

L&Q at
Victoria
Riverside

L&Q



CGI view of Victoria Riverside

Stylish living

and a wonderful location

L&Q at Victoria Riverside presents a brand new collection of Shared Ownership apartments in Manchester's thriving city centre. Located amidst the vibrant city centre, this iconic development comprises one and two bedroom apartments in Manchester's up-and-coming Red Bank neighbourhood.

These homes, available in one and two-bedroom options, are located in Victoria Riverside's City View Tower which comprises of 17 floors. The building's facade features captivating colours that mirror the breathtaking views visible through the floor-to-ceiling "picture-frame" windows in each apartment, seamlessly blending the essence of the local surroundings with the essence of every home.

Residents can enjoy captivating views of Manchester alongside the vibrant city life. Embrace the surroundings, relish the proximity to the city centre, and explore all that this extraordinary city has to offer.

Victoria Riverside in Manchester's Red Bank area has a captivating history that influences its transformative development. The name "Red Bank" pays homage to the once prominent red sandstone cliffs along the River Irk.

Victoria Riverside represents a significant chapter in Red Bank's history, symbolising regeneration and fostering a vibrant and sustainable neighbourhood in Manchester.

High specification homes
and vibrant city living



NB: The through route shown above will not be in place at completion. This will be part of a future phase of the Victoria North masterplan.

Image is a CGI and is for indicative purpose only



The essentials you need *and all close at hand*



Victoria Station is reachable
by foot in 10 minutes



Angel Meadow Park
only a short walk away



Paths and cycle routes
on your doorstep



A great selection of restaurants
and bars just a short walk away



First phase of a new up and
coming neighbourhood



Excellent transport links
with train, car, bus & tram



A vibrant shopping centre
a few minutes walk away



Access to the
on-site facilities



A short walk to your
nearest grocery store



Sports

Sporting enthusiasts can indulge in attending football matches featuring professional teams or catch captivating events at the iconic Manchester Arena and new Co-op Live Arena.

- Manchester Arena**
1.0 miles by foot*
- The Etihad/Co-op Live**
1.6 miles by bike/car*
- Old Trafford**
3.9 miles by bike/car*



Outdoors

For those seeking outdoor leisure, the River Irk beckons with pleasant walking and cycling paths, alongside opportunities for fishing.

- River Irk**
0.1 miles by foot/bike*
- Angel Meadows Park**
0.6 miles by foot/bike*



Culture

Whether you're looking for art, music, sport, nightlife, or a little bit of everything in between, Manchester won't let you down, it has it all.

- Manchester Art Gallery**
1.3 miles by foot*
- Chinatown**
1.3 miles by foot*
- Museum of Science and Industry**
1.9 miles by foot*



Eat & Drink

Manchester's vibrant city centre allures with its trendy ambience, featuring an eclectic mix of bars and restaurants, perfect for brunch through to refined dining.

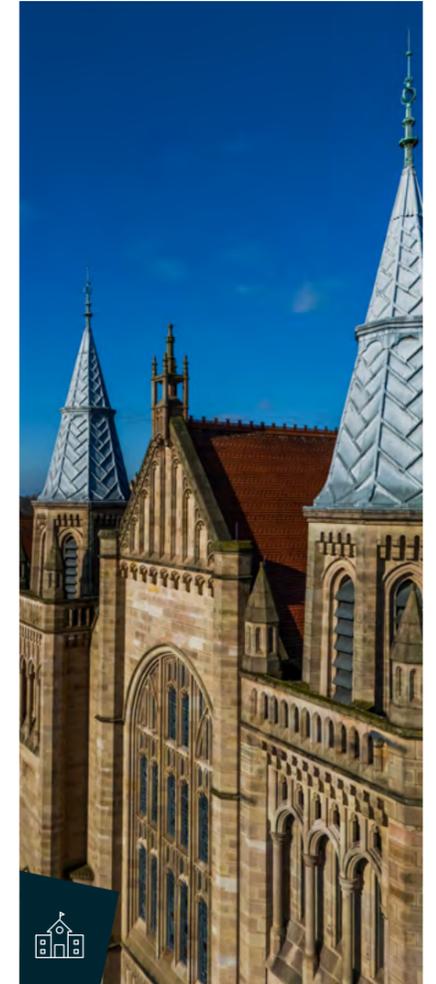
- Red Bank Viaduct**
0.8 miles by foot*
- Ancoats**
0.9 miles by foot/bike*
- Northern Quarter**
1.0 miles by foot*



Shopping

Home to big brands, markets, indie boutiques and department stores, Manchester is one of the country's most vibrant retail destinations.

- Manchester Arndale**
0.9 miles by foot*
- Selfridges**
1.0 miles by foot*
- King Street**
1.3 miles by foot*



Education

Manchester has enviable educational institutions including the world famous Chethams School of Music, Manchester Metropolitan University and Universities of Manchester and Salford.

- Chethams School of Music**
1.0 miles by foot*
- University of Manchester**
1.8 miles by foot/bike*
- University of Salford**
2.4 miles by foot/bike*

Victoria Riverside enjoys a highly advantageous location in Manchester, facilitating convenient transportation throughout the city. Situated just a short stroll away from Victoria train station (8 minutes walk), residents benefit from direct connections to major UK cities like London, Birmingham, and Liverpool.



By foot from Victoria Riverside

Manchester Victoria	8 mins
Co-op Food Green Quarter	8 mins
Northern Quarter	16 mins
Manchester Arndale	17 mins
New Islington Marina	19 mins



By cycle from Victoria Riverside

Piccadilly Station (1.3 miles)	9 mins
Salford Quays (4.8 miles)	30 mins

Tram times taken from tfgm.com
Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps



By rail from Victoria Station

Liverpool Lime Street	50 mins
Leeds	1 hr 10 mins
Birmingham	2 hrs 2 mins
London	2 hrs 32 mins
Newcastle	2 hrs 32 mins



By Metrolink tram from Victoria Riverside

Exchange Square	2 mins
Market Street	4 mins
Piccadilly Gardens	5 mins
St Peter's Square	7 mins
New Islington	17 mins

We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation

Manchester's famous spots

Manchester, a city brimming with famous landmarks, offers a plethora of must-visit spots that showcase its rich heritage and vibrant culture.

