



VALETTE
SQUARE

About Valette

Pierre Adolphe Valette (1876 - 1942) was a French impressionist painter, best known for tutoring L.S. Lowry. Born in Saint-Étienne, France, he studied art in Bordeaux before travelling to London and then onto Manchester in 1905. He took a teaching position at Manchester School of Art, where today you can find a blue plaque situated on the building in commemoration. His French style and technique influenced his teaching by demonstration, which was considered avant-garde to the Mancunian students, including L.S. Lowry himself.

Valette used large canvases to paint industrial scenes of Manchester and Salford at its peak during industrialisation. Currently, a vast collection of his paintings alongside his former pupil's work can be observed at Manchester Art Gallery.

Background Painting:
Bagnères - Pierre Adolphe Valette (1876-1942), Oil on board





Designed to delight

Valette Square is a stunning new development consisting of 33 two, three and four bedroom townhouses located behind Chapel Street, a historic Salford thoroughfare just a few minutes walk from Manchester City Centre.

This famous corridor has witnessed many historic events, and was well-known to Salford's most famous son, L.S. Lowry. He would have been familiar with the hustle and bustle of the city, fine Victorian civic architecture and commercial activity that characterised the neighbourhood back in its 1900s heyday. In fact, he sketched and painted the streets and squares surrounding St. Philips Church and Salford Cathedral. So, it's now fitting we continue celebrating as we welcome remarkable, Valette Square.

A DEVELOPMENT STEEPED IN HISTORY AND SURROUNDED BY THE FUTURE

Picture Valette Square; a new development characterised by two, three and four bedroom townhouses immersed in nature with trees and outside spaces. Valette Square is steeped in history with Salford Museum to the West, Royal Apartments to the South and St Philips Church to the East. This development builds on the richness of this history, drawing upon Valette the artist. Yet, the future is here, 13 properties with driveways and electric charging points and a further 20 with designated parking spaces. Beautifully crafted, close enough to the city but situated next to the meandering River Irwell as it bends around The Meadow leading into Peel Park, it's the perfect spot for a picnic in the park or an early morning jog with the dawn chorus cheering you on.

*Images are indicative only.
Finishes and specifications may vary.



The bigger picture...

Located on Adelphi Street, just off Chapel Street with an M3 postcode, Valette Square is perfectly positioned for city living. Just 1.7 miles to Piccadilly Train Station*, you could be in London in 2 hours†. Alternatively, with Manchester Airport only 10 miles away*, Valette Square puts you at the heart of everything.

The bigger picture

*Distance source: Google Maps

†Time source: thetrainline.com - fastest journey time by train is 1 hour 59 minutes



