

HALÖ

APTS



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HALŌ
A P T S

WELCOME TO HALŌ

Located within a highly accessible location in close proximity to Manchester Victoria Station, the Northern Quarter and the main commercial core of the city centre, Halo is a modern 6 storey residential development for a world-class city. Comprising of 66 one, two and three bed stylish apartments with basement car parking.

Opportunities to invest in such a high profile scheme in the centre of the UK's second city are few and far between. Halo represents a market-leading product for vibrant city living.







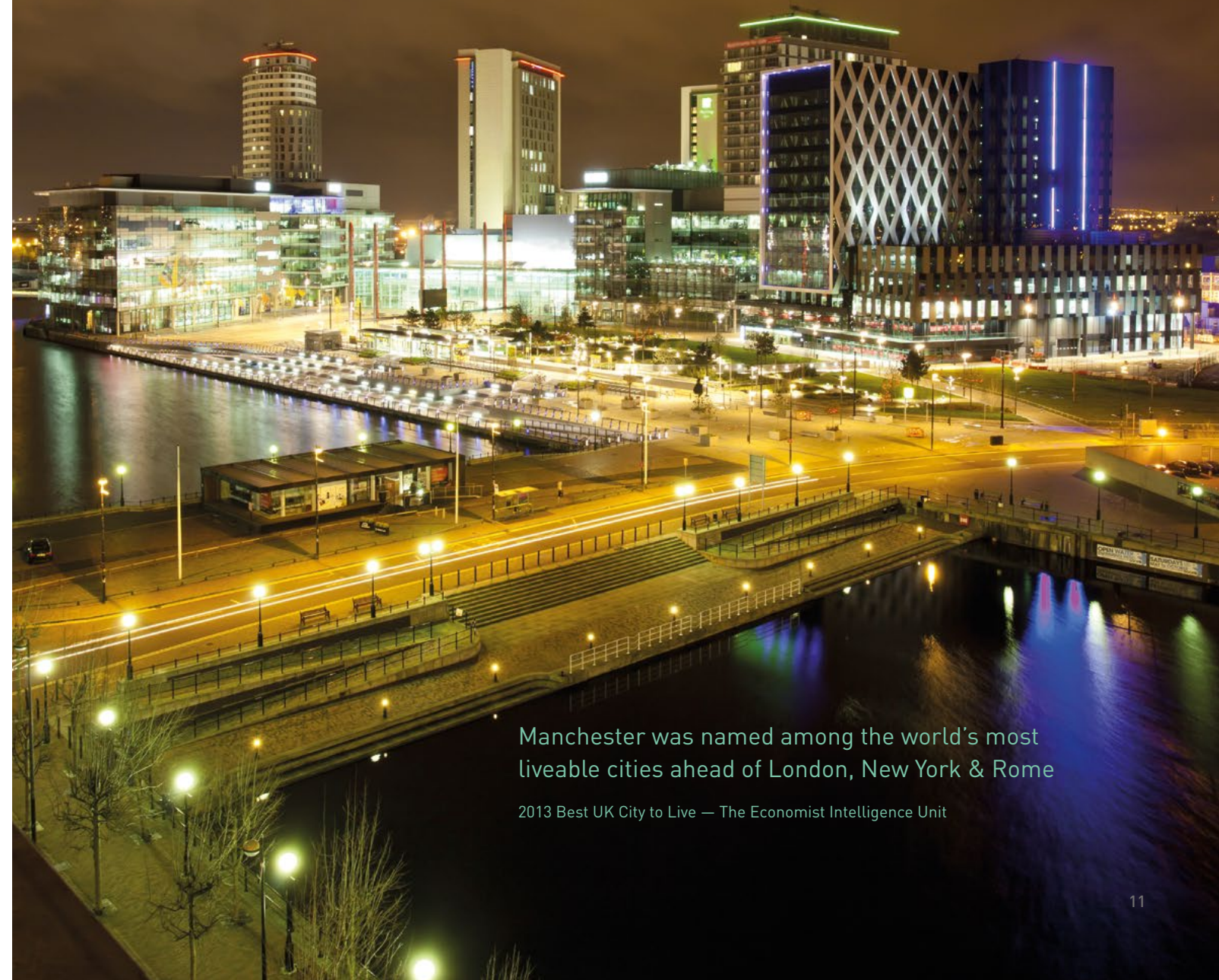
THIS IS MANCHESTER

Recognised around the world for commerce, culture and two premier footballing giants, the fastest growing regional capital in the UK with an economy equal to that of Leeds, Liverpool and Sheffield combined. Manchester benefits from a world class, multi-modal integrated transport infrastructure that provides fast and affordable connectivity throughout the conurbation and to the rest of the world. At the centre of a booming economy, an international business hub coupled with its reputation for the vitality of its culture, the capital of the North has ambitious plans.

Manchester offers people a great place to live, work, visit and critically, a fantastic place for business. The city has an incredible talent pool of people and with the recent relocation of the BBC to Manchester's MediaCityUK, Tomorrow Project and other global businesses with eyes on Manchester, this is set to rise.



ONE OF EUROPE'S MOST DYNAMIC CITIES.



Manchester was named among the world's most liveable cities ahead of London, New York & Rome

2013 Best UK City to Live — The Economist Intelligence Unit

A CITY THAT MEANS BUSINESS



HOME TO 65 OF THE FTSE 100 COMPANIES.

Manchester is ambitious, visionary and passionate about the future. Always at the forefront of pioneering business ideas and new ways of working. Manchester is investing billions of pounds to create exciting, modern and attractive environments that will be at the forefront of new industries and innovations. There's a different scale of opportunity here that opens a world of possibilities for all businesses. Manchester is a great place to expand or locate a growing business, and so do the BBC, Google, The Co-operative and thousands of other Manchester success stories.

Home to high profile companies including:

- ADIDAS
- BARCLAYS BANK
- BBC
- ITV
- GOOGLE
- KELLOGG'S
- HSBC
- UMBRO
- THOMAS COOK
- HEINZ
- THE CO-OPERATIVE
- DELOITTE

Recent investments include:

£650m

Media City - 200 acre business hub for media, digital and creative.