Manchester Cathedral, a majestic structure that has graced the city since the 14th century, stands as an iconic symbol of Gothic architecture, inviting visitors to marvel at its historical significance and breathtaking interior.

It wouldn't be right to talk about Manchester's culture without mentioning football. The city is home to two of the biggest clubs in the world in Manchester City and Manchester United. Pick a side and take a stadium tour, or learn the history of the beautiful game at the National Football Museum.

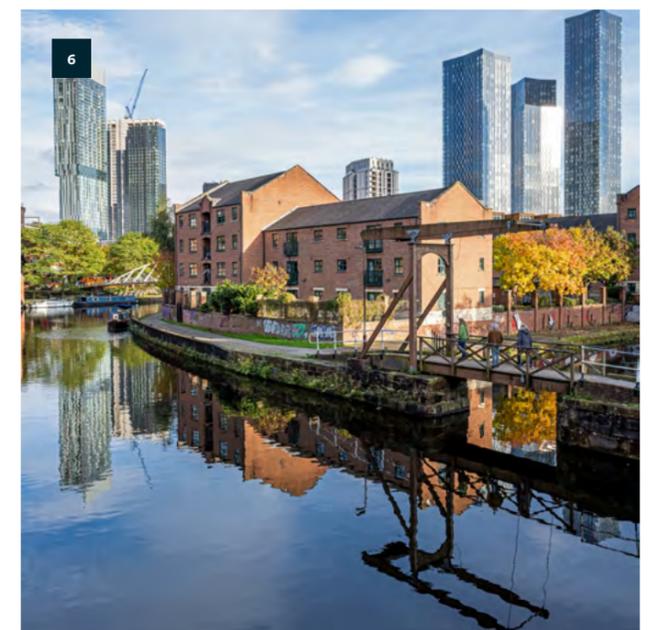
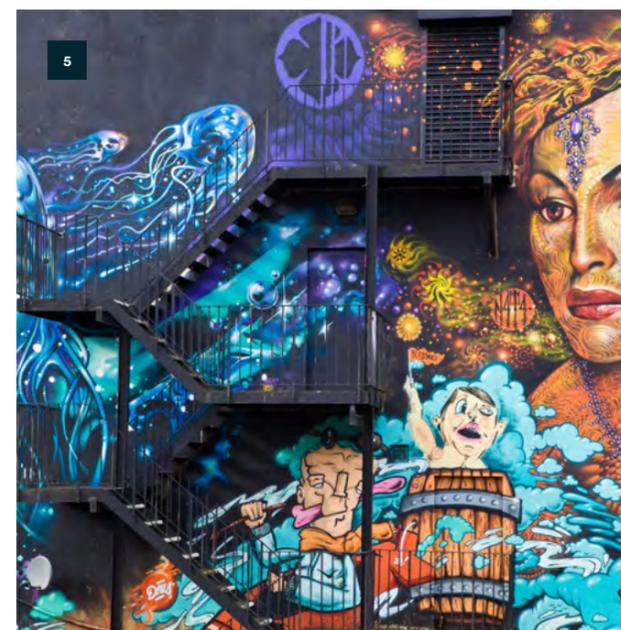
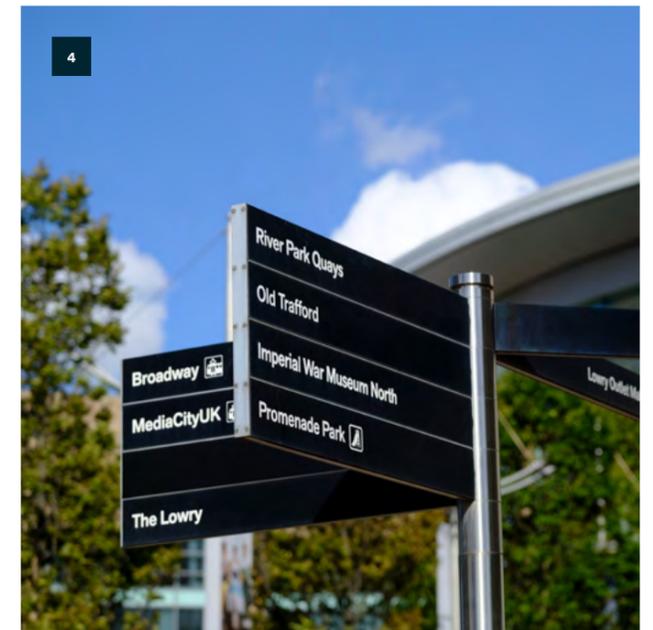
Art aficionados will find solace in The Lowry at Salford Quays, a contemporary art gallery and theatre complex paying tribute to the celebrated artist L.S. Lowry.

Immerse yourself in Manchester's legendary music scene from intimate clubs to world-class arenas, explore the city's diverse musical landscape one venue at a time.

