KINGFISHER

RED BANK

RIVERSIDE



AN ELEVATED URBAN LIFESTYLE

EXPERIENCE THE BEST OF URBAN LIVING WITH A ONE-, TWO- OR THREE-BEDROOM HOME IN KINGFISHER. RISING FROM THE BUSTLING WATERFRONT NEIGHBOURHOOD OF RED BANK. ENJOY NATURE ON YOUR DOORSTEP AND A RESIDENTS-ONLY CLUBHOUSE NEXT DOOR.



A view of Red Bank Riverside looking back to the city centre



New pedestrian routes along the River Irk

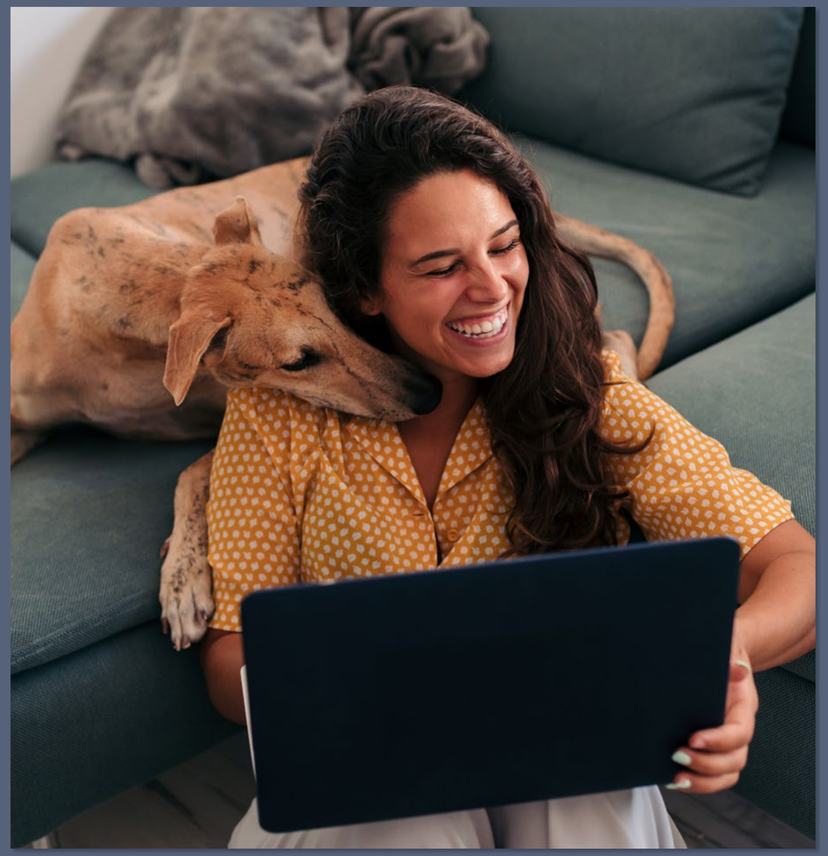
MAKE NATURE YOUR NEIGHBOUR



Just a short walk from Victoria Station, Red Bank has been designed for a healthier city life, bringing nature into the heart of Manchester via the new City River Park. Winding through the neighbourhood, this dynamic green space promises unrivalled connection to the outdoors and unlimited possibilities for an active lifestyle.

Red Bank offers you the benefits of a well-connected, inner city neighbourhood with a thriving sense of community. On-your-doorstep convenience and big city amenities complement a bustling high street and inviting public spaces. This is a place for discovery, where neighbours can become friends.

RED BANK





A view from Dulwich Street



URBAN RENEWAL ON AN UNPRECEDENTED SCALE

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

Red Bank is one of seven neighbourhoods in Victoria North, the biggest urban renewal project Manchester has ever seen. In a city so popular that demand outstrips supply, the district will create 15,000 new homes – over 5,000 in Red Bank alone – and transport links for easy access into the city and beyond.

