



• MANCHESTER •

BARREL YARD

YOUR CHOICE FOR URBAN LIVING

BARREL YARD IS THE NEW RESIDENTIAL SCHEME LOCATED MINUTES FROM MANCHESTER CITY CENTRE.



BACKGROUND

Barrel Yard is the new residential scheme located minutes from Manchester City Centre. The close proximity makes it the perfect setting for young professionals and families who want to be close to Deansgate's boutique shops and Oxford Road's theatres and music venues.

The Location

The scheme is part of the wider regeneration project for The Queen's brewery area. An historic Grade II Listed building which became a landmark of the city and served as the headquarters for legendary Manchester brewers Hydes for over 100 years, The Queen's Brewery sadly closed its doors for the final time in 2012, leaving this beautiful period building to stand empty and abandoned; a stark reminder of Manchester's industrial past. Fast-forward two years and a new generation is now set to be exposed to the hand fed hoppers and romantic clock tower which marks the former Victorian brewery's history, as new life is breathed into the building through a refined conversion which has seen it transformed into high quality residential accommodation.

The area neighbouring The Queen's Brewery, Hulme, has recently undergone what was regarded at the time as one of the most ambitious regeneration projects in the United Kingdom.

Over £24m worth of public sector regeneration funds has been invested in projects focusing upon local economic development, physical and environmental improvements and enhancements in the quality of life. These, in turn, have generated substantial outputs in terms of jobs, land development, infrastructure improvements and business development. This regeneration project has seen new and improved housing in the area, (and surrounding areas), which has proven very popular and is in great demand, making it a much more attractive place to live.

As the level of construction activity in Manchester continues to build, so do the opportunities for buy-to-let investors to acquire property in prime sites where demand is high, which will yield strong returns for years to come.



INVESTMENT

Manchester is the UK's second largest urban economy. Famed for its music venues, shopping, Premiership football clubs, and architecture, the diverse social scene in Manchester and its surrounding areas has enabled the city centre to become one of the most sought-after addresses in the country.

Home to over half a million people, it is a city whose population has out-grown its current housing supply and is in serious need of new stock, making way for a host of new investment as the construction industry begins to pick up pace. According to Jones Lang LaSalle, Manchester house prices are set to grow by 4.5 per cent over the next five years and HSBC has identified the city as being in the 'Top 4 Buy-To-Let Hotspots' in the country, showing an average rental yield of 7.6 per cent.

BARREL YARD

Barrel Yard provides a variety of options for residents including 17 townhouses of 3-4 bedrooms and 25 apartments of 1-3 bedrooms.

The development offers attractive, sustainable homes for those who want to live close to the city centre but desire a quiet, secure environment. The communal area, private courtyards, private and shared parking spaces ensure compliance with the required amount of amenity space: each townhouse has a front and rear garden with private parking space, while for the apartment block there is a communal garden and car park.

The existing building, Hydes Brewery which sits adjacent to Barrel Yard has directly influenced the design and development of the scheme. Attention has been paid to the use of similar materials matching the original brick work. The homes are arranged around an organic environment to avoid repetition allowing for perspective to constantly change. The interior specification of the houses and apartments is to a high and modern standard.

INTRODUCTION

LOCATION

Barrel Yard provides a variety of options for residents including 17 terraced houses of 3-4 bedrooms and 25 apartments of 1-3 bedrooms.

Located less than a mile outside of Manchester city centre, Barrel Yard is perfectly placed. Local facilities and amenities include the Manchester Aquatics Centre (a former Commonwealth Games building turned public aquatics sports facility), in addition to brand name supermarkets, children's activity centres, a leisure centre and parks.

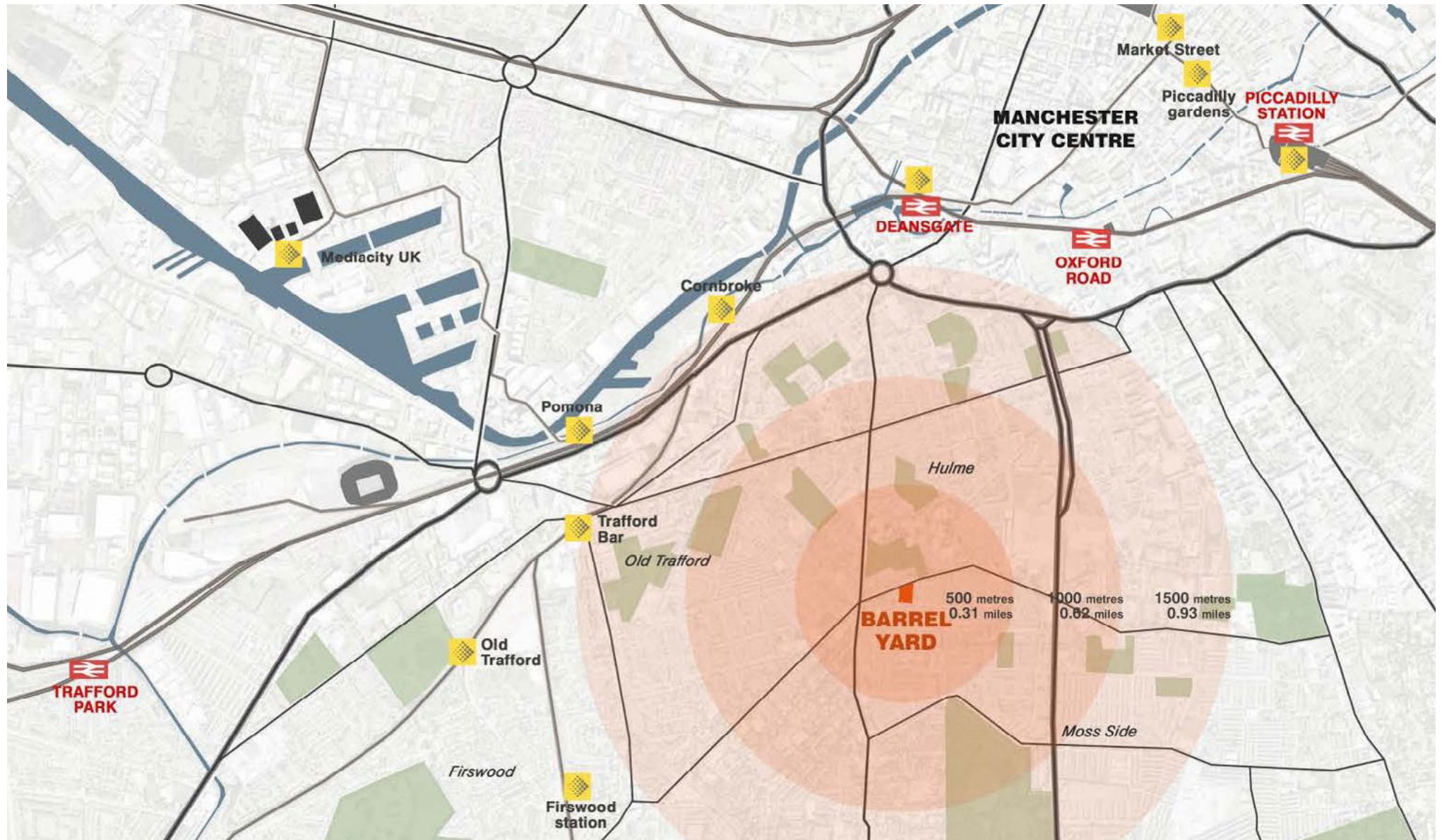
Manchester lies at the heart of an expansive motorway network, ensuring easy access to the UK's major cities and business centres. The M6 Northbound links Manchester to the Lake District, Carlisle and Scotland, while the M6 Southbound links the city region to Birmingham, Bristol, Wales and London. Public transport provides strong links to cities and towns across the UK, with trains travelling from renowned stations such as Piccadilly and Victoria. The metroshuttle runs a free service ferrying visitors across Manchester City Centre to thriving areas such as the Northern Quarter and Oxford Road. Regular bus services are also available from Moss Lane West within 400m of the site.