*Salford City Council, future



The bigger picture

development plot

CGI's for indicative purposes only. Not to scale

Development plan

Windsor

- Two bedroom
- Plots 18, 19, 20, 21

Hansom

- Three bedroom
- Plots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

Bailey

- Three bedroom
- Plots 13, 14, 15, 16, 17

Palma

- Three bedroom
- Plots 09, 10, 11, 12

Gabriela

- Three bedroom
- Plots 01, 08

India

- Four bedroom
- Plots 02, 03, 04, 05, 06, 07

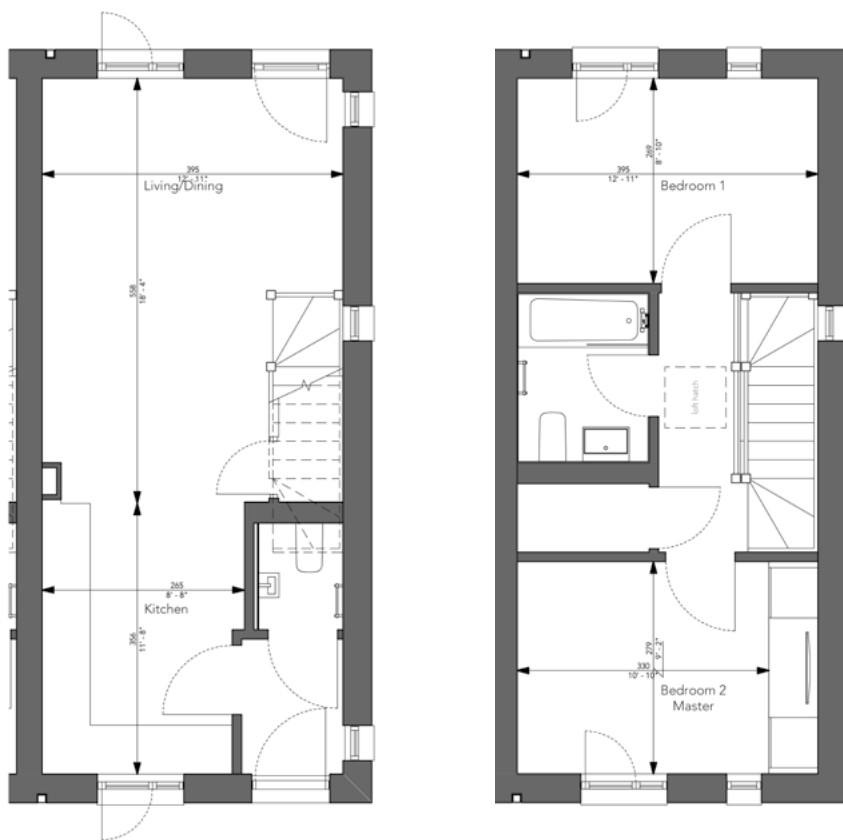


Development plan

Site layout, design, features and facilities are subject to change during the development and may vary on completion.

Windsor

Windsor floor plan



Gable windows to plots 18 and 21 only (refer to individual plot plans).

TWO BEDROOM HOME WITH REAR GARDEN

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	395 x 558	12' 11" x 18' 4"
Kitchen	265 x 356	8' 8" x 11' 8"
Bedroom One	395 x 269	12' 11" x 8' 10"
Bedroom Two (Master)	330 x 279	10' 10" x 9' 2"
Total Interior Area	72.14 SQM	776.48 SQFT

