

VIVERE

RESIDENCES MANCHESTER

A SYMPHONY OF LIVING

VIVERE

RESIDENCES MANCHESTER



From the moment you arrive, you will be made to feel at home at Vivere

03

04

VIVERE
RESIDENCES



A mixture of 237 one and two-bed apartments and 5 panoramic rooftop penthouses located at the heart of this developing neighbourhood, sat between media city and Castlefields, and within a two minute walk of Cornbrook tram stop.

What's around?

Like many areas in Manchester, Cornbrook has undergone significant urban revitalisation in recent years, with new developments, green spaces, and community amenities enhancing the area's liveability. This ongoing transformation has contributed to the area's appeal among residents seeking modern urban living with a touch of history.



MCR VICTORIA

NORTHERN QTR

TOWN HALL

MCR PICCADILLY

SPINNINGFIELDS

BEETHAM TOWER

MCR UNIVERSITY

DEANSGATE

FIRST STREET

NEW JACKSON

ST JOHN'S VILLAGE

DEANSGATE
METROLINK STATION

CASTLEFIELD

SILKBANK WHARF

VIVERE

ORDSALL LN

RIVER IRWELL

BRIDGEWATER CANAL

CORNBOOK
METROLINK STATION

MANCHESTER AIRPORT
(35 MINS ON METROLINK)

Why invest in Manchester?

Manchester continues to forge its place as one of the country's most vibrant property markets.

Manchester is highest ranking English Residential Investment city in UK 2024*

No.1

Number 1 place to invest out of 20 other English cities*

1.4%

Population growth over the next 10 years

2.2%

Economic growth annually over the next 5 years

12.2%

Rental growth average per year

19.3%

House price growth forecast by 2027

21.1%

GVA growth prediction over the next 10 years

*Colliers' latest edition of its UK's Top UK Residential Investment Cities report.

Manchester has consistently been one of the best cities to live for the last decade

Three Greater Manchester areas named in The Sunday Times' Best Places to Live in 2023



Recently voted by TimeOut as the third "Best City in the World" chasing San Francisco and Amsterdam in 2021, Manchester is firmly asserting itself as the UK's second city and is expected to grow as such, making it the perfect place to invest.

The city with everything

Manchester's position at the top of the charts comes at no surprise to those who know the city well. Manchester is renowned for its rich cultural heritage, bustling arts scene, and dynamic music and entertainment venues. From world-class museums and galleries to iconic music venues and theatres, there's always something exciting happening in the city, making it the perfect place to visit, stay and enjoy.

Manchester is the UK's third most popular city for international visits, after London and Edinburgh. The tourism economy is worth £7.5 billion per annum to Greater Manchester.

Despite being a bustling urban centre, Manchester is dotted with numerous parks and green spaces, providing residents with opportunities to connect with nature, relax, and enjoy outdoor activities.



Local, national or international, our connectivity is unrivalled

With easy access to major transportation hubs, highways, and public transport, getting around the city is effortless. Whether you're commuting to work or exploring the city's attractions, connectivity is always at your fingertips.



Metrolink Tram System

Manchester's Metrolink is the largest tram network in the UK, covering over 60 miles of track and serving 99 stops across the Greater Manchester area. The tram system provides convenient access to key destinations within the city centre as well as surrounding suburbs and towns.



Bus Services

Manchester benefits from a comprehensive bus network with hundreds of routes covering the city and its outskirts.



Train Services

Manchester is served by several mainline train stations, including Manchester Piccadilly, Manchester Victoria, and Manchester Oxford Road. These stations offer direct connections to major cities across the UK, including London, Birmingham, Edinburgh, Leeds and Liverpool.



Cycling

Manchester has a network of dedicated cycle lanes, bike-sharing schemes, and initiatives aimed at promoting cycling as a sustainable mode of transportation. Cyclists can enjoy exploring the city's streets, parks, and scenic routes while benefiting from improved infrastructure and safety measures.



Road Networks

Manchester is well-connected to the national motorway network, with major routes such as the M60, M62, M56, and M61 providing easy access to neighbouring cities and regions.

Manchester Airport is the third largest in the UK. It's located approximately 10 miles south of the city centre, and offers direct flights to destinations worldwide. Passengers can access the airport via train, tram, bus, or car, making it a convenient gateway for both leisure and business travellers.



