

novella



211 luxury one and two bedroom apartments in a landmark building rising 23 storeys overlooking salford

Novella is the latest chapter in the New Bailey story, which is where contemporary living, city lights and the mighty River Irwell meet.

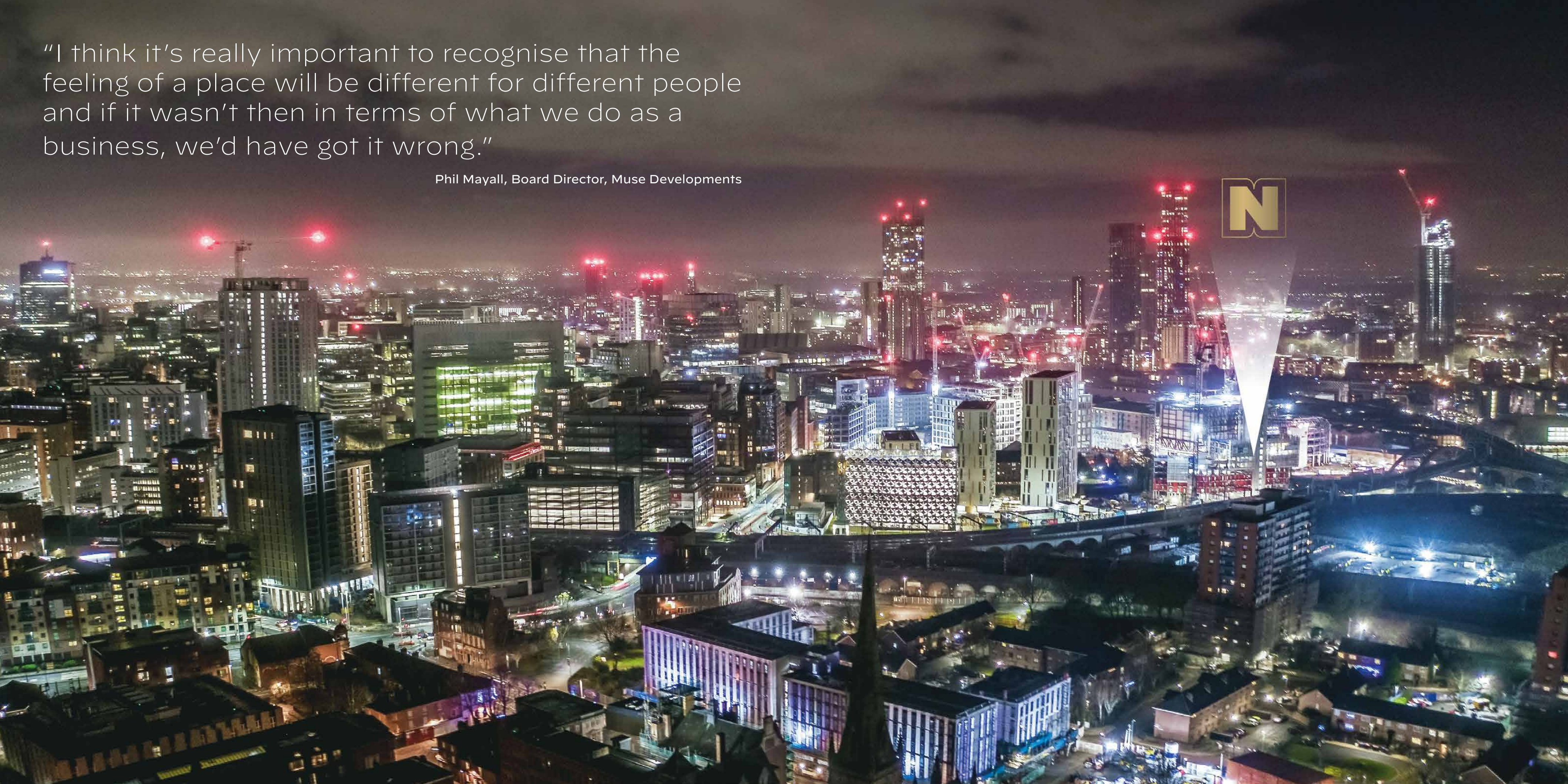
Novella combines striking design and quality with first-class amenities, such as concierge and communal lounges, a residents' gym and wellness suite, private dining room, live-work spaces, bike stores and a post/parcel room too.



what's your story?

