



# FALCON

RED BANK  
RIVERSIDE

CLUBHOUSE



## YOUR WINDOW TO A NEW KIND OF CITY LIVING

DISCOVER THE BEST OF MANCHESTER IN THE EXCITING NEW RESIDENTIAL NEIGHBOURHOOD OF RED BANK. FALCON'S ONE-, TWO- AND THREE-BEDROOM HOMES COMBINE THE EASE OF LIVING MINUTES FROM THE CITY CENTRE WITH RESIDENTS' CLUBHOUSE AND NATURE ON YOUR DOORSTEP.



Red Bank Terraces

# MAKE NATURE YOUR NEIGHBOUR



Just a short walk from Victoria Station, Red Bank has been designed for a healthier city life, bringing nature into the heart of Manchester via the new City River Park. Winding through the neighbourhood, this dynamic green space promises unrivalled connection to the outdoors and unlimited possibilities for an active lifestyle.

Red Bank offers you the benefits of a well-connected, inner city neighbourhood with a thriving sense of community. On-your-doorstep convenience and big city amenities complement a bustling high street and inviting public spaces. This is a place for discovery, where neighbours can become friends.

## RED BANK



*A view of Falcon from Dantzic Street*



# URBAN RENEWAL ON AN UNPRECEDENTED SCALE

- 15,000 NEW HOMES ACROSS 155 HECTARES
- JOINT VENTURE WITH MANCHESTER CITY COUNCIL
- OVER £1 BILLION TOTAL INVESTMENT
- £51.6 MILLION CENTRAL GOVERNMENT INVESTMENT
- A NEW 113-ACRE CITY RIVER PARK
- A PLANNED NEW COMMUNITY OF OVER 40,000 PEOPLE WITH NEW SCHOOLS, HEALTHCARE FACILITIES AND TRANSPORT LINKS

Red Bank is one of seven neighbourhoods in Victoria North, the biggest urban renewal project Manchester has ever seen. In a city so popular that demand outstrips supply, the district will create 15,000 new homes – over 5,000 in Red Bank alone – and transport links for easy access into the city and beyond.

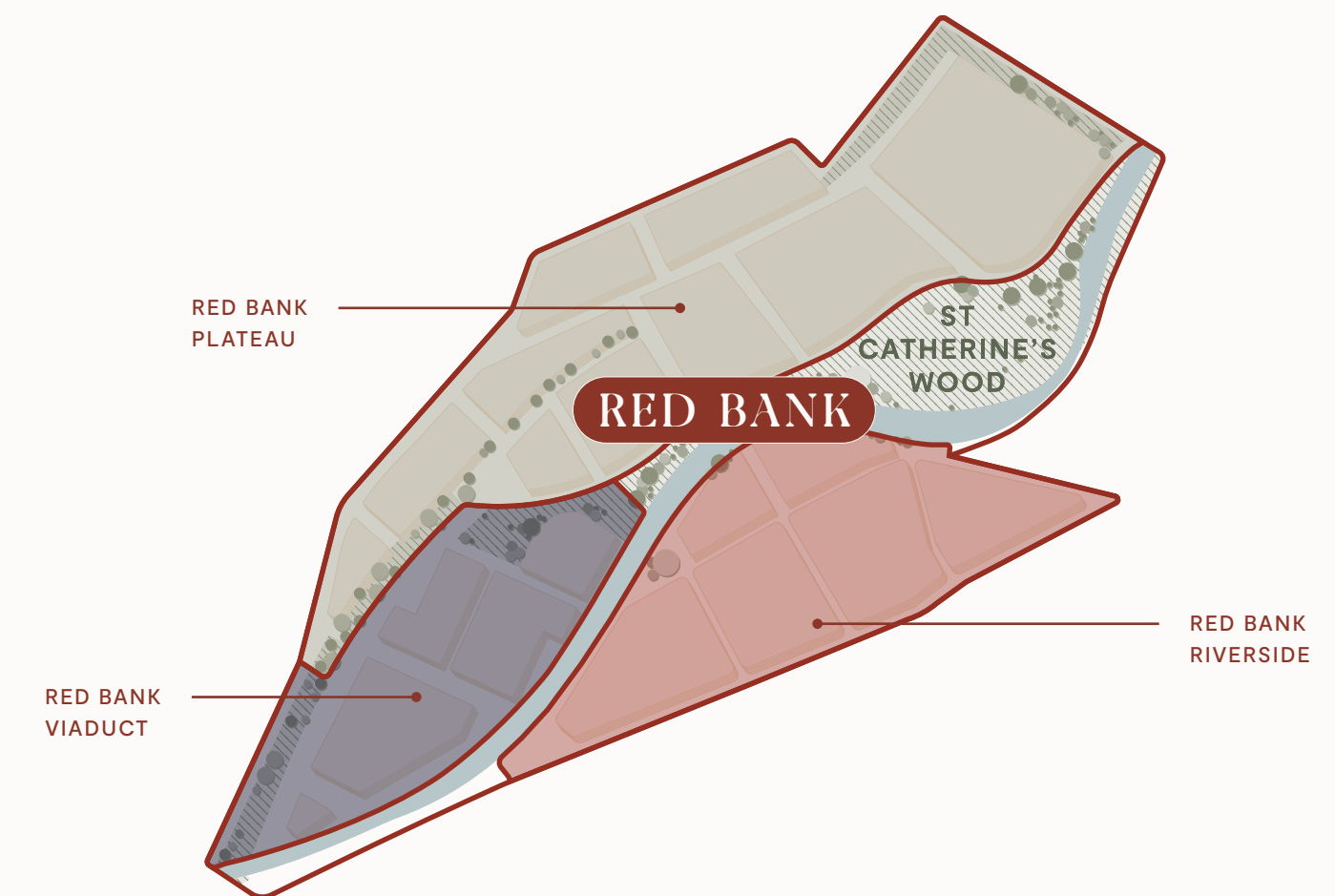
As one of the first buildings in Victoria North, Falcon will make owners pioneers of this groundbreaking new development – a joint venture with FEC and Manchester City Council. It puts retail, social and green spaces a short walk or cycle from home and work, making it an unmissable proposition for residents and a smart choice for investors.