The city filled with skilled graduates and working professionals

There are several universities within or in close proximity to the city, including the Russell Group member, University of Manchester. As a result, there is a population of around 100,000 graduates and the largest percentage of the population falls between the age range of 20-34. International students recognise Manchester as an excellent city to study in, and graduates often choose to stay in the residential areas surrounding the campuses after their education.

Major businesses target Manchester as a prime location for employment talent.



Already, more than 80% of the FTSE 100 companies have a presence in Manchester. Alongside these, the city supports its local businesses and start-ups.



A city with a rich history, Manchester is keen to grow on its industrial past and is in the early years of a decades long plan to regenerate and reinvigorate the area.



Cultivating a strong sense of identity for the neighbourhood

The cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

Home to the famous Lowry Theatre, one of the most visited tourist destinations in the North West, the Imperial War Museum and the Salford Museum & Art Gallery, there is no question that Salford is also defining itself as a truly unique and independent city.

The £550 million pound investment in MediaCityUK has created a unique waterfront destination for leisure, innovation and digital media – home to the

BBC and ITV among others. The largest purpose-built telecommunications and media hub in Europe, MediaCityUK is on the rise as big businesses look to relocate and premium establishments aim to be represented in the area.

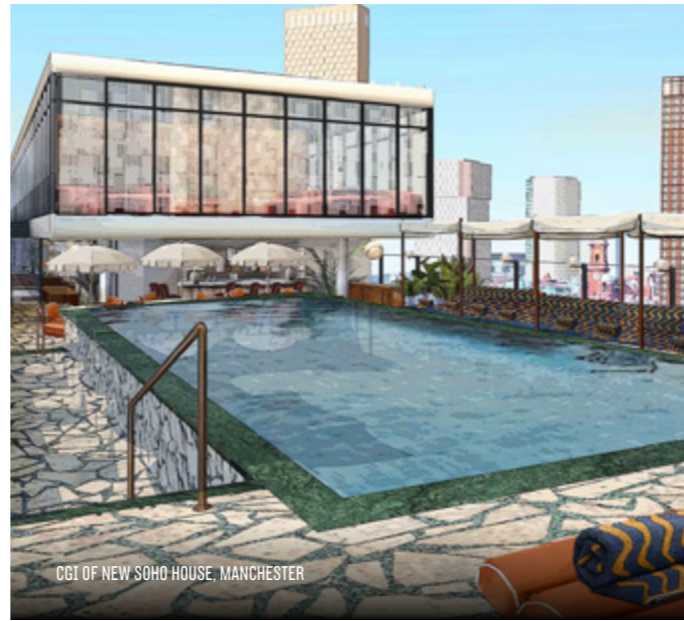
To cope with the growing numbers of people wishing to work and live in Manchester and Salford there are significant plans in place to develop the local infrastructure and encourage economic growth. Consequently, house prices and rental yields are on the rise, making Greater Manchester one of the UK's premier destinations for investors.



MEDIA CITY SALFORD QUAYS



LUCKY CAT, MANCHESTER



CGI OF NEW SOHO HOUSE, MANCHESTER



ST PETER'S SQ.



SPINNINGFIELDS



ALBERT SQ & CENTRAL LIBRARY



SEXY FISH, DEANS GATE

Perfectly placed to provide the best of all worlds



Cornbrook is well connected to Manchester's extensive public transportation network, including tram, bus, and train services. The Cornbrook Metrolink station serves as a major transportation hub, offering convenient access to various destinations across Greater Manchester and beyond.