"I think it's really important to recognise that the feeling of a place will be different for different people and if it wasn't then in terms of what we do as a business, we'd have got it wrong."

Phil Mayall, Board Director, Muse Developments

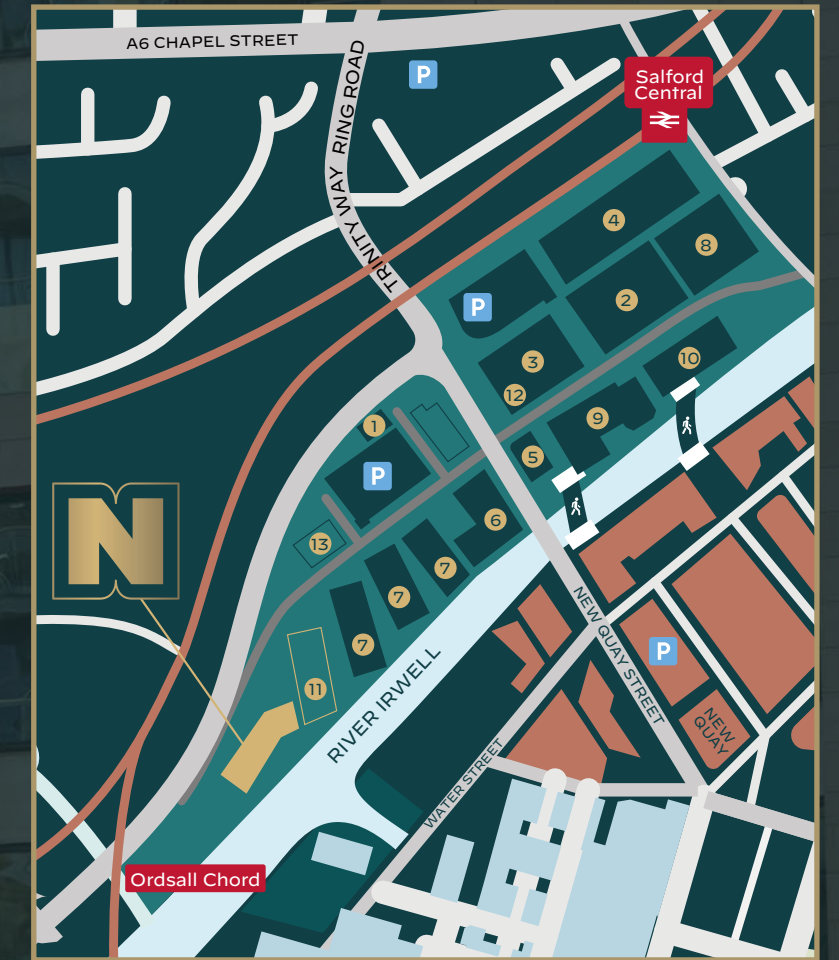


NEW BAILEY

Novella is the residential destination address of New Bailey, which is a thriving business and residential district adjacent to Spinningfields.

It's home to a wider range of spaces and places, and plays host to an exciting programme of events throughout the year. New Bailey is a lively hub that encourages people to live, work and play.

a vibrant riverside setting with a thriving hub where business and leisure collide



