



Developers' commitment to build out and deliver M1 Piccadilly

As developers with a proven track record nationwide, especially in the North West, we are looking forward to obtaining planning consent and commencing the build on this superb site, with delivery expected within 2 years.

Our aim is to build this fine project out and enhance the area of store street, rather than just obtain planning permission and sell the site on.

The approach we have taken in preparation of the planning application of M1 Piccadilly has been detailed and thorough, having put in place the required reports, specialist input and build program in detail so as to be able to commence immediately. Further to this we have on standby the sales and marketing materials required to get the apartments sold and the building managed post completion.

One of the Directors has a proven track record in selling and building quality property, both in Manchester and nationwide and was the founder of Knight Knox International Ltd, established in 2004 based in Manchester Salford Quays, and responsible for several thousand properties completed in Manchester to date.

As developers we have never flipped a site, instead committing to build and deliver our projects with the vision of each being complete and lived-in quality homes.

This site is located in what will be one of the most regenerated areas of central Manchester over the coming decade, especially in relation to HS2 and the vision MCC have for this part of the City in the 'Piccadilly Public Private Initiative'. We are looking forward to being part of this redevelopment and creating an exciting building in a bespoke setting that will be a luxury residence for those that live there.

We are taking a cooperative approach at both the planning and build stage, consulting in detail with MCC and the local community. Indeed, the process of feedback and discussion has been ongoing for a year or more already and we have listened to such direction and acted accordingly on a number of important points; such as height of building, shape of building, number of apartments and so on.

We have also researched and enhanced the previous granted planning consent, looking to improve upon it and to create an impressive building in what is currently a run down and derelict part of Store street.

In relation to the store street area itself we are conscious of the importance of creating an up-market, high-standard building that reflects the higher future profile foreseen in this area as HS2 completes and the general residential zone fills out. The building aims to bring life and profile to the station side of the aqueduct and start to join up the newly developed projects, such as Oxygen, with the city centre, predicting a number of neighbouring developments also taking place in store street over the next few years.

We have researched and listened to MCC in their vision for the future, namely in the plan for the Piccadilly basin and HS2, the overall vision of creative individual buildings and recommended heights (SRF) and other policies such as sustainability and age-friendly residential projects. This last point for example we feel strongly about and understand MCC's future concerns about an aging population and M1 Piccadilly meets such a need, with good sized apartments that are flat walking distance to the mainline railway station terminus and local transport as well as shops and other services.

The redevelopment of brownfield sites into quality residential homes is at the heart of MCC's aims and their 2025 mission statement and M1 Piccadilly is exactly such a site in the HS2 development zone.

We are passionate about this project and are looking forward to building out and delivering a special building right in the centre of Manchester, whereupon successful delivery of this project we are looking at further sites across the city.



Yours Truly,

The Directors
M1 Piccadilly