



# Crown View

Victoria  
Riverside

Homes by  
 **FEC**



# Live in the Height of Luxury at Crown View

At the forefront of the Victoria Riverside development and towering at 37 storeys, Crown View is the tallest of the three towers offering undisturbed views of the city skyline.

The gateway to the emerging Red Bank neighbourhood, Crown View blends city living with a river park on its door step. The 275-apartments tower boasts over 4,500 sq ft of exclusive, private amenity featuring co-working spaces, resident's bar and lounge, gym and yoga studio, co-working spaces and private dining.

Breath of fresh air? Residents can enjoy the exclusive, tranquil Crown Gardens as well as having access to the extensive landscaped City Gardens podium in wider Victoria Riverside estate.

Below  
Park View Concierge





# Landmark Living for Manchester

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

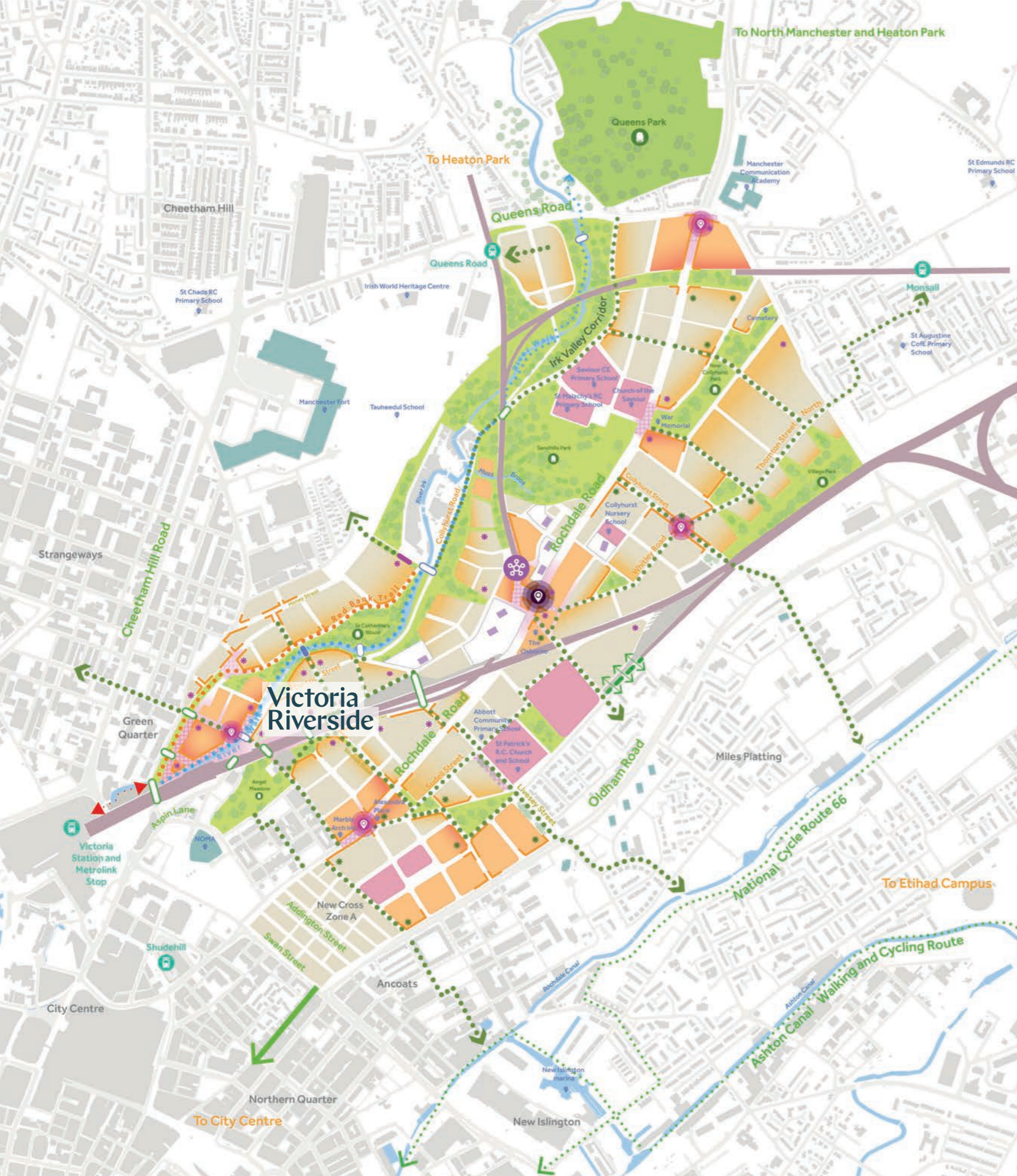
The one, two and three bed homes are spread across a family of three towers and two podium buildings.

