

# Meadow Side

The Gate + The Stile

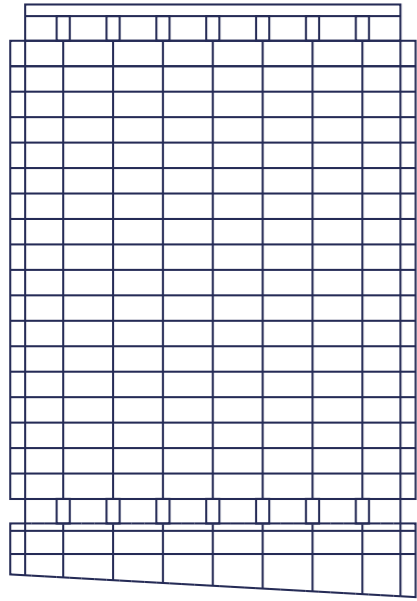


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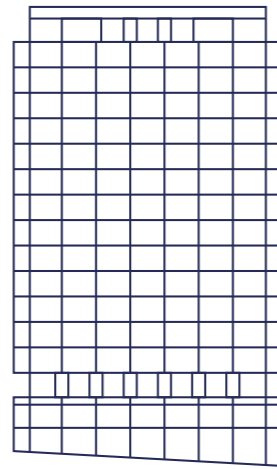
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## Development Site Plan + Overview

02 The Gate



03 The Stile



### OVERVIEW: The Gate + The Stile

Slick glass facades up to 22 storeys high.

Sustainable, recycled and reused materials.

Designed to complement and reflect the rich colours and materials of the surrounding Victorian and Industrial architecture.

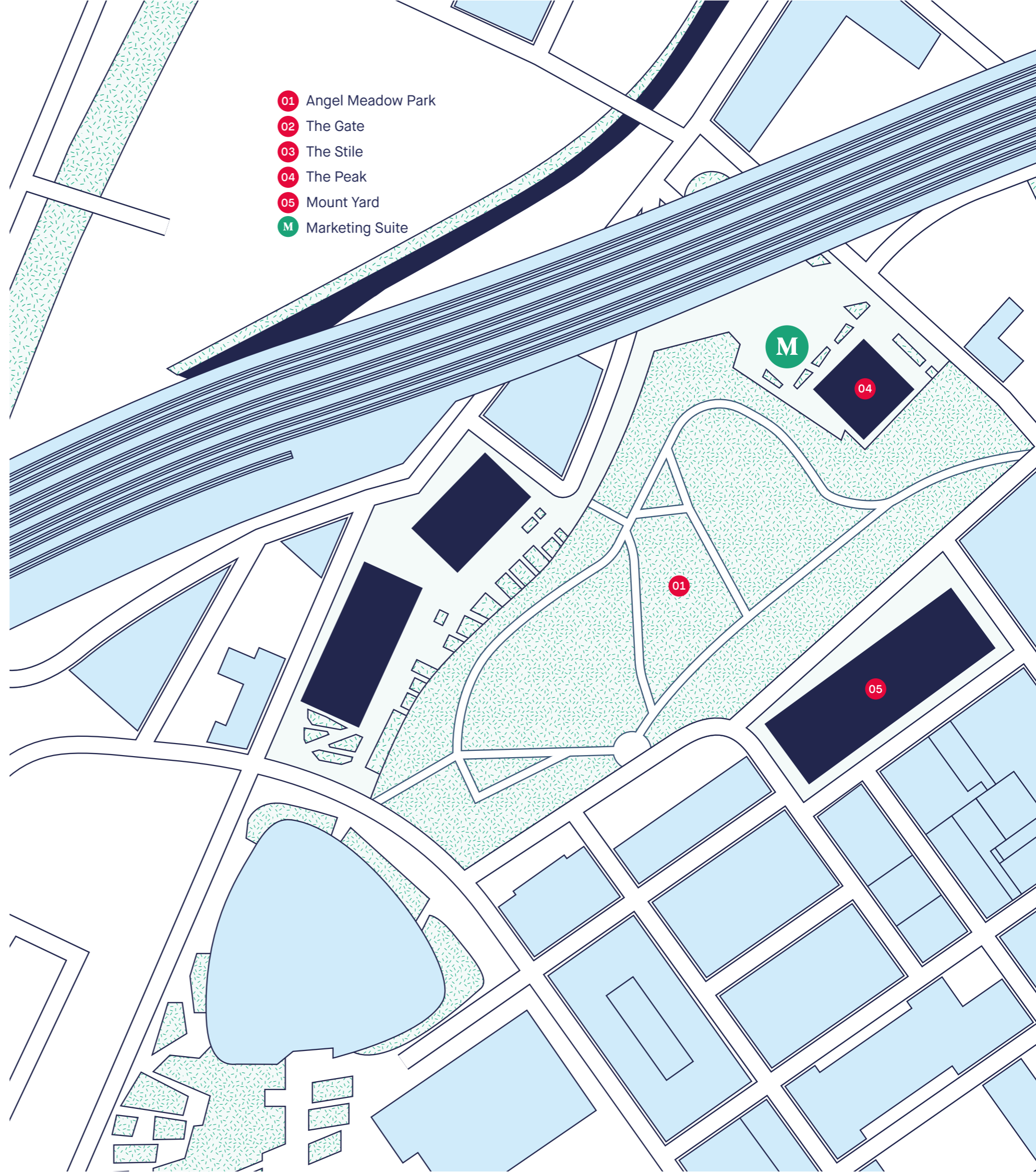
A gym, private dining, shared workspace and private communal terrace on Level 02 of The Stile.

Levels 01 to 21 of The Gate and 01 and 03 to 16 of The Stile will be residential apartments.

Penthouses on Level 21 of The Gate and Level 16 of The Stile (see separate brochure).

24 hours concierge situated in The Stile servicing both The Stile and The Gate.

- 01 Angel Meadow Park
- 02 The Gate
- 03 The Stile
- 04 The Peak
- 05 Mount Yard
- M Marketing Suite



Please note, the development layout shown is a digital illustration only, is not to scale, and may not accurately depict elevation materials, gradients, landscaping or street furniture in the as-built development. Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the layout and specification as necessary and without notice.



