

REBUTTAL PROOF OF EVIDENCE

Property: 35 Oakfield, Sale, M33 6NB

Planning Inspectorate Reference: APP/Q4245/W/23/3325034

Local Planning Authority: Trafford Council

Planning Reference: 109745/FUL/22

Phil Winckles BSc (HONS) MRICS

RICS Registered Valuer

Fisher German LLP

1.0 Introduction

- 1.1 This rebuttal Proof of Evidence has been prepared by Phil Winckles BSc Hons MRICS – RICS Registered Valuer of Fisher German LLP. A copy of my CV is enclosed within Appendix 1.
- 1.2 I am an LLP Member of the long established firm of Fisher German LLP having been a LLP Member Matthews & Goodman LLP until June 2022 when the two companies merged. I am head of the firm's northern valuation team which incorporates the valuation of residential and commercial properties.
- 1.3 Previous Reports have been prepared by my colleague Richard Moreton BSc Hons MRICS – RICS Registered Valuer who is a member of my team.
- 1.4 My role within these proceedings is to provide advice in respect of the Existing Use Value of the Property. My Rebuttal report is provided in response to the Proof of Evidence of Mr Murray Lloyd of Continuum on behalf of Trafford Borough Council.

2.0 Background

- 2.1 Within his Proof of Evidence, Mr Lloyd has queried why the Existing Use Value ("EUV") has changed (Paragraph 5.5.16 onwards) within the July 2022 and October 2023 reports.
- 2.2 As a Member of the RICS, an RICS Registered Valuer, and as an Expert Witness, it is my professional duty to revisit valuation advice upon receipt of further information and/or the effluxion of time.
- 2.3 I have previously provided an update statement (Appendix 2), which explains the reasoning and justification why the valuations changed between our draft valuation report of July 2022 (£2,000,000), and October 2023, (£1,500,000). In summary, the October 2023 Report reflects the availability of further information (including an internal inspection of part of the Property) and also changes within the wider marketing (between the valuation dates). Both valuations have been undertaken in accordance with the principles of the RICS Valuation Standards (commonly referred to as the Red Book) based upon the information which was available at the time and market evidence which existed.
- 2.4 As part of the October 2023 valuation, the assessment was revisited reflecting that access had been provided to Flat D. It was apparent having internally inspected, and also reflecting changes within the wider market, that an income approach (investment value) was the most appropriate (as opposed to a break-up sale). The assessment of EUV was assessed at £1,500,000.
- 2.5 When preparing our assessment of EUV, and as means of further comparison, I have also had regard to the sale of the Property in November 2020 for £1,800,000. A copy of the Land Registry Extract is enclosed within (Appendix 3). Mr Lloyd has not referred to this within his assessment. I consider not having regard to the previous sale price to be a departure from RICS guidance, given that sale evidence of the actual or similar properties will provide the best evidence. From my research, the Property was sold as an investment Property in its current

form and I am not aware of any substantive alterations (i.e. extensions, demolitions etc) which have been undertaken between the date of sale and the present date. As it relates to the Property directly, and was between unrelated third parties, I consider it to be highly relevant. Whilst the sale did take place three years ago, values have generally improved during this period which would suggest, all things being equal, that its value would be generally in keeping. I note that Mr Lloyd's assessment of EUV (£1,000,000) is 56% lower than the price paid in 2020, however no justification is provided by him to this difference.

- 2.6 I am aware that PPG Guidance on Viability states that under no circumstances should the purchase price be used as a justification to reduce Policy requirements. However, in the context of PPG this relates to the purchase price for development. As detailed above, in this case the purchase price in 2020 relates to the existing use of the Property as a residential investment and it is therefore appropriate to consider this as part of the assessment of EUV.