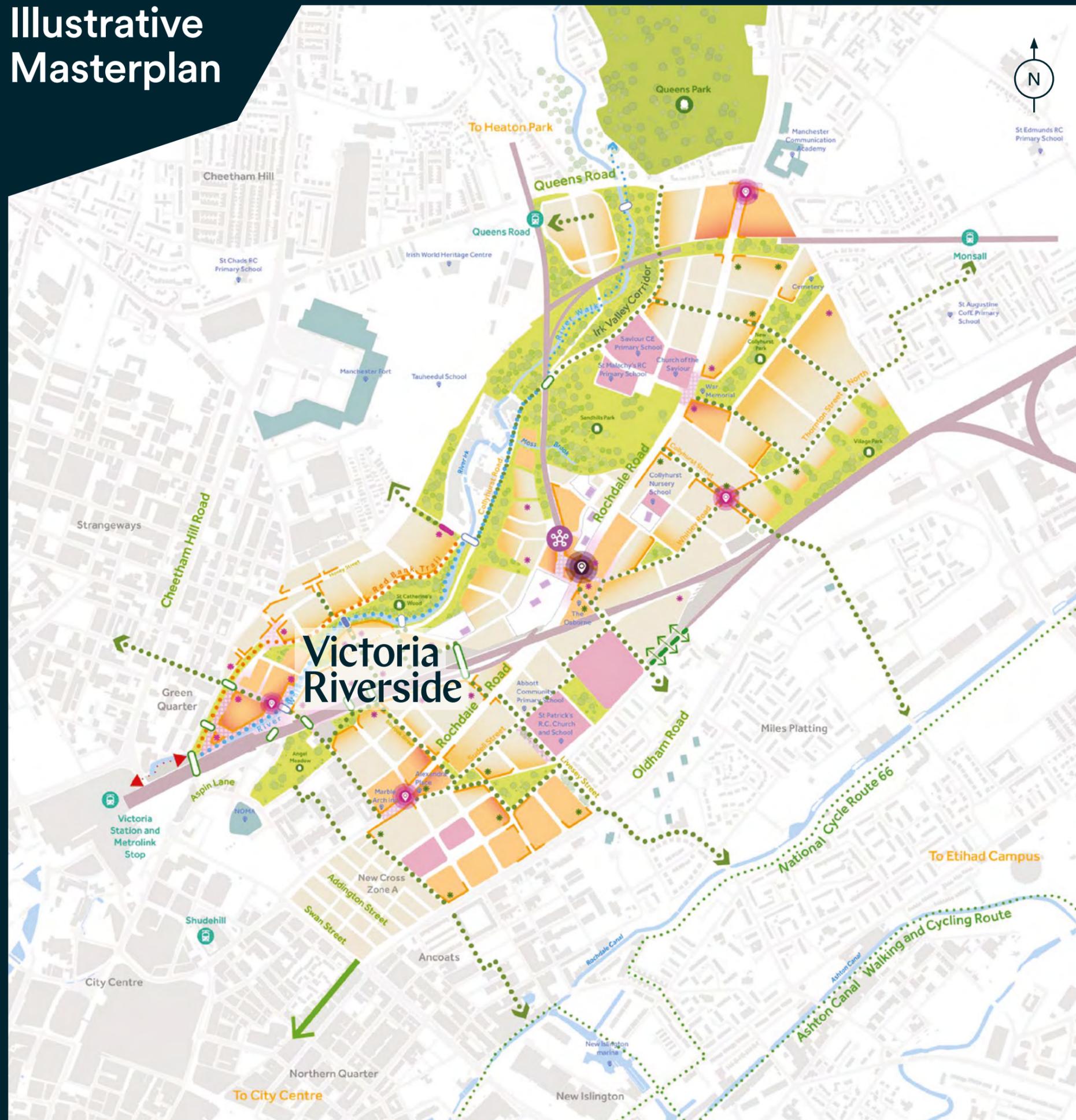
The Northern Quarter, a trendy neighbourhood, entices with its independent shops, lively bars, and delectable dining options, providing a haven for shoppers and explorers alike.

Meanwhile, Castlefield, an enchanting historic district, beckons visitors to wander its picturesque streets, marvel at the Roman Fort of Mamucium, and immerse themselves in the captivating exhibits of the Museum of Science and Industry.

1. Manchester Cathedral
2. Manchester Arndale
3. Lowry Outlet
4. Salford Quays
5. Northern Quarter
6. Castlefield



Illustrative Masterplan



The North of England's biggest urban renewal project

Victoria Riverside marks the first phase of Victoria North (previously Manchester's Northern Gateway), the biggest renewal project Manchester's ever seen.

Over **15,000** new homes

Over **£1 billion** total investment

£51.6 million central government investment into a new City River Park

New schools, healthcare facilities and transport links

155 hectares

A planned new community of over **40,000** people

Jointly developed and funded by FEC and Manchester City Council, Victoria North is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 15 years, helping with the shortfall in housing in Manchester.

The redevelopment project will create better-connected public spaces, new and improved transport links, and more homes, parks and retail spaces for the city's growing population.

At the heart of the regeneration is the new City River Park which covers 46 hectares of new and improved parkland. Victoria Riverside is at the forefront of the new, distinct residential neighbourhood at Red Bank and New Town, benefiting from its location within Manchester City Centre, but offering something new to its community.

Perfectly positioned





Computer generated images for illustrative purposes only

Specification

All the homes located within L&Q at Victoria Riverside have a high quality specification throughout and will be covered by NHBC warranty. When finishing the apartments every last detail has been considered ensuring your new home is completed to the highest standards. Kitchen colours alternate across floors between light and dark, allowing buyers to choose a home that suits their style.

Kitchen



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

Electrical and Heating



- White switches and sockets to all rooms
- Downlighters to the bathroom, lounge, kitchen and bedroom(s)
- Mechanical ventilation and heat recovery system
- Telephone and TV Point to living area
- Wall mounted electric panel radiators
- Hot water storage cylinder

Finishes



- Full height feature picture-frame window
- Vinyl plank flooring to living areas and kitchen
- Neutral carpet fitted to bedrooms
- Solid core internal doors
- Neutral emulsion paint to all walls and ceilings
- White satin woodwork

Bathroom



- 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
- Mirrored cabinet with lighting above basin
- Heated towel rail
- Fully tiled floors with partially tiled walls
- Shaver point

Communal amenities



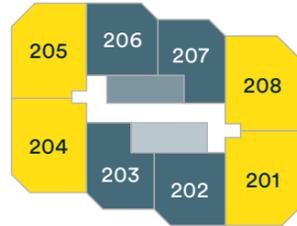
- Lush green space at the Podium Garden
- A state-of-the-art gym
- A flexible communal workspace
- On-site concierge service

