

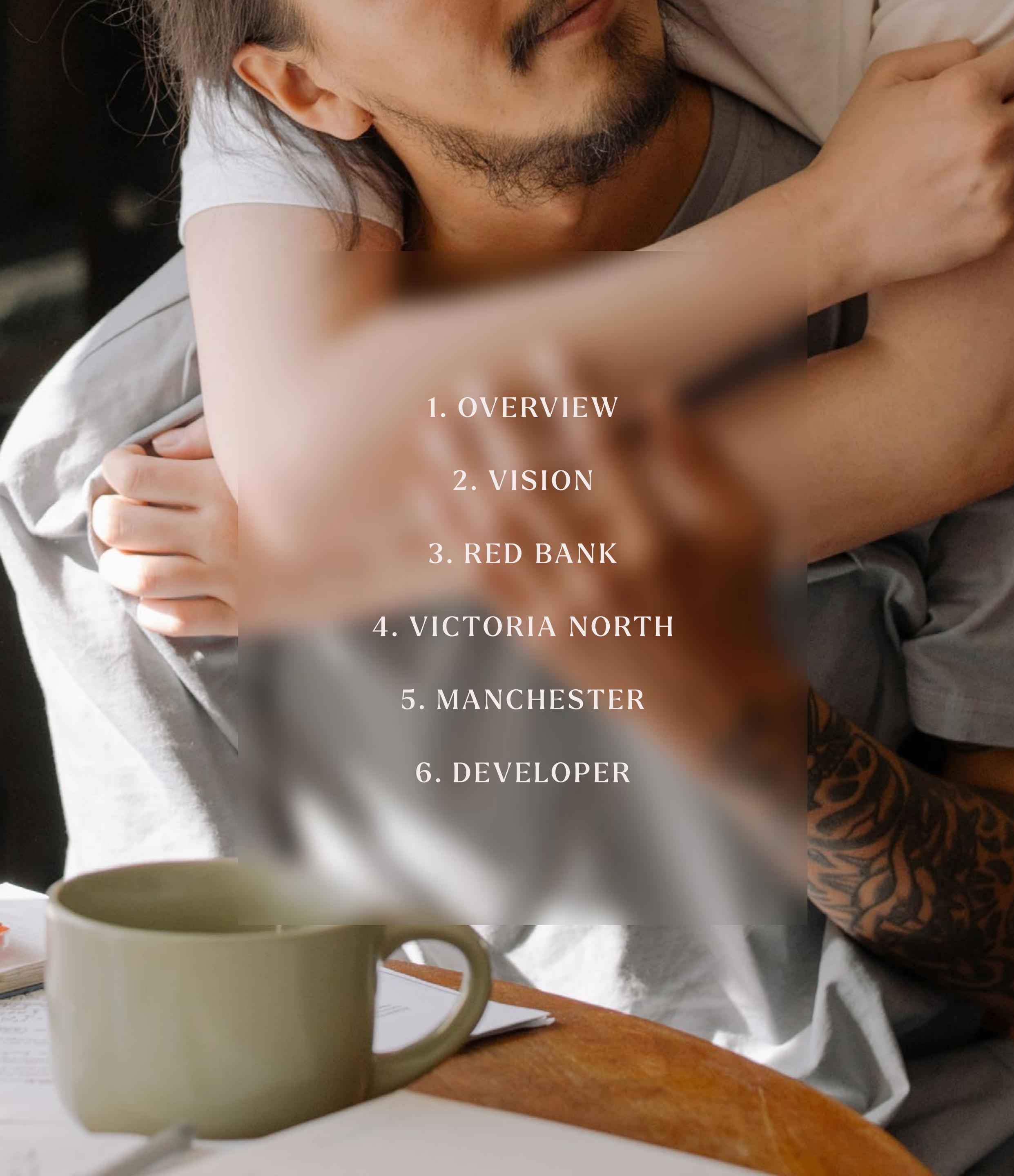
A VISION TO



MAKE CITY  
LIVING  
GREENER

RED BANK

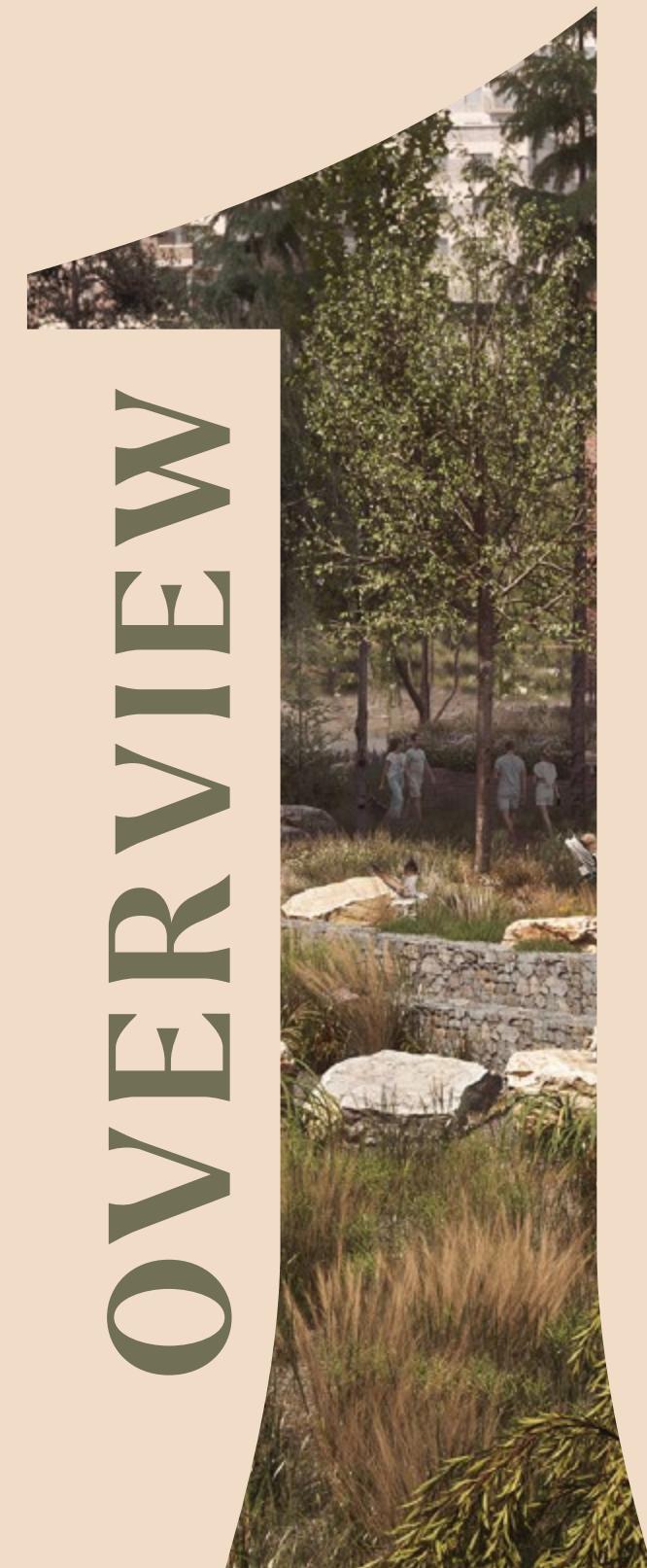
MANCHESTER



1. OVERVIEW
2. VISION
3. RED BANK
4. VICTORIA NORTH
5. MANCHESTER
6. DEVELOPER

# OVERVIEW

INTRODUCING RED BANK, A WHOLE NEW  
COMMUNITY FOR MANCHESTER





# MAKE NATURE YOUR NEIGHBOUR AT RED BANK

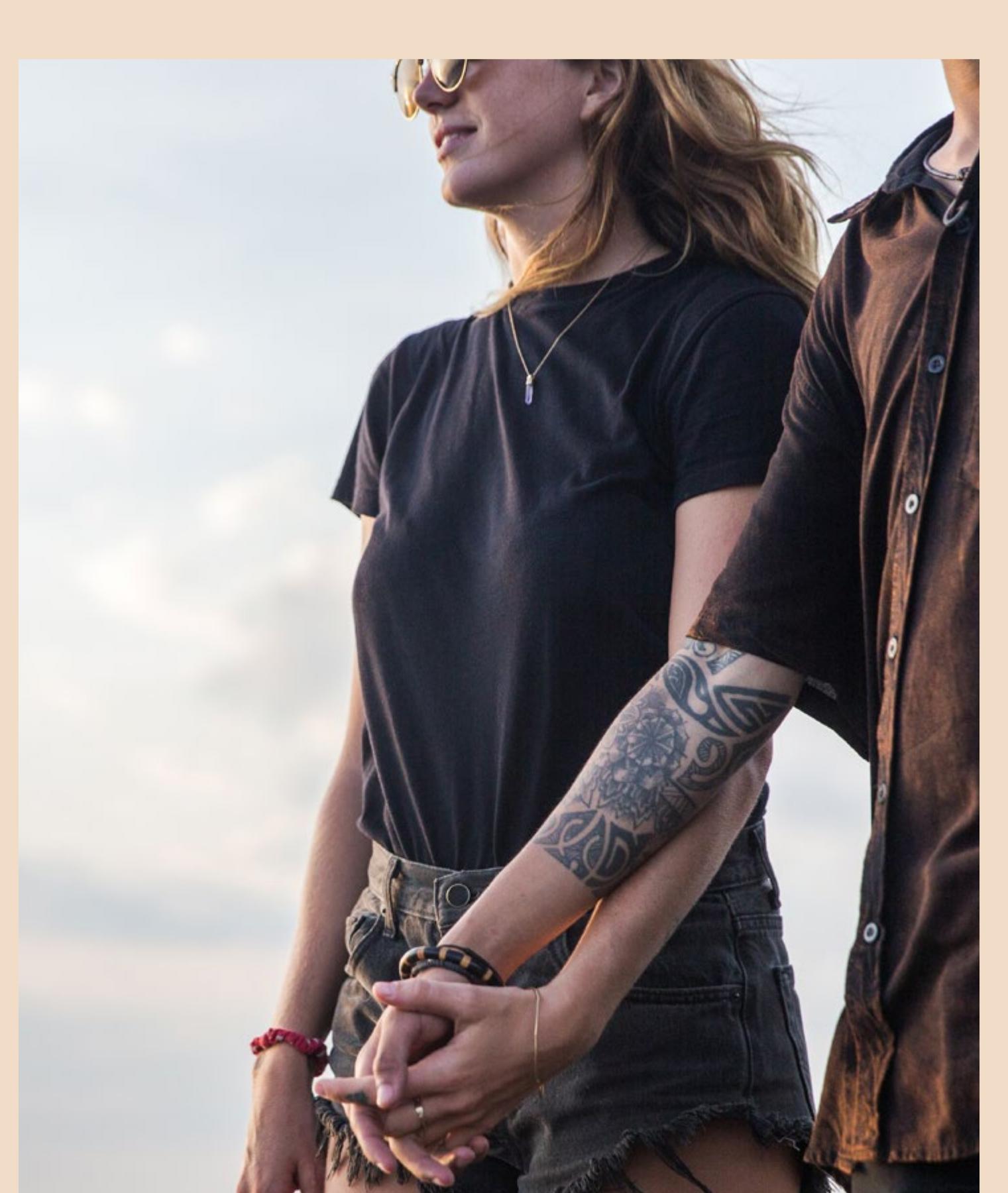


MANCHESTER'S NEWEST COMMUNITY IS BEING BUILT FOR GREENER LIVING, IN HARMONY WITH THE CITY'S LIVELY URBAN SPIRIT.

8,000 people will call the place home across three distinct neighbourhoods, interconnected by green circular routes, not roads. Nestling along the banks of the River Irk, Red Bank opens onto St Catherine's Wood, the beginning of a new 113-acre City River Park – set to be

Central Manchester's largest open space. As a vibrant destination in its own right – complete with new social infrastructure – thousands more will eat, drink, shop, relax, play, learn and grow together at Red Bank.

## AT A GLANCE



### WHAT IS RED BANK?

Three green neighbourhoods set over 27 acres, rich in amenities and infrastructure, with the development of modern, energy efficient homes for all lifestyles. Designed from the ground up for how we want to live today.

### WHERE IS IT?

On the northern fringe of Manchester City Centre, Red Bank is just a 4-minute cycle and 15-minute walk into the heart of the city.