£800m

Noma - 20 acre mixed use city centre regeneration scheme with Co-op and Hermes.

£800m

MAG - £800m investment to transform the airport and surrounding area for rapid expansion of business, aviation, science, and biotechnology industries.

£61m

National Graphene Institute - The national centre for graphene research in the UK, drawing in specialists from across the globe.

£1.5b

Spinningfields - c. 20 acre mixed use city centre regeneration project.

£1.5b

Manchester Life - MCC and Sheik Mansours ADUG's £1bn 10 year agreement to build 6000 homes in the city's run down areas.

IT'S ALL HERE

RETAIL

The city is home to two of the largest shopping centres in the UK in the Trafford Centre and the Arndale Centre. With a host of other streets and designer boutiques all major high end brands are covered from Hermes, Kurt Geiger, Gucci, Ted Baker, Louis Vuitton, Armani, Harvey Nichols, All Saints, Selfridges and more.

RESTAURANTS

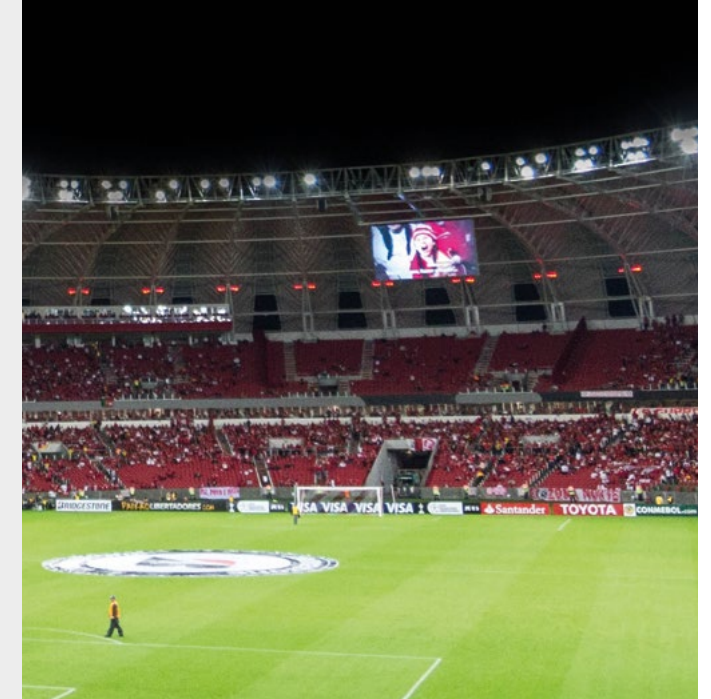
Manchester has an incredible offering with over 300 restaurants serving a multitude of international cuisines. With the renovation of The French and Mr Cooper's Garden by 2 Michelin starred Simon Rogan, Abode by 2 Michelin starred Michael Caines, the £3m Manchester House with celebrity chef Aiden Byrne and many more, the city's gastronomic profile is going from strength to strength.

EDUCATION

With more than 20 institutions in the city centre and under an hour's drive, Manchester enjoys the largest student population in the country with Manchester University having the highest student retention in UK. Celebrated across the globe for its teaching and research, key academic centres include; University of Manchester, Manchester Metropolitan, UMIST, Salford University, Manchester Business School and The Royal Northern College of Music.

SPORT

A headquarters for world-class football the city is home to two premier league titans with Manchester United – Over 20 league titles, 5 European cups and the most widely supported club in the world and Manchester City, since being purchased by Sheik Mansour in 2009 has won 2 premier league titles. Manchester hosted the 2002 commonwealth games leaving a legacy of world class sporting facilities. The city has multiple sports stadiums, substantial public parks, an indoor ski complex and much more.





A MATTER OF FACT

400,000

STUDENTS IN THE REGION
Making it one of the largest student populations in Europe attracting students from more than 180 countries.

2.55M

PEOPLE IN GREATER MANCHESTER
Making it the UK's third largest city.

7M

**PEOPLE LOCATED WITHIN AN HOURS
COMMUTE OF THE CITY**

AVERAGE AGE AND YOUNG POPULATION COMPARISONS

LEEDS	LIVERPOOL	MANCHESTER	BIRMINGHAM	COVENTRY
AVERAGE AGE 35	AVERAGE AGE 35	AVERAGE AGE 29	AVERAGE AGE 32	AVERAGE AGE 34
% AGED 20-34 24.7%	% AGED 20-34 26.7%	% AGED 20-34 33.8%	% AGED 20-34 24.2%	% AGED 20-34 24.4%

- Nearly 30% of the population of Manchester can be categorised as 'Liberal Opinions'.
- Manchester has the highest average workplace wage of any of the Core UK Cities.
- Roughly 20,000 working households in the city centre and surrounding areas rent, accounting for over half of all economically active households in the area.
- There is large disparity between Manchester resident's wages, and workplace wages. By increasing the provision of accommodation in the city centre this will ensure the resident wage increases towards the workplace wage.



**MAKING
THE
RIGHT
CONNECTIONS**

**EFFICIENT
CONNECTIVITY
TO LONDON,
EUROPE AND THE
WORLD BEYOND.**

Manchester City Region has a world class, multimodal, integrated transport infrastructure which provides connectivity across the conurbation and the wider Northwest region, and direct access to the rest of the UK and world.

As the North's only major international gateway, Manchester is truly internationally connected, providing vital transport links to the rest of the globe via Manchester Airport with direct flights to Hong Kong, Dubai, Abu Dhabi, New York, Beijing, Singapore.

ROAD

Orbital and linear motorways providing direct access to all major cities including London, Birmingham, Bristol, Liverpool, Leeds, Newcastle, Glasgow and Edinburgh.

BUS & METROLINK

Greater Manchester and the inner city centre are served by an extensive bus and tram network. The tram system is undergoing a major overhaul and by 2016 will be the largest in the UK.

RAIL

Fast, regular connections to surrounding conurbations and all major UK destinations. Piccadilly offers frequent high-speed connections to London Euston, Birmingham, Liverpool and Edinburgh.