# ONE COMMUNITY, THREE DISTINCT NEIGHBOURHOODS



*Clockwise from top left: The bustling St Catherine's Square with café and play facilities, the spacious Plateau Courtyards overlooking the River Irk, looking North East towards Union Waterfront in Red Bank Viaduct, Dulwich Street in Red Bank Riverside showing public space with market stalls*



Woven into Red Bank's natural landscapes are three neighbourhoods, each with their own personality and style of living. Residents can roam between them, using lush green routes to discover the unique characteristics of each. Stop for a drink, bite and side of city charm in Red Bank Viaduct, where the city's industrial heritage meets a buzzing dining scene.

Or breathe in the panoramas of the parkland from Red Bank Plateau, its residential hum designed for exploration and family life in tune with nature. Then there's the district's thriving heart, home to Falcon: Red Bank Riverside combines the vibrant high street with calming waterside living.

# 170k NEW HOMES REQUIRED

Required in Manchester by 2038 to keep pace with population and economic growth



# 32% ECONOMIC GROWTH

Over the last decade, more than any other UK city

# 2.8M

## GREATER MANCHESTER POPULATION

Rising by twice the national average

# +19.3%

## PROPERTY GROWTH

Forecast by 2027

# +20.4%

## RENTAL GROWTH

Average rents are increasing year-on-year with property prices increasing 21.8% since the end of 2019

# 60,000 NEW JOBS CREATED

Between 2015 and 2021

Sources: JLL, Urbanbubble and Data Commons

# INVEST IN MANCHESTER'S FUTURE

MANCHESTER IS ONE OF THE UK'S MOST EXCITING INVESTMENT OPPORTUNITIES, WITH VICTORIA NORTH LEADING THE CITY'S RESIDENTIAL RESURGENCE DRIVEN IN PART BY ACCELERATING CORPORATE GROWTH.

NATIONAL AND INTERNATIONAL COMPANIES NEARBY INCLUDE:



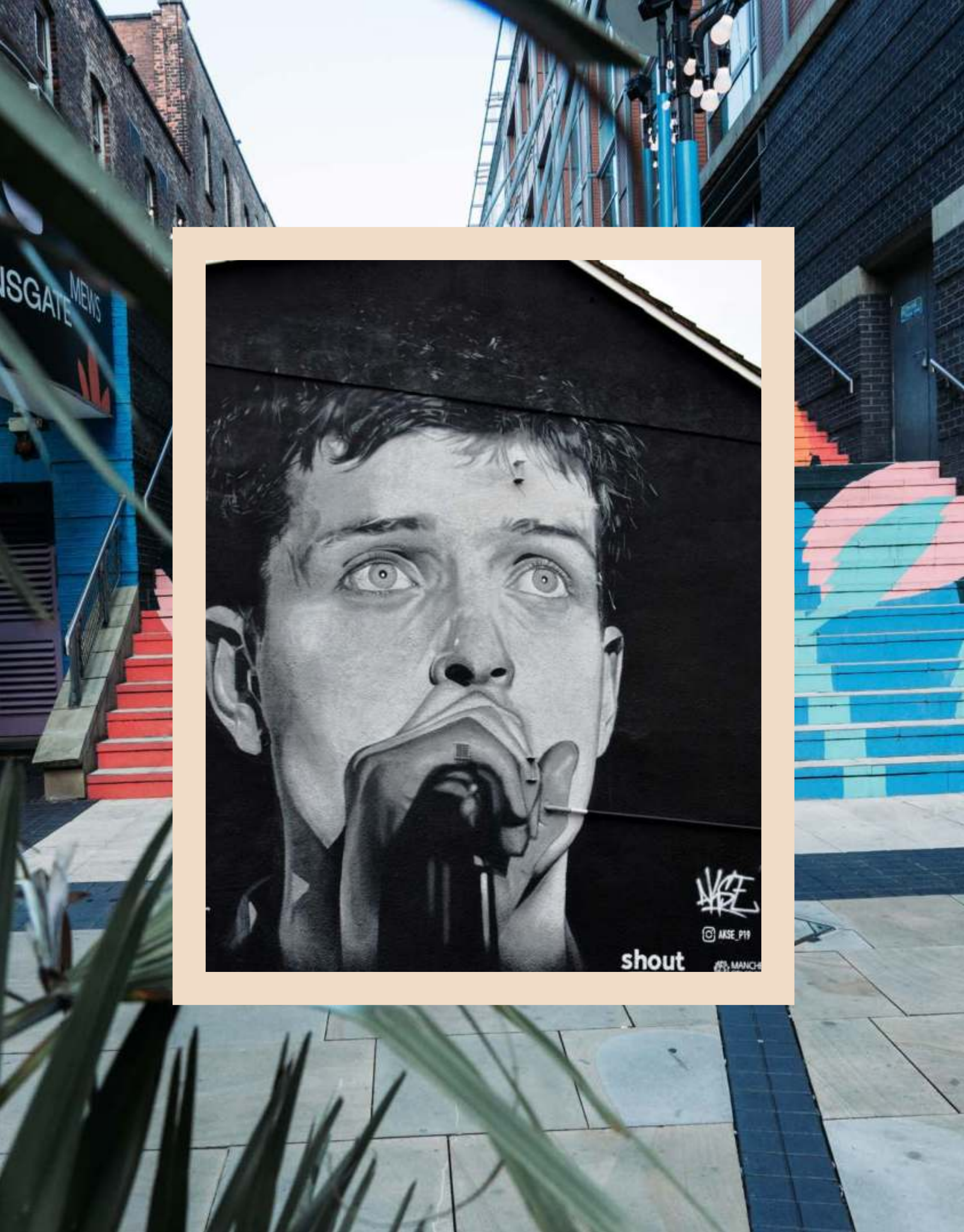
The rising demand for new homes in Manchester is being fuelled by the city's growing population, all thanks to its thriving economic and social scenes. Manchester boasts one of Europe's largest student populations – over 110,000 students – impressively retaining over 60% of its graduates. This trend has attracted major national and international companies the likes of Amazon, Google and BBC.

New offices and business-centric precincts such as NOMA, a five-minute walk from Red Bank, have led to the creation of 24,000 new jobs in the professional and financial services industries between 2015 to 2021. A thriving job market means a flourishing property market, and the growth experienced in both property prices and rental rates over the past decade shows no signs of slowing down.



LOCATION





*The Northern Quarter is a haven of pubs, bars and live music venues*

**THE UK'S CAPITAL OF  
MUSIC, MANCHESTER IS A  
DYNAMIC BLEND OF UPBEAT  
BARS, CULT-FAVOURITE  
RESTAURANTS AND LIVELY  
CLUBS INTERTWINED WITH  
A RICH CULTURAL SCENE OF  
THEATRES AND GALLERIES.**