### WHY CREATE IT?

Because Manchester deserves visionary regeneration and innovative new neighbourhoods that merge nature and city life. Introducing 'wild urbanism' to city centre living. Rewilding the banks of the River Irk, one of the city's founding rivers. Inspiring new lifestyle choices – green, active and tranquil – with ongoing investment over decades.

### WHAT IS HAPPENING NEXT?

Red Bank is being created right now. You can already meet, eat and drink here. You can live here by 2025, with a choice of 634 new homes in Victoria Riverside.

### WHO IS IT FOR?

For residents and visitors alike of all ages and stages of life. For people looking to get on the property ladder, or rent a new home. From upsizers seeking more room to downsizers – and everyone in between.

### HOW CAN I BE PART OF IT?

This ground-breaking new neighbourhood is an unmissable proposition for residents and businesses and visitors alike.



# VISION

RED BANK IS TURNING  
MANCHESTER GREEN



WHERE MANCHESTER'S  
DYNAMISM MEETS  
**NEW PARKLAND** AND  
THE WATERFRONT,  
A DIFFERENT TYPE  
OF NEIGHBOURHOOD  
IS EMERGING.

UNITED BY A DISTINCTLY GREEN TAKE  
ON OUR URBAN LIFESTYLE, THIS IS

RED BANK



Created for a city **born to be bolder**, here you can feel closer to the things that **make you feel alive**. Inviting, **low-carbon homes** that **welcome all**. Roots in a **thriving community**, with **vibrant social spaces**. Outdoor connections for an **active lifestyle**. **Parkland** and **woods** adjacent to the River Irk are awaiting to reward curiosity. All just minutes from **central Manchester**.