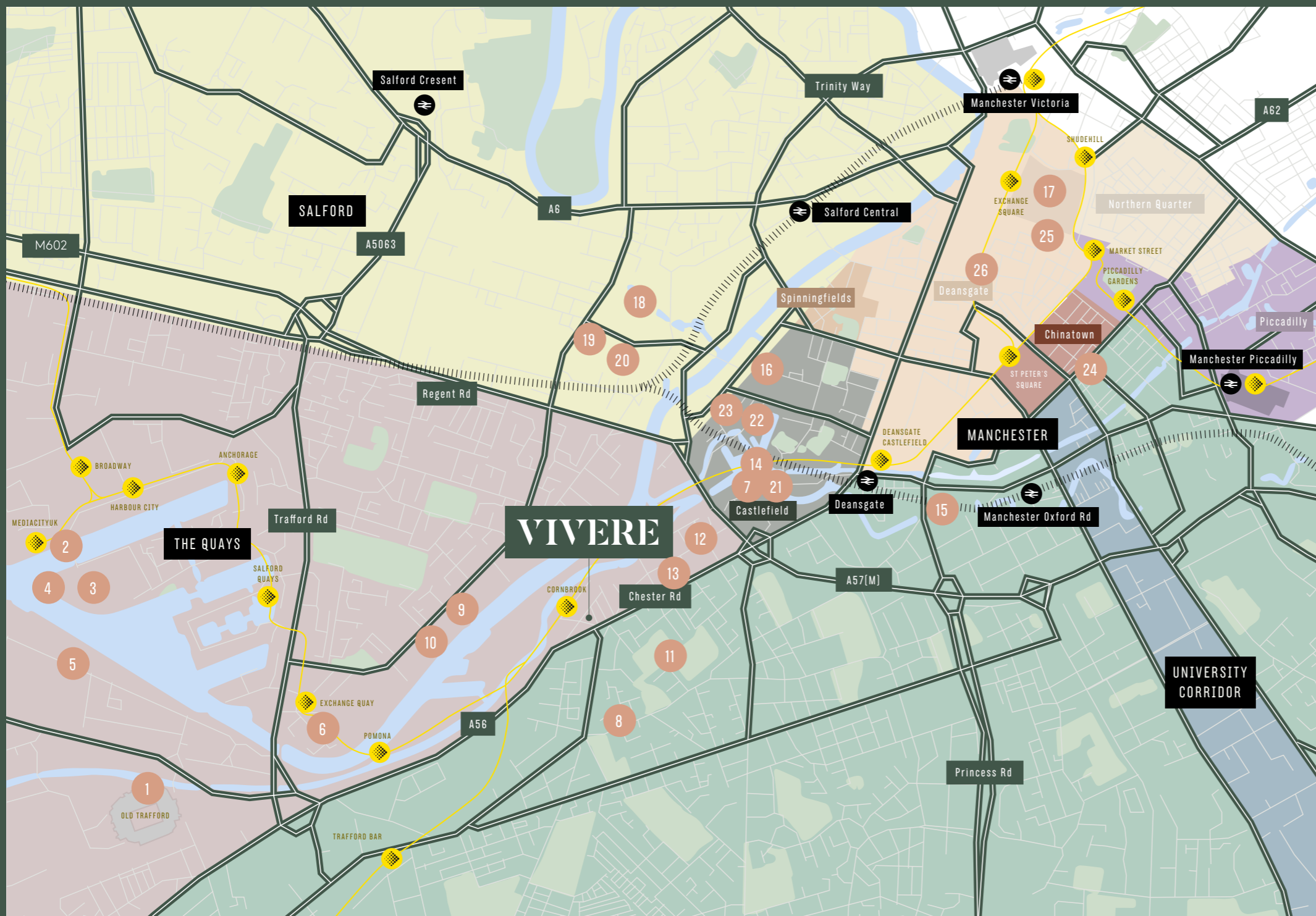
Cornbrook borders the scenic Bridgewater Canal, offering residents the opportunity to enjoy waterfront living and picturesque views. The canal provides a tranquil setting for leisurely walks, cycling, or simply relaxing by the water's edge.



Cornbrook is an exciting and evolving city centre neighbourhood, situated at the gateway to the city and benefiting from excellent transport links. This central positioning provides easy access to a plethora of amenities, entertainment options, and employment opportunities within the city and surrounding areas.

A prime location where modern urban living meets a touch of history

Situated in the vibrant city of Manchester, Vivere enjoys a coveted location surrounded by an eclectic mix of entertainment, dining, and shopping options. With easy access to major transportation arteries, the entire city is at your fingertips.



Destination	Tram	Driving	Walking
Old Trafford	3 mins	5 mins	20 mins
Exchange Quay	4 mins	7 mins	33 mins
Castlefield	6 mins	4 mins	18 mins
Market Street	10 mins	14 mins	39 mins
Town Hall	10 mins	12 mins	33 mins
Deansgate	13 mins	11 mins	28 mins
Piccadilly	13 mins	11 mins	44 mins
MediaCityUK	16 mins	12 mins	48 mins
Salford University	15 mins	13 mins	13 mins
MCR University	19 mins	6 mins	33 mins
Ethiad Stadium	21 mins	11 mins	
Trafford Centre	23 mins	15 mins	
MCR Airport	35 mins	20 mins	

All travel times are taken from Google Maps.

