



VIMTO

GARDENS

VIMTO GARDENS

VIM AND VIGOUR
ARE BACK ON
CHAPEL STREET
IN THE SHAPE OF
VIMTO GARDENS;
A VIBRANT NEW
SIX-STORY LUXURY
COLLECTION OF 83
APARTMENTS AND
14 TOWNHOUSES

Panoramic view from the top of Vimto Gardens



HOME WITH A VIEW

THE STORY



IN 1908, A NORTHERNER CALLED NOEL JOHN NICHOLS LOANED £100 FROM HIS FAMILY TO SET UP A BUSINESS AS A WHOLESALE DRUGGIST AND HERB IMPORTER.

Nichols' aim was to create a special non-alcoholic drink. He experimented with all the different herbs and spices and eventually created Vimto in a wooden barrel in his warehouse. They bottled and delivered the cordial at night and took orders by day on bicycles.

Initially called 'Vim Tonic', it was intended as a healthy pick-me-up cordial, which would give energy, vim and vigour to those who drank it. It was soon being sold in the local bars as an alternative to the 'evils' of alcohol. Its success was based on the secret formula, which has remained unchanged for a century. Just 2 years later, due to the continuing success, Nichols moved to new premises on Chapel Street in Salford, where the excellent rail, canal and road connections bode well for quick and easy distribution. The Vimto site was just metres from our brand new development.

Nichols was a firm believer in continuous improvement... Vimto Gardens is a true reflection of that very sentiment.

Vimto has now moved away from Chapel Street but it is still an iconic and contemporary North West brand.



THE DEVELOPMENT IS FRESH AND STYLISH – MIXING UP CITY CENTRE LIVING.

THE DEVELOPMENT



DEVELOPMENT PLAN

FEATURING AN INTERNAL COURTYARD PLUS RETAIL AND COMMERCIAL UNITS ON THE GROUND FLOOR, THE DEVELOPMENT IS THE LATEST INJECTION OF FIZZ TO THIS HISTORIC PART OF SALFORD.

English Cities Fund (ECf) – a joint venture between Muse Developments, Legal & General Property and the Homes and Communities agency – is developing the wider Salford Central scheme, which Vimto Gardens is at the core of. Once complete, it has the potential to deliver 11,000 new jobs, 220,000 square metres of commercial space for office, retail and leisure development, 849 new homes, 390 hotel rooms and a number of safe and accessible public areas for local people to enjoy.

Developer



Partners



(1)/(2) Refer to disclaimers on the back page





Named after the famous drink that was first produced just metres from the site, it's rapidly becoming the location of choice for people with a penchant for life that's bubbling with possibilities.

Designed to be accessible to first time buyers, while also providing ample space for families or those wishing to upsize, it's a place with room to breathe.

With all amenities nearby, including a primary school, this space is perfectly positioned to meet the practical requirements of life, whilst being small enough to create an intimate community.