*Aviva Studios, a landmark new cultural space for Manchester!*



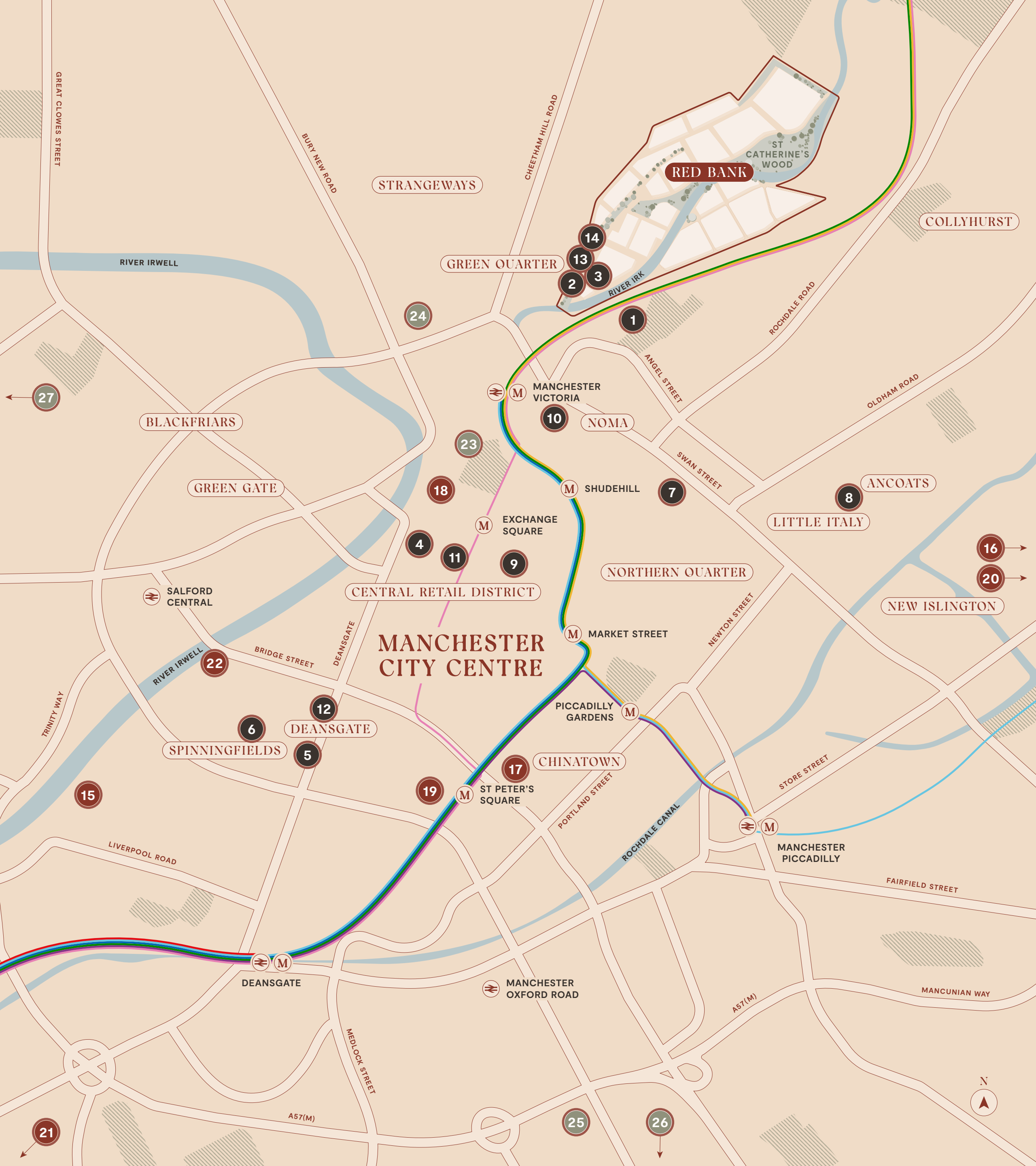
# THE CITY OF CHARACTER AND CULTURE



*Old Trafford, home to Manchester United Football Club*

A hub for the arts, Manchester has an electric atmosphere and buzzing cultural, entertainment and sports scenes. Tap into the city's unique energy whether browsing at the Arndale Centre or exploring the Northern Quarter with its vintage

shops, record stores and lively bars – think The Daisy and Behind Closed Doors. And when you're done brunching at Ezra & Gil, fine dining at Mana or catching a gig at New Century Hall? Just wander back home to Red Bank.



# MAKE DINNER PLANS WITHOUT TRAVEL PLANS

## RESTAURANTS, BARS AND RETAIL

- 1 Foundation Coffee House
- 2 Green Arches
- 3 Half Dozen Other
- 4 Harvey Nichols
- 5 Hawksmoor
- 6 The Ivy, Spinningfields
- 7 Mackie Mayor
- 8 Mana  
*Michelin Star*
- 9 Manchester Arndale
- 10 New Century Hall
- 11 Selfridges
- 12 Sexy Fish
- 13 The Spärröws  
*Michelin Bib Gourmand*
- 14 Suzume

