

OSBORNE YARD

OLDHAM RD, MANCHESTER

A BRAND NEW
DEVELOPMENT
WITHIN VICTORIA
NORTH,
MANCHESTER

COMING SOON



FLOORPLANS



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**AN EXCITING
OPPORTUNITY IN
VICTORIA NORTH,
A PRIME LOCATION
CHOSEN FOR THE
EXTENSION OF
MANCHESTER
CITY CENTRE.**

**THE
INTRODUCTION**

SCENE ONE



Osborne Yard offers thoughtfully crafted residences that connect you to both nature and the city. Embrace city living in a quiet residential oasis with easy access to Ancoats and Northern Quarter neighbourhoods. The scheme has been designed to be a contemporary, design-led urban home, influenced by the heritage of the local theatre. Featuring creative twists across 90 apartments, with additional residents lounge, communal gardens, bike storage and car parking all within the heart of Manchester's Northern Gateway District, the scheme is ideal for young professionals and families alike.

GROUND
FLOOR

	1	108.5 SQ M	3 Bed Duplex	6	108.5 SQ M	3 Bed Duplex
	2	108.5 SQ M	3 Bed Duplex	7	108.5 SQ M	3 Bed Duplex
	3	108.5 SQ M	3 Bed Duplex			
	4	108.5 SQ M	3 Bed Duplex			
	5	108.5 SQ M	3 Bed Duplex			



FIRST FLOOR

101	64.7	SQ M	2 Bed	106	62.8	SQ M	2 Bed	113	41.6	SQ M	1 Bed
102	51	SQ M	1 Bed	107	62.8	SQ M	2 Bed				
103	64.7	SQ M	2 Bed	108	60.9	SQ M	2 Bed				
104	41.6	SQ M	1 Bed	111	62.8	SQ M	2 Bed				
105	64.7	SQ M	2 Bed	112	64.7	SQ M	2 Bed				



SECOND FLOOR

201	64.7	SQ M	2 Bed	207	62.8	SQ M	2 Bed	213	51	SQ M	1 Bed
202	51	SQ M	1 Bed	208	71.8	SQ M	2 Bed	214	71.8	SQ M	2 Bed
203	64.7	SQ M	2 Bed	209	51	SQ M	1 Bed	215	64	SQ M	2 Bed
204	41.6	SQ M	1 Bed	210	71.8	SQ M	2 Bed	216	65	SQ M	2 Bed
205	64.7	SQ M	2 Bed	211	51	SQ M	1 Bed	217	64.7	SQ M	2 Bed
206	62.8	SQ M	2 Bed	212	71.8	SQ M	2 Bed	218	41.6	SQ M	1 Bed



THIRD FLOOR

301	64.7	SQ M	2 Bed	307	62.8	SQ M	2 Bed	313	51	SQ M	1 Bed
302	51	SQ M	1 Bed	308	71.8	SQ M	2 Bed	314	71.8	SQ M	2 Bed
303	64.7	SQ M	2 Bed	309	51	SQ M	1 Bed	315	62.8	SQ M	2 Bed
304	41.6	SQ M	1 Bed	310	71.8	SQ M	2 Bed	316	62.8	SQ M	2 Bed
305	64.7	SQ M	2 Bed	311	51	SQ M	1 Bed	317	64.7	SQ M	2 Bed
306	62.8	SQ M	2 Bed	312	71.8	SQ M	2 Bed	318	41.6	SQ M	1 Bed



FOURTH
FLOOR

401	64.7	SQ M	2 Bed	407	62.8	SQ M	2 Bed	413	51	SQ M	1 Bed
402	51	SQ M	1 Bed	408	71.8	SQ M	2 Bed	414	71.8	SQ M	2 Bed
403	64.7	SQ M	2 Bed	409	51	SQ M	1 Bed	415	62.8	SQ M	2 Bed
404	41.6	SQ M	1 Bed	410	71.8	SQ M	2 Bed	416	62.8	SQ M	2 Bed
405	64.7	SQ M	2 Bed	411	51	SQ M	1 Bed	417	64.7	SQ M	2 Bed
406	62.8	SQ M	2 Bed	412	71.8	SQ M	2 Bed	418	42	SQ M	1 Bed



FIFTH
FLOOR

501	64.7	SQ M	2 Bed	507	62.8	SQ M	2 Bed	513	51	SQ M	1 Bed
502	51	SQ M	1 Bed	508	71.8	SQ M	2 Bed	514	71.8	SQ M	2 Bed
503	64.7	SQ M	2 Bed	509	51	SQ M	1 Bed	515	62.8	SQ M	2 Bed
504	41.6	SQ M	1 Bed	510	71.8	SQ M	2 Bed	516	62.8	SQ M	2 Bed
505	64.7	SQ M	2 Bed	511	51	SQ M	1 Bed	517	64.7	SQ M	2 Bed
506	62.8	SQ M	2 Bed	512	71.8	SQ M	2 Bed	518	41.6	SQ M	1 Bed



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