CGI shows view of The Gate + The Stile

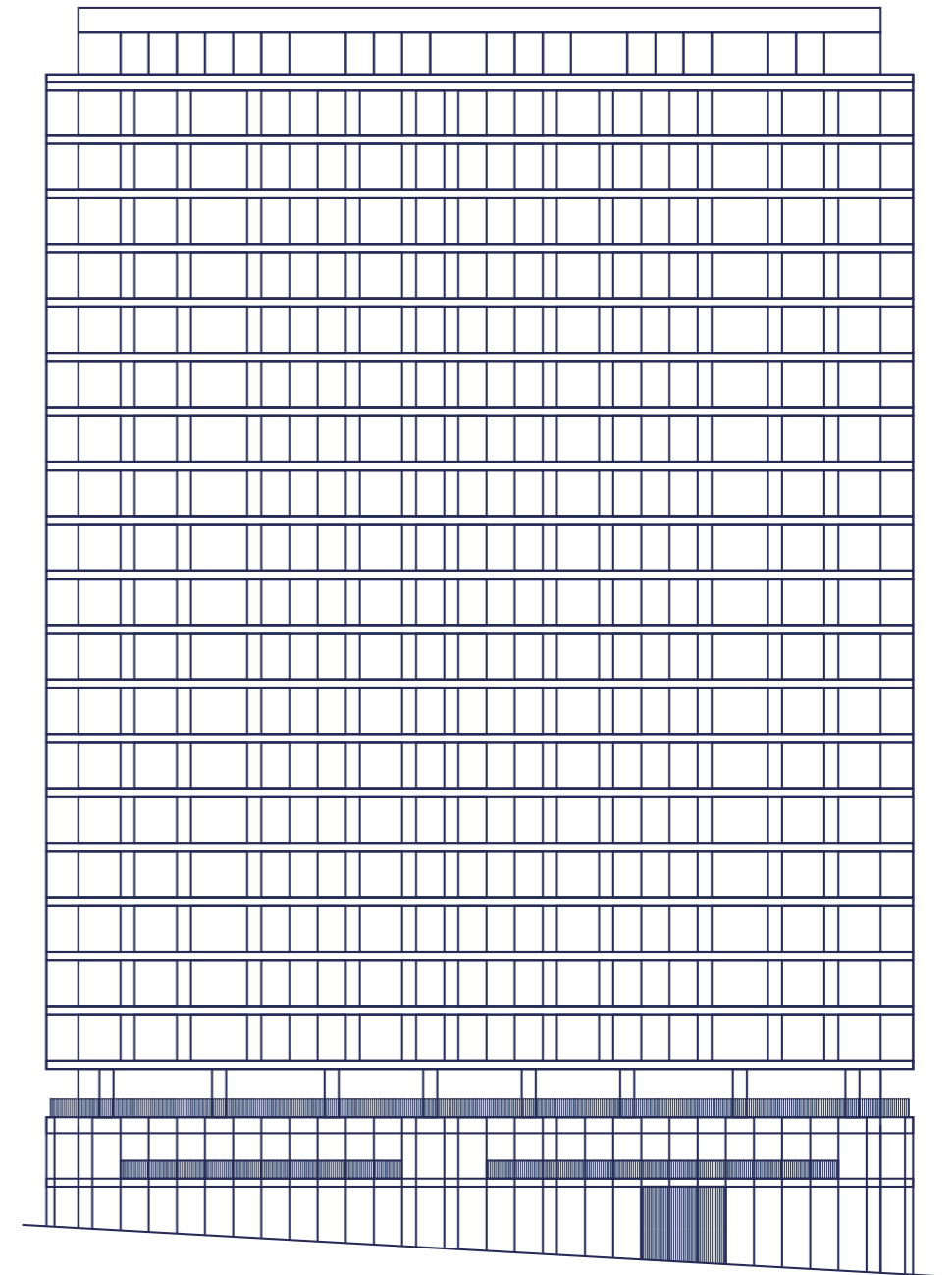




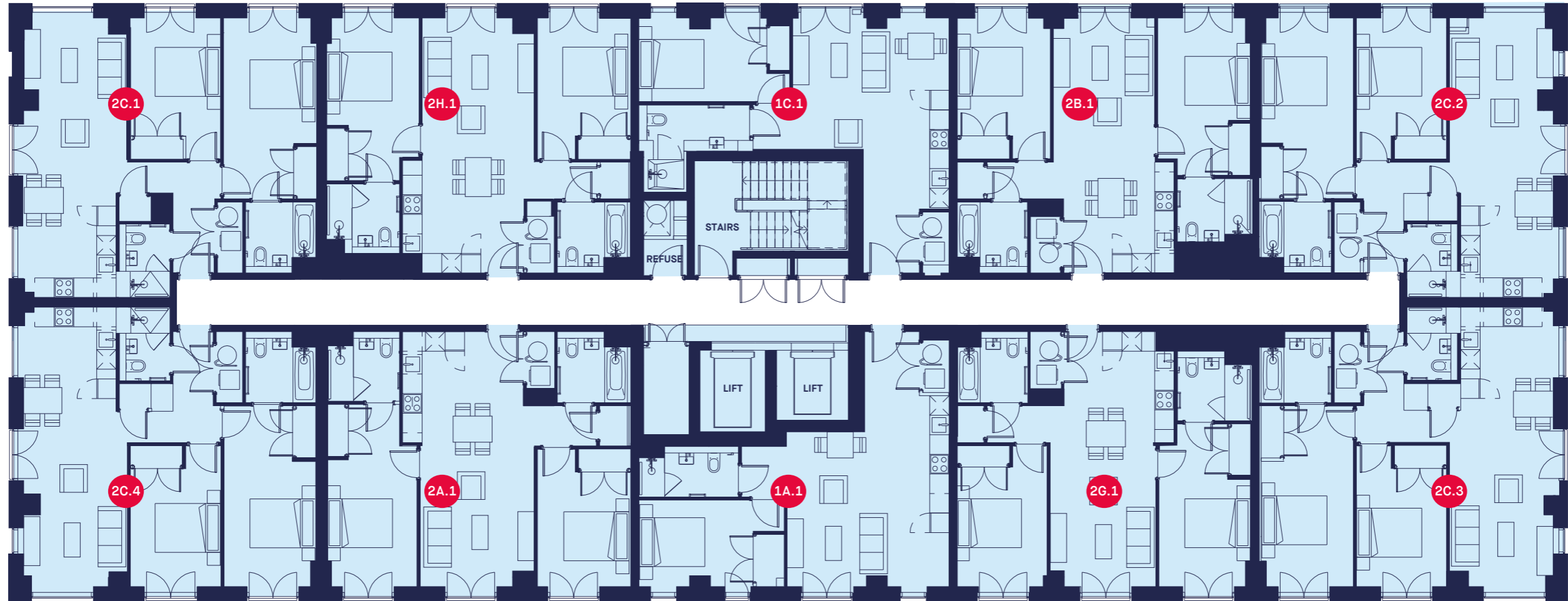
02

# The Gate

A unique collection of one, two and three bedroom apartments and penthouses. Set beside the biggest green space in Manchester city centre, with striking glass facades. The Gate has an arrangement of materials that works with design principles driven by quality, longevity and robustness.