1. Old Trafford
2. MediaCityUK
3. Lowry Outlet
4. The Lowry
5. Imperial War Museum
6. Pure Gym Exchange Quay
7. The Wharf
8. Post Office
9. Graffiti Palace
10. The Performance Space
11. St George's Park
12. The Banyan Tree
13. Tesco
14. Castlefield Basin
15. HOME
16. Science & Industry Museum
17. Arndale Shopping Centre
18. Seven Bro7hers Beerhouse
19. JD Gyms Salford
20. Regent Retail Park
21. Dukes 92
22. Castlefield Bowl
23. Albert's Shed
24. Manchester Art Gallery
25. Market Street Retail Shops
26. King Street Retail Shops

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A Symphony of Living

24 storey landmark.

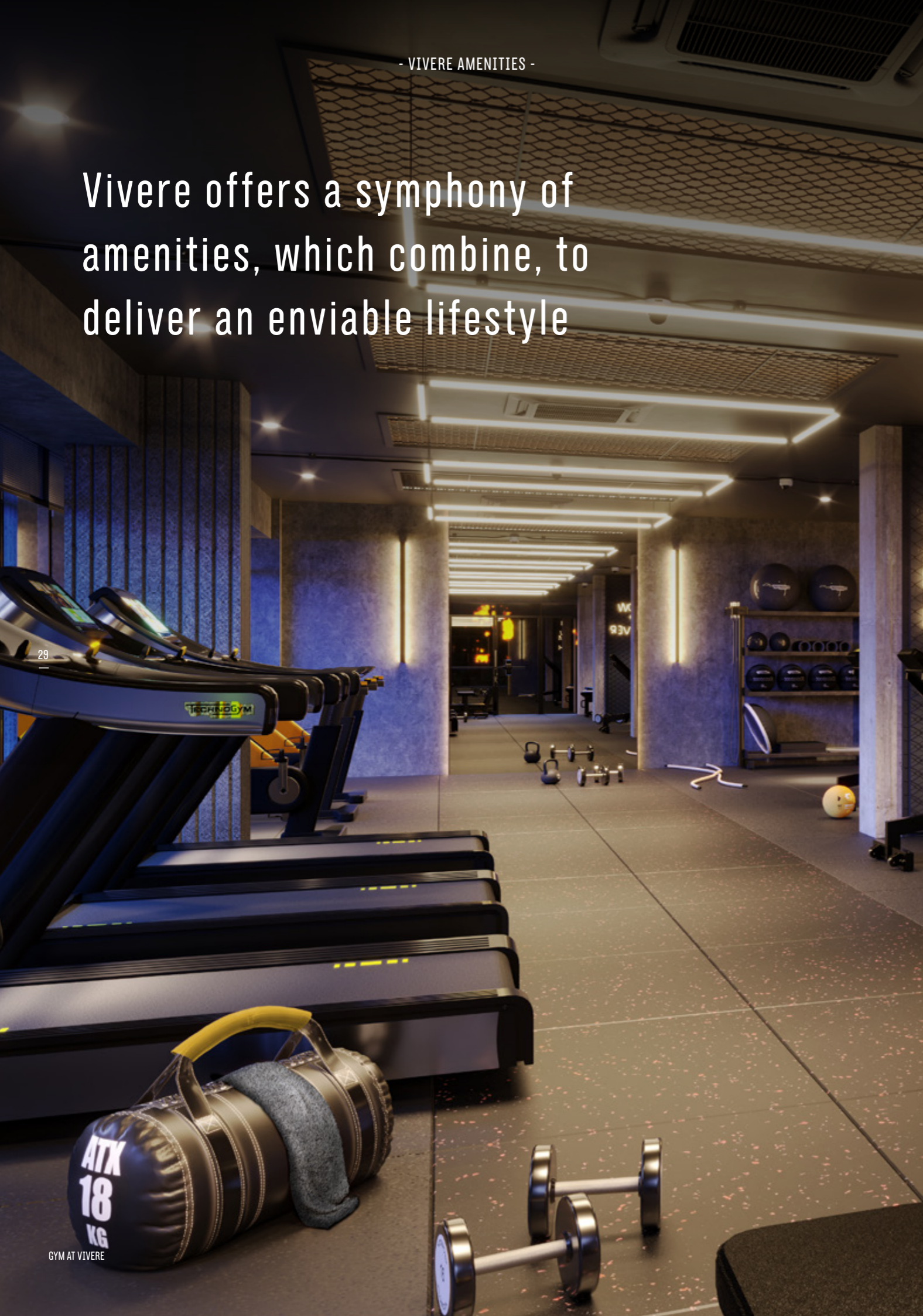
237 apartments and penthouses.

