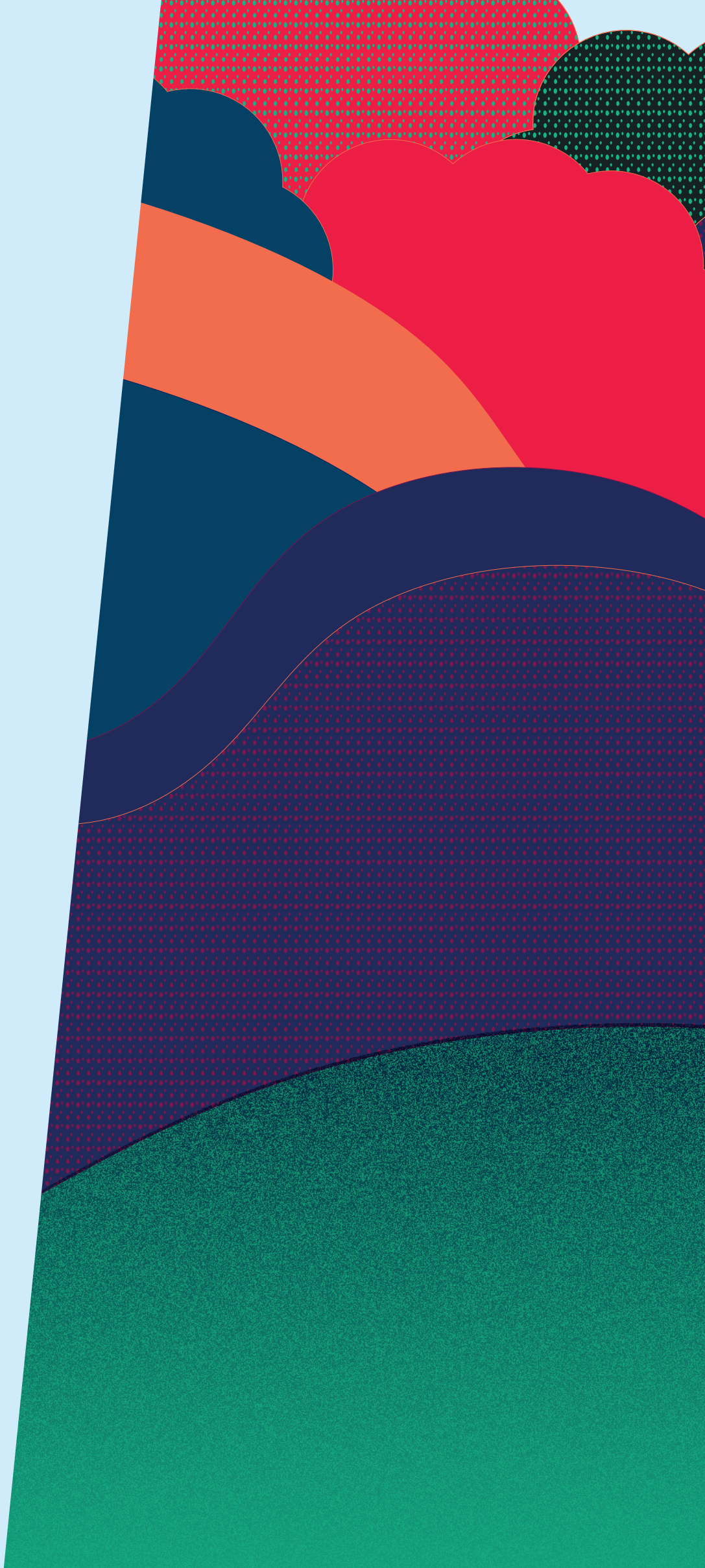


Meadow Side





Mount Yard

- 01 Angel Meadow Park
- 02 The Gate
- 03 The Stile
- 04 The Peak
- 05 Mount Yard
- M Marketing Suite