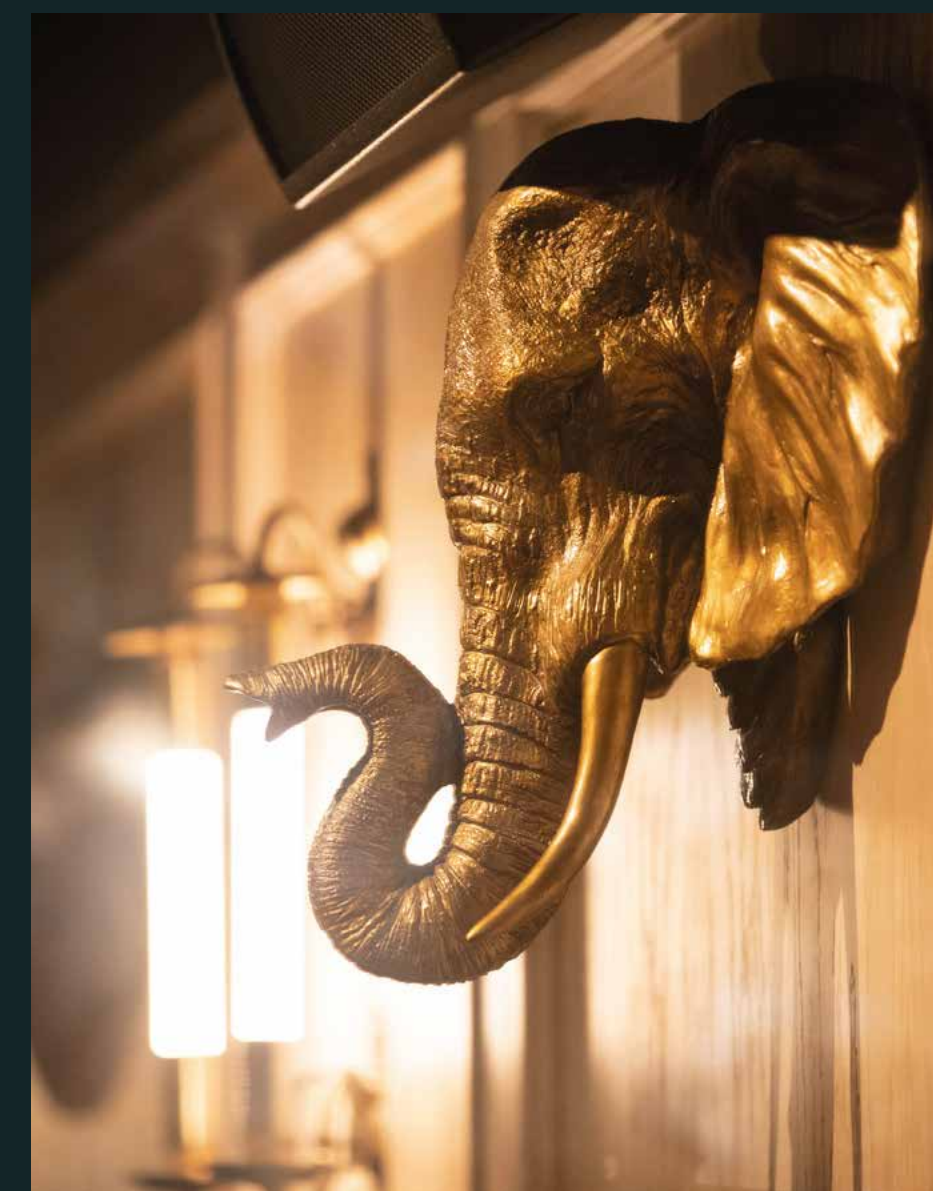
- 1 Novella Marketing Suite
- 2 One New Bailey
- 3 2newbaileysq
- 4 Three New Bailey
- 5 Riverside House
- 6 Premier Inn
- 7 Slate Yard
- 8 City Wharf
- 9 HM Revenue & Customs
- 10 Ralli Quay
- 11 Possible future phase
- 12 Sainsbury's Local supermarket
- 13 Development Plot



M
ménagerie



New Bailey's proud to be home to Karina Jadhav's Menagerie - a bar and restaurant that provides an experience like no other.





at novella you have it all right there on your doorstep

Being on the border of both Salford and Manchester city centre, Novella sits just a short walk away from some of the most popular shops, restaurants and cultural attractions. Deansgate Mews and the Corn Exchange are just a stone's throw away too.

The eclectic neighbourhood mix is brimming with things to do, places to eat, and areas to explore, with an abundance of choice right on your doorstep. A haven for creatives, artist-led Islington Mill and cultural hub The Factory are less than one-mile away. The renowned Manchester Art Gallery, The People's History Museum and the Lowry are also near-by.