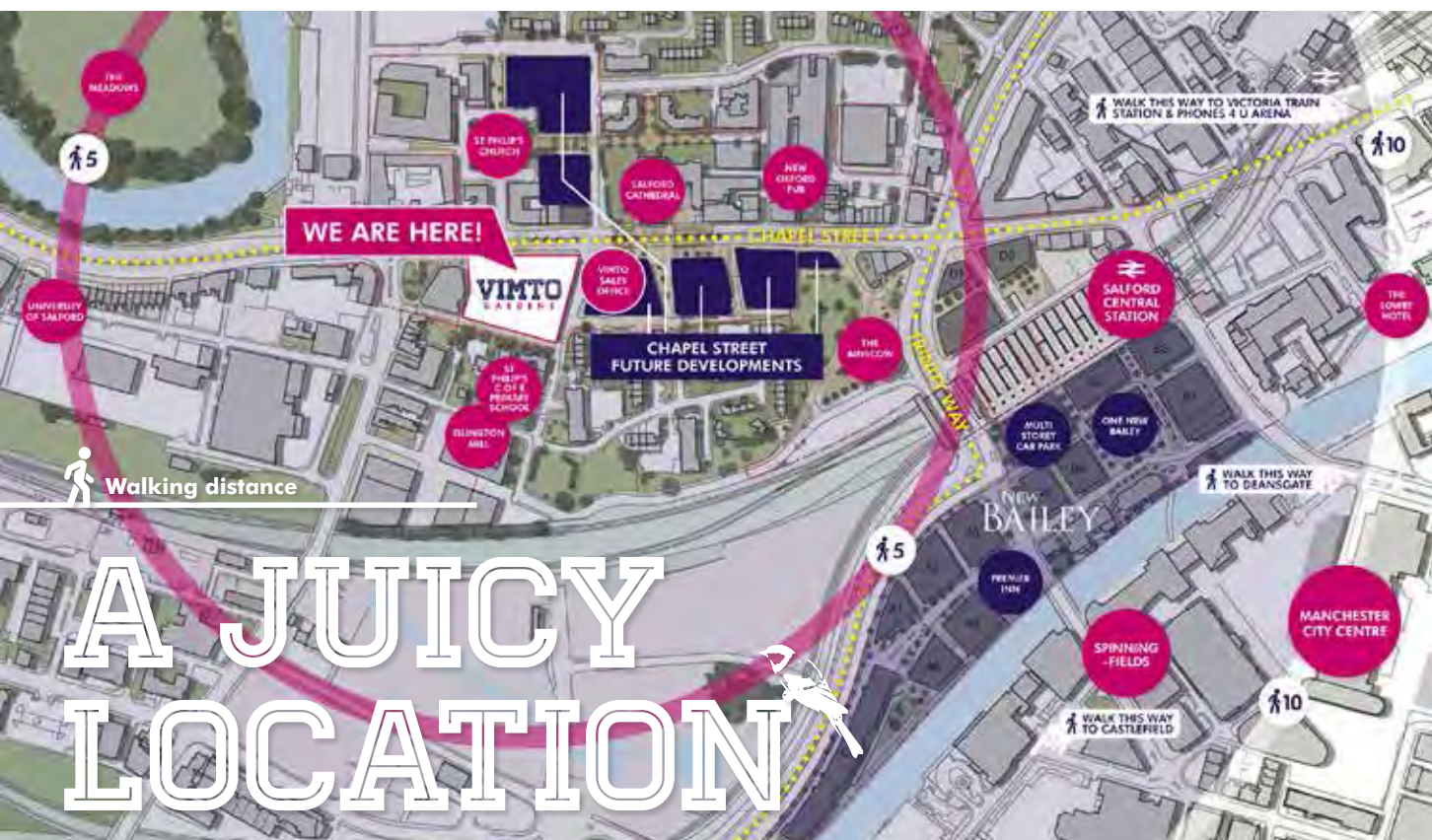
Forming a square around a private green space for residents and guests only, Vimto Gardens offers a refreshing change with a vibrant community feel.

Built to the highest specification and using materials that will stand the test of time, this new addition to Chapel Street looks set to play a key role in the future of Salford's landscape.



LOCATION

VIMTO GARDENS IS LOCATED IN A VERY SPECIAL CORNER OF CHAPEL STREET, IT WILL BECOME THE HEART OF A COMMUNITY THAT ALREADY INCLUDES ARTISTS, MUSICIANS, FOODIES AND BEER LOVERS.



REGENERATION

THE CHAPEL STREET CORRIDOR HAS UNDERGONE MASSIVE REGENERATION, WHICH HAS TRANSFORMED THE ENTIRE CITYSCAPE AND MADE CHAPEL STREET A GO TO DESTINATION FOR THOSE LOOKING TO BUY A NEW HOME. WITH MORE IMPROVEMENTS ONGOING ACROSS THE AREA THERE HAS NEVER BEEN A BETTER TIME TO MOVE TO THE CITY.



River Irwell



Chapel Street is an area rich in built and natural assets, which includes the Grade II listed Salford Cathedral, the former Town Hall and the former Salford Royal Hospital building.

These historical buildings are being revitalised, while new high quality buildings and spaces are being developed alongside them to rejuvenate the area. The combination of old and new will create a unique city high street with a quirky, creative feel that's perfect for young professionals and families alike.

