

OSCAR HOUSE

CHESTER ROAD
MANCHESTER



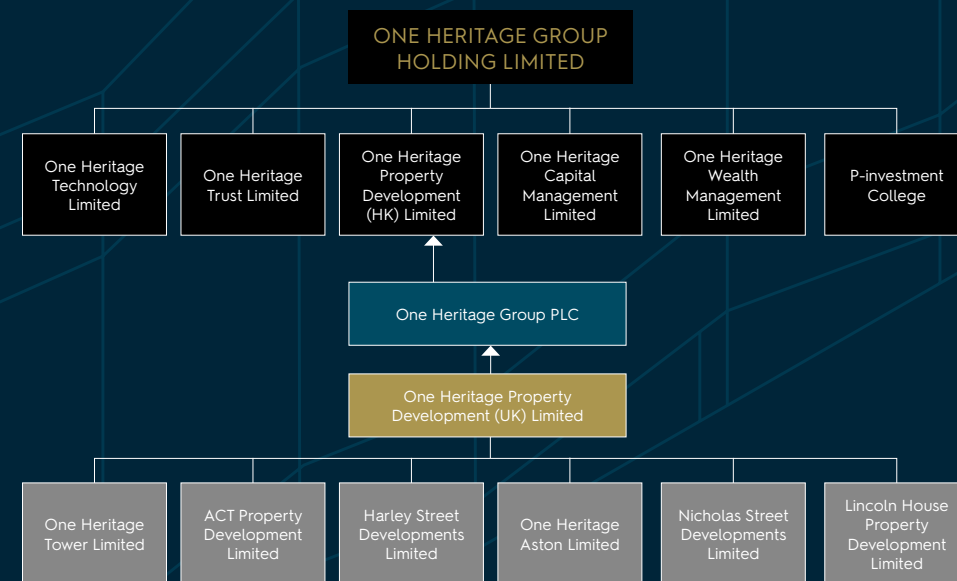


ABOUT ONE HERITAGE

One Heritage started property development in the UK in 2015 and was listed on the London Stock Exchange in December 2020 trading as One Heritage Group PLC. The Company has undertaken schemes across Cheshire and Greater Manchester. However the Company can trace its roots back to 2012, when the first One Heritage office was opened in Hong Kong. Over subsequent years the Company has opened multiple offices at strategic locations in Mainland China and latterly in the UK. Today the group has 9 offices and employs over 150 staff across the UK, China and Hong Kong with intentions to grow its operations into other markets such as Singapore and Japan.

Originally a wealth management company, One Heritage has undertaken controlled year on year growth and now operates a regulated trust company in Hong Kong, one of 140 registered companies in the region. The UK arm of the Company was established in 2015 and has undertaken schemes across Cheshire and Greater Manchester.

Whilst One Heritage is already an established brand in Hong Kong; the Company intends to establish a strong brand name in the midtier city residential housing market in the UK. One of its flagship developments in this regard is the impressive 55-storey tower, (the 2nd tallest outside London), in Manchester. The project has already received considerable media profile and will become a market leading 5* development and landmark in the city of Manchester.



