

A Neighbourhood to Make Your Mark

NEW CROSS

—CENTRAL—

MANCHESTER



Welcome to New Cross Central

*Computer generated image of the
rooftop gardens at New Cross Central*

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08	Location	New Cross Central is perfectly positioned to explore Manchester
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Computer generated image of New Cross Central



A place to make your mark

New Cross Central is perfectly positioned to explore the cultural highlights of Manchester. You can be in the heart of the Northern Quarter in less than a five-minute walk. From there, you're spoilt for choice with independent shops, restaurants and bars to pick from.

Computer generated image of New Cross Central



Up-and-coming Ancoats is right on your doorstep too, with everything from co-working spaces, to pizzerias and breweries. New Cross Central doesn't just have exciting surroundings, the vision is to create a new neighbourhood. A place that is community-focused, with events that make residents from neighbouring districts come to visit. Known as Manchester's creative hub, the streets are bustling with modern street art, incredible architecture and independent traders.

Far enough away from the hustle and bustle of the centre but only a 10 minute walk away from Manchester's major travel routes, The Northern Quarter is the perfect place to work. From creative agencies to solicitors, Manchester welcomes all. If you're a new start up, then we have plenty of co-working spaces for you to choose from, and for larger companies, we have stunning, red brick buildings that span over several floors.



Average Distances.

Transport:

Victoria Train Station	7 minutes
Piccadilly Gardens Tram	8 minutes
Exchange Square Tram	10 minutes
St Peter's Square Tram	14 minutes
Piccadilly Train Station	15 minutes

Selected Destinations:

1. Mackie Mayor	3 minutes
2. Porter & Cole	3 minutes
3. Marble Arch	5 minutes
4. Northern Flower	5 minutes

Areas:

Northern Quarter	5 minutes
Ancoats	7 minutes
Deansgate	13 minutes
Spinningfields	20 minutes

*Based on average walking times

A glance at the vibrant community spirit and your new neighbours.



Marble Arch

The Marble Arch is an award-winning pub that's right on your doorstep. An old fashioned boozier with modern events means there's always something happening at The Marble Arch. From food and beer pairings to quizzes and parties, Marble Arch has it all.

The pub's famous for its sloping floor and its own Marble beers, which can make an interesting combination! Dogs and children are both welcome too, making it a wholesome offering just a five-minute walk away from New Cross Central.

Northern Flower

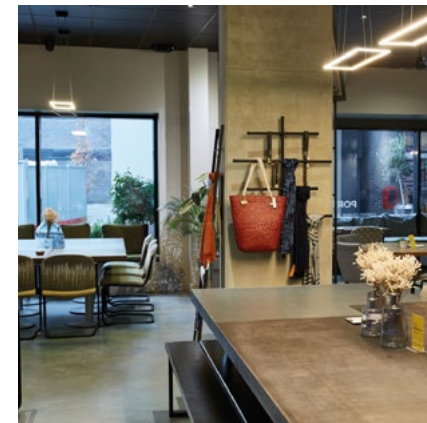
Northern Flower is the original Northern Quarter boutique flower shop. Run by a small team of dedicated florists with 18 years of experience between them, people love Northern Flower.

It's an intimate, friendly, potting shed style, boutique flower shop. Filled with unusual plants in quirky containers, Northern Flower supplies the best quality cut flowers and selection of gifts.



"Porter + Cole is all about local and passionate people coming together, it's a hub for people that we consider our Porter + Cole family - it's a nice community space"

*Billee Williams,
Co-owner of Porter + Cole*



Porter + Cole

Porter + Cole is a beautiful coffee lounge, bar and lifestyle store based in The Northern Quarter. Inspired by owners Billee and Ronnie's travelling around the world, Porter + Cole has everything for café connoisseurs.

From locally roasted artisan coffee, select wines and drinks to delicious meals and scrumptious cakes. Not only that, they have a globally curated selection of stylish homewares, gifts and accessories.

With a keen eye for interior design, Porter + Cole has been styled for almost any occasion. A quick coffee and cake, a luxury dining and drinks experience or even a place for weddings or workshops.

With dishes from all around the world on the menu and a Parisian trained patisserie chef, there's plenty to sink your teeth into.



Mackie Mayor

Mackie Mayor has legendary status in Manchester. An 1858 Grade II listed market building, the cosmopolitan food hall is right on the edge of Northern Quarter, and just a stone's throw away from New Cross Central.

From tacos to toasties, pizza, fresh fish, coffee shops and a brewery - it's the perfect spot for breakfast, lunch and dinner. With so much to try, plus special events like yoga and brunch, this is a place for repeat visits.



Prime city location



← Piccadilly Station

← Ancoats

Oldham Road

Northern Quarter

Oldham Street

Tib Street

Spinningfields

New Cross

Manchester
Town Hall

Market Street

Corn Exchange

Manchester Arena

Victoria Station

Piccadilly Gardens

The Hilton
Hotel

Arndale
Shopping Centre

Shudehill Tram Stop

The Co-op Headquarters

MeadowSide →

Rochdale Road

Unique homes that stand out from the crowd

The distinct building designed by award winning architects Hawkins\Brown stands out from the crowd.

The unique architectural design offers a place to live, work and play for all. Designed with community in mind, the double-height entrance space will form a high-quality shared area for residents to socialise.

More than your average apartment building, New Cross Central has been designed to take advantage of natural light. All homes are dual aspect, allowing you to see views in more than one direction. Each home has its front door opening to the sky, so residents can feel the peace of a residential street in a city location.

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Computer generated image of the townhouses



Centred around community.

Centred on creating a neighbourhood, there are plenty of ideal spaces for residents to relax and socialise in. Whether it's getting to know each other in the urban oasis of the communal landscaped courtyard, or having a quick catch-up in the spacious entrance lobby. New Cross Central provides the space for a harmonious community.

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Computer generated image of the apartments

A place for individuals.

The townhouses open onto a private garden, a great place to socialise with friends and neighbours whilst soaking up the sun. Apartments overlook the central courtyard, the hub of New Cross Central's residential community. The roof terraces take advantage of the sun and have views back to the city centre, making the terraces a great place for entertaining.