# Block 2 – Level 1



1A.1

**Type 1A.1 - One Bed Apartment**

Internal Area (NSA)  
50.89 m<sup>2</sup> / 547.78 ft<sup>2</sup>  
Kitchen/Living  
4.98 x 7.95 m  
Bedroom  
4.45 x 2.67 m

1C.1

**Type 1C.1 - One Bed Apartment**

Internal Area (NSA)  
50.03 m<sup>2</sup> / 538.52 ft<sup>2</sup>  
Kitchen/Living  
4.80 x 7.95 m  
Bedroom  
4.63 x 2.65 m

2A.1

**Type 2A.1 - Two Bed Apartment**

Internal Area (NSA)  
73.02 m<sup>2</sup> / 785.98 ft<sup>2</sup>  
Kitchen/Living  
4.64 x 8.00 m  
Bedroom 1  
2.84 x 5.69 m  
Bedroom 2  
2.85 x 4.40 m

2B.1

**Type 2B.1 - Two Bed Apartment**

Internal Area (NSA)  
69.92 m<sup>2</sup> / 752.61 ft<sup>2</sup>  
Kitchen/Living  
4.41 x 8.00 m  
Bedroom 1  
2.81 x 4.92 m  
Bedroom 2  
2.85 x 4.46 m

2C.1 2C.2

**Type 2C.1 & 2C.2 - Two Bed Apartment**

Internal Area (NSA)  
73.73 m<sup>2</sup> / 793.62 ft<sup>2</sup>  
Kitchen/Living  
3.35 x 8.70 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2C.3

**Type 2C.3 - Two Bed Apartment**

Internal Area (NSA)  
73.70 m<sup>2</sup> / 793.30 ft<sup>2</sup>  
Kitchen/Living  
3.35 x 8.70 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2C.4

**Type 2C.4 - Two Bed Apartment**

Internal Area (NSA)  
73.76 m<sup>2</sup> / 793.95 ft<sup>2</sup>  
Kitchen/Living  
3.35 x 8.70 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2G.1

**Type 2G.1 - Two Bed Apartment**

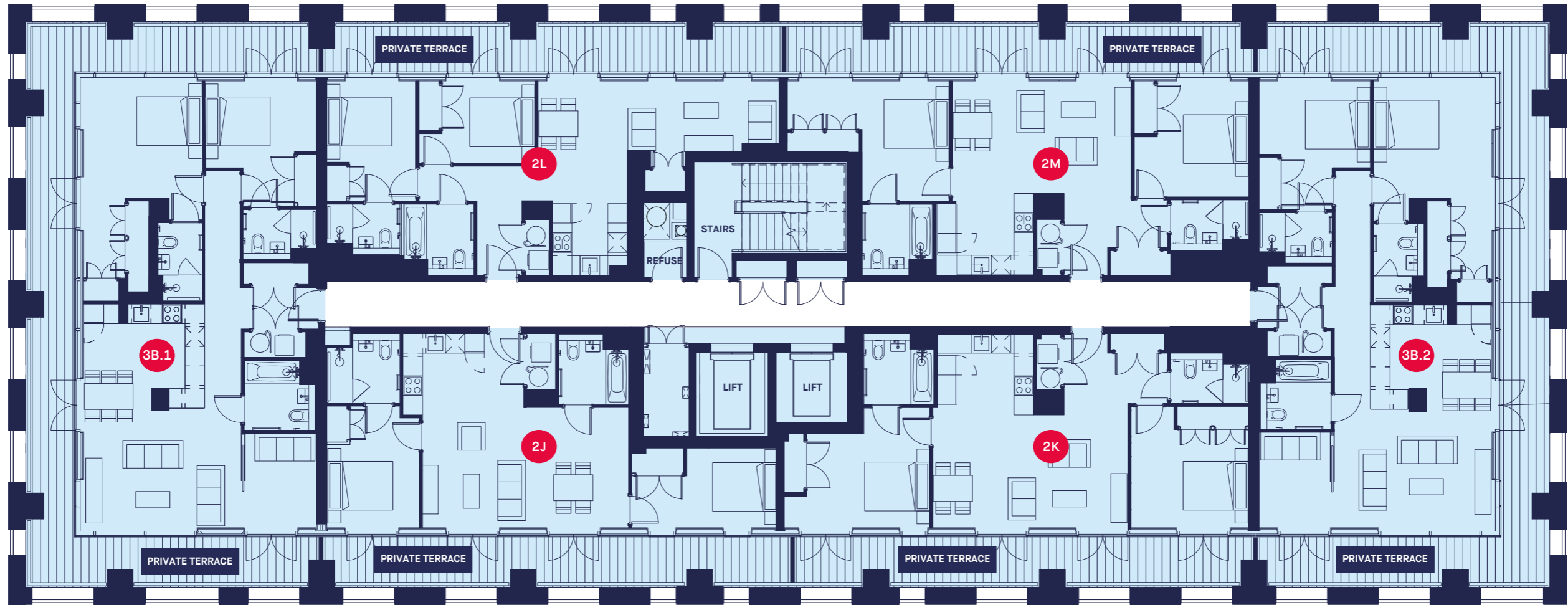
Internal Area (NSA)  
69.30 m<sup>2</sup> / 745.94 ft<sup>2</sup>  
Kitchen/Living  
4.38 x 8.00 m  
Bedroom 1  
2.86 x 5.06 m  
Bedroom 2  
2.75 x 4.50 m

2H.1

**Type 2H.1 - Two Bed Apartment**

Internal Area (NSA)  
71.28 m<sup>2</sup> / 767.25 ft<sup>2</sup>  
Kitchen/Living  
4.64 x 8.00 m  
Bedroom 1  
2.81 x 5.07 m  
Bedroom 2  
2.85 x 4.40 m

# Block 2 – Level 2



2J

### Type 2J - Two Bed Apartment

Internal Area (NSA)  
67.49 m<sup>2</sup> / 726.46 ft<sup>2</sup>  
Terrace  
18.98 m<sup>2</sup> / 204.30 ft<sup>2</sup>  
Kitchen/Living  
6.38 x 6.05 m  
Bedroom 1  
2.82 x 3.72 m  
Bedroom 2  
4.55 x 2.58 m