05 Mount Yard



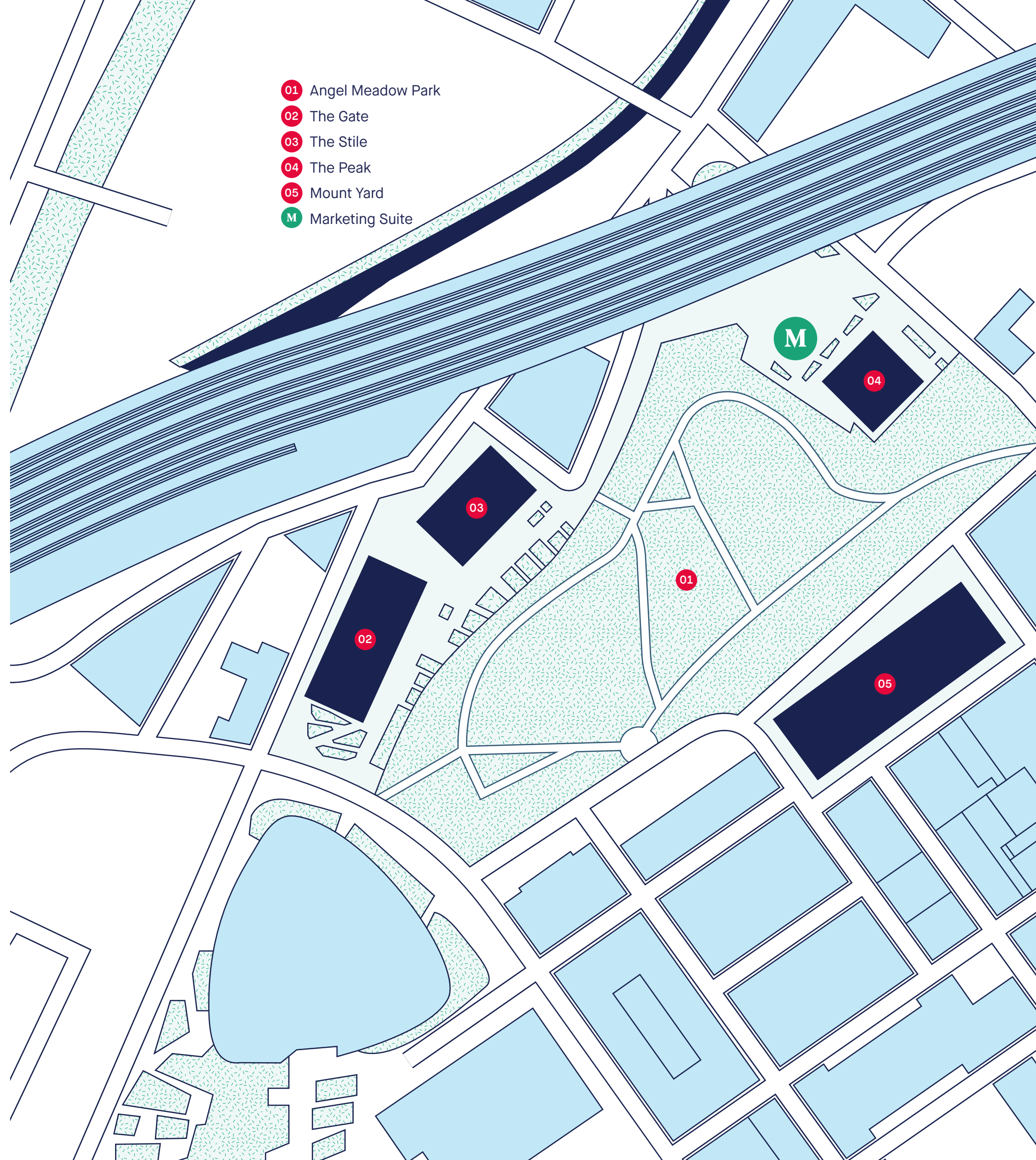
Meadowside

OVERVIEW: Mount Yard

A mix of apartments, penthouses and townhouses.

Designed to blend in with the listed buildings and surrounding warehouses.

A complement and reflection of the rich local colours and materials with a mix of Victorian and contemporary styles.



Please note, the development layout shown is a digital illustration only, is not to scale, and may not accurately depict elevation materials, gradients, landscaping or street furniture in the as-built development. Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the layout and specification as necessary and without notice.

05

Mount Yard

A contemporary mix of one, two and three bedroom apartments, penthouses and townhouses. Overlooking Manchester's biggest green space and inspired by the rich local colours and materials of the surrounding warehouses and Victorian architecture.