These stunning new apartments provide owners with stylish, contemporary living as part of this thriving community. New Cross Central is the perfect place to call home.



An oasis for the like-minded

Homes at New Cross Central have been designed around a serene landscaped courtyard.

The carefully selected planting and central feature tree will provide a year-round burst of nature for all residents. With front doors opening to the sky, a walk through the courtyard is a perfect way to start your day.

Positioned planting will guide people through the area and frame views for residents, allowing the courtyard to become a hub for the residential community.

The courtyard's colour palette provides natural, earthy tones that form a neutral backdrop for residents to add their own personal touch.

Computer generated image of the courtyard looking from the apartments

A backdrop that exceeds expectations

Computer generated image of roof terrace

The breathtaking penthouse apartments have attractive south-facing rooftop gardens to enjoy the view of the city in all its glory.



Quality interiors with a personal touch

New Cross Central blends ultra-modern style and raw beauty. A combination of exposed concrete walls and ceilings, with high-quality interior finishes. These include the gorgeous wood floors and natural quartz worktops. Bathrooms feature crafted wall tiling and brass taps, while master bedrooms have pendant lamps and walk-in wardrobes. All homes have an abundance of natural light, and residents can add a personal touch by picking a light or dark colour palette to suit their taste.

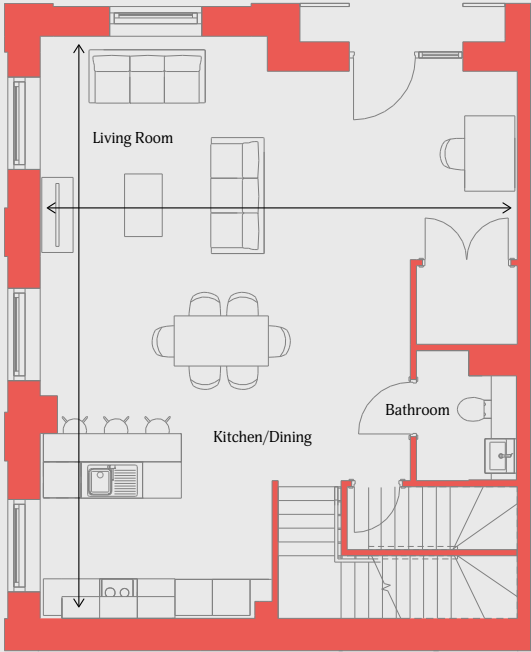
Above: Computer generated image of bedroom
Left: Computer generated image of bathroom

A modern, open-plan living and dining area. The living room features a light-colored sofa with blue and gold patterned cushions, two armchairs with gold frames, and a low wooden coffee table. A large potted plant is on the right. The dining area has a white countertop with three stools. The kitchen has white cabinets and a built-in oven. Large windows with white curtains are on the right, and a skylight is on the ceiling. The text "A place that you can call home" is overlaid on the left side.

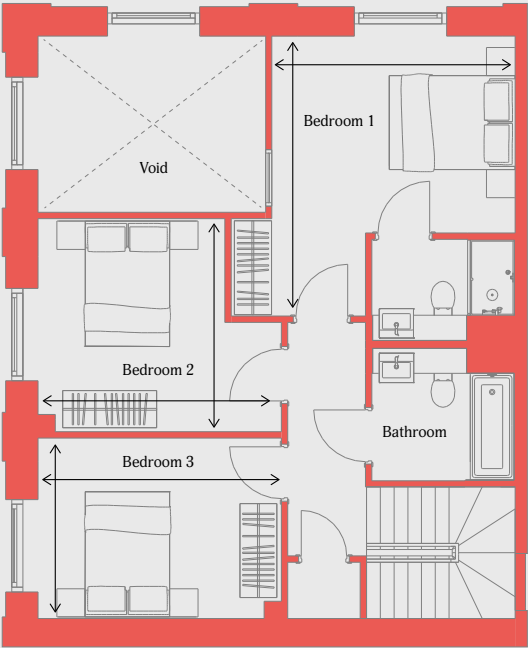
A modern, open-plan living and dining area. The living room features a light-colored sofa with blue and gold patterned cushions, two armchairs with gold frames, and a low wooden coffee table. A large potted plant is on the right. The dining area has a white countertop with three stools. The kitchen has white cabinets and a built-in oven. Large windows with white curtains and a skylight provide natural light. The ceiling has recessed lights and a cluster of glass pendant lights. The floor is made of light wood.

3 Bedroom Townhouse (Type 1)

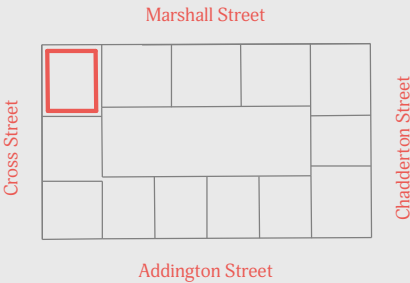
Ground Floor



First Floor



Plot Locator & Dimensions



Area	
Living/Dining Room	7.61 × 9.29 M
Bedroom 1	3.88 × 4.46 M
Bedroom 2	3.88 × 3.40 M
Bedroom 3	3.88 × 2.88 M
Total Internal Area	127 sqm/1367 sqft

