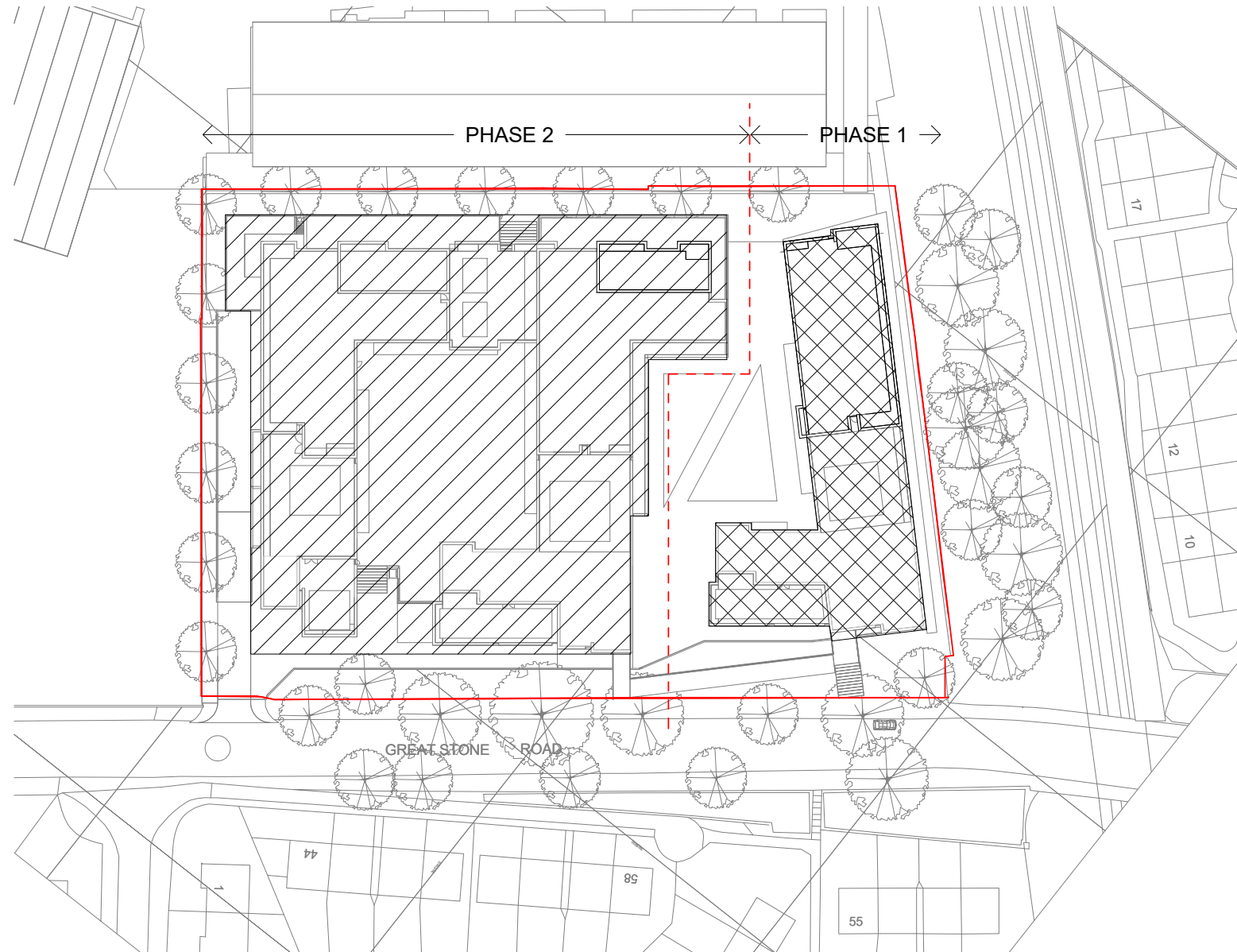


APPENDIX 1: SCHEME PLANS AND FLOOR AREA SCHEDULES



Notes:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.

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dwg status:

Rev	Description	Date	By	Chk

1 **Phasing Plan**
1 : 1000

oea

oconnell east architects
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dwg title: Phasing Plan	
job title: Great Stone Road	
scale: 1 : 1000 @ A3	drawn: Author
date: 10/26/20	job no: 1664
dwg no: AP_003	rev:

01_Flat Numbers Phase 1				
Comments	Level	Name	Count	Area
Phase 1	Block C Level 0	1B	1	57 m ²
Phase 1	Block C Level 0	1B affordable	1	44 m ²
Phase 1	Block C Level 0	2B	7	460 m ²
Phase 1	Block C Level 0	3B	3	256 m ²
Block C Level 0: 12				817 m ²
Phase 1	Block C Level 1	1B	3	151 m ²
Phase 1	Block C Level 1	2B	6	397 m ²
Phase 1	Block C Level 1	2B affordable	4	255 m ²
Phase 1	Block C Level 1	3B	2	174 m ²
Phase 1	Block C Level 1	Studio Bed	1	31 m ²
Block C Level 1: 16				1008 m ²
Phase 1	Block C Level 2	1B	3	156 m ²
Phase 1	Block C Level 2	1B affordable	1	44 m ²
Phase 1	Block C Level 2	2B	8	524 m ²
Phase 1	Block C Level 2	2B affordable	2	127 m ²
Phase 1	Block C Level 2	3B	2	174 m ²
Block C Level 2: 16				1025 m ²
Phase 1	Block C Level 3	1B	4	199 m ²
Phase 1	Block C Level 3	2B	10	651 m ²
Phase 1	Block C Level 3	3B	2	174 m ²
Block C Level 3: 16				1025 m ²
Phase 1	Block C Level 4	1B	4	199 m ²
Phase 1	Block C Level 4	2B	10	651 m ²
Phase 1	Block C Level 4	3B	2	174 m ²
Block C Level 4: 16				1025 m ²
Phase 1	Block C Level 5	1B	4	199 m ²
Phase 1	Block C Level 5	2B	12	785 m ²
Block C Level 5: 16				985 m ²
Phase 1	Block C Level 6	1B	4	206 m ²
Phase 1	Block C Level 6	2B	10	662 m ²
Block C Level 6: 14				868 m ²
Phase 1	Block C Level 7	1B	1	44 m ²
Phase 1	Block C Level 7	2B	3	212 m ²
Phase 1	Block C Level 7	3B	1	85 m ²
Block C Level 7: 5				340 m ²
Phase 1	Block C Level 8	1B	1	44 m ²
Phase 1	Block C Level 8	2B	3	222 m ²
Phase 1	Block C Level 8	3B	1	84 m ²
Block C Level 8: 5				350 m ²
Phase 1: 116				7441 m ²
Grand total: 116				7441 m ²

02_Flat Numbers Phase 2				
Comments	Level	Name	Count	Area
Phase 2	Level 0	1B	2	88 m ²
Phase 2	Level 0	1B affordable	9	394 m ²
Phase 2	Level 0	2B	13	840 m ²
Phase 2	Level 0	3B	2	170 m ²
Phase 2	Level 0	Studio Bed	1	22 m ²
Level 0: 27				1515 m ²
Phase 2	Level 1	1B	12	526 m ²
Phase 2	Level 1	2B	11	723 m ²
Phase 2	Level 1	2B affordable	6	386 m ²
Phase 2	Level 1	3B	3	265 m ²
Level 1: 32				1899 m ²
Phase 2	Level 2	1B	6	276 m ²
Phase 2	Level 2	1B affordable	6	263 m ²
Phase 2	Level 2	2B	18	1168 m ²
Phase 2	Level 2	2B affordable	5	318 m ²
Phase 2	Level 2	3B	3	271 m ²
Level 2: 38				2295 m ²
Phase 2	Level 3	1B	12	538 m ²
Phase 2	Level 3	2B	22	1442 m ²
Phase 2	Level 3	3B	3	273 m ²
Level 3: 37				2252 m ²
Phase 2	Level 4	1B	12	538 m ²
Phase 2	Level 4	2B	20	1314 m ²
Phase 2	Level 4	3B	2	176 m ²
Level 4: 34				2028 m ²
Phase 2	Level 5	1B	9	403 m ²
Phase 2	Level 5	2B	7	450 m ²
Phase 2	Level 5	3B	3	264 m ²
Level 5: 19				1116 m ²
Phase 2	Level 6	1B	7	313 m ²
Phase 2	Level 6	1B duplex	2	90 m ²
Phase 2	Level 6	2B	6	386 m ²
Phase 2	Level 6	2B duplex	1	63 m ²
Phase 2	Level 6	3B	3	256 m ²
Level 6: 19				1108 m ²
Phase 2	Level 7	1B	1	38 m ²
Phase 2	Level 7	1B duplex	3	133 m ²
Phase 2	Level 7	2B	5	319 m ²
Phase 2	Level 7	3B	1	87 m ²
Level 7: 10				577 m ²
Phase 2: 216				12791 m ²
Grand total: 216				12791 m ²

03_Area Schedule (GIA)		
Level	Name	Area
Block C Level 0	Phase 1	1248 m ²
Block C Level 0: 1		1248 m ²
Block C Level 1	Phase 1	1247 m ²
Block C Level 1: 1		1247 m ²
Block C Level 2	Phase 1	1247 m ²
Block C Level 2: 1		1247 m ²
Block C Level 3	Phase 1	1247 m ²
Block C Level 3: 1		1247 m ²
Block C Level 4	Phase 1	1247 m ²
Block C Level 4: 1		1247 m ²
Block C Level 5	Phase 1	1209 m ²
Block C Level 5: 1		1209 m ²
Block C Level 6	Phase 1	1070 m ²
Block C Level 6: 1		1070 m ²
Block C Level 7	Phase 1	414 m ²
Block C Level 7: 1		414 m ²
Block C Level 8	Phase 1	414 m ²
Block C Level 8: 1		414 m ²
Phase 1: 9		9342 m ²

Level -1	Phase 2	332 m ²
Level -1	Phase 2	304 m ²
Level -1	Phase 2	300 m ²
Level -1	Phase 2	2783 m ²
Level -1	Phase 2	171 m ²
Level -1: 5		3891 m ²
Level 0	Phase 2	1115 m ²
Level 0	Phase 2	261 m ²
Level 0	Phase 2	901 m ²
Level 0: 3		2278 m ²
Level 1	Phase 2	1273 m ²
Level 1	Phase 2	1100 m ²
Level 1: 2		2373 m ²
Level 2	Phase 2	2813 m ²
Level 2: 1		2813 m ²
Level 3	Phase 2	2774 m ²
Level 3: 1		2774 m ²
Level 4	Phase 2	2517 m ²
Level 4: 1		2517 m ²
Level 5	Phase 2	648 m ²
Level 5	Phase 2	705 m ²
Level 5: 2		1353 m ²
Level 6	Phase 2	653 m ²
Level 6	Phase 2	709 m ²
Level 6: 2		1362 m ²
Level 7	Phase 2	701 m ²
Level 7	Phase 2	116 m ²
Level 7: 2		817 m ²
Level 8	Phase 2	111 m ²
Level 8: 1		111 m ²
Phase 2: 20		20287 m ²
		29629 m ²

04_Ancillary Space				
Comments	Level	Name	Count	Area
Phase 1-Ancillary	Block C Level 0	Cycle Store	1	181 m ²
Block C Level 0: 1				181 m ²
Phase 1-Ancillary: 1				181 m ²
Phase 2-Ancillary	Level -1	Plant Room	1	67 m ²
Phase 2-Ancillary	Level -1	Refuse Store	1	104 m ²
Phase 2-Ancillary	Level -1	Refuse Store	1	119 m ²
Phase 2-Ancillary	Level -1	Cycle Store	1	145 m ²
Phase 2-Ancillary	Level -1	Plant Room	1	148 m ²
Phase 2-Ancillary	Level -1	Car Parking	1	2720 m ²
Level -1: 6				3303 m ²
Phase 2-Ancillary	Level 0	Residents Amenity Space	1	133 m ²
Phase 2-Ancillary	Level 0	Retail Unit	1	153 m ²
Phase 2-Ancillary	Level 0	Cafe	1	180 m ²
Level 0: 3				466 m ²
Phase 2-Ancillary: 9				3769 m ²
Grand total: 10				3950 m ²

Please note that all ancillary space is currently included in the GIA

Car parking, refuse storage and plant are all unheated spaces vented to open air

Notes:
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dwg status:

Rev	Description	Date	By	Chk

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dwg title:	Phasing Schedules		
job title:	Great Stone Road		
scale:	@ A1	drawn:	Author
date:	11/09/21	job no:	1664
dwg no:	AP_002	rev:	

APPENDIX 2: ZOOPLA UK HOUSE PRICE INDEX REPORT

UK House Price Index

+6.9%

Current UK house price growth

+19%

Demand for homes vs five-year average

-21%

Flow of new supply of homes vs five-year average

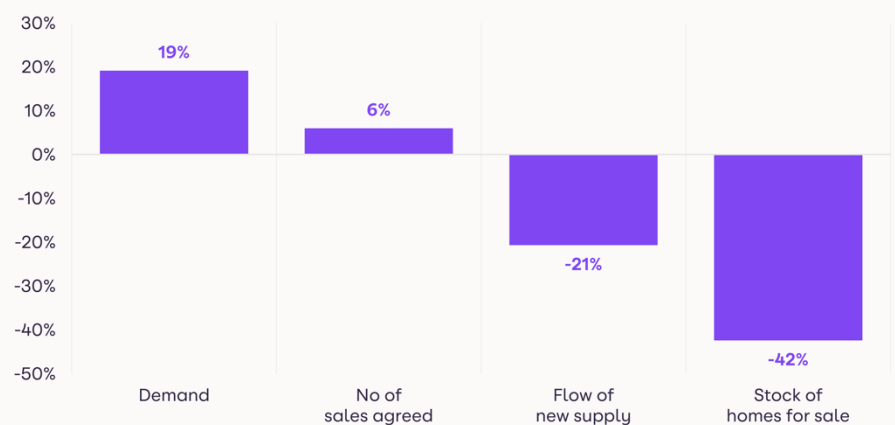
Executive summary

- One in 16 privately owned homes will have changed hands this year, making it the busiest market since 2007
- Average house prices are up +6.9% on the year, as pace of growth starts to ease
- The average value of houses (from terraced to detached) are up +8.3% on the year, double the five-year average of +4.2% growth
- Average apartment values are up +1.6%, just above the five-year average of +1.2% annual growth
- Total supply of homes is -42% below the five-year average, but for houses, stock volumes are -55% lower
- New supply will pick up pace in the New Year, easing some of the stock constraints

“House price growth is starting to ease, although the path over the next year will not be linear. We expect UK average price growth to end 2022 firmly in positive territory at 3%.”

Gráinne Gilmore
 Head of Research

Demand continues to outstrip supply



Source: Zoopla House Price Index

% change - w/e 21/11 vs 5 year average

+6.9%

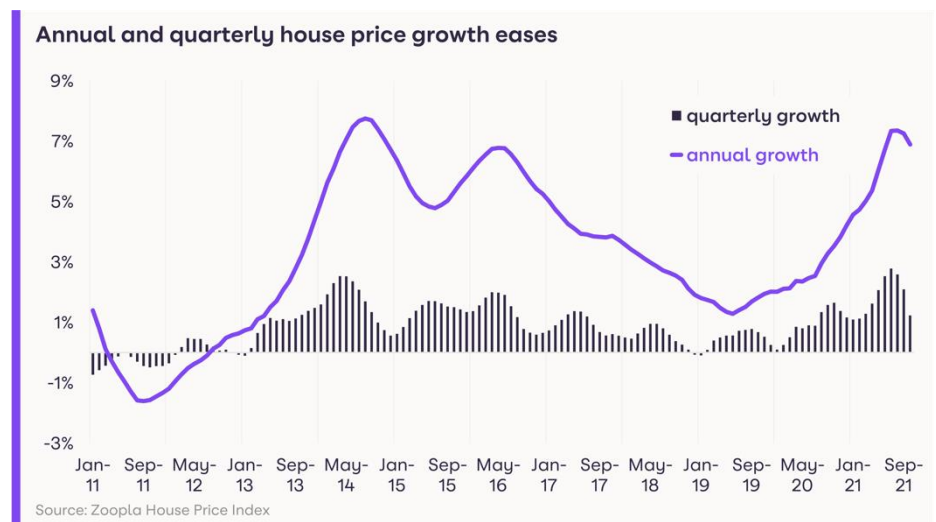
Annual UK house price growth

UK house price inflation at +6.9%

Average UK annual house price growth was +6.9% in October, up from +3.5% in October last year.

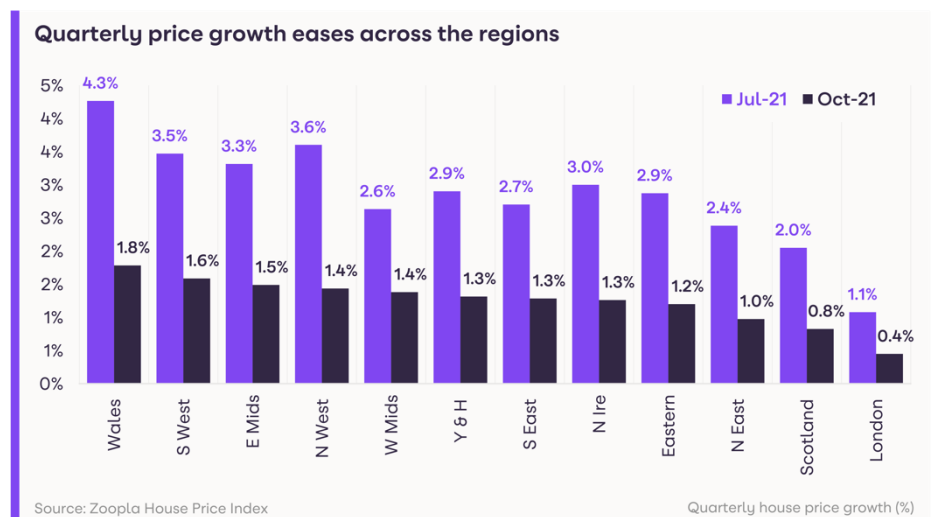
Although this is a slight easing from growth of more than +7% in August and September, the average rate of growth over the last three months is higher than at any time since 2014, underlining the strength of current market conditions.

The trend for annual growth will be a continued slowing, although the path not may be linear. The easing in the pace of price growth is also signalled by quarterly growth slowing in October to 1.2%, half the levels of 2.8% registered in July.



Wales continues to register the highest rate of house price growth across the regions, at +10.8%, followed by the North West at +9%. The market in London, which was most affected by the pandemic and subsequent lockdowns, is registering price growth of +2.3%.

In a sign that growth is easing across the country, quarterly price growth has also dipped compared to the late summer in all regions.



+19%

Buyer demand mid-October vs five-year average

Among the UK's largest cities, Liverpool, Manchester and Sheffield continue to show the highest rates of growth, at 10.6%, 8.7% and 7.9% respectively. The only large city registering price falls is Aberdeen, where average values edged down 0.2% on the year.

In line with our forecasts, the rate of annual house price growth is set to moderate in the coming months and into next year, although we expect prices to end 2022 firmly in positive territory at 3%.

As mentioned above, while we expect the headline index to slow, there may be monthly volatility. A key factor here is the uneven releases of official data on transactions, which will affect revisions to our index.

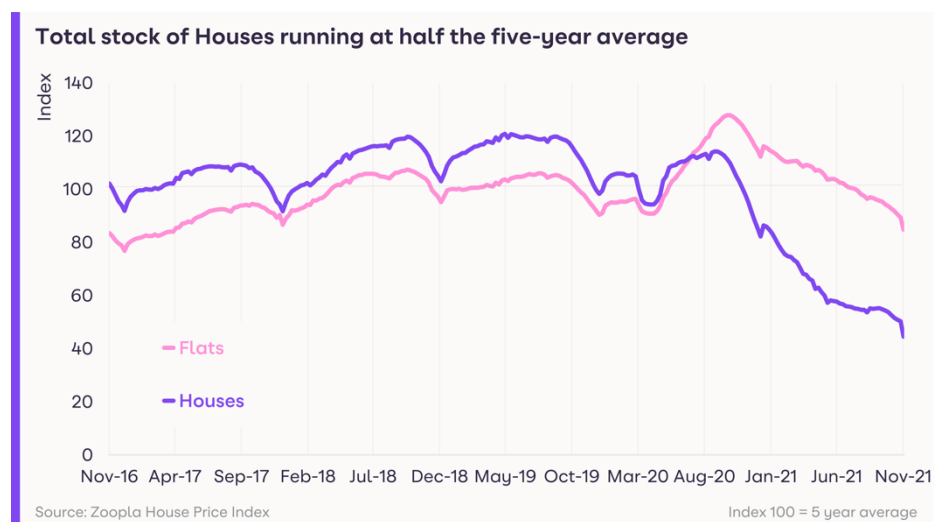
Supply most constrained for houses

House price growth is easing as we approach the end of the busiest market since 2007. One in 16 privately owned homes has changed hands this year, compared to one in 20 in 2019. Buyer demand remains higher than usual levels - continuing to run +28% higher than the five-year average.

The new supply of homes being listed for sale has been running 5% to 10% below typical levels seen in 2017-2019 for most of this year. However, the total stock of homes for sale is down more than 40% on the five-year average.

When we look at the data in more detail, the trends on stock starts to diverge between houses and flats.

The number of houses available for sale is down more than 50% compared to the average levels over the last five years. The stock of flats for sale is also down, but by a more moderate 15% compared to the five-year average.



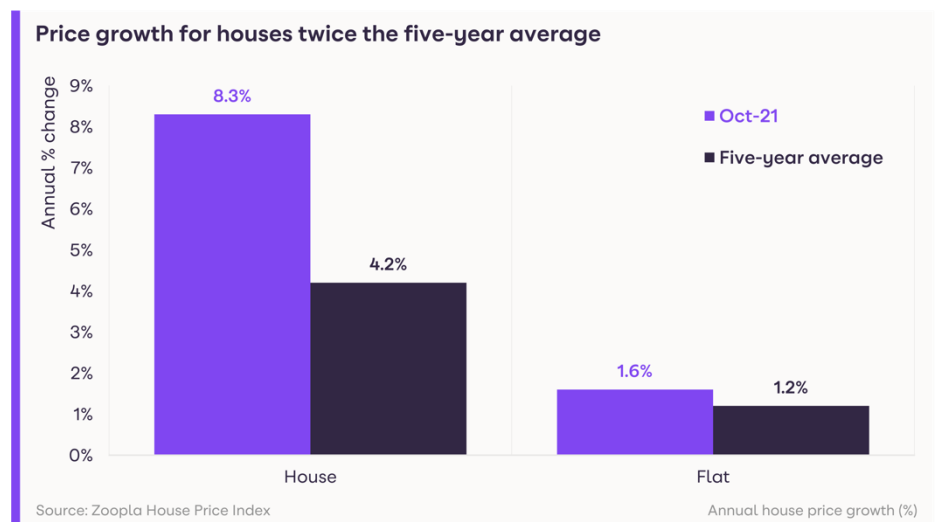
£240,000

Average value of a home, UK, October 2021

The increased demand for, and resulting erosion of stock for houses highlights the increased appetite for space among those purchasing homes since the start of the pandemic. There is more demand for larger homes, especially in commuter zones and more rural areas. In addition, the stamp duty holiday also boosted demand for higher value homes, with the offer of savings of up to £15,000 on the purchase.

The contrast in stock availability for houses and flats is also reflected in price growth.

The average flat has risen in value by 1.6% over the last year, just slightly above the five-year average of 1.2%. However, the annual growth in prices for all types of houses, from terraced to detached, is running at 8.3%, nearly double the five-year average rate of growth of 4.2%.



Outlook

New supply will start to rise at the turn of the year as households use the holiday period to make a decision around making a move.

In typical years, the highly seasonal supply of homes being listed for sale slows in the run up to Christmas, but rises sharply in the new year. On average, the supply of listings at the end of January run some 50% higher than the start of December.

Those wanting to move home should contact agents in advance of the holiday period to ensure their home is ready to list at the start of 2022, to get ahead of the competition.

Buyer demand will remain strong moving into next year, but as the market starts to normalise in 2022, in terms of the mix of buyers, there may be more churn and slightly less demand from those with nothing to sell, such as investors and first-time buyers.

