



# CONTOUR

— PART OF —  
NEW JACKSON

## KEY FACTS

### Location

New Jackson, Manchester City Centre, M15

### Development

1, 2 and 3 bedroom apartments and penthouses,  
with exceptional on-site amenities

Architect SimpsonHaugh

Interior Architect Project Studio

Landscape Architect TPM Landscape

Tenure Leasehold (980 years from 1 January 2026)

Parking A right to park is available to purchase for £30,000  
with all 3 bedroom and selected 2 bedroom apartments\*

Estimated Completion Q1 / Q2 2027

Warranty Buildzone 10 year home warranty\*\*  
and 2 year developer warranty

\* Please speak to a Sales Consultant for more information and for the price threshold for 2 bedroom apartments. EV charging points can be installed in some car parking spaces. A quote to install a charger in a bay can be provided upon request.

\*\* Please note that the Buildzone 10 year home warranty commences on build completion of the apartment.



# REFINED LUXURY LIVING



Contour is a brand new 51-storey residential tower set within New Jackson - a new urban neighbourhood at the southern gateway to Manchester city centre.

With its elegantly sculpted exterior and understated colour tones, Contour offers welcoming living spaces, for those who appreciate refined luxury.



## KEY FACTS

### Service Charge

Estimated £3.25 per sq ft\*

Our amenity spaces are not for hire and are for the exclusive use of those who reside at Contour. There are no additional charges or fees on top of the service charge to use these spaces.

### Buildings Insurance

Estimated £0.80 per sq ft\*

### Ground Rent

Peppercorn - £0.00

### Car Park Service Charge

Estimated £50.00 per space, per annum.

### Terms of Payment

Reservation Fee of £3,000 is payable and is non-refundable. 20% deposit is payable on exchange of contracts. The balance of 80% (minus the reservation fee) is payable on completion.



## Vendors Solicitors

Salehs LLP Solicitors

Rebecca Dann

Didsbury House

748 - 754 Wilmslow Road

Manchester

M20 2DW

Email: [rd@salehs.co.uk](mailto:rd@salehs.co.uk)

Tel: 0161 434 9991

## Type of Construction

Standard type, concrete frame with unitised glazed cladding and two escape stairs.

## Building Height

51 storeys. Ground floor + 50 levels.

\*Based on analysis in 2023, price may vary based on utility, material and labour costs at time of completion. Accurate at time of printing. Exact cost may vary.

# MANCHESTER – A global destination

## First Street

Our vibrant neighbour, blending office space with a rich culture and leisure environment and delivering 10,000 targeted jobs by 2028.\*



## Oxford Road Corridor

A world-class knowledge quarter boasting a £1.7bn Innovation District and home to over 81,000 students.



## Sexy Fish

A high-end Asian restaurant inspired by the oceans of Asia, offering an exquisite lunch and exclusive late-night experience.



Manchester was voted the 'Most Liveable City in the UK'<sup>1</sup>, the third 'Best City in the World'<sup>2</sup>, and was selected as one of Lonely Planet's top travel destinations for 2023.<sup>3</sup> It ranked above London in the Global Liveability Index 2023.

With 3,250,000 sq ft of retail space, including Harvey Nichols and Selfridges, and a choice of over 650 restaurants, Manchester has also been named the best retail and leisure destination in the UK for three consecutive years.<sup>4</sup>

Home to one of the largest student populations in Europe, Manchester attracts over 116,000 students per year across five prestigious universities, and boasts a 51% graduate retention rate (city centre).

## Aviva Studios

A £210 million investment into a global destination for arts, music and culture.



## Soho House

A prestigious private members' club for the media, arts and creative industries. Opening 2024.