Townhouses

Level G 01 02 03 04 05 06 07 08 09 10 11

Townhouse – Ground Floor



Meadowside: Mount Yard

01

Type A - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

02

Type B - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

03

Type C - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

04

Type D - Three Bed Townhouse

Internal Area (NSA)
125 m² / 1345 ft²

Living/Dining
9.85 x 4.84 m

Bedroom 1
6.28 x 3.34 m

Bedroom 2
3.52 x 3.84 m

Bedroom 3
3.30 x 3.84 m

05

Type E - Three Bed Townhouse

Internal Area (NSA)
102 m² / 1098 ft²

Living/Dining
9.93 x 4.25 m

Bedroom 1
3.80 x 3.08 m

Bedroom 2
3.20 x 3.08 m

Bedroom 3
2.75 x 4.55 m

Level G 01 02 03 04 05 06 07 08 09 10 11

Townhouse – Upper Floor



Meadowside: Mount Yard

01

Type A - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

02

Type B - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

03

Type C - Three Bed Townhouse

Internal Area (NSA)
130 m² / 1399 ft²

Living/Dining
9.50 x 4.84 m

Bedroom 1
3.58 x 4.84 m

Bedroom 2
3.34 x 3.64 m

Bedroom 3
3.64 x 2.81 m

04

Type D - Three Bed Townhouse

Internal Area (NSA)
125 m² / 1345 ft²

Living/Dining
9.85 x 4.84 m

Bedroom 1
6.28 x 3.34 m

Bedroom 2
3.52 x 3.84 m

Bedroom 3
3.30 x 3.84 m

05

Type E - Three Bed Townhouse

Internal Area (NSA)
102 m² / 1098 ft²

Living/Dining
9.93 x 4.25 m

Bedroom 1
3.80 x 3.08 m

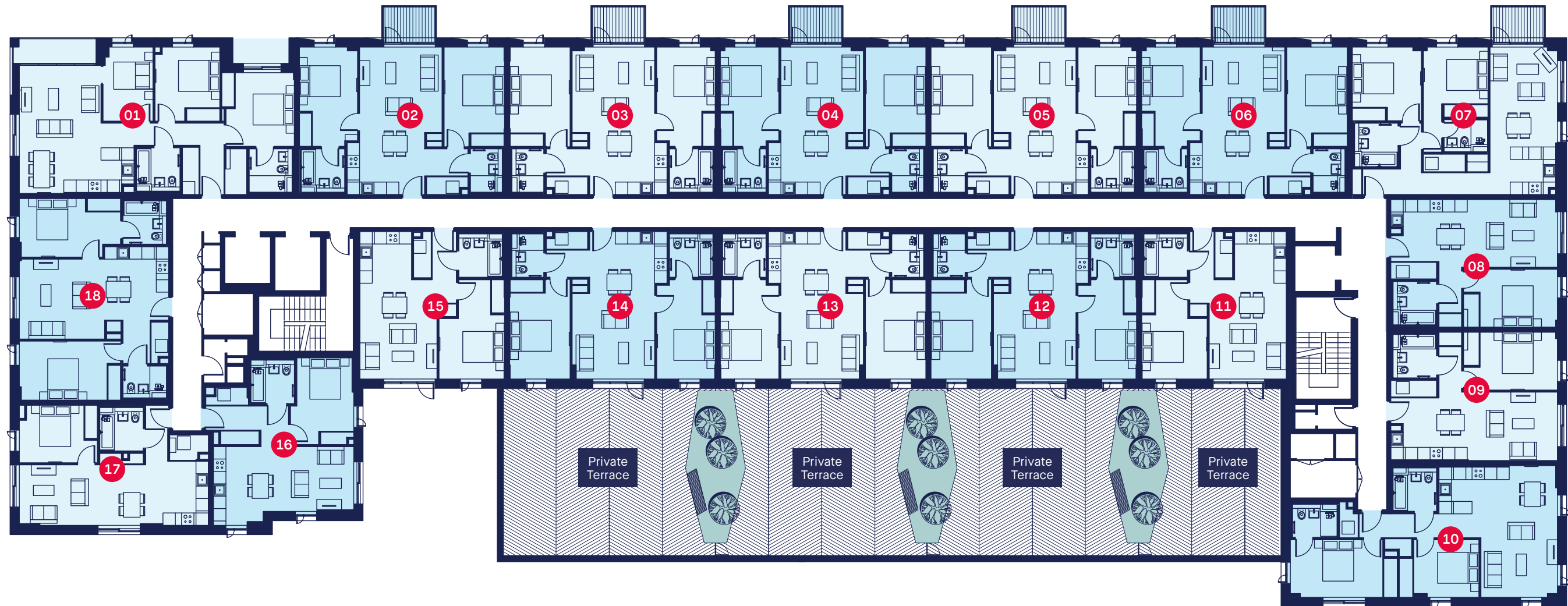
Bedroom 2
3.20 x 3.08 m

Bedroom 3
2.75 x 4.55 m



Apartments

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

16

Type One Bed 1A
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 6.79 X 3.81 m
 Bedroom 1
 3.06 X 4.20 m

11 15

Type One Bed 1B
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 3.73 X 7.14 m
 Bedroom 1
 3.14 X 4.81 m

08 09

Type One Bed 1C
 Internal Area (NSA)
 49 m² / 527 ft²
 Living/Dining
 3.28 X 7.95 m
 Bedroom 1
 2.90 X 4.54 m

17

Type One Bed 1D
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 8.1 X 3.10 m
 Bedroom 1
 2.79 X 3.78 m

02 03 04 05
 06 12 13 14

Type Two Bed 2A
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.99 X 6.93 m
 Bedroom 1
 2.84 X 4.81 m
 Bedroom 2
 2.90 X 4.81 m

07

Type Two Bed 2B
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.26 X 7.14 m
 Bedroom 1
 3.12 X 3.55 m
 Bedroom 2
 3.55 X 3.34 m

10

Type Two Bed 2D
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 6.38 X 5.55 m
 Bedroom 1
 4.48 X 2.79 m
 Bedroom 2
 3.15 X 2.79 m

18

Type Two Bed 2G
 Internal Area (NSA)
 71 m² / 764 ft²
 Living/dining
 3.87 X 7.12 m
 Bedroom 1
 4.90 X 2.83 m
 Bedroom 2
 4.90 X 2.86 m