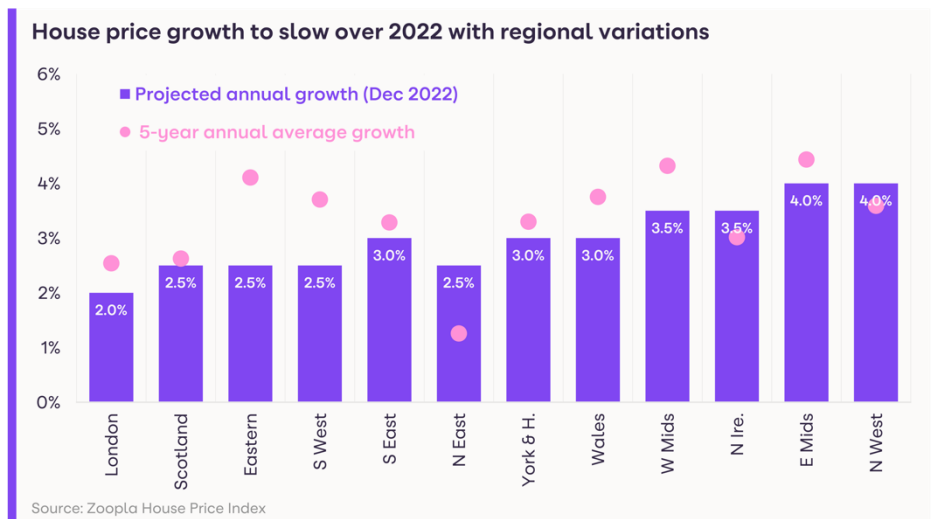
Cont..

This should ease the constraint in supply to some extent, although continued lower levels of supply are expected to continue to underpin pricing next year.

Other factors that will affect prices next year include the looming economic headwinds in the shape of rising inflation – which will push household costs higher. The Bank of England will reply by raising interest rates, leading to mortgage rate rises, which will impact buyer sentiment, especially among those unused to rate hikes.

Even so, mortgage rates are likely to remain relatively low compared to long-run averages, and there is more room for price growth across some of the most affordable housing markets.

As outlined in our forecasts report last month, we expect house prices to rise by 3% next year, and forecast 1.2 million transactions, down from 1.5 million this year, but in line with the average number of transactions over the last five years.



House Price Index – Country, region and city summary

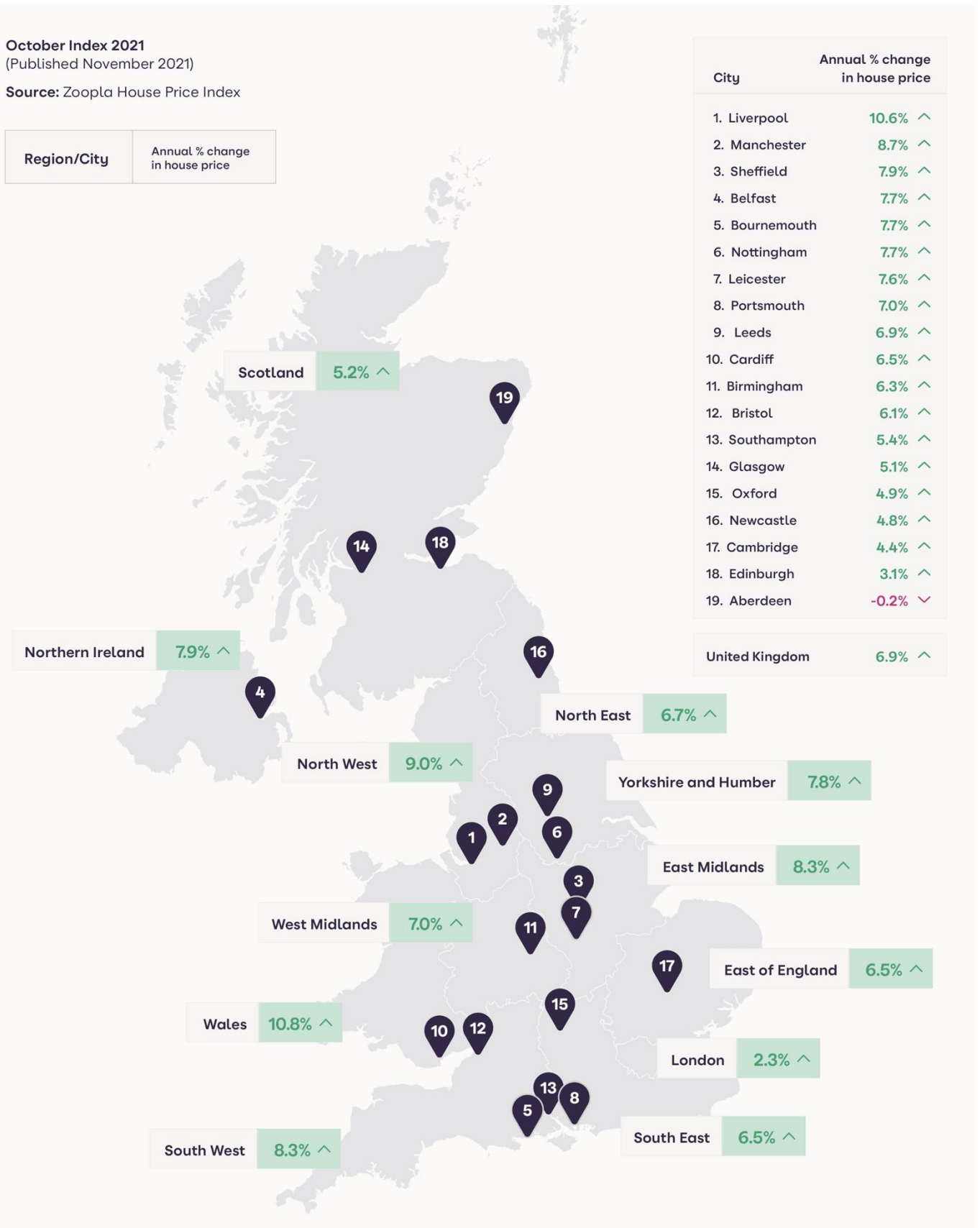
Note: The Zoopla house price index is repeat sales-based price index using sold prices, mortgage valuations and data for agreed sales. The index uses more input data than any other and is designed to accurately track the change in pricing for UK housing.

October Index 2021
(Published November 2021)

Source: Zoopla House Price Index

Region/City	Annual % change in house price
-------------	--------------------------------

City	Annual % change in house price
1. Liverpool	10.6% ^
2. Manchester	8.7% ^
3. Sheffield	7.9% ^
4. Belfast	7.7% ^
5. Bournemouth	7.7% ^
6. Nottingham	7.7% ^
7. Leicester	7.6% ^
8. Portsmouth	7.0% ^
9. Leeds	6.9% ^
10. Cardiff	6.5% ^
11. Birmingham	6.3% ^
12. Bristol	6.1% ^
13. Southampton	5.4% ^
14. Glasgow	5.1% ^
15. Oxford	4.9% ^
16. Newcastle	4.8% ^
17. Cambridge	4.4% ^
18. Edinburgh	3.1% ^
19. Aberdeen	-0.2% v
United Kingdom	6.9% ^



Zoopla House Price Index, city summary Oct. 2021

Source: Zoopla House Price Index. Sparklines show last 12 months trend in annual and monthly growth rates – red bars are a negative value – each series has its own axis settings providing a more granular view on price development.

	Average price	%yoy Oct-21	%yoy Oct-20	Monthly trend	Annual trend
UK	£239,800	6.9%	3.5%		
20 city index	£275,900	5.0%	3.9%		
Liverpool	£141,000	10.6%	5.4%		
Manchester	£197,900	8.7%	5.8%		
Sheffield	£157,000	7.9%	4.7%		
Bournemouth	£318,600	7.7%	2.7%		
Nottingham	£179,700	7.7%	6.1%		
Belfast	£153,000	7.7%	3.8%		
Leicester	£205,100	7.6%	5.0%		
Portsmouth	£261,600	7.0%	2.7%		
Leeds	£189,800	6.9%	5.8%		
Cardiff	£232,800	6.5%	3.9%		
Birmingham	£186,300	6.3%	4.2%		
Bristol	£309,800	6.1%	4.2%		
Southampton	£243,600	5.4%	2.5%		
Glasgow	£132,200	5.1%	3.9%		
Oxford	£428,300	4.9%	1.6%		
Newcastle	£138,900	4.8%	3.5%		
Cambridge	£437,600	4.4%	1.7%		
Edinburgh	£249,600	3.1%	3.9%		
London	£496,600	2.4%	3.4%		
Aberdeen	£143,700	-0.2%	-2.5%		

Source: Zoopla House Price Index. Sparklines show last 12 months trend in annual and monthly growth rates – red bars are a negative value – each series has its own axis settings providing a more granular view on price development.

Contacts

If you have any questions please do get in touch

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APPENDIX 3: HM LAND REGISTRY TRANSACTION EVIDENCE

Park Rise - conversion

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
38	Apartment 69, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	07/02/2018	£118,000	Y	Flat	430.56	40	274.06	£2,950	Leasehold
74	Apartment 90, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	08/02/2018	£119,000	Y	Flat	430.56	40	276.39	£2,975	Leasehold
35	Apartment 48, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	09/02/2018	£117,000	Y	Flat	430.56	40	271.74	£2,925	Leasehold
5	Apartment 8, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£183,000	Y	Flat	602.78	56	303.59	£3,268	Leasehold
8	Apartment 72, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£183,000	Y	Flat	581.25	54	314.84	£3,389	Leasehold
26	Apartment 15, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£151,000	Y	Flat	505.9	47	298.48	£3,213	Leasehold
32	Apartment 82, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£182,000	Y	Flat	581.25	54	313.12	£3,370	Leasehold
33	Apartment 83, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£183,000	Y	Flat	581.25	54	314.84	£3,389	Leasehold
40	Apartment 81, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£187,000	Y	Flat	602.78	56	310.23	£3,339	Leasehold
48	Apartment 22, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£177,000	Y	Flat	581.25	54	304.52	£3,278	Leasehold
53	Apartment 71, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£181,000	Y	Flat	581.25	54	311.4	£3,352	Leasehold
59	Apartment 74, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£180,000	Y	Flat	570.49	53	315.52	£3,396	Leasehold
63	Apartment 2, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£177,000	Y	Flat	581.25	54	304.52	£3,278	Leasehold
67	Apartment 51, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£170,000	Y	Flat	581.25	54	292.47	£3,148	Leasehold
76	Apartment 70, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/02/2018	£187,000	Y	Flat	602.78	56	310.23	£3,339	Leasehold
43	Apartment 40, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	13/02/2018	£179,000	Y	Flat	581.25	54	307.96	£3,315	Leasehold
78	Apartment 20, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	13/02/2018	£178,000	Y	Flat	581.25	54	306.24	£3,296	Leasehold
30	Apartment 27, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	14/02/2018	£115,000	Y	Flat	430.56	40	267.1	£2,875	Leasehold
3	Apartment 35, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£182,000	Y	Flat	592.01	55	307.42	£3,309	Leasehold
6	Apartment 33, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£177,000	Y	Flat	570.49	53	310.26	£3,340	Leasehold
9	Apartment 57, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£153,000	Y	Flat	505.9	47	302.43	£3,255	Leasehold
13	Apartment 30, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£179,000	Y	Flat	581.25	54	307.96	£3,315	Leasehold
22	Apartment 25, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£181,000	Y	Flat	592.01	55	305.74	£3,291	Leasehold
29	Apartment 59, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£132,000	Y	Flat	430.56	40	306.58	£3,300	Leasehold
31	Apartment 67, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£153,000	Y	Flat	505.9	47	302.43	£3,255	Leasehold
34	Apartment 42, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£178,000	Y	Flat	581.25	54	306.24	£3,296	Leasehold
36	Apartment 3, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£176,000	Y	Flat	581.25	54	302.8	£3,259	Leasehold
39	Apartment 84, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£180,000	Y	Flat	581.25	54	309.68	£3,333	Leasehold
41	Apartment 24, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£118,000	Y	Flat	419.79	39	281.09	£3,026	Leasehold
45	Apartment 32, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£177,000	Y	Flat	581.25	54	304.52	£3,278	Leasehold
46	Apartment 29, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£184,000	Y	Flat	602.78	56	305.25	£3,286	Leasehold
54	Apartment 66, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£183,000	Y	Flat	592.01	55	309.11	£3,327	Leasehold
56	Apartment 47, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£131,000	Y	Flat	430.56	40	304.26	£3,275	Leasehold
57	Apartment 56, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£183,000	Y	Flat	592.01	55	309.11	£3,327	Leasehold
58	Apartment 11, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£176,000	Y	Flat	581.25	54	302.8	£3,259	Leasehold
61	Apartment 39, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£185,000	Y	Flat	602.78	56	306.91	£3,304	Leasehold
66	Apartment 12, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	16/02/2018	£176,000	Y	Flat	570.49	53	308.51	£3,321	Leasehold
12	Apartment 52, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	19/02/2018	£181,000	Y	Flat	581.25	54	311.4	£3,352	Leasehold
37	Apartment 6, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	19/02/2018	£180,000	Y	Flat	592.01	55	304.05	£3,273	Leasehold
71	Apartment 78, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	19/02/2018	£132,000	Y	Flat	430.56	40	306.58	£3,300	Leasehold
60	Apartment 88, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	20/02/2018	£154,000	Y	Flat	505.9	47	304.41	£3,277	Leasehold
16	Apartment 61, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	21/02/2018	£181,000	Y	Flat	581.25	54	311.4	£3,352	Leasehold
51	Apartment 10, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	21/02/2018	£179,000	Y	Flat	581.25	54	307.96	£3,315	Leasehold
1	Apartment 75, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	22/02/2018	£120,000	Y	Flat	419.79	39	285.86	£3,077	Leasehold
10	Apartment 86, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	22/02/2018	£121,000	Y	Flat	419.79	39	288.24	£3,103	Leasehold
49	Apartment 31, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	22/02/2018	£180,000	Y	Flat	581.25	54	309.68	£3,333	Leasehold
28	Apartment 23, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£177,000	Y	Flat	570.49	53	310.26	£3,340	Leasehold
42	Apartment 17, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£115,000	Y	Flat	430.56	40	267.1	£2,875	Leasehold

Park Rise - conversion

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
68	Apartment 53, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£179,000	Y	Flat	581.25	54	307.96	£3,315	Leasehold
75	Apartment 16, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£129,000	Y	Flat	430.56	40	299.61	£3,225	Leasehold
77	Apartment 89, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£133,000	Y	Flat	430.56	40	308.9	£3,325	Leasehold
79	Apartment 37, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/02/2018	£130,000	Y	Flat	430.56	40	301.94	£3,250	Leasehold
50	Apartment 43, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	26/02/2018	£178,000	Y	Flat	570.49	53	312.01	£3,358	Leasehold
55	Apartment 38, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	26/02/2018	£116,000	Y	Flat	430.56	40	269.42	£2,900	Leasehold
62	Apartment 45, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	26/02/2018	£182,000	Y	Flat	592.01	55	307.42	£3,309	Leasehold
70	Apartment 21, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	26/02/2018	£180,000	Y	Flat	581.25	54	309.68	£3,333	Leasehold
65	Apartment 60, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	27/02/2018	£186,000	Y	Flat	602.78	56	308.57	£3,321	Leasehold
4	Apartment 79, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	28/02/2018	£133,000	Y	Flat	430.56	40	308.9	£3,325	Leasehold
18	Apartment 64, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	28/02/2018	£179,000	Y	Flat	559.72	52	319.8	£3,442	Leasehold
19	Apartment 9, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	01/03/2018	£178,000	Y	Flat	581.25	54	306.24	£3,296	Leasehold
20	Apartment 36, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	01/03/2018	£152,000	Y	Flat	505.9	47	300.45	£3,234	Leasehold
47	Apartment 50, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	01/03/2018	£186,000	Y	Flat	602.78	56	308.57	£3,321	Leasehold
72	Apartment 19, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	02/03/2018	£184,000	Y	Flat	602.78	56	305.25	£3,286	Leasehold
23	Apartment 4, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	08/03/2018	£162,000	Y	Flat	570.49	53	283.97	£3,057	Leasehold
11	Apartment 87, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	09/03/2018	£185,000	Y	Flat	592.01	55	312.49	£3,364	Leasehold
52	Apartment 28, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	12/03/2018	£116,000	Y	Flat	430.56	40	269.42	£2,900	Leasehold
44	Apartment 85, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	13/03/2018	£180,000	Y	Flat	570.49	53	315.52	£3,396	Leasehold
69	Apartment 7, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	13/03/2018	£135,000	Y	Flat	505.9	47	266.85	£2,872	Leasehold
73	Apartment 68, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	20/03/2018	£115,000	Y	Flat	430.56	40	267.1	£2,875	Leasehold
14	Apartment 26, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/03/2018	£136,000	Y	Flat	505.9	47	268.83	£2,894	Leasehold
64	Apartment 44, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	23/03/2018	£119,000	Y	Flat	419.79	39	283.47	£3,051	Leasehold
2	Apartment 73, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	28/03/2018	£180,000	Y	Flat	861.11	80	209.03	£2,250	Leasehold
7	Apartment 77, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	28/03/2018	£139,000	Y	Flat	505.9	47	274.76	£2,957	Leasehold
17	Apartment 1, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	06/04/2018	£106,000	Y	Flat	602.78	56	175.85	£1,893	Leasehold
15	Apartment 18, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	06/06/2018	£184,000	Y	Flat	968.75	90	189.94	£2,044	Leasehold
21	Apartment 93, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	26/07/2018	£110,001	Y	Flat	753.47	70	145.99	£1,571	Leasehold
24	Apartment 94, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	27/07/2018	£140,000	Y	Flat	861.11	80	162.58	£1,750	Leasehold
25	Apartment 96, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	27/07/2018	£140,000	Y	Flat	753.47	70	185.81	£2,000	Leasehold
27	Apartment 95, Park Rise, 73, Seymour Grove, Manchester, Greater Manchester M16 0UB	27/07/2018	£140,000	Y	Flat	839.58	78	166.75	£1,795	Leasehold
			£159,532			559	52	£289	£3,113	

Metropolitan House

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 46, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£111,425	Y	Flat	441.32	41	£252	£2,718	Leasehold
2	Apartment 49, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£148,012	Y	Flat	602.78	56	£246	£2,643	Leasehold
4	Apartment 43, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£120,535	Y	Flat	441.32	41	£273	£2,940	Leasehold
5	Apartment 71, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£157,604	Y	Flat	592.01	55	£266	£2,866	Leasehold
8	Apartment 80, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£106,000	Y	Flat	441.32	41	£240	£2,585	Leasehold
9	Apartment 59, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£131,272	Y	Flat	538.19	50	£244	£2,625	Leasehold
12	Apartment 51, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£107,000	Y	Flat	473.61	44	£226	£2,432	Leasehold
13	Apartment 78, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£96,000	Y	Flat	441.32	41	£218	£2,341	Leasehold
23	Apartment 53, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£157,604	Y	Flat	592.01	55	£266	£2,866	Leasehold
36	Apartment 81, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£107,000	Y	Flat	452.08	42	£237	£2,548	Leasehold
37	Apartment 61, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£112,500	Y	Flat	484.38	45	£232	£2,500	Leasehold
39	Apartment 72, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£107,000	Y	Flat	462.85	43	£231	£2,488	Leasehold
40	Apartment 52, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£107,000	Y	Flat	473.61	44	£226	£2,432	Leasehold
63	Apartment 45, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£106,000	Y	Flat	430.56	40	£246	£2,650	Leasehold
64	Apartment 76, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£151,114	Y	Flat	602.78	56	£251	£2,698	Leasehold
65	Apartment 48, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£151,114	Y	Flat	592.01	55	£255	£2,748	Leasehold
66	Apartment 60, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£140,616	Y	Flat	548.96	51	£256	£2,757	Leasehold
67	Apartment 74, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£110,000	Y	Flat	548.96	51	£200	£2,157	Leasehold
69	Apartment 47, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	27/04/2018	£107,400	Y	Flat	462.85	43	£232	£2,498	Leasehold
18	Apartment 73, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	01/05/2018	£95,000	Y	Flat	473.61	44	£201	£2,159	Leasehold
24	Apartment 63, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	04/05/2018	£130,640	Y	Flat	473.61	44	£276	£2,969	Leasehold
41	Apartment 69, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	04/05/2018	£110,000	Y	Flat	581.25	54	£189	£2,037	Leasehold
25	Apartment 75, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	11/05/2018	£148,012	Y	Flat	581.25	54	£255	£2,741	Leasehold
3	Apartment 66, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	17/05/2018	£125,200	Y	Flat	495.14	46	£253	£2,722	Leasehold
15	Apartment 62, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	17/05/2018	£122,000	Y	Flat	516.67	48	£236	£2,542	Leasehold
17	Apartment 68, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	17/05/2018	£101,000	Y	Flat	527.43	49	£191	£2,061	Leasehold
32	Apartment 58, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	17/05/2018	£103,400	Y	Flat	495.14	46	£209	£2,248	Leasehold
38	Apartment 67, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	17/05/2018	£116,100	Y	Flat	516.67	48	£225	£2,419	Leasehold
14	Apartment 79, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	18/05/2018	£106,000	Y	Flat	441.32	41	£240	£2,585	Leasehold
16	Apartment 44, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	18/05/2018	£101,000	Y	Flat	452.08	42	£223	£2,405	Leasehold
27	Apartment 50, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	18/05/2018	£112,495	Y	Flat	548.96	51	£205	£2,206	Leasehold
30	Apartment 14, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	24/05/2018	£113,000	Y	Flat	441.32	41	£256	£2,756	Leasehold
68	Apartment 9, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	24/05/2018	£109,000	Y	Flat	398.26	37	£274	£2,946	Leasehold
6	Apartment 8, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	29/05/2018	£124,848	Y	Flat	419.79	39	£297	£3,201	Leasehold
46	Apartment 7, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	29/05/2018	£131,320	Y	Flat	452.08	42	£290	£3,127	Leasehold
7	Apartment 11, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	31/05/2018	£137,305	Y	Flat	484.38	45	£283	£3,051	Leasehold
22	Apartment 3, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	31/05/2018	£153,560	Y	Flat	581.25	54	£264	£2,844	Leasehold
29	Apartment 64, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	31/05/2018	£142,035	Y	Flat	570.49	53	£249	£2,680	Leasehold
19	Apartment 12, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	04/06/2018	£110,000	Y	Flat	409.03	38	£269	£2,895	Leasehold
43	Apartment 5, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	04/06/2018	£129,067	Y	Flat	452.08	42	£285	£3,073	Leasehold
55	Apartment 6, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	04/06/2018	£118,340	Y	Flat	441.32	41	£268	£2,886	Leasehold
31	Apartment 16, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/06/2018	£129,067	Y	Flat	441.32	41	£292	£3,148	Leasehold
60	Apartment 19, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/06/2018	£195,325	Y	Flat	785.76	73	£249	£2,676	Leasehold
10	Apartment 15, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	07/06/2018	£125,910	Y	Flat	430.56	40	£292	£3,148	Leasehold
11	Apartment 2, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	08/06/2018	£195,325	Y	Flat	785.76	73	£249	£2,676	Leasehold
35	Apartment 30, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	11/06/2018	£180,375	Y	Flat	645.83	60	£279	£3,006	Leasehold
20	Apartment 25, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£148,950	Y	Flat	516.67	48	£288	£3,103	Leasehold
21	Apartment 23, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£152,140	Y	Flat	516.67	48	£294	£3,170	Leasehold
26	Apartment 29, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£198,020	Y	Flat	785.76	73	£252	£2,713	Leasehold