- **10% Growth by 2030**  
City centre population growth forecast
- **Over £73 Billion**  
UK's second largest regional city economy
- **65,000**  
New city centre jobs by 2040
- **Tech Hub**  
UK's leading Tech city outside of London
- **Educational Hub**  
7.2m students within a one hour commute
- **FDI Appeal**  
Among fDi's Large European Cities of the Future 2022

Source:

1. The Economist Intelligence Unit, 2019
2. Time Out Magazine, 2021
3. <https://www.lonelyplanet.com/england/northwest-england/manchester>
4. Collier's Inaugural LocateVenues Retail Rankings Report, 2022.



# MANCHESTER – Everywhere within reach

Situated at the southern gateway to the city, Contour offers a wealth of nearby transport connections, so residents can easily make the most of everything in the local area and further afield.

Just a short train or car journey to the Southwest of the city is Manchester International Airport, which connects you to over 220 worldwide destinations\*.

The rest of the UK is also within touching distance too, thanks to Manchester's three major city centre train stations and direct mainline connections to London, Glasgow and Birmingham.

\*Source: <https://www.manchesterairport.co.uk/destinations-and-guides/a-z-list-of-destinations/>

MANCHESTER INTERNATIONAL AIRPORT

# Largest

UK AIRPORT OUTSIDE OF LONDON<sup>1</sup>

# 50 million

PASSENGERS BY 2030<sup>2</sup>

# 220

DIRECT FLIGHT DESTINATIONS<sup>3</sup>

## DEANS\_GATE - CASTLEFIELD STATION

Connectivity to

99 Metro stops  
across Manchester

2 minutes  
to Oxford Road

5 minutes  
to Piccadilly

27 minutes  
to Manchester Airport



LIVERPOOL

38 mins

LEEDS

50 mins

SHEFFIELD

50 mins

BIRMINGHAM

1 hr 29 mins

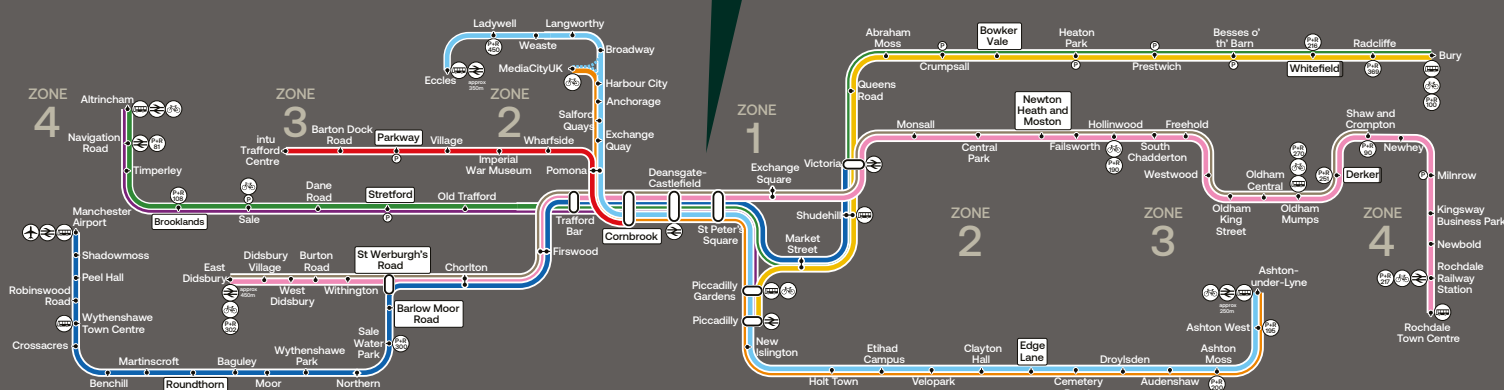
LONDON

2 hrs 6 mins

GLASGOW

3 hrs 12 mins

## CONTOUR



Home to the 'Bee Network', an integrated transport system that will bring together buses, trams, cycling and rail by 2030.