## CULTURE

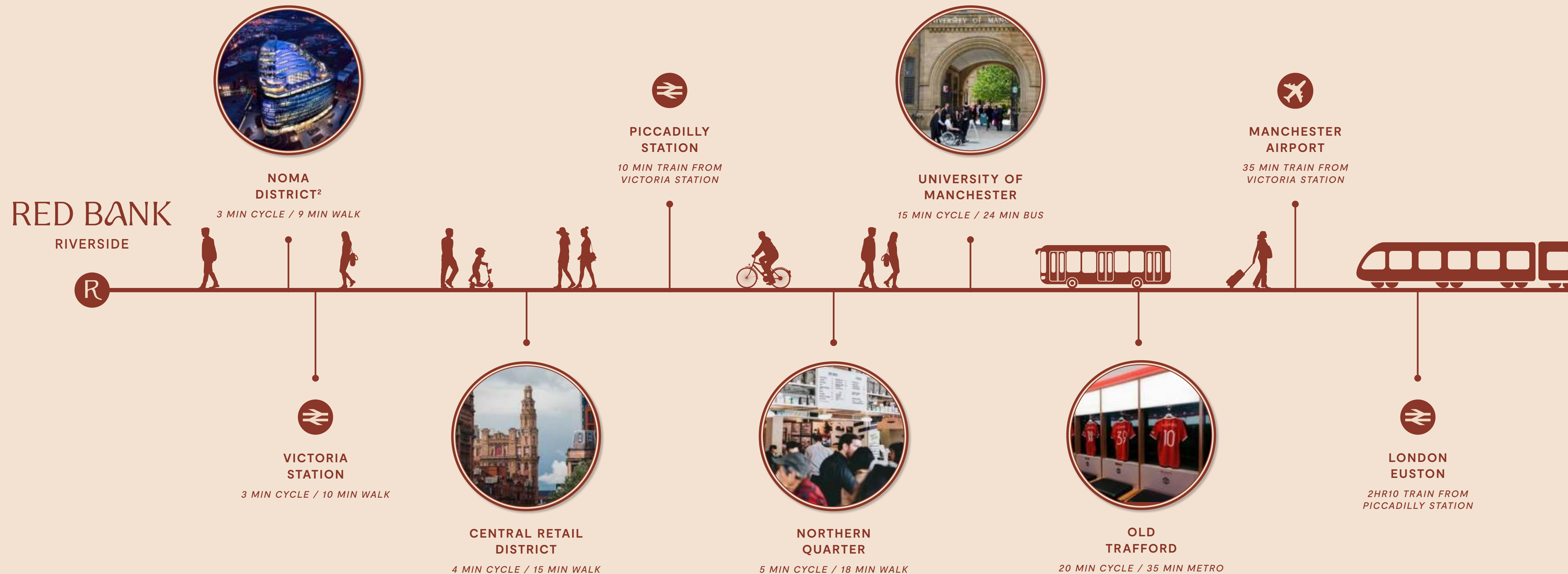
- 15 Aviva Studios
- 16 Co-op Live Arena
- 17 Manchester Art Gallery
- 18 Manchester Cathedral
- 19 Manchester Central Library
- 20 Etihad Stadium
- 21 Old Trafford
- 22 People's History Museum