RED BANK IN NUMBERS

NEIGHBOURING CENTRAL MANCHESTER

15 - MIN WALK

AND JUST 4-MIN CYCLE RIDE

A COMMUNITY OF

8,000 PEOPLE

OVER THREE NEW NEIGHBOURHOODS

TRANSFORMING

27 ACRES

OF UNDERUSED LAND, INCLUDING 12+ ACRES OF  
GREEN SPACES, NATURAL HABITATS & PUBLIC REALM

PROVIDING

5,500 HOMES

DELIVERED OVER 10 YEARS WITH A NEW  
PRIMARY SCHOOL AND HEALTH CENTRE TOO

INTRODUCING

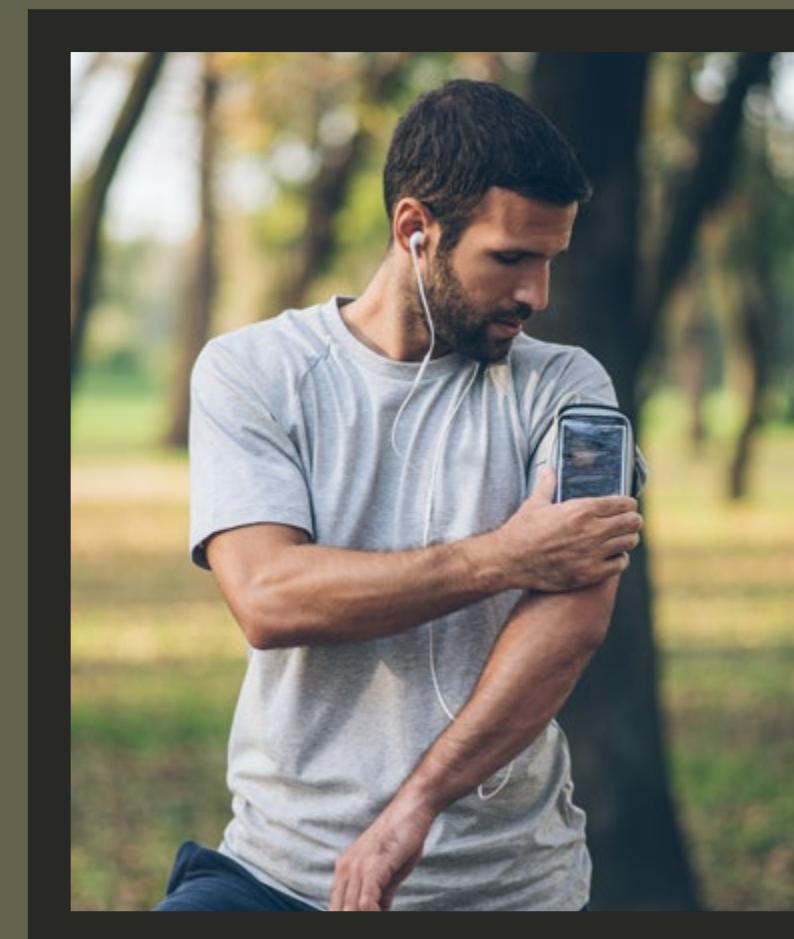
108,000 SQ FT

OF SHOPS, EATERIES, RESIDENT AMENITIES  
AND COMMUNITY SPACES

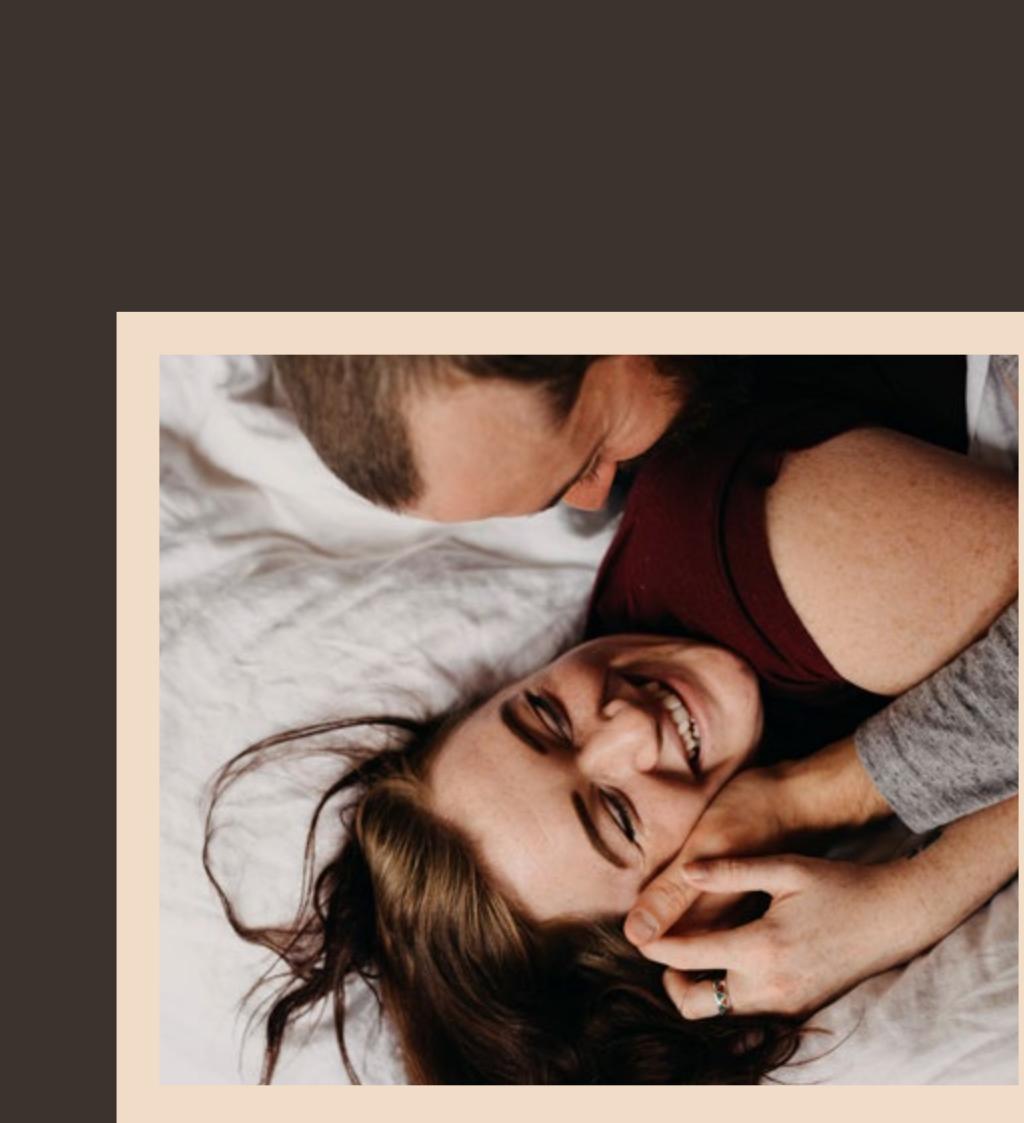
CHAMPIONING

ENERGY EFFICIENT

HOMES  
FEATURING SMART, LOW-CARBON TECHNOLOGIES



WHERE  
NEIGHBOURHOOD  
BECOMES  
COMMUNITY





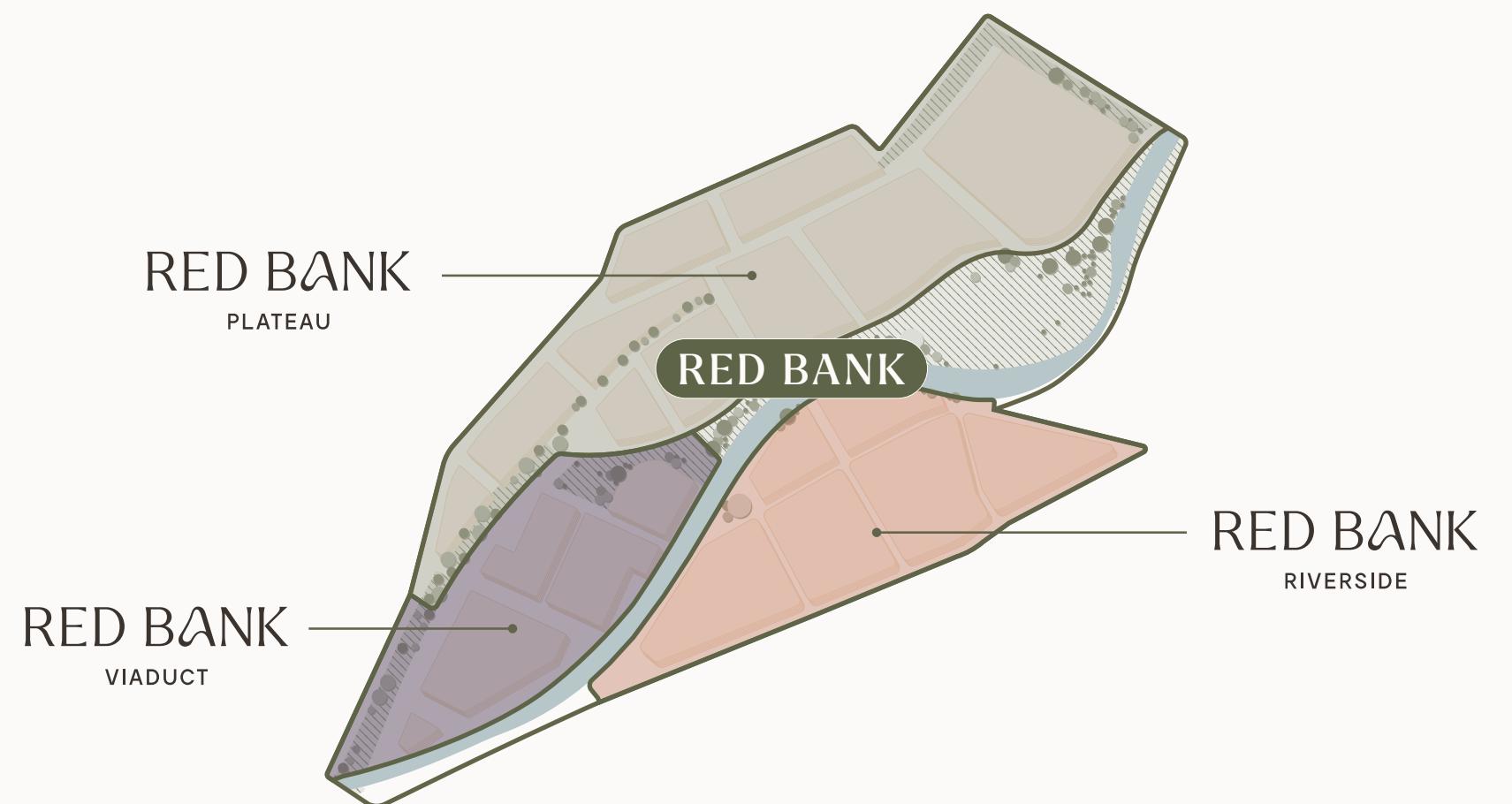
MANCHESTER'S THREE  
NEW NEIGHBOURHOODS



# ONE COMMUNITY, THREE DISTINCT NEIGHBOURHOODS



Clockwise from top left: launch pad market stalls on Dulwich Street in Red Bank Riverside, the spacious Plateau Courtyards overlooking the River Irk, retail spaces in the Red Bank Viaduct arches, new pedestrian routes along the River Irk.



## RED BANK RIVERSIDE

The first neighbourhood to launch, Red Bank Riverside offers the opportunity to live, work and play in open green spaces along the waterside in one of Manchester's most historic parts – while being within minutes of the city centre. A choice of new homes comes together with bars, cafés, shops and offices for a whole community to thrive together.

## RED BANK VIADUCT

In the making... Set against the backdrop of Riverside's modern apartment buildings – and amidst the viaduct railway arches – this neighbourhood is alive with industrial heritage and existing venues. New waterfront bars and restaurants, combined with homes and green spaces, will ensure this remains a destination in its own right.

## RED BANK PLATEAU

Coming soon... A leafy community with parkland panoramas, designed with families in mind. Neighbouring St Catherine's Wood, the Plateau will be packed full of parks, public squares and children's play areas, and connected to the wider Red Bank district with green routes. No need to give up city centre life when the little ones come along.