A collection of the city's finest restaurants are within walking distance, including 20 Stories, The Ivy and Parisian-style Michelin star restaurant, 63 Degrees, as well as many of Manchester's burgeoning independents which can be found on Deansgate Mews, such as Holy Grain Sourdough Bakery and live music event space, The Lion's Den. Whether it's a stroll through nature with a coffee to go, or an indulgent meal with skyline views, your new home offers everything needed for a contemporary lifestyle.

Heaton Park

Spinningfields



your local city guide

key locations

- 1 Peel Park/The Meadow
- 2 New Bailey & Marketing Suite
- 3 The Lowry Hotel
- 4 King Street
- 5 Town Hall
- 6 Arndale Centre

bars & restaurants

- 19 Vero Moderno
- 20 Le Cassi's Wine Bar
- 21 The New Oxford
- 22 Porta
- 23 Menagerie
- 24 Tattu
- 25 The Ivy
- 26 20 Stories
- 27 Honest Burger
- 28 Australasia

culture

- 7 The Factory
- 8 Castlefield Bowl
- 9 Science and Industry Museum
- 10 Globe and Simpson
- 11 Everyman Cinema
- 12 The Opera House
- 13 John Ryland's Library
- 14 St Peter's Square
- 15 Manchester Art Gallery

cafés

- 29 GK Gallery Tea Room
- 30 Deli Lama Cafe
- 31 Grindsmith
- 32 CoffeeB

stations

- 16 Salford Central
- 17 Deansgate
- 18 Manchester Oxford Road

-  water
-  green space
-  train line
-  metrolink

steeped



the factory

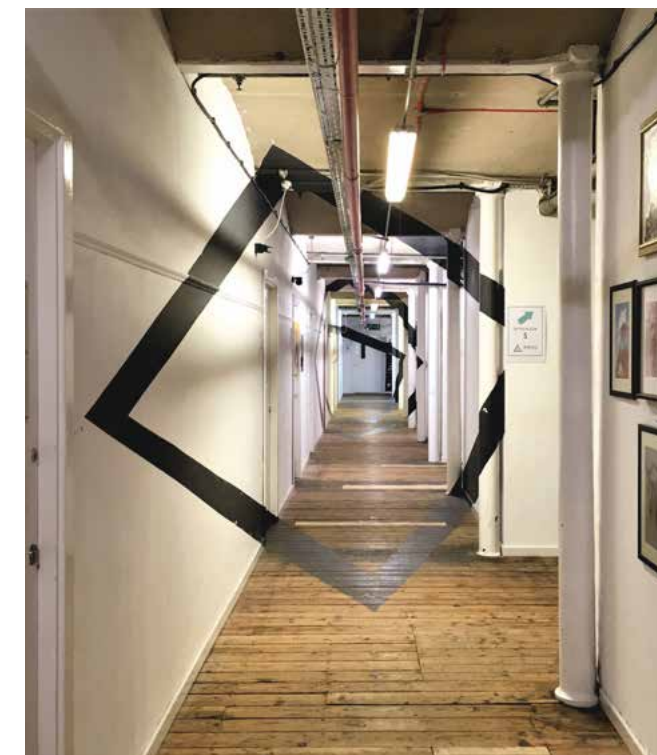
Located in the former Granada Studios compound, where Coronation Street used to be filmed, The Factory is a world-class cultural space currently being developed and is due to open at the end of 2022.

The Factory will be a place where the world's finest talent can create, invent and play, along with providing a major training centre for those looking to embark on a career in the creative industry. Image credit: Manchester International Festival

in culture

the lowry

Named after acclaimed artist, Laurence Stephen Lowry (1887-1976) who spent most of his life in Salford, The Lowry is a unique events space, gallery and theatre in Salford Quays. The multi-purpose centre for arts dedicates itself to using visual and performing arts to enrich people's lives with a focus on young people from the community, and has become one of the most visited cultural venues in the North West with its exciting programme of shows and exhibitions.



hope mill theatre

Since opening its doors in 2015, the award-winning Hope Mill Theatre has become one of the most successful independent venues in England, and a much-loved cultural attraction of Manchester.