Distance to Major UK Cities:

Liverpool, England	34.4 miles
Nottingham, England	97.4 miles
Cardiff, Wales	193 miles
London, England	198 miles
Edinburgh, Scotland	218 miles
Belfast, Northern Ireland	295 miles



LOCATION



CITY CENTRE

Manchester Universities

There are three main education institutions in the city, with a combined population of over 100,000 students, making it one of the most popular places to study in the country.

Manchester Metropolitan University, The University of Manchester and the Royal Northern College of Music can all be found within walking distance of each other on Oxford Street in the city centre, forming one of Europe's largest urban higher education precincts, contributing a massive boost to the local economy.

A Sporting City

Manchester United and Manchester City are the two-leading Premier League football teams.

With the teams currently taking turns to hold the premier league title, the trophy is set to remain in the City for the years to come. Home to two famous teams, the city can be confident of its sporting prowess and regularly host events at both stadiums.

Tourism

Currently the third most popular tourist destination within the UK, Manchester attracted more than 936,000 visitors in 2011.

Tourists continue to visit the surplus of attractions located within the city and with the continuing growth of such events as the Manchester International Festival, these figures are only going to rise.

Places to Visit

A city of culture, theatre and music, fans will find no shortage of acts and performances to satisfy their needs.

Performances take place all-year round at theatres such as the Opera House and The Lowry Theatre, while popular music acts can be found at a wide-range of venues located across the city including the Manchester Evening News Arena and the Manchester Apollo. For those who want to revel in the invention and industry of a city which invented the computer, the Museum of Science and Industry is the ideal place to visit. The Manchester Museum will also be on-hand to tell the story of the city at the heart of the Industrial Revolution and to show visitors why Manchester is such a great place to live.

Shopping

Manchester is a retail paradise providing fashionistas with both on-trend fashion and prestige vintage clothing.

The Arndale Centre and The Trafford Centre deliver the main shopping thoroughfare, containing practically every high street store you could hope to find. There are also plenty of boutique fashion areas within the city containing shops such as Selfridges and Harvey Nichols, which provide shoppers with an urban-cool selection of clothing. The Northern Quarter can supply the needs of the more quirky visitor; with quaint shops, bars, independent galleries and eateries lining the streets of this avant-garde district.

BARREL YARD TOWNHOUSES



17 Beautiful Townhouses.
Be part of a village community
just minutes from central
Manchester.

For those who are looking for that little extra space, Barrel Yard Townhouses are the perfect fit. With parking, a front and rear garden and considered interior planning throughout you will have no shortage of space.

The homes are akin to the traditional townhouse but with all of the modern features required for today's living. Located close to the city centre they offer the best of both worlds.


SCHEME LAYOUT PLAN

Type 1: 4 Bedrooms.

Type 1A: 4 Bedrooms.



Type 2: 3 Bedrooms.




Type 3: 3 Bedrooms.

Type 4: 3 Bedrooms.

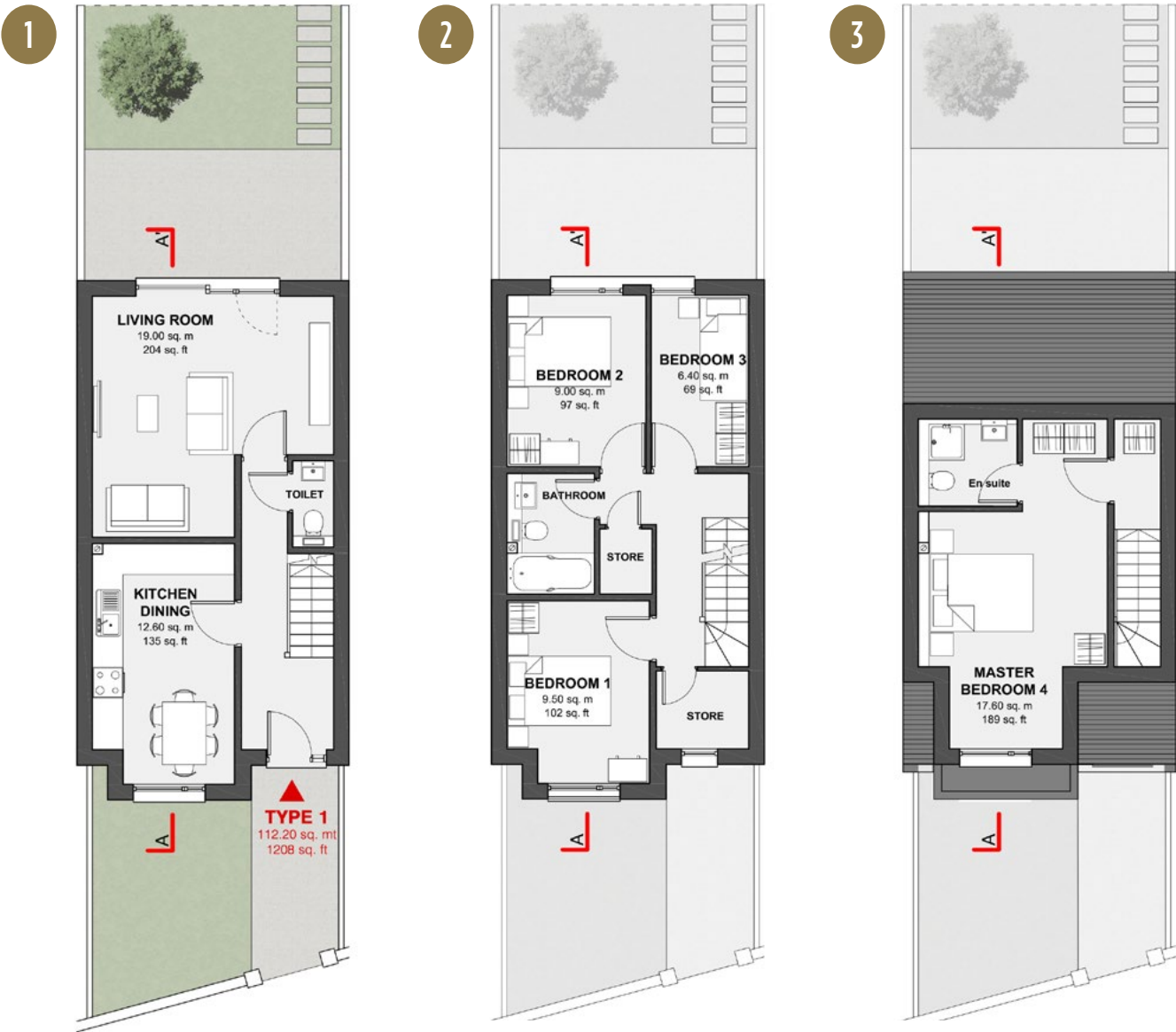


Apartment Block: 1-3 Bedrooms.





FLOOR PLANS - TYPE 1, FOUR BEDROOM



Kitchen/Dining	12.60 sq m (135 sq ft)
Living Room	19.00 sq m (204 sq ft)
Bed 1	9.50 sq m (102 sq ft)
Bed 2	9.00 sq m (97 sq ft)
Bed 3	6.40 sq m (69 sq ft)
Bed 4	17.60 sq m (189 sq m)

