

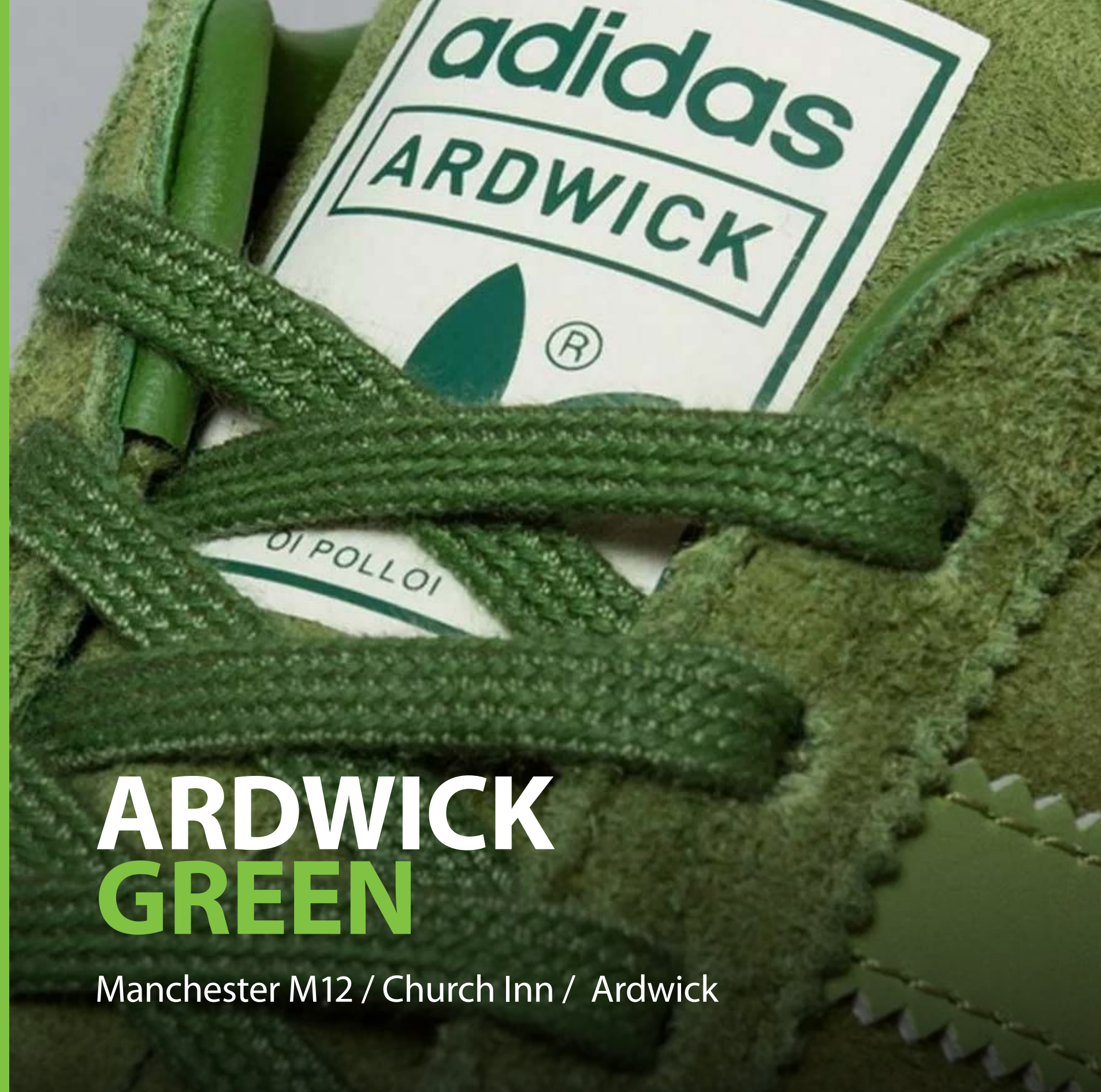
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GREEN

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ARDWICK GREEN

Manchester M12 / Church Inn / Ardwick





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A COLLECTION OF 16 HIGHLY SUSTAINABLE 3 BEDROOM TOWNHOUSES

Just minutes from Manchester Piccadilly Station and overlooking the historic Ardwick Green Park, **Ardwick Green** features 16 thoughtfully designed three-bedroom back-to-back townhouses. Nestling amongst listed period properties, these homes offer superior quality and highly sustainable living - all with Manchester's vibrant city centre right on your doorstep.