MANCHESTER

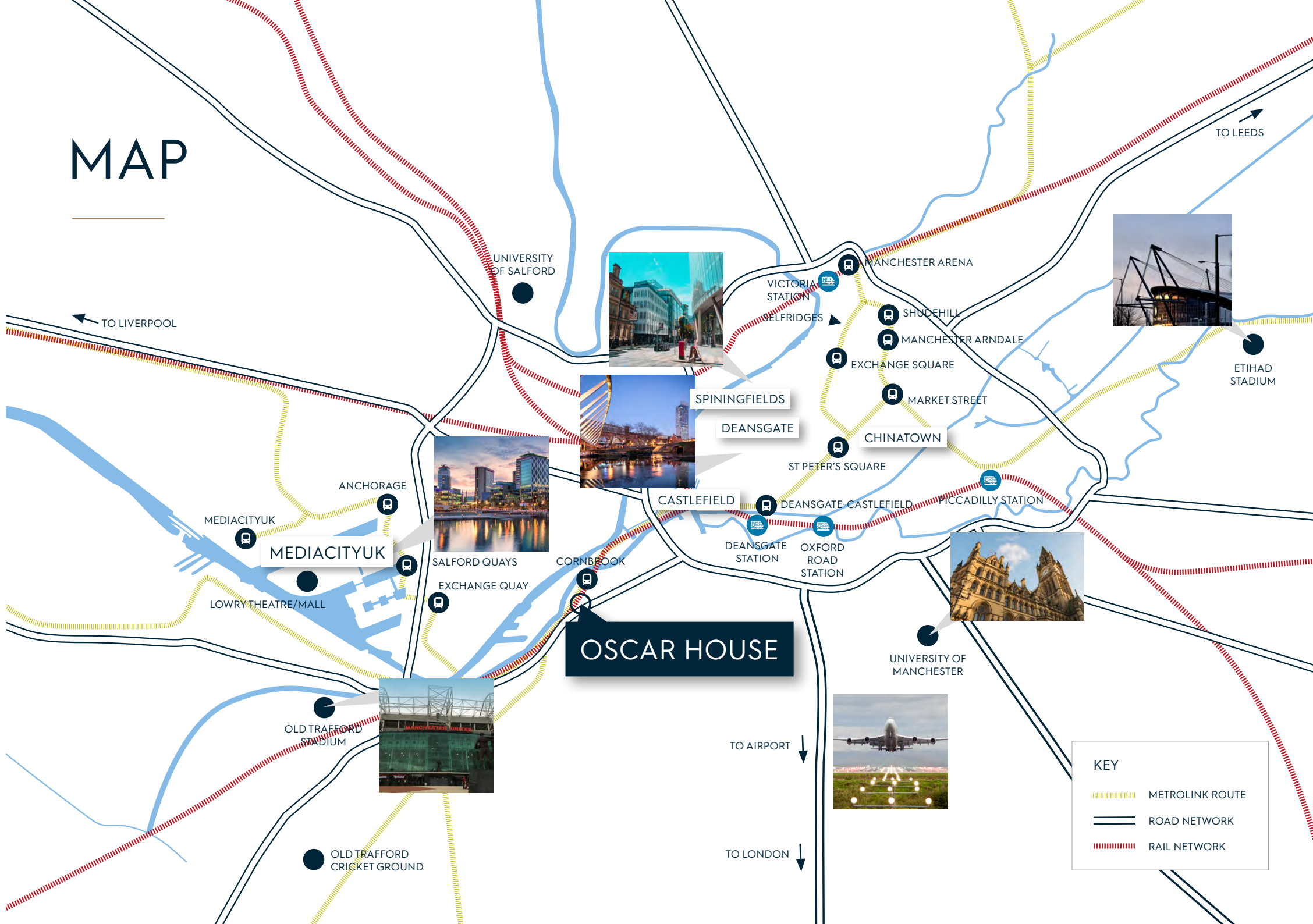
Manchester is the third largest city in the UK. The city offers a wide range of services for businesses, tourists and the local population. This includes world class sporting attractions and globally recognised further education institutions as well as being the headquarters for the BBC.



OSCAR HOUSE

One Heritage Property Development are pleased to announce the development of the land on the corner of Chester Road and Cleworth Street, Manchester. The site, formerly known as the 'Bulls Head' public house, has planning permission to transform into a 6 storey building, comprising 27 self-contained apartments made up with a combination of 1 and 2 bedrooms and associated car parking facilities.

The site is approximately 16,164 ft² of currently unoccupied brownfield land bounded by Chester road to the north-west, Cleworth street to the north-east, existing terraced housing and gardens to the south-east and public green space to the southwest. It is situated on the edge of Hulme ward forming part of the Central Manchester Strategic Regeneration area. The Chester Road development is located residentially in the heart of the ever-growing City, less than a 5-minute drive to Manchester City Centre and with excellent transport links around the city centre and other Manchester boroughs. A diverse array of restaurants, bars, shops, and entertainment can be found within walking distance such as Spinningfields, Oxford Road Station and Old Trafford. The site will be fully maintained and managed by One Heritage.