The area has been treated to a major facelift. The roads and footpaths have been improved, work has taken place at Salford Central station, and the Salford Crescent station at the University has been upgraded. Historic landmarks in the area have also been restored to their former glory.

Chapel Street has become a hub for people who love having the mainstream attractions of Manchester and Salford on their doorstep but prefer to put their feet up somewhere that feels more like home.



LOCATION

VIMTO GARDENS IS CONVENIENTLY LOCATED FOR RESIDENTS TO BENEFIT FROM BOTH SALFORD AND MANCHESTER CITY CENTRE.

EAT AND DRINK

The area offers a fantastic selection of dining experiences.

With everything from the restaurants in Spinningfields to the local New Oxford and Kings Arms Pub you will find everything you want on your doorstep.



minutes to Deansgate and Spinningfields



(5) Refer to disclaimers on the back page

ENJOY

Famous for its club and live music scene, the city comes alive when the sun goes down as pubs and bars open their doors to welcome 24 hour party people from far and wide.

STAY WELL CONNECTED

At Vimto Gardens you are never too far from accessing everything the city has to offer, whilst also having the ability to explore the rest of the country using the nearby transport facilities.



minutes to Salford Central train station and the free Metroshuttle bus



minutes to Piccadilly and Victoria train stations



minute drive to the inner ring road



minutes to the M602 motorway

SHOP

Manchester city centre is a shopper's paradise, boasting many flagship stores and the best vintage shops in the buzzing Northern Quarter.

Situated just over the river from Vimto Gardens, residents can enjoy all of what Manchester and Salford have to offer.



minutes to Deansgate



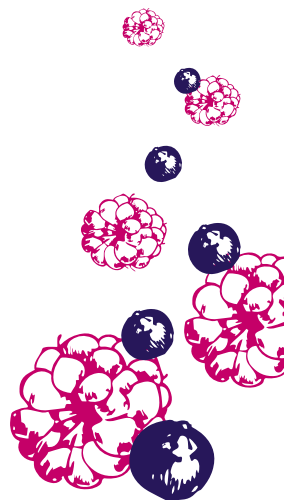
minutes to City Centre, Northern Quarter and Manchester Arndale



minutes to the Trafford Centre



Bexley Square



CHAPEL STREET, ALMOST 800 YEARS OF 'FIRSTS'



EVERY STORY SHOULD GRIP YOU FROM THE VERY START AND FEW HAVE A MORE FASCINATING BEGINNING THAN THAT OF CHAPEL STREET.

As early as the 13th century, Salford was emerging as a thriving township, while its neighbour, Manchester, was little more than a village.

Chapel Street was a main route into this bustling centre. Today, you can stand in the historic heart of Salford and admire the city's oldest church, Sacred Trinity.

In the following centuries, Chapel Street and the surrounding area grew in stature and was the scene of many 'firsts', including in 1806, the world's first use of gas lighting illuminated a long stretch of Chapel Street.



ALWAYS A NEW BEGINNING

THAT'S THE ENDURING STORY OF CHAPEL STREET. ALWAYS CHANGING, ALWAYS OFFERING SOMETHING NEW.

In 1846, Robert Peel opened the first public park, followed by the opening of the first free public lending library in Britain.

Political writers Marx and Engels lived in Salford, two of the most pivotal figures in 19th century history. Who knows, maybe their ideas first took shape in one of their favourite pubs, the Red Dragon on Chapel Street.

All along the street you will find an eclectic mix of architectural styles.

Glimpses of this rich urban tapestry are found in the works of one of Salford's most famous sons... LS Lowry. An artist whose name is commemorated by the first five star hotel in Manchester, The Lowry Hotel, on Chapel Street.



The Lowry Hotel



Salford Central train station



Peel Park

ALWAYS SOMETHING NEW

APARTMENTS

THERE ARE 83 ONE AND TWO BEDROOM APARTMENTS AT VIMTO GARDENS, EACH WITH ENOUGH STYLE TO MAKE ITS MARK AND ENOUGH SPACE FOR YOU TO MAKE YOURS. FROM THE LAYOUT OF THE KITCHEN TO THE OAK FLOORING BENEATH YOUR FEET, THE LITTLE DETAILS COME TOGETHER TO CREATE A PLACE YOU'LL BE PROUD TO CALL HOME.