As one of the first buildings in Victoria North, Kingfisher will make owners pioneers of this groundbreaking new development – a joint venture with FEC and Manchester City Council. It puts retail, social and green spaces a short walk or cycle from home and work, making it an unmissable proposition for residents and a smart choice for investors.

FEC

MANCHESTER CITY COUNCIL

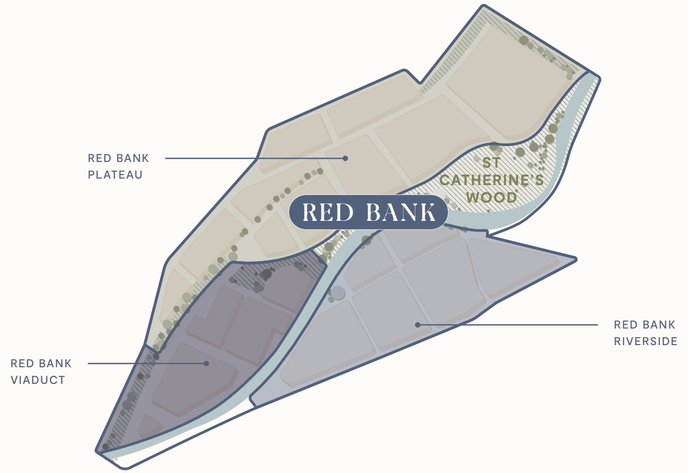
VICTORIA NORTH





Top: *Retail spaces in the Red Bank Viaduct arches* ***Bottom:*** *Red Bank Terraces providing lush outdoor space for the community*

ONE COMMUNITY, THREE DISTINCT NEIGHBOURHOODS



Woven into Red Bank's natural landscapes are three neighbourhoods, each with its own personality and style of living. Residents can roam between them, using lush green routes to discover the unique characteristics of each. Stop for a drink, bite and side of city charm in Red Bank Viaduct, where the city's industrial heritage meets a buzzing dining scene.

Or breathe in the panoramas of the parkland from Red Bank Plateau, its residential hum designed for exploration and family life in tune with nature. Then there's the district's thriving heart, home to Kingfisher: Red Bank Riverside combines the vibrant high street with calming waterside living.

170K
NEW HOMES REQUIRED

Required in Manchester by 2038 to keep pace with population and economic growth

32%
ECONOMIC GROWTH

Over the last decade, more than any other UK city

60,000
NEW JOBS CREATED

Between 2015 and 2021

Sources: JLL, Savills, Urbanbubble and Data Commons



2.8M
GREATER MANCHESTER POPULATION

Rising by twice the national average

+28.8%
PROPERTY GROWTH

Forecast by 2028

+20.4%
RENTAL GROWTH

Average rents are increasing year-on-year with property prices increasing 21.8% since the end of 2019

INVEST IN MANCHESTER'S FUTURE

MANCHESTER IS ONE OF THE UK'S MOST EXCITING INVESTMENT OPPORTUNITIES, WITH VICTORIA NORTH LEADING THE CITY'S RESIDENTIAL RESURGENCE DRIVEN IN PART BY ACCELERATING CORPORATE GROWTH.

NATIONAL AND INTERNATIONAL COMPANIES NEARBY INCLUDE:

amazon, bp, Google, itv, BBC, AstraZeneca, KPMG

The rising demand for new homes in Manchester is being fuelled by the city's growing population, all thanks to its thriving economic and social scenes. Manchester boasts one of Europe's largest student populations – over 110,000 students – impressively retaining over 60% of its graduates. This trend has attracted major national and international companies the likes of Amazon, Google and BBC.

New offices and business-centric precincts such as NOMA, a five-minute walk from Red Bank, have led to the creation of 24,000 new jobs in the professional and financial services industries between 2015 to 2021. A thriving job market means a flourishing property market, and the growth experienced in both property prices and rental rates over the past decade shows no signs of slowing down.