1. Source: [www.worlddata.info/europe/united-kingdom/airports.php](http://www.worlddata.info/europe/united-kingdom/airports.php)

2. [www.manchester.gov.uk/info/500002/council\\_policies\\_and\\_strategies/8296/future\\_manchester\\_an\\_economy\\_built\\_on\\_people\\_place\\_and\\_prosperity/8](http://www.manchester.gov.uk/info/500002/council_policies_and_strategies/8296/future_manchester_an_economy_built_on_people_place_and_prosperity/8)

3. Source: <https://www.manchesterairport.co.uk/destinations-and-guides/a-z-list-of-destinations/>

## WHY BUY?

Contour represents a strong investment:

- +6.5% projected yields
- Off-plan opportunity
- Estimated Completion Q1/Q2 2027

## Strong economic growth

ANNUAL AVERAGE GVA GROWTH

# 2.5%

BETWEEN 2024 AND 2026

(NATIONAL GROWTH RATE IS 2.1%)

[https://www.ey.com/en\\_uk/growth/ey-item-club](https://www.ey.com/en_uk/growth/ey-item-club)



## Strong employment growth

MANCHESTER IS SET TO SEE THE FASTEST RATE OF EMPLOYMENT GROWTH OF ALL UK TOWNS AND CITIES

EY ITEM Club UK Regional Economic Forecast – February 2023

## Strong residential growth

# +20.2%

FIVE-YEAR HOUSE PRICE FORECAST

Source: Savills Research, 2023

# +5%

ANNUAL HOUSE PRICE GROWTH

Source: JLL Big Six Residential Report, August 2023

# +20%

ANNUAL RENTAL GROWTH

Source: JLL Big Six Residential Report, August 2023

# +80%

OF FTSE 100 COMPANIES HAVE A PRESENCE IN GREATER MANCHESTER

# #1

OF 15 TECH CITIES (EXCL LONDON)

Source: CBRE: Tech City Report 2022

THE UK'S

# 2nd largest

CREATIVE, DIGITAL & TECH HUB



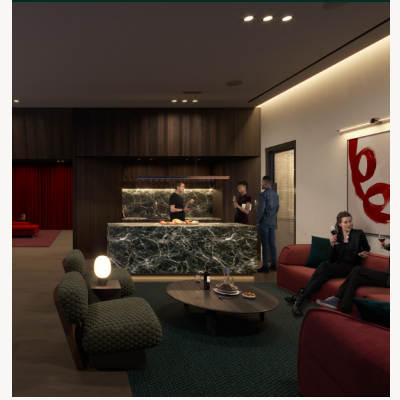
24-HOUR CONCIERGE



THE CHAMFER SUITE



THE FALDO LOUNGE



THE GREEN



THE WORKS



THE CLUB



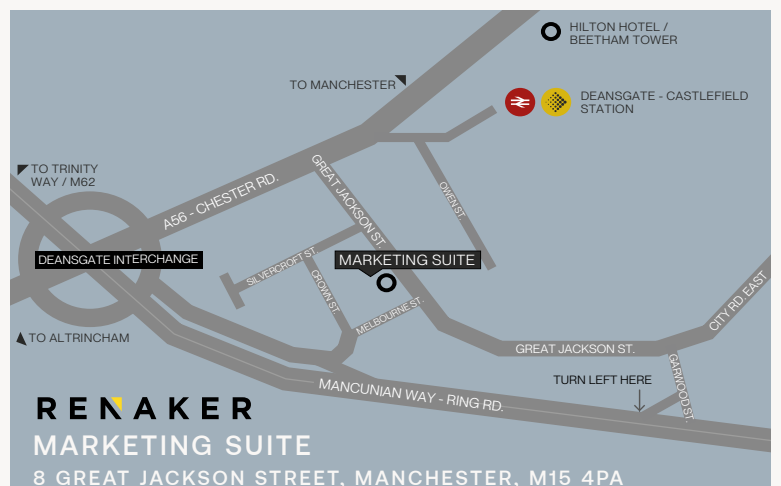
THE CONTOUR SUITE



PELOTON SPIN STUDIO



URBAN TAILS DOG SPA



## RENAKER MARKETING SUITE

8 GREAT JACKSON STREET, MANCHESTER, M15 4PA



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