

The gate
neighbor
river park

The 275-
exclusive
resident
co-work

Breath o
tranquil
extensive
Victoria



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.

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

planned new community of over 40,000 people

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.

VICTORIA NORTH

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.

An architectural rendering of a proposed 100-story skyscraper at 111 West Wacker Drive. The building features a modern glass facade with vertical gold-colored accents. It is situated in an urban environment with other buildings, trees, and pedestrians visible in the foreground and background.

Travel with ease

- 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

— Victoria North Boundary

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 Riverside

Amenities

Enjoy the fantastic and private amenities at Crown View, from the state-of-the-art fitness suite to the co-working facilities in the residents' lounge. Our gym at Crown View is fully fitted with aerobic and free-weight equipment along with yoga mats, a stretching area and shower and locker rooms. Our 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

Lounge



Gym & Fitness Suite



Residents' Lounge



Crown Gardens



Purchaser Information

TERMS OF PAYMENT

- £2,000 reservation fee payable on reservation.
- Exchange of contracts within 28 days of receipt of contract documentation from seller's solicitors.
- 10% first deposit payable on exchange. Reservation fee refunded on receipt of deposit
- 10% staged payment payable 12 months after exchange.
- 80% balance of purchase price payable on completion.

* Payment terms at exhibition vary – see reservation form

DOCUMENTATION REQUIRED FOR RESERVATION

- Photo identification: Passport or I.D. card
- Proof of address: a current utility bill or bank statement no older than 3 months.

LEASEHOLD

All apartments sold on a 250-year lease.

COMPLETION

Estimated from Q1 2025

SERVICE CHARGE

Estimated £3.48/PSF pa

NEIGHBOURHOOD CHARGE

£125 (1 bed), £150 (2 bed), £175 (3 bed) per annum

GROUND RENT

Peppercorn

LAWYERS

Buyers' lawyers familiar with Victoria Riverside: Riseam Sharples*

*Key Contact - Julia Caveller
juliac@rs-law.co.uk
2 Tower Street, London, WC2H 9NP
(+44) (0) 20 7632 8919

ASSIGNMENT

The sale contract may only be assigned as follows:

- On one occasion to a family member or company controlled by the buyer.
- After 12 months, on one occasion to an unconnected party but subject to the deposit and staged payment having already been paid and no later than two months prior to the anticipated date of practical completion of the apartment.



Victoria Riverside  FEC

FIRST
UNION PROPERTY
第一國際物業