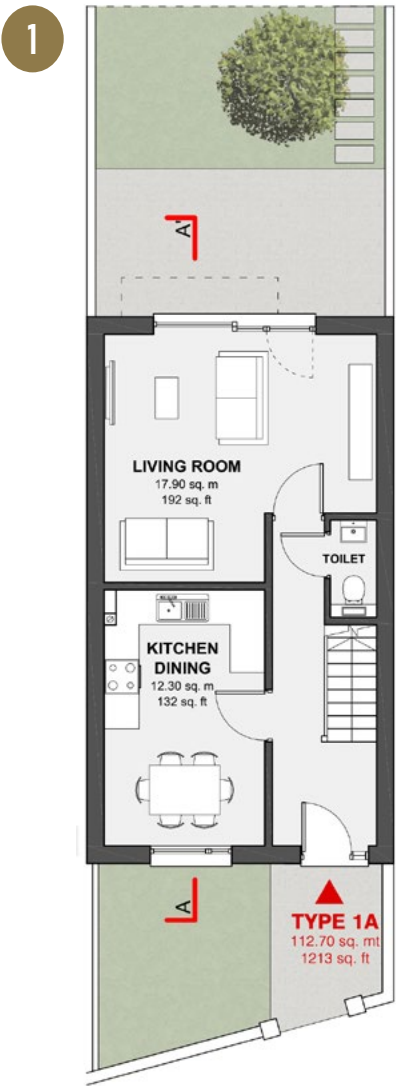


Front Elevation



Rear Elevation

FLOOR PLANS - TYPE 1A, FOUR BEDROOM



Kitchen/Dining	12.30 sq m (132 sq ft)
Living Room	17.90 sq m (192 sq ft)
Bed 1	10.90 sq m (117 sq ft)
Bed 2	10.40 sq m (112 sq ft)
Bed 3	6.40 sq m (69 sq ft)
Bed 4	18.70 sq m (201 sq m)



Front Elevation



Rear Elevation

FLOOR PLANS - TYPE 2, THREE BEDROOM



Kitchen/Dining	13.70 sq m (147 sq ft)
Living Room	22.60 sq m (243 sq ft)
Bed 1	13.00 sq m (140 sq ft)
Bed 2	10.90 sq m (117 sq ft)
Bed 3	8.00 sq m (86 sq ft)



Front Elevation



Rear Elevation

FLOOR PLANS - TYPE 3, THREE BEDROOM



Kitchen/Living/Dining	39.00 sq m (420 sq ft)
Bed 1	14.20 sq m (153 sq ft)
Bed 2	9.40 sq m (101 sq ft)
Bed 3	8.70 sq m (94 sq ft)



Front Elevation



Rear Elevation

FLOOR PLANS - TYPE 4, THREE BEDROOM



Kitchen/Living/Dining	27.80 sq m (300 sq ft)
Bed 1	13.40 sq m (144 sq ft)
Bed 2	9.50 sq m (102 sq ft)
Bed 3	14.80 sq m (159 sq ft)



Front Elevation



Rear Elevation

THREE/FOUR BEDROOM TOWNHOUSE



NB. Please note that this is a draft specification for internal use only and may be subject to change at the developer's discretion.

General

- Fitted carpets to bedroom areas
- High quality Amtico flooring to lounges, high traffic and wet areas – hallways, kitchens, dining areas
- Recessed ceiling mounted LED downlighters with additional pendant light fittings to bedrooms
- 10 year structural warranty

Kitchens

- High quality contemporary fitted kitchen units with modern square edge laminate worktops and inset stainless steel sink. Backsplash panels along worktops to match worktop/cabinet finishes
- LED cabinet lighting to worktops
- Branded integrated fitted appliances – 4 ring hob, oven, extractor hood, fridge and freezer (70:30 subject to space requirements)
- Dishwasher and Washing Machine available as an upgrade

Bathrooms

- Premium sanitary ware by Villeroy & Boch. Brassware by VADO or Grohe
- Thermostatically controlled showers
- Main bathrooms – WC, wash hand basin, 1700mm bath with overhead shower and folding screen door or separate cubicle in selected units
- Fully tiled to bath area with splashbacks to basin and WC
- En-suite bathrooms with WC, wash hand basin and shower cubicle
- All bathrooms include heated towel rack

External & Communal Areas

- Surface car parking
- Landscaped communal areas
- Exterior walls – Brick to principal elevations with blockwork and render elements

Heating and cooling

- Gas combination boiler with radiators throughout

Electrical

- 13 amp power circuits
- Lighting switch plates and socket outlets finished in brushed steel

AV, telephone and data systems

- Television, (terrestrial and satellite) points to living rooms and master bedrooms

Floor to ceiling heights

- Entrance Halls, Reception rooms, bedrooms, bathrooms: 2450mm

BARREL YARD APARTMENTS



Barrel Yard apartments comprise 25, one and two bedroom apartments, built for today's modern living.

Designed for young professionals, couples and individuals the apartments at Barrel Yard offer city living with much more.

The red brick work finishing of the apartment blocks take direct influence from the adjacent brewery rear building.

The apartments offer internal communal gardens providing a safe and secure environment. There is also onsite parking available for residents.