3 Bedroom Townhouse (Type 2)

Ground Floor

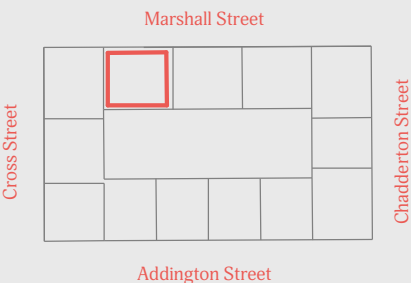


First Floor



Private Terrace

Plot Locator & Dimensions

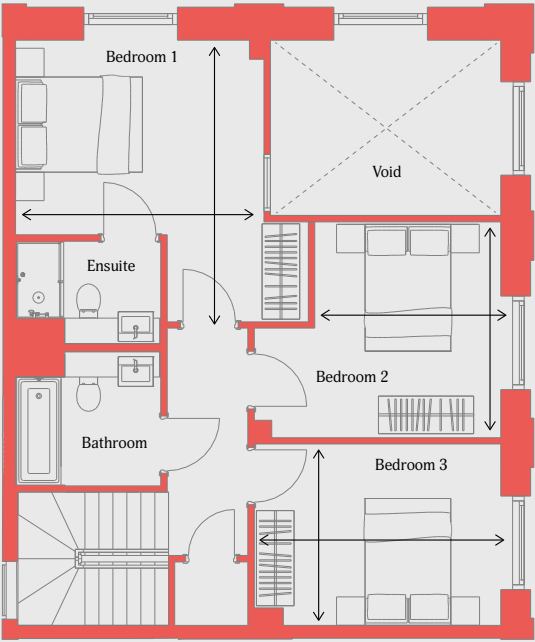
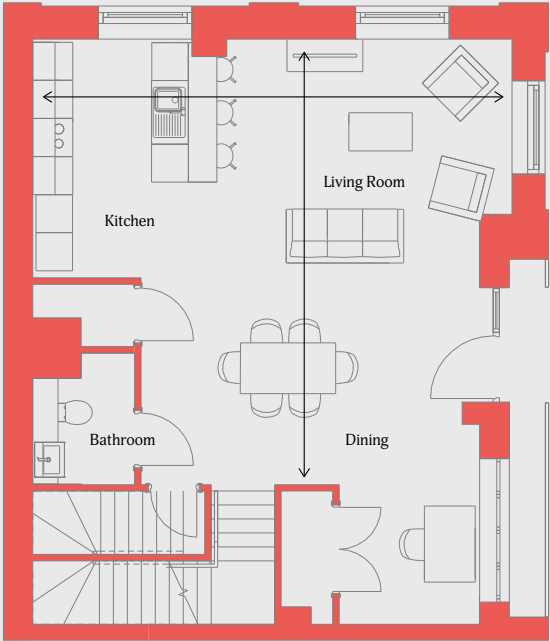


Area	
Living/Dining Room	9.38 × 5.30 M
Bedroom 1	3.27 × 5.42 M
Bedroom 2	3.00 × 3.82 M
Bedroom 3	4.14 × 5.18 M
Total Internal Area	134.5 sqm/1448 sqft

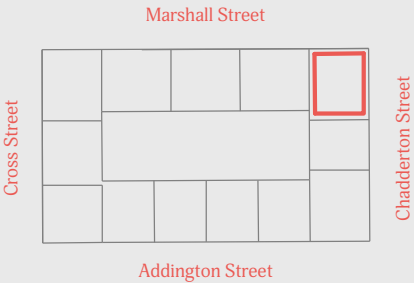
3 Bedroom Townhouse (Type 3)

Ground Floor

First Floor



Plot Locator & Dimensions

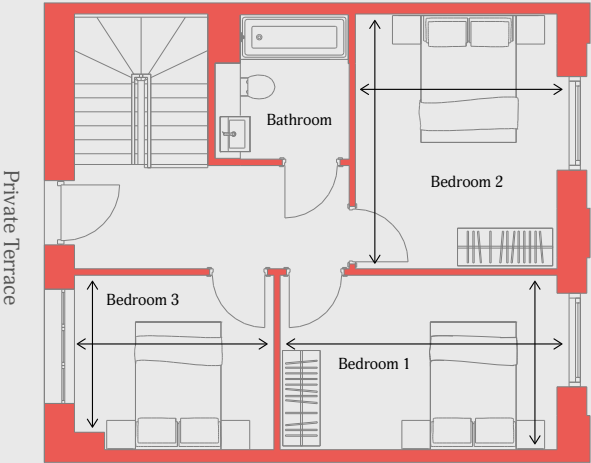
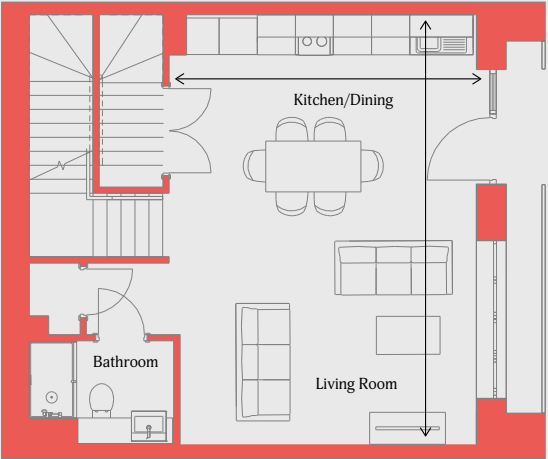


Area	
Living/Dining Room	7.55 × 7.02 M
Bedroom 1	3.91 × 4.43 M
Bedroom 2	2.93 × 3.40 M
Bedroom 3	3.88 × 2.86 M
Total Internal Area	124.16 sqm/1337 sqft

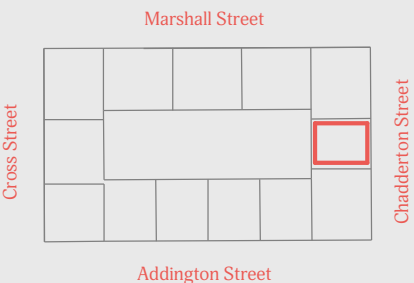
3 Bedroom Townhouse (Type 4)