WELL CONNECTED TO GREATER MANCHESTER, THE UK AND INTERNATIONAL DESTINATIONS



ST PETERS SQUARE
The location of Manchester Central Library and the Midland Hotel



MANCHESTER TOWN HALL
The administrative centre of the Manchester Government



MANCHESTER UNITED
The home of the worlds biggest club, Manchester United



SPINNINGFIELDS
A major commercial and leisure destination in the centre of Manchester



CASTLEFIELD
A popular nightlife and residential district



SPINNINGFIELDS
A major commercial and leisure destination in the centre of Manchester

AN AMAZING PLACE TO LIVE AND WORK

MEDIACITYUK
The home of the BBC, ITV and the technology
and media centre of the North of England

LOCATIONS

10-15 MINUTE WALK 			
Cornbrook	2 minutes	Hilton Hotel	10 minutes
Castlefield	10 minutes	Cloud 23	10 minutes
The Wharf	10 minutes	Spinningfields	15 minutes
Dukes 92	10 minutes	Deansgate	15 minutes

COMMERCIAL/MEDIA CENTRES

China Town	6 minutes
Spinningfields	5 minutes
St. Peters Square	6 minutes
Media City	10 minutes

RESTUARANTS, SHOPPING AND ENTERTAINMENT

St. Georges Park	1 minute
Tescos Extra	3 minutes
Palace Theatre	5 minutes
Old Trafford	5 minutes
Selfridges/Harvey Nichols	7 minutes
Market Street	8 minutes
The Lowry Mall/Theatre	9 minutes
Ethihad Stadium	9 minutes
Manchester Arena	10 minutes
Manchester Arndale	11 minutes

TRANSPORT

Cransbrook Station	1 minute
Deansgate Station	2 minutes
Piccadilly Station	7 minutes
Victoria Station	10 minutes
Manchester Airport	15 minutes

UNIVERSITIES

Manchester Metroplitan University	4 minutes
University of Manchester	4 minutes
University of Salford	8 minutes



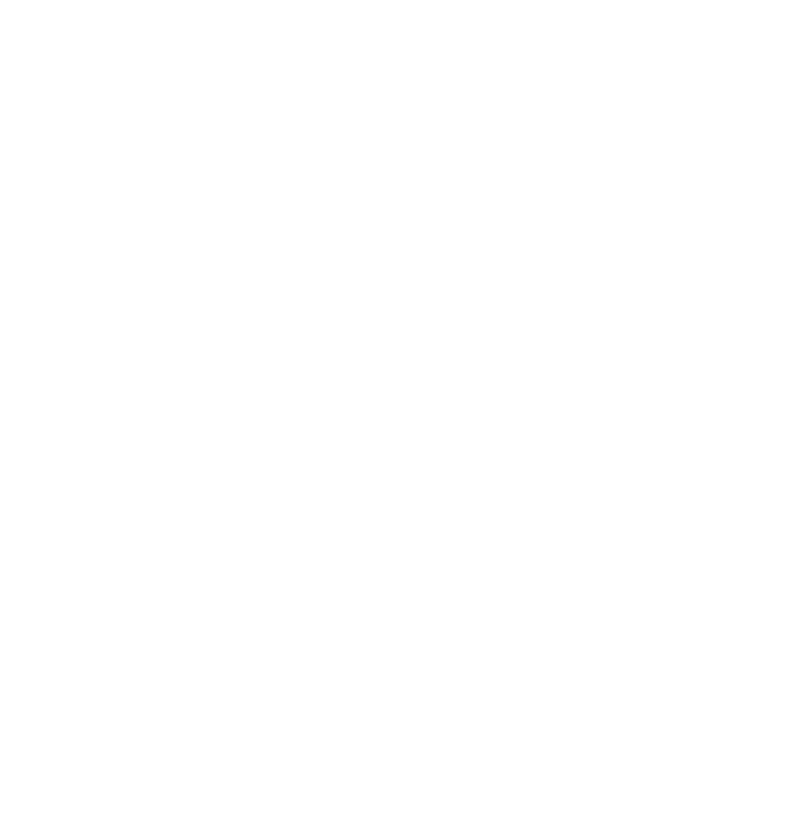
6 minutes
5 minutes
6 minutes
10 minutes

SPINNINGFIELDS
A major commercial and leisure destination
in the centre of Manchester



SUMMARY

- 6 Storey
- 27 Apartments
- 5 Duplex Apartments
- 22 Single Storey Apartments
- 8 Parking Spaces
- 1 Bedroom – 9
- 2 Bedroom – 18
- Title Leasehold
- Building Site 16,164 ft² NIA
- Construction Start – Q1 2021
- Estimated Completion – Q1 2022