Crown View, is the flagship building and 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.

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**

# The North of England's biggest urban renewal project



Over 15,000 new homes

New schools, healthcare facilities and transport links

Over £1 billion total investment

155 hectares

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

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 15 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. 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.





# A Destination in the Making

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.

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 as carbon neutral as possible. Connectivity and accessibility are also key ensuring high quality pedestrian and cycle movement within lush 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.



By 2026, Manchester property prices are expected to grow by an incredible 24.3%\*

£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 24.3% by 2026, while rental growth is forecast to hit 16.5% by 2025.

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.

\* Savills Research (Nov 2021)

\*\* 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)

# 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



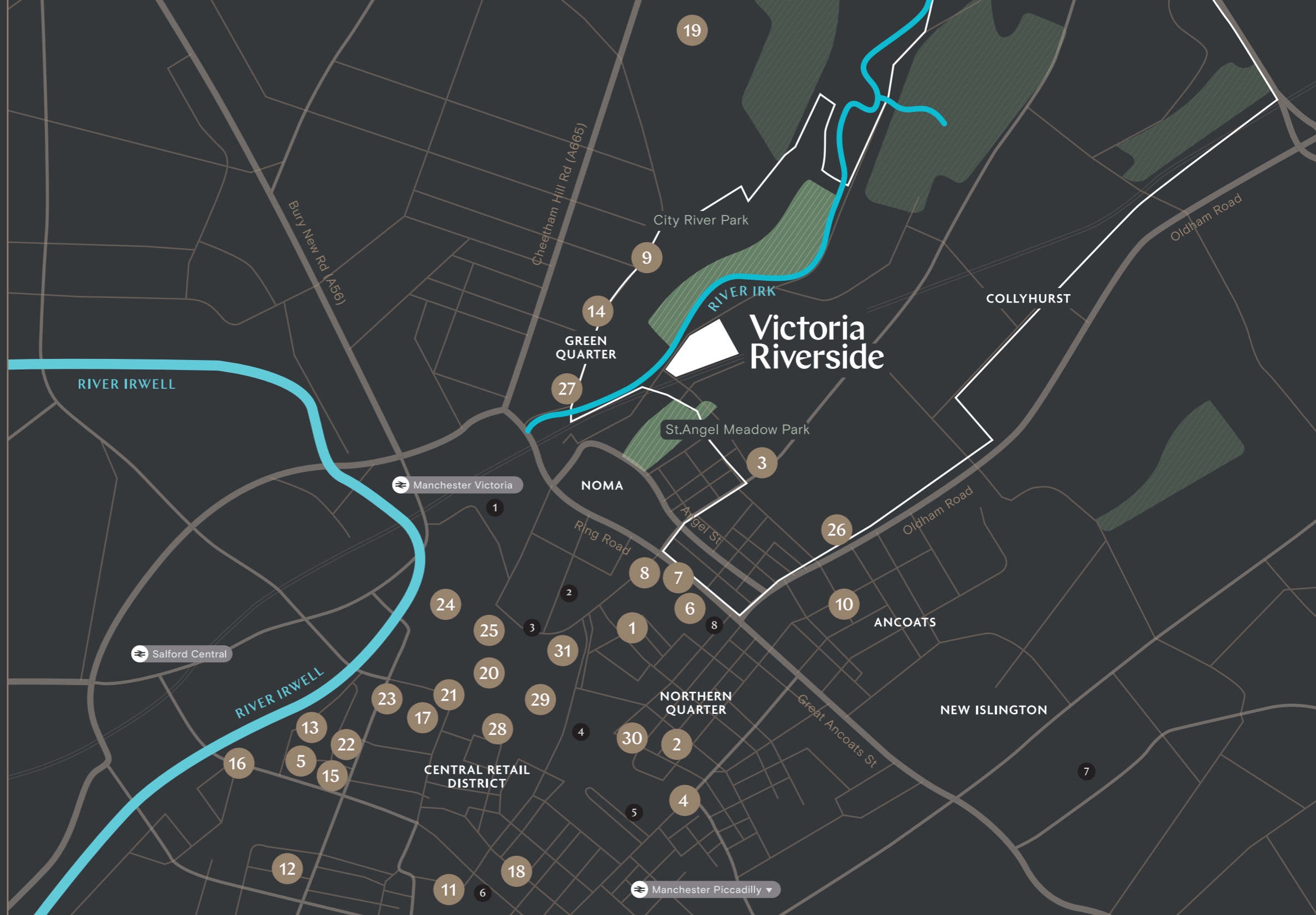
## MANCHESTER AIRPORT

26 minutes by car • 47 minutes by public transport



## LONDON EUSTON

2hrs 46 minutes by public transport



### Metro Line

- 1 Manchester Victoria
- 2 Shudehill Bus Interchange
- 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
- 2 Foundation Coffee House
- 3 The Marble Arch
- 4 Bundobust
- 5 Dishoom
- 6 Honest Crust
- 7 The Smithfield Market Tavern
- 8 Mackie Mayor
- 9 Grub
- 10 Mana
- 11 The French at the Midland
- 12 Hawksmoor Manchester
- 13 San Carlo