Ground Floor

First Floor



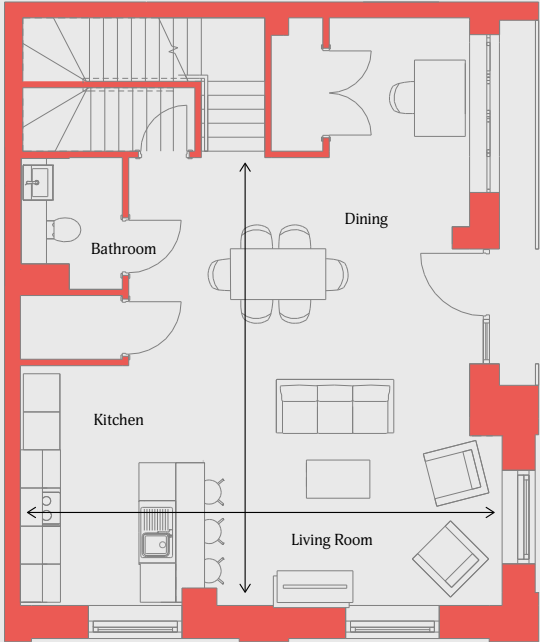
Plot Locator & Dimensions



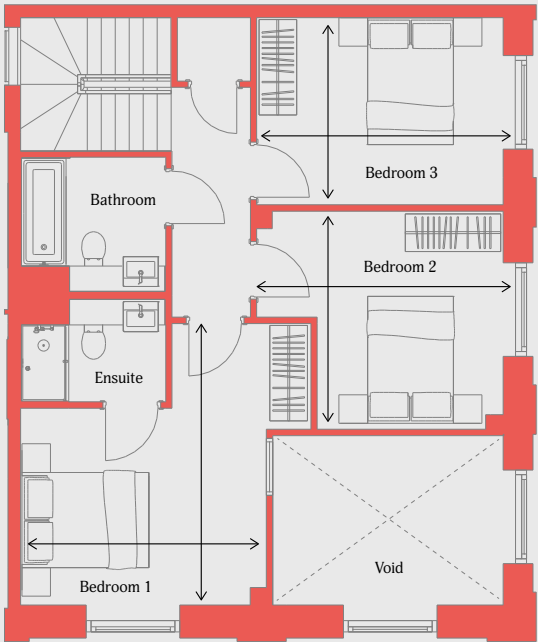
Area	
Living/Dining Room	4.84 × 6.76 M
Bedroom 1	4.36 × 2.75 M
Bedroom 2	3.17 × 4.01 M
Bedroom 3	3.14 × 2.75 M
Total Internal Area	97.79 sqm/1053 sqft

3 Bedroom Townhouse (Type 5)

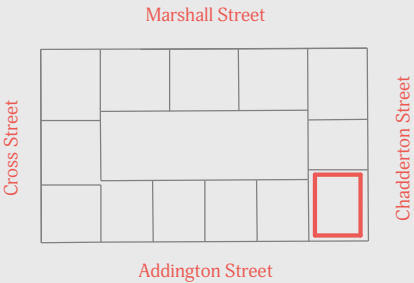
Ground Floor



First Floor



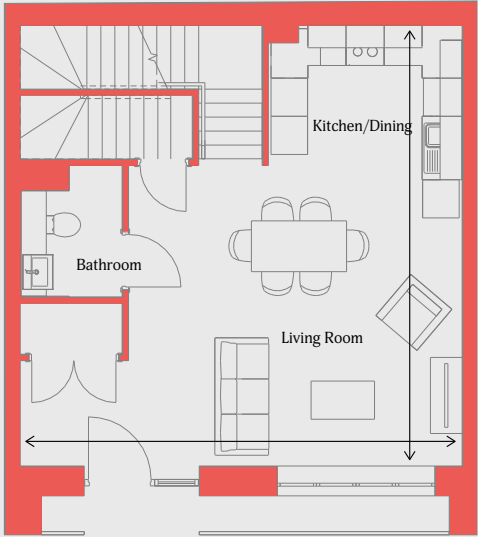
Plot Locator & Dimensions



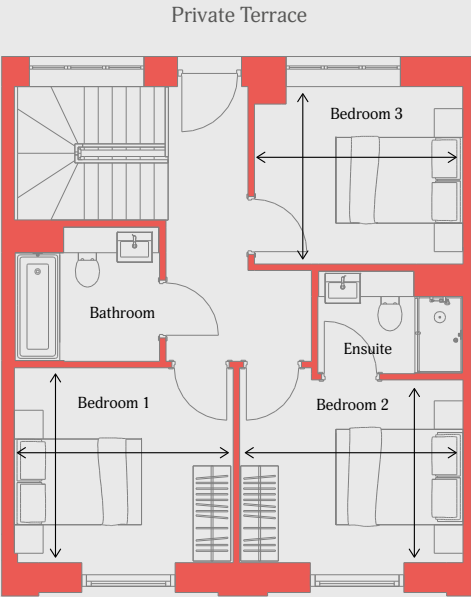
Area	
Living/Dining Room	7.59 × 7.05 M
Bedroom 1	3.87 × 4.43 M
Bedroom 2	3.88 × 3.43 M
Bedroom 3	3.88 × 2.95 M
Total Internal Area	125.3 sqm/1349 sqft

3 Bedroom Townhouse (Type 6)

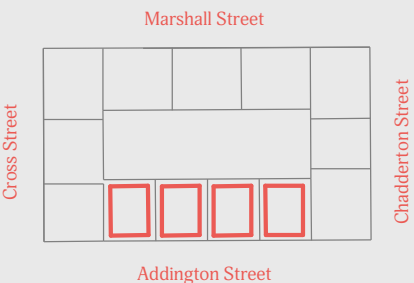
Ground Floor



First Floor



Plot Locator & Dimensions



Area	
Living/Dining Room	6.96 × 6.94 M
Bedroom 1	3.39 × 3.07 M
Bedroom 2	3.52 × 2.88 M
Bedroom 3	3.28 × 2.79 M
Total Internal Area	99.18 sqm/1067 sqft