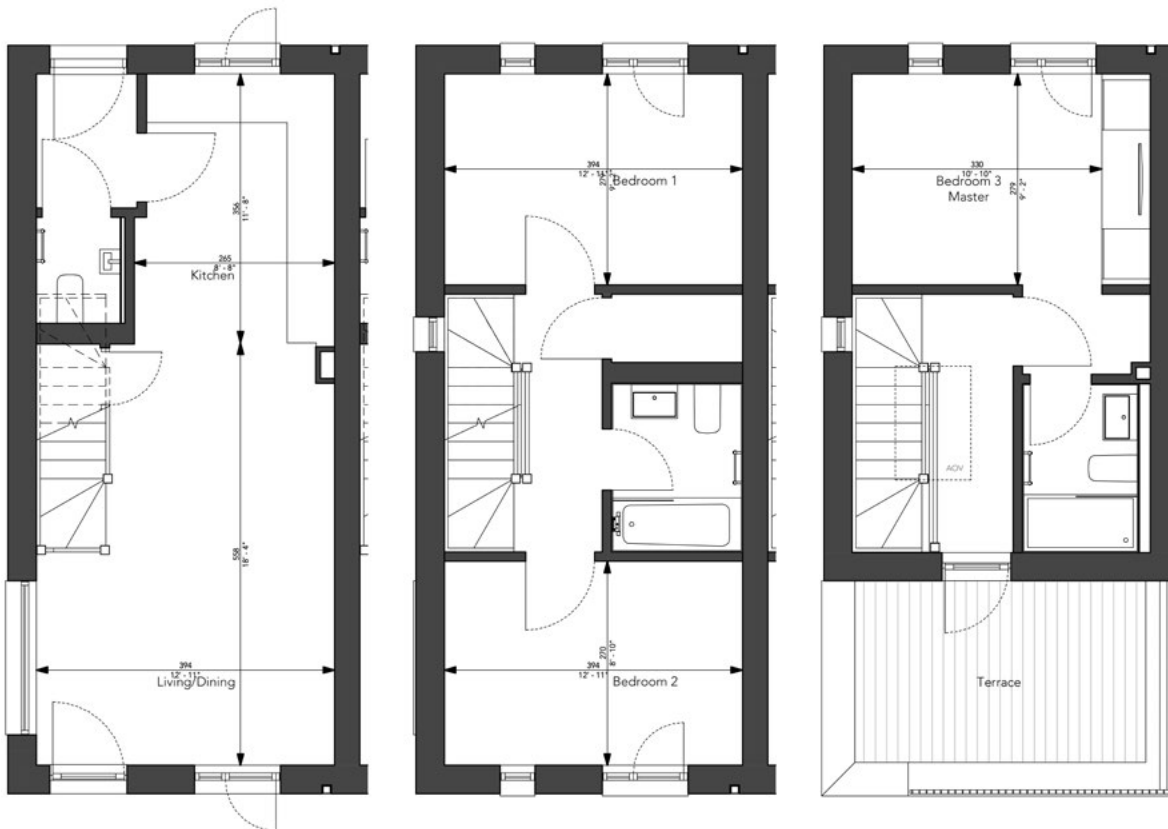
REAR GARDENS

PLOTS	SIZE (SQM)	SIZE (SQFT)
18	21.1	227.1
19	20.9	225.0
20	20.9	225.0
21	20.7	222.8

*For indicative purposes only. Not to scale.

Hansom

THREE BEDROOM HOME WITH REAR GARDEN AND ROOFTOP TERRACE



Sprinklers to all floors.

Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

Terrace masonry wall to plots 22 and 33 only. Gable windows to plots 22 and 33 only (refer to individual plot plans).

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	394 x 558	12' 11" x 18' 4"