Manchester will also see a series of improvements to its rail services being at the heart of the 'Northern Hub' investment scheme. More frequent and faster services will be provided with an additional 700 trains per day. The second city crossing will also play a vital role in providing necessary capacity, flexibility and reliability for the future tram network to operate and will also improve access by Metrolink into the heart of the city, connecting both the new lines and people across Greater Manchester.

HS2

HS2 to Manchester Piccadilly will reduce journey times to London to approximately 1 hour. The new rail link will also boost economic growth and further open up commercial opportunities for businesses in Manchester and the North West. Ahead of HS2 there are also plans in place for a multi-billion pound regeneration around a new look Train Station at Piccadilly. Planners view is to create a new 'gateway quarter' modelled on Amsterdam and New York.



ON THE DOORSTEP



Halo is centrally located between the Northern Quarter, Victoria Station, Manchester Arena and the Shudehill Transport Interchange. Making it the perfect place to live in a new, modern collaborative community.

MANCHESTER ARNDALE

- Owned by PRUPIM and Capital Shopping.
- Europe's third largest city-centre shopping mall.
- The centre attracts 41 million visitors annually.
- Over 200 stores.

NEW CATHEDRAL STREET

- Home to high end department stores Harvey Nichols and Selfridges.

CHETHAMS MUSIC SCHOOL

- The largest specialist Music School in the UK.

CORN EXCHANGE

- Recently bought by Aviva.
- Re-developed comprising of high quality eating and leisure facilities.

SHUDEHILL TRANSPORT INTERCHANGE

- Adjacent to Angel Gardens, Shudehill Interchange is one of Manchester's major city centre transport hubs that is situated in between the Northern Quarter and Manchester Victoria. Operating both bus and tram services you can access all areas of the city, including Media City and Manchester Airport.

PRINTWORKS

- 20 screen Odeon cinema complex including North West England's first IMAX screen.
- Virgin Active fitness club.
- Hard Rock Cafe.
- Multiple restaurant, bars and nightclubs.

NORTHERN QUARTER

The area is also known as a home to the creative industries, and in particular fashion design, with various designers, agencies, and clothing wholesalers populating its back streets.

ANGEL MEADOWS

- The city's largest park.

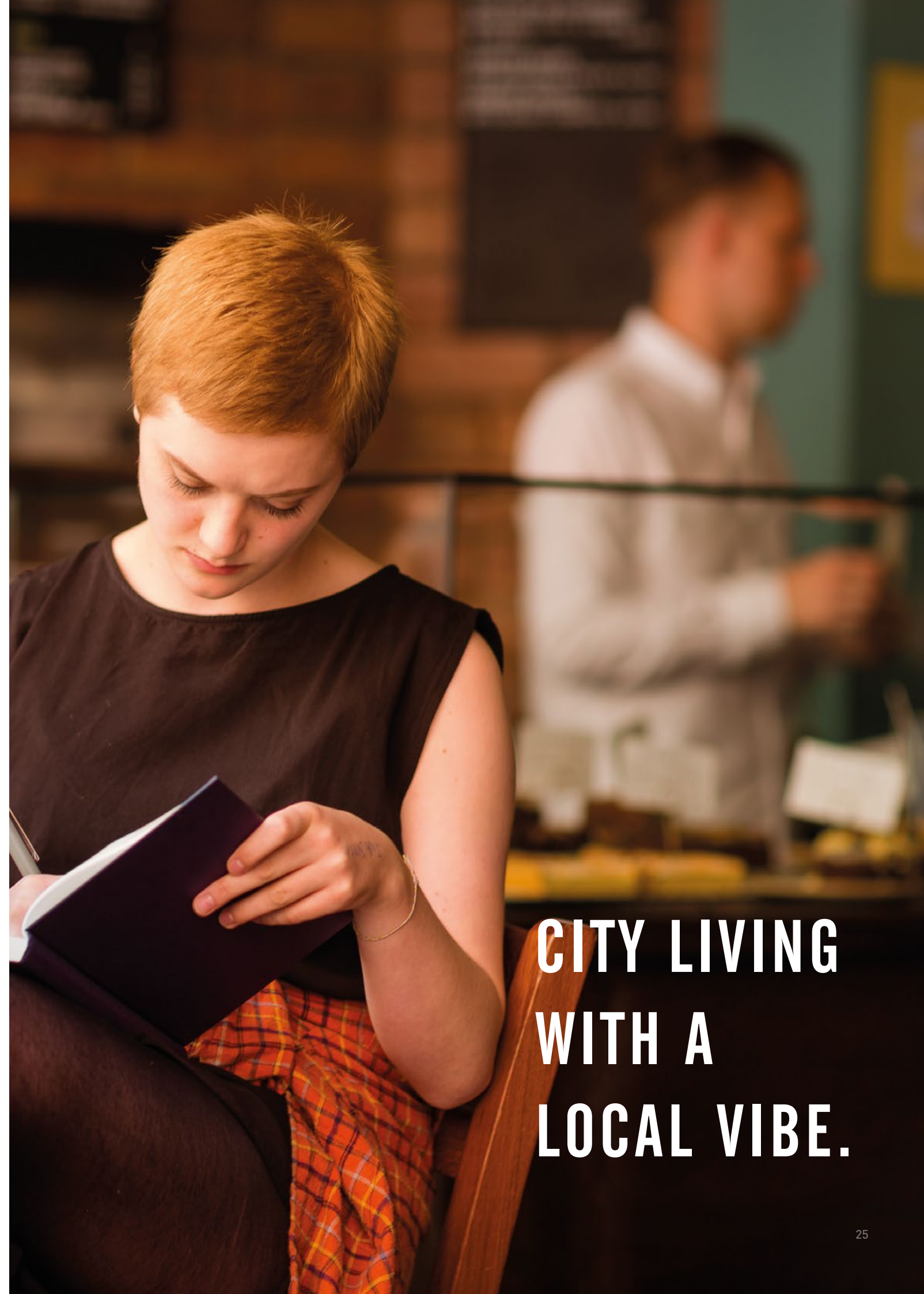
- 1 Manchester Arena
- 2 Printworks
- 3 Urbis Museum
- 4 Corn Exchange
- 5 Arndale Centre
- 6 Selfridges & Harvey Nichols
- 7 Royal Exchange
- 8 St Ann's Square
- 9 Town Hall
- 10 Central Library/St Peters Sq
- 11 Manchester Central
- 12 Beetham Tower
- 13 Bridgewater Hall
- 14 Palace Theatre
- 15 Piccadilly Gardens
- 16 University of Manchester