01

Type Three Bed 3A
 Internal Area (NSA)
 86 m² / 925 ft²
 Living/dining
 5.55 x 6.20 m
 Bedroom 1
 3.30 x 3.57 m
 Bedroom 2
 3.14 x 3.64 m
 Bedroom 3
 2.42 x 3.64 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

16

Type One Bed 1A
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 6.79 X 3.81 m
 Bedroom 1
 3.06 X 4.20 m

11 15

Type One Bed 1B
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 3.73 X 7.14 m
 Bedroom 1
 3.14 X 4.81 m

08 09

Type One Bed 1C
 Internal Area (NSA)
 49 m² / 527 ft²
 Living/Dining
 3.28 X 7.95 m
 Bedroom 1
 2.90 X 4.54 m

17

Type One Bed 1D
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 8.1 X 3.10 m
 Bedroom 1
 2.79 X 3.78 m

02 03 04 05
 06 12 13 14

Type Two Bed 2A
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.99 X 6.93 m
 Bedroom 1
 2.84 X 4.81 m
 Bedroom 2
 2.90 X 4.81 m

07

Type Two Bed 2B
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.26 X 7.14 m
 Bedroom 1
 3.12 X 3.55 m
 Bedroom 2
 3.55 X 3.34 m

10

Type Two Bed 2D
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 6.38 X 5.55 m
 Bedroom 1
 4.48 X 2.79 m
 Bedroom 2
 3.15 X 2.79 m

18

Type Two Bed 2G
 Internal Area (NSA)
 71 m² / 764 ft²
 Living/dining
 3.87 X 7.12 m
 Bedroom 1
 4.90 X 2.83 m
 Bedroom 2
 4.90 X 2.86 m

01

Type Three Bed 3A
 Internal Area (NSA)
 86 m² / 925 ft²
 Living/dining
 5.55 x 6.20 m
 Bedroom 1
 3.30 x 3.57 m
 Bedroom 2
 3.14 x 3.64 m
 Bedroom 3
 2.42 x 3.64 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

16

Type One Bed 1A
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 6.79 X 3.81 m
 Bedroom 1
 3.06 X 4.20 m

11 15

Type One Bed 1B
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 3.73 X 7.14 m
 Bedroom 1
 3.14 X 4.81 m

08 09

Type One Bed 1C
 Internal Area (NSA)
 49 m² / 527 ft²
 Living/Dining
 3.28 X 7.95 m
 Bedroom 1
 2.90 X 4.54 m

17

Type One Bed 1D
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 8.1 X 3.10 m
 Bedroom 1
 2.79 X 3.78 m

02 03 04 05
 06 12 13 14

Type Two Bed 2A
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.99 X 6.93 m
 Bedroom 1
 2.84 X 4.81 m
 Bedroom 2
 2.90 X 4.81 m

07

Type Two Bed 2B
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.26 X 7.14 m
 Bedroom 1
 3.12 X 3.55 m
 Bedroom 2
 3.55 X 3.34 m

10

Type Two Bed 2D
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 6.38 X 5.55 m
 Bedroom 1
 4.48 X 2.79 m
 Bedroom 2
 3.15 X 2.79 m