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

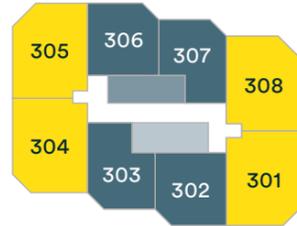
Plot locators



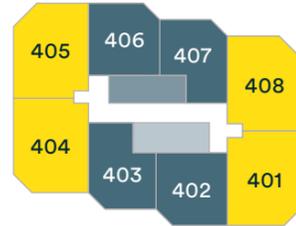
Second floor



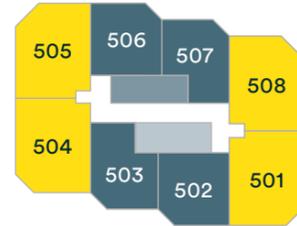
Third floor



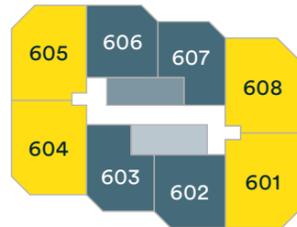
Fourth floor



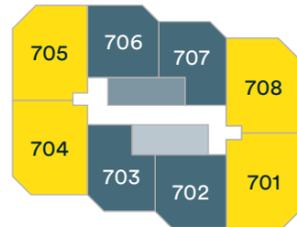
Fifth floor



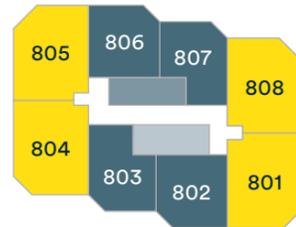
Sixth floor



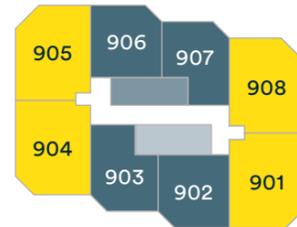
Seventh floor



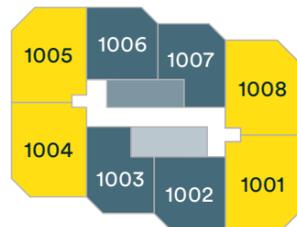
Eighth floor



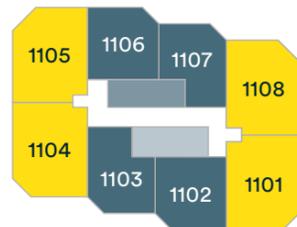
Ninth floor



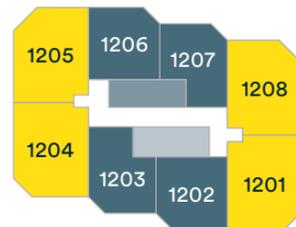
Tenth floor



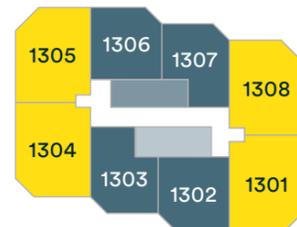
Eleventh floor



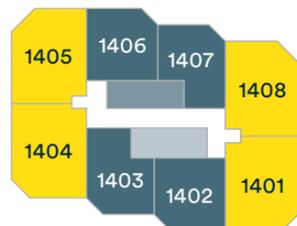
Twelfth floor



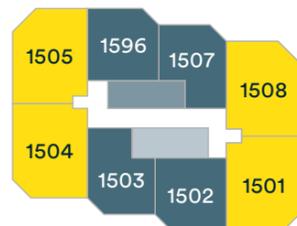
Thirteenth floor



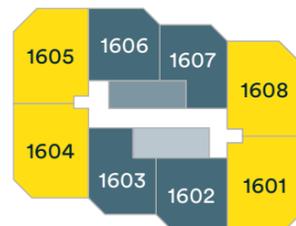
Fourteenth floor



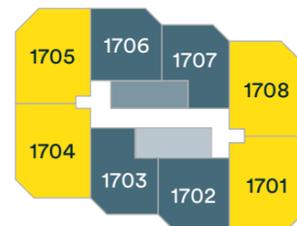
Fifteenth floor



Sixteenth floor



Seventeenth floor



Key

- Two bedroom apartment
- One bedroom apartment
- Lifts
- Stairs

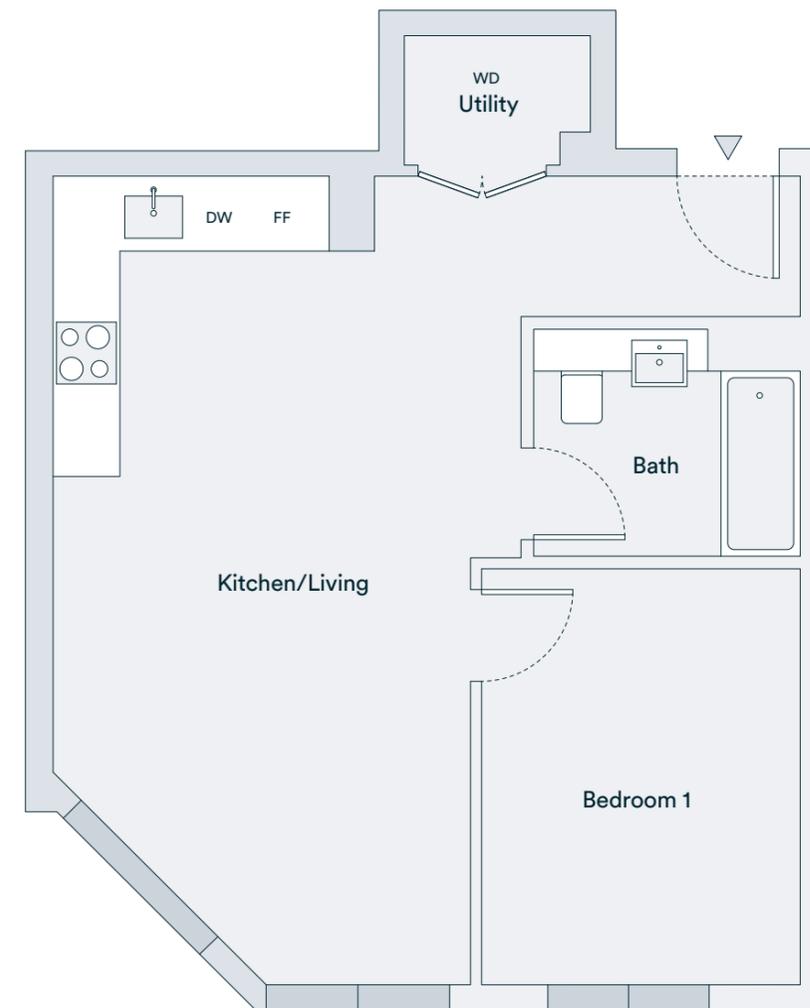
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

Type A One bedroom apartment



Accommodation

Kitchen/Living	3.75m x 7.33m	12'3" x 24'0"
Bedroom 1	2.90m x 3.75m	9'6" x 12'3"
Total	50.3m²	541 ft²



Floor/Plots

2	202
3	302
4	402
5	502
6	602
7	702
8	802
9	902
10	1002
11	1102
12	1202
13	1302
14	1402
15	1502
16	1602
17	1702