APARTMENTS

LAYOUT	PLOT	SQ FT ²	Bedrooms
TYPE 1	1	364	1
TYPE 2	2, 8, 14, 20	651-661	2
TYPE 3	3	425	1
TYPE 4	4	648	2
TYPE 5	5	647	2
TYPE 6	6, 12, 18	402	1
TYPE 7	7, 13, 19	389	1
TYPE 8	9, 15	656	2
TYPE 9	10, 16, 22	648	2
TYPE 10	11, 17	654	2
TYPE 11	21	673 (+245 Balcony)	2
TYPE 12 - Duplex	23	772 (+48 Balcony)	2
TYPE 13 - Duplex	24	745 (+99 Balcony)	2
TYPE 14 - Duplex	25	658 (+45 Balcony)	2
TYPE 15 - Duplex	26	760 (+110 Balcony)	2
TYPE 16 - Duplex	27	769	2

TYPE 1

Plot 1 | 364 ft² | 1 Unit



TYPE 2

Plot 2, 8, 14, 20 | 651-661 ft² | 4 Units



TYPE 3

Plot 3 | 425 ft² | 1 Unit



TYPE 4

Plot 4 | 648 ft² | 1 Unit



TYPE 5

Plot 5 | 647 ft² | 1 Unit



TYPE 6

Plot 6, 12, 18 | 402 ft² | 3 Units



TYPE 7

Plot 7, 13, 19 | 389 ft² | 3 Units



TYPE 8

Plot 9, 15 | 656 ft² | 2 Units



TYPE 9

Plot 10, 16, 22 | 648 ft² | 3 Units



TYPE 10

Plot 11, 17 | 654 ft² | 2 Units



TYPE 11