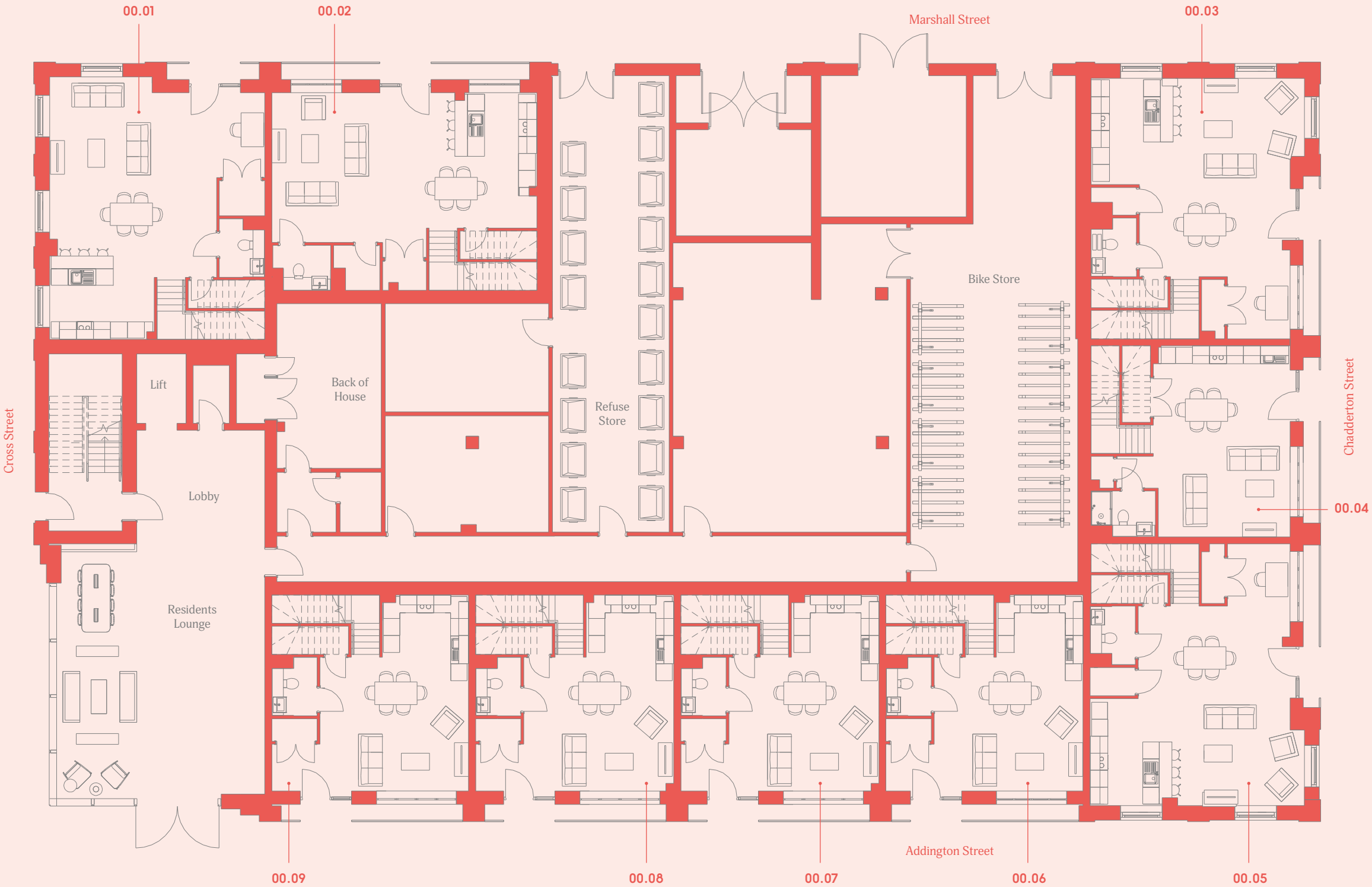
The Townhouses

Ground Floor

The ground floor floorplate shows the entrance to New Cross Central and the communal residents lounge.

The townhouses are accessed through individual front doors with access to the ground floor of each townhouse. The bedrooms of the townhouses are located on the first floor.

The ground floor is also used for bike storage, bin stores and parcel delivery.



The Townhouses & Apartments

First Floor

Located on the first floor are the bedrooms of the townhouses. Apartment type 2A is also located on this floor.

Area	
2A Type 2A - Two Bedroom Apartment	
Living/Dining Room	4.32 × 7.55 M
Bedroom 1	2.81 × 5.18 M
Bedroom 2	2.70 × 3.82 M
Total Internal Area	71.97 sqm/775 sqft