Manchester is the only UK city in National Geographic's 'Best of the World 2023' list which annually sets out 25 of the must-see places to visit around the globe.

WELCOME TO MANCHESTER

Manchester is one of the most dynamic and cosmopolitan cities in the UK and Europe, known for its distinct character and warm, welcoming spirit. It offers a rich tapestry of culture, sport, cuisine, and entertainment.

As a city of innovation, Manchester has long been at the forefront of progress, from the Industrial Revolution, and the birth of canals, and vegetarianism, to groundbreaking scientific discoveries like the electron, proton and neutron.

It's the city where Alan Turing worked, the suffragette movement was founded, and where graphene was discovered.

Manchester has always been a city of firsts, continually shaping the world with its pioneering spirit.

Spend a day in Manchester and it rapidly becomes apparent just how much the city has reinvented its industrial past into a new, ambitious and industrious future.

The city centre is packed with unique and eclectic restaurants, bars, shops museums, and galleries. The Greater Manchester boroughs offer a patchwork of visitor experiences including quaint market towns.

Traditional pubs, beautiful green spaces and a network of waterways are waiting to be explored on foot or by bike.

Manchester's public transport system is one of the city's standout features. Branded as the Bee Network - a tribute to the city's iconic worker bee symbol- it offers seamless, integrated travel across buses, trams, cycling paths and pedestrian routes, making getting around the city easy, efficient, and sustainable.

Beyond the urban buzz, Manchester is a gateway to some of the UK's most breathtaking natural landscapes. The Peak District, the Yorkshire Dales, and the Lake District are all 1-2 hours' drive away.



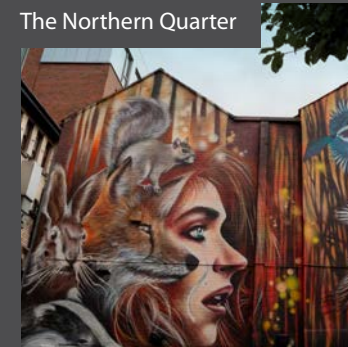


For students and scholars, musicians and makers, rebels and reformers, Manchester unites difference, drives progress, and dares to be different. Nothing captures that spirit quite like Parklife. Every summer, Manchester turns up the volume and welcomes thousands of people to Heaton Park for a weekend where music, culture and community collide. Parklife celebrates Manchester's boundary-pushing identity where international headliners and underground beats, bring the city's creative pulse to life.