Coffee bar, gymnasium, residents lounge, co-working space,
meeting rooms, cinema and private dining room.

87 room hotel.



Vivere offers a symphony of amenities, which combine, to deliver an enviable lifestyle



CINEMA ROOM AT VIVERE

- Coffee Shop/Bar
- Gymnasium
- Co-working Lounge
- Meeting Rooms
- Private Dining Room/Party Room
- Cinema Room



COFFEE BAR AT VIVERE

Where work and social
combine for the modern
urban dweller.



31



32

State of the art
fitness centre.









Meticulously designed with the finest specification

LIVING ROOM

- Wood effect plank flooring
- Electric Heating with flat panel heaters throughout
- Low-voltage LED ceiling mounted downlighters
- Stainless steel switches and power sockets
- Ultra-fast broadband connection

BATHROOMS

- Illuminated mirrors
- Quartz Silestone work top
- Premium sanitary ware
- Walls fully tiled to bath areas
- Heated chrome towel rail
- Main bathrooms – WC, wash hand basin, bath with overhead shower and screen.
- Full-width wall mounted mirror above sink
- En-suite bathrooms with WC, wash hand basin with full-width wall mounted mirror, shower cubicle

KITCHENS

- Quartz Silestone work tops
- High quality manufactured contemporary fitted kitchen units
- Stainless steel inset sink
- Premium integrated appliances – hob, oven, extractor hood, fridge-freezer, dishwasher.

GENERAL

- 10 year structural warranty
- Secure environment with electronic controlled access and CCTV through the building
- CCTV to car park, external grounds and internal communal areas
- USB charging points to bedrooms and kitchen
- 24 Hour concierge

BEDROOMS

- Fitted carpets
- Fitted wardrobes to master bedrooms
- Electric Heating with flat panel heaters
- Low voltage LED lighting
- Stainless steel sockets and switches
- Fitted wardrobes to primary bedroom

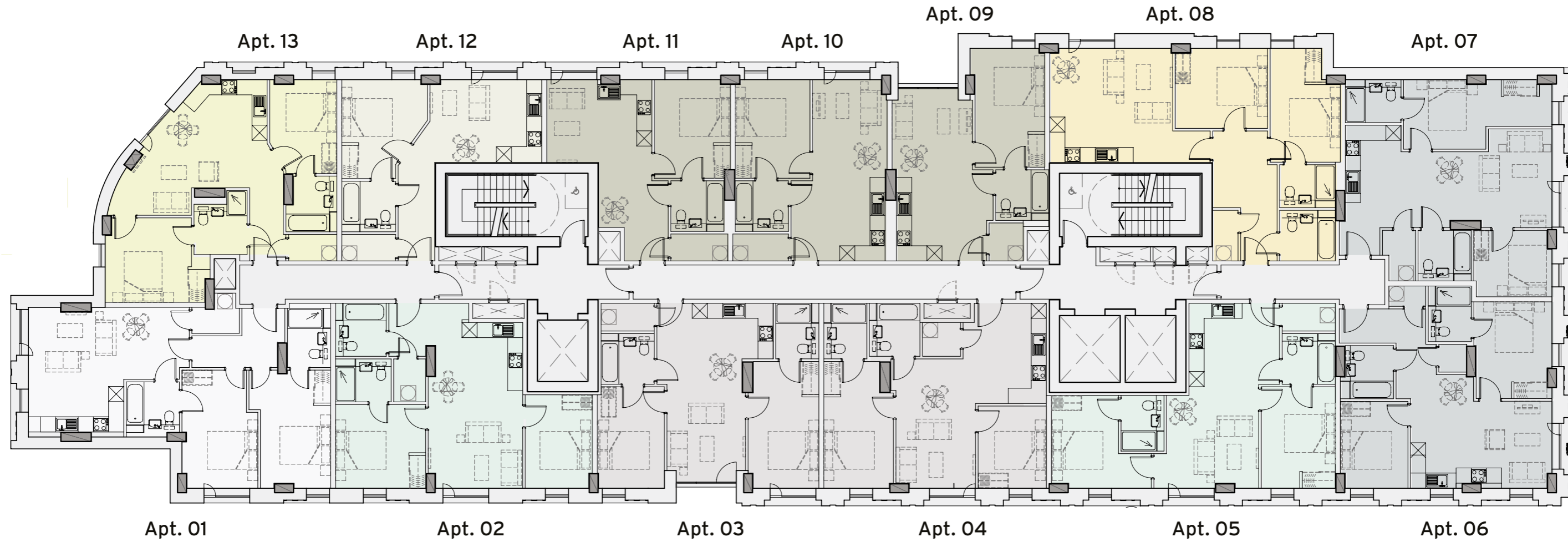
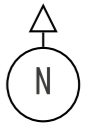
- Integrated washer/dryer or freestanding in hallway cupboards where space available
- LED under-cabinet lighting to worktops
- Wood effect plank flooring
- Stainless steel sockets and switches