3.0 Heritage

- 3.1 I have reviewed the evidence of Mr Beardmore, who is the appointed expert on heritage matters. I consider that Mr Lloyd's interpretation of Mr Beardmore's evidence (Paragraph 5.5.23) is misconstrued in the context of EUV.
- 3.2 The evidence of Mr Beardmore clearly sets out the history of the Property and its attributes as a heritage asset. He notes that there is no evidence that the Property should be considered as a non designated heritage asset (Paragraph 3.01 of Mr Beardmore's Proof of Evidence) and that adaptations undertaken to the building over the course of its life are detrimental to the heritage merit of the Property (3.02 of Mr Beardmore's Proof of Evidence). Mr Beardmore does not comment upon its EUV or qualities as an investment Property. Where Mr Beardmore references "value", this is in the context of heritage value which is completely different from the Property's Existing Use Value/ Market Value (its financial value).
- 3.3 From a heritage perspective, whilst removal of the nonbeneficial features (i.e. the later extensions) would have a positive impact upon its heritage merit, it would have a detrimental impact upon the EUV of the Property. It would physically remove living space from within the various apartments which would reduce the income which could be derived and thus the EUV of the Property. It is clear that despite these later additions having a detrimental impact upon the heritage merit of the Property, they provide a positive contribution to its EUV.
- 3.4 On this basis, the assessment of value which Mr Lloyd has provided on a site basis/ value per acre (Paragraph 5.5.23) is not relevant in this instance.

4.0 EPC

- 4.1 I have noted Mr Lloyd's comment upon the existing EPCs and what he considers, in his opinion, would potentially be required (Paragraph 5.5.18) to raise the EPC assessments to Band C. Mr Lloyd quantifies this sum at £128,075. However this assessment is incorrect as financial improvements to bring residential property up to current EPC regulations are subject to a cost cap of £3,500 (including VAT). If the costs exceed this amount, a building owner is able to obtain an exemption from the regulations. When undertaking the valuation, before making any

deduction it is also important to ensure that the same adjustment is applied to comparable evidence. In conclusion, the maximum amount which would potentially be payable would be £38,500 (i.e. 11 apartments at £3,500 per apartment (excluding Flat D). Correcting this within Mr Lloyd's valuation would increase his assessment of EUV to £1,085,000.

- 4.2 Separate to this, at the Conservative Party Conference, the Prime Minister stated that the Government intends to abolish the proposed deadlines for EPC improvements in 2025 and 2028. On this basis there is a question as to whether any allowance should be made to the comparables or the Property itself.

5.0 Valuation

- 5.1 Mr Lloyd has stated that he is "*reliant upon the information provided to him by experts, valuers and the Appellant regarding the Property*" (5.5.30). No further valuation evidence has been provided by the Council (other than the comments stated by Mr Lloyd) and I am therefore uncertain to which valuation Mr Lloyd is relying upon.

- 5.2 Mr Lloyd has provided an assessment of EUV within his Proof of Evidence. However no valuation is included. I understand that he has determined his assessment via the income (investment) approach from which it is assumed (in the absence of a valuation being included) that he has adopted the passing rental £94,740 and capitalised this rent at a gross yield of 9.5% to arrive at a valuation of £1,000,000. My interpretation of Mr Lloyd's valuation is as follows (although as noted earlier the assessment for EPC upgrading should be reduced)

Passing Rental		£94,740
YP	8.150%	£1,162,454
Less EPC Upgrading		£120,875
Less Purchasers Cost		£41,579
EUV		£1,000,000
EUV Say		£1,000,000

- 5.3 Mr Lloyd has made reference to various comparables (5.5.21) in support of this assessment. I have reviewed these comparables and provided my assessment adjustment relevant to the Property. I would highlight that the majority of the evidence to which Mr Lloyd has relied upon is asking prices. The RICS Professional Standard on Comparable Evidence states that "asking prices do not provide reliable evidence of value and should be treated with caution because they often differ substantially from the agreed final transaction price." Furthermore, when Mr Lloyd has stated the yield, in some of the comparables he has stated the reversionary yield which is the yield calculated based upon the potential future gross income and not the actual rent being received. On each of the comparables where Mr Lloyd states the (reversionary) yield this has the impact of increasing the yield.