- 14 Sparrows
- 15 The Ivy

### Culture

- 16 People's Museum
- 17 Royal Exchange Theatre
- 18 Manchester Art Gallery

### Retail

- 19 Manchester Fort Shopping Park
- 20 Arndale centre
- 21 Royal Exchange Arcade
- 22 House of Fraser
- 23 Barton Arcade
- 24 Selfridges
- 25 Harvey Nichols

### Supermarkets

- 26 Wing Yip Superstore
  - 27 Co Op
  - 28 Tesco Metro
  - 29 Aldi
  - 30 Morrisons
  - 31 Food Market
- Victoria North Boundary





# Amenities

# Welcome Home

11:35



# Residents' Lounge

Enjoy the co-working facilities in the residents' lounge here at Crown View, you can benefit from break-out rooms perfect for private meetings or a quiet read, or utilise one of our fantastic booths for relaxed working.



# Dining and Bar

The dining and bar area at Crown View will play host to a number of culinary curated events throughout the year from guest chefs to tasting sessions. Enjoy views of the river and park in the relaxed break out seating or choose to rent out our private dining room for a dinner party, meeting or function.



# Gym and Fitness Suite

The gym at Crown View is fully fitted with state-of-the-art equipment including yoga mats, a stretching area, free weights and aerobic section, along with a shower and locker area. With far reaching views across the river and park, your work out will reach new heights of tranquility.





City Gardens



Crown Gardens

# The Podium Gardens

Crown View features its own exclusive podium area, Crown Gardens, that is private for you to enjoy. The Podium offers a tranquil area perfect for yoga, meditation or simply reading a good book.

Along with Crown Gardens, you will also have access to City Gardens which are open to all Victoria Riverside's residents. With a vibrant atmosphere, you can enjoy working outdoors or simply having a drink with friends after work.