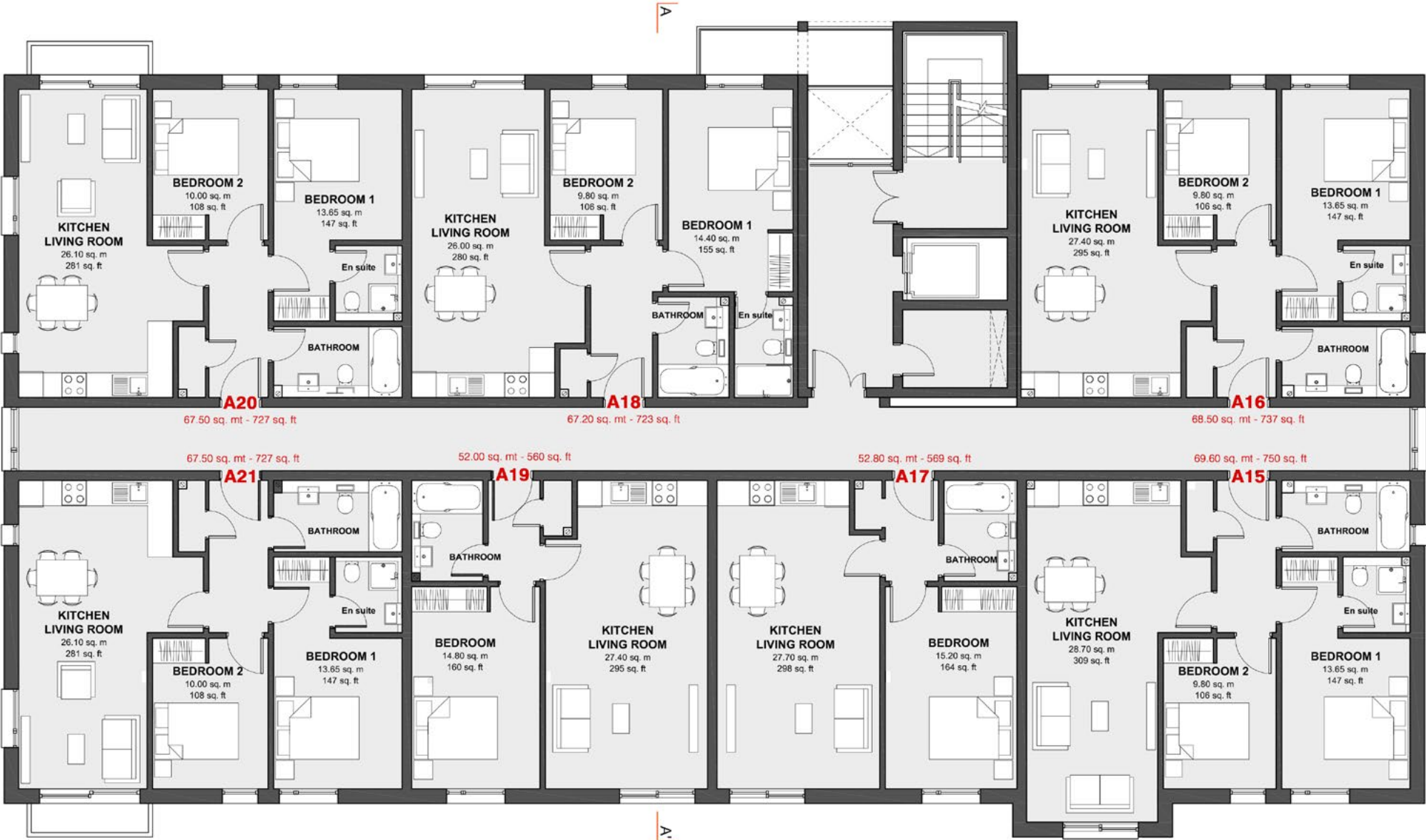
FLOOR PLATES - GROUND



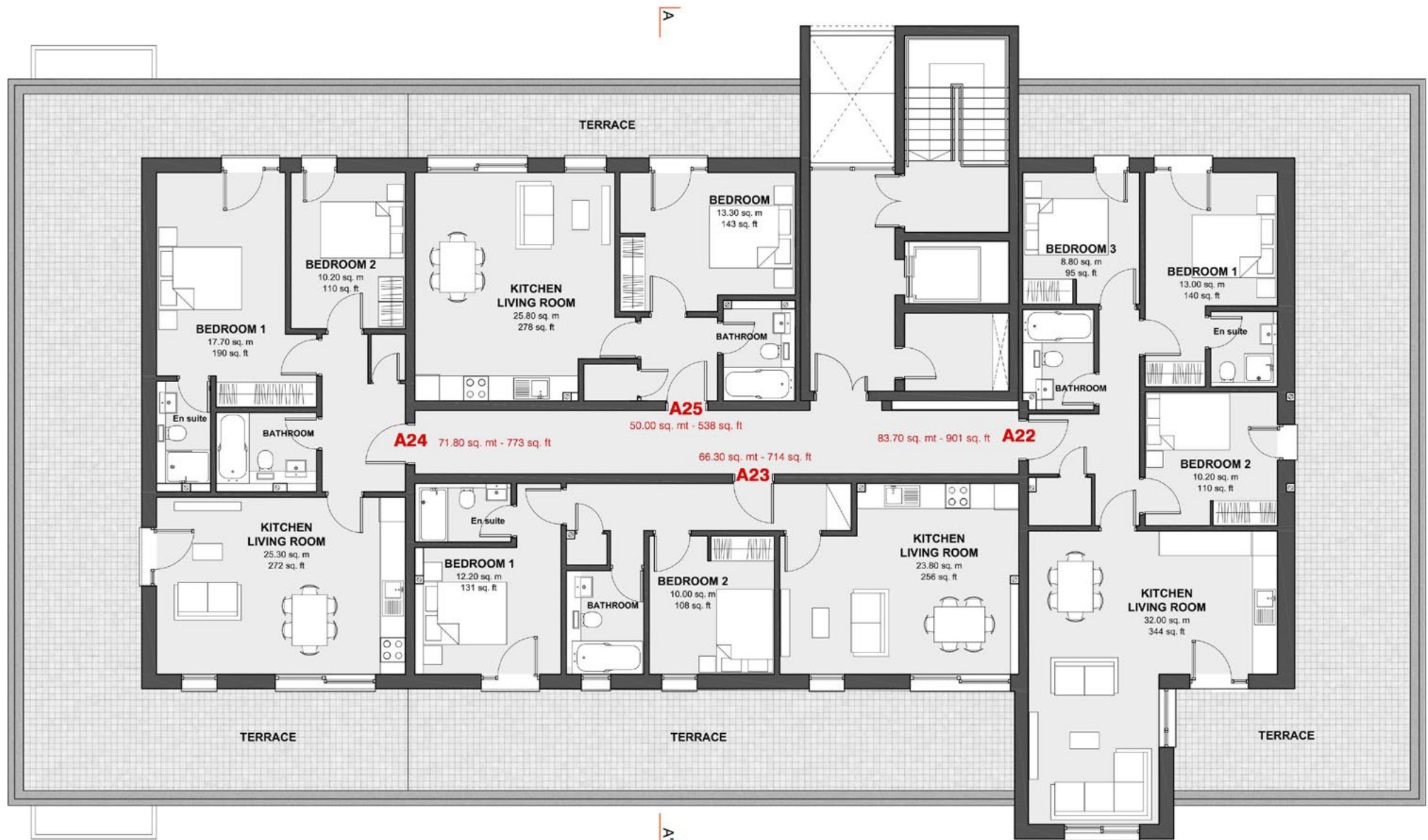
FLOOR PLATES - FIRST FLOOR



FLOOR PLATES - SECOND FLOOR

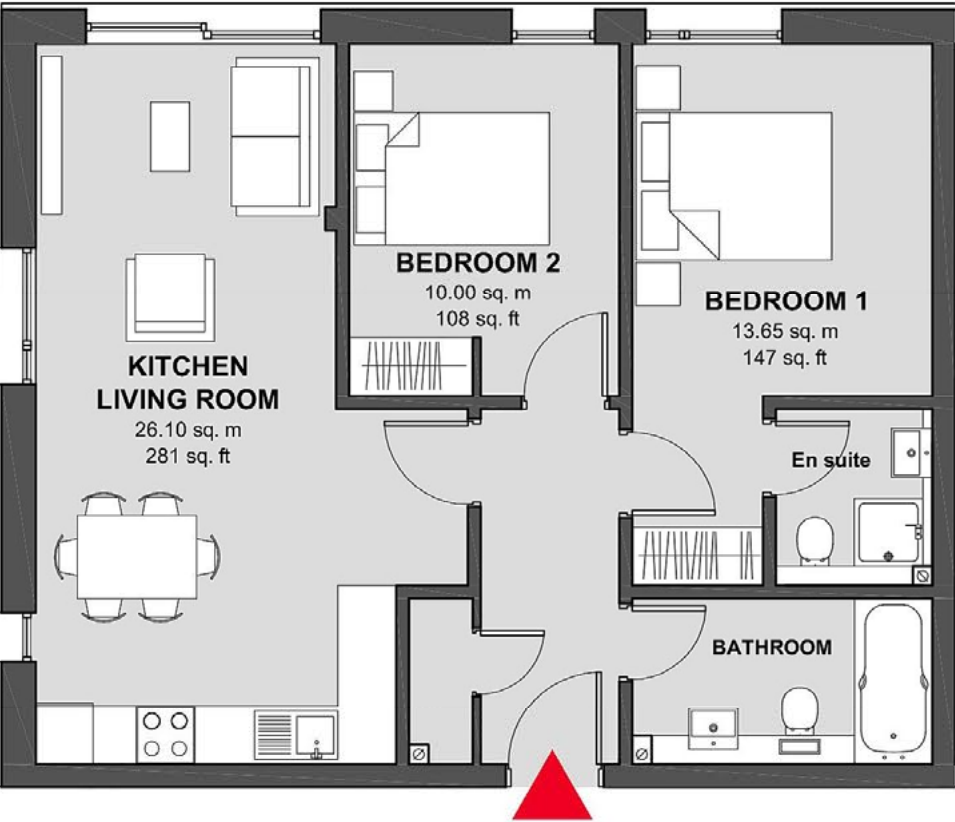


FLOOR PLATES - THIRD FLOOR



FLOOR PLANS - TYPE A, TWO BEDROOM

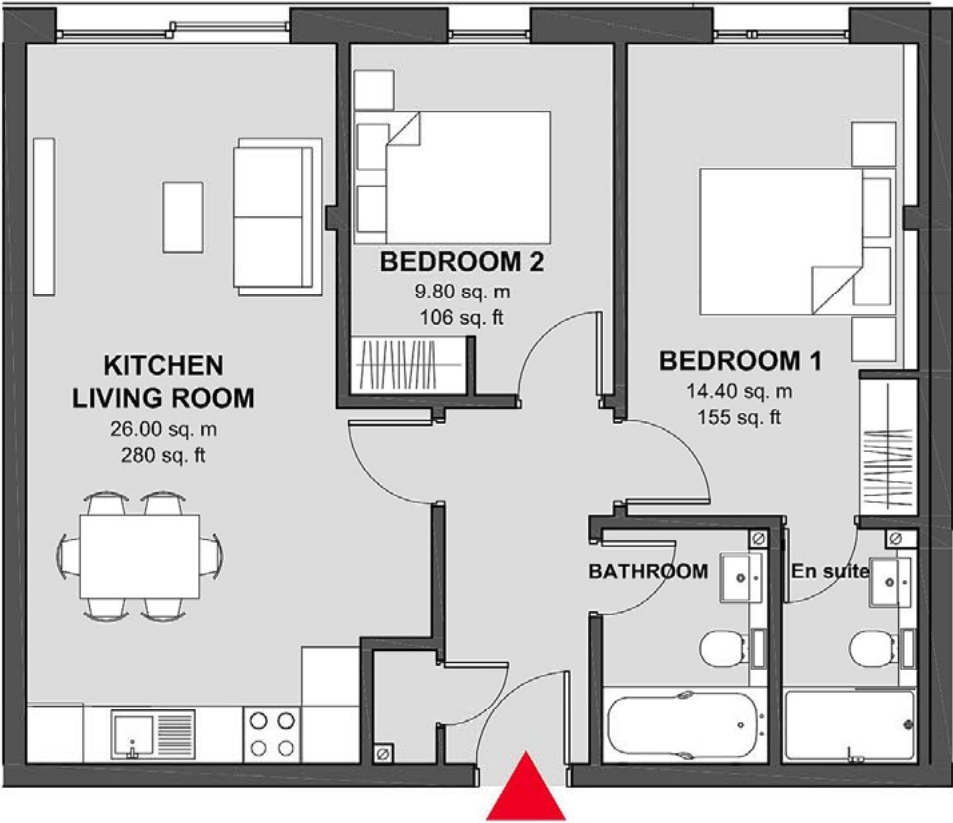
Kitchen/Living	26.10 sq m (281 sq ft)
Bed 1	13.65 sq m (147 sq ft)
Bed 2	10.00 sq m (108 sq ft)