Property	Status	Price	Rent	Gross Initial Yield	Comment
6-14 Great Ancoats Street, Manchester	Asking Price	£4,600,000	£276,000	6%	<p>I am familiar with this Property having inspected and valued it in 2022 as part of a potential acquisition for a private client. It comprises 28 residential apartments built in 2008 within the Northern Quarter of Manchester City Centre. It is currently operated as serviced apartments and is therefore not a private block of self-contained apartments. The passing rental is currently £276,000 increasing to £300,000 pa in May 2024. The lease expires in May 2026.</p> <p>Mr Lloyd has stated the rent is £358,200 pa however this is not correct, and this figure is an estimate that the selling agents have provided assuming that the current lease has been surrendered and that the apartments are individually let. It will not be possible to achieve this rent until 2026.</p> <p>When I valued the comparable in 2022, the Vendor was unable to provide information relating to fire compliance (including an EWS1) and resulting in questions being raised as to whether the building was compliant with these regulations. Faced with potentially significant expenditure to get the Property into a compliant position, Fisher German's client did not proceed with the purchase. Some of the apartments within the block also required some interim repairs and upgrading.</p> <p>Whilst this evidence is an asking price, I consider that it wholly supports my valuation.</p>
Flat 1-24 The Slipway and Flats 7, 8 & 9 Duncan Square, Whitehaven, CA28 7LH	Asking Price	£1,850,000	£169,380	9.16%	<p>This comparable is also an asking price. It is located 120 miles from the Property in Whitehaven. Whitehaven is a notable lower value residential area where the average house price is £153,373, whereas it is £381,276 within Sale. The appropriate yield to apply to the subject Property will therefore need to be notably lower.</p>

Property	Status	Price	Rent	Gross Initial Yield	Comment
Devonshire Buildings, Buxton Street, Barrow-in-Furness, LA14 2RW	Asking Price	£5,500,000	£585,941	10.65%	This is also an asking price and is located 100 miles from the Property. It is also located within a significantly lower value area (average house prices of £160,288) and is Grade II listed which imposes a significantly increased obligation regarding repair and would limit redevelopment. Significant adjustment is therefore required to reflect locational and property differences and the appropriate yield to apply to the subject Property will therefore need to be notably lower. I note that Mr Lloyd states that the Property is not comparable in terms of size which I would agree with.
HMO Properties, Pemberton, Wigan	Asking Price	£1,200,000	£74,400	6.2%	This is also an asking price. It is currently part let, and if fully let, the ERV would be £103,200 pa (which is the rental stated in Mr Lloyds report). The comparable comprises four terraced properties operated as Houses of Multiple Occupation. HMOs are drastically different to self-contained apartments. They have multiple occupiers with shared amenities and therefore require intensive management, and include significantly higher irrecoverable costs. As such, the yields generated on HMO properties will be significantly higher than private self-contained apartments. I consider that this comparable is also of limited relevance to the Property.
Church Street, Eccles, Manchester	Asking Price	£1,400,000	£108,000	7.7%	This is also an asking price. It is a mixed use investment, the ground floor is let at £32,000 pa with the 13 studio flats let on a 5 year lease from January 2021 at £76,000 pa. I consider a mixed use investment to be less relevant to the Property. It is located within Greater Manchester, albeit in the less desirable town of Eccles.
Empress House, 59 Exchange Street, Blackpool	June 2021	£800,000	£75,200	9.4%	This comparable is approximately 50 miles from the Property. It relates to an auction sale of 10 apartments within a converted former hotel. Blackpool is a considerably less desirable area than Sale, the average house price being £159,282. I consider that it provides limited relevance to the valuation, although again, after adjustment would support the valuation I have adopted.

Property	Status	Price	Rent	Gross Initial Yield	Comment
Vulcan Mill, Matta St, Pollard St, Ancoats, Manchester	November 2022	£7,850,000	£550,740	7.02%	The Property was sold on behalf of administrators. The long leasehold interest was sold for £7,000,000 with a sale of the freehold agreed at £850,000. The Property was requiring significant capital expenditure (£1.3m) to comply with current fire regulation standards and the building did not qualify for funding under the Building Safety Fund. If the cost of these works are added to the purchase price (£7.85m + £1.3m) the yield would be 6%. The adjusted yield is in keeping with my valuation.

- 5.4 To assist the proceedings, I have also enclosed within Appendix 4, a further schedule of residential investment blocks which have within Greater Manchester. This evidence all relates to sales within the two years and reflects gross initial yields between approximately 4% and 6.4%.
- 5.5 I have included in Appendix 5 copies of the letting particulars for the Property. Notwithstanding the comments which Mr Lloyd states, the Property is currently let and providing an income of £94,740 pa. The condition of Property, in some areas is quite average, however it continues to perform as a residential investment.
- 5.6 In conclusion, having reviewed and consider the evidence of Mr Lloyd I consider that my assessment EUV remains appropriate.