Kitchen	265 x 356	8' 8" x 11' 8"
Bedroom One	394 x 279	12' 11" x 9' 2"
Bedroom Two	394 x 270	12' 11" x 8' 10"
Bedroom Three(Master)	330 x 279	10' 10" x 9' 2"
Total Interior Area	97 SQM	1044.15 SQFT

REAR GARDENS

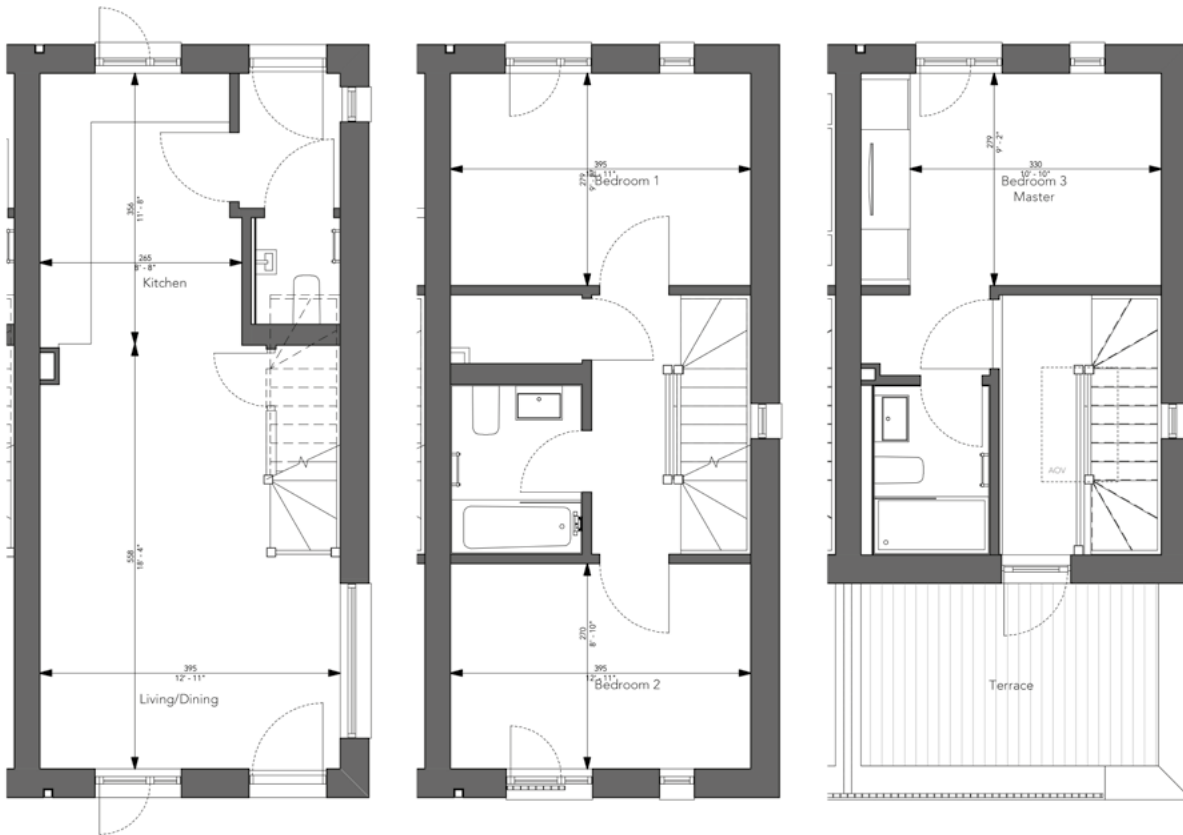
PLOTS	SIZE (SQM)	SIZE (SQFT)	PLOTS	SIZE (SQM)	SIZE (SQFT)
22	19.4	208.8	28	17.0	183.0
23	16.3	175.5	29	17.2	185.1
24	16.4	176.5	30	11.9	128.1
25	16.6	178.7	31	17.5	188.4
26	16.7	179.8	32	17.7	190.5
27	11.5	123.8	33	44.6	480.1