2K

### Type 2K - Two Bed Apartment

Internal Area (NSA)  
76.11 m<sup>2</sup> / 819.24 ft<sup>2</sup>  
Terrace  
17.91 m<sup>2</sup> / 192.78 ft<sup>2</sup>  
Kitchen/Living  
6.00 x 6.05 m  
Bedroom 1  
4.40 x 3.75 m  
Bedroom 2  
3.63 x 3.67 m

2L

### Type 2L - Two Bed Apartment

Internal Area (NSA)  
65.85 m<sup>2</sup> / 708.8 ft<sup>2</sup>  
Terrace  
17.91 m<sup>2</sup> / 192.78 ft<sup>2</sup>  
Kitchen/Living  
7.44 x 6.05 m  
Bedroom 1  
2.75 x 3.68 m  
Bedroom 2  
3.56 x 2.60 m

2M

### Type 2M - Two Bed Apartment

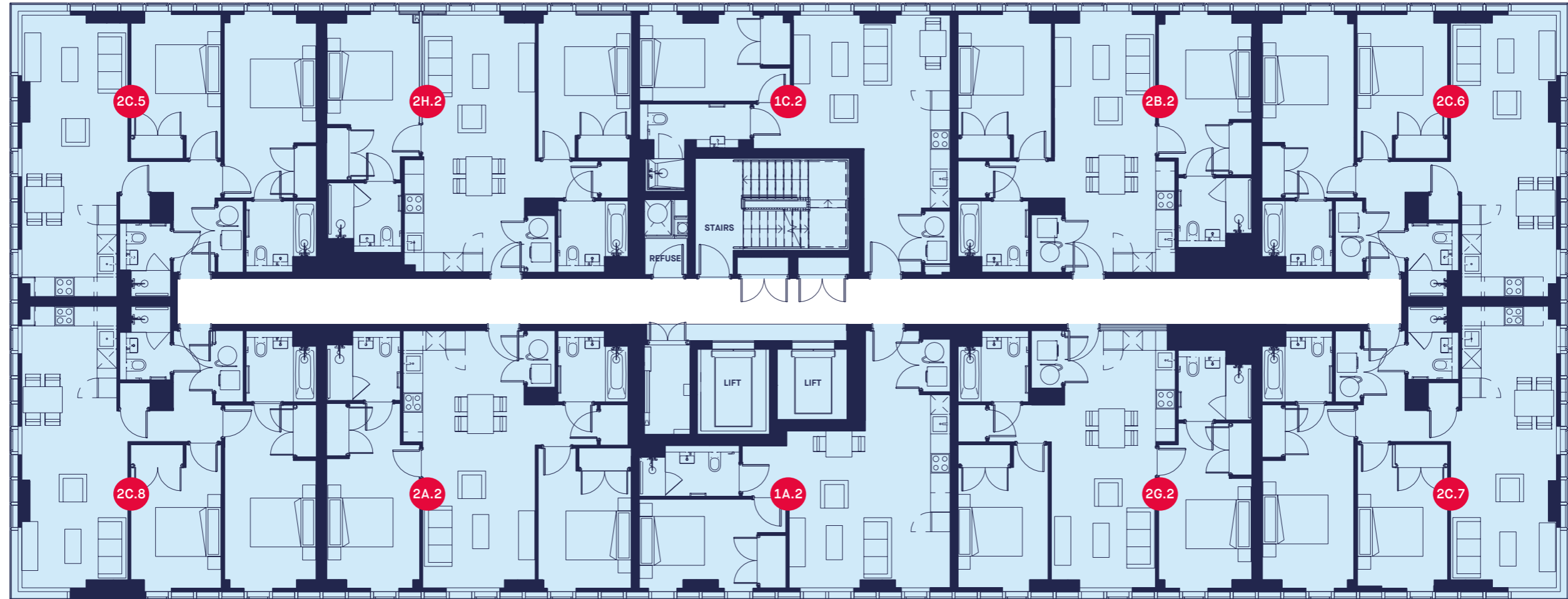
Internal Area (NSA)  
75.31 m<sup>2</sup> / 810.63 ft<sup>2</sup>  
Terrace  
18.98 m<sup>2</sup> / 204.30 ft<sup>2</sup>  
Dining/Living  
5.50 x 3.55 m  
Kitchen  
2.95 x 2.50 m  
Bedroom 1  
5.00 x 3.74 m  
Bedroom 2  
3.53 x 3.65 m

3B.1 3B.2

### Type 3B.1 & 3B.2 - Three Bed Apartment

Internal Area (NSA)  
99.54 m<sup>2</sup> / 1071.44 ft<sup>2</sup>  
Terrace  
40.81 m<sup>2</sup> / 439.28 ft<sup>2</sup>  
Kitchen/Living  
4.92 x 7.12 m  
Bedroom 1  
3.79 x 6.68 m  
Bedroom 2  
3.36 x 4.00 m  
Bedroom 3  
2.23 x 2.98 m

# Block 2 – Level 3 - 20



1A.2

### Type 1A.2 - One Bed Apartment

Internal Area (NSA)  
51.34 m<sup>2</sup> / 552.62 ft<sup>2</sup>  
Kitchen/Living  
4.98 x 8.00 m  
Bedroom  
4.45 x 2.67 m

1C.2

### Type 1C.2 - One Bed Apartment

Internal Area (NSA)  
51.26 m<sup>2</sup> / 551.76 ft<sup>2</sup>  
Kitchen/Living  
4.80 x 8.00 m  
Bedroom  
4.63 x 2.70 m

2A.2

### Type 2A.2 - Two Bed Apartment

Internal Area (NSA)  
73.25 m<sup>2</sup> / 788.46 ft<sup>2</sup>  
Kitchen/Living  
4.64 x 8.00 m  
Bedroom 1  
2.84 x 5.69 m  
Bedroom 2  
2.85 x 4.40 m

2B.2

### Type 2B.2 - Two Bed Apartment

Internal Area (NSA)  
70.11 m<sup>2</sup> / 754.66 ft<sup>2</sup>  
Kitchen/Living  
4.41 x 8.00 m  
Bedroom 1  
2.81 x 4.92 m  
Bedroom 2  
2.85 x 4.46 m

2C.5 2C.6

### Type 2C.5 & 2C.6 - Two Bed Apartment

Internal Area (NSA)  
74.31m<sup>2</sup> / 799.87 ft<sup>2</sup>  
Kitchen/Living  
3.40 x 8.75 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2C.7