Metropolitan House

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
28	Apartment 26, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£138,790	Y	Flat	484.38	45	£287	£3,084	Leasehold
33	Apartment 28, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£162,030	Y	Flat	559.72	52	£289	£3,116	Leasehold
34	Apartment 22, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£142,035	Y	Flat	473.61	44	£300	£3,228	Leasehold
44	Apartment 38, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£148,950	Y	Flat	516.67	48	£288	£3,103	Leasehold
49	Apartment 40, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£143,550	Y	Flat	495.14	46	£290	£3,121	Leasehold
50	Apartment 24, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£148,950	Y	Flat	505.9	47	£294	£3,169	Leasehold
53	Apartment 1, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£157,725	Y	Flat	559.72	52	£282	£3,033	Leasehold
70	Apartment 41, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£138,790	Y	Flat	473.61	44	£293	£3,154	Leasehold
72	Apartment 27, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£180,375	Y	Flat	645.83	60	£279	£3,006	Leasehold
73	Apartment 39, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/06/2018	£152,140	Y	Flat	516.67	48	£294	£3,170	Leasehold
61	Apartment 37, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	14/06/2018	£138,790	Y	Flat	484.38	45	£287	£3,084	Leasehold
42	Apartment 31, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	15/06/2018	£138,790	Y	Flat	452.08	42	£307	£3,305	Leasehold
45	Apartment 35, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	22/06/2018	£162,030	Y	Flat	570.49	53	£284	£3,057	Leasehold
71	Apartment 65, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	22/06/2018	£133,918	Y	Flat	538.19	50	£249	£2,678	Leasehold
74	Apartment 32, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	22/06/2018	£138,790	Y	Flat	462.85	43	£300	£3,228	Leasehold
76	Apartment 10, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	22/06/2018	£137,305	Y	Flat	484.38	45	£283	£3,051	Leasehold
62	Apartment 21, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	25/06/2018	£145,280	Y	Flat	484.38	45	£300	£3,228	Leasehold
48	Apartment 33, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	26/06/2018	£180,800	Y	Flat	645.83	60	£280	£3,013	Leasehold
54	Apartment 42, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	29/06/2018	£142,035	Y	Flat	462.85	43	£307	£3,303	Leasehold
59	Apartment 13, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	29/06/2018	£116,000	Y	Flat	462.85	43	£251	£2,698	Leasehold
51	Apartment 4, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	03/07/2018	£161,920	Y	Flat	538.19	50	£301	£3,238	Leasehold
52	Apartment 18, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	03/07/2018	£153,560	Y	Flat	581.25	54	£264	£2,844	Leasehold
56	Apartment 70, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/07/2018	£133,918	Y	Flat	484.38	45	£276	£2,976	Leasehold
57	Apartment 20, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/07/2018	£125,000	Y	Flat	785.76	73	£159	£1,712	Leasehold
58	Apartment 17, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/07/2018	£125,000	Y	Flat	548.96	51	£228	£2,451	Leasehold
75	Apartment 36, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	06/07/2018	£183,600	Y	Flat	645.83	60	£284	£3,060	Leasehold
47	Apartment 34, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	13/07/2018	£212,820	Y	Flat	807.29	75	£264	£2,838	Leasehold
77	Apartment 54, Metropolitan House, 20, Brindley Road, Manchester, Greater Manchester M16 9HW	23/07/2018	£126,974	Y	Flat	495.14	46	£256	£2,760	Leasehold
			£135,967			525	49	£260	£2,797	

Manchester Waters

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 102, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£119,995	Y	Flat	279.86	26	£429	£4,615	Leasehold
2	Apartment 609, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£239,995	Y	Flat	947.22	88	£253	£2,727	Leasehold
3	Apartment 405, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£169,995	Y	Flat	731.95	68	£232	£2,500	Leasehold
4	Apartment 306, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£169,995	Y	Flat	731.95	68	£232	£2,500	Leasehold
6	Apartment 304, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£149,995	Y	Flat	548.96	51	£273	£2,941	Leasehold
7	Apartment 607, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£199,995	Y	Flat	785.76	73	£255	£2,740	Leasehold
8	Apartment 109, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£139,995	Y	Flat	430.56	40	£325	£3,500	Leasehold
9	Apartment 302, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£179,995	Y	Flat	699.65	65	£257	£2,769	Leasehold
10	Apartment 904, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£174,995	Y	Flat	452.08	42	£387	£4,167	Leasehold
11	Apartment 406, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£189,995	Y	Flat	731.95	68	£260	£2,794	Leasehold
12	Apartment 507, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£199,995	Y	Flat	785.76	73	£255	£2,740	Leasehold
13	Apartment 903, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£224,995	Y	Flat	656.6	61	£343	£3,688	Leasehold
16	Apartment 209, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£149,995	Y	Flat	430.56	40	£348	£3,750	Leasehold
17	Apartment 201, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£154,995	Y	Flat	430.56	40	£360	£3,875	Leasehold
18	Apartment 804, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£199,995	Y	Flat	452.08	42	£442	£4,762	Leasehold
19	Apartment 701, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£159,995	Y	Flat	548.96	51	£291	£3,137	Leasehold
20	Apartment 706, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£199,995	Y	Flat	731.95	68	£273	£2,941	Leasehold
21	Apartment 401, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£169,995	Y	Flat	548.96	51	£310	£3,333	Leasehold
23	Apartment 103, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£139,995	Y	Flat	430.56	40	£325	£3,500	Leasehold
24	Apartment 903, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£204,995	Y	Flat	785.76	73	£261	£2,808	Leasehold
25	Apartment 803, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£229,995	Y	Flat	656.6	61	£350	£3,770	Leasehold
26	Apartment 303, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£179,995	Y	Flat	699.65	65	£257	£2,769	Leasehold
31	Apartment 708, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£184,995	Y	Flat	785.76	73	£235	£2,534	Leasehold
32	Apartment 301, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£149,995	Y	Flat	548.96	51	£273	£2,941	Leasehold
39	Apartment 906, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	16/06/2020	£204,995	Y	Flat	721.18	67	£284	£3,060	Leasehold
22	Apartment 202, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	17/06/2020	£164,999	Y	Flat	527.43	49	£313	£3,367	Leasehold
30	Apartment 902, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	17/06/2020	£284,995	Y	Flat	947.22	88	£301	£3,239	Leasehold
29	Apartment 709, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	18/06/2020	£244,995	Y	Flat	947.22	88	£259	£2,784	Leasehold
14	Apartment 308, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	19/06/2020	£174,995	Y	Flat	785.76	73	£223	£2,397	Leasehold
15	Apartment 606, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	19/06/2020	£174,995	Y	Flat	731.95	68	£239	£2,573	Leasehold
5	Apartment 504, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	22/06/2020	£154,995	Y	Flat	548.96	51	£282	£3,039	Leasehold
33	Apartment 501, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	22/06/2020	£154,995	Y	Flat	548.96	51	£282	£3,039	Leasehold
28	Apartment 307, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	26/06/2020	£194,995	Y	Flat	785.76	73	£248	£2,671	Leasehold
35	Apartment 407, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	29/06/2020	£194,995	Y	Flat	785.76	73	£248	£2,671	Leasehold
36	Apartment 905, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	01/07/2020	£319,995	Y	Flat	979.51	91	£327	£3,516	Leasehold
37	Apartment 805, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	01/07/2020	£319,995	Y	Flat	947.22	88	£338	£3,636	Leasehold
34	Apartment 605, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	14/07/2020	£194,995	Y	Flat	731.95	68	£266	£2,868	Leasehold
27	Apartment 806, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	04/08/2020	£209,995	Y	Flat	721.18	67	£291	£3,134	Leasehold
38	Apartment 601, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	19/08/2020	£174,995	Y	Flat	548.96	51	£319	£3,431	Leasehold
40	Apartment 704, 1, Pomona Strand, Old Trafford, Manchester, Greater Manchester M16 0YD	12/11/2020	£159,995	Y	Flat	548.96	51	£291	£3,137	Leasehold
			£190,370			666	62	£293	£3,159	

Manchester Road

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
5	Flat 15, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	15/05/2019	£200,000	Y	Flat	635.07	59	314.93	£3,390	Leasehold
4	Flat 12, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	07/06/2019	£160,000	Y	Flat	387.5	36	412.9	£4,444	Leasehold
7	Flat 16, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	07/06/2019	£190,000	Y	Flat	602.78	56	315.21	£3,393	Leasehold
1	Flat 11, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	17/06/2019	£195,000	Y	Flat	570.49	53	341.81	£3,679	Leasehold
2	Flat 3, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	17/06/2019	£205,000	Y	Flat	570.49	53	359.34	£3,868	Leasehold
6	Flat 7, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	17/06/2019	£210,000	Y	Flat	635.07	59	330.67	£3,559	Leasehold
13	Flat 21, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	26/06/2019	£240,000	Y	Flat	699.65	65	343.03	£3,692	Leasehold
12	Flat 13, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	28/06/2019	£170,000	Y	Flat	484.38	45	350.97	£3,778	Leasehold
3	Flat 17, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	09/07/2019	£235,000	Y	Flat	710.42	66	330.79	£3,561	Leasehold
8	Flat 20, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	30/08/2019	£240,000	Y	Flat	624.31	58	384.43	£4,138	Leasehold
10	Flat 8, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	04/10/2019	£205,000	Y	Flat	602.78	56	340.09	£3,661	Leasehold
11	Flat 10, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	04/10/2019	£167,000	Y	Flat	387.5	36	430.97	£4,639	Leasehold
9	Flat 18, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	29/11/2019	£180,000	Y	Flat	516.67	48	348.39	£3,750	Leasehold
14	Flat 19, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	03/12/2019	£185,000	Y	Flat	548.96	51	337	£3,627	Leasehold
19	Flat 4, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	24/04/2020	£162,500	Y	Flat	387.5	36	419.35	£4,514	Leasehold
15	Flat 1, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	28/05/2020	£150,000	Y	Flat	398.26	37	376.63	£4,054	Leasehold
17	Flat 6, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	17/06/2020	£160,000	Y	Flat	419.79	39	381.14	£4,103	Leasehold
16	Flat 2, 102, Manchester Road, Chorlton Cum Hardy, Manchester, Greater Manchester M21 9BG	24/06/2020	£155,000	Y	Flat	387.5	36	400	£4,306	Leasehold
18	Flat 9, 102, Manchester Road, Manchester, Greater Manchester M21 9BG	09/10/2020	£145,000	Y	Flat	398.26	37	364.08	£3,919	Leasehold
			£187,079			525	49	£362	£3,899	

Kinetic

No	Address	Date Sold	Sold Price	Property Type	Floor area sq m	Floor area sq ft	Price per sq ft	Price per sq m	Tenure
4	Apartment 105, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£90,500	Flat	269	25	£336	£3,620	Leasehold
19	Apartment 108, Kinetic 88-92, Talbot Road, Old Tr	31/03/2020	£121,000	Flat	355	33	£341	£3,667	Leasehold
21	Apartment 110, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£121,000	Flat	355	33	£341	£3,667	Leasehold
16	Apartment 112, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£119,000	Flat	312	29	£381	£4,103	Leasehold
40	Apartment 203, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£120,000	Flat	344	32	£348	£3,750	Leasehold
9	Apartment 208, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£122,000	Flat	355	33	£343	£3,697	Leasehold
23	Apartment 212, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£120,000	Flat	312	29	£384	£4,138	Leasehold
2	Apartment 301, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£188,500	Flat	603	56	£313	£3,366	Leasehold
46	Apartment 303, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£121,000	Flat	344	32	£351	£3,781	Leasehold
7	Apartment 305, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£92,000	Flat	269	25	£342	£3,680	Leasehold
3	Apartment 308, Kinetic, 89 - 92, Talbot Road, Old	31/03/2020	£121,000	Flat	355	33	£341	£3,667	Leasehold
27	Apartment 309, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£117,000	Flat	355	33	£329	£3,545	Leasehold
38	Apartment 405, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£93,500	Flat	269	25	£347	£3,740	Leasehold
26	Apartment 406, Kinetic 88-92, Talbot Road, Old Tr	31/03/2020	£118,500	Flat	291	27	£408	£4,389	Leasehold
10	Apartment 408, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£122,000	Flat	355	33	£343	£3,697	Leasehold
24	Apartment 409, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£118,000	Flat	355	33	£332	£3,576	Leasehold
17	Apartment 412, Kinetic, 88 - 92, Talbot Road, Old	31/03/2020	£122,000	Flat	312	29	£391	£4,207	Leasehold
13	Apartment 111, Kinetic, 89 - 92, Talbot Road, Old	06/04/2020	£113,750	Flat	355	33	£320	£3,447	Leasehold
45	Apartment 206, Kinetic, 88 - 92, Talbot Road, Old	06/04/2020	£120,000	Flat	291	27	£413	£4,444	Leasehold
47	Apartment 211, Kinetic, 88 - 92, Talbot Road, Old	06/04/2020	£122,000	Flat	355	33	£343	£3,697	Leasehold
41	Apartment 107, Kinetic, 88 - 92, Talbot Road, Old	08/04/2020	£123,000	Flat	344	32	£357	£3,844	Leasehold
31	Apartment 311, Kinetic, 88 - 92, Talbot Road, Old	09/04/2020	£123,000	Flat	355	33	£346	£3,727	Leasehold
44	Apartment 401, Kinetic, 88 - 92, Talbot Road, Old	09/04/2020	£190,500	Flat	603	56	£316	£3,402	Leasehold
6	Apartment 109, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£115,000	Flat	355	33	£324	£3,485	Leasehold
39	Apartment 201, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£186,500	Flat	603	56	£309	£3,330	Leasehold
12	Apartment 207, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£124,000	Flat	344	32	£360	£3,875	Leasehold
42	Apartment 306, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£121,000	Flat	291	27	£416	£4,481	Leasehold
5	Apartment 307, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£125,000	Flat	344	32	£363	£3,906	Leasehold
8	Apartment 403, Kinetic, 88 - 92, Talbot Road, Old	15/04/2020	£122,500	Flat	344	32	£356	£3,828	Leasehold
15	Apartment 104, Kinetic, 88 - 92, Talbot Road, Old	16/04/2020	£125,000	Flat	409	38	£306	£3,289	Leasehold
1	Apartment 205, Kinetic, 88 - 92, Talbot Road, Old	16/04/2020	£85,500	Flat	269	25	£318	£3,420	Leasehold
43	Apartment 407, Kinetic, 88 - 92, Talbot Road, Old	16/04/2020	£126,000	Flat	344	32	£366	£3,938	Leasehold
14	Apartment 411, Kineti, 88 - 92, Talbot Road, Old T	24/04/2020	£124,000	Flat	355	33	£349	£3,758	Leasehold
11	Apartment 210, Kinetic, 88 - 92, Talbot Road, Old	27/04/2020	£122,000	Flat	355	33	£343	£3,697	Leasehold
20	Apartment 404, Kinetic, 88 - 92, Talbot Road, Old	09/06/2020	£128,000	Flat	409	38	£313	£3,368	Leasehold
32	Apartment 310, Kinetic, 88 - 92, Talbot Road, Old	12/06/2020	£145,000	Flat	355	33	£408	£4,394	Leasehold

Kinetic

No	Address	Date Sold	Sold Price	Property Type	Floor area sq m	Floor area sq ft	Price per sq ft	Price per sq m	Tenure
22	Apartment 501, Kinetic, 88 - 92, Talbot Road, Old	12/06/2020	£199,500	Flat	657	61	£304	£3,270	Leasehold
29	Apartment 503, Kinetic, 88 - 92, Talbot Road, Old	12/06/2020	£277,500	Flat	969	90	£286	£3,083	Leasehold
18	Apartment 508, Kinetic, 88 - 92, Talbot Road, Old	12/06/2020	£195,225	Flat	635	59	£307	£3,309	Leasehold
25	Apartment 510, Kinetic, 88 - 92, Talbot Road, Old	12/06/2020	£254,500	Flat	797	74	£320	£3,439	Leasehold
34	Apartment 512, Kinetic, 88 - 92, Talbot Road, Old	18/06/2020	£275,000	Flat	904	84	£304	£3,274	Leasehold
30	Apartment 502, Kinetic, 88 - 92, Talbot Road, Old	19/06/2020	£210,000	Flat	667	62	£315	£3,387	Leasehold
36	Apartment 202, Kinetic, 88 - 92, Talbot Road, Old	26/06/2020	£180,000	Flat	570	53	£316	£3,396	Leasehold
37	Apartment 504, Kinetic, 88 - 92, Talbot Road, Old	17/08/2020	£192,500	Flat	614	57	£314	£3,377	Leasehold
33	Apartment 103, Kinetic, 88 - 92, Talbot Road, Old	19/08/2020	£113,000	Flat	344	32	£328	£3,531	Leasehold
35	Apartment 204, Kinetic, 88 - 92, Talbot Road, Old	20/08/2020	£124,500	Flat	409	38	£304	£3,276	Leasehold
28	Apartment 505, Kinetic, 88 - 92, Talbot Road, Old	25/08/2020	£198,850	Flat	614	57	£324	£3,489	Leasehold
			£142,326		427	40	£341	£3,669	

501 West Point

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
2	Apartment 1312, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£86,450	Y	Flat	323	30	£268	£2,882	Leasehold
3	Apartment 1304, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£114,437	Y	Flat	312	29	£367	£3,946	Leasehold
6	Apartment 517, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,000	Y	Flat	312	29	£375	£4,034	Leasehold
7	Apartment 1415, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£116,784	Y	Flat	301	28	£387	£4,171	Leasehold
8	Apartment 1405, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£112,350	Y	Flat	323	30	£348	£3,745	Leasehold
12	Apartment 518, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,000	Y	Flat	312	29	£375	£4,034	Leasehold
14	Apartment 1508, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£112,915	Y	Flat	344	32	£328	£3,529	Leasehold
15	Apartment 803, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
22	Apartment 805, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
24	Apartment 1114, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£136,140	Y	Flat	312	29	£436	£4,694	Leasehold
29	Apartment 812, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
31	Apartment 1001, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
35	Apartment 808, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
38	Apartment 718, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£181,350	Y	Flat	883	82	£205	£2,212	Leasehold
39	Apartment 516, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,000	Y	Flat	323	30	£362	£3,900	Leasehold
43	Apartment 719, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£181,350	Y	Flat	883	82	£205	£2,212	Leasehold
44	Apartment 707, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
48	Apartment 1416, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£136,500	Y	Flat	484	45	£282	£3,033	Leasehold
52	Apartment 1103, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£104,780	Y	Flat	312	29	£336	£3,613	Leasehold
61	Apartment 610, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£126,750	Y	Flat	344	32	£368	£3,961	Leasehold
62	Apartment 611, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£126,750	Y	Flat	344	32	£368	£3,961	Leasehold
64	Apartment 606, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£77,900	Y	Flat	215	20	£362	£3,895	Leasehold
70	Apartment 905, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£102,093	N	Flat	323	30	£316	£3,403	Leasehold
72	Apartment 814, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
76	Apartment 1105, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£102,093	Y	Flat	323	30	£316	£3,403	Leasehold
83	Apartment 820, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£185,000	Y	Flat	635	59	£291	£3,136	Leasehold
87	Apartment 818, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£98,800	Y	Flat	420	39	£235	£2,533	Leasehold
89	Apartment 515, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£74,062	Y	Flat	237	22	£313	£3,366	Leasehold
91	Apartment 403, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,000	Y	Flat	312	29	£375	£4,034	Leasehold
93	Apartment 903, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£102,093	Y	Flat	312	29	£327	£3,520	Leasehold
97	Apartment 604, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,950	Y	Flat	301	28	£391	£4,213	Leasehold
98	Apartment 405, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£117,000	Y	Flat	323	30	£362	£3,900	Leasehold
103	Apartment 419, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£83,182	Y	Flat	301	28	£276	£2,971	Leasehold
104	Apartment 714, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
106	Apartment 411, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£120,250	Y	Flat	344	32	£349	£3,758	Leasehold
107	Apartment 501, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
108	Apartment 520, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
113	Apartment 1205, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£135,200	Y	Flat	323	30	£419	£4,507	Leasehold
114	Apartment 1202, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£135,200	Y	Flat	301	28	£449	£4,829	Leasehold
115	Apartment 710, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£126,750	Y	Flat	237	22	£535	£5,761	Leasehold
116	Apartment 911, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£152,533	Y	Flat	452	42	£337	£3,632	Leasehold
118	Apartment 1104, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£135,200	Y	Flat	312	29	£433	£4,662	Leasehold
119	Apartment 1207, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£156,000	Y	Flat	441	41	£353	£3,805	Leasehold
121	Apartment 402, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£101,250	Y	Flat	312	29	£324	£3,491	Leasehold
122	Apartment 1016, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
124	Apartment 504, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£88,920	Y	Flat	301	28	£295	£3,176	Leasehold
125	Apartment 513, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£99,500	Y	Flat	237	22	£420	£4,523	Leasehold
127	Apartment 1406, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£134,977	Y	Flat	452	42	£299	£3,214	Leasehold
132	Apartment 605, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£123,500	Y	Flat	323	30	£382	£4,117	Leasehold
136	Apartment 915, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£131,733	Y	Flat	301	28	£437	£4,705	Leasehold
139	Apartment 1303, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£114,437	Y	Flat	312	29	£367	£3,946	Leasehold
141	Apartment 1411, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£162,314	Y	Flat	452	42	£359	£3,865	Leasehold
142	Apartment 705, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£85,000	Y	Flat	161	15	£526	£5,667	Leasehold
145	Apartment 1306, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£110,091	Y	Flat	452	42	£244	£2,621	Leasehold

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No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
153	Apartment 418, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£83,182	Y	Flat	312	29	£266	£2,868	Leasehold
159	Apartment 711, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
162	Apartment 1004, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£131,733	Y	Flat	312	29	£422	£4,543	Leasehold
163	Apartment 813, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
165	Apartment 511, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£120,250	Y	Flat	344	32	£349	£3,758	Leasehold
166	Apartment 502, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£83,182	Y	Flat	312	29	£266	£2,868	Leasehold
167	Apartment 913, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£99,093	Y	Flat	312	29	£317	£3,417	Leasehold
169	Apartment 417, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£83,182	Y	Flat	301	28	£276	£2,971	Leasehold
170	Apartment 407, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£75,620	Y	Flat	237	22	£319	£3,437	Leasehold
171	Apartment 1505, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£147,829	Y	Flat	323	30	£458	£4,928	Leasehold
172	Apartment 906, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£115,925	Y	Flat	452	42	£256	£2,760	Leasehold
173	Apartment 603, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£88,122	Y	Flat	312	29	£282	£3,039	Leasehold
174	Apartment 717, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£148,643	Y	Flat	657	61	£226	£2,437	Leasehold
175	Apartment 512, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	27/02/2019	£74,062	Y	Flat	237	22	£313	£3,366	Leasehold
176	Apartment 910, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£118,213	Y	Flat	441	41	£268	£2,883	Leasehold
177	Apartment 904, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£102,093	Y	Flat	312	29	£327	£3,520	Leasehold
179	Apartment 1414, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£116,383	Y	Flat	312	29	£373	£4,013	Leasehold
181	Apartment 916, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£152,683	Y	Flat	484	45	£315	£3,393	Leasehold
182	Apartment 1412, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£115,143	Y	Flat	323	30	£357	£3,838	Leasehold
185	Apartment 1413, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£116,784	Y	Flat	312	29	£374	£4,027	Leasehold
188	Apartment 1314, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£115,537	Y	Flat	312	29	£370	£3,984	Leasehold
189	Apartment 1313, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£114,437	Y	Flat	312	29	£367	£3,946	Leasehold
193	Apartment 1404, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£112,350	Y	Flat	312	29	£360	£3,874	Leasehold
195	Apartment 1315, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£152,533	Y	Flat	301	28	£506	£5,448	Leasehold
196	Apartment 811, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
197	Apartment 804, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
198	Apartment 1115, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£125,060	Y	Flat	301	28	£415	£4,466	Leasehold
199	Apartment 1403, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	27/02/2019	£116,785	Y	Flat	312	29	£374	£4,027	Leasehold
200	Apartment 713, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/02/2019	£69,160	Y	Flat	161	15	£428	£4,611	Leasehold
194	Apartment 409, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	28/02/2019	£74,062	Y	Flat	226	21	£328	£3,527	Leasehold
4	Apartment 414, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£99,500	Y	Flat	226	21	£440	£4,738	Leasehold
26	Apartment 802, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	20/03/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
71	Apartment 1106, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	20/03/2019	£156,000	Y	Flat	452	42	£345	£3,714	Leasehold
154	Apartment 509, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£97,450	Y	Flat	226	21	£431	£4,640	Leasehold
178	Apartment 1308, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	20/03/2019	£112,914	Y	Flat	344	32	£328	£3,529	Leasehold
180	Apartment 702, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	20/03/2019	£64,600	Y	Flat	161	15	£400	£4,307	Leasehold
183	Apartment 612, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£102,500	Y	Flat	237	22	£433	£4,659	Leasehold
184	Apartment 1203, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	20/03/2019	£135,200	Y	Flat	312	29	£433	£4,662	Leasehold
186	Apartment 413, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£99,500	Y	Flat	237	22	£420	£4,523	Leasehold
187	Apartment 602, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£115,950	Y	Flat	312	29	£371	£3,998	Leasehold
190	Apartment 609, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£102,500	Y	Flat	226	21	£453	£4,881	Leasehold
191	Apartment 1204, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	20/03/2019	£135,200	Y	Flat	312	29	£433	£4,662	Leasehold
192	Apartment 506, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	20/03/2019	£97,450	Y	Flat	215	20	£453	£4,873	Leasehold
117	Apartment 618, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	22/03/2019	£82,650	Y	Flat	312	29	£265	£2,850	Leasehold
140	Apartment 1513, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	22/03/2019	£153,000	Y	Flat	312	29	£490	£5,276	Leasehold
146	Apartment 1507, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	22/03/2019	£170,859	Y	Flat	452	42	£378	£4,068	Leasehold
144	Apartment 907, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	27/03/2019	£152,533	Y	Flat	441	41	£346	£3,720	Leasehold
5	Apartment 1101, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	29/03/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
41	Apartment 801, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	29/03/2019	£126,587	Y	Flat	484	45	£261	£2,813	Leasehold
95	Apartment 701, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	29/03/2019	£126,587	Y	Flat	484	45	£261	£2,813	Leasehold
30	Apartment 620, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	01/04/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
75	Apartment 1301, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	01/04/2019	£130,250	Y	Flat	484	45	£269	£2,894	Leasehold
112	Apartment 1408, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	01/04/2019	£127,000	Y	Flat	344	32	£369	£3,969	Leasehold
32	Apartment 909, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QX	16/04/2019	£135,200	Y	Flat	344	32	£393	£4,225	Leasehold