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

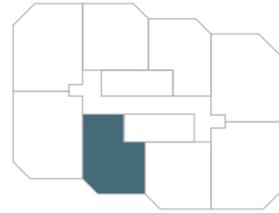
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Type B One bedroom apartment



Accommodation

Kitchen/Living	4.18m x 6.33m	13'8" x 20'9"
Bedroom 1	2.85m x 5.53m	9'4" x 18'1"
Total	51.1m²	550 ft²



Floor/Plots

2	203
3	303
4	403
5	503
6	603
7	703
8	803
9	903
10	1003
11	1103
12	1203
13	1303
14	1403
15	1503
16	1603
17	1703

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer



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Type C One bedroom apartment



Accommodation

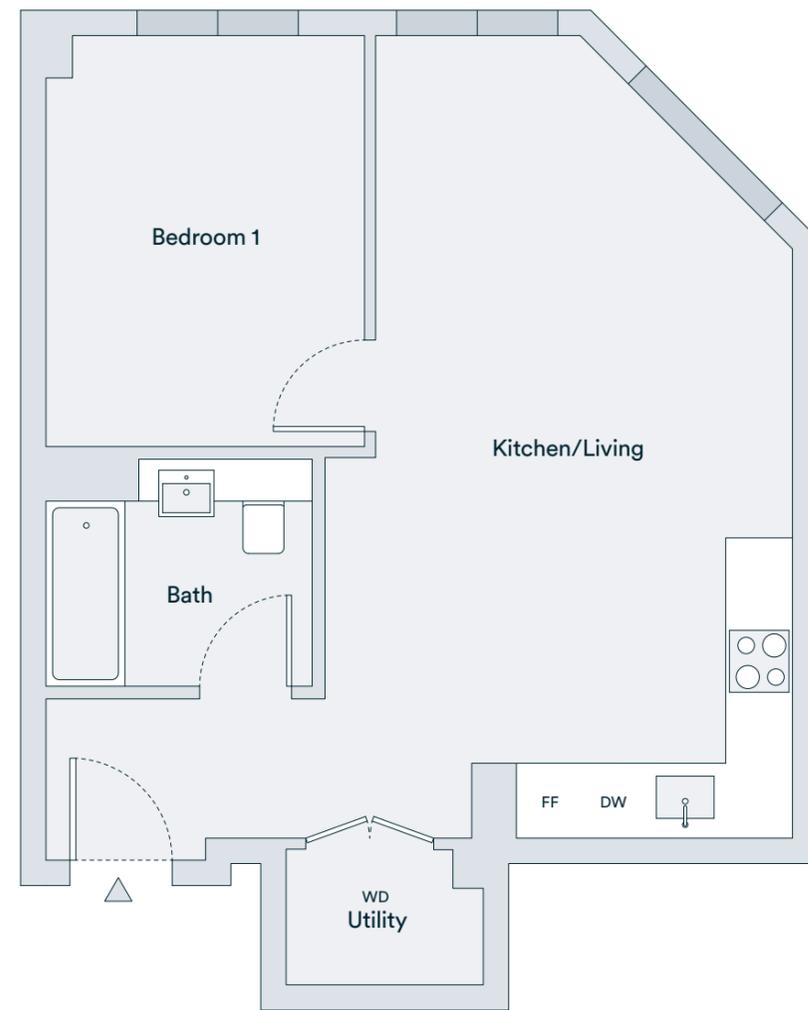
Kitchen/Living	3.75m x 7.28m	12'3" x 23'10"
Bedroom 1	2.90m x 3.73m	9'6" x 12'2"
Total	50.3m²	541 ft²



Floor/Plots

2	206
3	306
4	406
5	506
6	606
7	706

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer



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Type D One bedroom apartment



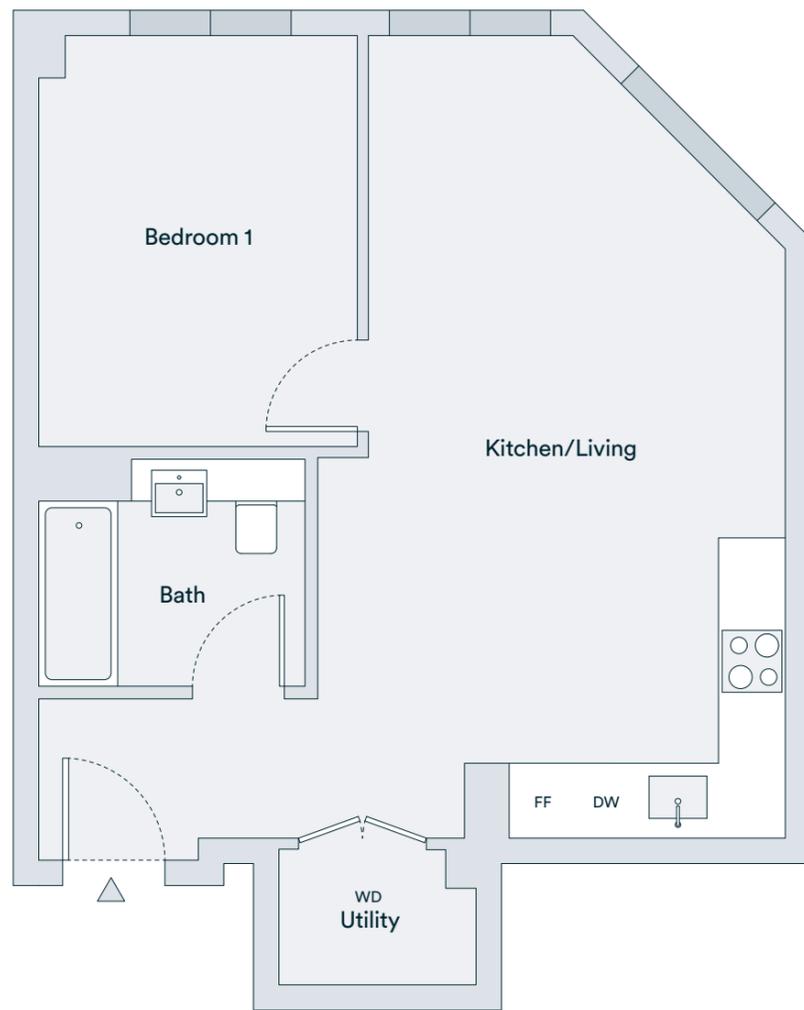
Accommodation

Kitchen/Living	3.75m x 7.28m	12'3" x 23'10"
Bedroom 1	2.90m x 3.73m	9'6" x 12'2"
Total	50.4m²	541 ft²