### Type 2C.7 - Two Bed Apartment

Internal Area (NSA)  
74.32 m<sup>2</sup> / 799.97 ft<sup>2</sup>  
Kitchen/Living  
3.40 x 8.75 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2C.8

### Type 2C.8 - Two Bed Apartment

Internal Area (NSA)  
74.30 m<sup>2</sup> / 745.94 ft<sup>2</sup>  
Kitchen/Living  
3.40 x 8.75 m  
Bedroom 1  
2.80 x 5.67 m  
Bedroom 2  
2.75 x 4.51 m

2G.2

### Type 2G.2 - Two Bed Apartment

Internal Area (NSA)  
69.35 m<sup>2</sup> / 746.48 ft<sup>2</sup>  
Kitchen/Living  
4.38 x 8.00 m  
Bedroom 1  
2.86 x 5.06 m  
Bedroom 2  
2.75 x 4.50 m

2H.2

### Type 2H.2 - Two Bed Apartment

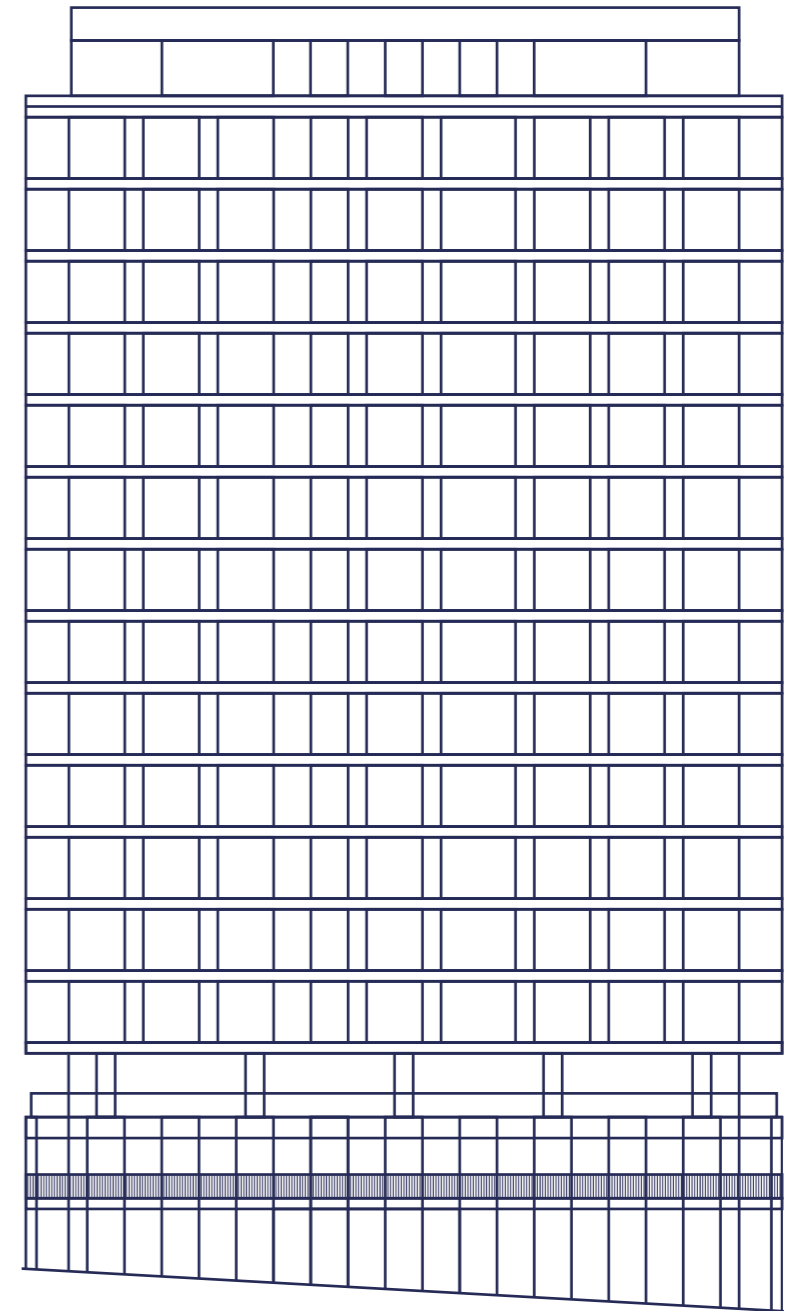
Internal Area (NSA)  
71.50 m<sup>2</sup> / 769.62 ft<sup>2</sup>  
Kitchen/Living  
4.64 x 8.00 m  
Bedroom 1  
2.81 x 5.07 m  
Bedroom 2  
2.85 x 4.40 m



03

# The Stile

Innovatively designed one, two and three bedroom apartments and penthouses sitting beside The Gate. The Stile also combines the colours and materials of the old and the new. With the beautiful green space of Angel Meadow on your doorstep, The Stile has been built with the view in mind.