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No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
16	Apartment 1216, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	30/04/2019	£156,000	Y	Flat	484	45	£322	£3,467	Leasehold
25	Apartment 1210, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	30/04/2019	£156,000	Y	Flat	441	41	£353	£3,805	Leasehold
101	Apartment 1401, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	03/05/2019	£136,500	Y	Flat	484	45	£282	£3,033	Leasehold
135	Apartment 1209, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	21/05/2019	£135,200	Y	Flat	344	32	£393	£4,225	Leasehold
1	Apartment 135, Westpoint, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,720	Y	Flat	161.46	15	394.65	£4,248	Leasehold
9	Apartment 310, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£117,000	Y	Flat	344	32	£340	£3,656	Leasehold
11	Apartment 316, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£113,750	Y	Flat	323	30	£352	£3,792	Leasehold
17	Apartment 219, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
23	Apartment 232, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,720	Y	Flat	161	15	£395	£4,248	Leasehold
27	Apartment 227, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£84,000	Y	Flat	172	16	£488	£5,250	Leasehold
28	Apartment 138, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
33	Apartment 318, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£113,750	Y	Flat	312	29	£364	£3,922	Leasehold
34	Apartment 109, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,720	Y	Flat	161	15	£395	£4,248	Leasehold
36	Apartment 132, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
42	Apartment 217, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
46	Apartment 202, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£77,280	Y	Flat	161	15	£479	£5,152	Leasehold
49	Apartment 205, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
50	Apartment 309, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£71,782	Y	Flat	226	21	£318	£3,418	Leasehold
55	Apartment 133, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
56	Apartment 221, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£81,880	Y	Flat	151	14	£543	£5,849	Leasehold
59	Apartment 225, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£81,880	Y	Flat	151	14	£543	£5,849	Leasehold
77	Apartment 317, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£102,250	Y	Flat	301	28	£339	£3,652	Leasehold
85	Apartment 209, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
88	Apartment 312, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£71,782	Y	Flat	237	22	£303	£3,263	Leasehold
94	Apartment 101, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£89,000	Y	Flat	161	15	£551	£5,933	Leasehold
100	Apartment 231, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,720	Y	Flat	161	15	£395	£4,248	Leasehold
110	Apartment 206, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
128	Apartment 102, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
130	Apartment 311, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	31/05/2019	£117,000	Y	Flat	344	32	£340	£3,656	Leasehold
131	Apartment 203, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
133	Apartment 223, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£81,880	Y	Flat	151	14	£543	£5,849	Leasehold
134	Apartment 222, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£81,880	Y	Flat	151	14	£543	£5,849	Leasehold
137	Apartment 121, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
143	Apartment 237, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
149	Apartment 207, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
156	Apartment 210, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
157	Apartment 131, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
160	Apartment 107, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/05/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
37	Apartment 110, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
45	Apartment 302, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/06/2019	£113,750	Y	Flat	312	29	£364	£3,922	Leasehold
51	Apartment 114, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
54	Apartment 234, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
65	Apartment 108, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£63,720	Y	Flat	161	15	£395	£4,248	Leasehold
68	Apartment 236, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
80	Apartment 314, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/06/2019	£73,302	Y	Flat	226	21	£324	£3,491	Leasehold
81	Apartment 235, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
82	Apartment 233, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
86	Apartment 117, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£89,000	Y	Flat	151	14	£591	£6,357	Leasehold
105	Apartment 305, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/06/2019	£113,750	Y	Flat	323	30	£352	£3,792	Leasehold
111	Apartment 120, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/06/2019	£63,840	Y	Flat	151	14	£424	£4,560	Leasehold
150	Apartment 319, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/06/2019	£86,450	Y	Flat	301	28	£287	£3,088	Leasehold
161	Apartment 304, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/06/2019	£113,750	Y	Flat	301	28	£377	£4,063	Leasehold
57	Apartment 211, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	04/06/2019	£89,000	Y	Flat	161	15	£551	£5,933	Leasehold
90	Apartment 230, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	04/06/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold

501 West Point

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
13	Apartment 226, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	05/06/2019	£81,880	Y	Flat	151	14	£543	£5,849	Leasehold
19	Apartment 111, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	05/06/2019	£89,000	Y	Flat	161	15	£551	£5,933	Leasehold
10	Apartment 123, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	07/06/2019	£89,000	Y	Flat	151	14	£591	£6,357	Leasehold
58	Apartment 228, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	07/06/2019	£89,000	Y	Flat	161	15	£551	£5,933	Leasehold
78	Apartment 212, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	07/06/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
84	Apartment 1311, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	07/06/2019	£170,857	Y	Flat	452	42	£378	£4,068	Leasehold
96	Apartment 106, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	07/06/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
109	Apartment 215, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	07/06/2019	£89,000	Y	Flat	151	14	£591	£6,357	Leasehold
60	Apartment 118, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	12/06/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
123	Apartment 313, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	12/06/2019	£75,582	Y	Flat	237	22	£319	£3,436	Leasehold
126	Apartment 213, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	12/06/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
152	Apartment 127, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	12/06/2019	£63,840	Y	Flat	172	16	£371	£3,990	Leasehold
18	Apartment 301, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	14/06/2019	£133,250	Y	Flat	484	45	£275	£2,961	Leasehold
40	Apartment 104, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	14/06/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
129	Apartment 129, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	14/06/2019	£63,720	Y	Flat	161	15	£395	£4,248	Leasehold
21	Apartment 116, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	17/06/2019	£84,000	Y	Flat	151	14	£557	£6,000	Leasehold
67	Apartment 115, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	28/06/2019	£89,000	Y	Flat	151	14	£591	£6,357	Leasehold
92	Apartment 134, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	28/06/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
99	Apartment 224, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	28/06/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
138	Apartment 216, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	28/06/2019	£63,840	Y	Flat	151	14	£424	£4,560	Leasehold
63	Apartment 201, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/07/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
102	Apartment 308, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	03/07/2019	£71,782	Y	Flat	226	21	£318	£3,418	Leasehold
151	Apartment 204, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	03/07/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
53	Apartment 112, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	12/07/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
20	Apartment 128, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	19/07/2019	£67,640	Y	Flat	161	15	£419	£4,509	Leasehold
47	Apartment 113, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	19/07/2019	£67,640	Y	Flat	151	14	£449	£4,831	Leasehold
66	Apartment 136, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	19/07/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
79	Apartment 220, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	19/07/2019	£63,840	Y	Flat	151	14	£424	£4,560	Leasehold
69	Apartment 103, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	25/07/2019	£63,840	Y	Flat	161	15	£395	£4,256	Leasehold
74	Apartment 105, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	25/07/2019	£84,000	Y	Flat	161	15	£520	£5,600	Leasehold
148	Apartment 306, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QN	25/07/2019	£70,262	Y	Flat	215	20	£326	£3,513	Leasehold
155	Apartment 1214, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QY	26/07/2019	£136,500	Y	Flat	312	29	£437	£4,707	Leasehold
120	Apartment 208, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/07/2019	£79,000	Y	Flat	161	15	£489	£5,267	Leasehold
147	Apartment 124, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/07/2019	£89,000	Y	Flat	151	14	£591	£6,357	Leasehold
158	Apartment 126, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	21/08/2019	£98,000	Y	Flat	151	14	£650	£7,000	Leasehold
164	Apartment 119, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	27/09/2019	£63,840	Y	Flat	151	14	£424	£4,560	Leasehold
73	Apartment 130, West Point, 501, Chester Road, Old Trafford, Manchester, Greater Manchester M16 9QL	31/10/2019	£97,000	Y	Flat	161	15	£601	£6,467	Leasehold

£99,393

271

25

£396

£4,266

Celestia Court

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Flat 1, Celestia Court, 147, Upper Chorlton Road, Manchester, Greater Manchester M16 7SP	25/07/2019	£230,000	Y	Flat	829	77	£278	£2,987	Leasehold
2	Flat 13, Celestia Court, 147, Upper Chorlton Road, Manchester, Greater Manchester M16 7SP	19/08/2019	£245,000	Y	Flat	829	77	£296	£3,182	Leasehold
3	Flat 7, Celestia Court, 147, Upper Chorlton Road, Manchester, Greater Manchester M16 7SP	11/12/2019	£230,000	Y	Flat	764	71	£301	£3,239	Leasehold
4	Flat 2, Celestia Court, 147, Upper Chorlton Road, Manchester, Greater Manchester M16 7SP	13/05/2020	£230,000	Y	Flat	829	77	£278	£2,987	Leasehold
			£233,750			813	76	£288	£3,099	

15 Trafford Road

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 1901, 15, Trafford Road, Salford, Greater Manchester M5 3NX	01/12/2020	£212,995	Y	Flat	624	58	£341	£3,672	Leasehold

Abito

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 724, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	30/08/2019	£107,000	Y	Flat	355.21	33	£301	£3,242	Leasehold
2	Apartment 911, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	15/02/2019	£110,000	Y	Flat					Leasehold

Q7 Building

No	Address	Date Sold	Sold Price	New Build	Property Type	Estimated bedrooms	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
5	Apartment 425, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	05/02/2018	£145,000	N	Flat	2	656.6	61	220.84	£2,377	Leasehold
6	Apartment 805, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	05/02/2018	£145,000	N	Flat	2	764.24	71	189.73	£2,042	Leasehold
3	Apartment 618, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	28/02/2018	£173,450	N	Flat	2	667.36	62	259.9	£2,798	Leasehold
11	Apartment 417, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	13/03/2018	£135,000	N	Flat	1	516.67	48	261.29	£2,812	Leasehold
4	Apartment 622, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	14/03/2018	£189,950	N	Flat	2	796.53	74	238.47	£2,567	Leasehold
36	Apartment 1218, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	29/03/2018	£189,950	N	Flat		647.99	60	293.14	£3,155	Leasehold
38	Apartment 1119, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	06/04/2018	£237,950	N	Flat		692.12	64	343.8	£3,701	Leasehold
37	Apartment 630, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	27/04/2018	£179,950	N	Flat	2	667.36	62	269.64	£2,902	Leasehold
2	Apartment 424, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	17/05/2018	£176,000	N	Flat	3	674.79	63	260.82	£2,807	Leasehold
1	Apartment 824, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	18/05/2018	£126,000	N	Flat	1	407.31	38	309.35	£3,330	Leasehold
30	Apartment 1208, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	31/05/2018	£178,000	N	Flat	2	650.68	60	273.56	£2,945	Leasehold
10	Apartment 611, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	01/06/2018	£165,000	N	Flat	2	816.98	76	201.96	£2,174	Leasehold
7	Apartment 523, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	05/06/2018	£175,000	N	Flat	2	667.36	62	262.23	£2,823	Leasehold
29	Apartment 1207, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	08/06/2018	£180,000	N	Flat	2	658.54	61	273.33	£2,942	Leasehold
9	Apartment 915, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	15/06/2018	£96,500	N	Flat	1	403.65	38	239.07	£2,573	Leasehold
17	Apartment 530, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	15/06/2018	£172,500	N	Flat	2	678.13	63	254.38	£2,738	Leasehold
39	Ph3, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	15/06/2018	£175,000	N	Flat			0			Leasehold
8	Apartment 1221, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	22/06/2018	£194,950	N	Flat	2	645.83	60	301.86	£3,249	Leasehold
18	Apartment 818, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	29/06/2018	£174,000	N	Flat	2	675.87	63	257.45	£2,771	Leasehold
14	Apartment 617, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	06/07/2018	£175,000	N	Flat	2	667.36	62	262.23	£2,823	Leasehold
15	Apartment 723, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	03/08/2018	£176,500	N	Flat		677.05	63	260.69	£2,806	Leasehold
22	Apartment 607, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	24/08/2018	£178,000	N	Flat	2	710.42	66	250.56	£2,697	Leasehold
19	Apartment 1103, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	28/09/2018	£193,000	N	Flat	3	623.55	58	309.52	£3,332	Leasehold
28	Apartment 830, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	05/10/2018	£178,000	N	Flat		678.13	63	262.49	£2,825	Leasehold
23	Apartment 719, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	10/10/2018	£175,000	N	Flat		686.74	64	254.83	£2,743	Leasehold
12	Apartment 1224, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	28/11/2018	£186,000	N	Flat		622.15	58	298.96	£3,218	Leasehold
13	Apartment 624, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	05/12/2018	£127,000	N	Flat	1	454.52	42	279.42	£3,008	Leasehold
20	Apartment 1222, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	11/12/2018	£189,950	N	Flat		639.38	59	297.09	£3,198	Leasehold
21	Apartment 1214, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	14/12/2018	£195,000	N	Flat		629.69	59	309.68	£3,333	Leasehold
16	Apartment 1113, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	04/01/2019	£192,500	N	Flat	2	710.42	66	270.97	£2,917	Leasehold
24	Apartment 1121, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	01/03/2019	£180,000	N	Flat	2	645.83	60	278.71	£3,000	Leasehold
25	Apartment 924, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	07/03/2019	£128,000	N	Flat	1	454.52	42	281.62	£3,031	Leasehold
34	Apartment 524, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	08/03/2019	£135,000	N	Flat	1	473.61	44	285.04	£3,068	Leasehold
26	Apartment 402, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	15/03/2019	£172,650	N	Flat	2	688.89	64	250.62	£2,698	Leasehold
27	Apartment 1009, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	22/03/2019	£165,000	N	Flat	2	674.9	63	244.48	£2,632	Leasehold
33	Apartment 616, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FN	12/04/2019	£186,000	N	Flat	2	678.13	63	274.29	£2,952	Leasehold
32	Apartment 804, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FP	26/04/2019	£178,500	N	Flat	2	710.42	66	251.26	£2,705	Leasehold
31	Apartment 1223, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	31/05/2019	£152,000	N	Flat	2	645.83	60	235.35	£2,533	Leasehold
35	Apartment 1210, X Q 7 Building, Taylorson Street South, Salford, Greater Manchester M5 3FY	15/01/2021	£185,000	N	Flat	2	624.31	58	296.33	£3,190	Leasehold
			£170,700				642	58	£267	£2,871	

Wardle Close

No	Address	Date Sold	Sold Price	New Build	Property Type	Estimated bedrooms	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
4	42, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TE	05/11/2018	£115,000	N	Flat	2	710.42	66	161.88	£1,742	Leasehold
1	22, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TE	17/06/2019	£112,000	N	Flat	2	710.42	66	157.65	£1,697	Leasehold
3	13, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TF	28/06/2019	£102,500	N	Flat	1	635.07	59	161.4	£1,737	Leasehold
2	14, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TE	24/07/2019	£110,000	N	Flat	1	635.07	59	173.21	£1,864	Leasehold
5	67, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TF	05/08/2019	£135,000	N	Flat	2	710.42	66	190.03	£2,045	Leasehold
8	33, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TF	20/03/2020	£102,000	N	Flat	2	710.42	66	143.58	£1,545	Leasehold
6	52, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TE	05/06/2020	£112,000	N	Flat	1	635.07	59	176.36	£1,898	Leasehold
7	29, Wardle Close, Stretford, Manchester, Greater Manchester M32 0TF	28/08/2020	£140,000	N	Flat	2	678.13	63	206.45	£2,222	Leasehold
			£116,063				678	63	£171	£1,844	

New Belvedere Close

No	Address	Date Sold	Sold Price	New Build	Property Type	Estimated bedrooms	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
4	Apartment 27, 2, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	15/05/2018	£120,000	N	Flat	2	581.25	54	£206	£2,222	Leasehold
6	Apartment 4, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	21/05/2018	£108,000	N	Flat	2	602.78	56	£179	£1,929	Leasehold
3	Apartment 7, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	31/05/2018	£105,500	N	Flat	2	624.31	58	£169	£1,819	Leasehold
1	Apartment 11, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	19/07/2018	£108,000	N	Flat	2	603.1	56	£179	£1,928	Leasehold
11	Apartment 37, 2, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	20/08/2018	£112,500	N	Flat						Leasehold
7	Apartment 30, 2, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	06/09/2018	£119,950	N	Flat	2	721.18	67	£166	£1,790	Leasehold
2	Apartment 41, 2, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	19/12/2018	£110,000	N	Flat	2	581.25	54	£189	£2,037	Leasehold
5	Apartment 53, 3, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	21/12/2018	£119,000	N	Flat	2	768.95	71	£155	£1,666	Leasehold
8	Apartment 6, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	28/06/2019	£109,950	N	Flat	2	633.99	59	£173	£1,867	Leasehold
9	Apartment 14, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	10/04/2020	£115,000	N	Flat	2	628.61	58	£183	£1,969	Leasehold
10	Apartment 18, 1, New Belvedere Close, Stretford, Manchester, Greater Manchester M32 0EG	09/02/2021	£122,500	N	Flat	2	688.89	64	£178	£1,914	Leasehold
			£113,673				638	59	£178	£1,914	

Marland Way

No	Address	Date Sold	Sold Price	New Build	Property Type	Estimated bedrooms	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Flat 6, 79, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	26/10/2018	£130,000	N	Flat	2	656.6	61	£198	£2,131	Leasehold
9	Flat 2, 77, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	31/05/2019	£132,000	N	Flat	2	657.67	61	£201	£2,160	Leasehold
2	Flat 4, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	30/08/2019	£137,000	N	Flat	2	656.6	61	£209	£2,246	Leasehold
10	Flat 6, 78, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	17/01/2020	£145,000	N	Flat	2	645.83	60	£225	£2,417	Leasehold
4	Flat 6, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	18/02/2020	£136,000	N	Flat	2	656.6	61	£207	£2,230	Leasehold
3	Flat 2, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	06/03/2020	£137,000	N	Flat	2	656.6	61	£209	£2,246	Leasehold
5	Flat 5, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	11/06/2020	£136,000	N	Flat	2	652.29	61	£209	£2,244	Leasehold
7	Flat 3, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	25/06/2020	£135,000	N	Flat	2	656.6	61	£206	£2,213	Leasehold
6	Flat 3, 77, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	21/08/2020	£143,500	N	Flat	2	661.87	61	£217	£2,334	Leasehold
8	Flat 1, 76, Marland Way, Stretford, Manchester, Greater Manchester M32 0NQ	10/09/2020	£136,500	N	Flat	2	656.6	61	£208	£2,238	Leasehold
			£136,800				656	61	£209	£2,246	

Elmira Way

No	Address	Date Sold	Sold Price	New Build	Property Type	Estimated bedrooms	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
29	Apartment 17, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	24/02/2018	£154,700	N	Flat		645.83	60	239.54	£2,578	Leasehold
3	Apartment 340, Spinner House, Elmira Way, Salford, Greater Manchester M5 3LH	26/02/2018	£135,000	N	Flat		441.32	41	305.9	£3,293	Leasehold
1	Apartment 22, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	28/03/2018	£169,000	N	Flat	2	645.83	60	261.68	£2,817	Leasehold
47	Apartment 140, Pioneer House, 1c, Elmira Way, Salford, Greater Manchester M5 3LL	30/04/2018	£129,950	N	Flat			0			Leasehold
9	Apartment 40, Adamson House, 4, Elmira Way, Salford, Greater Manchester M5 3DL	18/05/2018	£157,000	N	Flat	2	635.07	59	247.22	£2,661	Leasehold
22	Apartment 222, Endeavour House, 1b, Elmira Way, Salford, Greater Manchester M5 3LN	24/05/2018	£160,000	N	Flat		699.65	65	228.68	£2,462	Leasehold
4	Apartment 1, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	29/06/2018	£167,000	N	Flat	2	562.52	52	296.88	£3,196	Leasehold
2	Apartment 33, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	24/07/2018	£172,000	N	Flat	2	624.31	58	275.51	£2,965	Leasehold
6	Apartment 14, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	31/07/2018	£152,000	N	Flat		785.76	73	193.44	£2,082	Leasehold
12	Apartment 4, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	13/08/2018	£155,000	N	Flat	2	639.38	59	242.42	£2,609	Leasehold
11	Apartment 1, Platt House, 5, Elmira Way, Salford, Greater Manchester M5 3DR	05/09/2018	£160,000	N	Flat	2	635.07	59	251.94	£2,712	Leasehold
10	Apartment 1, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	14/09/2018	£119,000	N	Flat		592.01	55	201.01	£2,164	Leasehold
17	Apartment 54, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	05/10/2018	£191,250	N	Flat	2 to 3	796.53	74	240.1	£2,584	Leasehold
15	Apartment 18, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	22/10/2018	£156,500	N	Flat	1	570.49	53	274.33	£2,953	Leasehold
8	Apartment 260, Endeavour House, 1b, Elmira Way, Salford, Greater Manchester M5 3LN	25/10/2018	£122,500	N	Flat		441.32	41	277.58	£2,988	Leasehold
13	Apartment 38, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	05/12/2018	£167,500	N	Flat	2	651.43	61	257.13	£2,768	Leasehold
14	Apartment 359, Spinner House, 1a, Elmira Way, Salford, Greater Manchester M5 3LH	07/03/2019	£130,000	N	Flat		441.32	41	294.57	£3,171	Leasehold
40	Apartment 6, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	08/03/2019	£168,000	N	Flat		667.36	62	251.74	£2,710	Leasehold
16	Apartment 235, Endeavour House, 1b, Elmira Way, Salford, Greater Manchester M5 3LN	12/04/2019	£160,000	N	Flat		699.65	65	228.68	£2,462	Leasehold
39	Apartment 15, Platt House, 5, Elmira Way, Salford, Greater Manchester M5 3DR	14/04/2019	£141,000	N	Flat	2	667.36	62	211.28	£2,274	Leasehold
38	Apartment 49, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	03/05/2019	£158,615	N	Flat		647.45	60	244.98	£2,637	Leasehold
42	Apartment 41, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	10/05/2019	£150,000	N	Flat	2	628.61	58	238.62	£2,569	Leasehold
18	Apartment 12, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	17/05/2019	£155,000	N	Flat		678.13	63	228.57	£2,460	Leasehold
28	Apartment 34, Platt House, 5, Elmira Way, Salford, Greater Manchester M5 3DR	17/05/2019	£159,000	N	Flat	2	635.07	59	250.37	£2,695	Leasehold
41	Apartment 310, Spinner House, 1a, Elmira Way, Salford, Greater Manchester M5 3LH	22/05/2019	£145,000	N	Flat		441.32	41	328.56	£3,537	Leasehold
5	Apartment 4, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	24/05/2019	£130,000	N	Flat		678.13	63	191.7	£2,063	Leasehold
7	Apartment 8, Platt House, 5, Elmira Way, Salford, Greater Manchester M5 3DR	10/06/2019	£155,000	N	Flat	2	635.07	59	244.07	£2,627	Leasehold
24	Apartment 12, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	23/08/2019	£165,000	N	Flat	2	726.35	67	227.16	£2,445	Leasehold
31	Apartment 50, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	30/09/2019	£170,000	N	Flat	2	645.83	60	263.23	£2,833	Leasehold
27	Apartment 34, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	24/10/2019	£155,000	N	Flat	2	635.07	59	244.07	£2,627	Leasehold
44	Apartment 28, Adamson House, 4, Elmira Way, Salford, Greater Manchester M5 3DL	28/10/2019	£158,000	N	Flat	2	651.22	61	242.62	£2,612	Leasehold
23	Apartment 21, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	30/10/2019	£155,000	N	Flat	2	638.3	59	242.83	£2,614	Leasehold
45	Apartment 33, Brindley House, Elmira Way, Salford, Greater Manchester M5 3DA	18/11/2019	£132,000	N	Flat		462.85	43	285.19	£3,070	Leasehold
36	Apartment 307, Spinner House, 1a, Elmira Way, Salford, Greater Manchester M5 3LH	22/11/2019	£160,000	N	Flat		667.36	62	239.75	£2,581	Leasehold
43	Apartment 38, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	10/12/2019	£165,000	N	Flat	2	613.54	57	268.93	£2,895	Leasehold
46	Apartment 315, Spinner House, 1a, Elmira Way, Salford, Greater Manchester M5 3LH	16/12/2019	£135,000	N	Flat		441.32	41	305.9	£3,293	Leasehold
26	Apartment 12, Adamson House, 4, Elmira Way, Salford, Greater Manchester M5 3DL	18/12/2019	£170,000	N	Flat	2	764.24	71	222.44	£2,394	Leasehold
19	Apartment 16, Adamson House, 4, Elmira Way, Salford, Greater Manchester M5 3DL	17/01/2020	£160,000	N	Flat	2	710.42	66	225.22	£2,424	Leasehold
32	Apartment 4, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	17/01/2020	£174,500	N	Flat	2	663.81	62	262.88	£2,830	Leasehold
20	Apartment 33, Walker House, 6, Elmira Way, Salford, Greater Manchester M5 3DU	27/02/2020	£165,000	N	Flat	2	635.07	59	259.81	£2,797	Leasehold
25	Apartment 5, Gilbert House, 2, Elmira Way, Salford, Greater Manchester M5 3DE	28/02/2020	£155,000	N	Flat	2	656.6	61	236.07	£2,541	Leasehold
21	Apartment 18, Brindley House, 1, Elmira Way, Salford, Greater Manchester M5 3DA	17/03/2020	£125,000	N	Flat		462.85	43	270.07	£2,907	Leasehold
37	Apartment 357, Spinner House, 1a, Elmira Way, Salford, Greater Manchester M5 3LH	20/07/2020	£155,000	N	Flat		667.36	62	232.26	£2,500	Leasehold
30	Apartment 23, Egerton House, 3, Elmira Way, Salford, Greater Manchester M5 3DH	14/08/2020	£155,000	N	Flat	2	635.07	59	244.07	£2,627	Leasehold
33	Apartment 204, Endeavour House, 1b, Elmira Way, Salford, Greater Manchester M5 3LN	25/11/2020	£145,000	N	Flat		699.65	65	207.25	£2,231	Leasehold
35	Apartment 230, Endeavour House, 1b, Elmira Way, Salford, Greater Manchester M5 3LN	22/01/2021	£120,000	N	Flat		441.32	41	271.91	£2,927	Leasehold
34	Apartment 8, Adamson House, 4, Elmira Way, Salford, Greater Manchester M5 3DL	05/02/2021	£166,000	N	Flat	2	635.07	59	261.39	£2,814	Leasehold
			£153,309				622	57	£250	£2,693	