Ground Floor

FLOOR PLANS - TYPE B, TWO BEDROOM

Kitchen/Living	26.00 sq m (280 sq ft)
Bed 1	14.40 sq m (155 sq ft)
Bed 2	9.80 sq m (106 sq ft)



Ground Floor

FLOOR PLANS - TYPE C, TWO BEDROOM

Kitchen/Living	27.40 sq m (295 sq ft)
Bed 1	13.65 sq m (147 sq ft)
Bed 2	9.80 sq m (106 sq ft)



Second Floor



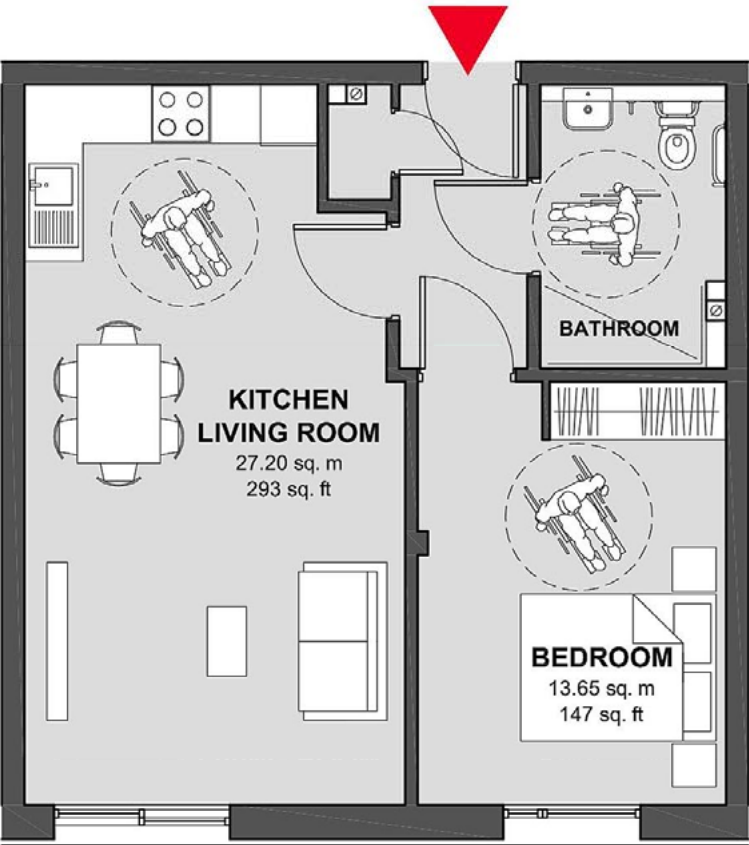
First Floor



Ground Floor

FLOOR PLANS - TYPE D, ONE BEDROOM

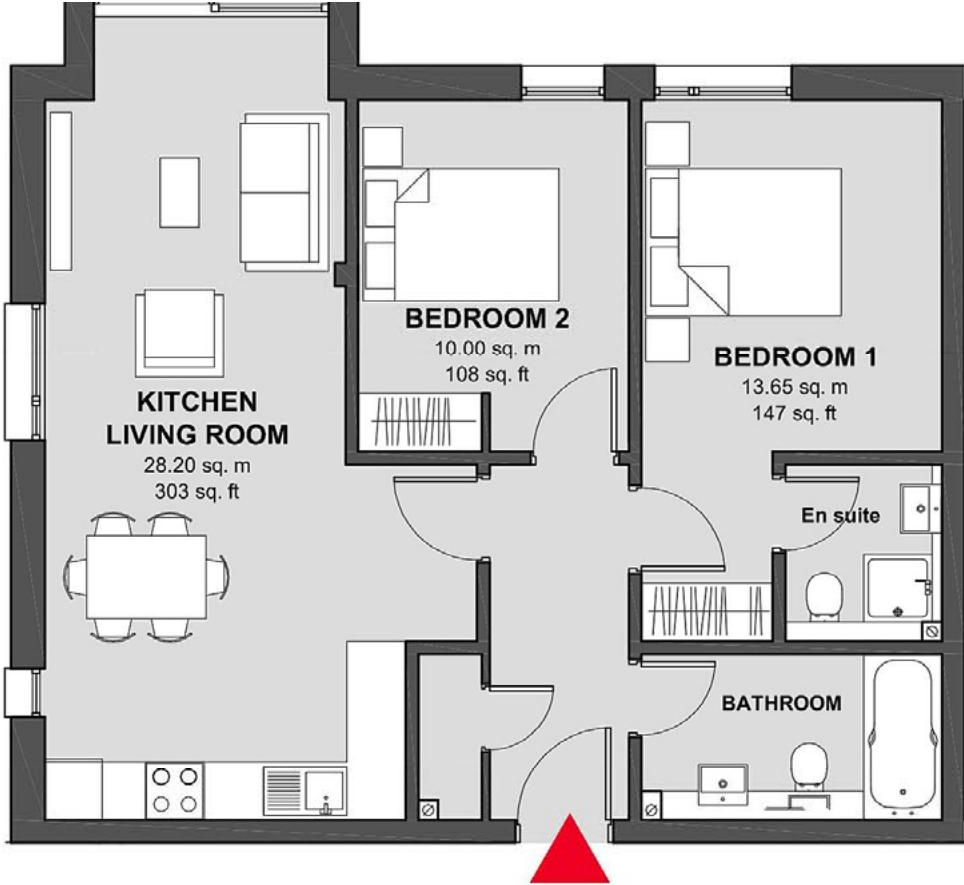
Kitchen/Living	27.20 sq m (293 sq ft)
Bedroom	13.65 sq m (147 sq ft)