Appendix One

Phil Winckles

Partner / LLP Member



Service Line

Valuation

Qualifications

BSc (Hons) MRICS, RICS Registered Valuer

Expertise

Phil is a Member of the LLP and head of the Northern Valuation Team.

He specialises in undertaking instructions on a wide variety of residential and commercial valuations, acquisitions, land assembly strategies, compulsory purchase advice, strategic property advice, development advice, appraisals and demand assessments.

Experience

Phil is a Chartered General Practice Surveyor and RICS Registered Valuer with over 15 years' experience of the commercial and residential property market throughout the region.

He has experience in providing advice for a variety of purposes including loan security, accounting, public sector, and Charities Act purposes together with specialist advice including S18, Planning Viability, Compulsory Purchase and Expert Witness.

Key Clients

RBS/Natwest, HSBC, Lloyds Banking Group, Tameside Council, Sefton Council and a wide range of lenders, property investment and development companies, private clients, professionals and charities.

Appendix Two



FISHER GERMAN LLP
Centurion House
129 Deansgate
Manchester
M3 3WR

T: 0161 839 5515
fishergerman.co.uk

Our Ref: 118927

Your Ref: 27478

25 October 2023

McCarthy & Stone
Unit 1 Edward Court
Altrincham
WA14 5GL

35 Oakfield, Sale

Dear Abby

You have asked me to provide some rationale between the change in valuation approach on the above Property between July 2022 and October 2023.

In July 2022 we provided our valuation advice on an external inspection basis only with limited information on the internal condition, layout and tenancy information. We undertook the valuation on the assumption that the condition of the Property was reasonable and we assumed a sale on a unit by unit basis to either investors or owner occupiers. On this basis our Report was also issued in a Draft format.

Since the date of this original valuation, we have been able to inspect the Property internally and obtain more information about it. In addition to obtaining further physical information about the Property, the wider market has changed, the impact of rising interest rates and wider economic concerns has resulted in a contraction of the market and it was necessary to take account of this. With regards to the Property itself, we were able to obtain internal access to the communal areas and to one flat which was in a state of disrepair. We were also provided with a schedule of the current tenancies for the flats. Whilst it would theoretically be possible to sell the units on a unit by unit basis, in light of the condition of the property, and the small size of the studio units we are of the opinion that if the Property were marketed on the open market an investor would be the most likely purchaser as a single lot.

This is because we consider that individual purchasers would be put off by the fact that there has not been a service charge agreement previously set up where a sinking fund would have accumulated for any one off costs, meaning that should repairs and upgrading works be required to the building fabric, every flat owner would have to agree to make a capital contribution. Whereas an investor who owned the whole block would be able to upgrade the communal areas, external elements etc when they wanted to as and when the flats became available. They would then be able to increase the rent and hence increase the capital value as a result of the work they would undertake. For these reasons we would question whether the flats would be mortgageable on an individual basis.

Taking the above into account we were of the opinion that the investment method of valuation as a single lot would provide the highest Market Value based on the property's existing use and ignoring any development potential of the site.

I trust this brief summary is satisfactory for your current purposes but please do not hesitate to contact me if you require further detail.



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Registered Office: The Head Office, Ivanhoe Office Park, Ivanhoe Park
Way, Ashby De La Zouch LE65 2AB. A list of members' names is
available for inspection at the registered office.
Regulated by RICS.





Yours sincerely



Phil Winckles BSc (Hons) MRICS

For and on behalf of Fisher German LLP

Appendix Three

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 AUG 2022 AT 16:43:54. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: MAN370835

There is/are applications(s) pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

GREATER MANCHESTER : TRAFFORD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 35 Oakfield, Sale (M33 6NB).
- 2 (14.12.2020) A Deed of Gift dated 26 October 1956 made between (1) Reginald David Hanson and (2) Gerald Feugill and Sylvia Emma Ash Feugill contains the following provision:-

"IT IS hereby agreed and declared that the wall on the Easterly side of and dividing the property hereby conveyed from the adjoining property of the Grantor is and shall henceforth be and be deemed to be a party wall for all purposes to be repaired enjoyed and maintained as such"
- 3 (14.12.2020) The Transfer dated 15 December 1999 referred to in the Charges Register contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.12.2020) PROPRIETOR: NEW LIVING DEVELOPMENTS UK LIMITED (Co. Regn. No. 12657878) of 35 Oakfield, Sale M33 6NB and of National House, 80-82 Wellington Road North, Stockport SK4 1HW.
- 2 (14.12.2020) The price stated to have been paid on 25 November 2020 was £1,800,000.
- 3 (11.01.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 December 2020 in favour of Michael Noblett referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (14.12.2020) The land tinted blue on the title plan is subject to a yearly rentcharge of £9 14s 3p created by a Conveyance dated 31 May 1859 made between (1) Thomas Carr (2) John Carr (3) Jonathan Heap and (4) Daniel Boote.