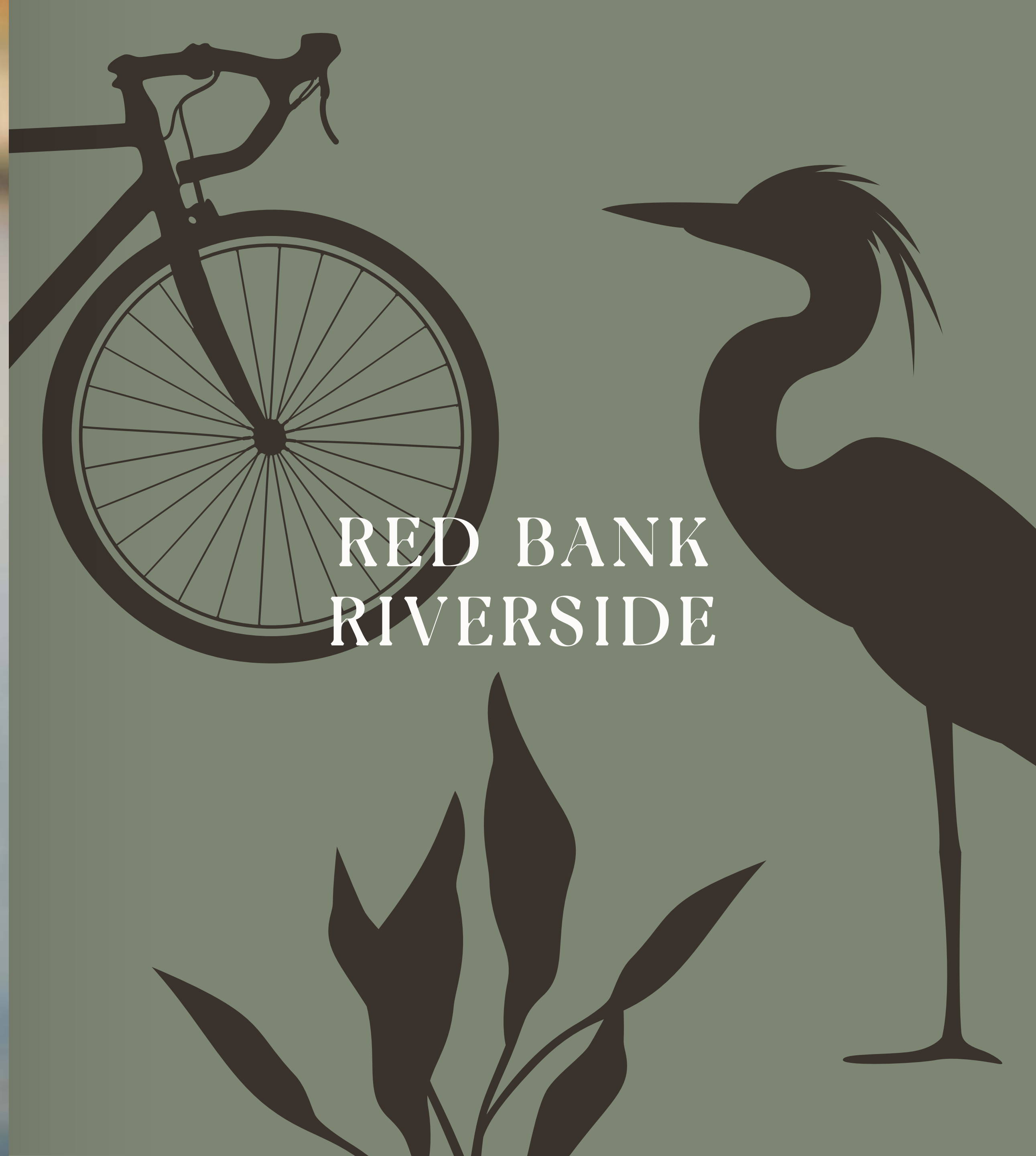
## EDUCATION

- 23 Chetham's School of Music
- 24 The Manchester College
- 25 Manchester Metropolitan University
- 26 The University of Manchester
- 27 The University of Salford

# SEAMLESSLY CONNECTED TO THE CITY

Red Bank's central location and active travel routes make it effortless to stroll into town and explore different neighbourhoods. A short walk to Victoria Station connects you to the city's extensive rail and metro systems, putting everywhere in Manchester and beyond within easy reach. Red Bank's own attractions – from Dantzic and Dulwich Streets to its waterfront and green spaces – will see it becoming a destination in its own right.





RED BANK  
RIVERSIDE

# FALCON



*A view of Red Bank Riverside from Red Bank Plateau, including Victoria Riverside to the right, due for completion by 2025*



# THE HIGH STREET ON YOUR DOORSTEP



Dantzic Street is Red Bank's nature-fringed high street, putting supermarkets, pharmacies and day-to-day essentials within easy reach. Pedestrian friendly, with wide pavements, it is also a social hub, full of familiar faces and a place for neighbours to come together.