The Exchange

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 408, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	22/06/2018	£180,000	N	Flat	614	57	£293	£3,158	Leasehold
2	Apartment 303, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	09/03/2018	£130,000	N	Flat	441	41	£295	£3,171	Leasehold
3	Apartment 316, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	27/09/2018	£133,800	N	Flat	441	41	£303	£3,263	Leasehold
4	Apartment 709, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NY	03/07/2018	£175,000	N	Flat	570	53	£307	£3,302	Leasehold
5	Apartment 503, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	17/09/2018	£130,000	N	Flat	441	41	£295	£3,171	Leasehold
6	Apartment 105, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	19/12/2019	£125,000	N	Flat	484	45	£258	£2,778	Leasehold
7	Apartment 412, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	22/12/2019	£177,000	N	Flat	614	57	£288	£3,105	Leasehold
8	Apartment 315, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	01/10/2020	£172,000	N	Flat	732	68	£235	£2,529	Leasehold
9	Apartment 204, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	03/02/2021	£115,000	N	Flat	657	61	£175	£1,885	Leasehold
10	Apartment 302, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	29/03/2018	£170,000	N	Flat	614	57	£277	£2,982	Leasehold
11	Apartment 307, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	22/08/2018	£165,000	N	Flat	700	65	£236	£2,538	Leasehold
12	Apartment 304, The Exchange, 8, Elmira Way, Salford, Greater Manchester M5 3NQ	15/05/2019	£152,500	N	Flat	657	61	£232	£2,500	Leasehold
			£152,108			580	54	£266	£2,865	

Grove House

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 2, Grove House, 35, Skerton Road, Manchester, Greater Manchester M16 0TR	29/06/2018	£130,000	N	Flat	710.42	66	£183	£1,970	Leasehold
2	Apartment 44, Grove House, 35, Skerton Road, Manchester, Greater Manchester M16 0TR	29/03/2019	£80,000	N	Flat	430.56	40	£186	£2,000	Leasehold
3	Apartment 21, Grove House, 35, Skerton Road, Manchester, Greater Manchester M16 0TR	23/03/2018	£118,000	N	Flat					Leasehold
4	Apartment 19, Grove House, 35, Skerton Road, Manchester, Greater Manchester M16 0TR	29/06/2018	£157,000	N	Flat					Leasehold
			£105,000			570	53	£184	£1,985	

50 Manchester Street

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 145, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	25/05/2018	£140,000	N	Flat	646	60	£217	£2,333	Leasehold
2	Apartment 138, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	18/02/2019	£85,000	N	Flat	463	43	£184	£1,977	Leasehold
3	Apartment 66, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	18/12/2019	£90,000	N	Flat	323	30	£279	£3,000	Leasehold
4	Apartment 111, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	14/03/2019	£140,100	N	Flat	710	66	£197	£2,123	Leasehold
5	Apartment 110, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	15/03/2019	£130,000	N	Flat	700	65	£186	£2,000	Leasehold
6	Apartment 59, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	28/02/2019	£137,000	N	Flat	614	57	£223	£2,404	Leasehold
7	Apartment 67, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	11/12/2019	£85,000	N	Flat	495	46	£172	£1,848	Leasehold
8	Apartment 98, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	24/04/2020	£95,000	N	Flat	614	57	£155	£1,667	Leasehold
9	Apartment 63, 50, Manchester Street, Manchester, Greater Manchester M16 9GZ	29/03/2018	£125,000	N	Flat		0			Leasehold
			£114,122			570	53	£201	£2,169	

Albito, Clippers Way

No	Address	Date Sold	Sold Price	New Build	Property Type	Floor area sq ft	Floor area sq m	Price per sq ft	Price per sq m	Tenure
1	Apartment 533, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	27/04/2018	£97,500	N	Flat	355.21	33	£274	£2,955	Leasehold
2	Apartment 101, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	11/05/2018	£105,000	N	Flat	355.21	33	£296	£3,182	Leasehold
3	Apartment 124, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	31/05/2018	£95,000	N	Flat	355.21	33	£267	£2,879	Leasehold
4	Apartment 408, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	26/07/2018	£105,000	N	Flat	355.21	33	£296	£3,182	Leasehold
5	Apartment 417, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	28/09/2018	£95,500	N	Flat	347.35	32	£275	£2,959	Leasehold
6	Apartment 326, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	28/09/2018	£105,000	N	Flat	355.21	33	£296	£3,182	Leasehold
7	Apartment 216, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	30/11/2018	£96,000	N	Flat	355.21	33	£270	£2,909	Leasehold
8	Apartment 310, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	11/04/2018	£105,000	N	Flat	355.21	33	£296	£3,182	Leasehold
9	Apartment 335, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	23/03/2018	£100,000	N	Flat	355.21	33	£282	£3,030	Leasehold
10	Apartment 308, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	30/07/2019	£108,000	N	Flat	344.44	32	£314	£3,375	Leasehold
11	Apartment 618, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	07/02/2019	£100,000	N	Flat	365.97	34	£273	£2,941	Leasehold
12	Apartment 622, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	29/03/2019	£95,000	N	Flat	355.21	33	£267	£2,879	Leasehold
13	Apartment 1011, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	13/12/2019	£242,500	N	Flat	731.95	68	£331	£3,566	Leasehold
14	Apartment 112, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	17/05/2019	£94,500	N	Flat	355.21	33	£266	£2,864	Leasehold
15	Apartment 912, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	27/07/2018	£110,000	N	Flat	355.21	33	£310	£3,333	Leasehold
17	Apartment 805, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	29/08/2019	£109,950	N	Flat	324	30	£339	£3,653	Leasehold
18	Apartment 312, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	17/07/2019	£106,000	N	Flat	339.06	31	£313	£3,365	Leasehold
19	Apartment 717, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	19/08/2019	£104,500	N	Flat	365.97	34	£286	£3,074	Leasehold
20	Apartment 907, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	08/11/2019	£112,500	N	Flat	355.21	33	£317	£3,409	Leasehold
21	Apartment 316, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	19/05/2020	£93,000	N	Flat	355.21	33	£262	£2,818	Leasehold
22	Apartment 231, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	06/04/2018	£95,000	N	Flat	365.97	34	£260	£2,794	Leasehold
23	Apartment 511, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	13/02/2019	£100,000	N	Flat	351.98	33	£284	£3,058	Leasehold
24	Apartment 501, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	01/03/2019	£104,000	N	Flat	355.21	33	£293	£3,152	Leasehold
25	Apartment 612, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	30/04/2020	£95,000	N	Flat	355.21	33	£267	£2,879	Leasehold
26	Apartment 530, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	14/11/2019	£103,000	N	Flat	355.21	33	£290	£3,121	Leasehold
27	Apartment 135, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	02/07/2018	£95,000	N	Flat					Leasehold
28	Apartment 303, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	16/07/2018	£103,000	N	Flat					Leasehold
29	Apartment 107, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	23/11/2018	£115,000	N	Flat					Leasehold
30	Apartment 808, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	11/12/2018	£106,500	N	Flat					Leasehold
31	Apartment 435, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	12/10/2018	£103,000	N	Flat					Leasehold
32	Apartment 219, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	05/12/2018	£88,000	N	Flat					Leasehold
33	Apartment 131, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BL	05/10/2018	£94,750	N	Flat					Leasehold
34	Apartment 633, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BP	01/03/2019	£92,000	N	Flat					Leasehold
35	Apartment 304, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BN	27/07/2018	£98,000	N	Flat					Leasehold
37	Apartment 906, Abito, 4, Clippers Quay, Salford, Greater Manchester M50 3BS	28/08/2020	£90,000	N	Flat					Leasehold
			£104,634			369	34	£289	£3,110	

HM Land Registry House Price Index, Flats and Maisonettes, Trafford, January 2018 to August 2021

Period	Sales volume	House price index Flats and maisonettes	Average price Flats and maisonettes	Percentage change (monthly) Flats and maisonettes	Percentage change (yearly) Flats and maisonettes
2018-01	288	128.73	181504	0.56	6.4
2018-02	316	129.25	182233	0.4	7.58
2018-03	312	128.1	180620	-0.88	5.85
2018-04	277	127.3	179487	-0.63	5.41
2018-05	325	124.96	176188	-1.84	0.62
2018-06	360	124.69	175800	-0.22	-1.43
2018-07	333	126.82	178808	1.71	-0.63
2018-08	342	129.6	182733	2.2	0.13
2018-09	318	133.37	188047	2.91	3.37
2018-10	307	133.85	188722	0.36	3.57
2018-11	332	135.85	191543	1.49	6.56
2018-12	276	134.68	189893	-0.86	5.21
2019-01	223	133.93	188831	-0.56	4.04
2019-02	404	132.03	186161	-1.41	2.16
2019-03	261	131.53	185452	-0.38	2.68
2019-04	245	132.5	186813	0.73	4.08
2019-05	325	132.09	186235	-0.31	5.7
2019-06	313	132.04	186175	-0.03	5.9
2019-07	306	133.25	187881	0.92	5.07
2019-08	317	134.03	188977	0.58	3.42
2019-09	278	136.66	192684	1.96	2.47
2019-10	303	134.93	190244	-1.27	0.81
2019-11	317	134.1	189080	-0.61	-1.29
2019-12	235	131.03	184740	-2.3	-2.71
2020-01	246	131.25	185060	0.17	-2
2020-02	241	132.3	186542	0.8	0.2
2020-03	224	136.58	192569	3.23	3.84
2020-04	99	136.79	192860	0.15	3.24
2020-05	111	137.46	193817	0.5	4.07
2020-06	208	134.66	189868	-2.04	1.98
2020-07	232	136.56	192546	1.41	2.48
2020-08	278	136.34	192236	-0.16	1.72
2020-09	248	135.68	191296	-0.49	-0.72
2020-10	321	135.85	191535	0.13	0.68
2020-11	342	137.94	194493	1.54	2.86
2020-12	374	141.64	199711	2.68	8.1
2021-01	271	143.04	201677	0.98	8.98
2021-02	358	143.96	202971	0.64	8.81
2021-03	510	143.45	202252	-0.35	5.03
2021-04	294	143.29	202034	-0.11	4.76
2021-05	216	141.81	199948	-1.03	3.16
2021-06	219	143.24	201961	1.01	6.37
2021-07		143.32	202070	0.05	4.95
2021-08		149.62	210953	4.4	9.74

APPENDIX 4: EDMUND SHIPWAY COST PLAN

Great Stone Road

Elemental Order of Cost Estimate 2020-01-14 Rev G

November 2021

a business based on
people, personalities and performance



Document Verification

Project Title	Great Stone Road			
Document Title	Cost Plan 2020-01-06			
Job Nr	MR60886			
Version	Date	Author	Checked	Change/Description
Original	14/1/20	JGM	KL	
Revision A	20/2/20	JGM	KL	Updated due to revised accommodation schedule
Revision B	25/2/20	KL	KL	External walls, Windows & Internal Doors rate review based on inhouse construction management delivery
Revision C	25/2/20	KL	KL	External walls, Windows, Internal Doors, Wall Finishes, Floor Finishes, Ceiling Finishes, Sanitary Appliances & External Works rate review based on inhouse construction management delivery
Revision D	29/6/20	LL	KL	Updated to match Architects GIFA and NIA
Revision E	5/11/21	JGM	KL	Amended rates in revisions B and C reverted back to revision A; Estimate update from 1Q2020 to 4Q2021
Revision F	16/11/21	JGM	KL	Updated GIA Inflation to tender date added; Inflation to construction mid-point added, based on phased construction
Revision G	18/11/21	JGM	KL	Omission of 2B flat & addition of circulation/ancillary space

Project: Great Stone Road
ES Ref: MR60886

PROJECT INFORMATION & SUMMARY

Type of work	New Build
Building function	Residential
Project	Residential development with external works
Market conditions	Competitive
Accommodation and Design	9 storeys; 332 Units
Base date for estimate	Jan-2020
Location	Trafford
Site description	Level brownfield site; occupied by a single storey retail structure; reasonable access
Site Area	10,250 m ²
Type of contract	Probably JCT 2016 D&B
Estimated unphased contract duration; calculated using BCIS Contract Duration Calculator	104 weeks
Cost fluctuations	Fixed
Client type	Private
Size	
GIFA (includes basement parking)	29,629 m ²
Vertical envelope	14,212 m ²
Primary number of storeys (incl basement parking)	9
Gross area	
Basements	3,890 m ²
Ground floor	1,428 m ²
Upper floors	24,311 m ²
Accommodation Schedule	
Residential Net Internal area	20,252 m ²
Retail Net Internal Area	324 m ²
Circulation/ancillary	4,188 m ²
Basement parking	2,795 m ²
Internal divisions	2,070 m ²
NIA : GIA	69%
Functional Units	
No of Apartments	332
Average storey height (Assumed)	3.0 m
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (4Q 2021)	350 (Forecast)
BCIS Location Factor (Trafford 4Q 2021)	99
Costs	
Total Facilitating and Building Works Estimate (excl fees & contingencies)	£62,338,000
Overall Cost/m ² (excl fees & contingencies)	£2,104/m ²
Overall Cost/ft ² (excl fees & contingencies)	£195/ft ²
Average cost per unit	£187,800

Project: Great Stone Road ES Ref: MR60886		Cost Plan Date: 1Q2020							
ELEMENTAL ORDER OF COST ESTIMATE		GIFA: 29,629 m ²							
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m ²	£/ft ²	MEASUREMENT	UNIT RATE SOURCE
FACILITATING WORKS AND BUILDING WORKS									
0	Facilitating Works				150,000	£5/m ²			
0.02	Major demolition works		Item		150,000	£5/m ²		Quotations received	
1	Substructure	5,318	m ²		2,934,300	£99/m ²	£9/ft ²		
1.01	Substructure	5,318	m ²	453.00	2,409,100	£81/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean
1.01a	Basement	3,890	m ²	135.00	525,200	£18/m ²		Basement construction	Element Unit Rate - Estimate
2	Superstructure				22,134,400	£747/m ²	£69/ft ²		
2.01	Frame	29,629	m ²	124.00	3,674,000	£124/m ²		GIFA	BCIS Element Cost per m ² - Mean
2.02	Upper Floors	25,480	m ²	124.00	3,159,500	£107/m ²		Area of upper floors + balcony area	Element Unit Rate - Estimate
2.03	Roof	5,318	m ²	208.00	1,106,100	£37/m ²		Area of Roof on plan	BCIS Element Unit Rate Study - Mean
2.03a	Extra over for green roof covering	800	m ²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target
2.03b	Roof top hard landscaping	800	m ²	100.00	80,000	£3/m ²		Approximate measure	Cost - Target
2.03c	Roof top hard landscaping	600	m ²	50.00	30,000	£1/m ²		Approximate measure	Cost - Target
2.03d	Roof top perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target
2.04	Stairs & Ramps	51	m ²	7,786.00	397,100	£13/m ²		Approximate measure	Element Unit Rate - Estimate
2.05	External Walls	9,821	m ²	660.00	6,481,900	£219/m ²		Approximate measure	Element Unit Rate - Estimate
2.06	Windows & External Doors	5,920	m ²	564.00	3,338,900	£113/m ²		Approximate measure	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	39,770	m ²	67.00	2,664,600	£90/m ²		Approximate measure	Element Unit Rate - Estimate
2.08	Internal Doors	1,978	Nr	530.00	1,048,300	£35/m ²		Approximate measure	Element Unit Rate - Estimate
3	Internal Finishes				5,628,400	£190/m ²	£18/ft ²		
3.01	Wall Finishes	78,720	m ²	28.00	2,204,200	£74/m ²		Approximate measure	BCIS Element Unit Rate Study - Median
3.02	Floor Finishes	23,539	m ²	97.00	2,283,300	£77/m ²		Resi NIA + Circ/Ancillary + balconies	BCIS Element Unit Rate Study - Mean
3.03	Ceiling Finishes	22,370	m ²	51.00	1,140,900	£39/m ²		Resi NIA + Circulation/Ancillary	BCIS Element Unit Rate Study - Median
4	Fittings, Furnishings & Equipment	29,305	m ²	70.00	2,051,400	£69/m ²	£6/ft ²	GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean
5	Services		m ²		10,465,100	£353/m ²	£33/ft ²		
5.01	Sanitary Installations	1,662	Nr	667.00	1,108,600	£37/m ²		Approximate measure	Element Unit Rate - Estimate
5.02	Service Equipment	26,510	m ²	14.00	371,100	£13/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.03	Disposal Installations	26,510	m ²	12.00	318,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.04	Water Installations	26,510	m ²	22.00	583,200	£20/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.05	Heat Source	26,510	m ²	23.00	609,700	£21/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.06	Space Heating & Air Conditioning	26,510	m ²	100.00	2,651,000	£89/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.07	Ventilation	29,305	m ²	13.00	381,000	£13/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.08	Electrical Installations	29,305	m ²	78.00	2,285,800	£77/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.09	Fuel Installations	26,510	m ²	5.00	132,600	£4/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.10	Lift & Conveyor Installations	6	Nr	107,333.00	644,000	£22/m ²		Approximate measure	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	26,510	m ²	8.00	212,100	£7/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.12	Communication, Security & Control Systems	26,510	m ²	12.00	318,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.13	Special Installations	26,510	m ²	21.00	556,700	£19/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.14	Builder's Work in Connection with Services	29,305	m ²	10.00	293,100	£10/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
6	Complete buildings and building units								
7	Work to existing buildings								
8	External Works	6,360	m ²	291.00	1,848,000	£62/m ²	£6/ft ²		
8.01	Site Preparation Works				174,000	£6/m ²		Estimated allowance	
8.02	Roads, Paths, Pavings and Surfacing				395,000	£13/m ²		Estimated allowance	
8.03	Soft Landscaping, Planting and Irrigation Systems				200,000	£7/m ²		Estimated allowance	
8.04	Fencing, Railings and Walls				354,000	£12/m ²		Estimated allowance	
8.05	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance	
8.06	External Drainage				350,000	£12/m ²		Estimated allowance	
8.07	External Services				300,000	£10/m ²		Estimated allowance	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				45,211,600	£1,526/m ²	£142/ft ²		
9	Main Contractor's Preliminaries	15.0%			6,781,400			% of Construction Works	BCIS prelims study - mean, projects over £6.4M
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				51,993,000				
10	Main Contractor's Overheads and Profit				Included				
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				51,993,000	£1,755/m ²	£163/ft ²		
11	Project/Design Team Fees				Excluded				
12	Other Development/Project Costs				Excluded				
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				51,993,000			omission of 2B flat & addition of 2C flat	#### #### ##
13	Risks				Excluded				
	COST LIMIT (Excluding Inflation)				51,993,000	£1,755/m ²	£163/ft ²		
14	Inflation	19.9%			10,345,000	£349/m ²	£32/ft ²		
14.01A	Estimate uplift 1Q2020 to 4Q2021	4.5%			2,329,000				
14.01B	Estimate location index uplift 97 to 99	2.1%			1,092,000				
14.02	Tender Inflation	5.4%			3,009,000			Assumed start on site :	Jan-23
14.03A	Construction Inflation - Phase 1 (20 Months)	2.5%			464,000			Phase 1 Cost : £18,340,000	Construction mid-point : Nov-23
14.03B	Construction Inflation - Phase 2 (23 Months)	8.6%			3,451,000			Phase 1 Cost : £40,083,000	Construction mid-point : Aug-25
	COST LIMIT (Excluding VAT)				62,338,000	£2,104/m ²	£195/ft ²		

Project: Great Stone Road
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Cost Plan Date: 1Q2020