LOCATION



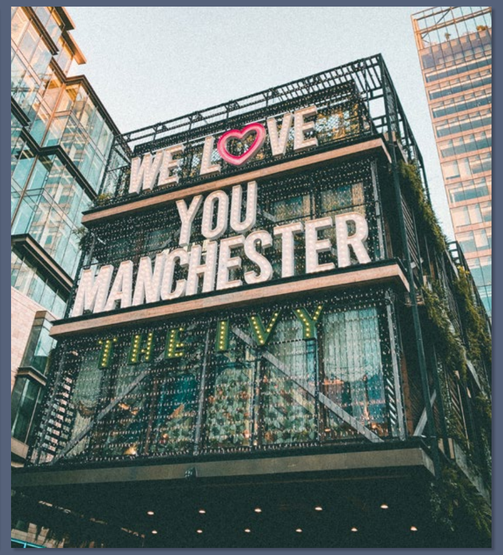
Manchester boasts a world renowned music scene

THE UK'S CAPITAL OF MUSIC, MANCHESTER IS A DYNAMIC BLEND OF UPBEAT BARS, CULT-FAVOURITE RESTAURANTS AND LIVELY CLUBS INTERTWINED WITH A RICH CULTURAL SCENE OF THEATRES AND GALLERIES.

Aviva Studios, a landmark new cultural space for Manchester[1]











THE CITY OF CHARACTER AND CULTURE



A hub for the arts, Manchester has an electric atmosphere and buzzing cultural, entertainment and sports scenes. Tap into the city's unique energy whether browsing at the Arndale Centre or exploring the Northern Quarter with its vintage shops, record stores and lively bars – think The Daisy and Behind Closed Doors. And when you're done brunching at Ezra & Gil, fine dining at Mana or catching a gig at New Century Hall? Just wander back home to Red Bank.



DINNER PLANS WITHOUT TRAVEL PLANS

RESTAURANTS, BARS AND RETAIL

1. Foundation Coffee House
2. Green Arches
3. Half Dozen Other
4. Harvey Nichols
5. Hawksmoor
6. The Ivy, Spinningfields
7. Mackie Mayor
8. Mana
   Michelin Star
9. Manchester Arndale
10. New Century Hall
11. Selfridges
12. Sexy Fish
13. The Spärrows
    Michelin Bib Gourmand
14. Suzume

CULTURE

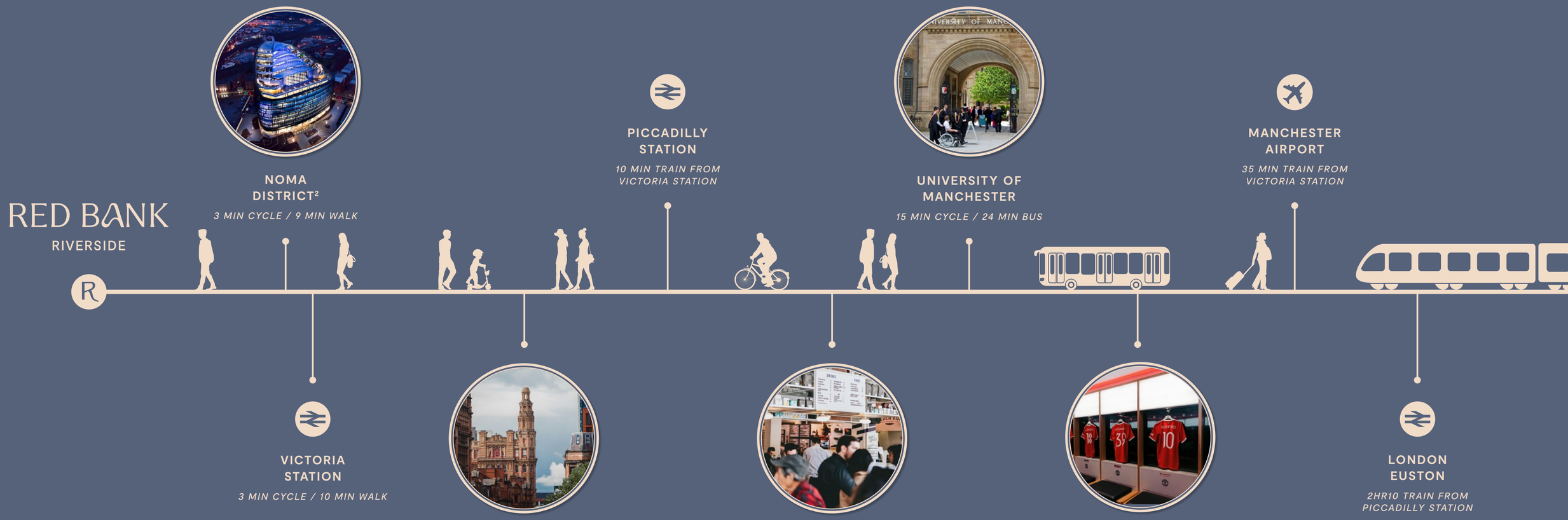
15. Aviva Studios
16. Co-op Live Arena
17. Manchester Art Gallery
18. Manchester Cathedral
19. Manchester Central Library
20. Etihad Stadium
21. Old Trafford
22. People's History Museum