The theatre is situated in the Grade II listed Hope Mill, a former cotton mill, and showcases a fantastic roster of shows throughout the year for a variety of audiences. The venue and events space also offers a cosy bar and restaurant, perfect for a pre-show pizza and craft beer.

well connected

Novella is super connected locally, regionally & internationally.

For those content enjoying all that Manchester has to offer, the city centre is easily navigated by foot or bicycle from Novella, with centres including Spinningfields, Chapel Street and Deansgate all within a few hundred metres.

Salford Central train station is within 0.5 miles and offers regular services across the North West. For fast and reliable local routes, St Peter's Square Metrolink is 0.7 miles away and offers very frequent services to Manchester Airport, MediaCityUK, The Trafford Centre and many other destinations. In less than 1.5 miles, Manchester Piccadilly Station provides direct access to London in less than two hours, as well as fast trains to Birmingham, Edinburgh, Glasgow and many more UK cities.

For international travel, Manchester International Airport is less than 20 minutes via the Metrolink. As the largest regional airport in the UK, with direct flights to more than 200 destinations worldwide, you couldn't be better connected.





novella

24hr concierge

amenities

By day a contemporary working space, complete with kitchenette, but by night the space transforms into a bookable, exclusive private dining area for up to 12 people, which is perfect for special events.







the snug and private booths

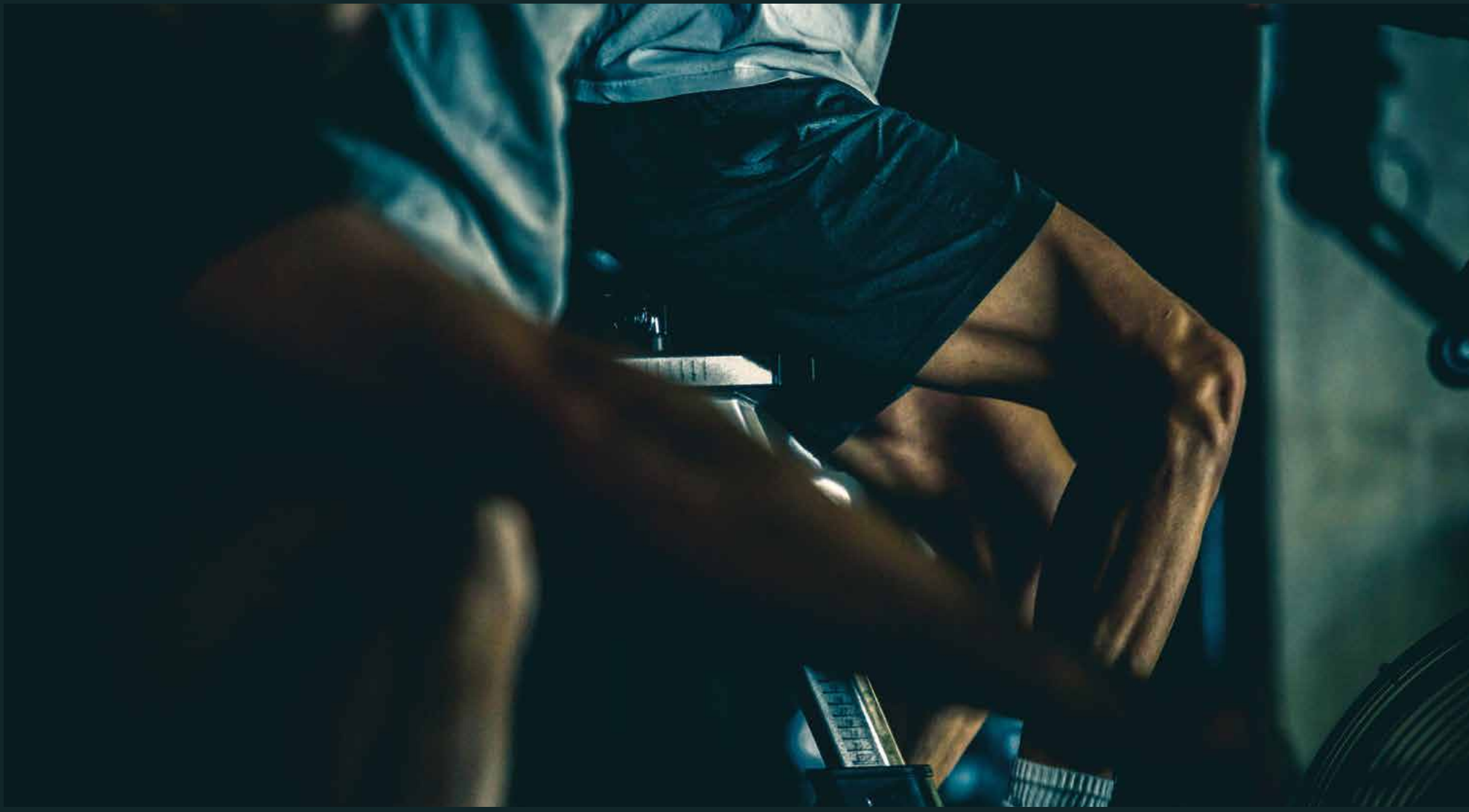
The snug - A flexible, relaxing hangout space, where you can settle down to work or study with a coffee in the day, or use the bookable space to socialise with friends by night.