## NEW AND ENHANCED ECOLOGICAL HABITATS

Including Travis Island Wetlands, alongside biodiverse planting of trees, shrubs, perennials and more

**16+%** BIODIVERSITY NET GAIN



## WELL-CONNECTED CITY LOCATION

Served by excellent public transport links



## SMART, LOW-CARBON TECHNOLOGIES

Reducing environmental impact for a greener, healthier future



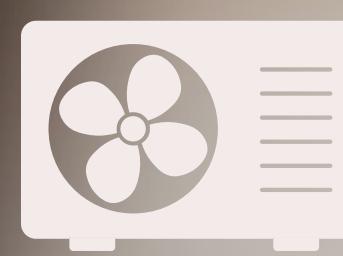
## RENEWABLE ENERGY GENERATED ON SITE

Alongside a range of other sustainable design solutions, including rainwater harvesting



## ALL ELECTRIC NEIGHBOURHOODS

For fossil-fuel free city living



## ENERGY EFFICIENT BUILDINGS

Using low-carbon and green technologies, such as air source heat pumps



## WALKING AND CYCLING FRIENDLY

Fully accessible, get around the neighbourhoods with ease

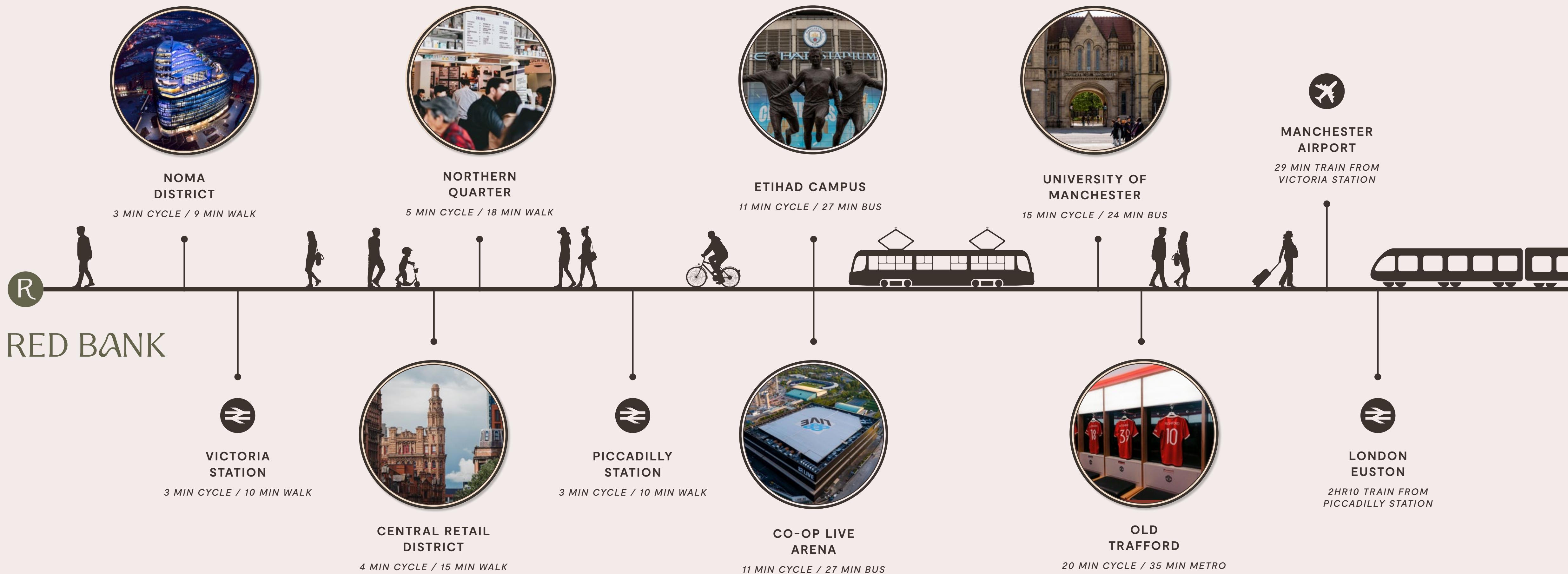


## PROMOTING A CIRCULAR ECONOMY

Reducing material use and recycling waste

# WIDER CONNECTIONS

It's a short walk to Victoria Station for both trains and trams, putting Greater Manchester and beyond within easy reach. Red Bank's own attractions – from the new high street to the waterfront and green spaces – will see the neighbourhood becoming a destination in its own right.



# GATHERING TOGETHER

RESIDENTS AND VISITORS COME TOGETHER AT RED BANK TO EXPERIENCE THE RICH VARIETY OF CITY LIFE IN LANDSCAPED, SOCIAL SPACES AND LEAFY PUBLIC SQUARES.

Red Bank has been designed from the outset to provide neighbourhood-style convenience within a short stroll of home, and create vibrant lifestyle destinations where everyone's welcome.



## SHOPPING ON THE HIGH STREET

Dantzic Street is Red Bank's bustling, tree-lined high street, home to one-of-a-kind retail and lifestyle brands, and exciting new pop-ups, as well day-to-day essentials. All within easy reach of home. Pedestrian friendly, with wide pavements, this will be the community's social heart.



## PLAYING TOGETHER

There are plenty of public spaces and children's play areas across the community, especially in the family friendly neighbourhood of Red Bank Plateau.



## MEETING BY THE WATERSIDE

Upbeat bars, restaurants and eateries can be found in the Red Bank Viaduct neighbourhood, located in Brewery Square and along Union Waterfront on the river's edge.



## LEARNING AND THRIVING AS ONE

Investment in social infrastructure will include a health centre for Red Bank residents, and a brand-new primary school to be shared with the area's wider community.



CGI of The Clubhouse, Red Bank Riverside, bringing together a range of amenities for residents' use.

## RESIDENT AMENITIES FOR A CITY / LIFE BALANCE



RED BANK IS DESIGNED FOR HAPPIER AND HEALTHIER URBAN LIVING, WITH A MIX OF RESIDENT-ONLY AMENITIES CONVENIENTLY PLACED ACROSS THE THREE INTERCONNECTED NEIGHBOURHOODS.

# DISCOVERING SOMETHING NEW

COMMUNITY BY FOUND, FEC'S EXCLUSIVE IN-HOUSE OPERATOR



Creating and empowering communities is at the heart of everything we do. Our social approach to placemaking has seen Red Bank evolve into a diverse destination that's already on Manchester's map for its vibrancy.

Today, you'll find a number of independent brands calling the neighbourhood home – from nationally acclaimed restaurants, such as The Spärrows, to locally loved artisan bakery, Half a Dozen Other, and dog-friendly, social bar and events space, Farfield Social Club.

# A FASHIONABLE NEW WAVE AT ARCH 19

Arch 19 is owned and run by Found. This dynamic space will host pop ups, community activities and a range of events, continuing to draw city dwellers and visitors alike to Red Bank.



## MORE AROUND THE CORNER

The wider neighbourhood is rich in unique places too, including Bromley Yard where over 200 shipping containers will offer co-working to new retail spaces. Plus, a Padel tennis court complex, bringing a whole new sport to this must-visit side of Manchester.

# CONNECTING WITH NATURE



RED BANK IS THE GATEWAY TO THE NEW CITY RIVER PARK, BRINGING GENEROUS AMOUNTS OF MUCH-NEEDED GREENERY TO THE URBAN CENTRE.

Central Manchester's largest park will stretch northwards along the River Irk and across 113 acres. Think of St James's Park in London and then double it. All this greenery begins at St Catherine's Wood in Red Bank, the north west's first urban woodland.

From outdoor spaces and landscaped streets to verdant sky gardens on roof terraces, Red Bank will be Manchester's greener side.

# ROAMING AROUND

COME FOR THE CITY SPIRIT.  
STAY FOR THE GREENER LIVING.

While each neighbourhood will provide its own style of living, the entire community will be connected by safe and inviting green routes. Travel through nature on foot or by bike, without ever needing to cross a road.

## THE CLIMATE LOOP

1.5 km of walking, running and cycling routes threading through Red Bank's green spaces, river edges and woodland. Connecting paths, streets and public squares, the Climate Loop puts public life and nature at the heart of urban living in Red Bank