EDUCATION

23. Chetham's School of Music
24. The Manchester College
25. Manchester Metropolitan University
26. The University of Manchester
27. The University of Salford

SEAMLESSLY CONNECTED TO THE CITY

Red Bank's central location and active travel routes make it effortless to stroll into town and explore different neighbourhoods. A short walk to Victoria Station connects you to the city's extensive rail and metro systems, putting everywhere in Manchester and beyond within easy reach. Red Bank's own attractions – from Dantzic and Dulwich Streets to its waterfront and green spaces – will see it becoming a destination in its own right.



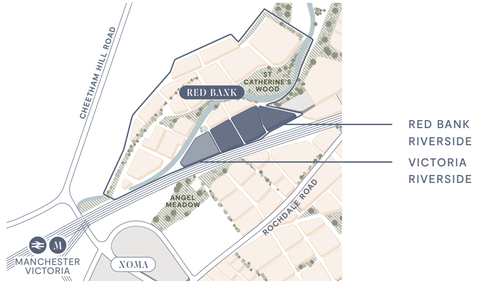


RED BANK RIVERSIDE

KINGFISHER



A view of Red Bank Riverside from Red Bank Plateau, including Victoria Riverside to the right, due for completion in 2025



Kingfisher extends between the bustling Dantzic Street and the more residential Dulwich Street, with private podium gardens to the west and a green ecological passage to the east. This lush corridor stretches from Travis Square to nature-embraced viewing platforms right next to the building's private entrance on Dulwich Street.

Step outside and wander along Dulwich Street to discover this exciting public realm, offering commercial pop-up venues for dining, music and social gatherings, as well as integrated seating and recreational areas for forest bathing, an outdoor gym and children's play area.

DANTZIC STREET

RIVER IRK

TRAVIS SQUARE

THE CLUBHOUSE

FALCON

VICTORIA RIVERSIDE

DULWICH STREET

PODIUM GARDENS

KINGFISHER

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

DALTON STREET

DULWICH STREET

N



The neighbourhood features launch pads for new brands

RESIDENTIAL TO SOCIAL IN MINUTES.

From green, residential haven to vibrant public realm – Dulwich Street offers it all. Just west of Kingfisher's entrance, stores and cafés spill onto open-air terraces with pop-up spaces for all kinds of events and gatherings.