Private booths - Two cosy bookable booths complete with power points, the ideal set up for working from home.

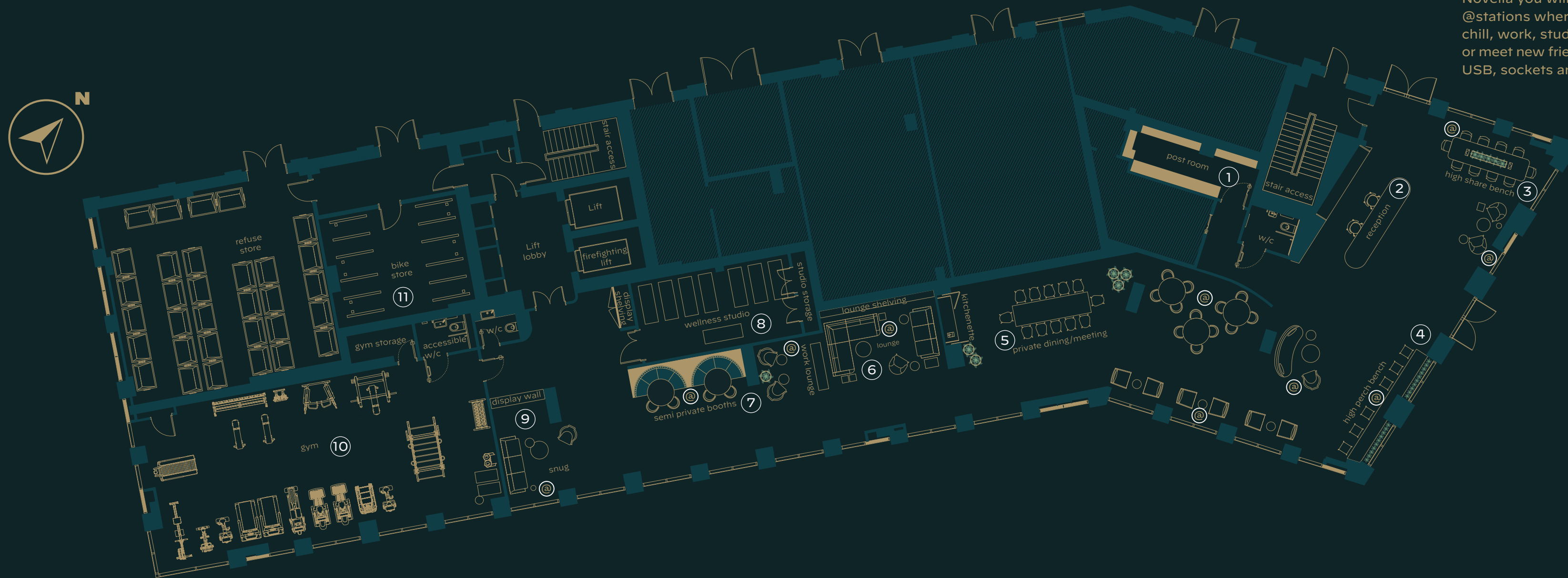


amenities

wellness and
fitness at novella



river view residents' space



@Stations -
If we have learnt anything in recent times it's the need for space and a flexible living/working solution. At Novella you will find @stations where you can chill, work, study, chat, read or meet new friends. All have USB, sockets and free wifi

- 1 Post room -**
Never worry about missing a parcel again with our 24-hour accessible secure post room
- 2 24-hour concierge -**
Comfortable seating complete with USBs and break out spaces to get your head down, plus our friendly 24-hour concierge team are always on hand for any queries
- 3 High share bench -**
Complete with power points for catching up on emails or browsing the web
- 4 High perch bench -**
Complete with power points and scenic outdoor views
- 5 Private dining -**
By night an exclusive private dining area bookable for up to 12 people, perfect for special events, and by day a contemporary communal working space complete with kitchenette cabinet and feature lighting

- 11 Bike store -**
A secure and convenient storage space for your bike
- 10 On-site gym -**
Keeping fit made easy with our on-site gym, overlooking the river. Equipped with a range of weights and exercise machines, managed by Motive8
- 9 Snug -**
A flexible and relaxing hangout space where you can settle down for work or studies with a coffee in the day, or use the bookable space to socialise with friends by night
- 8 Wellness studio -**
A fully-flexible space available for yoga and fitness events, complete with mirror wall and an AV screen, for on-demand fitness
- 7 Private booths -**
Two cosy bookable booths complete with power points, the ideal set up for working from home
- 6 The lounge -**
By night a bookable open plan room for residents to host a variety of social gatherings, by day a relaxing chill-out space complete with comfy chairs, USB points and a coffee machine



kitchen

Symphony Indigo blue base units with aluminium handles

Zanussi/AEG appliances including oven, ceramic hob, dishwasher and microwave