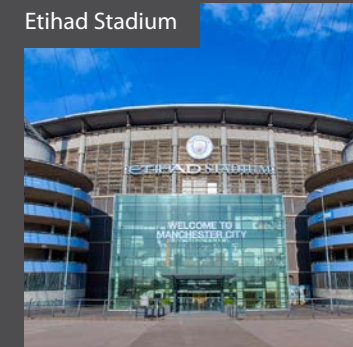
Manchester Airport



The Northern Quarter



Etihad Stadium



Central Library



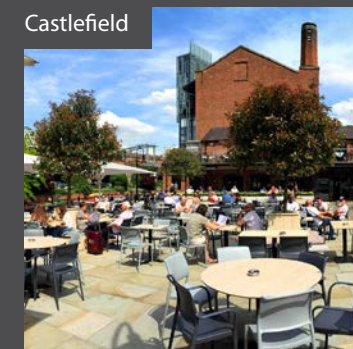
National Football Museum



Whitworth Park and Gallery



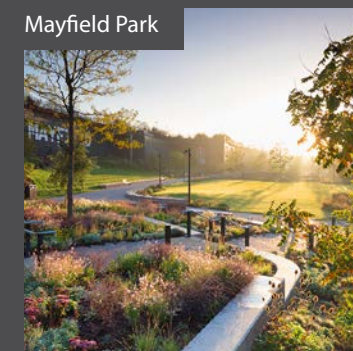
Castlefield



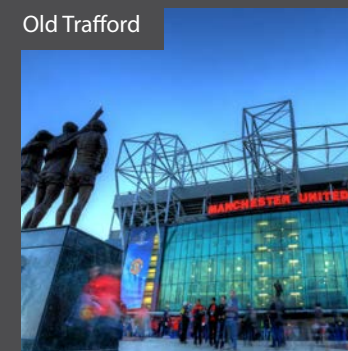
Media City



Mayfield Park



Old Trafford



Oxford Road Corridor



The Lowry



Discover gothic architecture at John Rylands Library and Manchester Cathedral. Find fine art at Manchester Art Gallery and the Whitworth. Discover history at Manchester Museum and the Imperial War Museum North. Take a stadium tour at Manchester United and Manchester City. Or discover the social history of football at the National Football Museum.

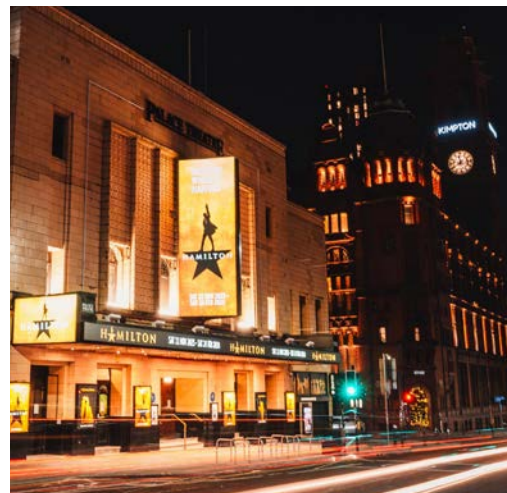




A CITY
OF LIFE



A CITY OF
DIVERSITY



A CITY
OF SOUND



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A CITY
OF FUN



A CITY OF
SURPRISES

MANCHESTER A CITY OF CULTURE

Manchester is a multicultural city, proud of its past and powered by its future. As a city that blends old mills with new ideas, it has become a melting pot of genres, cultures, voices and ambition. And it's all on your doorstep at **Ardwick Green**



1. AO Arena
2. NOMA
3. National Football Museum
4. Etihad Campus
5. Co-op Live
6. St Ann's Square
7. Corn Exchange
8. Arndale Centre
9. Piccadilly Gardens
10. Band on the Wall
11. Bridgewater Hall
12. Manchester Cathedral
13. The Printworks
14. The Royal Exchange
15. Afflecks Palace
16. Manchester Town Hall
17. China Town
18. Central Library
19. Deansgate Square
20. Gay Village
21. Seven Brothers Beer House
22. Royal Mills
23. Primark
24. Selfridges
25. Manchester Museum
26. University of Manchester
27. Dukes 92
28. Cutting Room
29. Manchester Royal Infirmary
30. Powerleague Padel
31. Powerleague Football
32. Kimpton Clocktower Hotel
33. Esso Petrol Station / Tesco Express
34. Palace Theatre

A CITY ON YOUR DOORSTEP

Living and working in Manchester city centre offers a vibrant, urban lifestyle with easy access to amenities, transport and a diverse range of experiences including the Northern Quarter and Deansgate. The jobs market is strong, and Manchester is frequently ranked as the best place to live in in the UK. Map is not to scale and shows approximate locations only.