- 1 Victoria Station
- 2 Piccadilly Station
- 3 Oxford Road Station
- 4 Deansgate Station

- Metrolink stop
- 1 Victoria
- 2 Shudehill
- 3 Market Street
- 4 Piccadilly Gardens
- 5 Mosley Street
- 6 Deansgate
- Proposed Metrolink stop
- 1 Exchange Square
- 2 St Peter's Square
- Bus Route
- Car Club Point

LOVE THE LOCALS

The Northern Quarter is now a destination in its own right. From independent bars and restaurants to 'hipster' shops and commissioned graffiti covered walls, it is truly unique. It is ever changing and ever expanding both in the commercial and residential sectors.



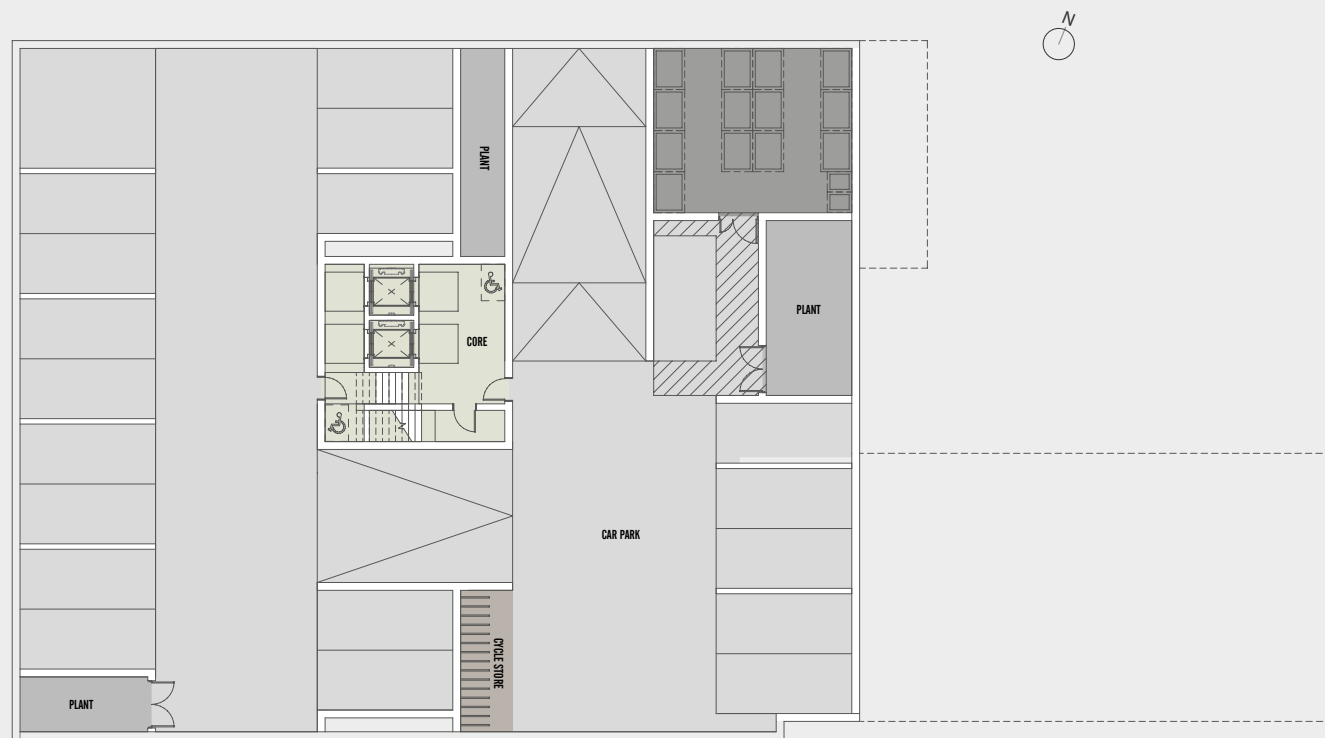
**CITY LIVING
WITH A
LOCAL VIBE.**

THE SCHEME



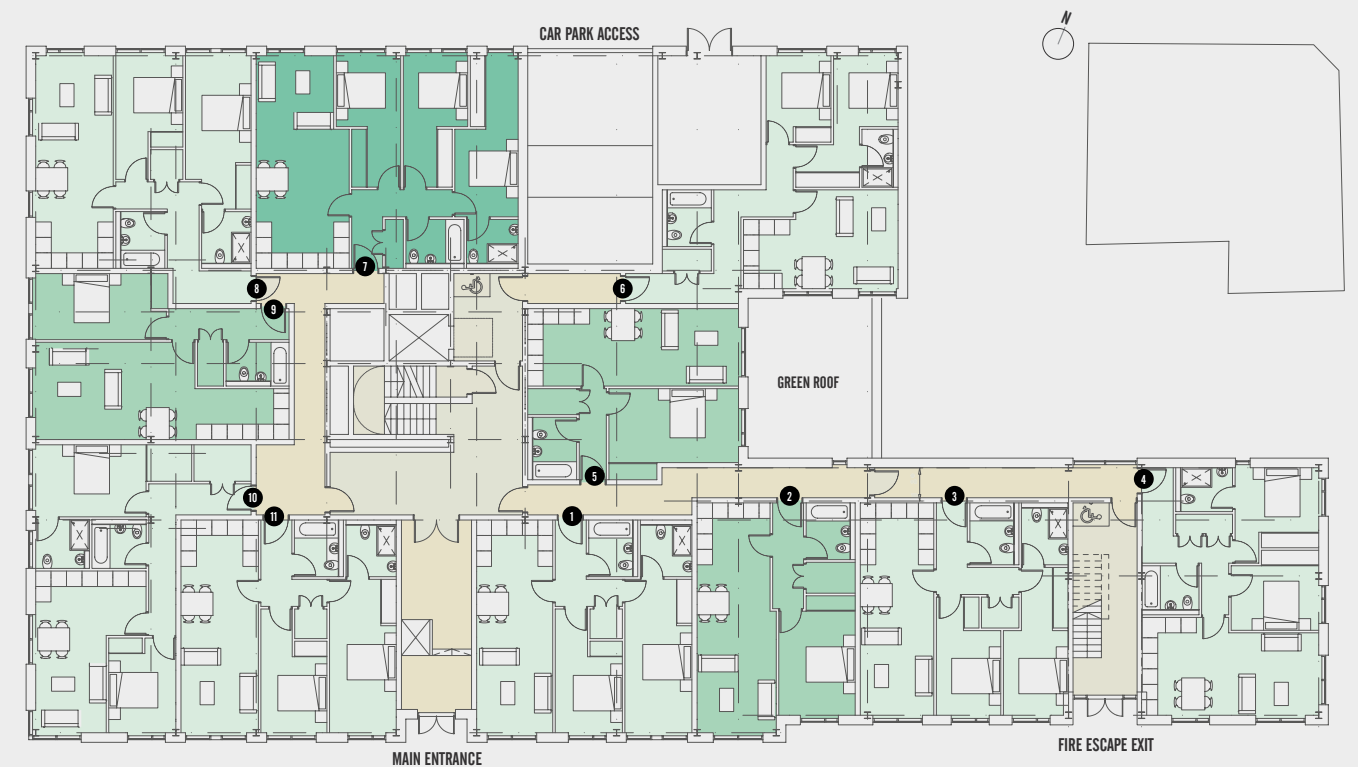
FLOORS

BASEMENT



GROUND

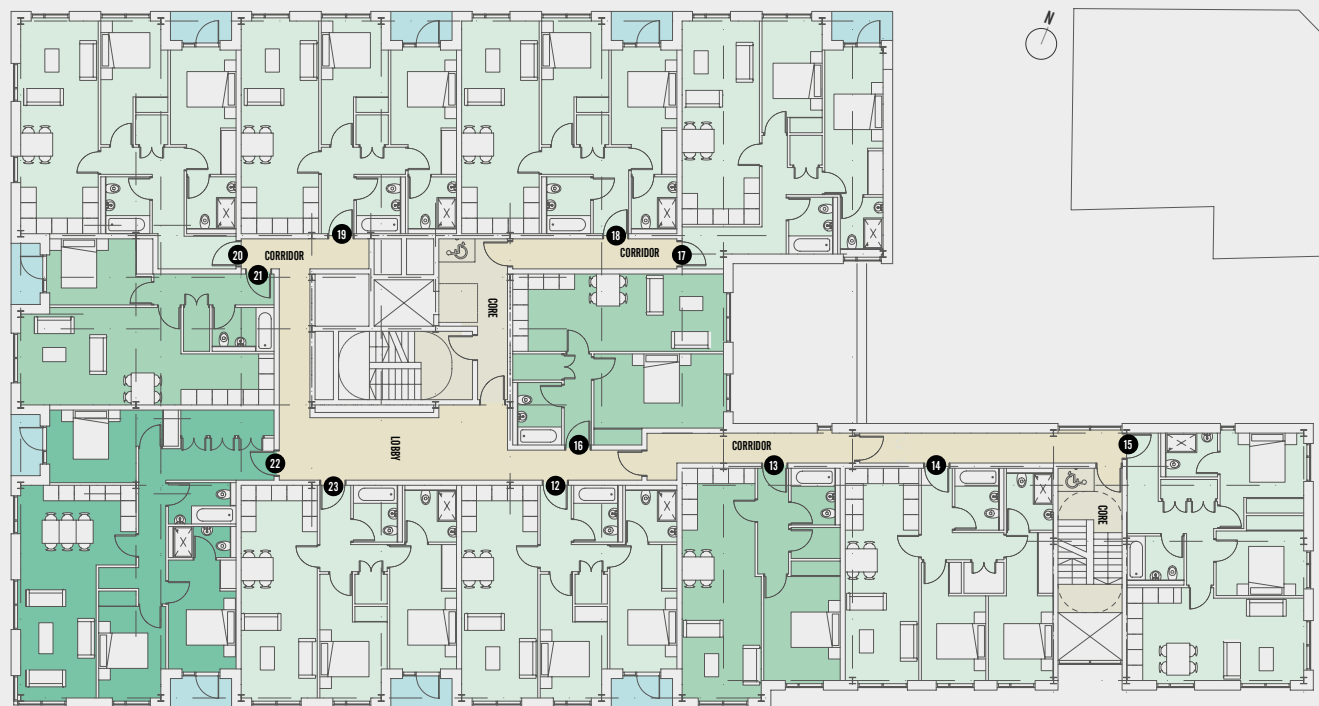
APT NO.	TYPE	SQ.M.	SQ.FT.
1	2-Bed	68	732
2	1-Bed	49	527
3	2-Bed	64	689
4	2-Bed	65	700
5	1-Bed	50	538
6	3-Bed	85	915
7	2-Bed	68	732
8	2-Bed	68	732
9	2-Bed	72	775
10	2-Bed	67	721
11	1-Bed	50	538