Inspired by the local area's industrial heritage, City Gardens unique design was inspired by the grid grip on the Phillips Rubbers soles, a shoemaking factory that once occupied the site. The grid design runs through the materiality on the podium, with the use of clean lines and inset metal edging within the paving. Private front garden areas are surrounded by plinth seating and metal dividing screens will further play on the pattern. Planting on this podium will focus on multi stem trees, ferns and grasses providing year round interest and privacy.

# Gym



# Lounge



Manchester Victoria

City Centre

Angel Meadow Park

Plot 4 Meadowside Development





# Apartments





# A New Point of View

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.

Crown View, the tallest of the three towers at Victoria Riverside, offers unrivaled living, close to the heart of the city.

You will enjoy a whole host of superb amenities whilst having a perfect sanctuary to relax and unwind.



# 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 offering undisturbed views of the city being perfectly positioned at the forefront of the development.

# Bedrooms



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.

# Specification

## 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 (Sile stone 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

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.



# The Neighbourhood

# 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  
Printworks, Hard Rock Cafe



Above  
Selfridges &  
Harvey Nichols

Below  
Manchester Arndale,  
shopping 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.

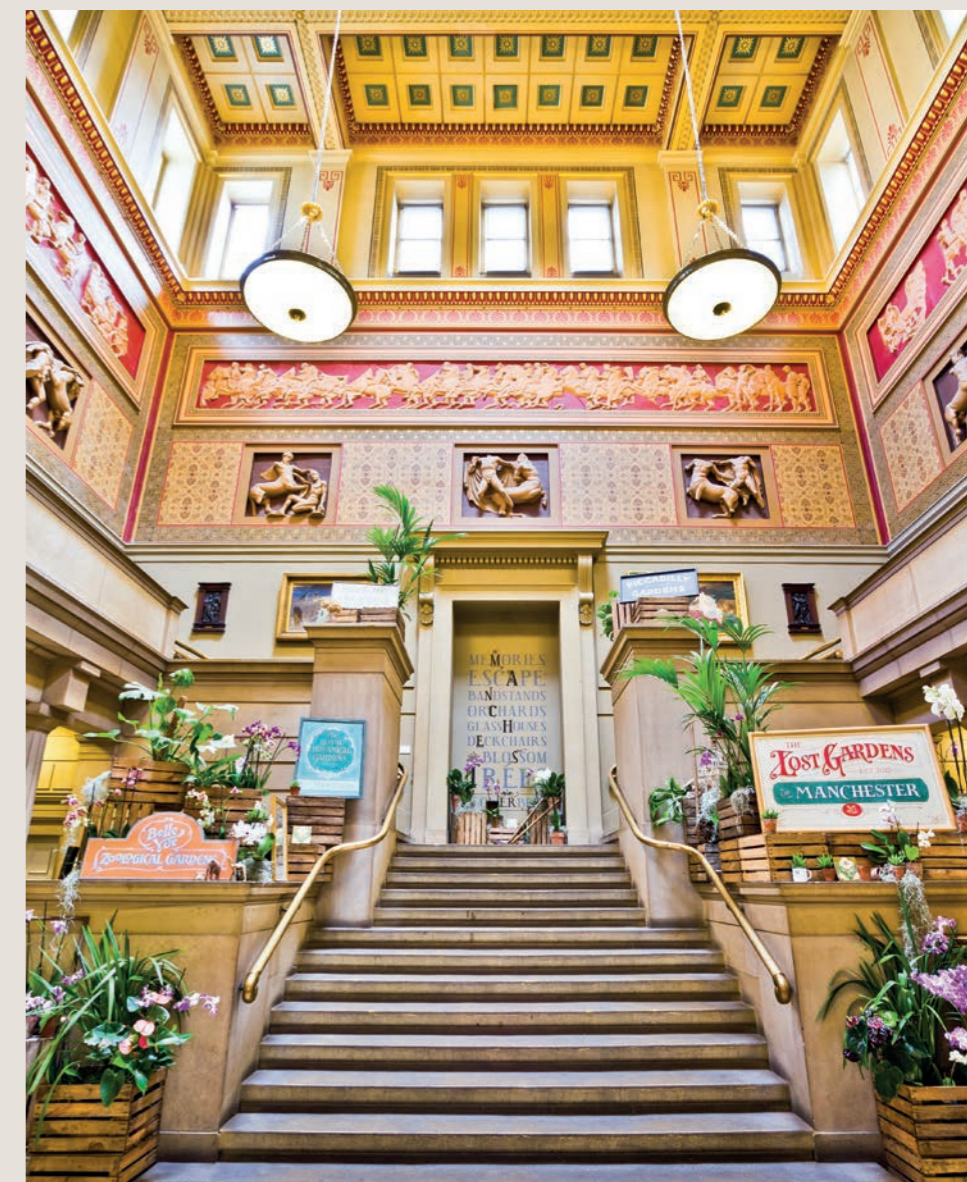
Elsewhere, The Royal Exchange on St Ann's Square is Manchester's home of luxury, housing the likes of Swarovski and Molton Brown, along with a number of local boutiques including Aston's of Manchester. Nearby, you'll find Selfridges, Harvey Nichols, House of Fraser, and Manchester's broad range of restaurants,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