View of Kingfisher and Travis Passage

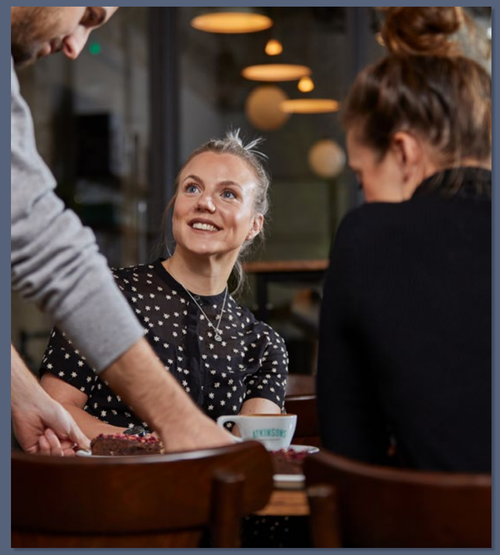
NATURE NEXT-DOOR.

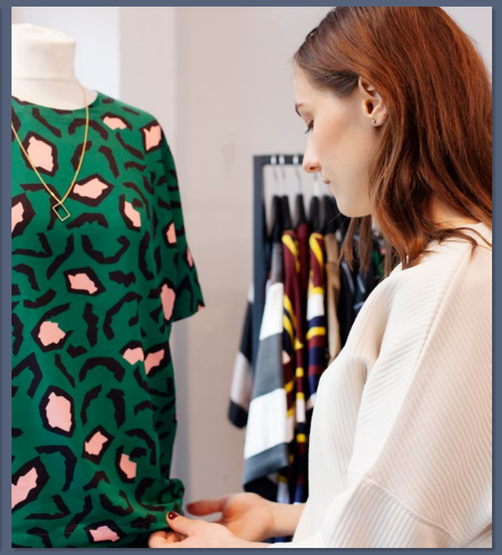
Nature beckons on Kingfisher's eastern side. A viewing platform looks on to the wild ecological zone, with winding pathways leading up to Travis Square.