FLOORS

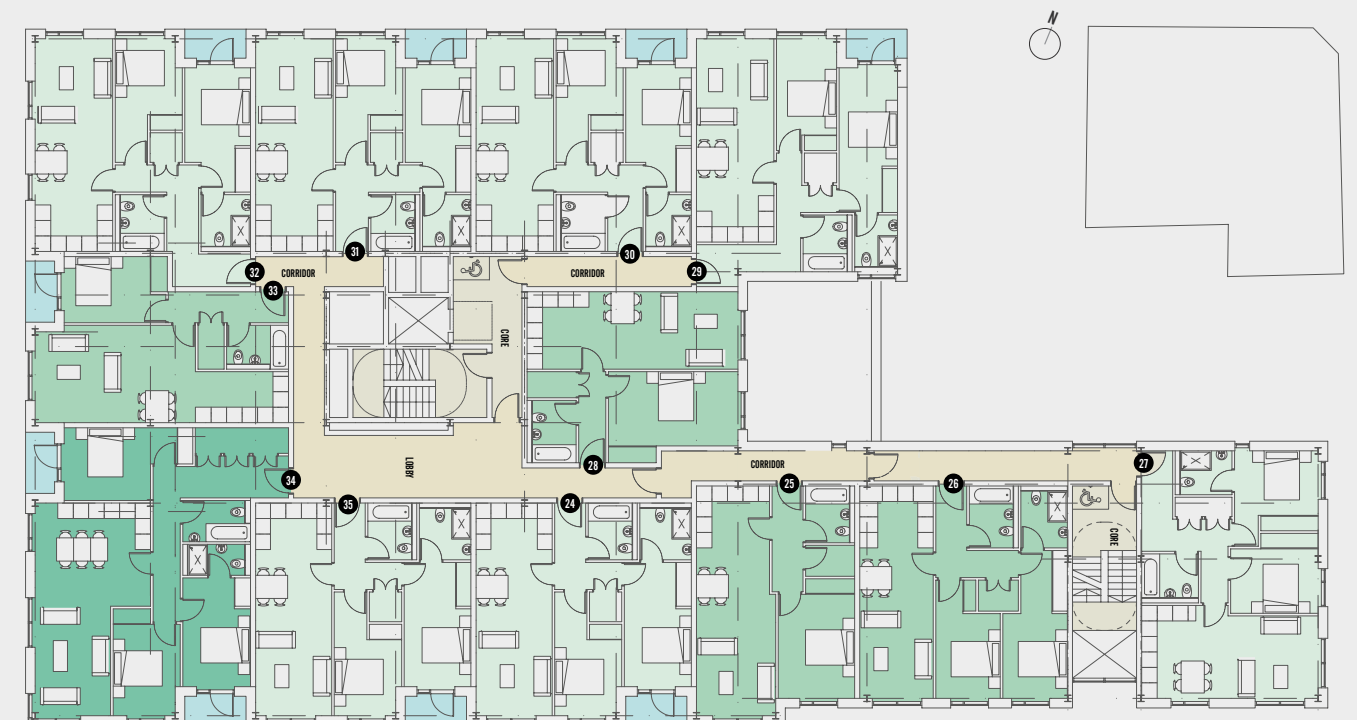
FIRST

APT NO.	TYPE	SQ.M.	SQ.FT.
12	2-Bed	65	700
13	1-Bed	50	538
14	2-Bed	65	700
15	2-Bed	65	700
16	1-Bed	50	538
17	2-Bed	65	700
18	2-Bed	65	700
19	2-Bed	65	700
20	2-Bed	65	700
21	1-Bed	55	592
22	3-Bed	84	904
23	2-Bed	65	700



SECOND

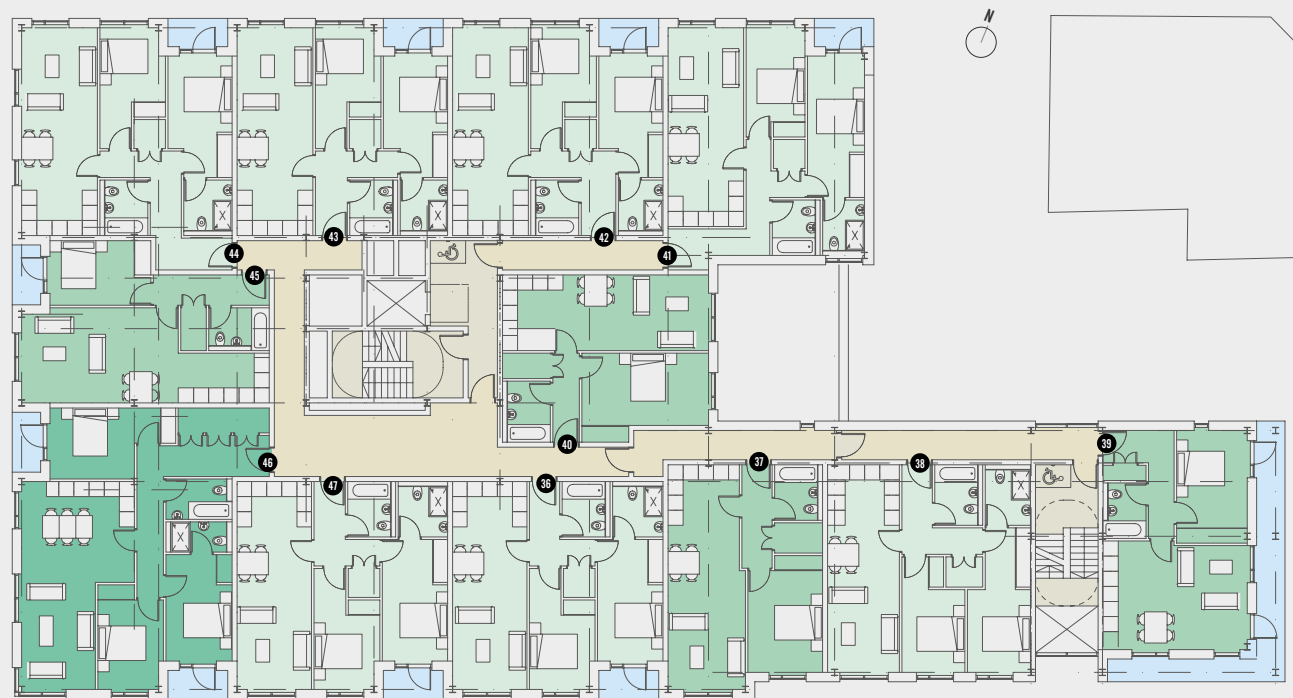
APT NO.	TYPE	SQ.M.	SQ.FT.
24	2-Bed	65	700
25	1-Bed	50	538
26	2-Bed	65	700
27	2-Bed	65	700
28	1-Bed	50	538
29	2-Bed	65	700
30	2-Bed	65	700
31	2-Bed	65	700
32	2-Bed	65	700
33	1-Bed	55	592
34	3-Bed	84	904
35	2-Bed	65	700