The said Deed also contains covenants.

Title number MAN370835

C: Charges Register continued

NOTE: Copy filed.

A Receipt dated 22 June 1981 acknowledges receipt of the sum of £72.77 in relation to the purchase of the Rentcharge of £9 pounds 14s 3p referred to above.

- 2 (14.12.2020) The land tinted pink on the title plan and other land is subject to a yearly rentcharge of £10 created by a Conveyance dated 24 January 1898 made between (1) Frank Newton and others and (2) His Honour Judge Edwin Jones and others.

The said Deed also contains covenants.

NOTE: Copy filed under GM100896

A Receipt dated 22 September 1992 acknowledges receipt of the sum of £80 in relation to the purchase of the Rentcharge of £10 referred to above.

- 3 (14.12.2020) The land is subject to the rights reserved by a Transfer of the land in this title dated 15 December 1999 made between (1) Andrew Maciej Andrew and Jadwiga Andrew and (2) Rodney Ernest Blake and Rosalind Blake.

NOTE: Copy filed under GM830977.

- 4 (11.01.2021) REGISTERED CHARGE dated 18 December 2020.

- 5 (11.01.2021) Proprietor: MICHAEL NOBLETT of Witches Gate, Macclesfield Road, Alderley Edge SK9 7BL.

End of register

Appendix Four



Strathblane House, Ashfield Road, Cheadle, Stockport SK8 1BU

Currently under offer. Asking price £3,250,000 (5.12% GIY)

A former office building which has been converted to provide 21 apartments, consisting of 15 two bedroom apartments and 6 one bedroom apartments. It is fully let providing a gross income of £177,144 pa. I understand that the offices were converted to residential apartments approximately 10 years ago. The individual apartments are to a good standard although reflect their age. It is currently under offer to a client of Fisher German at a price which is within 4% of the asking price. I consider that the yield applicable to the Property should be higher.

Wycombe House, 619 Wilbraham Road, Chorlton

Currently being marketed for £1,585,000 (4.65% Net Initial Yield)

A large semi-detached building converted to provide eight flats with three two-bedroom and five one-bedroom flats. The flats are in a superior location and are of a superior specification to the subject Property and the passing rent is £78,240 per annum. One of the flats is also let on a regulated tenancy. This property was under offer at slightly above the asking price however, the vendor has recently backed out of the transactions due to the regulated tenant and the selling agents are contacting under bidders at present. We are of the opinion that the subject Property would achieve a higher yield to reflect the inferior specification and location of the Property.

17 Cranbourne Road, Chorlton, Manchester

Sold in February 2022 for £380,000 (3.83% Net Initial Yield)

A terraced building converted to provide three one-bedroom flats sold at auction. The flats were of a basic specification and were under rented with a passing rent of £14,560 per annum which has artificially lowered the achieved yield. One of the flats was also let on a regulated tenancy which restricts potential rental increases. We are of the opinion that the subject Property would achieve a higher yield to reflect the larger lot size and the under rented nature of this comparable.

19 Cranbourne Road, Chorlton, Manchester

Sold in February 2022 for £370,000 (3.79% Net Initial Yield)

A terraced building converted to provide three one-bedroom flats sold at auction. The flats were of a basic specification and were under rented with a passing rent of £14,560 per annum which has artificially lowered the achieved yield. One of the flats was also let on a regulated tenancy which restricts potential rental increases. We are of the opinion that the subject Property would achieve a higher yield to reflect the larger lot size and the under rented nature of this comparable.

16 & 18 Russell Street, Bolton

Sold in January 2022 for £312,000 (6.41% Net Initial Yield)

A terraced house converted to four flats, with two two-bedroom flats and two one-bedroom flats. The flats were fully let at a passing rent of £20,700 per annum. The flats were of a similar specification to the subject Property and the subject Property would be considered to be in a superior location however, this comparable is a smaller lot size.