Ground Floor

FLOOR PLANS - TYPE E, TWO BEDROOM

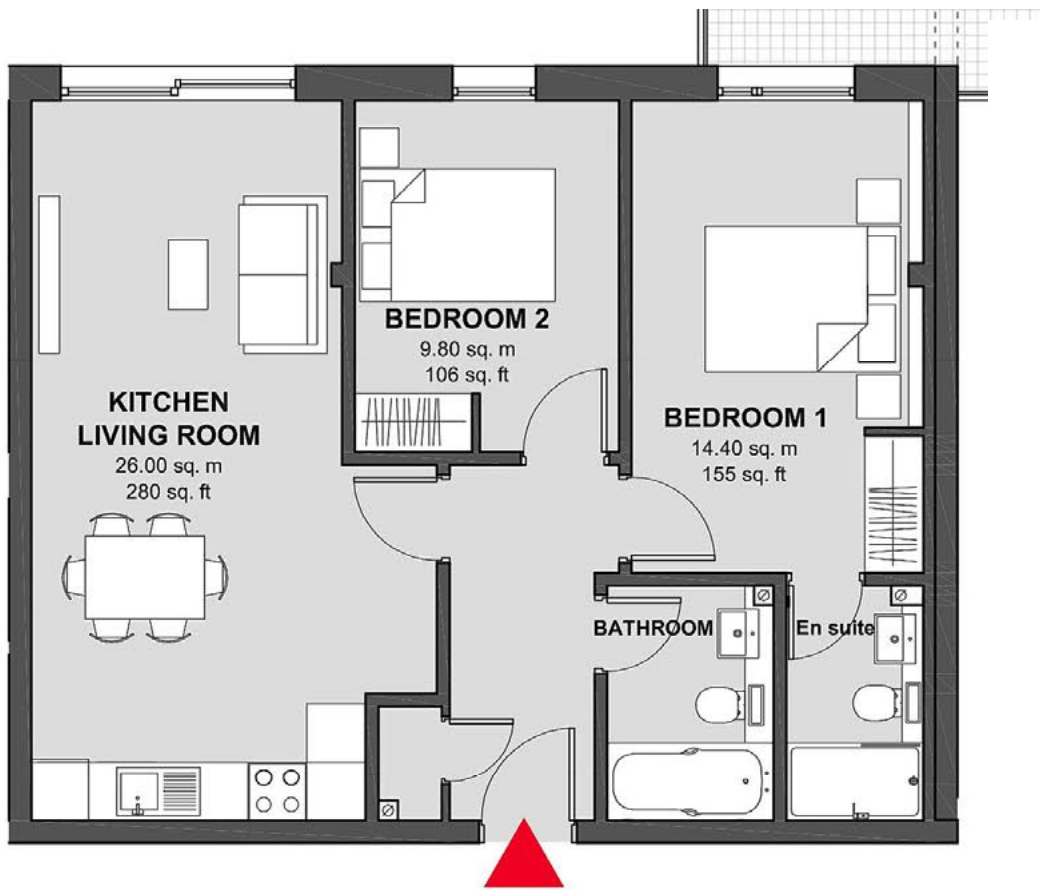
Kitchen/Living	28.20 sq m (303 sq ft)
Bed 1	13.65 sq m (147 sq ft)
Bed 2	10.00 sq m (108 sq ft)



First Floor

FLOOR PLANS - TYPE F, TWO BEDROOM

Kitchen/Living	26.00 sq m (280 sq ft)
Bed 1	14.40 sq m (155 sq ft)
Bed 2	9.80 sq m (106 sq ft)



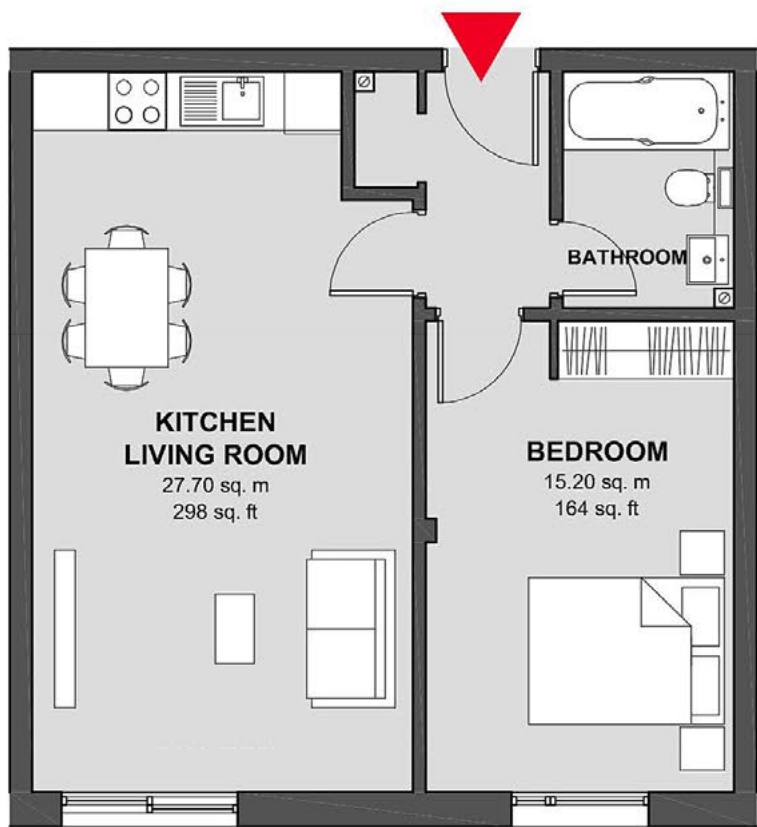
Second Floor



First Floor

FLOOR PLANS - TYPE G, ONE BEDROOM

Kitchen/Living	27.70 sq m (298 sq ft)
Bedroom	15.20 sq m (164 sq ft)



