

FALCON

RED BANK
RIVERSIDE

CLUBHOUSE



INVESTMENT

32%
ECONOMIC
GROWTH

Over the last decade, more than any other UK city

170k
NEW HOMES
REQUIRED

Over 170,000 new homes required in Manchester by 2038 to keep pace with population and economic growth

+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

MANCHESTER

SEAMLESSLY
CONNECTED
TO THE CITY



RED BANK

MAKE
NATURE YOUR
NEIGHBOUR

One of seven neighbourhoods in Victoria North – the biggest urban renewal project Manchester has ever seen – Red Bank weaves shops and homes between thoughtful green spaces including a new City River Park.

One of the first buildings in this groundbreaking new development, Falcon is primely positioned on the high street in Red Bank Riverside, where the thriving city meets the calming waterfront of the River Irk.



VICTORIA NORTH MASTERPLAN

VICTORIA
NORTH

- 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 PLANNED NEW COMMUNITY OF OVER 40,000 PEOPLE WITH NEW SCHOOLS, HEALTHCARE FACILITIES AND TRANSPORT LINKS
- A NEW 113-ACRE CITY RIVER PARK





THE EXTRAS

WELCOME TO THE CLUB

THE CLUBHOUSE

Right next door to Falcon is the Clubhouse where residents-only spaces cater to every wellness, working and social need.

PODIUM GARDENS

Falcon features its own podium gardens exclusively for residents' use. Landscaping is wild-oriented, creating glade-like spaces in which residents can relax and socialise.



THE APARTMENTS

AN URBAN SANCTUARY

Falcon's one-, two- and three-bedroom homes feature floor-to-ceiling windows offering an abundance of space and light and views towards the building's natural surroundings. The generously proportioned open-plan layouts feature high quality appliances and contemporary finishes in a neutral palette so residents are free to make the spaces their own.



The Clubhouse features a range of residents-only amenities including a restaurant and bar (pictured), a fitness and wellness suite, a lounge and co-working spaces

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

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

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 leasehold

SERVICE CHARGE

Estimated £3.97/PSF per annum (inclusive of buildings insurance)

COMPLETION

Estimated from Q2 2027

NEIGHBOURHOOD CHARGE

Estimated £150 per annum subject to review in line with RPI

GROUND RENT

Peppercorn

LAWYERS

Buyers' lawyers familiar with Falcon:
PCB Lawyers

Key contact:

Sam Malloy
smolloy@pcb lawyers.com

Cavendish Court
11-15 Wigmore Street
London W1U 1PF

ASSIGNMENT

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

CONTACT OUR SALES TEAM

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Homes by
 FEC

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