Integrated Whirlpool fridge/freezer and washer/dryer

Blanco Envoy chrome mixer tap

Blanco Supra underslung discreet stainless steel sink

Stunning Caesarstone quartz snow white worktop

Alusplash aluminium splashback with inset chrome sockets and LED under unit lighting



fixtures & fittings

Tarkett engineered hardwood timber flooring - shade oak Italian brown to living areas

Mears Harrow 66 light grey carpets to bedrooms

Self-closing entrance doors & stainless steel ironmongery to all door fittings and numbering

Decor 350 blackout roller blinds to apartment windows

Space Pro - integrated soft-close wardrobe. Double sliding matt grey laminate doors, internal shelf and satin chrome hanging rail



bathrooms & ensutes

Ideal Standard Echo wall hung WC with dual flush push plates

Ideal Standard Strada semi countertop basin 500mm

Modular bespoke 3 door mirrored cabinet with integrated shaver socket

Hansgrohe taps

Kaldewei Eurowa bath/shower trays

Hansgrohe Ecostat Select thermostatic showers

Roman Haven shower doors and bath screens

Geyser chrome thermostatic electric towel rail

Kaldewei Eurowa bath/ Kholer shower tray

Waxman Ceramics granite wall tiles and anti-slip floor tiles with polished aluminium tile trim

Roman Stone solid surface vanity top



heating & lighting

Low profile brushed chrome light switches in kitchens

Adax Wi-Fi controlled wall-mounted, electric panel heaters to apartments

AEG

hansgrohe

BLANCO

Whirlpool
HOME APPLIANCES

ZANUSSI

Symphony®

caesarstone®

AluSplash®

Tarkett

decor
systems

space·pro®
THE LOCK-TECH LINE

Ideal Standard

KALDEWEI

GEYSER
RADIATORS • TOWEL RAILS

Waxman Ceramics

ADAX

MEARS
FLOORING
Est. 1802



cycling

Limited weather-protected cycle storage will be provided in the private communal space. Security controlled access*

refuse & recycling

Each home will have access to dedicated refuse storage within the ground floor refuse store

media

Freeview Digital TV

Hyperoptic and Virgin Media**

Telephone outlets are provided to living space (lounge) and all bedrooms

TV outlets are provided to living space (lounge) and all bedrooms

Hyperoptic and Virgin Media broadband outlets are provided to living space (lounge) and all bedrooms