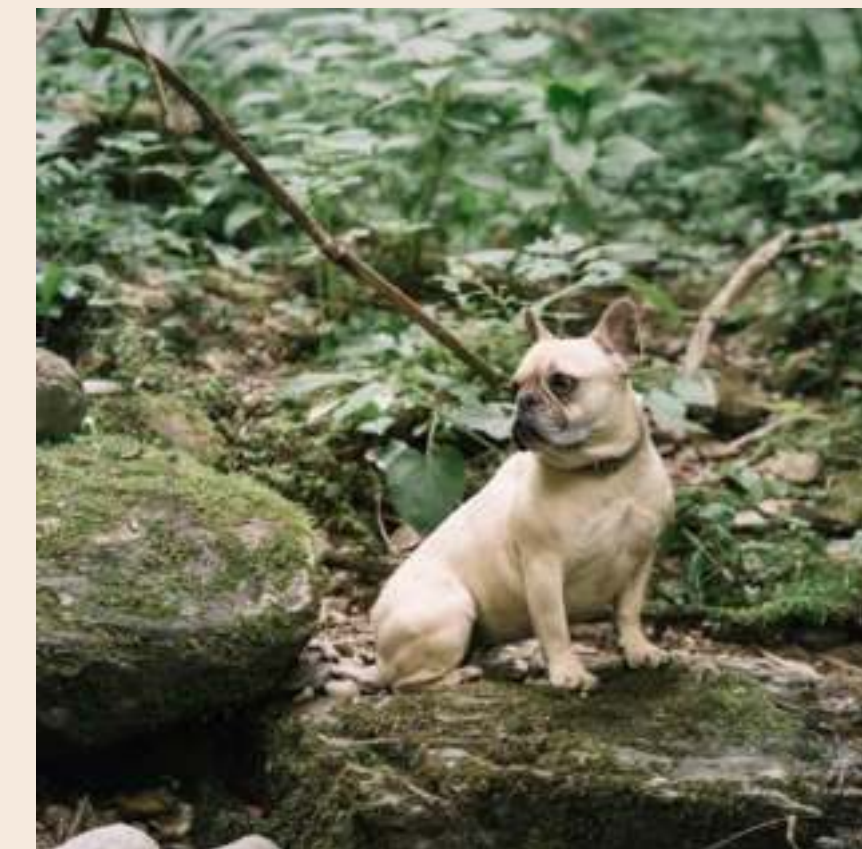
Pick up a coffee and still-warm croissant from the bakery on your way in to work. Tick off your to-do list then grab a bite in your favourite café. Meeting for birthday drinks and forgot to buy a gift? Just get one on the way.





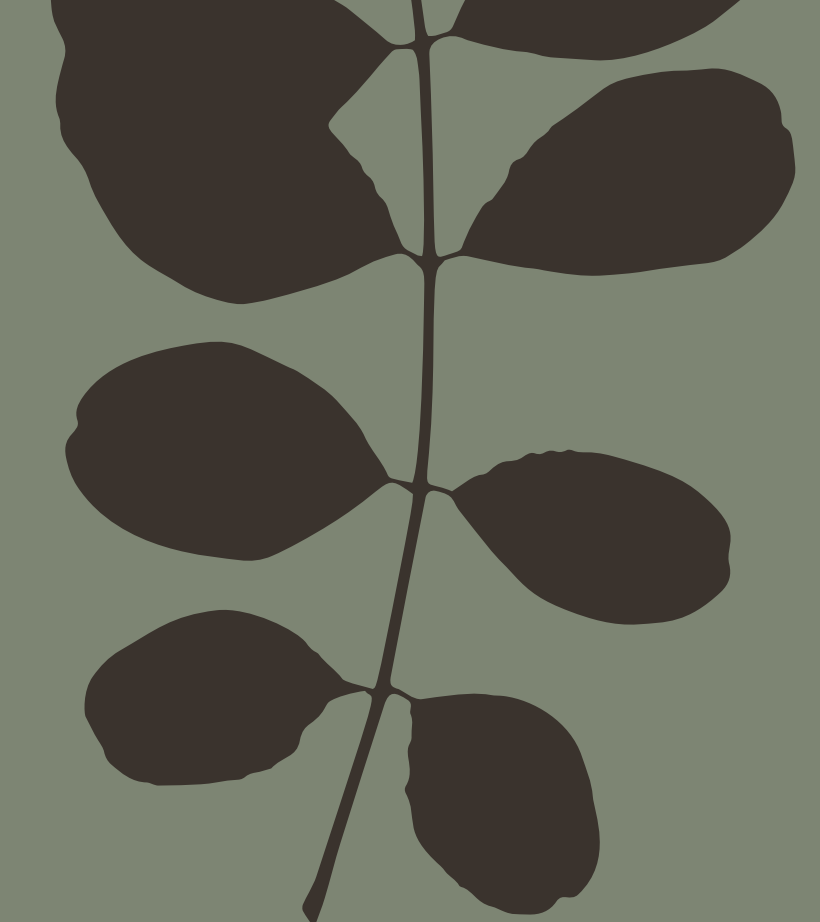
Falcon entrance at the junction of Dulwich and Dantzie Street

# TAKE A WALK ON THE GREENER SIDE OF MANCHESTER



The City River Park introduces Manchester's most extensive natural asset, greening over 46 hectares along the River Irk. Proposed as the largest park in Manchester, it will provide a diverse and active new recreational corridor linking parks from Angel Meadow through St Catherine's Wood – the UK's first urban woodland – all the way to Queen's Park in the north.

Falcon connects to this natural haven via Red Bank Riverside's 1.5km Climate Loop of walking and cycling routes. Enjoy an active lifestyle as you discover the new highline and follow meandering forest pathways to discover areas to play and explore. Guided by climate positive design, existing habitats have been enhanced and new ones created for the benefit of all.