LOCATION
LOCATION
LOCATION





CGI Render of Ardwick Green

**GREEN SPACES
CANAL PATHS AND
INLAND WATERWAYS
HELP CREATE**

SPACE TO BREATHE

Step outside and discover green spaces moments away from your door such as the historic charm of Ardwick Green Park, the iconic Vimto Park and the tranquil Sackville Gardens.

Scenic canals, nature and city life blend effortlessly. All within walking distance, these spots offer space to relax, recharge and reconnect.

Explore Manchester's wider green network, from the lush trails of Clayton Vale, the waterside calm of Salford Quays and New Islington Marina, or the elevated industrial beauty of Castlefield Viaduct.

Whether you seek quick escape or a full day out, the city's parks and open spaces are yours to enjoy.

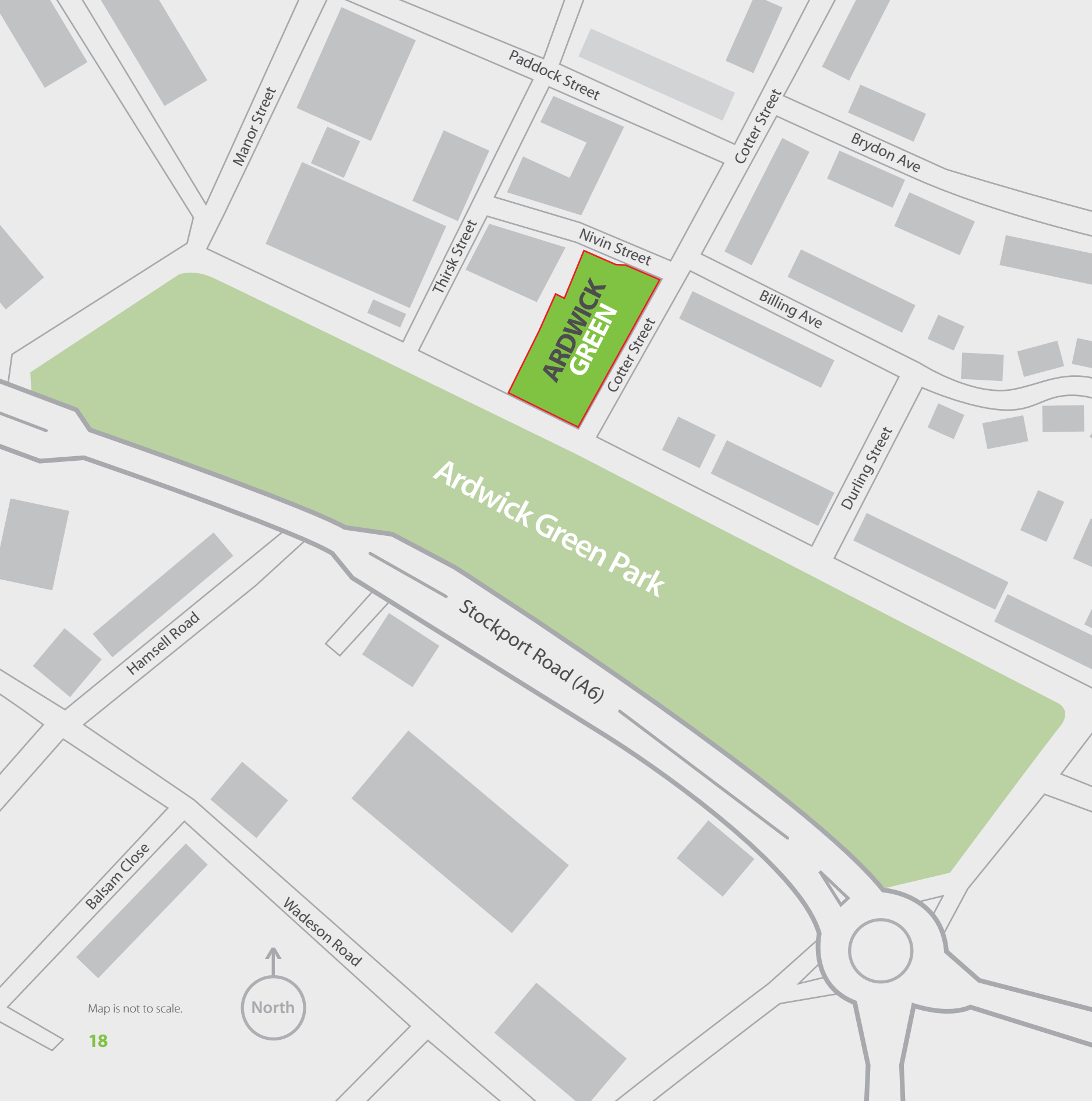


**ARDWICK
GREEN**

CGI Render of Ardwick Green

Striking modern features, including sleek glazed green accents and ambient lighting bring the design to life.

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House Style A

Shown in green



House Style B

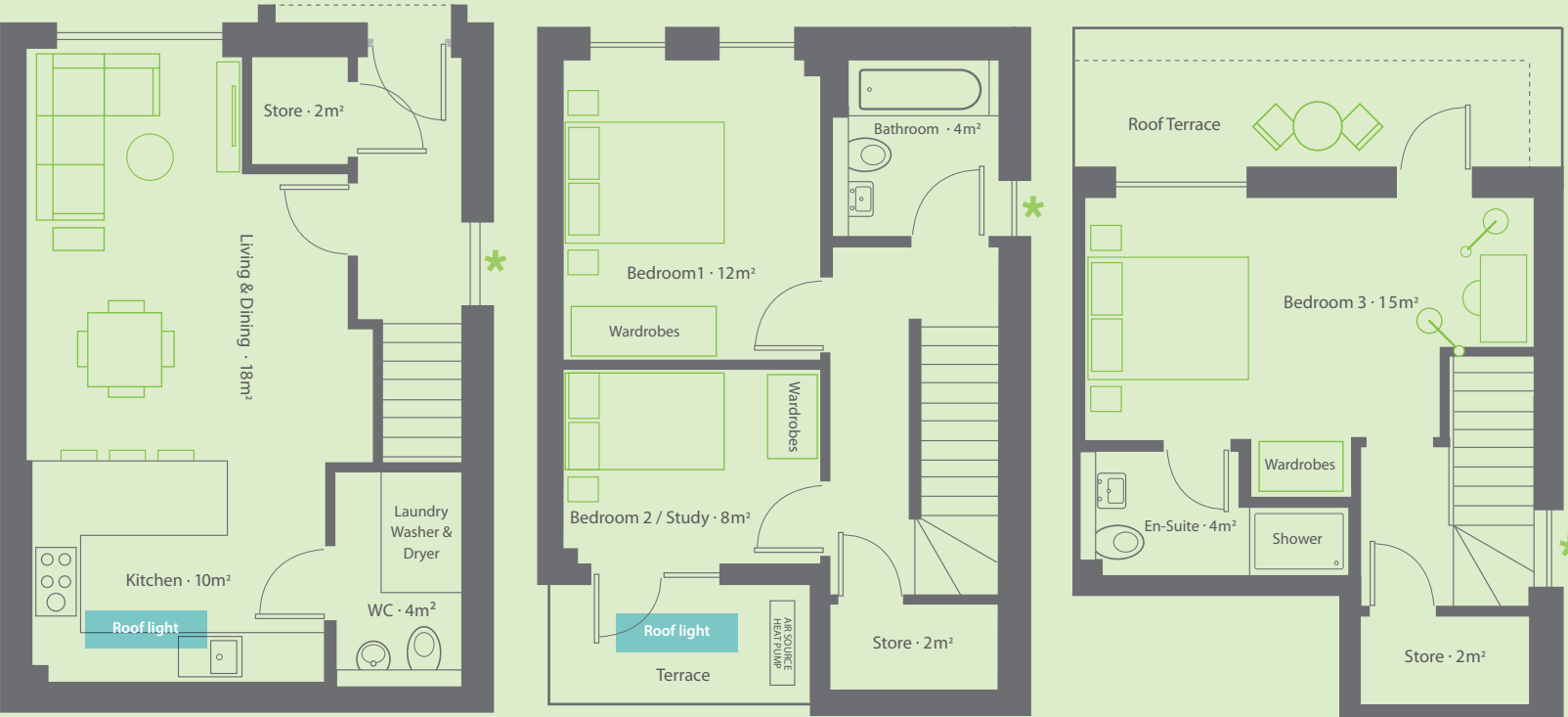
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SITE PLAN