Plot 21 | 673 ft² (+245 ft² Balcony) | 1 Unit



TYPE 12

Plot 23 | 722 ft² (+48 ft² Balcony) | 1 Unit

Fourth Floor



Fifth Floor



TYPE 13

Plot 24 | 745 ft² (+99 ft² Balcony) | 1 Unit

Fourth Floor



Fifth Floor



TYPE 14

Plot 25 | 658 ft² (+45 ft² Balcony) | 1 Unit

Fourth Floor



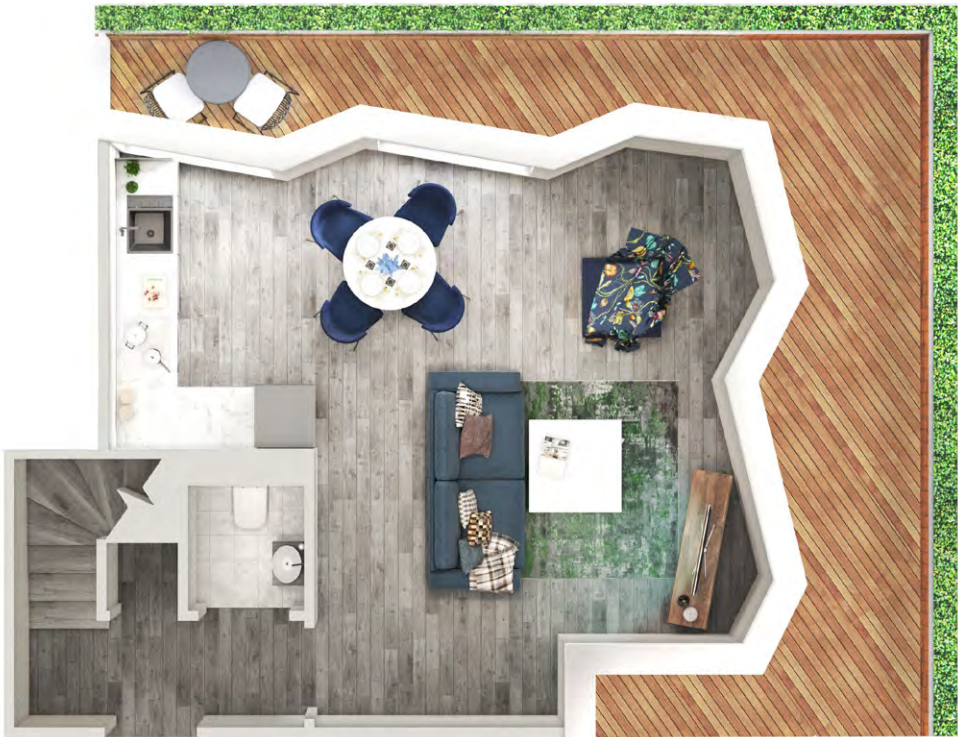
Fifth Floor



TYPE 15

Plot 26 | 760 ft² (+110 ft² Balcony) | 1 Unit

Fourth Floor



Fifth Floor



TYPE 16

Plot 27 | 769 ft² | 1 Unit