CGI's (computer generated images) are indicative only, external finishes and features may vary.

(1)/(2) Refer to disclaimers on the back page



TOWNHOUSES

IF YOU ARE LOOKING FOR A PERFECT, THREE BEDROOM HOME, THE TOWNHOUSES AT VIMTO GARDENS CAN OFFER YOU EVERYTHING YOU NEED. WITH A GARDEN AND A WIDER ENVIRONMENT THAT HAVE ALL BEEN DESIGNED WITH RELAXED LIVING IN MIND. PLUS, THE SPACE AND COMFORT COMBINED WITH STATE OF THE ART FIXTURES AND FITTINGS FORM A WHOLE DIFFERENT PERSPECTIVE TO CITY CENTRE LIVING.



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FROM THE FIRST BRICK TO THE FINISHING TOUCHES

EVERY ELEMENT OF VIMTO GARDENS
COMBINES TO CREATE A TIMELESS, ELEGANT
HOME, FROM THE THOUGHTFULLY DESIGNED
LAYOUT AND FLOW OF THE SPACES TO THE
HIGH QUALITY FIXTURES AND FITTINGS.

One of the many benefits of buying new is that your home is built and designed to the highest specification and is ready to move into. A stylish blank canvas on which you can make your individual mark.



KITCHENS

- Fresh, modern, Paula Rosa Manhattan range contemporary kitchens with Crystal white laminate worktops.
- Integrated appliances including Zanussi oven, ceramic hob and AEG built in microwave.
- Integrated fridge freezer and dishwasher.
- Washer/dryer located in separate storage cupboard.
- Brick bonded white wall tiles to splashback.

BATHROOMS

- White bathroom suite from the Porcelanosa sanitaryware range.
- Chrome towel radiator.
- High quality hardwood vanity top complete with mirrored storage cabinet to the wall.
- Hansgrohe thermostatic fittings/mixers to baths, showers and basins.
- Tiled bathrooms, with Porcelanosa ceramic tiles on walls and floors.
- **Separate WC/shower room downstairs.**

FIXTURES AND FINISHES

- Boen Oak Animoso (matt lacquered) engineering oak floors in living and kitchen spaces, with 80% pure new wool Cormar carpets in the bedrooms.
- **Bespoke feature oak timber treads and risers staircase with painted balustrade and roof level skylight.**
- American White Oak veneered doors throughout.
- Idealcombi composite framed windows and patio doors with matt polyester powder coated external aluminium frames and timber clear lacquer internal finish.
- All windows are full height in bedrooms and living areas.
- Low energy light fittings both internally and externally.
- Timber decking floor finish to garden, terrace and balcony areas
/timber decking patio area to self contained private garden area at first floor podium deck.

Highlighted text = exclusive to townhouses

(3) Refer to disclaimers on the back page



HEATING AND LIGHTING

- Heating in the apartments will be provided by stylish electric panel heaters which are individually programmable.
- Hot water to the apartments is provided by an electric hot water storage cylinder located within the storage/utility cupboard. The hot water cylinder is highly insulated using 100% recyclable insulation to minimise heat loss.
- **In the townhouses heating and hot water will be provided by individual gas combination boilers.**
- Ventilation is provided by a high efficiency whole house ventilation unit incorporating heat recovery.
- Downlighters and pendants to living space, downlighters to bathrooms and kitchen areas, pendants to bedrooms.
- Lighting to external garden, terrace and balcony areas.

REFUSE AND RECYCLING

- Each kitchen will contain an integrated 3 compartment bin.
- Each residential core will house a refuse store accessible at ground level.

COMMUNICATIONS AND MEDIA

- Freeview Digital TV, Sky+HD and Virgin Media telephone, TV and broadband services are available in each apartment, ready for you to connect.
- Telephone outlets to living space and bedrooms.
- TV outlets to living space and master bedrooms.
- Virgin Media broadband outlet to lounges.