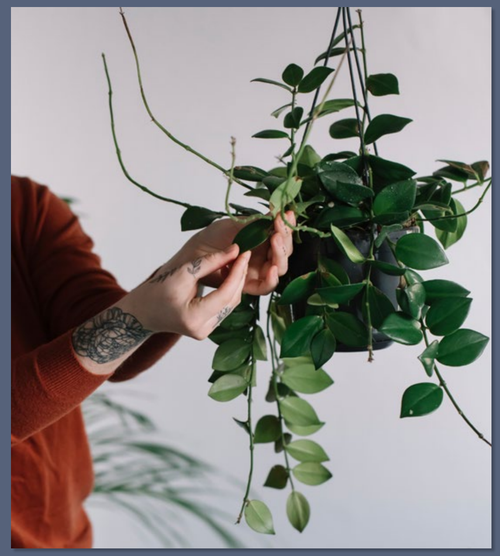




View of Kingfisher from Dulwich Street







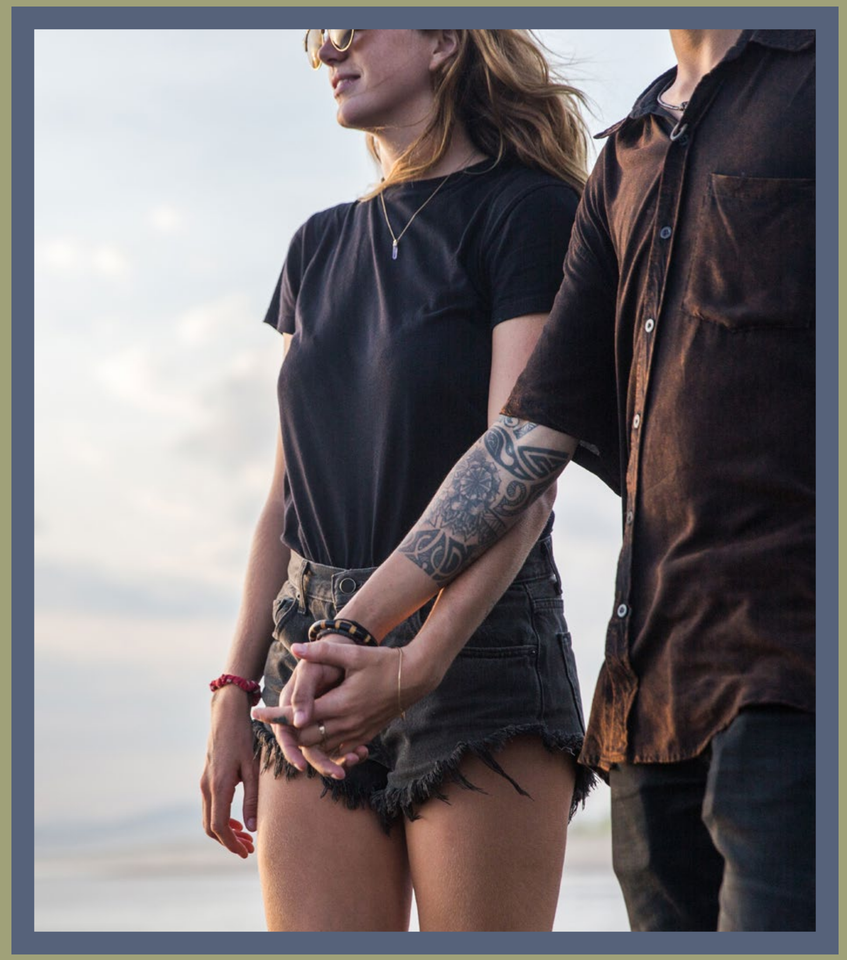


THE HIGH STREET ON YOUR DOORSTEP



Dantzic Street is Red Bank's nature-fringed high street, putting supermarkets, pharmacies and day-to-day essentials within easy reach. Pedestrian friendly, with wide pavements, it is also a social hub, full of familiar faces and a place for neighbours to come together.

Pick up a coffee and still-warm croissant from the bakery on your way in to work. Tick off your to-do list then grab a bite in your favourite café. Meeting for birthday drinks and forgot to buy a gift? Just get one on the way.



TAKE A WALK ON THE GREENER SIDE OF MANCHESTER



The City River Park introduces Manchester's most extensive natural asset, greening over 46 hectares along the River Irk. Proposed as the largest park in Manchester, it will provide a diverse and active new recreational corridor linking parks from Angel Meadow through St Catherine's Wood – the UK's first urban woodland – all the way to Queen's Park in the north. Kingfisher will connect to this natural haven via Red Bank Riverside's 1.5km Climate Loop of walking and cycling routes. Enjoy an active lifestyle as you discover the new highline and follow meandering forest pathways to discover areas to play and explore. Guided by climate positive design, existing habitats have been enhanced and new ones created for the benefit of all.



AMENITIES



WELCOME TO THE CLUB

BAR & RESTAURANT

FITNESS & WELLNESS SUITE

RESIDENT'S LOUNGE

PRIVATE HIRE DINING SPACE

CO-WORKING SPACE

Who knew balance was so easy to find? A minute from Kingfisher is the residents' Clubhouse which caters to every wellness, working and social need. Want to work up a sweat? The fitness suite has you covered. Deadline to meet? Co-working facilities are fully equipped to help you nail that pitch. Desperate for down time? Escape to the wellness suite for some much needed quiet respite. And in between, on special occasions and every day, the lively bar and restaurant will ensure you're refuelled and reconnected.



A warm welcome at the Clubhouse reception



WORK, CREATE, CONNECT.

The tech-enabled co-working space includes meeting rooms and tucked-away huddles for solo or collaborative work.

LIVE STRONGER.
LIVE BETTER.

Achieve your wellness goals with the fitness suite's comprehensive cardio and weight equipment, movement studio for yoga and Pilates, and juice bar for post-workout socialising.





Bar & restaurant in the Clubhouse



YOUR CITY HOME. YOUR NATURAL RETREAT.

Kingfisher residents have access to podium gardens shared by the surrounding towers. Landscaping is wild-oriented, creating glade-like spaces in which residents can relax and socialise.