Appendix Five

1 bedroom flat to rent

Oakfield Court, Sale, M33

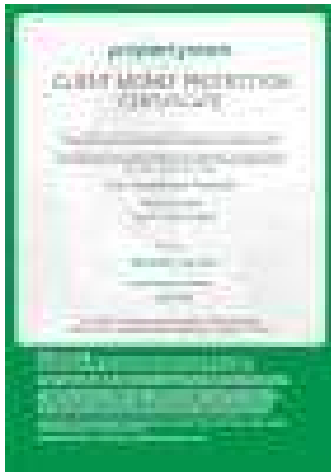
Let Agreed

£750 pcm

tenancy info

Print





Property Description

Letting information:

Furnishing:	Furnished
Added on Rightmove:	25 January 2023 (287 days ago)

Key features

- One Bedroom Apartment
- Resident Parking
- EPC D
- Available now!
- Ground Floor
- Furnished
- Council Tax Band B
- Priced at affordable rent

Full description

Priced at affordable rent! AVAILABLE NOW!! DEPOSIT FREE OPTION AVAILABLE. PARKING. A larger than average one double bedroom furnished property available on a six or twelve month tenancy.

The property comes as a large open plan reception/ diner and briefly comprises; kitchen/diner/living room, one double bedroom, three piece bathroom with shower over bath. Externally the apartment offers great communal gardens and residents parking.

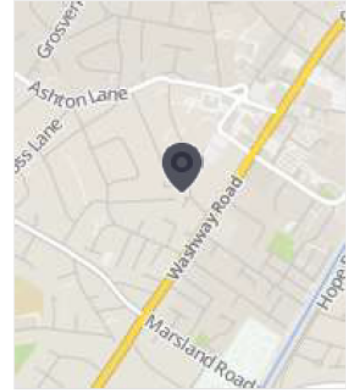
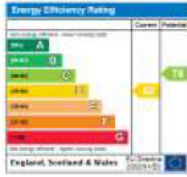
EPC Rating D Council tax Band B - Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification to rent.

Energy Performance Certificate (EPC) graphs

- See full size version online

09/11/2023, 08:49

1 bedroom flat to rent in Oakfield Court, Sale, M33, M33



Map & Street View

MAP VIEW

STREET VIEW

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode, Start exploring the local area from here, Take me back to the start

Disclaimer - Permitted payments may apply when renting a property in England or Wales. For more details please go to the Tenancy Info link (alongside the advertised rental price) or contact the agent.

Property reference SAL210065_L. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Thornley Groves , Sale.**

Please refer to our Renting Guides for further information on how to safely rent a property.

* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited.**

Map data ©OpenStreetMap contributors.

1 bedroom apartment to rent

Oakfield Court, Sale, M33

Let Agreed
£725 pcm
tenancy info
Print



Property Description

Letting information:

Furnishing:

Furnished

Added on Rightmove:

04 January 2022 (673 days ago)

09/11/2023, 08:48

1 bedroom apartment to rent in Oakfield Court, Sale, M33, M33

Key features

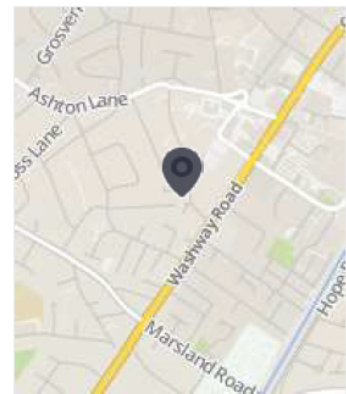
- One Bedroom Apartment
- Ground Floor
- Resident Parking
- Furnished

Full description

AVAILABLE 19TH JANUARY. DEPOSIT FREE OPTION AVAILABLE. PARKING. A larger than average one double bedroom furnished property available on a six or twelve month tenancy.

The property comprises; kitchen/diner/living room, one double bedroom, three piece bathroom with shower over bath. Externally the apartment offers great communal gardens and residents parking.

EPC Rating TBC - Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification to rent.

**Map & Street View**

[MAP VIEW](#)[STREET VIEW](#)

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Disclaimer - Permitted payments may apply when renting a property in England or Wales. For more details please go to the Tenancy Info link (alongside the advertised rental price) or contact the agent.

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