CYCLING

- An internal secure cycle store for 150 bikes will be provided in the communal area.
- **Utility room and externally accessed bicycle/bin store located on ground floor.**

SECURITY

- Vehicle gate onto Islington Way, and pedestrian access to Barrow Street, Wroe Street and Chapel Street.
- The development will seek to achieve Secure by Design accreditation.
- Video entry system to the development.
- Every apartment is provided with a heat alarm in the kitchen area interlinked to a smoke alarm in the hallway.
- Individual letter box units within communal, secure collection areas for apartments.
- **Domestic sprinkler system to the townhouses.**

OTHER

- Every home offers a 10 year New Home Warranty from Premier Guarantee.

CUSTOMER CARE

- A professional and comprehensive After Sales Service from our Customer Care Service Team is offered in the first 2 years after legal completion. Our Customer Care Service Team will contact you to introduce themselves after legal completion. We also provide an out of hours emergency call service for the duration of the 2 year warranty.

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SUSTAINABLE DESIGN

THE HOMES HAVE BEEN DESIGNED TO A CODE 3 SUSTAINABLE HOMES STANDARD, WHICH AIMS TO REDUCE CARBON FOOTPRINT AND EMISSIONS, AND OFFERS RESIDENTS THE CHANCE TO REDUCE FUEL BILLS.



THE PREDICTED ENERGY PERFORMANCE CERTIFICATE RATING FOR EACH HOME IS B/C AND THESE STANDARDS WILL BE ACHIEVED BY:

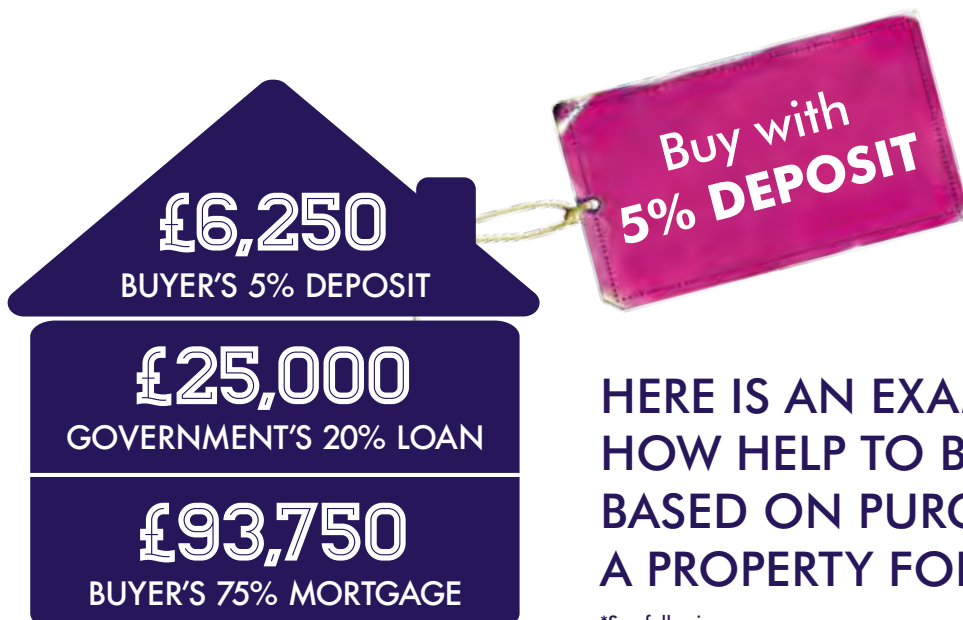
- Better insulation and air tightness to prevent heat loss.
- Water saving taps and showers to help reduce bills.
- A or B rated energy efficient kitchen appliances.
- Low energy internal and external lighting.
- Ventilation provided by a high efficiency, whole house ventilation unit, incorporating heat recovery.
- Responsibly sourced building materials are used wherever possible and achieve an A+ rating in the 'Green Guide to Specification'.

LOOKING AFTER
OUR SURROUNDINGS

START SOMETHING FRESH



BUYING A HOME CAN SEEM LIKE A COMPLICATED PROCESS, WHICH IS WHY WE ARE HERE TO HELP YOU EVERY STEP OF THE WAY – MAKING THE PROCESS AS EASY AS POSSIBLE.