The podium gardens put an elevated green oasis right on Kingfisher's doorstep



EXPERIENCE STUNNING PANORAMAS

AS THE TALLEST TOWER AROUND THE PODIUM GARDENS, 30-STOREY KINGFISHER CLAIMS THE DEVELOPMENT'S MOST IMPRESSIVE VIEWS. THESE ARE FRAMED BY THE EXTERIOR'S UNIQUE PERFORATED PANELS – A FUNCTIONAL DESIGN FEATURE ENCOURAGING NATURAL VENTILATION AND DAYLIGHT.



Exterior of Kingfisher with views overlooking Angel Meadow's Park and the city centre



APARTMENTS


WAREHOUSE HOME
ALVAR AALTO

DESIGNED FOR MODERN LIVING.

Hosting your friends or settling in for a movie night? Each apartment's open-plan design makes entertaining effortless and staying in a treat.





A NIGHT IN NEVER LOOKED SO GOOD.

Ample natural light, high quality finishes and views of Red Bank's city-fringed natural landscapes. Kingfisher promises all this and more.



SPECIFICATION

GENERAL

Generous floor-to-ceiling window to each living space and bedroom

All apartments are mechanically ventilated with MVHR units

Natural ventilation provided through full height perforated panels which allows fresh air into the apartment

ENTRANCE AREA

Video door entry system

Spy hole to apartment front door

Solid core entrance door with multipoint locking system

Storage cupboard

LIVING AREA

Open plan living area

Recessed LED lighting

Full height feature floor-to-ceiling window

Opening door vents with perforated safety panels which allows fresh air into the apartment

Telephone and TV Point to living area

KITCHENS

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges

Full height splashback to underside of cupboard

Solid surface worktop *(Sile stone or similar)*

Stainless steel sink with chrome finish mixer tap

Concealed LED lights below wall mounted units

Integrated electric oven and hob with extractor hood *(Bosch or similar)*

Integrated dishwasher *(Bosch or similar)*

Integrated fridge/freezer *(Bosch or similar)*

Freestanding washer dryer in utility cupboard *(Bosch or similar)*

BATHROOMS

Contemporary white steel enamel bath with fitted shower above bath and glass shower screen

White ceramic wall mounted WC with concealed cistern

White ceramic wash hand basin with chrome finish mixer tap

Heated towel rail

Fully tiled floors and walls

Recessed LED spot lighting

Shaver point

Mirrored cabinet with lighting above sink

EN SUITES

Walk in shower with toughened glazed opening door

Fitted chrome shower

White ceramic WC with concealed cistern

White ceramic wash hand basin with chrome finish mixer tap

Heated towel rail

Fully tiled floors and walls

Recessed LED spot lighting

Shaver point

Mirrored cabinet with lighting above sink

FLOORING AND DOORS

Tiled flooring to bathrooms

Vinyl plank flooring to kitchen, living room, bedrooms

Solid core internal doors

HEATING

Mechanical ventilation and heat recovery system

Wall mounted electric panel radiators

Air Source Heat Pump cylinder for hot water



Clockwise from top left: *The Pavilia Forest, Hong Kong, Elizabeth Quay, Perth Australia, and Consort Place, London UK*

A TRUSTED INTERNATIONAL DEVELOPER

FEC

WITH PRESENCE IN CHINA, HONG KONG, MALAYSIA, SINGAPORE, AUSTRALIA, NEW ZEALAND, MAINLAND EUROPE AND THE UK, FEC BRING THEIR EXTENSIVE RANGE OF EXPERIENCE TO MANCHESTER'S VICTORIA NORTH.

Far East Consortium International Ltd (FEC) is a leading property group specialising in property development and hospitality across the globe. Listed on the Hong Kong stock exchange since 1972, the company opened its UK head office in London in 2011 and a regional office in Manchester in 2016.

Bringing over 50 years of experience to the Victoria North regeneration, FEC have already delivered several successful Manchester-based schemes including MeadowSide and New Cross Central. Projects currently in development include Victoria Riverside, Red Bank Riverside, Collyhurst Village, and Consort Place in London.