Floor/Plots

8	806
9	906
10	1006
11	1106
12	1206
13	1306
14	1406
15	1506
16	1606
17	1706



DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

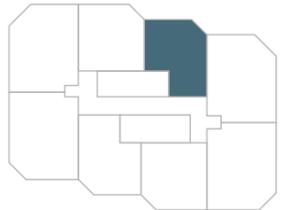
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Type E One bedroom apartment



Accommodation

Kitchen/Living	4.18m x 6.64m	13'8" x 21'9"
Bedroom 1	2.86m x 5.48m	9'4" x 17'11"
Total	53.5m²	575 ft²



Floor/Plots

2	207
3	307
4	407
5	507
6	607
7	707



DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

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Type F One bedroom apartment



Accommodation

Kitchen/Living	4.18m x 6.64m	13'8" x 21'9"
Bedroom 1	2.86m x 5.48m	9'4" x 17'11"
Total	53.6m²	577 ft²



Floor/Plots

8	807
9	907
10	1007
11	1107
12	1207
13	1307
14	1407
15	1507
16	1607
17	1707

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

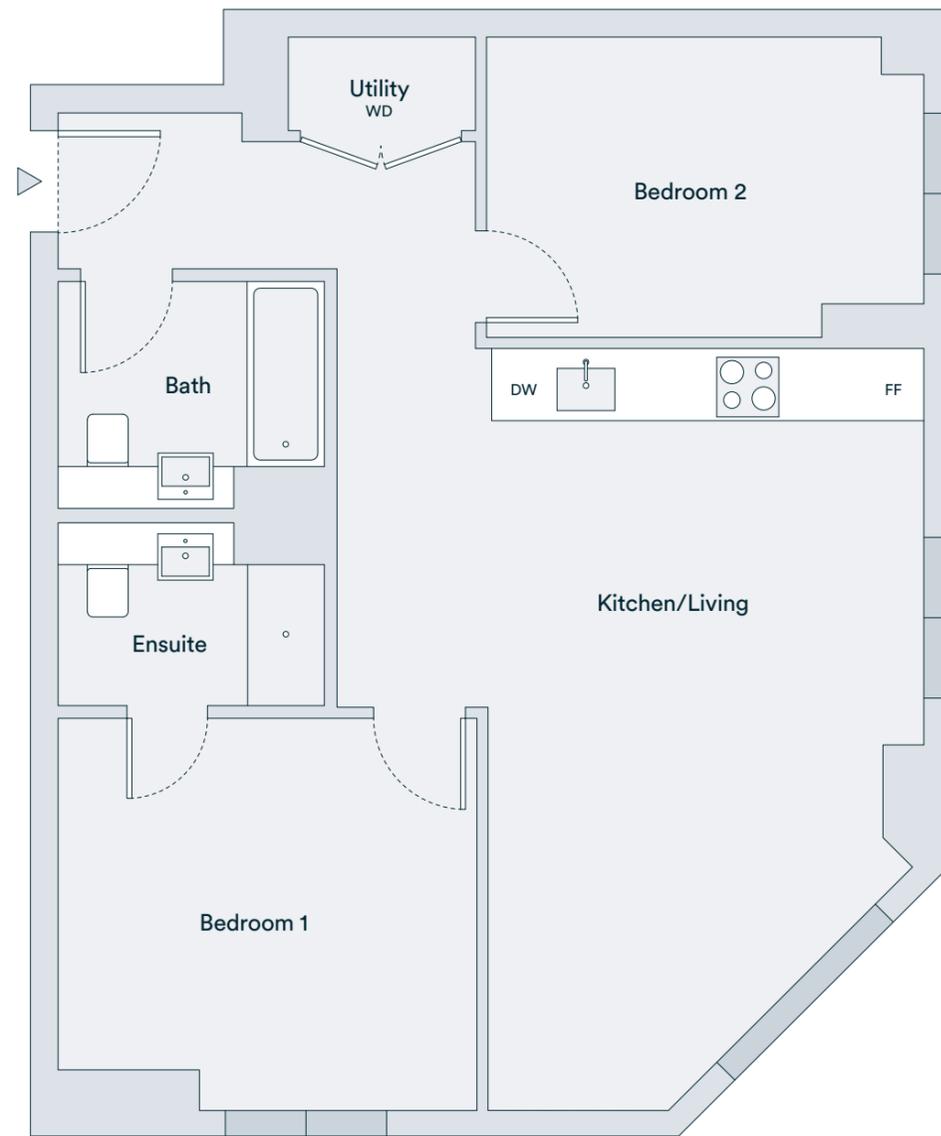
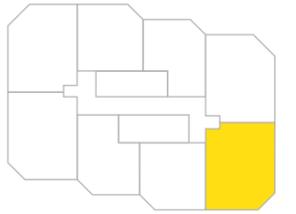
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Type G Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.5m²	770 ft²



Floor/Plots

2	201
3	301
4	401
5	501
6	601
7	701

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

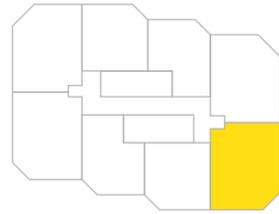
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Type H Two bedroom apartment