The Apartments

6th Floors

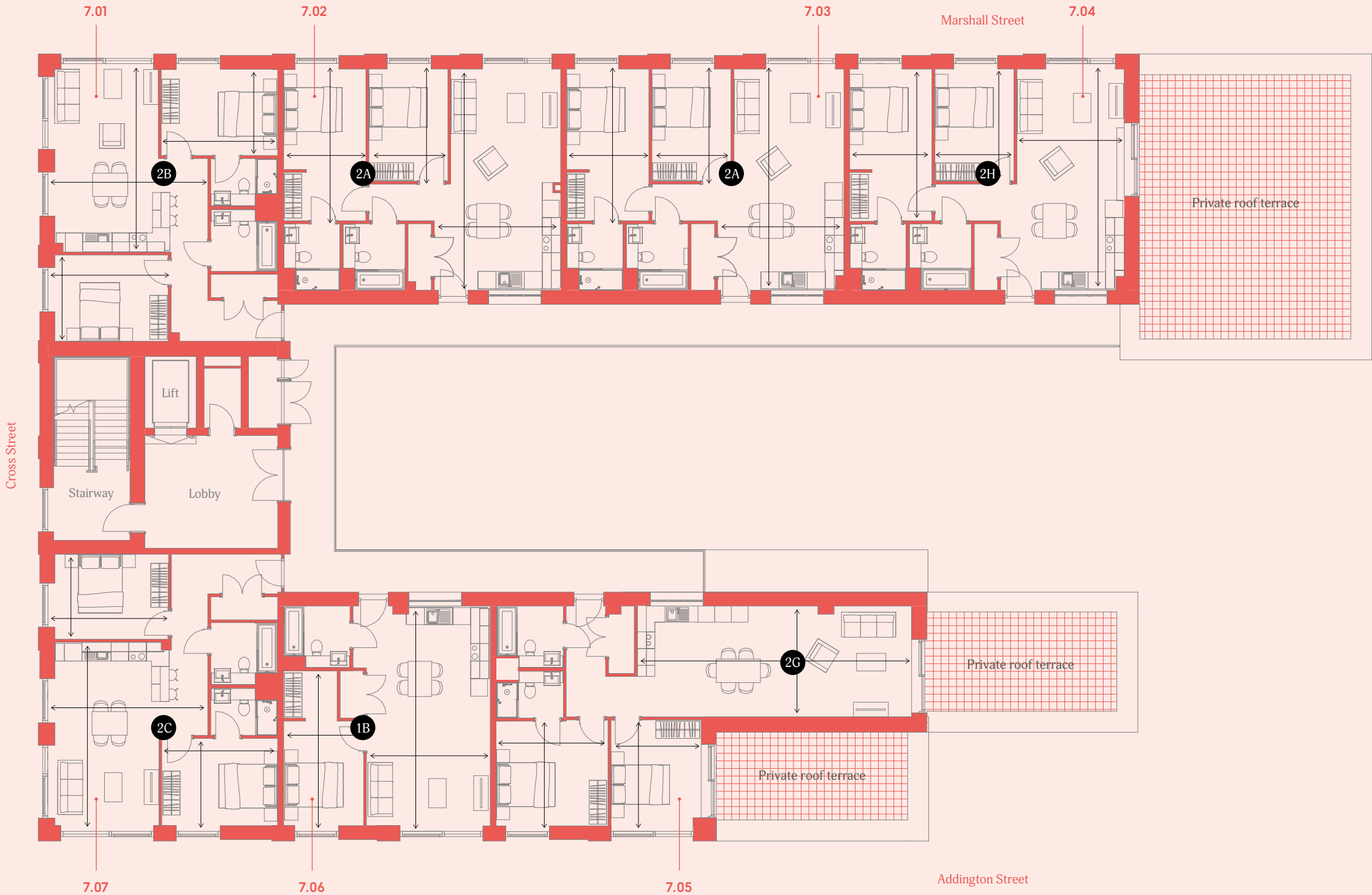
Area		Sq m
1B Type 1B - One Bedroom Apartment		
Living/Dining Room		4.23 × 7.50 M
Bedroom 1		2.74 × 5.29 M
Total Internal Area		53.60 sqm/577 sqft
2A Type 2A - Two Bedroom Apartment		
Living/Dining Room		4.32 × 7.55 M
Bedroom 1		2.81 × 5.18 M
Bedroom 2		2.70 × 3.82 M
Total Internal Area		71.97 sqm/775 sqft
2B Type 2B - Two Bedroom Apartment		
Living/Dining Room		5.22 × 6.24 M
Bedroom 1		3.97 × 2.95 M
Bedroom 2		3.87 × 2.95 M
Total Internal Area		72.51 sqm/780 sqft
2C Type 2C - Two Bedroom Apartment		
Living/Dining Room		5.25 × 6.24 M
Bedroom 1		3.90 × 2.90 M
Bedroom 2		3.96 × 2.95 M
Total Internal Area		72.28 sqm/778 sqft
2F Type 2F - Two Bedroom Apartment		
Living/Dining Room		3.59 × 6.24 M
Bedroom 1		3.95 × 2.95 M
Bedroom 2		3.91 × 3.01 M
Total Internal Area		73.71 sqm/793 sqft
2G Type 2G - Two Bedroom Apartment		
Living/Dining Room		9.33 × 3.79 M
Bedroom 1		3.81 × 3.56 M
Bedroom 2		3.08 × 3.61 M
Total Internal Area		81.04 sqm/872 sqft