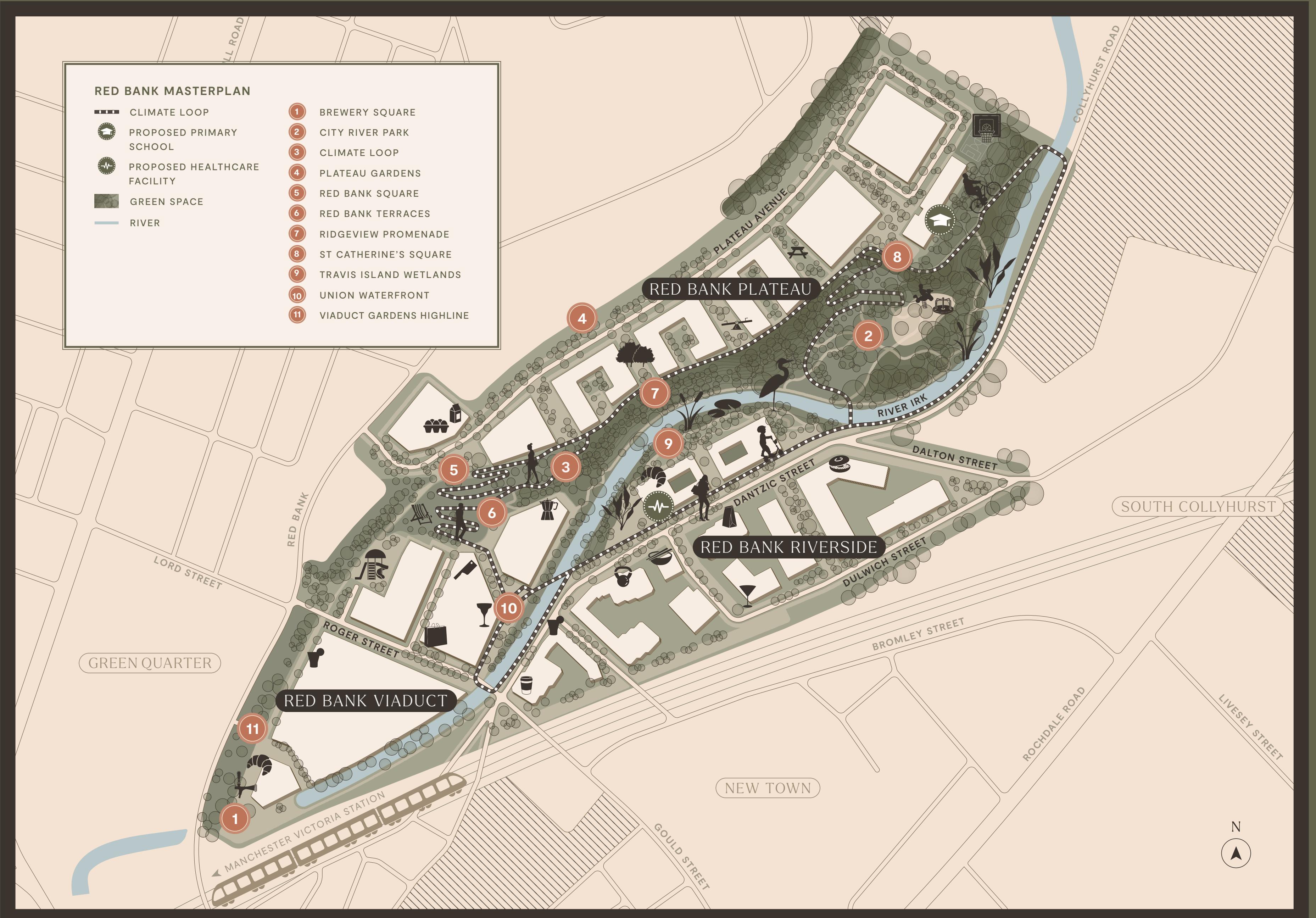
## VIADUCT GARDENS HIGHLINE

A key feature of the Climate Loop, the Highline will be a publicly accessible, elevated park route with views down to the River Irk

## ST CATHERINE'S WOOD

An urban woodland and the start of the new City River Park





# NATURAL SETTING URBAN ATTITUDE

Nestled along the banks of the River Irk, and set amidst acres of nature, Red Bank will be home to 8,000 people. Across three new neighbourhoods, many more will meet, eat, drink, shop, relax, gather, play, learn and grow together.

**TO CENTRAL  
MANCHESTER:**

**4 MIN CYCLE**

**15 MIN WALK**



INSPIRING NEW HOMES AT

# RED BANK RIVERSIDE



RED BANK RIVERSIDE WILL BE THE DYNAMIC, URBAN  
HEART OF A DIVERSE RED BANK COMMUNITY,  
CENTRED ON THE BUSTLING HIGH STREET.

Made for city dwellers whose sights are set on an apartment with a view. Designed for residents at all stages of life, and ideal for investors. Neighbourhood highlights include:

**THE HIGH STREET ON DANTZIC STREET**  
Red Bank's metropolitan thoroughfare and vibrant high street with breathtaking views across Travis Island Wetlands to the River Irk.

**PUBLIC OPEN SPACES**  
Including a square for markets and pop-ups.

#### RETAIL LAUNCH PADS

*Introducing exciting new brands as part of our pop-up programme.*

#### NEW HEALTH CENTRE

*Serving the Red Bank community.*

#### TRAVIS ISLAND WETLANDS

*A biodiverse terrace park and wild habitat for closer-to-nature experiences, with play trails and informal walking routes.*



CGI view of Red Bank Riverside from the River Irk.

# EXPLORE RED BANK RIVERSIDE



1. Victoria Riverside homes. 2. Residents' Clubhouse.

3. Podium garden.

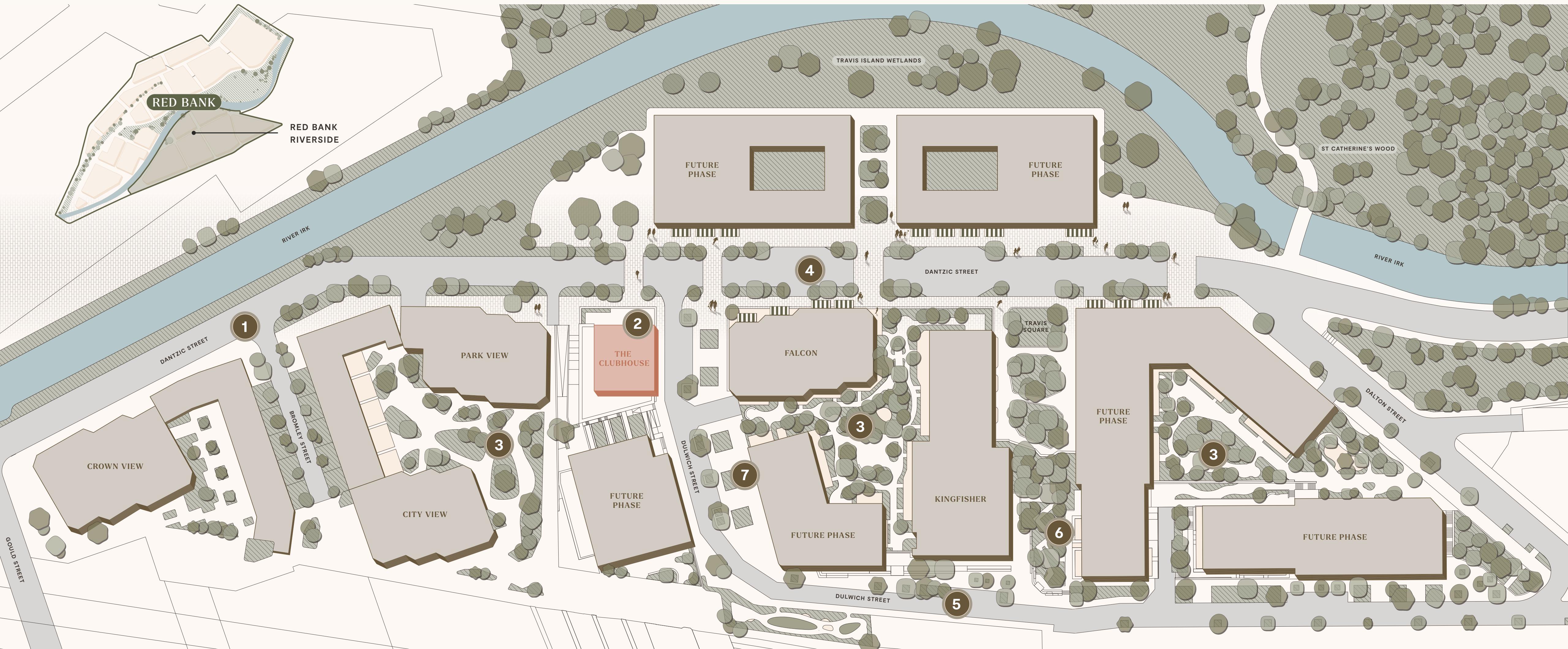
4. Retail on Dantzig Street. 5. Dulwich Street thoroughfare.

6. Woodland path

overlooking Travis Square.

7. Launch pads for

new brands.



CLOSER TO THE ACTION AT

# RED BANK VIADUCT



A WATERFRONT APARTMENT HOME WITH AN URBAN EDGE AMIDST  
A LIFESTYLE DESTINATION. WE'RE BUILDING ON THE BEST OF AN  
ALREADY THRIVING COMMUNITY.

This vibrant neighbourhood will be the gateway to Red Bank from central Manchester, with a former railway viaduct steeped in the character of the city's industrial heritage. Neighbourhood highlights include:

#### UNION WATERFRONT

A thriving ground floor of new restaurants, cafés and bars, with green spaces down to a re-naturalised river edge.

#### BREWERY SQUARE

A lively new space for artisans and community events, this social hub is right by the viaduct.

#### THE HIGHLINE

Viaduct Gardens offers an elevated linear park experience, set atop the former railway arches.



# BUSTLING AND BLOOMING

STROLL ALONG THE LANDSCAPED VIADUCT GARDENS, OR HEAD BELOW TO DISCOVER NEW RETAIL, FOOD AND LIFESTYLE DESTINATIONS AMIDST THE ARCHES.



CGI view of Red Bank Viaduct arches and public spaces.