AMENITIES





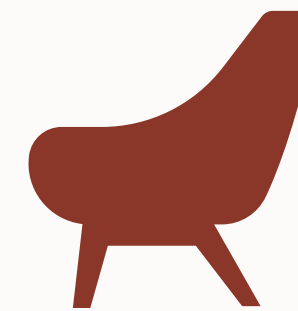
# WELCOME TO THE CLUB



BAR & RESTAURANT



FITNESS & WELLNESS SUITE



RESIDENT'S LOUNGE



PRIVATE HIRE DINING SPACE



CO-WORKING SPACE

Who knew balance was so easy to find? Right next door to Falcon is the residents' Clubhouse which caters to every wellness, working and social need. Want to work up a sweat? The fitness suite has you covered. Deadline to meet? Co-working facilities are fully equipped

to help you nail that pitch. Desperate for down time? Escape to the wellness suite for some much needed quiet respite. And in between, on special occasions and every day, the lively bar and restaurant will ensure you're refuelled and reconnected.



*A warm welcome at the Clubhouse reception*



## WORK, CREATE, CONNECT.

The tech-enabled co-working space includes meeting rooms and tucked-away huddles for solo or collaborative work.

**LIVE STRONGER.  
LIVE BETTER.**

Achieve your wellness goals with the fitness suite's comprehensive cardio and weight equipment, movement studio for yoga and Pilates, and juice bar for post-workout socialising.





Bar & restaurant in the Clubhouse





**YOUR CITY HOME.  
YOUR NATURAL  
RETREAT.**

Falcon residents have access to podium gardens shared by the surrounding towers. Landscaping is wild-oriented, creating glade-like spaces in which residents can relax and socialise.



*The podium gardens put an elevated green oasis right on Falcon's doorstep*



# APARTMENTS





**OPEN PLAN LIVING  
FOR A MODERN  
LIFESTYLE.**

Living spaces offer contemporary finishes  
in a neutral palette to allow residents to  
make the space their own.





**AN URBAN  
SANCTUARY.  
CRAFTED FOR  
COMFORT.**

Generously proportioned double bedrooms with floor-to-ceiling windows welcome in natural light throughout the day.



# SPECIFICATION

## GENERAL

Generous floor-to-ceiling window to each living space and bedroom  
 Majority apartments featuring dual aspect views  
 All apartments are mechanically ventilated with MVHR units  
 Natural ventilation provided through full height perforated 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  
 Storage cupboard

## LIVING AREA

Open plan living area  
 Recessed LED lighting  
 Full height feature floor-to-ceiling window  
 Opening door vents with perforated safety panels which allows fresh air into the apartment  
 Telephone and TV Point to living area

## 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*)

## BATHROOMS

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

## EN SUITES

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

## FLOORING AND DOORS

Tiled flooring to bathrooms  
 Vinyl plank flooring to kitchen, living room, bedrooms  
 Solid core internal doors

## HEATING

Mechanical ventilation and heat recovery system  
 Wall mounted electric panel radiators  
 Air Source Heat Pump cylinder for hot water

# A TRUSTED INTERNATIONAL DEVELOPER



WITH PRESENCE IN CHINA, HONG KONG, MALAYSIA,  
SINGAPORE, AUSTRALIA, NEW ZEALAND, MAINLAND  
EUROPE AND THE UK, FEC BRING THEIR EXTENSIVE RANGE  
OF EXPERIENCE TO MANCHESTER'S VICTORIA NORTH

Far East Consortium International Ltd (FEC) is a leading property group specialising in property development and hospitality across the globe. Listed on the Hong Kong stock exchange since 1972, the company opened its UK head office in London in 2011 and a regional office in Manchester in 2016.

Bringing over 50 years of experience to the Victoria North regeneration, FEC have already delivered several successful Manchester-based schemes including Meadowside and New Cross Central. Projects currently in development include Victoria Riverside, Collyhurst Village, and Consort Place in London.



*Clockwise from top left: Victoria Riverside, Manchester UK, Elizabeth Quay, Perth Australia, and Consort Place, London UK*



# CONTACT OUR SALES TEAM

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## ADDRESS

HOMES BY FEC MARKETING SUITE  
19 ASPIN LANE, MANCHESTER, M4 4DP

Homes by



FIND OUT MORE

[REDBANKRIVERSIDE.CO.UK/FALCON](https://REDBANKRIVERSIDE.CO.UK/FALCON)

RED BANK  
RIVERSIDE

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