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



# A Cultural Home

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.

**Right**  
Manchester Art Gallery

**Top Right**  
Manchester United Football Ground

**Left Page**  
St. Peter's Square

# Eating Out

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 hot dogs, 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.

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



Left  
The Ivy  
Spinningfields

Top Right  
Exchange Square,  
Manchester

Right  
Mackie Mayor,  
Northern Quarter





**Above**  
Meadowside, Manchester

**Left**  
Queen's Wharf, Brisbane

**Below**  
Consort Place, London

Listed on the Hong Kong stock exchange since 1972, the company brings fifty years' experience operating in the Asia Pacific region. Our highly skilled team brings its extensive expertise to the UK to create vibrant places for people to live, work and play. Far East Consortium opened its UK head office in London in 2011 and a regional office in Manchester in 2016.

Far East Consortium has already delivered a number of UK schemes including Meadowside in Manchester, phase 1 completed 2022, New Cross Central, Manchester, completing 2022 and Hornsey Town Hall in Crouch End, completing 2022. Along with these there are also a number of other developments in progress including Consort Place in Canary Wharf, launched 2020 and Collyhurst Village, Manchester launching 2022.

Far East Consortium will also play a key role as Manchester City Council's Joint Venture Partner in the regeneration of Manchester's, Victoria North, which will see the construction of over 15,000 new homes over the next decade.

# The Developer

Far East Consortium International Limited is a leading property group which specialises in property development, hospitality and car parking ventures across mainland China, Hong Kong, Malaysia, Singapore Australia, New Zealand, mainland Europe and the United Kingdom.



# Victoria Riverside

[victoriariverside.co.uk](http://victoriariverside.co.uk)

**Email:** [info@victoriariverside.co.uk](mailto:info@victoriariverside.co.uk)

**Tel:** +44(0)161 509 7840

**Address:**

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

Northern Gateway No.7 (FEC) Ltd assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure. Northern Gateway No.7 (FEC) Ltd is appointed development manager of Victoria Riverside.

Whilst reasonable efforts have been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Northern Gateway No.7 (FEC) reserves the right to amend any of the specifications at its absolute discretion as necessary and without any notice.

This brochure does not in any way constitute or form any part of a contract for sale, transfer or lease nor does it constitute a representation or otherwise form the basis of a contract. Photography taken at similar Far East Consortium developments and computer-generated images (CGIs) are indicative only and should not be relied upon as depicting the final as built development or apartment.

Prospective purchasers should satisfy themselves regarding the accuracy of the information provided in this brochure. No assumption should be made regarding any part or the whole of any plot or the estate not shown in the brochure. August 2022.