* bikes and belongings are left at owners risk and are not insured
**Telephone, TV and Broadband services are available and ready for the Buyer to connect.





the architect

Hawkins\Brown is an internationally-renowned practice of architects, designers and researchers, based in London, Manchester, Edinburgh and L.A. The architectural practice is in the top 10 of the Architect's Journal's list of 100 UK practices and has won the AJ100 Practice of the Year three times. H\B were shortlisted for the RIBA Stirling Prize for the redevelopment of the Park Hill Estate in Sheffield, and most recently, were winners of the 2018 AJ100 Best Use of Technology and Building of the Year awards for their work at Here East.

H\B brings a collaborative approach to projects across a range of types and scale in six main sectors: civic, community & culture; residential; education; workplace; transport and infrastructure. Alongside work in architecture, design and planning, H\B conduct industry leading research.

Buildings aren't just to be visually admired. They are for living in, working in, learning and socialising in. Having empathy for people sits at the heart of the H\B ethos. Whether that's the immediate experience of an individual using the building or the long-term impact on a community.

Hawkins\Brown

the developer

The English Cities Fund is a joint venture set up by three partners – Homes England, Legal & General and Muse Developments – and it's our mission to unlock the potential in our towns and cities by reinventing urban areas in new and imaginative ways.

In Salford, we're delivering the £1 billion Salford Central regeneration scheme, which is transforming over 50 acres of the city's civic and historic centre into a vibrant new hub.

Over the past 10 years, Salford Central has delivered a range of

new homes at Vimto Gardens, Timekeepers Square, Carpino Place and Valette Square, along with a high number of rental apartments at The Slate Yard, a Premier Inn hotel, One New Bailey, Riverside House, two NCP multi-storey car parks and ground-floor retail space, including innovative dining concepts Menagerie and FoodWell.



The English Cities Fund is a partnership of:



Vimto Gardens

awards

Vimto Gardens
Urban Residential Development of the Year
Insider North West Residential Property Awards 2016

New Bailey MSCP
Architectural Achievement Award
British Parking Awards 2016

One New Bailey
Greater Manchester Chamber of Commerce,
GM Building of the Year 2016 Highly Commended



Timekeepers Square



New Bailey MSCP



One New Bailey

the next chapter

A second Novella residential tower of similar height is planned as shown in this CGI.

Whilst this building is adjacent to Novella, and is Phase Two of the same development, there will be no shared residents' amenities.

Additionally part or all of the Podium Residents' Garden on Floor Six of Novella Phase One may need to be temporarily closed during the 18-24 month period that Phase Two is under construction for the safety of Phase One residents.

If you have any specific enquiries in this regards please speak with our sales team or your legal advisors prior to completing your purchase.



The English Cities Fund is a partnership of:



GENERAL: This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

INDIVIDUAL PLOT VARIATION: The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note that window, door, balcony and terrace configurations may vary depending on plot.

SITE PLAN: Site layout, design, features and facilities are subject to change during the development and may vary on completion. Please note future development will be subject to commercial viability and the securing of satisfactory planning consent from the local planning authority.

FUTURE PHASES: The development forms part of a wider regeneration project and future phases are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority.

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FLOOR PLANS: Floor plan measurements are taken from the architects' drawings and may differ in the as built property. Please note the seller may need to make adjustments to the boundaries of the property but these will not significantly alter its area and the seller will notify the buyer of such adjustments. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Kitchen and bathroom layouts may differ from those shown.

SPECIFICATIONS: We reserve the right to change specifications from time to time. We may need to substitute appliances and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Please contact our marketing suite for the latest information on specification.

JOURNEY TIMES: Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate.

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