FLOORS

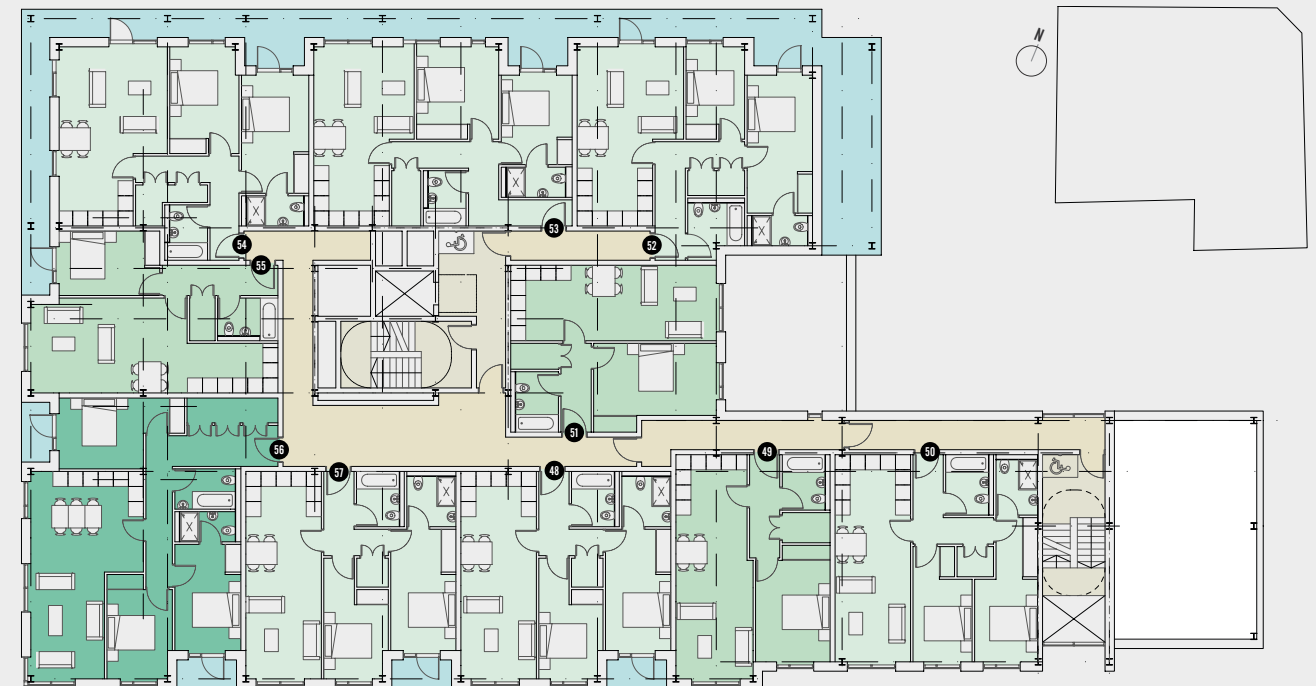
THIRD

APT NO.	TYPE	SQ.M.	SQ.FT.
36	2-Bed	65	700
37	1-Bed	50	538
38	2-Bed	65	700
39	1-Bed	47	506
40	1-Bed	50	538
41	2-Bed	65	700
42	2-Bed	65	700
43	2-Bed	65	700
44	2-Bed	65	700
45	1-Bed	55	597
46	3-Bed	84	904
47	2-Bed	65	700



FOURTH

APT NO.	TYPE	SQ.M.	SQ.FT.
48	2-Bed	65	700
49	1-Bed	50	538
50	2-Bed	65	700
51	1-Bed	50	538
52	2-Bed	66	710
53	2-Bed	66	710
54	2-Bed	66	710
55	1-Bed	55	592
56	3-Bed	84	904
57	2-Bed	65	700



FLOORS

FIFTH

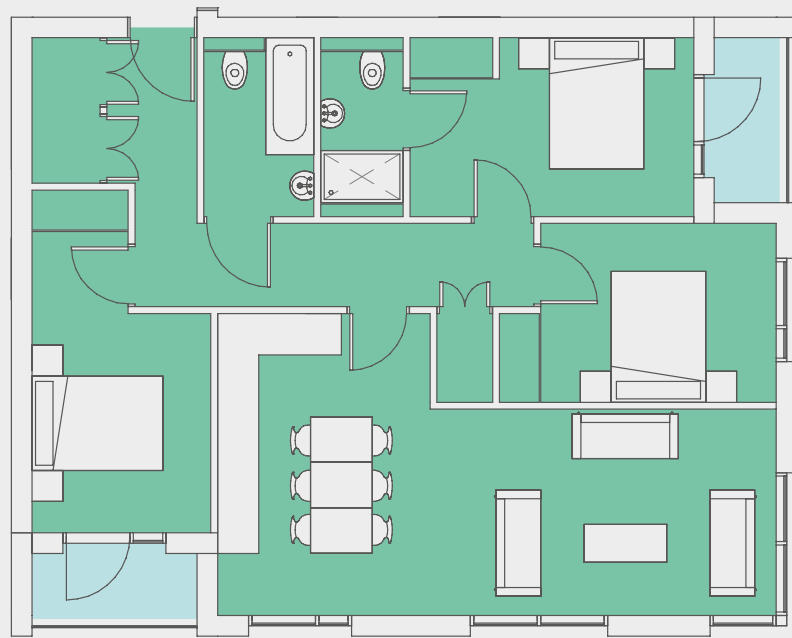
APT NO.	TYPE	SQ.M.	SQ.FT.
58	2-Bed	64	689
59	2-Bed	65	700
60	1-Bed	50	538
61	2-Bed	65	700
62	1-Bed	51	549
63	2-Bed	67	721
64	2-Bed	65	700
65	2-Bed	65	700
66	2-Bed	65	700



