Nichols, House of Fraser, and Manchester's broad range of restaurants, cafes, bars and hotels.

Below

Barber Barber

Right

Selfridges





Whether you're looking for art, music, sport, nightlife, or a little bit of everything, Manchester won't let you down.

A Cultural Home

Right

Manchester United Football Ground

Above

HOME Exhibition and Arts

Opposite Page

Manchester Art Gallery





Head to the iconic Whitworth gallery on Oxford Road for industry-leading exhibitions of classical and contemporary art. For the best in multimedia and visual art, HOME is the place to be. They run a varied programme of current and classic films, as well as exhibiting contemporary pieces by emerging and established artists from Manchester and beyond.

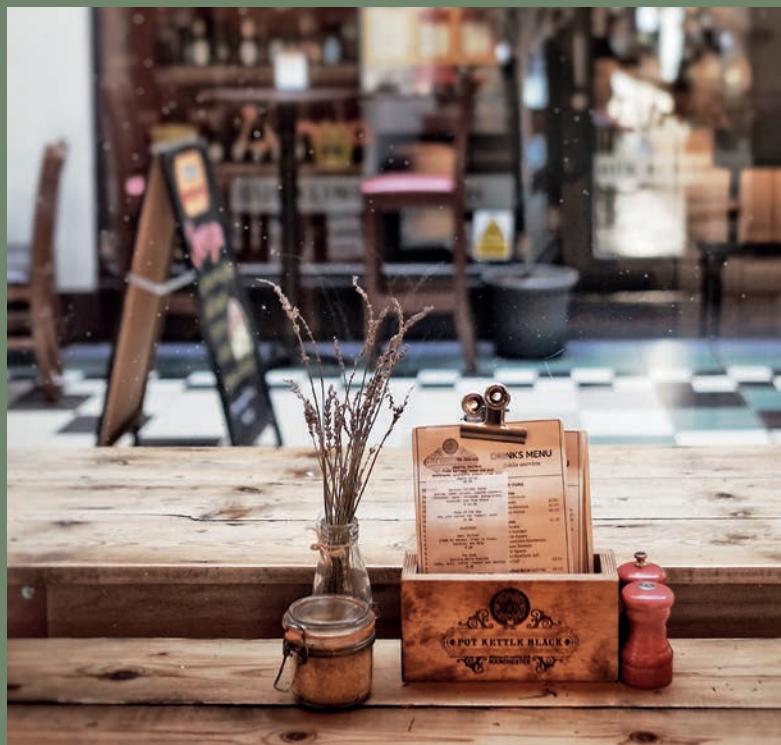
If science and history is more your thing, the permanent and temporary exhibits at the Imperial War Museum North and the Science and Industry Museum offer something for adults and children alike.

And it wouldn't be right to talk about Manchester's culture without mentioning football. The city is home to two of the biggest clubs in the world in Manchester City and Manchester United. Pick a side and take a stadium tour, or familiarise yourself with the history of the beautiful game at the National Football Museum on Todd St, just down the road from Victoria station.

Eating Out

Eating Out

A selection of Manchester's best restaurants.





Manchester's food scene is as varied and vibrant as its art and culture.

A short stroll from Victoria Riverside, the Northern Quarter is bustling with independent restaurants and eateries. For hearty, American-inspired dishes, Yard & Coop serves up fried chicken, sides and cocktails in relaxed surrounds, while The Pen & Pencil takes its influence from New York, offering diners gourmet hotdogs, burgers and steaks, along with craft ales, shakes and super smoothies.

For Italian comfort food, local-favourite The Pasta Factory is taking pasta back to basics. And if you're in the mood for pizza, Rudy's is the place to be. Serving traditional Neapolitan pizza cooked in wood-fired brick ovens, the award-winning pizzeria has restaurants on Peter Street in Deansgate and Cotton Street in Ancoats, also known as Manchester's Little Italy.

When it comes to fine dining, Manchester is leading the way in classic and experimental cuisine. Named after a nearby Roman fort dating back to AD 79, Mamucium has an all-day menu of contemporary British cuisine and themed cocktails, drawing heavily on locally sourced ingredients to channel the spirit of the North West into every dish.

Head to Peter Street Kitchen on Deansgate for immaculately presented Japanese and Mexican small plates. And if you're celebrating a special occasion, the Cloud 23 bar at the Hilton is the place to go for a post-dinner cocktail while enjoying the panoramic views across the city and beyond.

Victoria Riverside

victoriariverside.co.uk

Email: info@victoriariverside.co.uk

Tel: 0161 509 7840

Address:

Second Floor,
Northern Assurance Building,
9-21 Princess Street,
Manchester
M2 4DN

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Homes by
 **FEC**