ROOF TERRACE AREA	9.7 SQM	104.4 SQFT
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*For indicative purposes only. Not to scale.

Bailey

THREE BEDROOM HOME WITH ROOFTOP TERRACE AND DRIVEWAY



Sprinklers to all floors.

Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

Terrace masonry wall to plots 13 and 17 only. Gable windows to plots 13 and 17 only (refer to individual plot plans).

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	395 x 558	12' 11" x 18' 4"
Kitchen	265 x 356	8' 8" x 11' 8"
Bedroom One	395 x 279	12' 11" x 9' 2"
Bedroom Two	395 x 270	12' 11" x 8' 10"
Bedroom Three (Master)	330 x 279	10' 10" x 9' 2"
Total Interior Area	97.08 SQM	1044.92 SQFT

REAR GARDENS/DRIVEWAYS

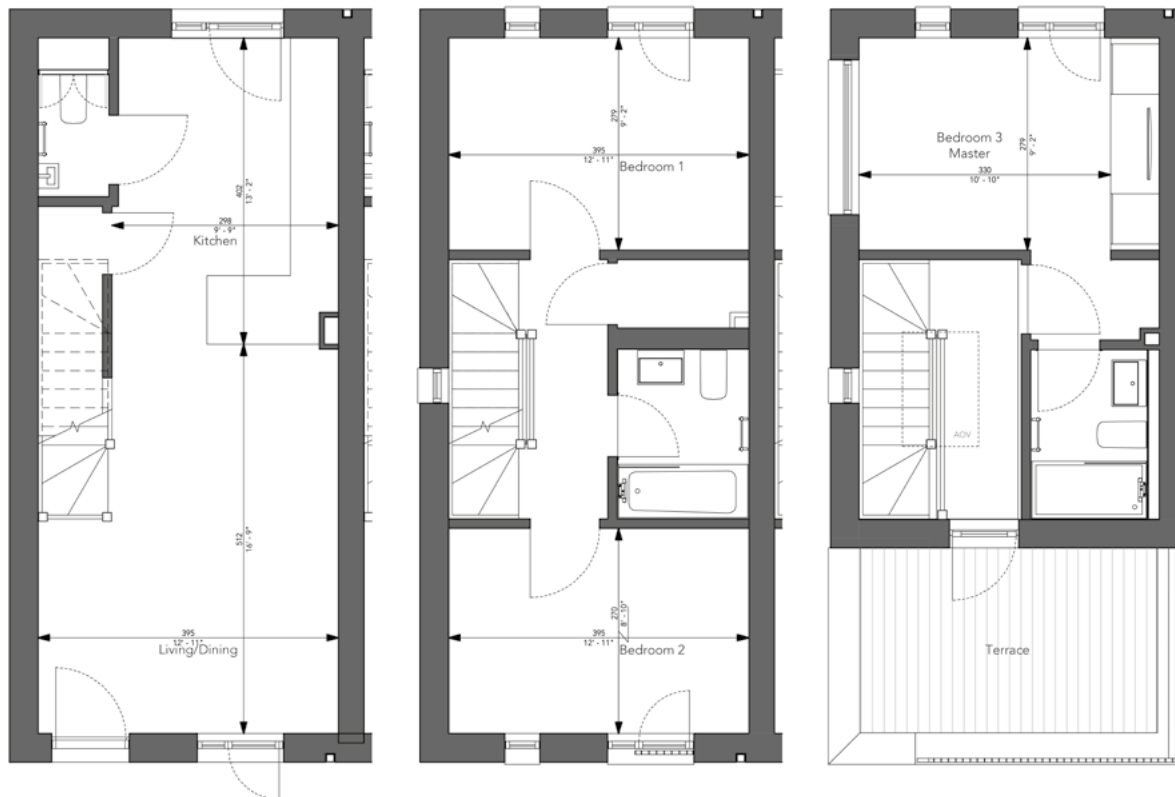
PLOTS	SIZE (SQM)	SIZE (SQFT)
13	23.3	205.8
14	23.0	247.6
15	23.0	247.6
16	23.0	247.6
17	23.0	247.6

ROOF TERRACE AREA	9.7 SQM	104.4 SQFT
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*For indicative purposes only. Not to scale.

Palma

THREE BEDROOM HOME WITH REAR GARDEN AND ROOFTOP TERRACE



Sprinklers to all floors.

Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

Terrace masonry wall to plots 9 and 12 only. Gable windows to plot 13 only (refer to individual plot plans).

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	395 x 512	12' 11" x 16' 9"
Kitchen	298 x 402	9' 9" x 13' 2"
Bedroom One	395 x 279	12' 11" x 9' 2"
Bedroom Two	395 x 270	12' 11" x 8' 10"
Bedroom Three (Master)	330 x 279	10' 10" x 9' 2"
Total Interior Area	97.11 SQM	1045.25 SQFT

REAR GARDENS

PLOTS	SIZE (SQM)	SIZE (SQFT)
09	24.5	263.7
10	19.9	214.2
11	19.9	214.2
12	20.2	217.4

ROOF TERRACE AREA	9.7 SQM	104.4 SQFT
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*For indicative purposes only. Not to scale.

Gabriela

THREE BEDROOM DETACHED HOME WITH DRIVEWAY, SIDE GARDEN AND ROOFTOP TERRACE



Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

*For indicative purposes only. Not to scale.

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	474 x 570	15' 7" x 18' 8"
Kitchen	292 x 412	9' 7" x 13' 6"
Bedroom One	397 x 298	13' 0" x 9' 9"
Bedroom Two	475 x 318	15' 7" x 10' 5"
Bedroom Three (Master)	332 x 415	10' 11" x 13' 7"
Total Interior Area	114.33 SQM	1230.6 SQFT