TIME WITH THE FAMILY AT

# RED BANK PLATEAU



RED BANK PLATEAU WILL HAVE A TRANQUIL FAMILY FEEL, WITH TOWNHOUSES AND DUPLEXES, SPACES FOR CHILDREN TO PLAY, PUBLIC SQUARES AND LIFESTYLE CONVENIENCES ON THE DOORSTEP.

This neighbourhood is set on an elevated promenade level, making the most of the panoramic views over St Catherine's Wood and towards the city centre. Neighbourhood highlights include:

#### RED BANK SQUARE

Opening out onto the neighbourhood, with local amenities and public realm leading to the landscaped Red Bank Terraces – a great spot for exercise.

#### COMMUNITY SPACE

A hub to bring everyone together, curated by residents for residents.

#### ST CATHERINE'S SQUARE

A neighbourhood destination, adjacent to woodland. The pedestrian-friendly, public square will be home to a children's play area, shops, cafés and more.

#### RIDGEVIEW PROMENADE

Lush, landscaped gardens with views across the rewilded Irk Valley and parkland (part of the Climate Loop).

# ROOM TO LIVE AND BREATHE AS A FAMILY

LARGER HOMES, MINUTES FROM THE CITY, ARE WRAPPED AROUND THE QUIET BUSTLE OF ST CATHERINE'S SQUARE, HOME TO CAFÉS, A PLAY AREA AND A PRIMARY SCHOOL.

CGI view of Red Bank Plateau homes and green outdoor spaces.



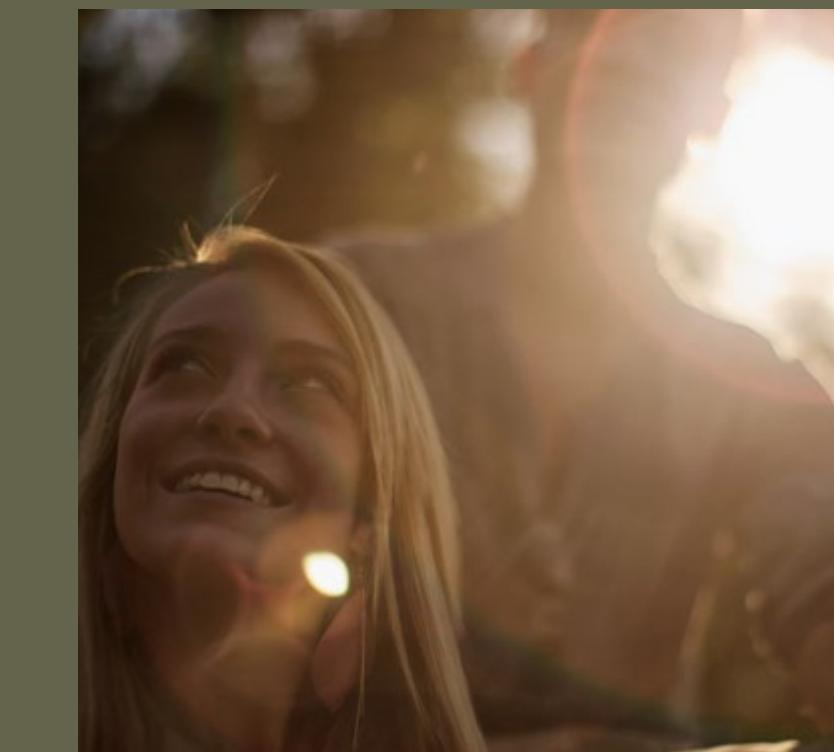
URBAN REGENERATION ON  
AN UNPRECEDENTED SCALE





# THE START OF VICTORIA NORTH

RED BANK FORMS PART OF THE FIRST PHASE OF FEC'S  
VICTORIA NORTH MASTERPLAN, MANCHESTER'S  
LARGEST REGENERATION PROJECT.



A JOINT VENTURE WITH MANCHESTER CITY COUNCIL  
RUNNING OVER TWO DECADES

Victoria North will bring 15,000 new homes to the city – almost 5,500 in Red Bank alone – together with ample amenities, social infrastructure and 113 acres of green parkland.





# SEVEN NEW AND REVITALISED NEIGHBOURHOODS

RED BANK FORMS PART OF THE FIRST PHASE OF VICTORIA NORTH, THE LARGEST REGENERATION PROJECT MANCHESTER HAS EVER SEEN.

In a city so popular that demand outstrips supply, Victoria North will provide 15,000 new homes – almost 5,500 in Red Bank alone. There will also be new and expanded schools, enhanced healthcare facilities and transport links for easy access into the city and beyond – along with new business opportunities and jobs.

Park, and brought to life by Found – the sole operator across Victoria North and a FEC company – ensuring consistency of experience across the neighbourhoods.

Running over the next two decades, FEC is proud of this joint venture with Manchester City Council and its long-term investment in the area.

The seven neighbourhoods will champion new and existing communities. These will be linked by the introduction of City River

VICTORIA NORTH IN NUMBERS

SPANNING

**390 ACRES**

THE EQUIVALENT OF **217 OLD  
TRAFFORD FOOTBALL PITCHES**

PROVIDING

**15,000 HOMES**

OF DIFFERENT TYPES AND TENURES

HOME TO

**40,000 PEOPLE**

WITH NEW **SCHOOLS, HEALTHCARE  
FACILITIES AND TRANSPORT LINKS**

A NEW

**113-ACRE PARK**

**CITY RIVER PARK** WILL BE TWICE THE SIZE OF ST JAMES'S PARK,  
LONDON, JOINING TOGETHER UNDERUSED **PUBLIC OPEN SPACES**

OVER

**£4 BILLION**

THE SCHEME'S TOTAL GROSS  
DEVELOPMENT VALUE

INCLUDING

**£51.6 MILLION**

OF **INFRASTRUCTURE ENABLING DEVELOPMENT**  
FROM CENTRAL GOVERNMENT



MANCHESTER

MINUTES FROM  
CENTRAL MANCHESTER



MANCHESTER IS BOOMING

NO. 1

UK CITY OF THE FUTURE

BY THE FINANCIAL TIMES

+120,670

STUDENT POPULATION

ONE OF THE LARGEST IN EUROPE

£86BN

A YEAR GDP

+34%

ECONOMIC GROWTH

FROM 2011 TO 2021. MORE THAN ANY OTHER UK CITY

# THE CITY'S VIBRANCY ON RED BANK'S DOORSTEP

MANCHESTER IS THE UK'S SECOND MOST POPULATED CITY, AND ITS REMARKABLE STORY PULSES AND BREATHES ALONG WITH ITS DIVERSE PEOPLE.



RENNED FOR LEARNING

MANCHESTER  
1824



RNCM  
ROYAL NORTHERN  
COLLEGE OF MUSIC



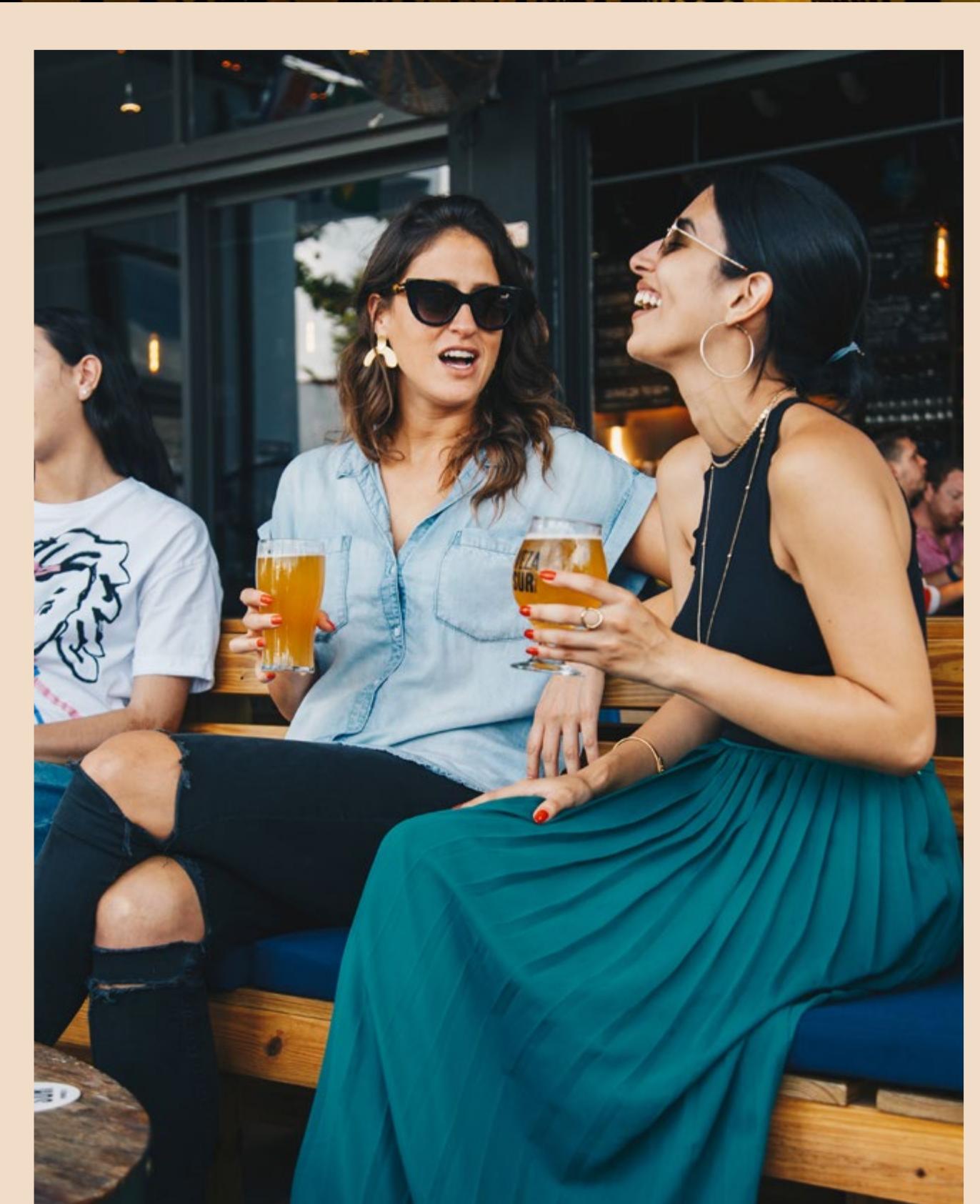
HOME TO LEADING BUSINESSES AND ORGANISATIONS