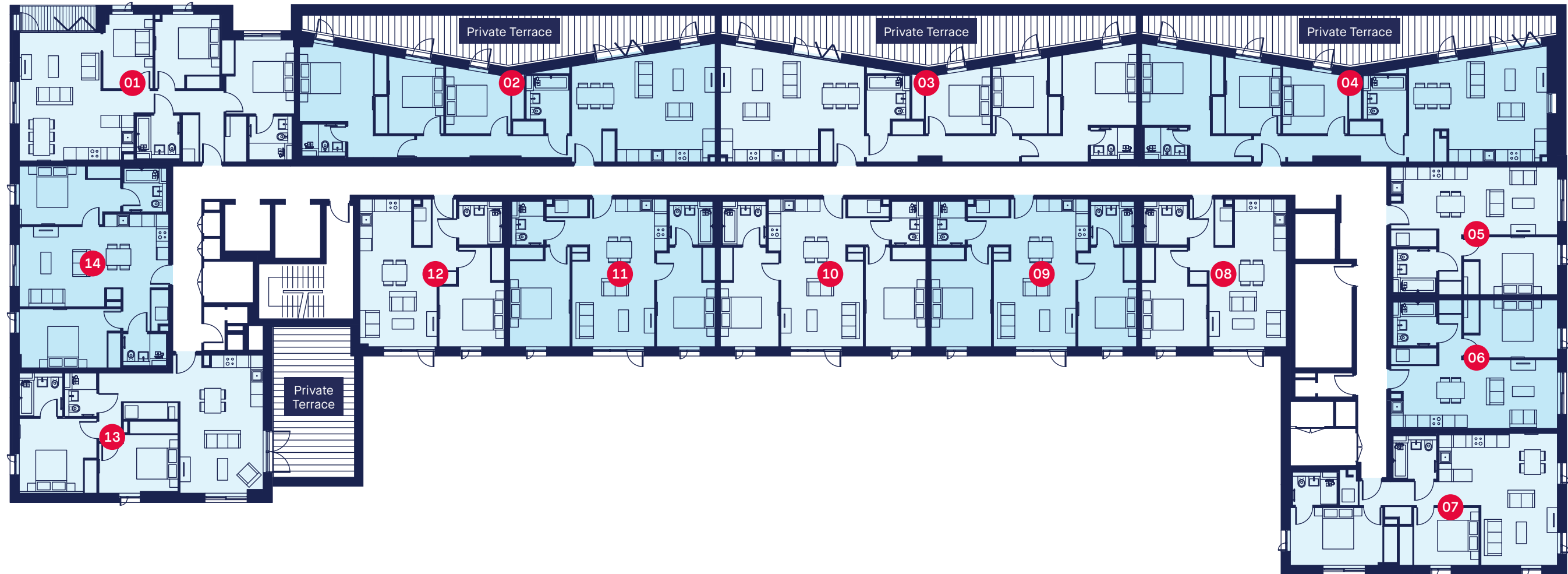
18

Type Two Bed 2G
 Internal Area (NSA)
 71 m² / 764 ft²
 Living/dining
 3.87 X 7.12 m
 Bedroom 1
 4.90 X 2.83 m
 Bedroom 2
 4.90 X 2.86 m

01

Type Three Bed 3A
 Internal Area (NSA)
 86 m² / 925 ft²
 Living/dining
 5.55 x 6.20 m
 Bedroom 1
 3.30 x 3.57 m
 Bedroom 2
 3.14 x 3.64 m
 Bedroom 3
 2.42 x 3.64 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

08 12

Type One Bed 1B
 Internal Area (NSA)
 50 m² / 538 ft²
 Living/Dining
 3.73 X 7.14 m
 Bedroom 1
 3.14 X 4.81 m

05 06

Type One Bed 1C
 Internal Area (NSA)
 49 m² / 527 ft²
 Living/Dining
 3.28 X 7.95 m
 Bedroom 1
 2.90 X 4.54 m

09 10 11

Type Two Bed 2A
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 3.99 X 6.93 m
 Bedroom 1
 2.84 X 4.81 m
 Bedroom 2
 2.90 X 4.81 m

13

Type Two Bed 2C
 Internal Area (NSA)
 72 m² / 775 ft²
 Living/dining
 6.68 X 4.37 m
 Bedroom 1
 3.53 X 3.10 m
 Bedroom 2
 3.83 X 2.83 m

07

Type Two Bed 2D
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 6.38 X 5.55 m
 Bedroom 1
 4.48 X 2.79 m
 Bedroom 2
 3.15 X 2.79 m

14

Type Two Bed 2G
 Internal Area (NSA)
 71 m² / 764 ft²
 Living/dining
 3.87 X 7.12 m
 Bedroom 1
 4.90 X 2.83 m
 Bedroom 2
 4.90 X 2.86 m

01

Type Three Bed 3A
 Internal Area (NSA)
 86 m² / 925 ft²
 Living/dining
 5.55 x 6.20 m
 Bedroom 1
 3.30 x 3.57 m
 Bedroom 2
 3.14 x 3.64 m
 Bedroom 3
 2.42 x 3.64 m

03

Type Three Bed 3D
 Internal Area (NSA)
 98 m² / 1065 ft²
 Living/dining
 6.98 x 5.74 m
 Bedroom 1
 4.32 x 5.62 m
 Bedroom 2
 4.26 x 3.65 m
 Bedroom 3
 3.15 x 3.20 m