The Apartments

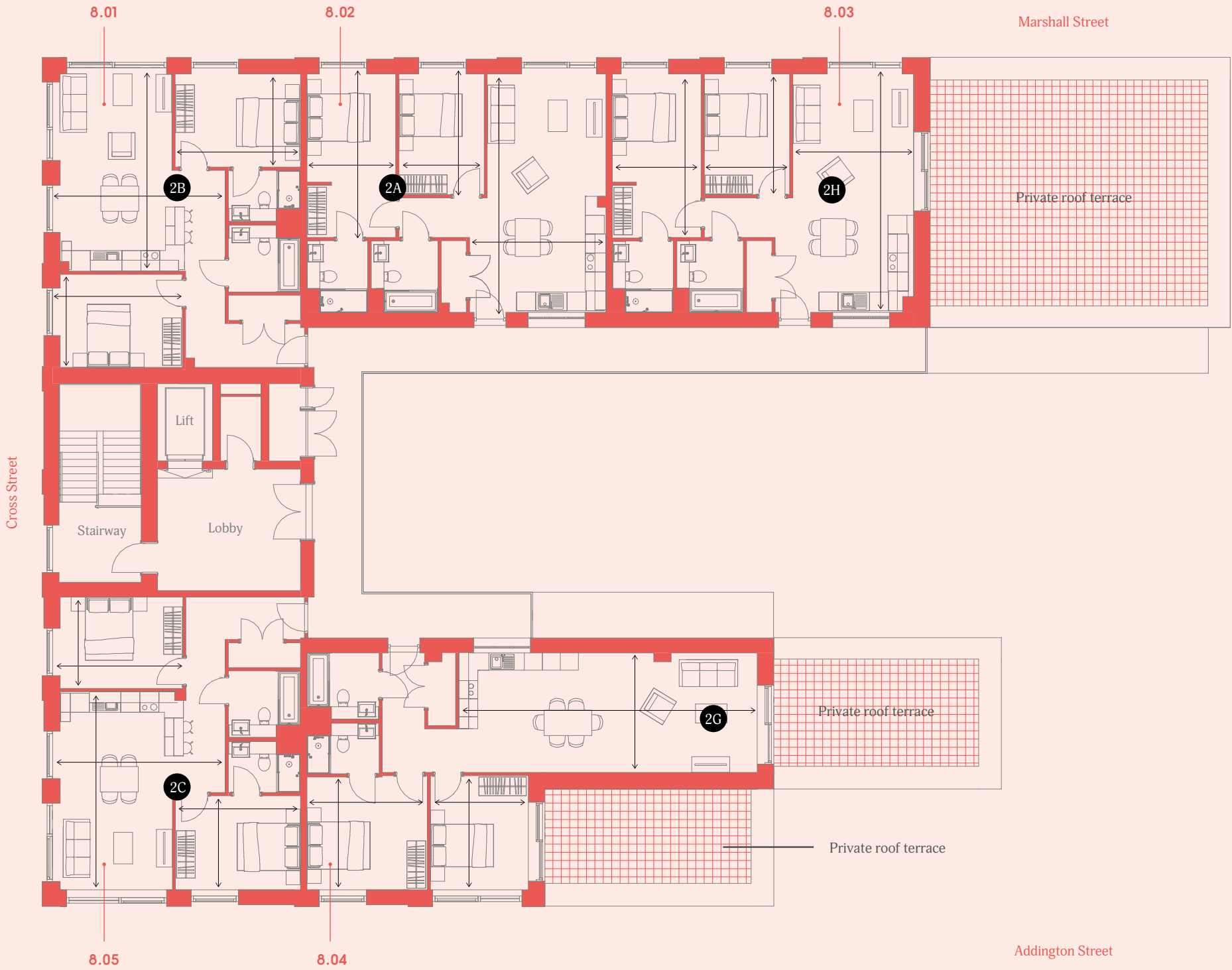
7th Floor

Area	
1B Type 1B - One Bedroom Apartment	
Living/Dining Room	4.23 × 7.50 M
Bedroom 1	2.74 × 5.29 M
Total Internal Area	53.60 sqm/577 sqft
2A Type 2A - Two Bedroom Apartment	
Living/Dining Room	4.32 × 7.55 M
Bedroom 1	2.81 × 5.18 M
Bedroom 2	2.70 × 3.82 M
Total Internal Area	71.97 sqm/775 sqft
2B Type 2B - Two Bedroom Apartment	
Living/Dining Room	5.22 × 6.24 M
Bedroom 1	3.97 × 2.95 M
Bedroom 2	3.87 × 2.95 M
Total Internal Area	72.51 sqm/780 sqft
2C Type 2C - Two Bedroom Apartment	
Living/Dining Room	5.25 × 6.24 M
Bedroom 1	3.90 × 2.90 M
Bedroom 2	3.96 × 2.95 M
Total Internal Area	72.28 sqm/778 sqft
2G Type 2G - Two Bedroom Apartment	
Living/Dining Room	9.33 × 3.79 M
Bedroom 1	3.81 × 3.56 M
Bedroom 2	3.08 × 3.61 M
Total Internal Area	81.04 sqm/872 sqft
2H Type 2H - Two Bedroom Apartment	
Living/Dining Room	3.66 × 7.55 M
Bedroom 1	2.81 × 5.18 M
Bedroom 2	2.70 × 3.82 M
Total Internal Area	72.09 sqm/776 sqft



The Apartments
8th Floor

Area	
2A Type 2A - Two Bedroom Apartment	
Living/Dining Room	4.32 × 7.55 M
Bedroom 1	2.81 × 5.18 M
Bedroom 2	2.70 × 3.82 M
Total Internal Area	71.97 sqm/775 sqft
2B Type 2B - Two Bedroom Apartment	
Living/Dining Room	5.22 × 6.24 M
Bedroom 1	3.97 × 2.95 M
Bedroom 2	3.87 × 2.95 M
Total Internal Area	72.51 sqm/780 sqft
2C Type 2C - Two Bedroom Apartment	
Living/Dining Room	5.25 × 6.24 M
Bedroom 1	3.90 × 2.90 M
Bedroom 2	3.96 × 2.95 M
Total Internal Area	72.28 sqm/778 sqft
2G Type 2G - Two Bedroom Apartment	
Living/Dining Room	9.33 × 3.79 M
Bedroom 1	3.81 × 3.56 M
Bedroom 2	3.08 × 3.61 M
Total Internal Area	81.04 sqm/872 sqft
2H Type 2H - Two Bedroom Apartment	
Living/Dining Room	3.66 × 7.55 M
Bedroom 1	2.81 × 5.18 M
Bedroom 2	2.70 × 3.82 M
Total Internal Area	72.09 sqm/776 sqft



The specification

All apartments and townhouses:

- Operable windows to all apartments and townhouses

Entrance area:

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

Living Area:

- Open plan living area
- Feature exposed concrete wall and ceiling (depending on home type)
- Recessed LED lighting or LED track lighting (depending on home type)
- Full height feature windows (or terrace door dependant on home type)
- Telephone and TV point to living area (Satellite and broadband enabled subject to purchase subscription)

Kitchens:

- High quality fully fitted base and wall mounted units, doors and soft closing hinges
- Solid surface worktop
- Sink with brass finish mixer tap
- Concealed LED lights below wall mounted units
- Integrated electric oven and hob with extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Freestanding washer dryer in utility cupboard
- Two kitchen colour choices (subject to build stage)

Bedroom:

- Feature exposed concrete wall and ceiling (depending on home type)
- Recessed wardrobe area (depending on home type)

Bathrooms:

- Contemporary white steel enamel bath with fitted brass shower above bath and glass shower screen
- White ceramic floor mounted WC with concealed cistern
- White ceramic wash hand basin with brass finish mixer tap
- Electric heated towel rail
- Fully tiled floor and partially tiled walls
- Recessed LED spot lighting
- Shaver point
- Mirrored cabinet with lighting above sink
- Two-bathroom colour choices (subject to build stage)

Shower rooms:

- Walk in shower with Crittal style screen (depending on home type)
- Fitted brass shower
- White ceramic WC with concealed cistern
- White ceramic wash hand basin with brass mixer tap
- Electric 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
- High quality wood flooring to living areas and kitchen
- Solid core internal doors