Google

A magnet for arts and culture, the city is also a hub to leading companies, where business booms. As one of Europe's largest student populations, learning thrives across the city's universities and academic institutions. And with 60% of graduates staying put

(the highest retention rate in the UK), there is an increasing number of young professionals making Manchester home. A virtuous circle, revolving around global travel connections, attracting ever-more national and international firms to a flourishing £86bn economy.

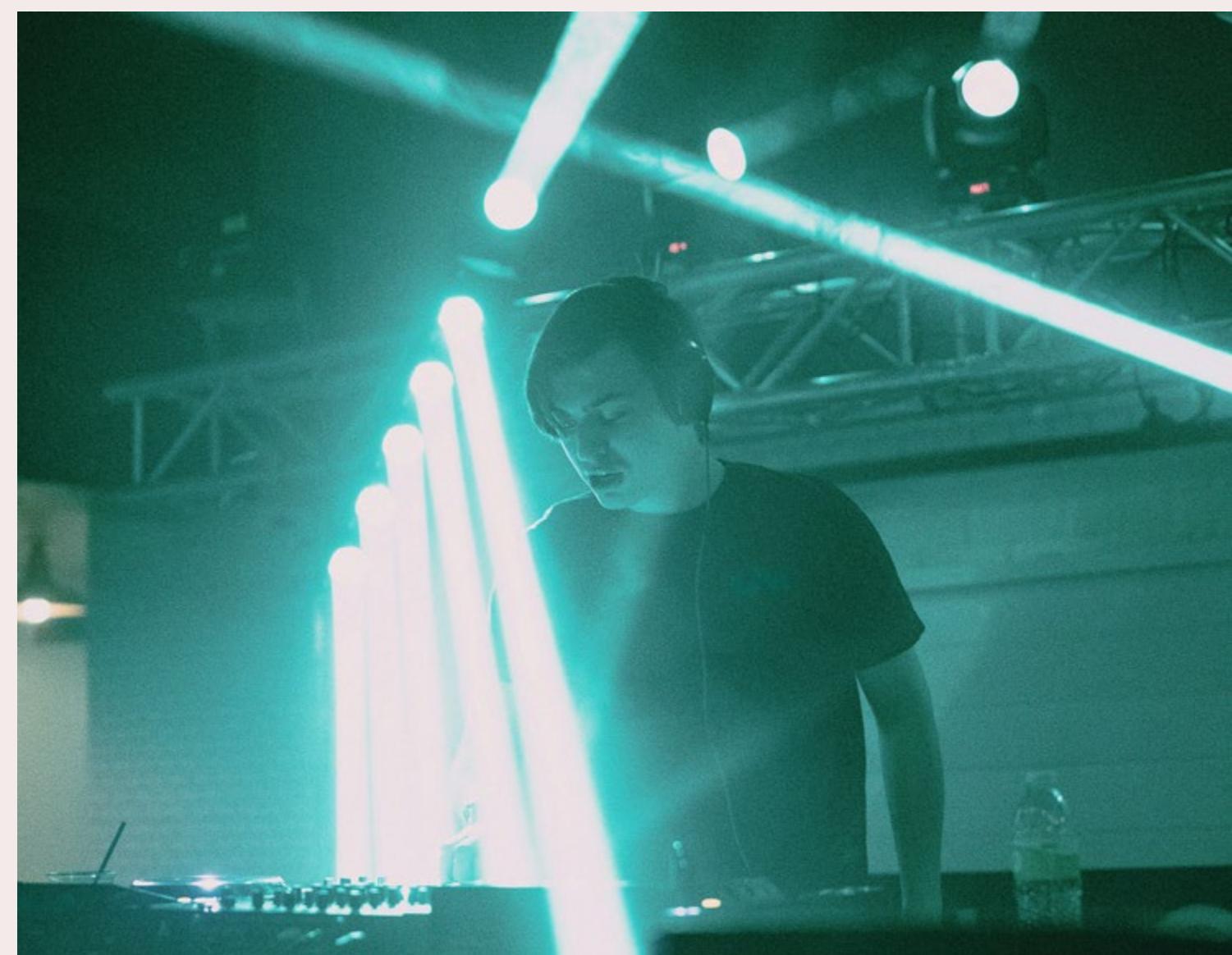


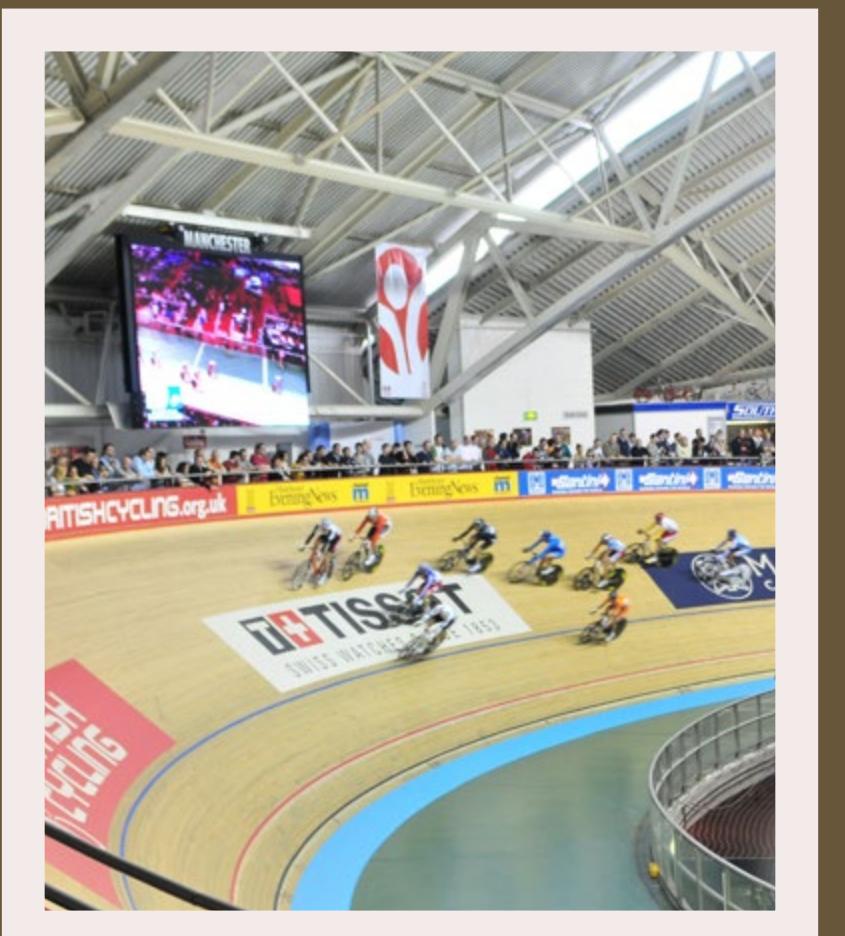
Aviva Studios, a landmark new cultural space for Manchester.