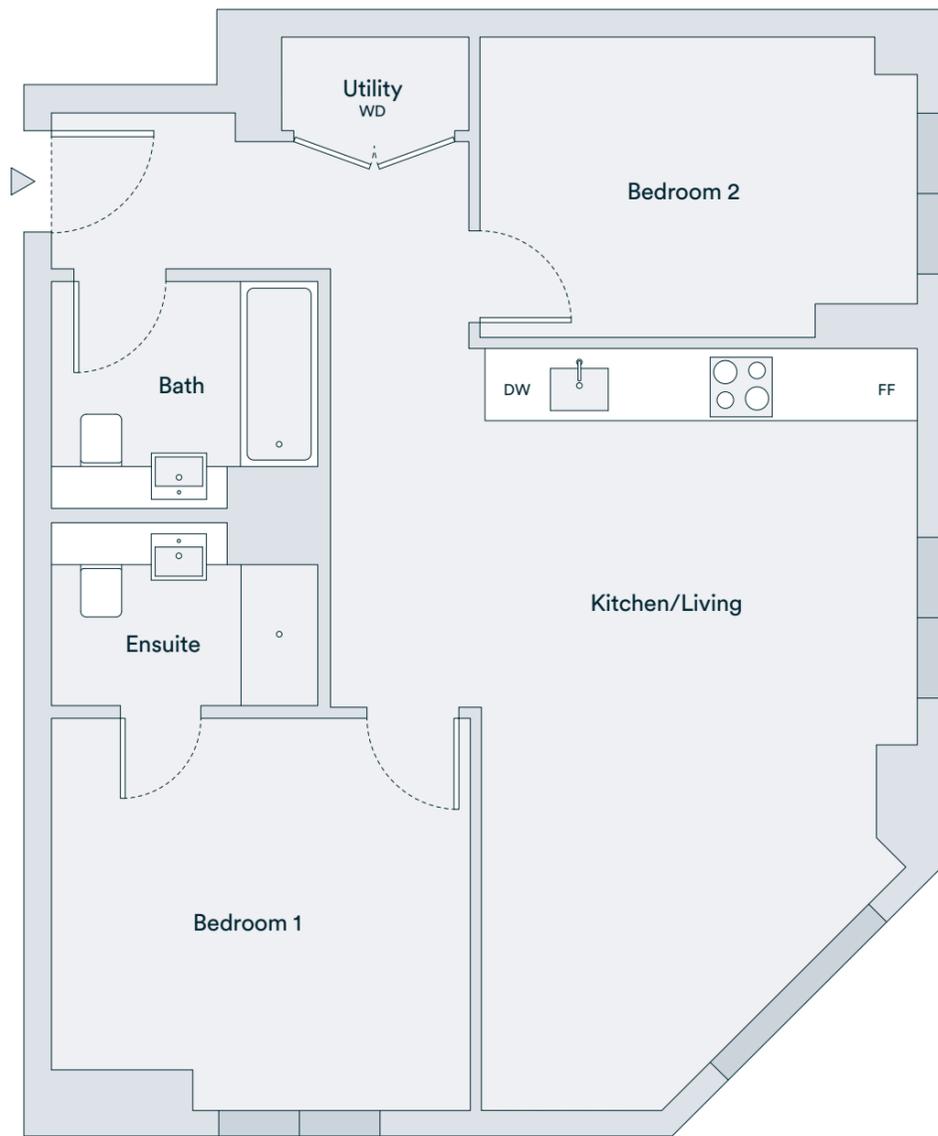
Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.7m²	772 ft²



Floor/Plots

8	801
9	901
10	1001
11	1101
12	1201
13	1301
14	1401
15	1501
16	1601
17	1701



DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

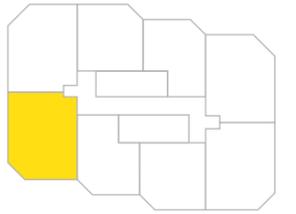
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Type I Two bedroom apartment



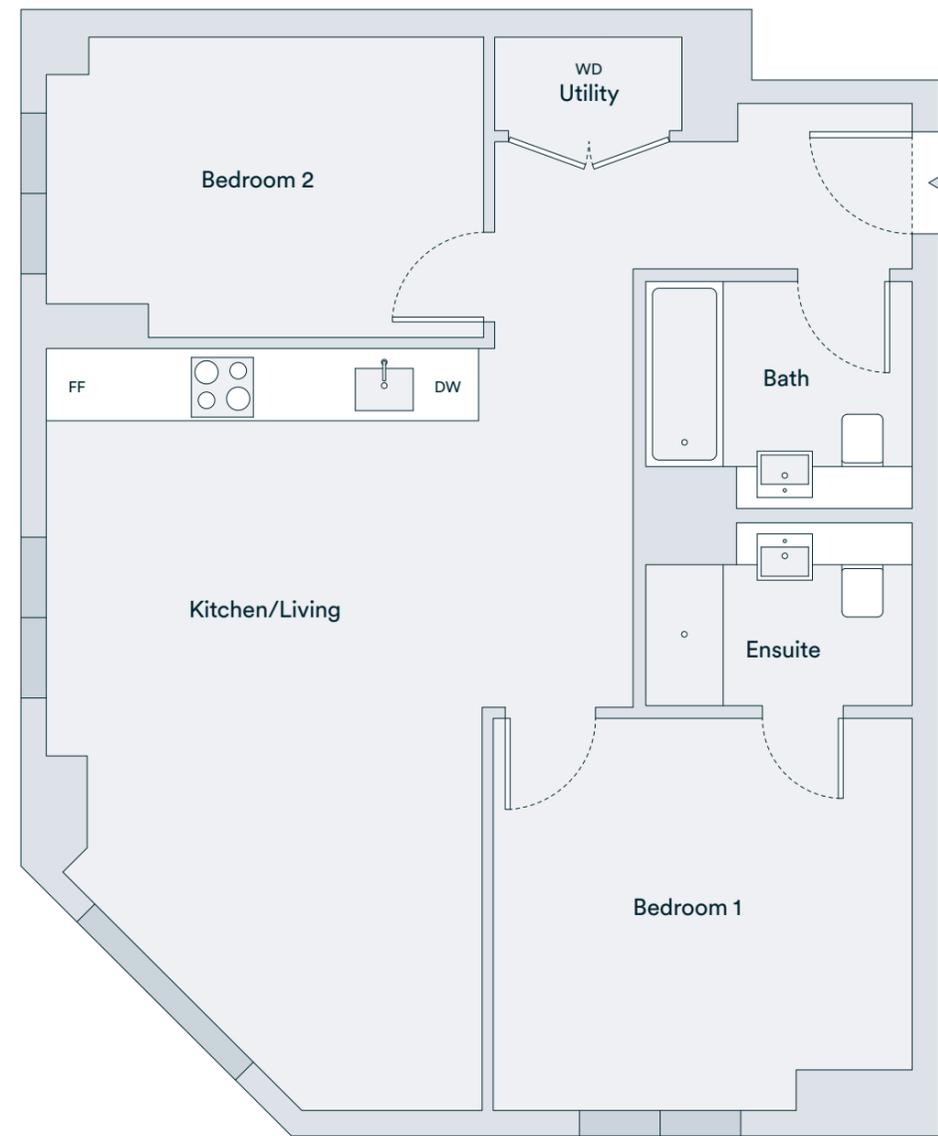
Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.7m²	772 ft²