# Block 3 – Level 1



1D.1

### Type 1D.1 - One Bed Apartment

Internal Area (NSA)  
48.80 m<sup>2</sup> / 525.28 ft<sup>2</sup>

Kitchen/Living  
5.68 x 7.98 m

Bedroom 1  
3.53 x 2.70 m

2C.9

### Type 2C.9 - Two Bed Apartment

Internal Area (NSA)  
75.26 m<sup>2</sup> / 810.09 ft<sup>2</sup>

Terrace  
19.04 m<sup>2</sup> / 204.94 ft<sup>2</sup>

Kitchen/Living  
3.40 x 8.78 m

Bedroom 1  
2.80 x 5.70 m

Bedroom 2  
2.75 x 4.53 m

2D.1

### Type 2D.1 - Two Bed Apartment

Internal Area (NSA)  
72.52 m<sup>2</sup> / 780.60 ft<sup>2</sup>

Kitchen/Living  
3.40 x 8.73 m

Bedroom 1  
2.75 x 5.43 m

Bedroom 2  
2.75 x 4.25 m

3A.1

### Type 3A.1 - Three Bed Apartment

Internal Area (NSA)  
99.87 m<sup>2</sup> / 1075.00 ft<sup>2</sup>

Terrace  
25.72 m<sup>2</sup> / 276.85 ft<sup>2</sup>

Kitchen/Living  
4.33 x 8.78 m

Bedroom 1  
2.75 x 5.69 m

Bedroom 2  
2.75 x 4.50 m

Bedroom 3  
2.78 x 4.50 m

3D.1

### Type 3D.1 - Three Bed Apartment

Internal Area (NSA)  
96.54 m<sup>2</sup> / 1039.15 ft<sup>2</sup>

Kitchen/Living  
4.36 x 8.73 m

Bedroom 1  
2.73 x 5.52 m

Bedroom 2  
2.75 x 4.50 m

Bedroom 3  
2.78 x 4.50 m

1B.1

### Type 1B.1 - One Bed Apartment

Internal Area (NSA)  
50.61 m<sup>2</sup> / 544.76 ft<sup>2</sup>

Terrace  
19.19 m<sup>2</sup> / 206.56 ft<sup>2</sup>

Kitchen/Living  
5.32 x 8.03 m

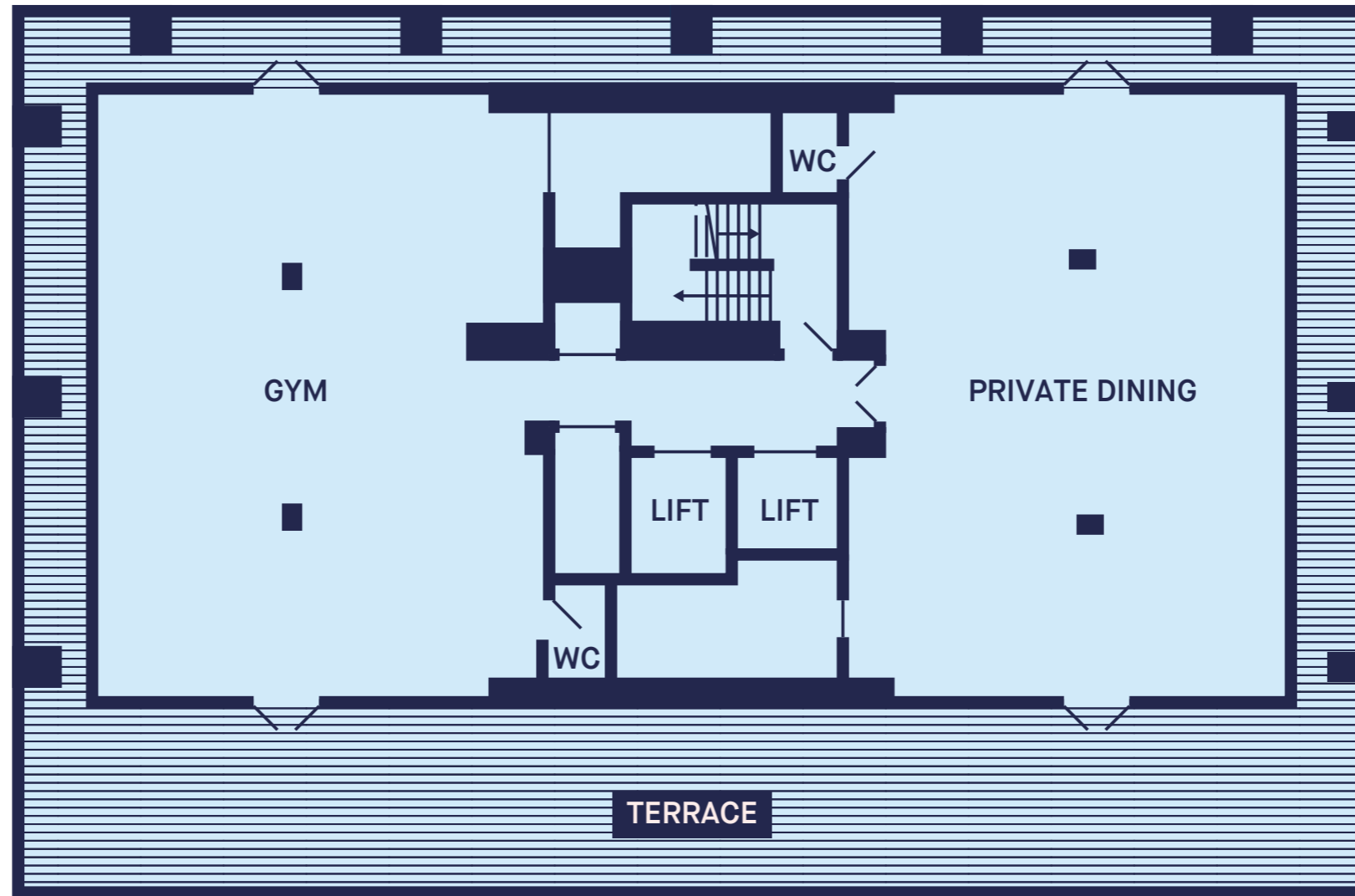
Bedroom 1  
3.88 x 2.70 m



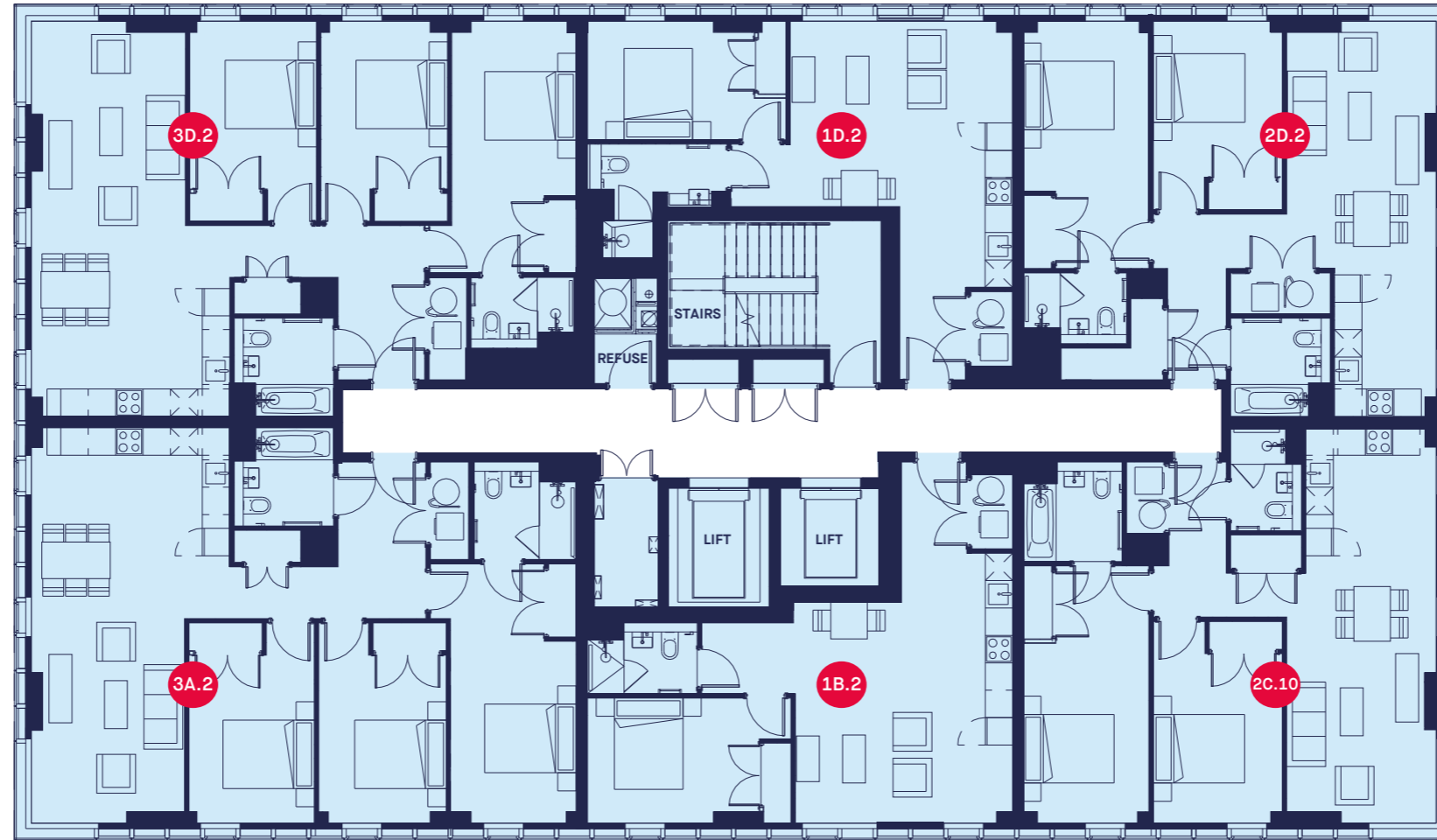
# Amenities, Gym, Private Dining, Terrace - Level 2

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
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- Gym**  
133.85 m<sup>2</sup> / 1440.75 ft<sup>2</sup>
- Private Dining**  
134.96 m<sup>2</sup> x 1452.70 ft<sup>2</sup>
- Terrace**  
200.57 m<sup>2</sup> x 2158.92 ft<sup>2</sup>



1B.2

**Type 1B.1 - One Bed Apartment**

Internal Area (NSA)  
50.22 m<sup>2</sup> / 540.56 ft<sup>2</sup>

Kitchen/Living  
4.75 x 8.03 m

Bedroom 1  
4.45 x 2.90 m

1D.2

**Type 1D.2 - One Bed Apartment**

Internal Area (NSA)  
49.09 m<sup>2</sup> / 528.40 ft<sup>2</sup>

Kitchen/Living  
4.88 x 7.98 m

Bedroom 1  
4.33 x 2.70 m

2C.10

**Type 2C.10 - Two Bed Apartment**

Internal Area (NSA)  
74.67 m<sup>2</sup> / 803.74 ft<sup>2</sup>

Kitchen/Living  
3.40 x 8.75 m

Bedroom 1  
2.80 x 5.67 m

Bedroom 2  
2.75 x 4.51 m

2D.2

**Type 2D.2 - Two Bed Apartment**

Internal Area (NSA)  
73.17 m<sup>2</sup> / 787.60 ft<sup>2</sup>

Kitchen/Living  
3.45 x 8.78 m

Bedroom 1  
2.75 x 5.43 m

Bedroom 2  
2.75 x 4.25 m

3A.2

**Type 3A.2 - Three Bed Apartment**

Internal Area (NSA)  
99.22 m<sup>2</sup> / 1068.00 ft<sup>2</sup>

Kitchen/Living  