SIDE GARDENS

PLOTS	SIZE (SQM)	SIZE (SQFT)
1 and 8	19.0	204.5

DRIVEWAYS

PLOTS	SIZE (SQM)	SIZE (SQFT)
1 and 8	22.9	246.5

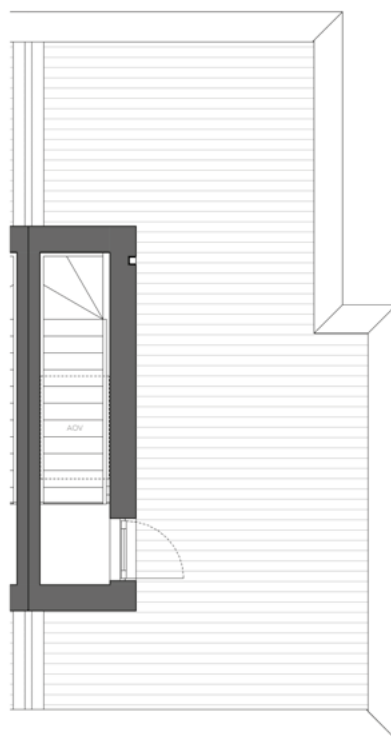
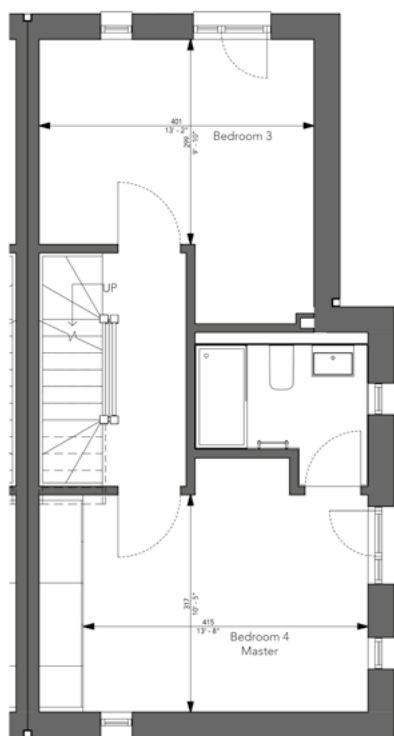
ROOF TERRACE AREA	13.9 SQM	149.7 SQFT
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India



Sprinklers to all floors.

FOUR BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY, SIDE GARDEN AND FULL ROOFTOP TERRACE



Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

*For indicative purposes only. Not to scale.

INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	480 x 570	15' 9" x 18' 8"
Kitchen	296 x 412	9' 9" x 13' 6"
Bedroom One	401 x 299	13' 2" x 9' 10"
Bedroom Two	480 x 317	15' 9" x 10' 5"
Bedroom Three	401 x 299	13' 2" x 9' 10"
Bedroom Four (Master)	415 x 317	13' 8" x 10' 5"

Total Interior Area

Plots 2, 3, 5, 6 and 7	131.13 SQM	1411.43 SQFT
Plot 4	131.12 SQM	1411.36 SQFT

SIDE GARDENS

PLOTS	SIZE (SQM)	SIZE (SQFT)
2-7	19.0	204.5

DRIVEWAYS

PLOTS	SIZE (SQM)	SIZE (SQFT)
2-7	22.9	246.5

ROOF TERRACE AREA	35.5 SQM	382.2 SQFT
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The finer details

ZANUSSI

hansgrohe

SieMatic®

PORCELANOSA®

KITCHENS

- Modern SieMatic kitchens
- Fully integrated Zanussi fridge/freezer, dishwasher, ceramic hob, oven, microwave and Electrolux telescopic cooker hood.
- Built in sink with Hansgrohe single lever taps.
- Integrated waste recycling bin compartments.
- Under cupboard LED strip lights.

BATHROOMS, EN SUITES AND CLOAKROOMS

- Porcelanosa vanity units with integrated storage and wash hand basin with Hansgrohe single lever mixer taps in bathrooms and en suites.
- Illuminated wall mirrors in bathrooms and en suites.
- Porcelanosa closed coupled WC in bathrooms, en suites and cloakrooms.
- Porcelanosa white acrylic bathtubs and glass screens with Hansgrohe Ecostat thermostatic bath/shower mixers and shower set in bathrooms.
- Porcelanosa shower trays and glass screens with Hansgrohe Ecostat thermostatic shower mixers and shower set in en suites.
- Wall hung wash hand basin and Hansgrohe single lever mixer taps in ground floor cloakrooms.