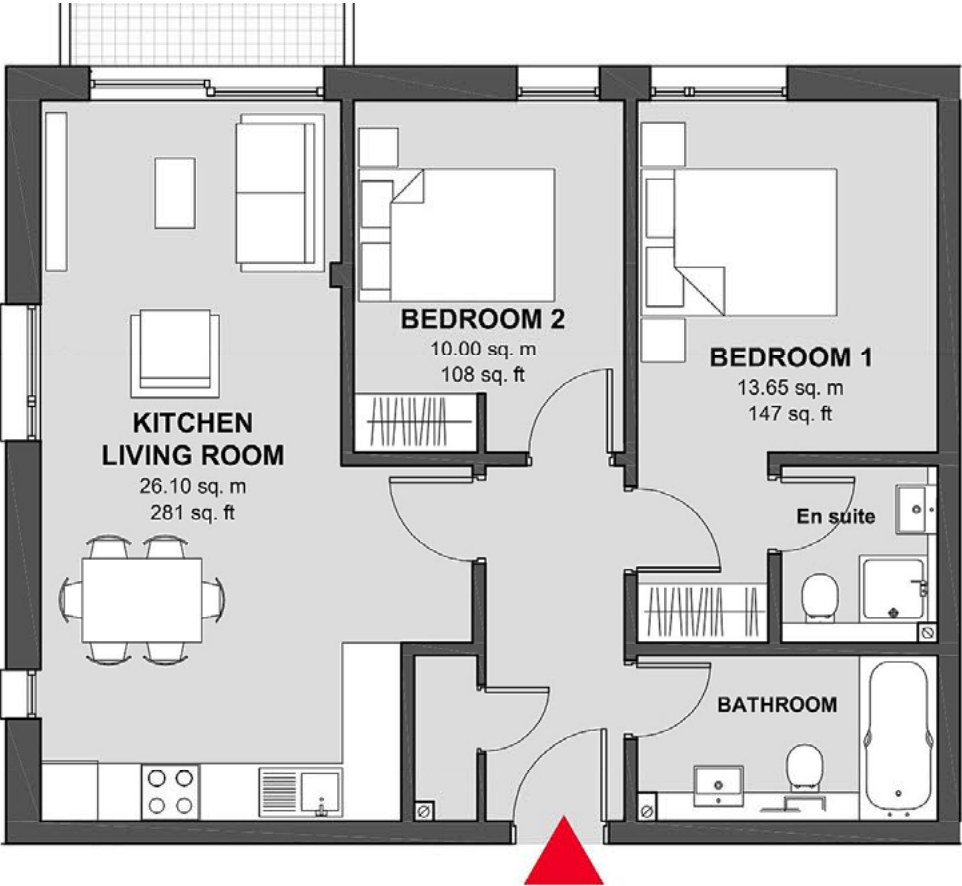
Second Floor



First Floor

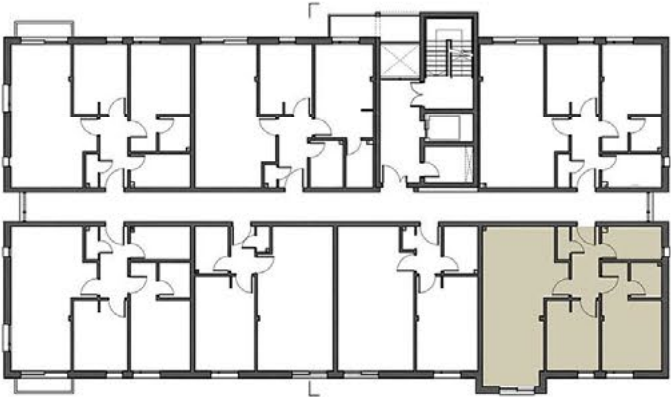
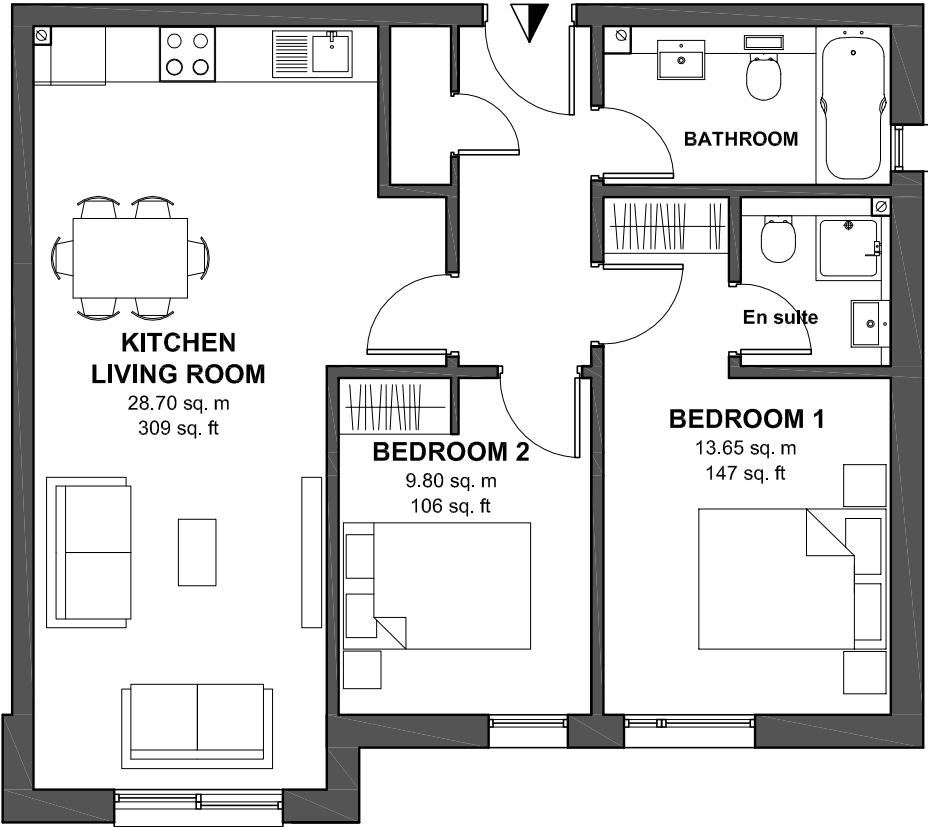
FLOOR PLANS - TYPE H, TWO BEDROOM

Kitchen/Living	26.10 sq m (281 sq ft)
Bed 1	13.65 sq m (147 sq ft)
Bed 2	10.00 sq m (108 sq ft)



FLOOR PLANS - TYPE J, TWO BEDROOM

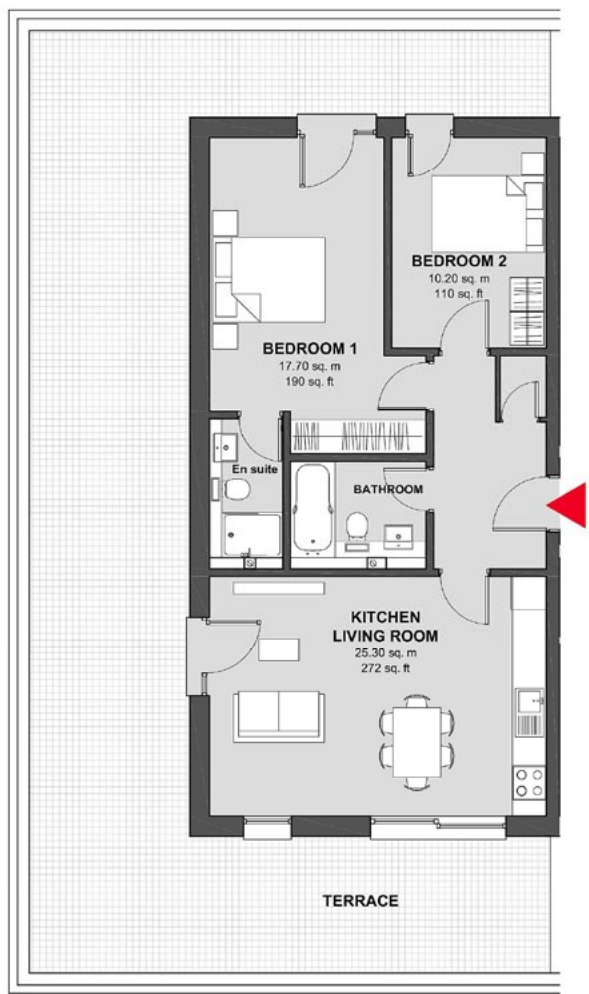
Kitchen/Living	28.70 sq m (309 sq ft)
Bed 1	13.65 sq m (147 sq ft)
Bed 2	9.80 sq m (106 sq ft)



Second Floor

FLOOR PLANS - TYPE K, TWO BEDROOM

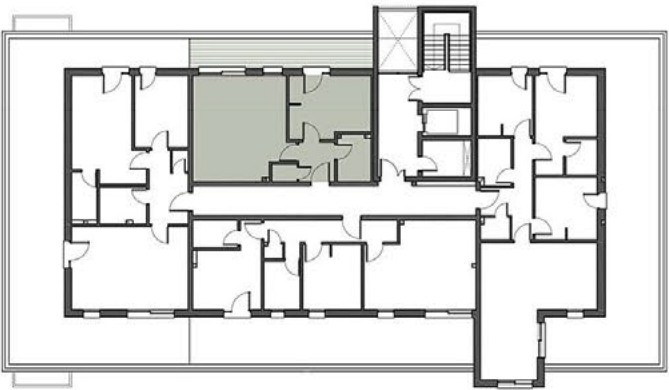
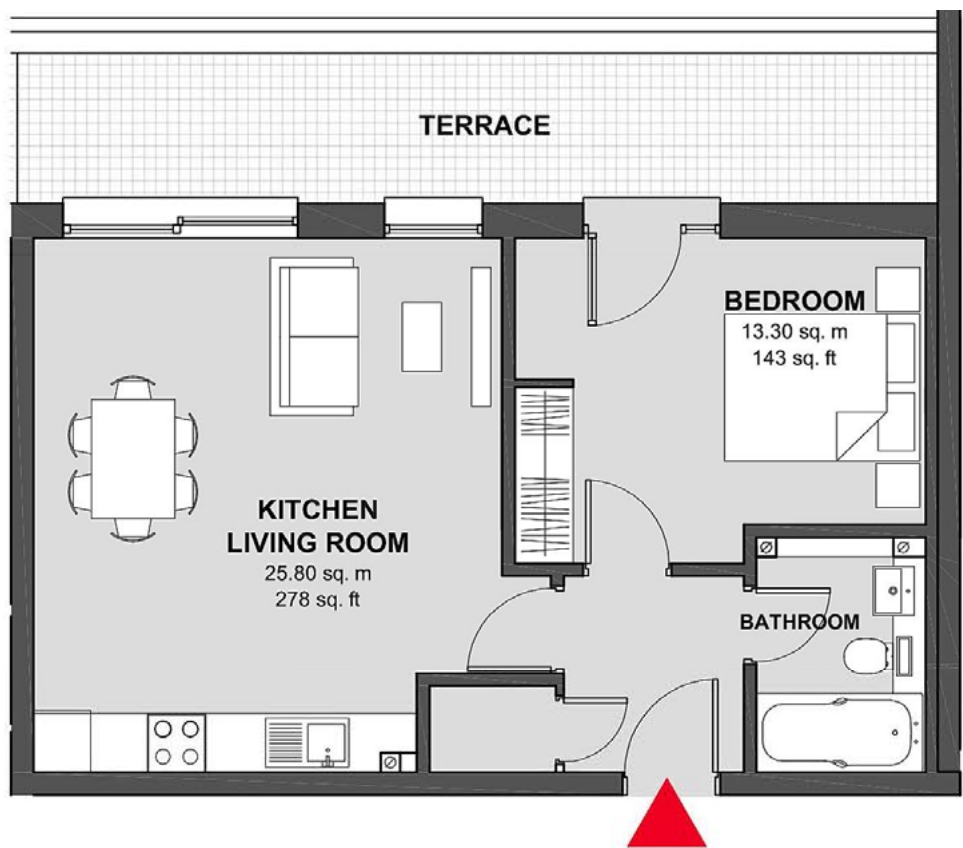
Kitchen/Living	25.30 sq m (272 sq ft)
Bed 1	17.70 sq m (190 sq ft)
Bed 2	10.20 sq m (110 sq ft)