ELEMENTAL ORDER OF COST ESTIMATE: APPROXIMATE PHASE TOTALS

GIFA: 29,629 m²

REF	ELEMENT		Total	Phase 1	Phase 2		
	FACILITATING WORKS AND BUILDING WORKS						
0	Facilitating Works		150,000	150,000			
0.02	Major demolition works		150,000	150,000			
1	Substructure		2,934,300	759,600	2,174,700		
1.01	Substructure		2,409,100	759,600	1,649,500		
1.01a	Basement		525,200		525,200		
2	Superstructure		22,134,400	6,979,000	15,155,400		
2.01	Frame		3,674,000	1,158,400	2,515,600		
2.02	Upper Floors		3,159,500	996,200	2,163,300		
2.03	Roof		1,106,100	348,800	757,300		
2.03a	Extra over for green roof covering		64,000	20,200	43,800		
2.03b	Roof top hard landscaping		80,000	25,200	54,800		
2.03c	Roof top hard landscaping		30,000	9,500	20,500		
2.03d	Roof top perimeter shrub/hedge planting		90,000	28,400	61,600		
2.04	Stairs & Ramps		397,100	125,200	271,900		
2.05	External Walls		6,481,900	2,043,700	4,438,200		
2.06	Windows & External Doors		3,338,900	1,052,800	2,286,100		
2.07	Internal Walls & Partitions		2,664,600	840,100	1,824,500		
2.08	Internal Doors		1,048,300	330,500	717,800		
3	Internal Finishes		5,628,400	1,774,600	3,853,800		
3.01	Wall Finishes		2,204,200	695,000	1,509,200		
3.02	Floor Finishes		2,283,300	719,900	1,563,400		
3.03	Ceiling Finishes		1,140,900	359,700	781,200		
4	Fittings, Furnishings & Equipment		2,051,400	646,800	1,404,600		
5	Services		10,465,100	3,299,600	7,165,500		
5.01	Sanitary Installations		1,108,600	349,500	759,100		
5.02	Service Equipment		371,100	117,000	254,100		
5.03	Disposal Installations		318,100	100,300	217,800		
5.04	Water Installations		583,200	183,900	399,300		
5.05	Heat Source		609,700	192,200	417,500		
5.06	Space Heating & Air Conditioning		2,651,000	835,900	1,815,100		
5.07	Ventilation		381,000	120,100	260,900		
5.08	Electrical Installations		2,285,800	720,700	1,565,100		
5.09	Fuel Installations		132,600	41,800	90,800		
5.10	Lift & Conveyor Installations		644,000	203,100	440,900		
5.11	Fire & Lighting Protection		212,100	66,900	145,200		
5.12	Communication, Security & Control Systems		318,100	100,300	217,800		
5.13	Special Installations		556,700	175,500	381,200		
5.14	Builder's Work in Connection with Services		293,100	92,400	200,700		
6	Complete buildings and building units						
7	Work to existing buildings						
8	External Works		1,848,000	582,700	1,265,300		
8.01	Site Preparation Works		174,000	54,900	119,100		
8.02	Roads, Paths, Pavings and Surfacing		395,000	124,500	270,500		
8.03	Soft Landscaping, Planting and Irrigation Systems		200,000	63,100	136,900		
8.04	Fencing, Railings and Walls		354,000	111,600	242,400		
8.05	External Fixtures & Fittings		75,000	23,600	51,400		
8.06	External Drainage		350,000	110,400	239,600		
8.07	External Services		300,000	94,600	205,400		
	SUB-TOTAL: FACILITATING AND BUILDING WORKS		45,211,600	14,192,300	31,019,300		
9	Main Contractor's Preliminaries	15.0%	6,781,400	2,128,700	4,652,700		
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)		51,993,000	16,321,000	35,672,000		
10	Main Contractor's Overheads and Profit		Included	Included	Included		
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE		51,993,000	16,321,000	35,672,000		
11	Project/Design Team Fees		Excluded	Excluded	Excluded		
12	Other Development/Project Costs		Excluded	Excluded	Excluded		
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)		51,993,000	16,321,000	35,672,000	Omission of 2B flat & addition of circulation/ancillary space	
13	Risks		Excluded	Excluded	Excluded		
	COST LIMIT (Excluding Inflation)		51,993,000	16,321,000	35,672,000		
14	Inflation	19.9%	10,345,000	2,483,000	7,862,000		
14.01A	Estimate uplift 1Q2020 to 4Q2021	4.5%	2,329,000	731,000	1,598,000		
14.01B	Estimate location index uplift 97 to 99	2.1%	1,092,000	343,000	749,000		
14.02	Tender Inflation	5.4%	3,009,000	945,000	2,064,000	Assumed start on site :	Jan-23
14.03A	Construction Inflation - Phase 1 (20 Months)	2.5%	464,000	464,000		Phase 1 Cost : £18,340,000	Construction mid-point : Nov-23
14.03B	Construction Inflation - Phase 2 (23 Months)	8.6%	3,451,000		3,451,000	Phase 2 Cost : £40,083,000	Construction mid-point : Aug-25
	COST LIMIT (Excluding VAT)		62,338,000	18,804,000	43,534,000		

Project: Great Stone Road
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EXTERNAL WORKS ESTIMATES

Ref	Description	Quantity	Rate	Total
	SITE PREPARATION WORKS			
	Break up existing hardstanding & remove from site	9,400 m ³	18.50	173,900.00
	SITE PREPARATION WORKS TOTAL £			173,900.00
	ROADS, PATHS, PAVINGS AND SURFACING			
	Tarmac access road	315 m ²	100.00	31,500.00
	Extra; exc to reduced level; ne 2m deep & remove from site	275 m ³	50.00	13,750.00
	Hard landscaped areas	4,200 m ²	75.00	315,000.00
	Allowance for forming steps	5 Nr	5,000.00	25,000.00
	Allowance for forming ramps	2 Nr	5,000.00	10,000.00
	ROADS, PATHS, PAVINGS AND SURFACING TOTAL £			395,250.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS			
	Soft landscaping	1,800 m ²	45.00	81,000.00
	General planting allowance	200 m ²	75.00	15,000.00
	Hedge planting allowance	600 m	150.00	90,000.00
	Tree planting allowance	Item		14,000.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS TOTAL £			200,000.00
	FENCING, RAILINGS AND WALLS			
	Retaining wall foundations	130 m	750.00	97,500.00
	Retaining walls	180 m ²	500.00	90,000.00
	Boundary wall foundations	170 m	500.00	85,000.00
	Boundary walls	255 m ²	250.00	63,750.00
	Boundary fence	100 m	175.00	17,500.00
	FENCING, RAILINGS AND WALLS TOTAL £			353,750.00
	EXTERNAL FIXTURES & FITTINGS			
	Allowance for fixtures & fittings	Item		75,000.00
	EXTERNAL FIXTURES & FITTINGS TOTAL £			75,000.00
	EXTERNAL DRAINAGE			
	Surface water drainage	8,500 m ²	26.00	221,000.00
	Allowance for foul water drainage	Item m ²		129,000.00
	EXTERNAL DRAINAGE TOTAL £			350,000.00
	EXTERNAL SERVICES			
	Allowance for utilities connections	Item		250,000.00
	Allowance for external lighting	Item		50,000.00
	EXTERNAL SERVICES TOTAL £			300,000.00

Project: Great Stone Road
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NOTES





1. Basis of Estimate/Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 3Q2019

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating **and/or** the application of provisional allowances.

The Estimate/Cost Plan is based on the following information:

Architects Information:

-  1664_PL_500 - Schedules.pdf
-  PL_101A - Level -1 Plan.pdf
-  PL_102A - Level 0 Plan.pdf
-  PL_103A - Level 1 Plan.pdf
-  PL_104A - Level 2 Plan.pdf
-  PL_105A - Level 3 Plan.pdf
-  PL_106A - Level 4 Plan.pdf
-  PL_107A - Level 5 Plan.pdf
-  PL_108A - Level 6 Plan.pdf
-  PL_109A - Level 7 Plan.pdf
-  PL_110A - Level 8 Plan.pdf
-  PL_111A - Level 9 Roof Plan.pdf
-  PL_200A - S-W Elevation.pdf
-  PL_201A - N-W Elevation.pdf
-  PL_202A - N-E Elevation.pdf
-  PL_203A - S-E Elevation.pdf
-  PL_208A - GIA Plans.pdf
-  PL_221A - Courtyard Section AA.pdf
-  PL_222A - Coutyard Section BB.pdf
-  PL_223A - Courtyard Section CC.pdf

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Inflation

Due to the uncertainty surrounding the economy caused by Brexit and hence the reliability of future forecasts we have excluded inflation from the estimate. However the BCIS are forecasting tenders to rise by an annual 3-4% over the next two years then rise by 5 to 6% per annum.

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NOTES

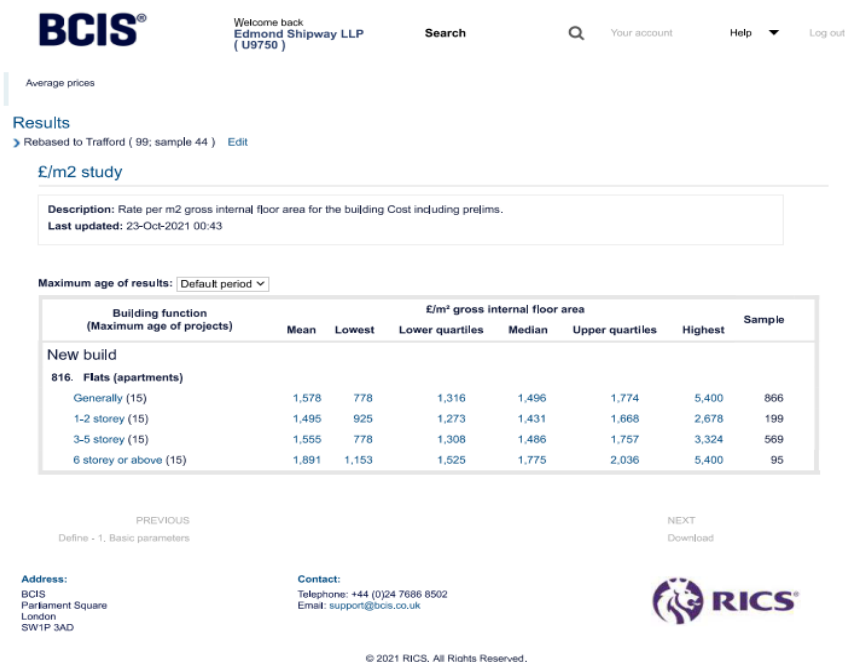
2. Assumptions

- Vacant possession and site cleared of all waste.
- Retail unit to be shell only.
- All Unit Rate sources noted as cost target are budget cost limits for design purposes.

4. Exclusions

- VAT
- The implications of Brexit on the Construction Industry and this project are excluded.
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- dewatering and other hydrological impacts
- Contaminated land
- Service diversions on/off the site
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Contingencies & risks
- Pre & post contract design fees

5. Benchmarking



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Average prices

Results
 > Rebased to Trafford (99; sample 44) Edit

£/m² study


Description: Rate per m² gross internal floor area for the building Cost including prelims.
 Last updated: 23-Oct-2021 00:43

Maximum age of results:

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	1,578	778	1,316	1,496	1,774	5,400	866
1-2 storey (15)	1,495	925	1,273	1,431	1,668	2,678	199
3-5 storey (15)	1,555	778	1,308	1,486	1,757	3,324	569
6 storey or above (15)	1,891	1,153	1,525	1,775	2,036	5,400	95

PREVIOUS Define - 1. Basic parameters NEXT Download

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The total rate per m² of the Building Works excluding Facilitating & External Works equates to £1,787/m² (inclusive of preliminaries) at 4Q 2021.

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NOTES

APPENDIX 5: CW EXISTING USE VALUE ASSESSMENT

Property Description

- The Property comprises of a site extending to approximately 1.80 acres and contains a detached building extending to approximately 33,500 sq.ft, providing a site coverage of circa 42%.
- The building itself is of framed construction with metal clad elevations and sits below a flat roof. The land surrounding the building is of a tarmacadam surface and provides parking facilities and a yard area for the building.
- The property was previously occupied by B&Q as a retail warehouse until they vacated the site in 2016 and re-located to Trafford Park Industrial Estate approximately 3 miles to the west.

Location

- The Property is situated on Great Stone Road, approximately 500 metres from the A56 Chester Road which is a key arterial route from Manchester City Centre.
- The surrounding area is generally residential in nature whilst Old Trafford Cricket Ground is situated to the east of the Property.
- The location of the Property would be considered a secondary retail warehouse location with the prime retail warehouse location in the area considered to be White City Retail Park which is situated on the A56 Chester Road itself. Well known retail warehouse occupiers such as Home Bargains, Furniture Village, Wren Kitchens, Dreams, Halfords and DFS are situated on White City Retail Park.

Market Rent

- As a number of national retail warehouse occupiers are already located on White City Retail Park and any occupational requirements are likely to seek space within White City Retail Park or directly on the A56 Chester Road itself, we are of the opinion that there would not be demand for the subject property from well known national covenants.
- We would envisage that demand is likely to come from local/regional traders who may look to take the whole property or part only of the property and we would consider that there is potential to split the property to facilitate this demand.
- Demand may also be generated from the light industrial sector with companies requiring warehouse/storage accommodation in the area.
- We have therefore had regard to comparable evidence within the region of these type of transactions, of which we are aware of the following:

Address	Description	Rent Pa (£)	Rent Psf (£)
Unit C2, Thomas Street, Longford Trading Estate, Stretford, M32 0JT	<ul style="list-style-type: none"> • Open market letting in August 2021 for a 5 year lease term. • Terraced warehouse unit extending to 6,114 sq.ft • Secondary trading estate situated approximately 0.75 miles to the west of the subject Property • Similar quality of accommodation and similar location as the subject property. 	£36,684 per annum	£6.00 psf
Tool Station, 60 Buxton Road, Stockport,	<ul style="list-style-type: none"> • Open Market Letting in May 2019 for a 10 year lease to Tool Station. • Standalone refurbished warehouse unit extending to 5,581 sq.ft 	£52,000 per annum	£8.89 psf

Address	Description	Rent Pa (£)	Rent Psf (£)
	<ul style="list-style-type: none"> • Superior specification of accommodation • Superior location on a main road 		
778-780 Chester Road, Old Trafford, M32 0QL	<ul style="list-style-type: none"> • Open Market Letting in September 2019 to Car Supermarkets Limited • Unit extending to 14,931 sq.ft • More modern warehouse unit • Superior location on the A56 Chester Road. 	£190,000 per annum	£12.73 psf
Aldi, Waterloo Road, Blackpool, FY4 1AD	<ul style="list-style-type: none"> • Detached retail unit formerly occupied by Aldi extending to 17,128 sqft • Smaller size unit but similar proportionate site coverage as the subject property. • Similar build quality and specification as the subject property. 	£100,000 per annum (Quoting)	£5.84 psf
29-39 High Street, Golborne	<ul style="list-style-type: none"> • Open market letting in March 2020 for a 10 year lease term • Standalone former Aldi supermarket extending to 10,447 sq.ft • Smaller sized property • Superior location – situated fronting the A573 High Street 	£80,000 per annum	£7.65 psf

- Taking into account the above comparable evidence, we consider that the property would achieve a rental of £6.00 per sq.ft in the open market.
- Our opinion of the aggregate commercial Market Rent therefore totals approximately **£201,000 per annum**,

Existing Use Value

- When considering our opinion of Existing Use Value we have taken into consideration the potential interest from owner occupiers as well as local property companies who may look to purchase the property and either let to a single tenant on an FRI lease or carry out minor works to the property to split into separate units and create a multi-let trading/light industrial estate.
- We have therefore had regard to the below comparable evidence within the north-west region of these type of transactions:

Address	Description	Date	Sale Price (Psf)
Castle Street, Tyldesley, Manchester, M29 8EW	<ul style="list-style-type: none"> • Former Aldi foodstore extending to 12,733 sq.ft on a site of approximately 1 acre. • Suitable for a number of uses including Trade Counter and Warehouse. • Similar build quality and specification as the subject property • Superior location – fronting the A577. 	Currently Under Offer	£950,000 (£74.61 psf)

Address	Description	Date	Sale Price (Psf)
	<ul style="list-style-type: none"> • Smaller sized property and size of land. 		
73/87, Lower Hillgate, Stockport	<ul style="list-style-type: none"> • Standalone unit extending to an overall area of 14,381 sq.ft on a site of 0.62 acres • Similar secondary location as the subject property • Similar specification of accommodation as the subject property 	Under/Offer	£675,000 (£46.94 psf)
Units A-B Whitworth Road, Rochdale, OL12 0TY	<ul style="list-style-type: none"> • Unit extending to 46,416 sq.ft sold in March 2021. • Let at the time of sale to Dunelm at a passing rent of £314,000 for a term certain of circa 3 years giving a net initial yield of 10.35% • Superior location to the subject property 	March 2021	£2,850,000 (£61.40 psf)
Former Homebase Unit, Manchester Road, Bolton, BL2 1HE	<ul style="list-style-type: none"> • Unit extending to 40,323 sq.ft sold in August 2020. • Similar size and specification as the subject property • Superior location on the B6536 • Suitable for a number of uses including retail and warehouse/storage. 	August 2020	£1,700,000 (£42.16 psf)

- When forming our opinion of Existing Use Value we have adopted the investment approach whilst also having regard to the underlying capital value per sq.ft.
- We have applied a letting void of 12 months to the unit with a rent free incentive equivalent to 6 months and have also applied holding costs & letting fees in line with market convention.
- We have capitalised our opinion of Market Rent at a yield of 11.50% and allowed for purchaser's costs.
- Our calculation of the Existing Use Value of the commercial element is therefore approximately **£1,300,000** which equates to an overall capital value of approximately £38.81 per sq ft GIA.
- In the event of the DIY use only planning restriction remaining in place on the Property, we would not envisage any impact on our opinion of Market Rent and Market Value.

APPENDIX 6: APPRAISAL SUMMARIES AND CASHFLOWS

Former B&Q 10% AH
Appeal scheme

Development Appraisal
Cushman & Wakefield
12 December 2021

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate	ft²	Unit Price	Gross Sales
Market sales pre and during construction	78	53,856	380.00	262,375	20,465,280	
Post PC market sales	26	17,952	380.00	262,375	6,821,760	
Affordable commencement construction	3	2,071	228.00	157,396	472,188	
Affordable during construction	6	4,143	228.00	157,434	944,604	
Affordable PC	3	2,071	228.00	157,396	472,188	
Market sales pre and during construction	146	93,062	380.00	242,216	35,363,560	
Market sales post PC	48	30,596	380.00	242,218	11,626,480	
Affordable commencement of construction	6	3,824	228.00	145,312	871,872	
Affordable during construction	11	7,012	228.00	145,340	1,598,736	
Affordable on PC	5	3,187	228.00	145,327	726,636	
Car parking pre and during construction	74	0	0.00	20,000	1,480,000	
Car parking pc	<u>24</u>	<u>0</u>	0.00	20,000	<u>480,000</u>	
Totals	430	217,774			81,323,304	

Rental Area Summary

	Units	ft²	Rent Rate	ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail unit	1	1,647	15.00	24,705	24,705	24,705	24,705
Cafe	<u>1</u>	<u>1,938</u>	15.00	29,070	<u>29,070</u>	<u>29,070</u>	<u>29,070</u>
Totals	2	3,585				53,775	53,775

Investment Valuation

Retail unit						
Market Rent	24,705	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419	
Cafe						
Market Rent	29,070	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	360,558	
					666,977	

GROSS DEVELOPMENT VALUE**81,990,281**

Purchaser's Costs	(34,854)
Effective Purchaser's Costs Rate	5.23%
	(34,854)

NET DEVELOPMENT VALUE**81,955,426****NET REALISATION****81,955,426****OUTLAY****ACQUISITION COSTS**

Residualised Price	746,311				
					746,311
Stamp Duty				24,815	
Agent Fee	1.20%			8,956	
Legal Fee	0.60%			4,478	
					38,249

CONSTRUCTION COSTS

Contingency	5.00%	2,770,700			
Spatial green infrastructure		126,419			
Spatial green infrastructure		126,418			
Sports facility		60,550			
Sports facility		60,550			
Highways		30,000			
CIL		4,513			
					3,179,150

Other Construction

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 10% AH****Appeal scheme**

Construction costs phase 1		17,395,000	
Construction costs phase 2		38,019,000	
			55,414,000

PROFESSIONAL FEES

Professional fees	8.00%	4,433,120	
			4,433,120

MARKETING & LETTING

Letting Agent Fee	10.00%	5,378	
Letting Legal Fee	5.00%	2,689	
			8,066

DISPOSAL FEES

Sales Agent and Marketing Fee	2.50%	1,856,927	
Sales Agent Fee	1.00%	6,321	
Sales Legal Fee	332 un 650.00 /un	215,800	
Sales Legal Fee	0.50%	3,161	
			2,082,209

FINANCE

Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal)			
Total Finance Cost			2,411,139

TOTAL COSTS**68,312,244****PROFIT****13,643,183****Performance Measures**

Profit on Cost%	19.97%
Profit on GDV%	16.64%
Profit on NDV%	16.65%
Development Yield% (on Rent)	0.08%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	30.24%
Rent Cover	253 yrs 9 mths
Profit Erosion (finance rate 6.000)	3 yrs 1 mth

Former B&Q 10% AH
Appeal scheme

Development Appraisal
Cushman & Wakefield
13 December 2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 1

Monthly B/F	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022
	0	0	0	0	0	0	0	0	0	(784,560)	(784,560)
Land Purchase											
Residualised Price	0	0	0	0	0	0	0	0	(746,311)	0	0
Stamp Duty	0	0	0	0	0	0	0	0	(24,815)	0	0
Agent Fee	0	0	0	0	0	0	0	0	(8,956)	0	0
Legal Fee	0	0	0	0	0	0	0	0	(4,478)	0	0
	0	0	0	0	0	0	0	0	(784,560)	0	0
Construction Costs											
Contingency	0	0	0	0	0	0	0	0	0	0	0
Statutory/LA	0	0	0	0	0	0	0	0	0	0	0
Other Construction	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Professional Fees											
Architect	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Other Cost											
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Marketing/Letting											
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Capitalisation											
Unit Sales	0	0	0	0	0	0	0	0	0	0	0
Capitalised Rent	0	0	0	0	0	0	0	0	0	0	0
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow Before Finance	0	0	0	0	0	0	0	0	0	(784,560)	0
Debit Rate 6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
Credit Rate 0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Finance Costs (All Sets)	0	0	0	0	0	0	0	0	0	(3,923)	(3,923)
Net Cash Flow After Finance	0	0	0	0	0	0	0	0	0	(784,560)	(3,923)

Project: Former B&Q 10% AH
ARGUS Developer Version: 8.00.000

Report Date: 13/12/2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 1**

	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022
Monthly B/F	0	0	0	0	0	0	0	0	0	(784,560)	(784,560)
Cumulative Net Cash Flow Monthly	0	0	0	0	0	0	0	0	(784,560)	(788,482)	(792,405)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 2

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(784,560)	(796,328)	(796,328)	(796,328)	(672,104)	(1,028,475)	(1,585,807)	(2,336,546)	(3,225,966)	(4,246,516)	(5,423,253)	(6,636,228)	(7,910,499)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	(7,936)	(17,858)	(26,751)	(34,613)	(41,445)	(47,247)	(52,019)	(55,761)	(58,474)	(60,156)
0	0	0	(206,482)	0	0	0	0	0	0	0	0	0
0	0	0	(158,729)	(357,170)	(535,011)	(692,252)	(828,895)	(944,938)	(1,040,381)	(1,115,225)	(1,169,470)	(1,203,116)
0	0	0	(373,148)	(375,028)	(561,761)	(726,865)	(870,339)	(992,184)	(1,092,400)	(1,170,987)	(1,227,944)	(1,263,272)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	519,418	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	133,572	(356,372)	(557,332)	(735,015)	(889,421)	(1,020,549)	(1,128,401)	(1,212,975)	(1,274,271)	(1,312,291)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(3,923)	(3,982)	(3,982)	(1,385)	(3,124)	(4,906)	(7,693)	(11,447)	(15,894)	(20,996)	(26,880)	(32,945)	(39,316)
(3,923)	(3,982)	(3,982)	132,187	(359,496)	(562,238)	(742,708)	(900,867)	(1,036,443)	(1,149,397)	(1,239,855)	(1,307,216)	(1,351,607)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 2**

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(784,560)	(796,328)	(796,328)	(796,328)	(672,104)	(1,028,475)	(1,585,807)	(2,336,546)	(3,225,966)	(4,246,516)	(5,423,253)	(6,636,228)	(7,910,499)
(796,328)	(800,310)	(804,291)	(672,104)	(1,031,600)	(1,593,838)	(2,336,546)	(3,237,413)	(4,273,856)	(5,423,253)	(6,663,108)	(7,970,324)	(9,321,931)

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

Former B&Q 10% AH
Appeal scheme

Grouped Cash Flow (Merged Phases)