FLOOR FINISHES

- Engineered timber board floor finish to living, dining, kitchen, hall and cloakrooms.
- Carpets to bedrooms, landings and stairs.
- All bathroom tiles (floor and walls) are Porcelanosa.

FIXTURE & FITTINGS

- Built in wardrobes to all master bedrooms.
- Ideal Combi high quality windows and patio doors throughout.
- Insulated, veneer faced entrance door sets with frosted glass panel.
- White prefinished Vicaima V-shaped grooved internal doors fitted with stainless steel ironmongery.
- White painted skirting and internal staircase timber balustrades.
- Satin stainless steel power and socket range throughout internally.
- Mechanical extract ventilation to all kitchen, bathroom and WC accommodation.
- Doorbell systems.
- Individual alarms.

HEATING & LIGHTING

- Heating via contemporary styled radiators and hot water is provided by an efficient gas fired combination boiler.

- Chrome towel radiator with time and temperature control to bathrooms and en suites.
- Low energy LED down lighters to living rooms/dining, kitchens, bathrooms and en suites.
- Pendants fitted with LED lamps in WC's and bedrooms, including upper floor utility cupboards.
- Low energy lighting to external garden areas and rooftop terrace.
- Individual external entrance die cast aluminium, impact resistant luminaires.

COMMUNICATIONS & MEDIA

- An integrated TV reception system will be connected to each townhouse via a communal aerial system to provide Sky TV, Freeview digital TV and broadband.
- Virgin Media and BT telecoms infrastructure will be installed in each home to enable the occupiers to obtain TV and Broadband from their preferred service provider*.
- Telephone outlets in living room spaces and master bedrooms.
- Virgin Media broadband outlets in all living rooms.

*All set top boxes and decoders to be provided by future occupiers.

REFUSE

- Each kitchen will contain an integrated compartment bin system.
- Each home will have access to dedicated refuse storage areas at ground level within the private communal courtyard.

PARKING

One dedicated parking space is provided for each home:

- Plots 1-8: 1 parking space within each private driveway.
- Plots 9-12: 1 dedicated parking bay with secure bollard, in the square facing each property.
- Plots 13-17: 1 parking space in each private rear driveway within the secure communal courtyard.
- Plots 18-33: 1 dedicated parking space within the secure communal courtyard.

SECURITY

The development has been designed and specified to seek to achieve Secure by Design accreditation.

Each townhouse will be fitted with:

- Secure Pas 24 entrance door set with dedicated letterbox.
- Doorbell and an intruder alarm system.
- External lighting located adjacent external entry doors.
- 230v fire alarm system comprising of heat and smoke detectors with built in sounders.

Access to the secure and private communal courtyard will be provided via vehicular and pedestrian security gates.

SUSTAINABLE MEASURES FOR ENERGY EFFICIENT HOMES

The homes have been specifically designed to enhance the areas' built environment while adapting to climate change and advancing towards a low carbon future.

A number of sustainable design features have been incorporated to achieve this in each home and consequently drive down energy bills:

- Improved insulation to walls, floor, roof, windows and doors to minimise heat loss and reduce utility bills.
- Energy efficient gas fired combination boiler for space and hot water heating.
- Occupant controlled zoned heating system.
- Low energy light fittings provided throughout.
- Energy efficient white goods supplied to each home.

- Smart utility metering to monitor energy thus enabling occupants to reduce usage.
- Waste recycling facilities.
- Facades design and homes' orientation to optimise natural daylighting and reduce the requirement of artificial lighting.
- Provision of external space, allowing occupants to dry clothes naturally and promote a reduced energy means of drying clothes.

A home user guide will be provided to aid occupants in how to understand and operate their home efficiently.

OTHER

- Every home will offer a 10 Years New Home Warranty from Premier Guarantee.