Ardwick Green offers superior quality and highly sustainable living amongst local shops, barbers, convenience stores, eateries, pharmacies, pubs, florists and Ardwick Green Park. Not to scale. For illustrative purposes only.

Not to scale. For illustrative purposes only.



Ground Floor

★ Side door on end plots only

First Floor

★ Side window on end plots only

Second Floor

★ Side window on end plots only

FLOOR PLANS

House Style A

Ground: 40.8m² / First: 36.1m² / Second: 27.1m² / **Total GIA : 104m²** / Combined Terrace: 10.9m²

Not to scale. For illustrative purposes only.



Ground Floor

★ Side door on end plots only

First Floor

★ Side window on end plots only

Second Floor

★ Side window on end plots only

House Style B

Ground: 40.5m² / First: 35.9m² / Second: 26.7m² / **Total GIA : 103.3m²** / Combined Terrace: 10.9m²



Generous spaces infused
with natural light and
room to breathe.



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SUSTAINABLE LIVING MEETS MODERN COMFORT

Step Places takes pride in creating eco-friendly homes that are thoughtfully designed to minimise environmental impact without compromising on quality, design or functionality.

Sustainability at Ardwick Green goes beyond your front door. With beautifully maintained green spaces and Ardwick Green Park on your doorstep, the development is designed to inspire and support eco-conscious lifestyles.

Connectivity is key, many major city attractions are within walking distance, encouraging a healthier, more sustainable way of living.

Each home is also equipped with a dedicated electric vehicle charging point, reinforcing our commitment to a cleaner, greener future. Secure parking is also provided, offering residents a strong sense of safety and privacy in the heart of the city.

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Where premium finishes
and high specification
materials come as
standard.

FINISHED TO PERFECTION

A Step Places home has a distinctive feel - thoughtful, refined and full of character. Each one is individually styled, blending premium materials with carefully considered finishes to create uplifting, modern spaces built for everyday living. Our high standard specification includes a selection of hi-end designer kitchens with recessed LED lighting*, integrated appliances, durable hi specification LVT or ceramic flooring and **efficient underfloor heating**. Contemporary tiled bathrooms and well-lit terraces or balconies with paving complete the picture - homes designed to feel as good as they look.





CREATING PLACES PEOPLE LOVE

The perfect blend of spacious interiors and vibrant urban living in the heart of the city.

Flexible living designed to adapt to you with high-specification interiors.



SPECIFICATION

With a wealth of experience in the industry, Step Places stands testament to excellence in property development. Our track record and achievements serve as a distinguished accolade, setting the benchmark for future development opportunities. We have consistently delivered outstanding projects that not only meet the needs and aspirations of communities but also exceed expectations in terms of design, sustainability, customer satisfaction and specification.



General

High-performance double-glazed windows.
Air Source Heat Pumps.
Whole-house MVHR (mechanical ventilation with heat recovery) system.
Zonal heating system.
High speed broadband enabled.
High quality brushed steel ironmongery to doors and windows.
Underfloor heating (ground floor).
Velfac front door
Internal cycle storage area.
Ground floor WC/utility room.
Washer and dryer in utility room.
High quality internal doors.
Store cupboards on upper floors.
Low maintenance powder coated windows and no external painted areas.
Share of management company to all residents.