Page A 3

025:Nov 2023	026:Dec 2023	027:Jan 2024	028:Feb 2024	029:Mar 2024	030:Apr 2024	031:May 2024	032:Jun 2024	033:Jul 2024	034:Aug 2024	035:Sep 2024	036:Oct 2024	037:Nov 2024
(9,321,931)	(10,648,964)	(11,967,463)	(13,413,132)	(14,644,728)	(15,797,958)	(17,068,114)	(17,994,779)	(18,773,244)	(19,648,707)	(19,790,724)	2,933,970	4,437,293
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(60,808)	(60,430)	(59,023)	(56,585)	(53,118)	(48,620)	(43,093)	(36,535)	(28,948)	(20,330)	(13,806)	(30,425)	(45,565)
0	0	0	0	0	0	0	0	0	(201,968)	0	0	0
(1,216,162)	(1,208,609)	(1,180,457)	(1,131,705)	(1,062,354)	(972,403)	(861,854)	(730,704)	(578,956)	(406,608)	(276,114)	(608,507)	(911,296)
(1,276,970)	(1,269,040)	(1,239,480)	(1,188,290)	(1,115,472)	(1,021,024)	(904,946)	(767,240)	(607,904)	(628,907)	(289,920)	(638,932)	(956,861)
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)
0	0	0	0	0	0	0	0	0	0	(568,480)	(56,848)	(56,848)
0	0	0	0	0	0	0	0	0	0	(75,400)	0	0
0	0	0	0	0	0	0	0	0	0	(643,880)	(56,848)	(56,848)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	519,418	23,680,582	2,343,430	2,343,430
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,327,033)	(1,318,498)	(1,286,686)	(1,231,596)	(1,153,230)	(1,051,586)	(926,664)	(778,466)	(606,990)	(142,017)	22,724,693	1,598,970	1,256,818
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(46,374)	(53,009)	(59,601)	(66,830)	(72,987)	(78,754)	(85,104)	(89,738)	(93,630)	(95,646)	0	0	0
(1,373,407)	(1,371,507)	(1,346,287)	(1,298,426)	(1,226,217)	(1,130,339)	(1,011,769)	(868,204)	(700,620)	(237,663)	22,724,693	1,598,970	1,256,818

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 3**

025:Nov 2023	026:Dec 2023	027:Jan 2024	028:Feb 2024	029:Mar 2024	030:Apr 2024	031:May 2024	032:Jun 2024	033:Jul 2024	034:Aug 2024	035:Sep 2024	036:Oct 2024	037:Nov 2024
(9,321,931)	(10,648,964)	(11,967,463)	(13,413,132)	(14,644,728)	(15,797,958)	(17,068,114)	(17,994,779)	(18,773,244)	(19,648,707)	(19,790,724)	2,933,970	4,437,293
(10,695,338)	(12,066,845)	(13,413,132)	(14,711,558)	(15,937,775)	(17,068,114)	(18,079,883)	(18,948,087)	(19,648,707)	(19,886,370)	2,838,323	4,437,293	5,694,111

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

Former B&Q 10% AH
Appeal scheme

Grouped Cash Flow (Merged Phases)

Page A 4

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
5,694,111	4,425,155	2,880,951	1,094,948	(899,401)	(3,072,795)	(5,383,483)	(7,802,164)	(10,375,635)	(12,909,946)	(15,451,895)	(18,160,675)	(20,617,546)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(59,224)	(71,403)	(82,102)	(91,321)	(99,060)	(105,319)	(110,097)	(113,395)	(115,213)	(115,551)	(114,409)	(111,787)	(107,684)
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,184,483)	(1,428,066)	(1,642,047)	(1,826,424)	(1,981,199)	(2,106,370)	(2,201,939)	(2,267,904)	(2,304,267)	(2,311,026)	(2,288,182)	(2,235,736)	(2,153,686)
(1,243,707)	(1,499,470)	(1,724,149)	(1,917,746)	(2,080,259)	(2,211,689)	(2,312,036)	(2,381,299)	(2,419,480)	(2,426,577)	(2,402,591)	(2,347,522)	(2,261,370)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510	69,510
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,268,955)	(1,544,205)	(1,786,003)	(1,994,349)	(2,169,244)	(2,310,688)	(2,418,681)	(2,493,221)	(2,534,311)	(2,541,949)	(2,516,136)	(2,456,871)	(2,364,155)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
0	0	0	0	(4,149)	(15,016)	(26,570)	(38,663)	(51,531)	(64,202)	(76,912)	(90,456)	(102,740)
(1,268,955)	(1,544,205)	(1,786,003)	(1,994,349)	(2,173,394)	(2,325,705)	(2,445,250)	(2,531,885)	(2,585,842)	(2,606,151)	(2,593,048)	(2,547,327)	(2,466,895)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 4**

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
5,694,111	4,425,155	2,880,951	1,094,948	(899,401)	(3,072,795)	(5,383,483)	(7,802,164)	(10,375,635)	(12,909,946)	(15,451,895)	(18,160,675)	(20,617,546)
4,425,155	2,880,951	1,094,948	(899,401)	(3,072,795)	(5,398,500)	(7,843,750)	(10,375,635)	(12,961,477)	(15,567,628)	(18,160,675)	(20,708,002)	(23,174,897)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 5

051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(22,981,701)	(25,527,445)	(27,605,813)	(29,491,111)	(31,561,966)	(32,960,768)	(34,066,146)	(34,606,281)	3,796,668	5,765,971	7,735,274	9,704,577	11,673,880
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(102,102)	(95,039)	(86,496)	(76,473)	(64,970)	(51,986)	(37,523)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(2,042,033)	(1,900,777)	(1,729,919)	(1,529,457)	(1,299,392)	(1,039,724)	(750,453)	0	0	0	0	0	0
(2,144,135)	(1,995,816)	(1,816,414)	(1,605,930)	(1,364,361)	(1,091,710)	(787,976)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
0	0	0	0	0	0	0	(938,854)	(48,444)	(48,444)	(48,444)	(48,444)	(48,444)
0	0	0	0	0	0	0	(143,561)	0	0	0	0	0
0	0	0	0	0	0	0	(1,082,415)	(48,444)	(48,444)	(48,444)	(48,444)	(48,444)
0	0	0	0	0	0	0	(5,378)	0	0	0	0	0
0	0	0	0	0	0	0	(2,689)	0	0	0	0	0
0	0	0	0	0	0	0	(8,066)	0	0	0	0	0
69,510	69,510	69,510	69,510	69,510	69,510	796,146	38,861,307	2,017,747	2,017,747	2,017,747	2,017,747	2,017,747
0	0	0	0	0	0	0	666,977	0	0	0	0	0
0	0	0	0	0	0	0	(34,854)	0	0	0	0	0
(2,237,987)	(2,078,368)	(1,885,298)	(1,658,776)	(1,398,803)	(1,105,378)	(51,866)	38,402,948	1,969,303	1,969,303	1,969,303	1,969,303	1,969,303
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(114,561)	(127,290)	(137,682)	(147,108)	(157,462)	(164,456)	(166,350)	0	0	0	0	0	0
(2,352,548)	(2,205,658)	(2,022,979)	(1,805,884)	(1,556,265)	(1,269,834)	(218,216)	38,402,948	1,969,303	1,969,303	1,969,303	1,969,303	1,969,303

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 10% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 5**

051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(22,981,701)	(25,527,445)	(27,605,813)	(29,491,111)	(31,561,966)	(32,960,768)	(34,066,146)	(34,606,281)	3,796,668	5,765,971	7,735,274	9,704,577	11,673,880
(25,527,445)	(27,733,103)	(29,756,082)	(31,561,966)	(33,118,231)	(34,388,065)	(34,606,281)	3,796,668	5,765,971	7,735,274	9,704,577	11,673,880	13,643,183

Former B&Q 5% AH (1)
Appeal scheme

Development Appraisal
Cushman & Wakefield
12 December 2021

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate	ft²	Unit Price	Gross Sales
Market sales pre and during construction	82	56,618	380.00	262,376	21,514,840	
Post PC market sales	28	19,333	380.00	262,376	7,346,540	
Affordable commencement construction	2	1,381	228.00	157,396	314,792	
Affordable construction	3	2,071	228.00	157,396	472,188	
Affordable PC	1	690	228.00	157,396	157,396	
Market sales pre and during construction	154	98,162	380.00	242,218	37,301,560	
Market sales post PC	51	32,508	380.00	242,216	12,353,040	
Affordable commencement of construction	3	1,913	228.00	145,350	436,050	
Affordable during construction	5	3,187	228.00	145,340	726,698	
Affordable on PC	3	1,912	228.00	145,327	435,982	
Car parking pre and during construction	74	0	0.00	20,000	1,480,000	
Car parking pc	<u>24</u>	<u>0</u>	0.00	20,000	<u>480,000</u>	
Totals	430	217,775			83,019,086	

Rental Area Summary

	Units	ft²	Rent Rate	ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail unit	1	1,647	15.00	24,705	24,705	24,705	24,705
Cafe	<u>1</u>	<u>1,938</u>	15.00	29,070	<u>29,070</u>	<u>29,070</u>	<u>29,070</u>
Totals	2	3,585				53,775	53,775

Investment Valuation

Retail unit						
Market Rent	24,705	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419	
Cafe						
Market Rent	29,070	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	360,558	
					666,977	

GROSS DEVELOPMENT VALUE**83,686,063**

Purchaser's Costs	(34,854)
Effective Purchaser's Costs Rate	5.23%
	(34,854)

NET DEVELOPMENT VALUE**83,651,208****NET REALISATION****83,651,208****OUTLAY****ACQUISITION COSTS**

Residualised Price	1,450,883	
		1,450,883
Stamp Duty	60,044	
Agent Fee	1.20%	17,411
Legal Fee	0.60%	8,705
		86,160

CONSTRUCTION COSTS

Contingency	5.00%	2,770,700
Spatial green infrastructure		126,419
Spatial green infrastructure		126,418
Sports facility		60,550
Sports facility		60,550
Highways		30,000
CIL		4,513
		3,179,150

Other Construction

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)****Appeal scheme**

Construction		17,395,000	
Construction		38,019,000	
			55,414,000

PROFESSIONAL FEES

Professional fees	8.00%	4,433,120	
			4,433,120

MARKETING & LETTING

Letting Agent Fee	10.00%	5,378	
Letting Legal Fee	5.00%	2,689	
			8,066

DISPOSAL FEES

Sales Agent and Marketing Fee	2.50%	1,962,900	
Sales Agent Fee	1.00%	6,321	
Sales Legal Fee	332 un 650.00 /un	215,800	
Sales Legal Fee	0.50%	3,161	
			2,188,181

FINANCE

Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal)			
Total Finance Cost			2,665,017

TOTAL COSTS**69,424,577****PROFIT****14,226,631****Performance Measures**

Profit on Cost%	20.49%
Profit on GDV%	17.00%
Profit on NDV%	17.01%
Development Yield% (on Rent)	0.08%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	28.57%
Rent Cover	264 yrs 7 mths
Profit Erosion (finance rate 6.000)	3 yrs 2 mths

Former B&Q 5% AH (1)
Appeal scheme

Development Appraisal
Cushman & Wakefield
13 December 2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 1

Monthly B/F	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022	
	0	0	0	0	0	0	0	0	0	(1,537,043)	(1,537,043)	
Land Purchase												
Residualised Price	0	0	0	0	0	0	0	0	(1,450,883)	0	0	
Stamp Duty	0	0	0	0	0	0	0	0	(60,044)	0	0	
Agent Fee	0	0	0	0	0	0	0	0	(17,411)	0	0	
Legal Fee	0	0	0	0	0	0	0	0	(8,705)	0	0	
	0	0	0	0	0	0	0	0	(1,537,043)	0	0	
Construction Costs												
Contingency	0	0	0	0	0	0	0	0	0	0	0	
Statutory/LA	0	0	0	0	0	0	0	0	0	0	0	
Other Construction	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Professional Fees												
Architect	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Other Cost												
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0	
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Marketing/Letting												
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0	
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Capitalisation												
Unit Sales	0	0	0	0	0	0	0	0	0	0	0	
Capitalised Rent	0	0	0	0	0	0	0	0	0	0	0	
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0	
Net Cash Flow Before Finance	0	0	0	0	0	0	0	0	0	(1,537,043)	0	0
Debit Rate 6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
Credit Rate 0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Finance Costs (All Sets)	0	0	0	0	0	0	0	0	0	(7,685)	(7,685)	
Net Cash Flow After Finance	0	0	0	0	0	0	0	0	0	(1,537,043)	(7,685)	(7,685)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 1**

	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022
Monthly B/F	0	0	0	0	0	0	0	0	0	(1,537,043)	(1,537,043)
Cumulative Net Cash Flow Monthly	0	0	0	0	0	0	0	0	(1,537,043)	(1,544,728)	(1,552,413)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 2

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(1,537,043)	(1,560,098)	(1,560,098)	(1,560,098)	(1,629,253)	(2,009,245)	(2,590,198)	(3,379,623)	(4,292,664)	(5,336,834)	(6,553,547)	(7,790,143)	(9,088,035)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	(7,936)	(17,858)	(26,751)	(34,613)	(41,445)	(47,247)	(52,019)	(55,761)	(58,474)	(60,156)
0	0	0	(206,482)	0	0	0	0	0	0	0	0	0
0	0	0	(158,729)	(357,170)	(535,011)	(692,252)	(828,895)	(944,938)	(1,040,381)	(1,115,225)	(1,169,470)	(1,203,116)
0	0	0	(373,148)	(375,028)	(561,761)	(726,865)	(870,339)	(992,184)	(1,092,400)	(1,170,987)	(1,227,944)	(1,263,272)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	338,401	23,609	23,609	23,609	23,609	23,609	23,609	23,609	23,609	23,609
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	(47,445)	(379,992)	(580,953)	(758,636)	(913,042)	(1,044,170)	(1,152,021)	(1,236,595)	(1,297,892)	(1,335,912)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(7,685)	(7,800)	(7,800)	(6,108)	(8,028)	(9,928)	(12,833)	(16,780)	(21,345)	(26,566)	(32,650)	(38,833)	(45,322)
(7,685)	(7,800)	(7,800)	(53,553)	(388,021)	(590,881)	(771,469)	(929,822)	(1,065,515)	(1,178,588)	(1,269,245)	(1,336,725)	(1,381,234)

Project: Former B&Q 5% AH (1)
ARGUS Developer Version: 8.00.000

Report Date: 13/12/2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 2**

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(1,537,043)	(1,560,098)	(1,560,098)	(1,560,098)	(1,629,253)	(2,009,245)	(2,590,198)	(3,379,623)	(4,292,664)	(5,336,834)	(6,553,547)	(7,790,143)	(9,088,035)
(1,560,098)	(1,567,899)	(1,575,699)	(1,629,253)	(2,017,273)	(2,608,154)	(3,379,623)	(4,309,444)	(5,374,960)	(6,553,547)	(7,822,792)	(9,159,517)	(10,540,751)

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

**Former B&Q 5% AH (1)
Appeal scheme**

Grouped Cash Flow (Merged Phases)

025:Nov 2023 026:Dec 2023 027:Jan 2024 028:Feb 2024 029:Mar 2024 030:Apr 2024 031:May 2024 032:Jun 2024 033:Jul 2024 034:Aug 2024 035:Sep 2024 036:Oct 2024 037:Nov 2024
 (10,540,751) (11,891,405) (13,233,524) (14,721,805) (15,977,022) (17,153,873) (18,467,988) (19,418,274) (20,220,360) (21,141,150) (21,621,580) 1,823,252 3,450,059

0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
(60,808)	(60,430)	(59,023)	(56,585)	(53,118)	(48,620)	(43,093)	(36,535)	(28,948)	(20,330)	(13,806)	(30,425)	(45,565)	
0	0	0	0	0	0	0	0	0	(201,968)	0	0	0	
(1,216,162)	(1,208,609)	(1,180,457)	(1,131,705)	(1,062,354)	(972,403)	(861,854)	(730,704)	(578,956)	(406,608)	(276,114)	(608,507)	(911,296)	
(1,276,970)	(1,269,040)	(1,239,480)	(1,188,290)	(1,115,472)	(1,021,024)	(904,946)	(767,240)	(607,904)	(628,907)	(289,920)	(638,932)	(956,861)	
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)	
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)	
0	0	0	0	0	0	0	0	0	0	(599,092)	(61,221)	(61,221)	
0	0	0	0	0	0	0	0	0	0	(75,400)	0	0	
0	0	0	0	0	0	0	0	0	0	(674,492)	(61,221)	(61,221)	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
23,609	23,609	23,609	23,609	23,609	23,609	23,609	23,609	23,609	181,005	24,431,332	2,480,442	2,480,442	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
(1,350,654)	(1,342,119)	(1,310,307)	(1,255,217)	(1,176,850)	(1,075,206)	(950,285)	(802,087)	(630,611)	(480,430)	23,444,831	1,731,609	1,389,456	
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	
(52,586)	(59,339)	(66,050)	(73,491)	(79,767)	(85,651)	(92,222)	(96,973)	(100,984)	(104,801)	0	0	0	
(1,403,240)	(1,401,458)	(1,376,356)	(1,328,708)	(1,256,618)	(1,160,858)	(1,042,507)	(899,060)	(731,595)	(585,231)	23,444,831	1,731,609	1,389,456	

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 3**

025:Nov 2023	026:Dec 2023	027:Jan 2024	028:Feb 2024	029:Mar 2024	030:Apr 2024	031:May 2024	032:Jun 2024	033:Jul 2024	034:Aug 2024	035:Sep 2024	036:Oct 2024	037:Nov 2024
(10,540,751)	(11,891,405)	(13,233,524)	(14,721,805)	(15,977,022)	(17,153,873)	(18,467,988)	(19,418,274)	(20,220,360)	(21,141,150)	(21,621,580)	1,823,252	3,450,059
(11,943,991)	(13,345,449)	(14,721,805)	(16,050,513)	(17,307,131)	(18,467,988)	(19,510,495)	(20,409,555)	(21,141,150)	(21,726,380)	1,718,451	3,450,059	4,839,516

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

**Former B&Q 5% AH (1)
Appeal scheme**

Grouped Cash Flow (Merged Phases)

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
4,839,516	3,532,646	1,950,526	126,609	(1,905,655)	(4,122,184)	(6,470,787)	(8,927,383)	(11,555,647)	(14,127,872)	(16,707,736)	(19,473,269)	(21,968,054)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(59,224)	(71,403)	(82,102)	(91,321)	(99,060)	(105,319)	(110,097)	(113,395)	(115,213)	(115,551)	(114,409)	(111,787)	(107,684)
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,184,483)	(1,428,066)	(1,642,047)	(1,826,424)	(1,981,199)	(2,106,370)	(2,201,939)	(2,267,904)	(2,304,267)	(2,311,026)	(2,288,182)	(2,235,736)	(2,153,686)
(1,243,707)	(1,499,470)	(1,724,149)	(1,917,746)	(2,080,259)	(2,211,689)	(2,312,036)	(2,381,299)	(2,419,480)	(2,426,577)	(2,402,591)	(2,347,522)	(2,261,370)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596	31,596
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,306,870)	(1,582,119)	(1,823,917)	(2,032,264)	(2,207,159)	(2,348,603)	(2,456,595)	(2,531,136)	(2,572,226)	(2,579,864)	(2,554,050)	(2,494,786)	(2,402,069)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
0	0	0	0	(9,370)	(20,453)	(32,196)	(44,479)	(57,620)	(70,481)	(83,381)	(97,208)	(109,682)
(1,306,870)	(1,582,119)	(1,823,917)	(2,032,264)	(2,216,529)	(2,369,056)	(2,488,791)	(2,575,615)	(2,629,846)	(2,650,345)	(2,637,431)	(2,591,994)	(2,511,752)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 4**

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
4,839,516	3,532,646	1,950,526	126,609	(1,905,655)	(4,122,184)	(6,470,787)	(8,927,383)	(11,555,647)	(14,127,872)	(16,707,736)	(19,473,269)	(21,968,054)
3,532,646	1,950,526	126,609	(1,905,655)	(4,122,184)	(6,491,240)	(8,980,031)	(11,555,647)	(14,185,492)	(16,835,837)	(19,473,269)	(22,065,262)	(24,577,014)

GROUPED CASH FLOW **CUSHMAN & WAKEFIELD**

**Former B&Q 5% AH (1)
Appeal scheme**

Grouped Cash Flow (Merged Phases)

051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(24,370,123)	(26,974,609)	(29,090,891)	(31,014,104)	(33,145,718)	(34,582,436)	(35,725,728)	(36,620,779)	3,789,786	5,877,155	7,964,524	10,051,893	12,139,262
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(102,102)	(95,039)	(86,496)	(76,473)	(64,970)	(51,986)	(37,523)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(2,042,033)	(1,900,777)	(1,729,919)	(1,529,457)	(1,299,392)	(1,039,724)	(750,453)	0	0	0	0	0	0
(2,144,135)	(1,995,816)	(1,816,414)	(1,605,930)	(1,364,361)	(1,091,710)	(787,976)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
0	0	0	0	0	0	0	(990,331)	(51,471)	(51,471)	(51,471)	(51,471)	(51,471)
0	0	0	0	0	0	0	(143,561)	0	0	0	0	0
0	0	0	0	0	0	0	(1,133,892)	(51,471)	(51,471)	(51,471)	(51,471)	(51,471)
0	0	0	0	0	0	0	(5,378)	0	0	0	0	0
0	0	0	0	0	0	0	(2,689)	0	0	0	0	0
0	0	0	0	0	0	0	(8,066)	0	0	0	0	0
31,596	31,596	31,596	31,596	31,596	31,596	467,577	40,920,400	2,138,840	2,138,840	2,138,840	2,138,840	2,138,840
0	0	0	0	0	0	0	666,977	0	0	0	0	0
0	0	0	0	0	0	0	(34,854)	0	0	0	0	0
(2,275,902)	(2,116,283)	(1,923,212)	(1,696,691)	(1,436,717)	(1,143,293)	(380,435)	40,410,564	2,087,369	2,087,369	2,087,369	2,087,369	2,087,369
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(121,693)	(134,715)	(145,296)	(154,913)	(165,571)	(172,754)	(176,291)	0	0	0	0	0	0
(2,397,594)	(2,250,998)	(2,068,509)	(1,851,603)	(1,602,288)	(1,316,047)	(556,726)	40,410,564	2,087,369	2,087,369	2,087,369	2,087,369	2,087,369

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 5% AH (1)
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 5**

051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(24,370,123)	(26,974,609)	(29,090,891)	(31,014,104)	(33,145,718)	(34,582,436)	(35,725,728)	(36,620,779)	3,789,786	5,877,155	7,964,524	10,051,893	12,139,262
(26,974,609)	(29,225,606)	(31,294,115)	(33,145,718)	(34,748,006)	(36,064,053)	(36,620,779)	3,789,786	5,877,155	7,964,524	10,051,893	12,139,262	14,226,631

Former B&Q 0% AH
Appeal scheme

Development Appraisal
Cushman & Wakefield
12 December 2021

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate	ft ²	Unit Price	Gross Sales
Market sales pre and during construction	87	60,071	380.00		262,379	22,826,980
Post PC market sales	29	20,025	380.00		262,390	7,609,310
Market sales pre and during construction	162	103,261	380.00		242,217	39,239,180
Market sales post PC	54	34,420	380.00		242,215	13,079,600
Car parking pre and during construction	74	0	0.00		20,000	1,480,000
Car parking pc	24	0	0.00		20,000	480,000
Totals	430	217,777				84,715,070

Rental Area Summary

	Units	ft ²	Rent Rate	ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail unit	1	1,647	15.00		24,705	24,705	24,705
Cafe	1	1,938	15.00		29,070	29,070	29,070
Totals	2	3,585				53,775	53,775

Investment Valuation

Retail unit						
Market Rent	24,705	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419	
Cafe						
Market Rent	29,070	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	360,558	
					666,977	

GROSS DEVELOPMENT VALUE**85,382,047**

Purchaser's Costs		(34,854)
Effective Purchaser's Costs Rate	5.23%	(34,854)

NET DEVELOPMENT VALUE**85,347,192****NET REALISATION****85,347,192****OUTLAY****ACQUISITION COSTS**

Residualised Price		867,230			867,230
Stamp Duty		30,861			
Agent Fee	1.20%	10,407			
Legal Fee	0.60%	5,203			
					46,472