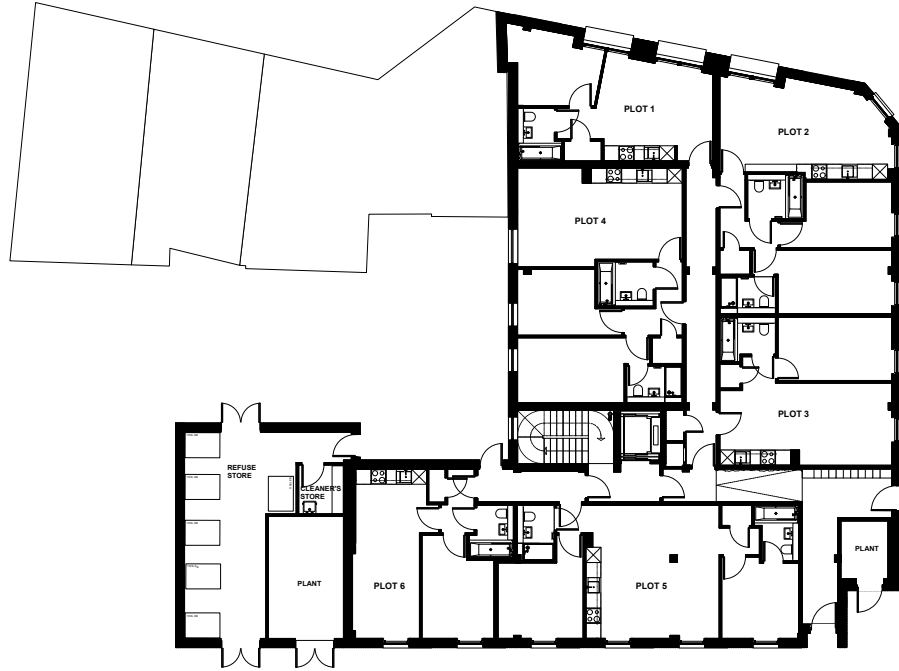
Fourth Floor



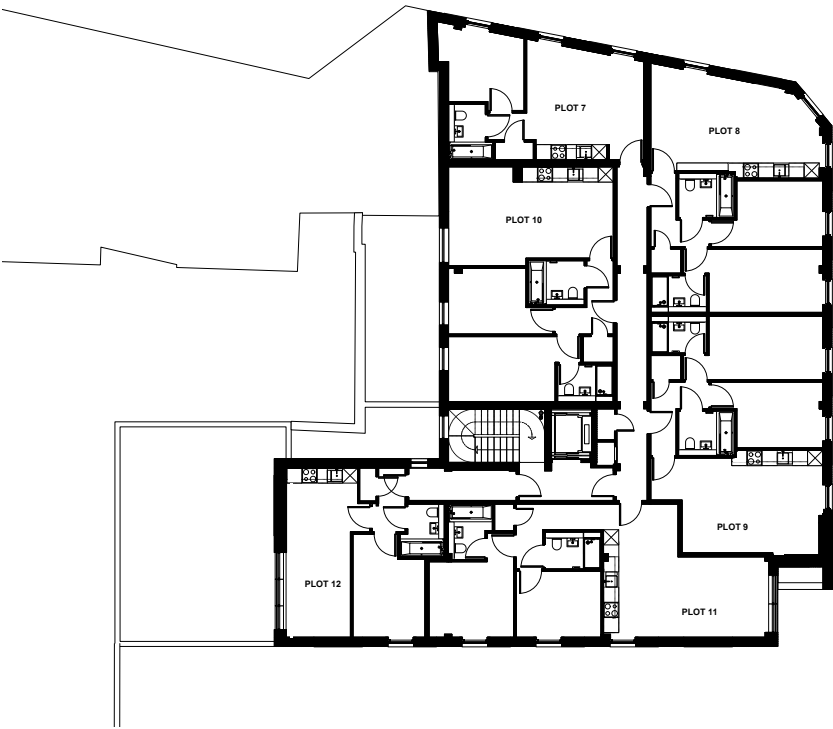
Fifth Floor



Ground Floor

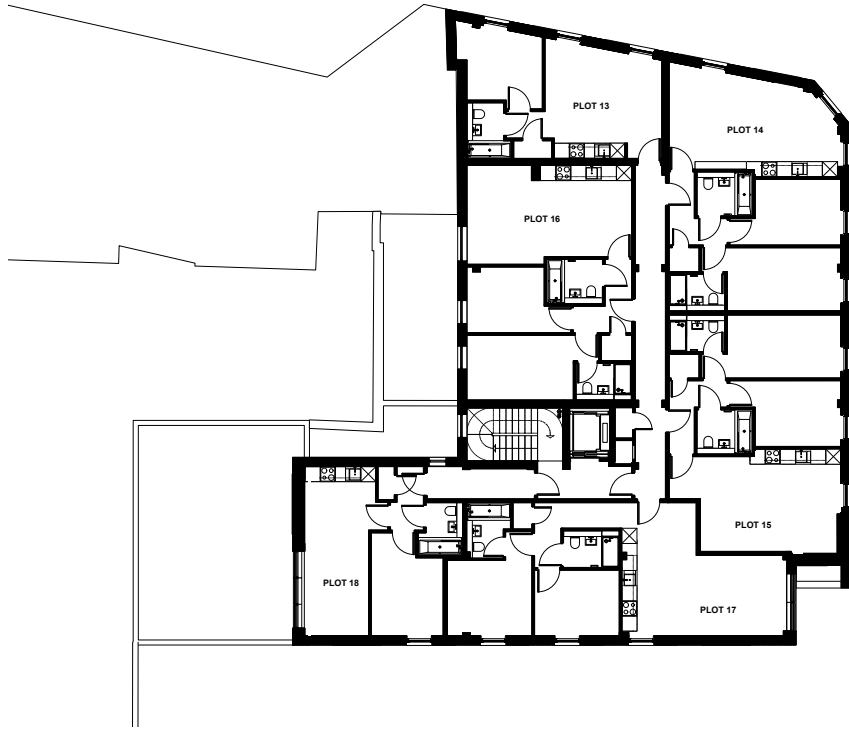


First Floor

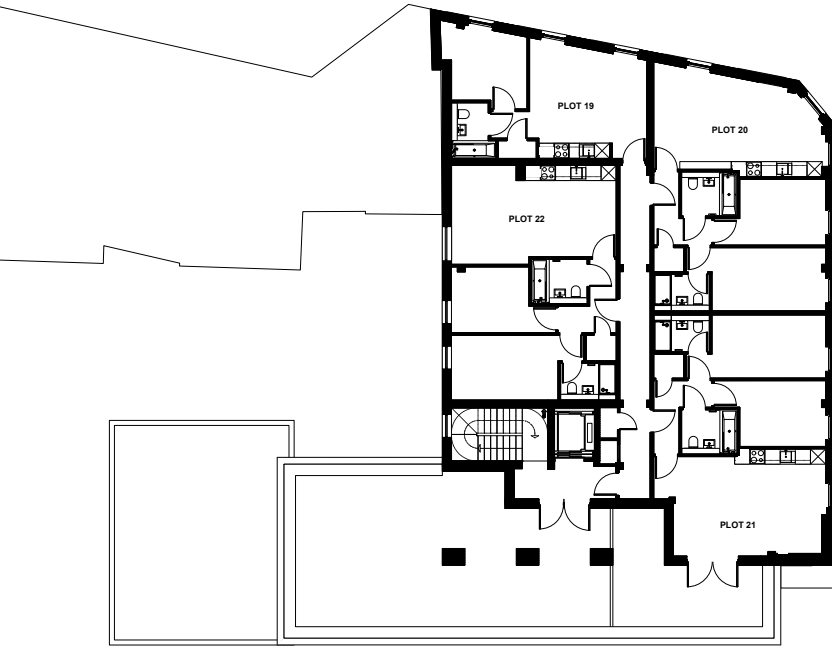


Floor Plans

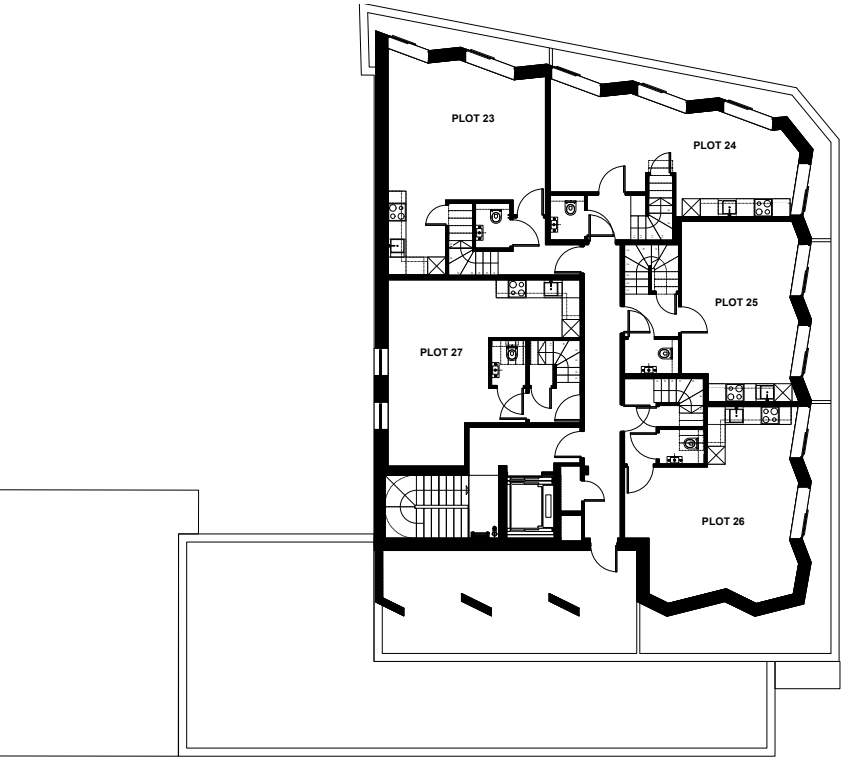
Second Floor



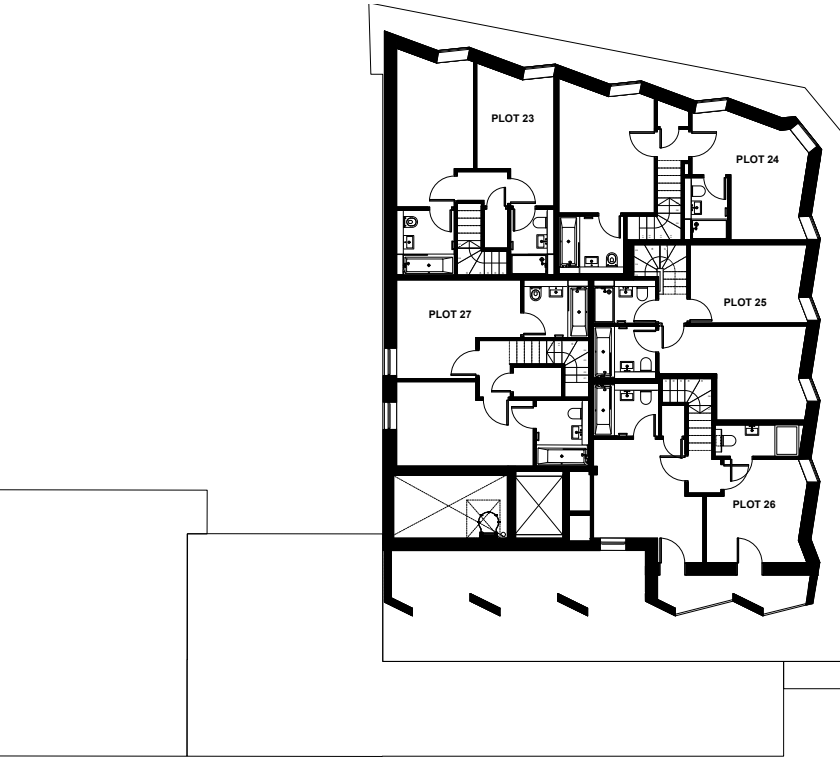
Third Floor



Fourth Floor



Fifth Floor





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