Third Floor

FLOOR PLANS - TYPE L, ONE BEDROOM

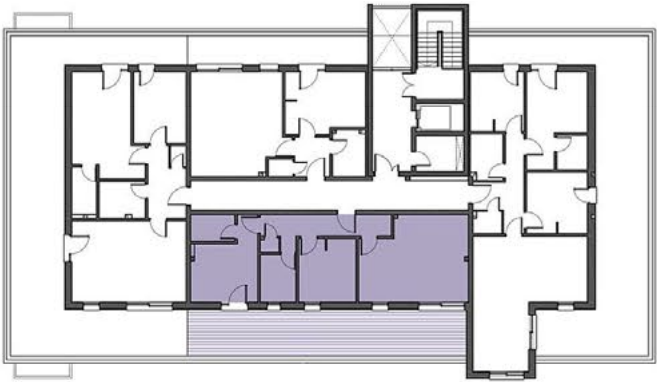
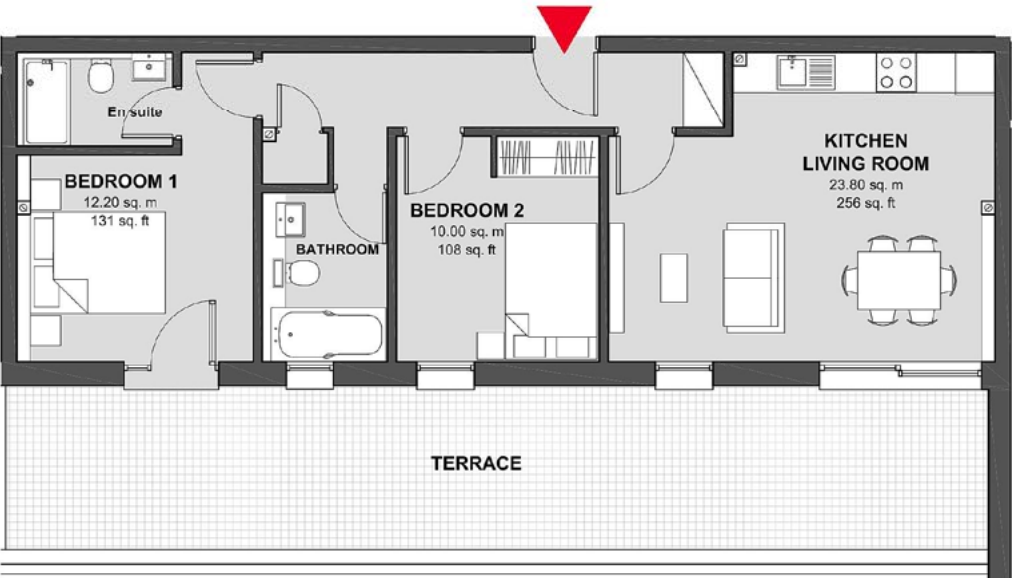
Kitchen/Living	25.80 sq m (278 sq ft)
Bedroom	13.30 sq m (143 sq ft)



Third Floor

FLOOR PLANS - TYPE M, TWO BEDROOM

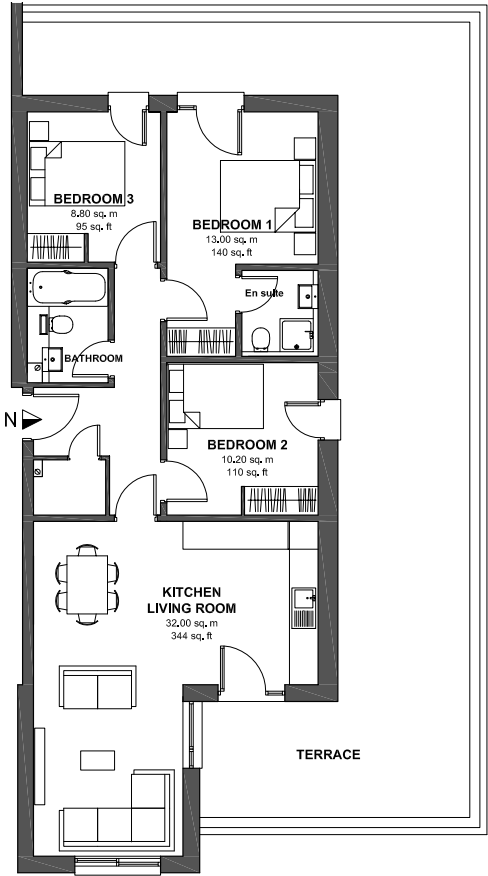
Kitchen/Living	23.80 sq m (256 sq ft)
Bed 1	12.20 sq m (131 sq ft)
Bed 2	10.00 sq m (108 sq ft)



Third Floor

FLOOR PLANS - TYPE N, THREE BEDROOM

Kitchen/Living	31.00 sq m (334 sq ft)
Bed 1	13.00 sq m (140 sq ft)
Bed 2	10.20 sq m (110 sq ft)
Bed 3	8.80 sq m (95 sq ft)



Third Floor

APARTMENTS – SPECIFICATION

ONE/TWO BEDROOM APARTMENTS



NB. Please note that this is a draft specification for internal use only and may be subject to change at the developer's discretion.

General

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

Kitchens

- High quality contemporary fitted kitchen units with modern square edge laminate worktops and inset stainless steel sink. Backsplash panels along worktops to match worktop/cabinet finishes
- LED cabinet lighting to worktops
- Branded integrated fitted appliances – 4 ring hob, oven, extractor hood, fridge and freezer (70:30 subject to space requirements)
- Dishwasher and Washing Machine available as an upgrade

Bathrooms

- Premium sanitary ware by Villeroy & Boch, brassware by VADO or Grohe
- Thermostatically controlled showers
- Main bathrooms – WC, wash hand basin, 1700mm bath with overhead shower and folding screen door or separate cubicle in selected units
- Fully tiled to bath area with splashbacks to basin and WC
- En-suite bathrooms with WC, wash hand basin and shower cubicle
- All bathrooms include heated towel rack

External & Communal Areas

- Secure environment – full electronic access control from keyfob
- 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
- Landscaped communal areas
- Exterior walls – Brick to main elevation, insulated panel cladding to top floor
- Interior hallways: carpeted w/ double thick padding, entrance doors include sound proofing and sweeps

Heating and cooling

- Electric panel heaters throughout

Electrical

- 13 amp power circuits
- Lighting switch plates and socket outlets finished in brushed steel

AV, telephone and data systems

- Television, (terrestrial and satellite) points to living rooms and master bedrooms

Floor to ceiling heights

- Entrance Halls, Reception rooms, bedrooms, bathrooms: 2350mm

CONTACT

KNIGHT KNOX

INFO@KNIGHTKNOX.COM

0161 772 1370

WWW.KNIGHTKNOX.COM



KNIGHT KNOX

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 believe 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 Forshaw Land & Property Group Limited has any authority to make any representation of warranty whatsoever in relation to this property. September 2016.

Design by DS.Emotion — www.desmotion.com