Heating

- Hot water storage cylinder
- Electric heating throughout

General

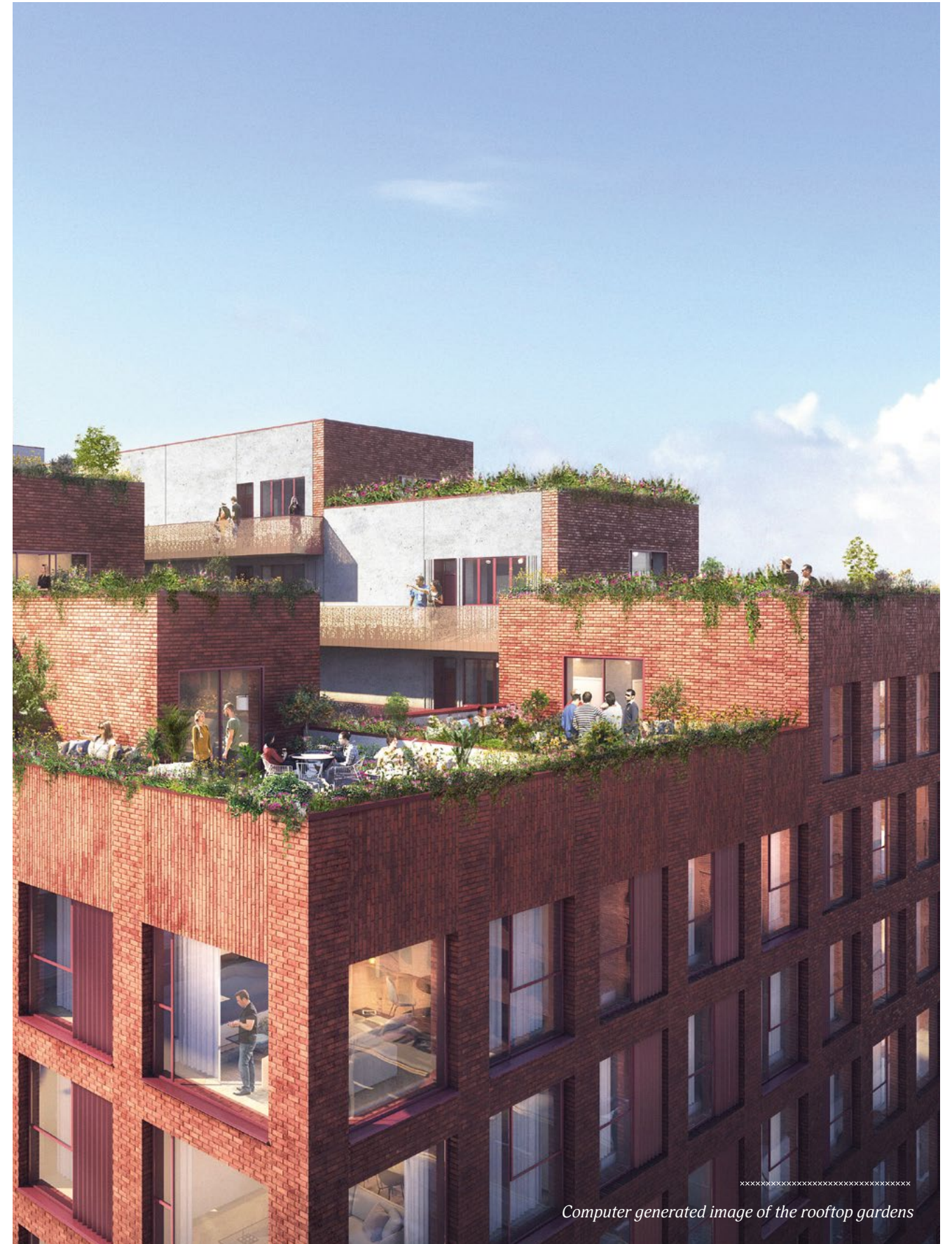
- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm

Common areas and entrance lobby

- Secure main entrance doors with video entry system
- Secure courtyard garden maintained by service charge
- Passenger lifts to all levels
- Lockable cycle storage (1 per apartment/townhouse)

*Specifications detailed here should be taken as indicative only, final specifications will be confirmed at point of exchange of contracts with your solicitor.

Floorplate Disclaimer: Floorplans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measured from the arrow points. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot following build completion. Final layouts and areas may change before completion. Total apartment area is given in NSA (Net Sales Area) and subject to a tolerance of $\pm 5\%$. The provisions of the sale contract as to variations and tolerances shall prevail.



Computer generated image of the rooftop gardens

Be part of it



Lifestyle images in the surrounding area including Northern Quarter and Ancoats

New Cross Central Address: 56 Marshall Street, Manchester, M4 5FU

All enquiries: info@newcrosscentral.com

Visit: newcrosscentral.com

Call: 0161 5097801

  @newcrosscentral



Misrepresentation Act

FEC Development Management Ltd is appointed development manager of New Cross Central, 56 Marshall Street, Manchester M4 5FU by the owner Northern Gateway (FEC) No.9 Ltd (an FEC company incorporated in the Isle of Man with registered number 11841866), whose registered office is Second Floor Northern Assurance Building, Princess Street, Manchester, M24DN and trading address is at Ground Floor, 12 Stanhope Gate, London, W1K 1AW, England. Northern Gateway (FEC) No.9 Ltd reserves the right to amend any of the specifications at any time at its absolute discretion as necessary and without any notice. Northern Gateway (FEC) No.9 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. 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 accuracy cannot be guaranteed and no representation or warranty is made in that regard. This brochure and the information contained in it 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. Photos, computer-generated images (CGIs), drawings and perspectives contained in this brochure may not relate to the development, are indicative only (and in particular some photography may be taken from similar Far East Consortium developments). Local maps and Artist illustrations of the site are not to scale, landscaping, gradients and street furniture may differ to what is shown and should not be relied upon as depicting the final as built development or apartment. All sales remain subject to contract. Designs and layouts of the development and apartments are indicative only and may change. The specification of the apartments is the anticipated specification at the date this brochure was prepared, but may be subject to change. Dimensions shown are approximate sizes only and actual sizes may be different once constructed. Contract specifications and dimensions

may also be changed in accordance with permitted variances under the apartment sale contracts, although it is not anticipated that overall apartment sizes will vary by more than 5%. Furniture, wallcoverings, floor coverings, feature lighting and other fixtures shown in the CGIs and photographs are not included in sales and may differ. Consort Place and building names are marketing names only and will not necessarily form part of the approved postal address. All information regarding prospective non-residential occupiers represents current intention only and the final identity and/or nature of the occupiers may change. The facilities and services may not be available at the date of completion. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts of it). 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 and we recommend prospective purchasers visit and inspect the development site to understand its relationship to the surrounding area. February 2020.

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