## THE CITY OF CHARACTER AND CULTURE

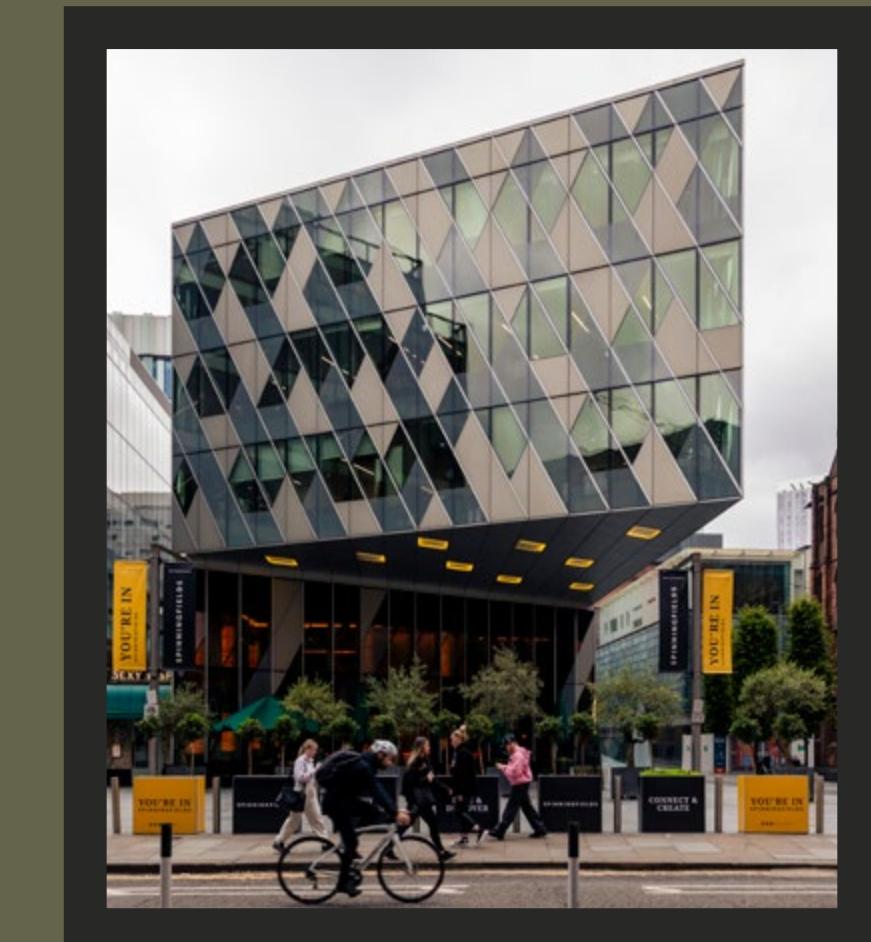
Manchester, the UK's capital of music, has a dynamic blend of upbeat bars, cult-favourite dining spots, and Michelin-starred restaurants such as Skof and Mana. This dynamic culinary scene is complemented by striking architecture, world-renowned cultural landmarks and iconic sporting venues. All just steps from Red Bank, home to well-loved independent brands like Half Dozen Other artisan bakery and the award-winning The Spärrows eatery.

The Warehouse Project, a series of club nights in Greater Manchester.





National Cycling Centre, home to British cycling.



*Sexy Fish Asian restaurant and bar.*



*Piccadilly Records*



*Co-op Live, the UK's largest entertainment arena.*



THE CITY'S  
VIBRANCY  
ON YOUR  
DOORSTEP





A DEDICATED TEAM OF  
RESIDENTIAL SPECIALISTS





# CREATING AND EMPOWERING COMMUNITIES

FAR EAST CONSORTIUM (FEC) IS A LEADING PROPERTY GROUP SPECIALISING IN PROPERTY DEVELOPMENT AND HOSPITALITY ACROSS THE GLOBE.

We don't just build homes, we create and foster communities. Through our in-house brand Found, we deliver end-to-end building and property management encompassing our residential and commercial operation to create better places and experiences for the community.

As long-term patient capital investors and supporters of Manchester, we bring an extensive range of experience to the city. We're building more than modern new homes, we're making joined-up places.

MEETING A RISING DEMAND FOR NEW HOMES  
DESIGNING FOR THE CITY'S WIDER DEMOGRAPHIC  
DEVELOPING EXISTING COMMUNITIES TO THRIVE IN AND  
NEW NEIGHBOURHOODS, LIKE RED BANK, TO GROW IN

Everything we're creating in Manchester, from residences to retail and lifestyle destinations, will be managed by a single operator, Found – FEC's exclusive in-house provider.

# GLOBAL EXPERIENCE LOCAL KNOWLEDGE



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

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 regeneration of Victoria North, FEC have already delivered several

successful Manchester-based schemes including MeadowSide and New Cross Central. Projects currently in development include Victoria Riverside (part of Red Bank), Collyhurst Village, and Consort Place in London.

A TRUSTED INTERNATIONAL DEVELOPER, WITH PROJECTS INCLUDING:



Kai Tak Residential, Hong Kong.



Consort Place, London, UK.



The Ritz-Carlton, Melbourne, Australia.



Hyll on Holland, Singapore.



MeadowSide: 422 new homes set around Angel Meadow Park.



New Cross Central: A collection of 80 modern homes.



Collyhurst Village: 144 homes and a community park.



The first new homes in Red Bank Riverside, including Victoria Riverside comprising over 2,185 residences.

# HOMES BY FEC

MADE FOR FUTURE GENERATIONS

OUR DEDICATED TEAM OF SALES SPECIALISTS PUT EXPERIENCE AT THE HEART OF EVERYTHING – CAREFULLY CONSIDERING CUSTOMERS' REQUIREMENTS AND FINDING THEM THEIR PERFECT PROPERTY IN ONE OF VICTORIA NORTH'S UNIQUE NEIGHBOURHOODS.

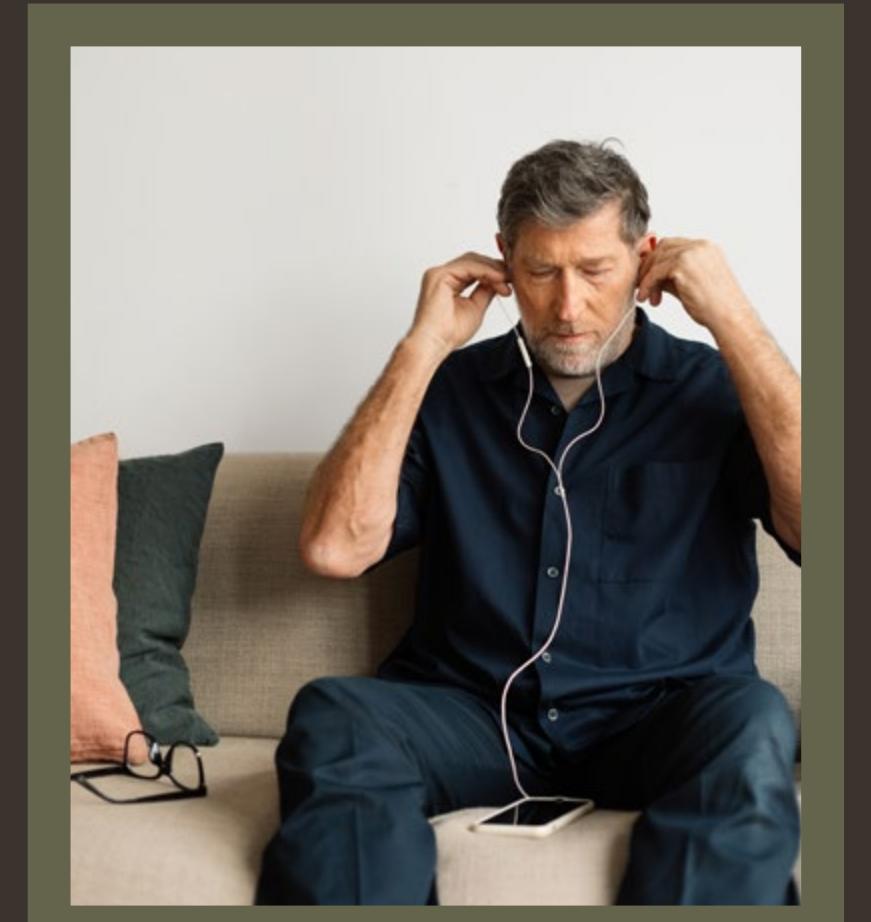
## NEW APARTMENTS, DUPLEXES AND TOWNHOUSES

*Providing the right homes for all ages and stages of life in the right locations.*

## 1, 2 AND 3-BEDROOM HOMES

*Combining the ease of living minutes from the city centre with extensive residential amenities and nature on your doorstep with the new 113-acre City River Park.*

AT FEC, WE ARE NOT ONLY PROUD OF OUR COMMITMENT TO DELIVER HIGH-QUALITY HOMES, BUT ALSO THRIVE ON PROVIDING EXCELLENT CUSTOMER EXPERIENCE THROUGHOUT, FROM THE INITIAL CONTACT WITH OUR SALES TEAM THROUGH TO OCCUPATION AND BEYOND.



# DISCOVER MORE

## RESIDENTIAL AND INVESTING

ENQUIRIES@FECIL.UK

## COMMERCIAL ENQUIRIES

SPACES@WEAREFOUND.CO.UK

FIND OUT MORE

REDBANK.CO.UK

# RED BANK

RED BANK IS  
THE NATURAL  
SETTING TO  
INSPIRE A NEW  
GENERATION OF  
LIFE STORIES

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REDBANK.CO.UK

A DEVELOPMENT BY