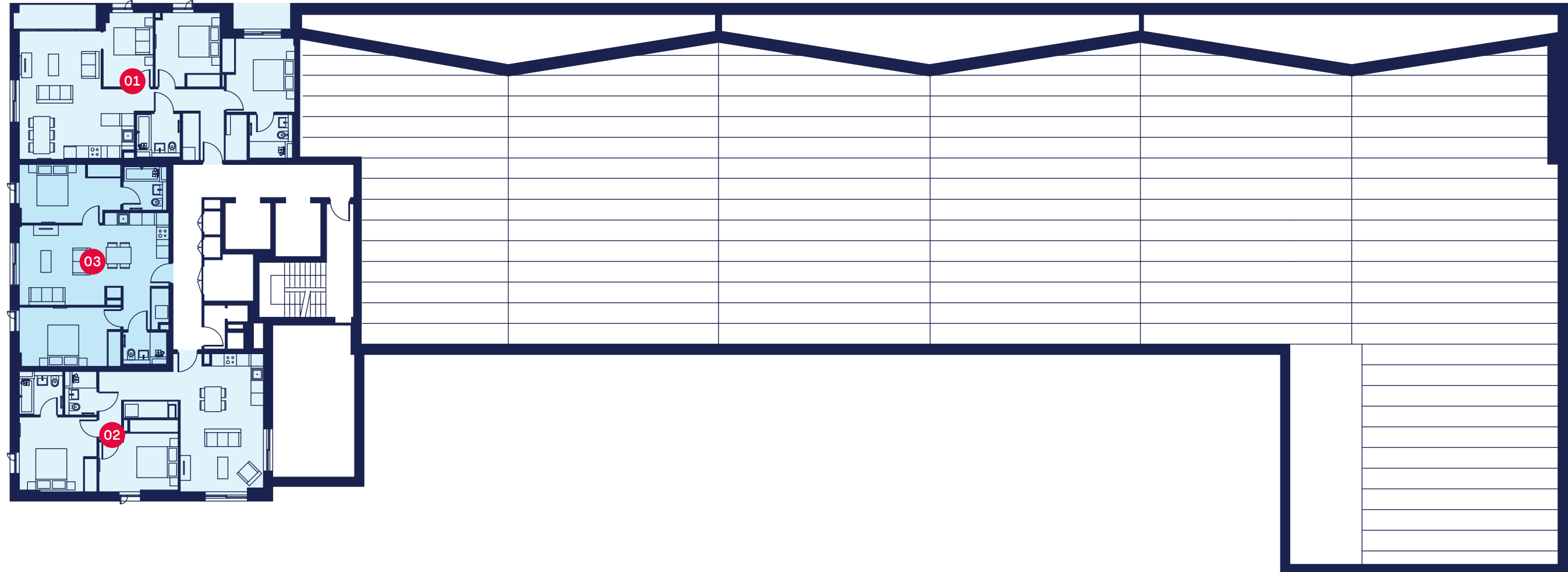
02

Type Three Bed 3E
 Internal Area (NSA)
 95 m² / 1022 ft²
 Living/dining
 6.95 x 5.74 m
 Bedroom 1
 4.87 x 3.82 m
 Bedroom 2
 4.26 x 3.75 m
 Bedroom 3
 3.15 x 3.28 m

04

Type Three Bed 3F
 Internal Area (NSA)
 98 m² / 1054 ft²
 Living/dining
 6.70 x 5.61 m
 Bedroom 1
 4.87 x 3.95 m
 Bedroom 2
 4.29 x 3.69 m
 Bedroom 3
 3.15 x 3.25 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