4.38 x 8.78 m

Bedroom 1  
2.75 x 5.69 m

Bedroom 2  
2.75 x 4.50 m

Bedroom 3  
2.78 x 4.50 m

3D.2

**Type 3D.2 - Three Bed Apartment**

Internal Area (NSA)  
97.73 m<sup>2</sup> / 1051.96 ft<sup>2</sup>

Kitchen/Living  
4.41 x 8.78 m

Bedroom 1  
3.13 x 5.52 m

Bedroom 2  
2.75 x 4.50 m

Bedroom 3  
2.78 x 4.50 m



CGI shows view of  
The Gate + The Stile



# Specification



# Apartment Interiors

## ALL APARTMENTS

- Operable windows to all apartments

## ENTRANCE AREA

- Video door answer entry system.
- Spy hole to apartment front door.
- Solid core entrance door with matt grey finish and multipoint locking system.
- The majority of apartments benefit from a coat closet/ storage.

## LIVING AREA

- Open plan living area.
- Recessed LED lighting.
- Full height feature windows.
- Telephone and TV point to living area (Satellite and broadband enabled subject to purchase subscription).

## KITCHENS

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges.
- Full height splashback.
- Solid surface worktop.
- Stainless steel sink with chrome finish mixer tap.
- Concealed LED lights below wall mounted units.
- Integrated recycling bins.
- Integrated oven and electric touch control induction hob with integrated extract hood.
- Integrated dishwasher.
- Integrated fridge freezer.
- Freestanding washer dryer in separate utility cupboard.

## BEDROOM

- Recessed LED lighting.
- TV point.
- Built in wardrobes to bedroom 1 and 2.

## BATHROOMS

- Contemporary white steel enamel bath with wall fixed rain shower head and hinged fitted glass shower screen.
- White ceramic floor mounted back to wall WC with concealed cistern.
- White ceramic wash hand basin with chrome finished mixer tap.
- Heated towel rail.
- Fully tiled floor and partially tiled walls.
- Shaver point.
- Recessed LED spot lighting.
- Mirrored bathroom cabinet with concealed LED strip lighting above sink.

## SHOWER ROOMS

- Walk in shower with toughened glazed opening door.
- Ceiling mounted rain shower and separate flexible shower head fitting.
- White ceramic floor mounted back to wall WC with concealed cistern.
- White ceramic wash hand basin with chrome finished mixer tap.
- Heated towel rail.
- Fully tiled floor and partially tiled walls.
- Shaver point.
- Recessed LED spot lighting.
- Mirrored bathroom cabinet with concealed LED strip lighting above sink.

# Common Areas

## FLOORING AND DOORS

- Porcelain tiled flooring to bathrooms.
- Wool carpets (80/20) to bedrooms.
- High quality vinyl plank flooring to hallway, living areas and kitchen.
- Painted grey solid core internal doors with stainless steel ironmongery.