External

Private roof terrace.
Lightwell area.
Secure parking.
Electric vehicle charging points.
Designer external ambient lighting.
External waterproof electrical sockets.
Enabled for photovoltaic (solar) panels.
Roof light into kitchen area.
Car parking with independent lighting.
Designated bin storage area.

Kitchen

Designer high quality cabinetry.
Integrated oven, hob and extractor fan.
Integrated dishwasher.
Integrated fridge freezer.
Upgraded AEG appliances.
Glass splash-backs, premium cabinets, boiler tap.

Bathroom

Thermostatic bar shower with rain head.
Chrome heated towel rail.
Vitra sanitaryware.
Ceramic tiled floor in shower bath and WC areas.
Easy access bath panel.
LED lights.

Safety and security

Mains powered smoke detector.
Two-year builder's warranty.
Ten-year new homes warranty with Buildzone.
Integrated security alarm system.
Ring video doorbell
Smart meter electricity.

Optional extras

Lighting.
Solar panels.
Mirrors.

Black Edition houses will include:

Black faucet. Glass splashbacks, black sanitaryware - shower head and taps. Black sockets and switches, black ironmongery - handles, hinges and latches. Mirrors in en-suite and family bathroom.





Neighbourhood, Bolton

A development of three-bedroom townhouses in the heart of Bolton. Each property has gated parking, electric vehicle charging, a roof terrace and private gardens.



Neighbourhood, Salford

Contemporary living in an established community. Built to a high specification with sustainable features including charging points, low energy and light infused spaces.



Cotton Square, Ancoats

This award-winning development of 23 apartments and townhouses earned Step Places the Property Week 'Placemaker of the Year award' at the Property Awards 2020.



Cutting Room Town House, Ancoats

A beautifully refurbished Regency-era townhouse located in Ancoats. This contemporary design offers a mixture of both historic features and distinctive modern design.



Chorlton Villas, Chorlton

A community of 28 distinctive and well-designed three and four-bedroom homes situated on the edge of Chorlton Nature Reserve overlooking Chorlton Golf Course.



Waterside Gardens, Wigan

The first section of our Wigan Pier transformation to be completed. These three-bedroom townhouses each have a private roof terrace and a waterfront back garden.



The Edinburgh Castle, Ancoats

This beautifully restored public house was once part of Britain's first industrial district and has now become an important community asset in the heart of Manchester.

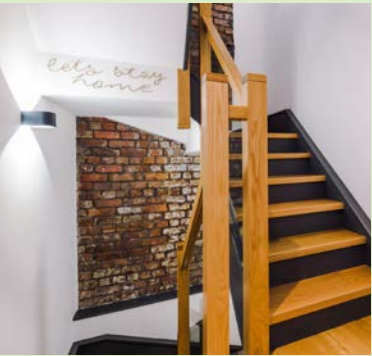


Springfield Gardens, Liverpool

An exciting development in Liverpool that has enhanced the community. This scheme brings together a range of homes, amenities and specialised facilities.

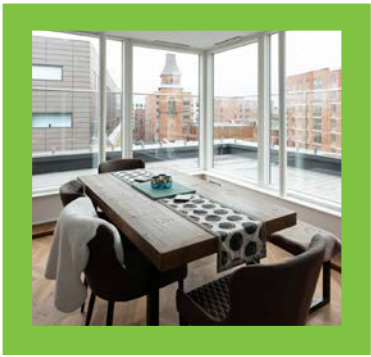
PROJECTS

We are placemakers and regeneration specialists, committed to creating places people love. Our developments focus on sustainability, quality and innovation to create thriving communities that are built for the future. We redefine neighbourhoods and living spaces that foster connections, promote inclusivity, and bring a sense of community.



ABOUT US

Step Places believes in people and the places they call home. Our team consider every aspect of each project to produce individual homes with the character, space and presence to fit in with the locality. We create bespoke and appropriate homes for each area and environment. Our final test is 'Would you live in this house', and if the answer is a resounding 'yes', we bring the project to life.



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WE'D LOVE TO HEAR FROM YOU

Developer

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Register your interest



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