Indicative Fifth to Nineteenth Floor



- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom Apartment



Offering you the perfect canvas for your lifestyle



RESIDENTIAL ENTRANCE LOBBY

With added benefits

Vivere residents can also benefit from the following hotel services:

Vivere On Demand Engineering Services

- Furniture Assembly Bulk
- Move-in Refuse Removal
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Minor Electrical and Plumbing
- HVAC Filter Change
- Light Bulb / Florescent Tube Replacement

Vivere On Demand Housekeeping Services

- Vacuum and Mop Floors
- Clean Mirrors Dust Interior
- Oven / Cooker Top Cleaning
- Strip Beds and Change Sheets
- Refrigerator Cleaning Clean
- Bathrooms cleaning
- Bed sheets changing
- Laundry Services & Dry Cleaning

Meet the Developer

With half a century of property development experience, the founders of Forshaw Land & Property Group are bringing Vivere to life.

Forshaw Land & Property Group is a privately owned family company. Their founders have almost half a century of property development expertise between them.

Forshaw's activities span the whole of the UK. They believe in taking unloved land and forgotten buildings and turning them into the unique spaces that bring land back to life.

The team develop and redevelop for prestige residential, commercial, mixed use and student living. Most of all, we develop for investors.

Homes worth living in.
Homes worth investing in.

2008

Founded in the city

20+

Completed developments

1600

Homes delivered

374

Homes in build

540

Homes in the pipeline

forshaw.



Queen's Brewery



The Waterhouse



Victoria House



Halo



Silkbank Wharf

Delivering property management

The most important part of investing in real estate is the day to day management of your property.

While initially finding the right property in the right location and figuring out your finances is very important, the management of your asset is ongoing. How your property is managed will largely determine how your property performs over the longer term and how profitable your investment becomes.

At the Forshaw Group we recognise the importance of landlords accessing professional and cost effective property management services for their buy-to-let property. For that reason, we have established our sister company, Primo Property Management. Primo offer a seamless management handover on completion of your property to take the time and stress out of buy-to-let and let you concentrate on your day job!

Working hand in hand with our development team, our in house property management company are experts in the locations we target around Greater Manchester. They source and vet professional working tenants to achieve top rental returns for your investment property.

As well as the initial tenant find service, Primo take care of all the day to day management of your property. This includes collection of rents, regular inspections, legal compliance tasks and all other associated services you would expect from a professional property management company.



www.primopropertymanagement.co.uk

Whether you are a novice or seasoned investor in the UK or overseas, we offer our purchasers complete peace of mind with our one stop approach to hassle free buy to-let investment and property management.

Homes worth living in. Homes worth investing in.

Primo is ideally placed to manage your investment at Vivere.

The services we offer are enhanced by the unique relationship we have with our sister company, Forshaw Land & Property Group. Experience over recent years has contributed to an internal skills base able to mobilise, market and tenant new developments.

The unique relationship mentioned above extends beyond our sister company Forshaw, it encompasses third party construction companies, and their sub-contractors.

Our services and accreditations

Free 'handover' process for new 'Buy to Let' landlords including organising furniture and blinds and organising installation of the same

Rent Appraisal

Marketing on leading property portals: **Zoopla and Rightmove**

Accompanied viewings

Full tenant referencing and AST agreements using **Goodlord**

Legal Compliance tasks associated with letting property in the UK

Deposit Registration - **MyDeposits** Custodial Scheme and also **Zero Deposit** option

Full Inventory (Check In/Out) using third party company

6 monthly Inspections using third party company

Rent collection and monthly/quarterly statements

'**Propertyfile**' portal access for Landlords (and tenants), offering 24/7 access to information (statements and tenancy documents)

In tenancy relationship management, including maintenance reporting using **Fixflo** property management software
24/7 maintenance call out

In-house and third-party maintenance team/contractors

Tenancy renewals (including rent appraisal)/rent increases

Dedicated Landlord email for quick response to any queries

Non-resident Landlord Scheme – advice
Services delivered using **ALTO** letting agent software





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