## HEATING

- Wall mounted electric panel radiators.
- Hot water provided by storage cylinder.
- Mechanical ventilation heat recovery system.
- Climate control in selected apartments.

## GENERAL

- Development wide CCTV.
- Integrated building and individual apartment fire detection and sprinkler system.
- Mains connected smoke alarm.
- Secure parking available to selected apartments at additional cost option.
- All apartments are individually metered for statutory services.
- Communal residents only gym.
- Residents private dining and function room available for hire by separate charge.
- Dedicated floor by floor refuse rooms with intelligent chute for refuse disposal and recycling facilities.
- 10 year NHBC building warranty.

## COMMON AREAS AND ENTRANCE LOBBY

- Secure main entrance doors with video door answer entry system.
- Concierge and building managers desk located in The Stile.
- Passenger lifts and stairs to all levels.
- Tiled ceramic floor to entrance area.
- Communal lounge furniture to entrance area with feature wall.
- Communal post boxes to entrance area and separate package receipt room.
- Lockable cycle storage.
- Guest and resident wifi.

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





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Far East Consortium International Limited is a leading property conglomerate which specialises in property development, hospitality and car parking ventures across mainland China, Hong Kong, Singapore, Australia, New Zealand and the United Kingdom. Listed on the Hong Kong stock exchange since 1972, the company brings over forty years' experience operating in Asia Pacific region. Our highly skilled team brought its extensive expertise to the U.K. to create vibrant places for people to live work and play.

Far East Consortium opened its U.K. head office in London in 2011 and a regional office in Manchester in 2016. We have several mixed-use developments in the pipeline including Meadowside in Manchester, launched in 2017, Hornsey Town Hall in Crouch End, launched in Spring 2018, Alpha Square in Canary Wharf, launching in Spring 2019 and we will play a key role in the regeneration of Manchester's Northern Gateway, which will see the construction of over 15,000 new homes over the next decade.

**MeadowSide**  
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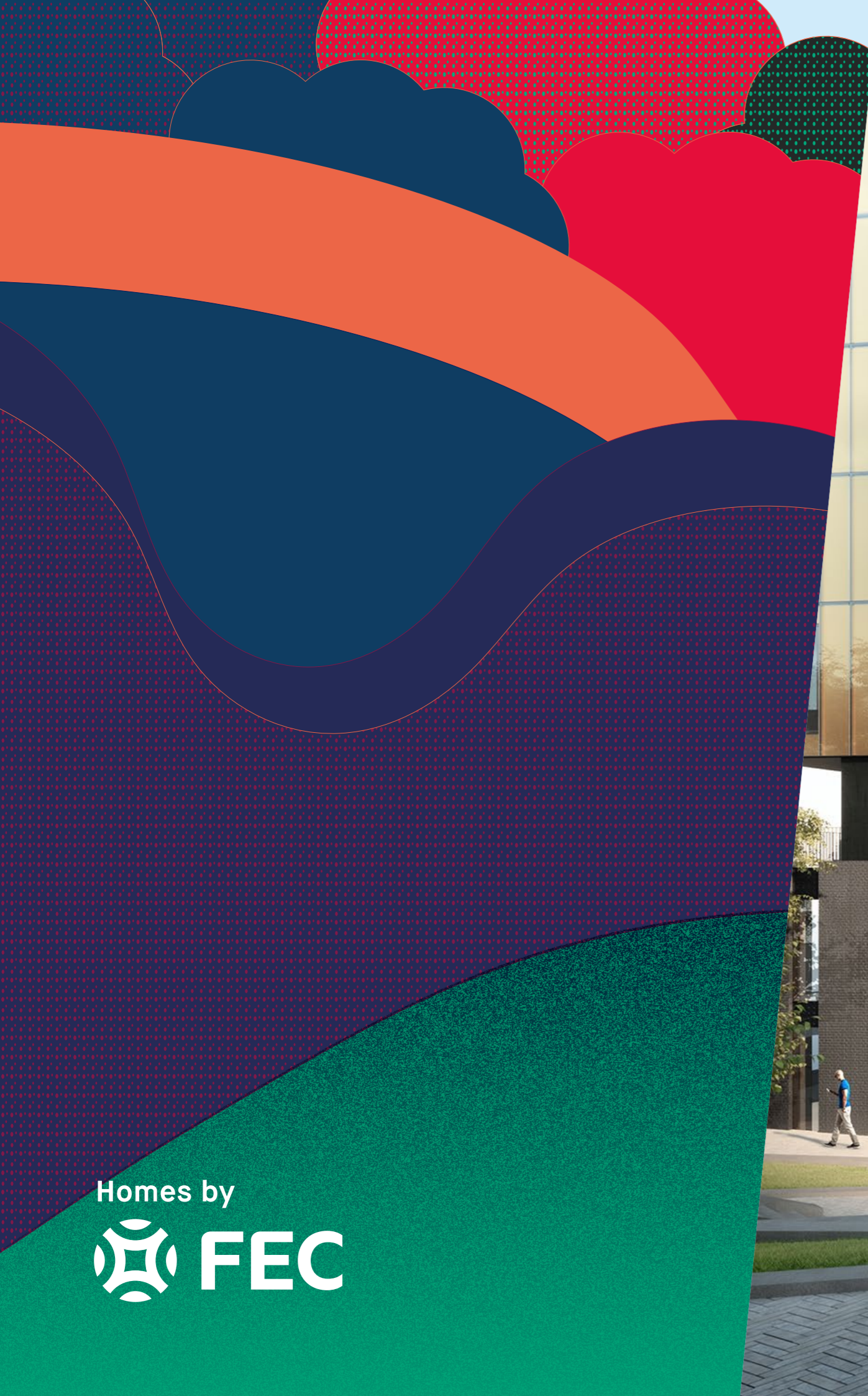
Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/- 5%. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot following build completion. Total apartment dimensions are given in NSA (Net Sales Area). Kitchen layouts are again indicative only and are subject to change. Whilst reasonable efforts have been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the specification without notice. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by a duly authorised representative of Angel Meadows (FEC) Ltd and referred to in the contract pursuant to which you purchase a plot.

Angel Meadows (FEC) 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. FEC Development Management are appointed development manager of MeadowSide, Aspin Lane, Manchester M4 4DP by the owner Angel Meadows (FEC) Limited (a company incorporated in England and Wales with company number 10148918).





CGI shows view of The Gate + The Stile



Homes by  
 **FEC**