02

Type Two Bed 2C

Internal Area (NSA)
72 m² / 775 ft²

Living/dining
6.68 X 4.37 m

Bedroom 1
3.53 X 3.10 m

Bedroom 2
3.83 X 2.83 m

03

Type Two Bed 2G

Internal Area (NSA)
71 m² / 764 ft²

Living/dining
3.87 X 7.12 m

Bedroom 1
4.90 X 2.83 m

Bedroom 2
4.90 X 2.86 m

01

Type Three Bed 3A

Internal Area (NSA)
86 m² / 925 ft²

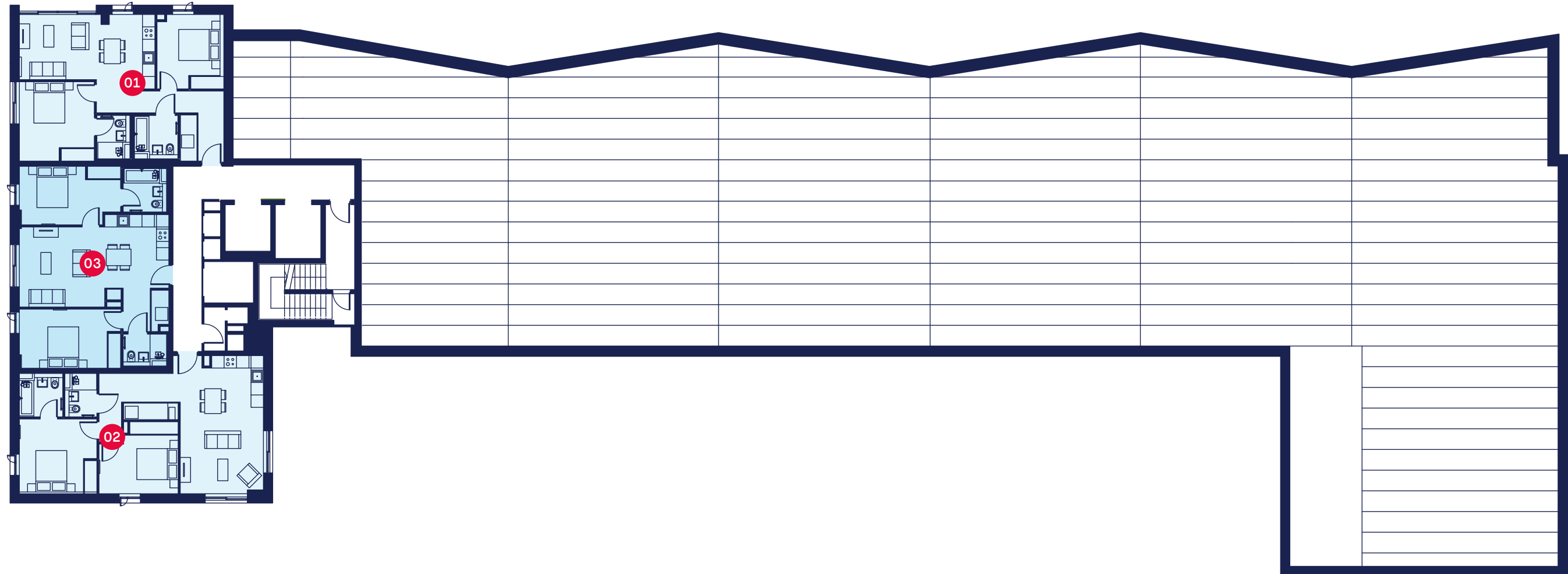
Living/dining
5.55 x 6.20 m

Bedroom 1
3.30 x 3.57 m

Bedroom 2
3.14 x 3.64 m

Bedroom 3
2.42 x 3.64 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

02

Type Two Bed 2C
 Internal Area (NSA)
 72 m² / 775 ft²
 Living/dining
 6.68 X 4.37 m
 Bedroom 1
 3.53 X 3.10 m
 Bedroom 2
 3.83 X 2.83 m

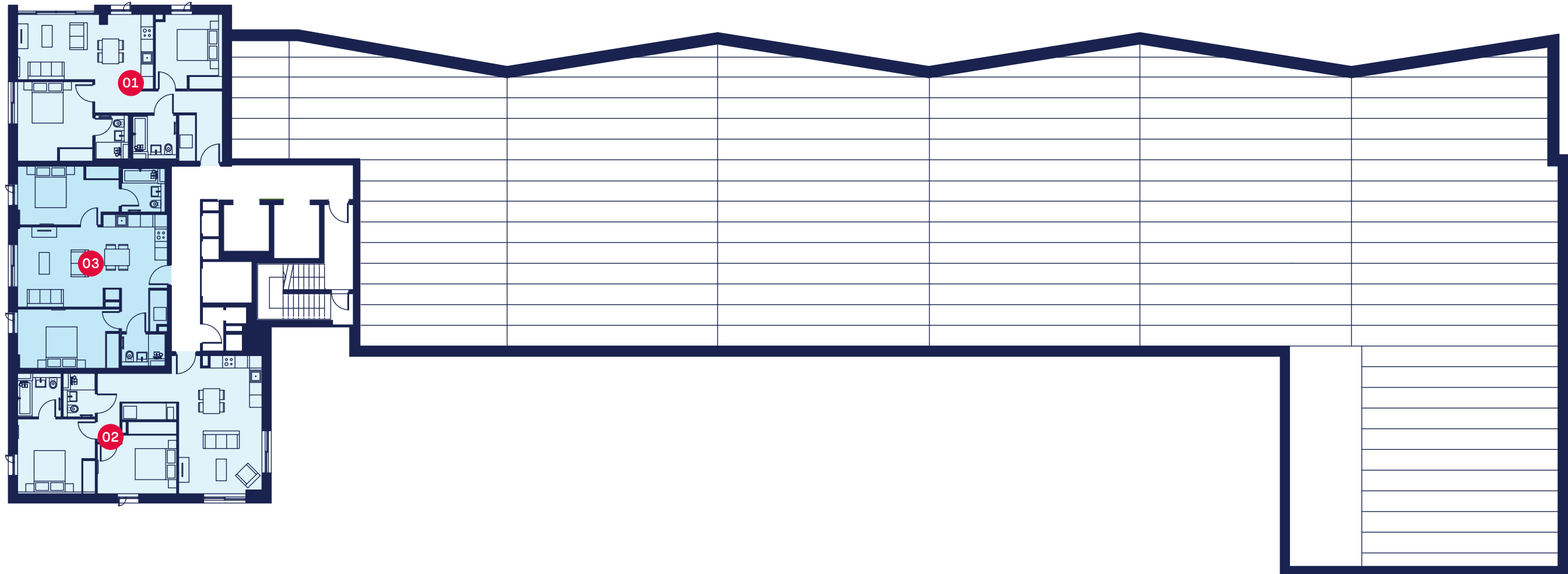
03

Type Two Bed 2G
 Internal Area (NSA)
 71 m² / 764 ft²
 Living/dining
 3.87 X 7.12 m
 Bedroom 1
 4.90 X 2.83 m
 Bedroom 2
 4.90 X 2.86 m

01

Type Two Bed 2H
 Internal Area (NSA)
 70 m² / 753 ft²
 Living/dining
 5.96 x 3.70 m
 Bedroom 1
 3.84 x 4.28 m
 Bedroom 2
 3.05 x 3.70 m