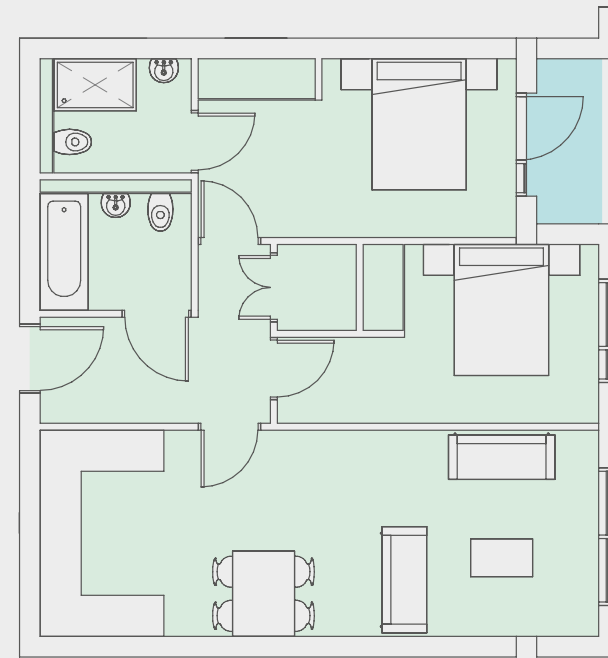
FLOORS

TYPICAL APARTMENT LAYOUT

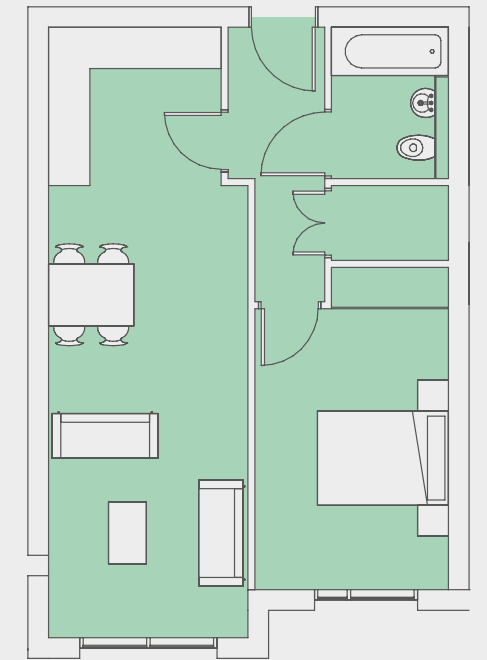
TYPICAL 3 BEDROOM APARTMENT



TYPICAL 2 BEDROOM APARTMENT



TYPICAL 1 BEDROOM APARTMENT





ALL IN THE DETAIL

DESIGNED FOR LIVING.

The apartments will be finished to our usual exacting standards, the following is our outline specification, which may be subject to change.

GENERAL

- Fitted carpets to lounge and bedroom areas.
- High quality flooring to high traffic and wet areas – hallways, kitchens, dining areas and bathrooms.
- Recessed ceiling mounted LED downlighters.
- 10 year structural warranty.

KITCHENS

- High quality German manufactured contemporary fitted kitchen units with stone composite worktops and inset stainless steel sink.
- LED cabinet lighting to worktops and pelmets.
- Island/breakfast bar units in selected apartments.
- Branded integrated fitted appliances - hob, oven, extractor hood fridge-freezer.
- Upgrades available to include dishwasher or washer/dryer.

BATHROOMS

- Premium sanitary ware by Villeroy & Boch.
- Main bathrooms – WC, wash hand basin with vanity, 1500mm bath with overhead shower and folding screen or separate cubicle in selected units.
- Full tiling to bath areas.
- En-suite bathrooms with WC, wash hand basin with mirror cabinet and shower cubicle.

EXTERNAL & COMMUNAL AREAS

- Secure environment with electronic access control.
- Access intercom with cameras.
- Secure car parking (available at additional cost)
- CCTV to car park, external grounds and internal communal areas.
- Communal satellite dish – subscription required for pay-to-view channels.



Forshaw Land & Property Group Ltd has been established in its current form since 2008 and has experience in delivering both commercial and residential development schemes. Recent years have seen our portfolio expand to include student accommodation which has remained buoyant and contributed significantly to the growth of the company throughout the recession. We are passionate about the re-use of redundant buildings and will always seek to utilise and adapt an existing building to its full potential and have converted former banks, hotels, churches, breweries and even prisons! We approach our new-build developments with the same care and consideration and are committed to delivering high quality developments with an excellent standard of finish and specification.

Forshaw Land & Property Group is a privately owned family company. Together our founders, brothers Lyndon, Jonathan and Glenn Forshaw, have almost half a century of property development expertise between them. Our activities span the whole of the UK. We believe in taking unused land and forgotten buildings and turning them into the unique spaces that bring land back to life. We develop and redevelop for prestige residential, commercial, mixed use and student living and have completed twelve developments across the UK since 2012 alone.



Primo are a sister company to Forshaw Land & Property Group, established to manage our development schemes across the United Kingdom on behalf of our investors. They are a small group of committed professionals with a passion for delivering a boutique living experience in the very special buildings they manage. Offering luxury accommodation with fantastic facilities, complete with on site management and maintenance, properties are in high demand, with waiting lists and advance bookings the norm.

Primo has a passion and commitment to customer service. Awarded with ANUK National Code accreditation, providing further evidence of their commitment to high quality accommodation provision, whether it be to our student or professional tenants. We have a national presence, managing both student and residential accommodation in Manchester, Bolton, Glasgow, Leeds, Nottingham, Sheffield and Plymouth.

MISREPRESENTATION ACT

Forshaw Land & Property Group Limited for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of ??? has any authority to make any representation of warranty whatsoever in relation to this property. April 2016.



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