DRIVE

Just a 0.25 mile drive to the inner ring road, 1.6 miles to the M602 and only 15 miles to the M6.*

TRAIN

Leave your car at home with only 0.5 miles to Salford Central and 0.6 miles to Salford Crescent train stations which are connected to Manchester Piccadilly and Victoria train stations. Piccadilly train station connects you to London in just two hours.*†

FLY

Manchester Airport is just over 20 minutes away by train from Manchester Piccadilly or a 10 mile drive via the M56.*†

STROLL

On your doorstep you'll find: Vero Moderno (Italian), Porta (Tapas), Peel Park and The Meadow, The Co-operative (Shop), Deli Lama (Café/Bar), Salford Museum and Salford Cathedral, and so much more to explore.

HEAR THE SOUNDS FROM THE MANY VENUES AROUND INCLUDING; THE MANCHESTER ARENA, CASTLEFIELD BOWL AND BAND ON THE WALL.



PERFECTLY PLACED WITH EASY TO ACCESS SCHOOLS, PUBLIC TRANSPORT AND HEALTHCARE.



FANCY A SHORTER COMMUTE? JUST 1.7 MILES TO GET TO PICCADILLY TRAIN STATION.*

Always
something new

ONLY A SHORT STROLL
TO A WIDE VARIETY
OF EXCITING WAYS TO
SPEND YOUR FREE TIME.





Reserve your place in history

About us

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.

We commit to our partners for the long term, but deliver at pace. Since 2001, we've been delivering some of the country's most complex and successful urban regeneration projects in Liverpool, London, Manchester, Plymouth, Wakefield and here in Salford and we're proud to be creating inspiring new places at their heart.

Over the last 10 years, we have been working on the regeneration of Salford Central, delivering a range of residential homes as well as a hotel, new business district, retail spaces and car parks.

Carpino Place

Small Housing Development of the Year -
Insider North West Residential Property Awards 2019

Carpino Place

Gold Award - In-house Customer Satisfaction 2018

Timekeepers Square

Civic Trust National Award 2018

Timekeepers Square

Housing Design Awards 2018



Vimto Gardens added some much needed vibrancy and vitality to Chapel Street. It was the first residential property development to breathe new life into the area. The apartments and townhouses created a place to live for energetic and excited first time buyers and upsizers alike, aiming to help them make the most of the local amenities whilst being within walking distance of Manchester City Centre.



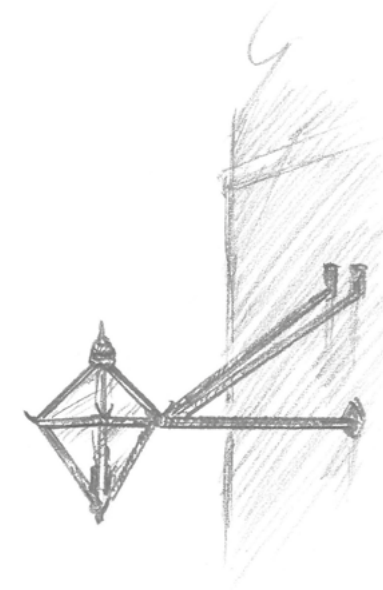
Timekeepers Square brought escapism and idealism to the area. These high specification townhouses promised a dream of a lifestyle which combined the best of city and suburbia. Combining beautiful design with their enviable location, these townhouses sought to add yet another layer to Chapel Street appealing to families and upsizers alike.



Carpino Place is a development of luxury three and four bedroom townhouses, positioned within minutes of the buzz of Manchester City Centre. The homes combine the best of the outdoors with first-class finishes and interiors. It aimed to appeal to those that wanted to make the most of city living as well as have a spacious, exceptional home so that they could truly have it all.



Further information



DEVELOPER



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HM Government

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HOME BUILDERS**

www.consumercode.co.uk



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. **IMAGES:** Images, copy and design are the property of The English Cities Fund or their licensors. Any unauthorised copying by third parties is strictly not permissible without prior consent © The English Cities Fund. Computer generated images and artists' impressions are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land. **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.

Designed and produced by Cuckoo | cuckoodesign.com

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