Floor/Plots

2	204
3	304
4	404
5	504
6	604
7	704



DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

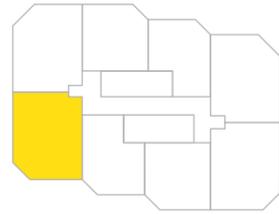
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

Type J Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.9m²	774 ft²



Floor/Plots

8	804
9	904
10	1004
11	1104
12	1204
13	1304
14	1404
15	1504
16	1604
17	1704

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

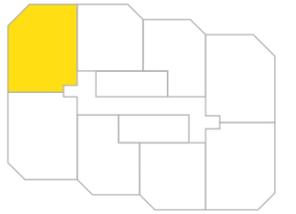
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Type K Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.9m²	774 ft²



Floor/Plots

2	205
3	305
4	405
5	505
6	605
7	705

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

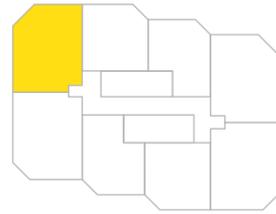
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Type L Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	72.0m²	775 ft²



Floor/Plots

8	805
9	905
10	1005
11	1105
12	1205
13	1305
14	1405
15	1505
16	1605
17	1705

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

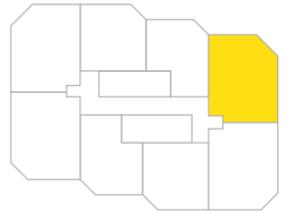
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Type M Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.6m²	771 ft²



Floor/Plots

2	208
3	308
4	408
5	508
6	608
7	708

DW – Dishwasher
FF – Fridge/Freezer
WD – Washer/Dryer

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

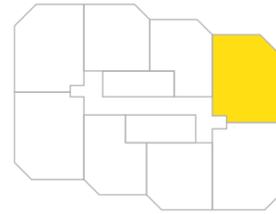
Type N

Two bedroom apartment



Accommodation

Kitchen/Living	3.94m x 6.91m	12'11" x 22'8"
Bedroom 1	3.79m x 3.54m	12'5" x 11'7"
Bedroom 2	3.95m x 2.72m	12'11" x 8'11"
Total	71.7m²	772 ft²



Floor/Plots

8	808
9	908
10	1008
11	1108
12	1208
13	1308
14	1408
15	1508
16	1608
17	1708



DW – Dishwasher
 FF – Fridge/Freezer
 WD – Washer/Dryer

Explore a range of amenities
*and enjoy more than
 just your home*

Residents are well catered for in L&Q at Victoria Riverside with an impressive array of onsite amenities that are rare to find with Shared Ownership homes.

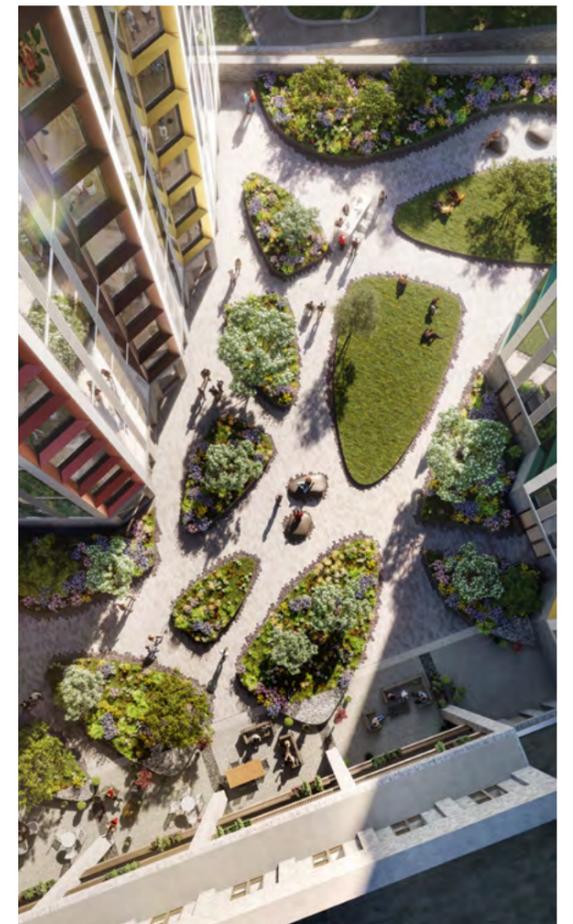
A state-of-the-art gym is kitted out with a full selection of exercise equipment, making for a convenient and complete workout experience right at your doorstep.

Comfortably work from home in the flexible communal workspace, great for focus time away from your new home.

Sitting in between City View and Park View, the Podium Garden is a lush, green space for relaxing, socialising and working.

And for those with a busier lifestyle, the on-site concierge service is exactly what you need to never miss a delivery.

You're not just getting a home at L&Q at Victoria Riverside, you're buying into a lifestyle.



Podium Garden, computer generated image for illustrative purposes only

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Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping those in greatest need.

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Invest for the future

and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read: **Our Complete Guide to Shared Ownership**



Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about Shared Ownership please contact one of our sales advisors victoriariverside@lqgroup.org.uk or call **0161 968 0022** Monday to Friday 9am-5pm

You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Please see the eligibility criteria on the adjacent page, if you meet all three qualifying criteria, you are eligible for the Shared Ownership scheme and can start looking for your new home.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



D'Urton Grange
Broughton, Preston
lqhomes.com/durtongrange



Whalley Manor
Whalley, Clitheroe
lqhomes.com/whalleymanor



Beauchamp Park
Gallows Hill, Warwick
lqhomes.com/beauchampark

Disclaimers

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary.

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q

L&Q at Victoria Riverside
Manchester, M4 2AD

© victoriariverside@lqgroup.org.uk

📞 0161 968 0022

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