HERE IS AN EXAMPLE OF HOW HELP TO BUY* WORKS BASED ON PURCHASING A PROPERTY FOR £125,000.

*See following page



HELP TO BUY IS AVAILABLE FOR FIRST TIME BUYERS AS WELL AS EXISTING HOME OWNERS LOOKING TO MOVE BUT WITHOUT SUFFICIENT EQUITY.

HOW DOES IT WORK?

- You need just a 5% deposit to buy a new build home.
- The Government will lend you up to 20% of the value of a property in the form of an equity loan which can be repaid at any time or on the sale of your home.
- You then need to secure up to a 75% mortgage from a bank or building society.
- Help to Buy is available to all potential and existing homeowners and there is no salary cap or joint income limit applied.
- The scheme covers applicable new build properties up to the value of £600,000.
- It will run for 3 years from 1 April 2013 until April 2016.

The loan is interest free for the first five years. In the 6th year you will be charged a fee of 1.75% of the loans value. The fee will increase every year and this increase is worked out by using the Retail Price Index plus 1%.

**Please speak to a Mortgage Consultant
for more information or visit:
www.helptobuy.org.uk**

*Terms and conditions, exclusions, limitations and eligibility apply. The Help to Buy scheme is available on selected plots only. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT. Full terms and conditions are available on request. See more at www.vimtogardens.co.uk.

GETTING HERE



Vimto Gardens sales office is located next to the Vimto Gardens Development, opposite Salford Cathedral on Chapel Street. If you are travelling by:

CAR

Travel in on the Manchester ring road, until you reach the crossroads of Chapel Street and Trinity Way, turn towards Salford and Vimto Gardens is approximately 400m on your left hand side.

FOOT

If you are walking from Manchester City centre head towards Spinningfields and Salford Central Station, once you have passed the station on your left hand side turn left onto Chapel Street, continue down the road and cross over Trinity Way. Vimto Gardens Sales office is approximately 400m on your left hand side.

TRAIN

If you are travelling by train the closest station is Salford Central, alternatively Manchester Victoria station is a 10 minute walk along Chapel Street towards Salford. If you are arriving at Manchester Piccadilly it is possible to get the free Metroshuttle number 3 which will drop you off on Chapel Street just 500 metres away from the Vimto Gardens sales office or alternatively you can walk down Market Street towards Deansgate, then follow the signs to Spinningfields and Salford Central Station. Then travel east along Chapel Street to reach Vimto Gardens, facing the historic Salford Cathedral.

(5) Refer to disclaimers on following page

DISCLAIMERS

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract. The designs illustrated depict the overall style of the development, though 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 create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Specification may be subject to change or alteration without prior consent. Vimto Gardens forms part of the wider regeneration of Salford Central and future phases are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority. We have no control over the adjacent and surrounding land and cannot guarantee that present views will remain.

- (1) CGI's (computer generated images) are indicative only, external finishes and features may vary. Please see your Sales Adviser for more information.
- (2) These artist impressions (computer generated images) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale. This development plan depicts the intended layout at the time of going to print or press, however those intentions may change and purchasers cannot rely on the details shown on this plan. Any queries should be raised through the conveyance process in the usual way. The company reserves the right to make amendments to the development layout and materials at any time. If you have any queries please speak to a Sales Adviser.
- (3) These sales particulars do not constitute a contract, form part of a contract or a warranty. If a named product is unavailable, an alternative product to the equal standard will be used. The company reserves the right to make amendments to the development layout and materials at any time. Any queries should be raised through the conveyance process in the usual way. If you have any queries please speak to the Sales Adviser.
- (4) The Help to Buy scheme is available on selected plots only. Subject to terms and conditions. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT.** Full terms and conditions are available on request. See more at www.vimtogardens.co.uk.
- (5) Journey times to and from the development are for guidance only and prospective purchasers should make appropriate enquiries.



Developer



ENGLISH CITIES
Bringing life back to the city

Partners



**Legal &
General**



**Homes &
Communities
Agency**