Level G 01 02 03 04 05 06 07 08 09 10 11



Meadowside: Mount Yard

02

Type Two Bed 2C

Internal Area (NSA)
72 m² / 775 ft²

Living/dining
6.68 X 4.37 m

Bedroom 1
3.53 X 3.10 m

Bedroom 2
3.83 X 2.83 m

03

Type Two Bed 2G

Internal Area (NSA)
71 m² / 764 ft²

Living/dining
3.87 X 7.12 m

Bedroom 1
4.90 X 2.83 m

Bedroom 2
4.90 X 2.86 m

01

Type Two Bed 2H

Internal Area (NSA)
70 m² / 753 ft²

Living/dining
5.96 x 3.70 m

Bedroom 1
3.84 x 4.28 m

Bedroom 2
3.05 x 3.70 m



Specification

Apartment Interiors

ALL APARTMENTS

- Operable windows to all apartments

ENTRANCE AREA

- Video door entry system
- Spy hole to apartment front door
- Solid core entrance door with multipoint locking system
- The majority of apartments benefit from a coat closet/storage

LIVING AREA

- Open plan living area
- Recessed LED lighting
- Full height feature windows (Or balcony door dependant on apartment type)
- Telephone and TV Point to living area (Satellite and broadband enabled subject to purchase subscription)

KITCHENS

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
- Full height splashback
- Solid surface worktop
- Stainless steel sink with chrome finish mixer tap
- Concealed LED lights below wall mounted units
- Integrated electric oven and hob with extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Freestanding washer dryer in utility cupboard
- Two kitchen colour choices (subject to build stage)

BEDROOM

- Double sockets with USB
- TV point

BATHROOMS

- Contemporary white steel enamel bath with fitted shower above bath and glass shower screen
- White ceramic floor mounted WC with concealed cistern
- White ceramic wash hand basin with chrome finish mixer tap
- Concealed heated towel drying wall with rail
- Fully tiled floor and partially tiled walls
- Recessed LED spot lighting
- Shaver point
- Mirror with lighting above sink

SHOWER ROOMS

- Walk in shower with toughened glazed panel
- Fitted chrome shower
- White ceramic WC with concealed cistern
- White ceramic wash hand basin with chrome finish mixer tap
- Concealed heated towel drying wall with rail
- Fully tiled floors and partially tiled walls
- Shaver point
- Recessed LED spotlighting
- Mirror with lighting above sink

Common Areas

COMMON AREAS AND ENTRANCE LOBBY

- Secure main entrance doors with video entry system
- Concierge and managers desk located on ground floor
- Passenger lifts to all levels
- Lockable cycle storage
- Communal post boxes to entrance area

**Specifications detailed above should be taken as indicative only, final specifications will be confirmed at point of exchange of contracts with your solicitor.*

FLOORING AND DOORS

- Tiled flooring to bathrooms
- Carpets to bedrooms
- Vinyl plank flooring to living areas and kitchen
- Solid core internal doors

HEATING

- Wall mounted electric panel radiators
- Hot water storage cylinder
- Mechanical ventilation and heat recovery system

GENERAL

- Development wide CCTV
- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm
- Secure parking available to selected apartments at additional cost
- All apartments are individually metered for statutory services
- Lease term 250 years (less 30 days)
- Ground rent £250 per annum (1 bedroom), £300 per annum (2 bedroom), £350 per annum (3 bedroom)
- Service charge to include delivery of communal services, building maintenance and sinking funds
- Separate service charge for parking spaces where purchased
- Separate levy of £100 per annum per apartment for the maintenance and enhancement of Angel Meadow park
- 10 year NHBC building warranty



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Far East Consortium International Limited is a leading property conglomerate which specialises in property development, hospitality and car parking ventures across mainland China, Hong Kong, Singapore, Australia, New Zealand and the United Kingdom. Listed on the Hong Kong stock exchange since 1972, the company brings over forty years' experience operating in Asia Pacific region. Our highly skilled team brought its extensive expertise to the U.K. to create vibrant places for people to live work and play.

Far East Consortium opened its U.K. head office in London in 2011 and a regional office in Manchester in 2016. We have several mixed-use developments in the pipeline including Meadowside in Manchester, launched in 2017, Hornsey Town Hall in Crouch End, launched in Spring 2018, Alpha Square in Canary Wharf, launching in Spring 2019 and we will play a key role in the regeneration of Manchester's Northern Gateway, which will see the construction of over 15,000 new homes over the next decade.

Meadowside



Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/- 5%. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot following build completion. Total apartment dimensions are given in NSA (Net Sales Area). Kitchen layouts are again indicative only and are subject to change. Whilst reasonable efforts have been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the specification without notice. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by a duly authorised representative of Angel Meadows (FEC) Ltd and referred to in the contract pursuant to which you purchase a plot.

Angel Meadows (FEC) Ltd assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure. FEC Development Management are appointed development manager of MeadowSide, Aspin Lane, Manchester M4 4DP by the owner Angel Meadows (FEC) Limited (a company incorporated in England and Wales with company number 10148918).

Branding and design by: 90 Degrees