CONSTRUCTION COSTS

Contingency	5.00%	2,770,700			
Spatial green infrastructure		126,419			
Spatial green infrastructure		126,418			
Sports facility		60,550			
Sports facility		60,550			
Highways		30,000			
CIL		4,513			
Primary school		369,819			
Primary school		369,820			
Secondary school		721,776			
					4,640,565

Other Construction

Construction		17,395,000			
Construction		38,019,000			
					55,414,000

APPRAISAL SUMMARY**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****PROFESSIONAL FEES**

Professional fees	8.00%	4,433,120	
			4,433,120

MARKETING & LETTING

Letting Agent Fee	10.00%	5,378	
Letting Legal Fee	5.00%	2,689	
			8,066

DISPOSAL FEES

Sales Agent and Marketing Fee	2.50%	2,068,877	
Sales Agent Fee	1.00%	6,321	
Sales Legal Fee	332 un 650.00 /un	215,800	
Sales Legal Fee	0.50%	3,161	
			2,294,159

FINANCE

Debit Rate 6.0000%, Credit Rate 0.0000% (Nominal)			
Total Finance Cost			2,821,258

TOTAL COSTS**70,524,869****PROFIT****14,822,323****Performance Measures**

Profit on Cost%	21.02%
Profit on GDV%	17.36%
Profit on NDV%	17.37%
Development Yield% (on Rent)	0.08%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	28.16%
Rent Cover	275 yrs 8 mths
Profit Erosion (finance rate 6.000)	3 yrs 2 mths

Former B&Q 0% AH
Appeal scheme

Development Appraisal
Cushman & Wakefield
13 December 2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)**

Page A 1

	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022	
Monthly B/F	0	0	0	0	0	0	0	0	0	(913,701)	(913,701)	
Land Purchase												
Residualised Price	0	0	0	0	0	0	0	0	(867,230)	0	0	
Stamp Duty	0	0	0	0	0	0	0	0	(30,861)	0	0	
Agent Fee	0	0	0	0	0	0	0	0	(10,407)	0	0	
Legal Fee	0	0	0	0	0	0	0	0	(5,203)	0	0	
	0	0	0	0	0	0	0	0	(913,701)	0	0	
Construction Costs												
Contingency	0	0	0	0	0	0	0	0	0	0	0	
Statutory/LA	0	0	0	0	0	0	0	0	0	0	0	
Other Construction	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Professional Fees												
Architect	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Other Cost												
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0	
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Marketing/Letting												
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0	
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	
Capitalisation												
Unit Sales	0	0	0	0	0	0	0	0	0	0	0	
Capitalised Rent	0	0	0	0	0	0	0	0	0	0	0	
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0	
Net Cash Flow Before Finance	0	0	0	0	0	0	0	0	0	(913,701)	0	0
Debit Rate 6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
Credit Rate 0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Finance Costs (All Sets)	0	0	0	0	0	0	0	0	0	(4,569)	(4,569)	
Net Cash Flow After Finance	0	0	0	0	0	0	0	0	0	(913,701)	(4,569)	(4,569)

Project: Former B&Q 0% AH
 ARGUS Developer Version: 8.00.000

Report Date: 13/12/2021

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 1**

	001:Nov 2021	002:Dec 2021	003:Jan 2022	004:Feb 2022	005:Mar 2022	006:Apr 2022	007:May 2022	008:Jun 2022	009:Jul 2022	010:Aug 2022	011:Sep 2022	
Monthly B/F	0	0	0	0	0	0	0	0	0	(913,701)	(913,701)	
Cumulative Net Cash Flow Monthly	0	0	0	0	0	0	0	0	0	(913,701)	(918,270)	(922,838)

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

Former B&Q 0% AH
Appeal scheme

Grouped Cash Flow (Merged Phases)

Page A 2

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(913,701)	(927,407)	(927,407)	(927,407)	(2,057,871)	(2,461,473)	(3,066,035)	(3,886,207)	(4,822,858)	(5,890,637)	(7,139,266)	(8,399,471)	(9,720,973)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	(7,936)	(17,858)	(26,751)	(34,613)	(41,445)	(47,247)	(52,019)	(55,761)	(58,474)	(60,156)
0	0	0	(937,189)	0	0	0	0	0	0	0	0	0
0	0	0	(158,729)	(357,170)	(535,011)	(692,252)	(828,895)	(944,938)	(1,040,381)	(1,115,225)	(1,169,470)	(1,203,116)
0	0	0	(1,103,855)	(375,028)	(561,761)	(726,865)	(870,339)	(992,184)	(1,092,400)	(1,170,987)	(1,227,944)	(1,263,272)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	(12,698)	(28,574)	(42,801)	(55,380)	(66,312)	(75,595)	(83,230)	(89,218)	(93,558)	(96,249)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	(1,116,553)	(403,602)	(604,562)	(782,245)	(936,651)	(1,067,779)	(1,175,631)	(1,260,205)	(1,321,502)	(1,359,521)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(4,569)	(4,637)	(4,637)	(4,637)	(10,289)	(12,307)	(15,330)	(19,431)	(24,114)	(29,453)	(35,696)	(41,997)	(48,605)
(4,569)	(4,637)	(4,637)	(1,121,190)	(413,891)	(616,869)	(797,575)	(956,082)	(1,091,894)	(1,205,084)	(1,295,901)	(1,363,499)	(1,408,126)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 2**

012:Oct 2022	013:Nov 2022	014:Dec 2022	015:Jan 2023	016:Feb 2023	017:Mar 2023	018:Apr 2023	019:May 2023	020:Jun 2023	021:Jul 2023	022:Aug 2023	023:Sep 2023	024:Oct 2023
(913,701)	(927,407)	(927,407)	(927,407)	(2,057,871)	(2,461,473)	(3,066,035)	(3,886,207)	(4,822,858)	(5,890,637)	(7,139,266)	(8,399,471)	(9,720,973)
(927,407)	(932,044)	(936,681)	(2,057,871)	(2,471,762)	(3,088,631)	(3,886,207)	(4,842,289)	(5,934,183)	(7,139,266)	(8,435,168)	(9,798,667)	(11,206,793)

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

Former B&Q 0% AH
Appeal scheme

Grouped Cash Flow (Merged Phases)

Page A 3

025:Nov 2023	026:Dec 2023	027:Jan 2024	028:Feb 2024	029:Mar 2024	030:Apr 2024	031:May 2024	032:Jun 2024	033:Jul 2024	034:Aug 2024	035:Sep 2024	036:Oct 2024	037:Nov 2024
(11,206,793)	(12,581,056)	(13,946,784)	(15,469,374)	(16,748,200)	(17,948,660)	(19,298,307)	(20,272,202)	(21,097,898)	(22,055,460)	(23,447,603)	894,319	2,569,455
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(60,808)	(60,430)	(59,023)	(56,585)	(53,118)	(48,620)	(43,093)	(36,535)	(28,948)	(20,330)	(13,806)	(30,425)	(45,565)
0	0	0	0	0	0	0	0	0	(932,676)	0	0	0
(1,216,162)	(1,208,609)	(1,180,457)	(1,131,705)	(1,062,354)	(972,403)	(861,854)	(730,704)	(578,956)	(406,608)	(276,114)	(608,507)	(911,296)
(1,276,970)	(1,269,040)	(1,239,480)	(1,188,290)	(1,115,472)	(1,021,024)	(904,946)	(767,240)	(607,904)	(1,359,615)	(289,920)	(638,932)	(956,861)
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)
(97,293)	(96,689)	(94,437)	(90,536)	(84,988)	(77,792)	(68,948)	(58,456)	(46,316)	(32,529)	(22,089)	(48,681)	(72,904)
0	0	0	0	0	0	0	0	0	0	(634,085)	(63,411)	(63,411)
0	0	0	0	0	0	0	0	0	0	(75,400)	0	0
0	0	0	0	0	0	0	0	0	0	(709,485)	(63,411)	(63,411)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	25,363,417	2,536,437	2,536,437
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,374,263)	(1,365,728)	(1,333,916)	(1,278,827)	(1,200,460)	(1,098,816)	(973,895)	(825,696)	(654,220)	(1,392,143)	24,341,922	1,785,413	1,443,261
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(56,034)	(62,905)	(69,734)	(77,347)	(83,741)	(89,743)	(96,492)	(101,361)	(105,489)	(110,277)	0	0	0
(1,430,297)	(1,428,634)	(1,403,650)	(1,356,173)	(1,284,201)	(1,188,559)	(1,070,386)	(927,057)	(759,710)	(1,502,420)	24,341,922	1,785,413	1,443,261

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 3**

025:Nov 2023	026:Dec 2023	027:Jan 2024	028:Feb 2024	029:Mar 2024	030:Apr 2024	031:May 2024	032:Jun 2024	033:Jul 2024	034:Aug 2024	035:Sep 2024	036:Oct 2024	037:Nov 2024
(11,206,793)	(12,581,056)	(13,946,784)	(15,469,374)	(16,748,200)	(17,948,660)	(19,298,307)	(20,272,202)	(21,097,898)	(22,055,460)	(23,447,603)	894,319	2,569,455
(12,637,090)	(14,065,724)	(15,469,374)	(16,825,547)	(18,109,748)	(19,298,307)	(20,368,693)	(21,295,750)	(22,055,460)	(23,557,880)	784,042	2,569,455	4,012,716

GROUPED CASH FLOW

CUSHMAN & WAKEFIELD

Former B&Q 0% AH
Appeal scheme

Grouped Cash Flow (Merged Phases)

Page A 4

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
4,012,716	2,674,251	1,060,536	(794,977)	(2,858,837)	(5,115,860)	(7,496,059)	(9,984,250)	(12,659,962)	(15,263,783)	(17,875,243)	(20,689,884)	(23,216,265)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(59,224)	(71,403)	(82,102)	(91,321)	(99,060)	(105,319)	(110,097)	(113,395)	(115,213)	(115,551)	(114,409)	(111,787)	(107,684)
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,184,483)	(1,428,066)	(1,642,047)	(1,826,424)	(1,981,199)	(2,106,370)	(2,201,939)	(2,267,904)	(2,304,267)	(2,311,026)	(2,288,182)	(2,235,736)	(2,153,686)
(1,243,707)	(1,499,470)	(1,724,149)	(1,917,746)	(2,080,259)	(2,211,689)	(2,312,036)	(2,381,299)	(2,419,480)	(2,426,577)	(2,402,591)	(2,347,522)	(2,261,370)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
(94,759)	(114,245)	(131,364)	(146,114)	(158,496)	(168,510)	(176,155)	(181,432)	(184,341)	(184,882)	(183,055)	(178,859)	(172,295)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,338,466)	(1,613,715)	(1,855,513)	(2,063,860)	(2,238,755)	(2,380,198)	(2,488,191)	(2,562,732)	(2,603,821)	(2,611,459)	(2,585,646)	(2,526,381)	(2,433,665)
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
0	0	0	(3,975)	(14,294)	(25,579)	(37,480)	(49,921)	(63,300)	(76,319)	(89,376)	(103,449)	(116,081)
(1,338,466)	(1,613,715)	(1,855,513)	(2,067,834)	(2,253,049)	(2,405,778)	(2,525,671)	(2,612,653)	(2,667,121)	(2,687,778)	(2,675,022)	(2,629,831)	(2,549,746)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 4**

038:Dec 2024	039:Jan 2025	040:Feb 2025	041:Mar 2025	042:Apr 2025	043:May 2025	044:Jun 2025	045:Jul 2025	046:Aug 2025	047:Sep 2025	048:Oct 2025	049:Nov 2025	050:Dec 2025
4,012,716	2,674,251	1,060,536	(794,977)	(2,858,837)	(5,115,860)	(7,496,059)	(9,984,250)	(12,659,962)	(15,263,783)	(17,875,243)	(20,689,884)	(23,216,265)
2,674,251	1,060,536	(794,977)	(2,862,812)	(5,115,860)	(7,521,638)	(10,047,309)	(12,659,962)	(15,327,083)	(18,014,861)	(20,689,884)	(23,319,714)	(25,869,460)

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)**

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051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(25,649,930)	(28,305,207)	(30,453,086)	(32,407,894)	(34,592,011)	(36,060,324)	(37,235,212)	(38,622,661)	3,795,148	6,000,583	8,206,018	10,411,453	12,616,888
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(102,102)	(95,039)	(86,496)	(76,473)	(64,970)	(51,986)	(37,523)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(2,042,033)	(1,900,777)	(1,729,919)	(1,529,457)	(1,299,392)	(1,039,724)	(750,453)	0	0	0	0	0	0
(2,144,135)	(1,995,816)	(1,816,414)	(1,605,930)	(1,364,361)	(1,091,710)	(787,976)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
(163,363)	(152,062)	(138,393)	(122,357)	(103,951)	(83,178)	(60,036)	0	0	0	0	0	0
0	0	0	0	0	0	0	(1,041,799)	(54,498)	(54,498)	(54,498)	(54,498)	(54,498)
0	0	0	0	0	0	0	(143,561)	0	0	0	0	0
0	0	0	0	0	0	0	(1,185,360)	(54,498)	(54,498)	(54,498)	(54,498)	(54,498)
0	0	0	0	0	0	0	(5,378)	0	0	0	0	0
0	0	0	0	0	0	0	(2,689)	0	0	0	0	0
0	0	0	0	0	0	0	(8,066)	0	0	0	0	0
0	0	0	0	0	0	0	42,979,113	2,259,933	2,259,933	2,259,933	2,259,933	2,259,933
0	0	0	0	0	0	0	666,977	0	0	0	0	0
0	0	0	0	0	0	0	(34,854)	0	0	0	0	0
(2,307,497)	(2,147,878)	(1,954,808)	(1,728,286)	(1,468,313)	(1,174,888)	(848,012)	42,417,810	2,205,435	2,205,435	2,205,435	2,205,435	2,205,435
6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%	6.0000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(128,250)	(141,526)	(152,265)	(162,039)	(172,960)	(180,302)	(186,176)	0	0	0	0	0	0
(2,435,747)	(2,289,404)	(2,107,073)	(1,890,326)	(1,641,273)	(1,355,190)	(1,034,188)	42,417,810	2,205,435	2,205,435	2,205,435	2,205,435	2,205,435

GROUPED CASH FLOW**CUSHMAN & WAKEFIELD****Former B&Q 0% AH
Appeal scheme****Grouped Cash Flow (Merged Phases)****Page B 5**

051:Jan 2026	052:Feb 2026	053:Mar 2026	054:Apr 2026	055:May 2026	056:Jun 2026	057:Jul 2026	058:Aug 2026	059:Sep 2026	060:Oct 2026	061:Nov 2026	062:Dec 2026	063:Jan 2027
(25,649,930)	(28,305,207)	(30,453,086)	(32,407,894)	(34,592,011)	(36,060,324)	(37,235,212)	(38,622,661)	3,795,148	6,000,583	8,206,018	10,411,453	12,616,888
(28,305,207)	(30,594,612)	(32,701,685)	(34,592,011)	(36,233,284)	(37,588,473)	(38,622,661)	3,795,148	6,000,583	8,206,018	10,411,453	12,616,888	14,822,323

APPENDIX 7: TERMS OF ENGAGEMENT

Cushman & Wakefield Terms of Business (UK)

1. Client Engagement

- 1.1 The Client appoints C&W to provide services on these Terms of Business and the terms set out in the Engagement Letter. Each Engagement Letter forms a discrete contract incorporating the latest version of these Terms of Business that have been provided to the Client (together an/the "**Engagement**").
- 1.2 The entire scope of the services to be provided as part of an Engagement ("**Services**") is set out in the Engagement Letter. Nothing shall bind C&W to perform any role or function other than as is documented in the Engagement Letter.
- 1.3 The Client shall provide all necessary co-operation to enable each member of the C&W Group to discharge its obligations in respect of all Applicable Laws, particularly those pertaining to 'know your client', anti-money laundering and the prevention of other financial crimes, and data protection. Each of the Client and C&W agrees that it shall comply with all Applicable Laws in performing its obligations in relation to the Engagement.
- 1.4 C&W may sometimes require input from third parties to perform all or part of the Services. Where C&W intends to subcontract to a third party, C&W will seek the Client's prior consent, with such consent not to be unreasonably withheld, delayed or conditioned. The Client hereby consents to the use of other members of the C&W Group and C&W Affiliates to provide all or part of the Services, and no further notification need be given in relation to such use. C&W shall not be responsible for supervising or monitoring the performance of any third parties nor liable for their acts or omissions. Where C&W subcontracts, it shall be responsible for the actions or omissions of any subcontractor in its performance of any of the Services, except where C&W have appointed such party as agent on behalf of the Client.

2. Definitions and Interpretation

- 2.1 In an Engagement the following terms shall have the following meanings:

"**Applicable Law**" means all applicable laws, regulations, regulatory requirements and codes of practice of any relevant jurisdiction, as amended and in force from time to time;

"**C&W**" means the member of the C&W Group that is a party to the Engagement Letter;

"**C&W Affiliate**" means a third party licenced by a member of the C&W Group to trade using the Cushman & Wakefield brand;

"**C&W Group**" means DTZ Worldwide Limited (company number 9073572) and any of its subsidiaries (within the meaning of section 1159 of the Companies Act 2006);

"**C&W Materials**" means all those materials owned by C&W and its licensors, and all Intellectual Property Rights owned by C&W and its licensors, whether before or after the date of the Engagement, but excluding the Service Materials;

"**Claiming Party**" shall have the meaning given to it in Clause 17.1;

"**Client**" means the addressee(s) of the Engagement Letter and excludes any third party who pays or may be responsible for paying any part of the Fees;

"**Client Materials**" means all those materials owned by the Client and its licensors, and all Intellectual Property Rights owned by the Client and its licensors, but excluding the Service Materials;

"**DAC 6**" means the Council Directive 2011/16/EU (as the same has been amended from time to time);

"**DAC 6 ARN**" means the arrangement reference number issued under the UK DAC 6 Regulations (specifically, regulation 8(4)) and any similar such reference number issued under DAC 6 Regulations;

"**DAC 6 Regulations**" means any regulations, legislation or similar provisions issued in any EU Member State which give effect to the DAC 6, and including the UK DAC 6 Regulations;

"**Data**" has the meaning given to it in Clause 7.2;

"**Data Protection Laws**" means as applicable and binding on both parties:

- (a) the General Data Protection Regulation (EU) 2016/679 (or "GDPR") and/or any corresponding or equivalent national laws or regulations;
- (b) the Privacy and Electronic Communications (EC Directive) Regulations 2003 and/or any corresponding or equivalent national laws or regulations;
- (c) any laws or regulations implementing Directive 95/46/EC; and

any applicable laws replacing, amending, extending, re-enacting or consolidating any of the above Data Protection Laws detailed in sub-paragraphs (a) to (c) above from time to time;

"**Document**" has the meaning given to that term in Clause 8.1;

"**Engagement Letter**" means the letter issued by C&W to the Client and identified as the engagement letter, which shall set out particular Services to be provided by C&W together with other terms and conditions that shall form part of the Engagement. Where the context permits, documents cross referenced and/or attached to the Engagement Letter shall form part of it;

"**Fees**" means the amounts specified as payable in the Engagement Letter, or otherwise calculated in accordance with the Engagement Letter;

"**Intellectual Property Rights**" means patents, trade marks, design rights, applications for any of the foregoing, copyright, database rights, trade or business names, domain names, website addresses, whether registrable or otherwise, (including applications for and the right to apply for registration of any such rights), know how, methodologies, and any similar rights in any country whether currently existing or created in the future, in each case for their full term, together with any renewals or extensions;

"**Intermediary**" has the meaning given to that term in regulation 2 of the UK DAC 6 Regulations and Article 3(21) of the DAC 6;

"**Relief Event**" means: (i) any delay or failure by the Client or a person acting on its behalf to perform any obligation of the Client under an Engagement; (ii) the failure of any assumption set out in the Engagement Letter; and (iii) any other event specified in the Engagement Letter;

"**Reportable Cross Border Arrangement**" has the meaning given to that term in Article 3(19) of the DAC 6;

"**RICS**" means the Royal Institution of Chartered Surveyors;

"**Reportable Information**" has the meaning to that term in Article 8ab(14) of the DAC 6;

Cushman & Wakefield Terms of Business (UK)

- "**Services**" means the services to be provided to the Client by C&W as part of the Engagement, as specified in the Engagement Letter;
- "**Service Materials**" means all those works, and all Intellectual Property Rights in works, that are created, provided, or which arise exclusively in the course of the provision of the Services to the Client;
- "**Terms of Business**" means the terms set out in this document;
- "**UK DAC 6 Regulations**" means The International Tax Enforcement (Disclosable Arrangements) Regulations 2020; and
- "**Value Added Tax**" means value added tax as provided for in the Value Added Taxes Act 1994 and subordinated legislation made under it, or any similar sales or turnover tax in any jurisdiction.
- 2.2 Unless the context otherwise requires or the contrary intention appears, any reference to an enactment includes that enactment as amended or replaced, together with any subordinate legislation made under that or any other applicable enactment; and any reference to an English legal term includes, in respect of any jurisdiction other than England, a reference to what most nearly approximates in that jurisdiction to the English legal term.
- 2.3 Other than for notices to be given, references to "written" or "in writing" include e-mail. The words "including" and "in particular" and any similar words or expressions are by way of illustration and emphasis only and do not operate to limit the generality or extent of any other words or expressions. The words "subsidiary" and "holding company" have the meanings given in Section 1159 of the Companies Act 2006 (and Clause 2.2 shall not apply in relation to this sentence). The headings in these Terms of Business are for convenience only and do not affect their interpretation.
- 3. Fees, Expenses, and Payments**
- Fees
- 3.1 In consideration of the provision of the Services, the Client shall pay the Fees. The Fees, or the method of calculating them, shall be as set out in the Engagement Letter.
- 3.2 Fees stated shall be exclusive of Value Added Tax which, where applicable, shall be charged to the Client at the prevailing rate. The Client agrees to pay to C&W any Value Added Tax in relation to the provision of the Services provided that C&W has supplied a valid tax invoice as required by Applicable Law.
- 3.3 Where another member of the C&W Group or a C&W Affiliate provides all or part of the Services in accordance with Clause 1.4, the Client acknowledges and agrees that such other member of the C&W Group or C&W Affiliate may raise invoices for payment by the Client in accordance with the terms of this Engagement.
- Expenses
- 3.4 The Client shall reimburse all out of pocket expenses and disbursements properly incurred by or on behalf of C&W in the performance of the Services ("**Expenses**") up to five hundred pounds (£500) per quarter. Before incurring any Expenses that would result in that limit being exceeded, C&W shall seek the Client's consent, in which case those further Expenses shall also be payable. Expenses may be invoiced at the same time as the Fees, or quarterly in arrears, at C&W's discretion.
- 3.5 The Client shall reimburse all marketing costs which shall, where relevant, be handled as follows:
- (a) C&W will inform the Client of any marketing costs proposed to be incurred on its behalf. C&W will provide cost estimates for any initial marketing campaign in the Engagement Letter, and further proposals if additional marketing is required;
- (b) cost estimates will be best estimates or based on actual quotations from suppliers. Final costs may differ from estimates provided. Advertising and printing rates provided will be from the publishers' rate cards current at the date of the marketing proposals. The Client shall pay any additional sum charged by the suppliers for the correction of mistakes in artwork or other advertising material not caused by the suppliers. The individual printer or supplier's terms will apply to all Client work placed with it. All costs are gross and C&W will retain the usual trade discounts offered by newspapers, periodicals or other media suppliers;
- (c) the Client shall instruct all suppliers directly. In the event that C&W agrees to instruct any such supplier, C&W may require advance payment of anticipated costs to be incurred on the Client's behalf. Where the sum paid on account exceeds the actual costs incurred, such excess shall be repaid to the Client without interest once all invoices and accounts have been finalised and settled. Where the marketing costs exceed the sum paid, the Client shall pay the amount of any difference to C&W immediately on request; and
- (d) the Client shall reimburse all marketing costs incurred on its behalf as and when the costs are incurred, irrespective of completion of the transaction to which the Services relate.
- Payment
- 3.6 C&W's invoices are payable, within fourteen (14) days from the date of each invoice. Without prejudice to C&W's other rights and remedies, C&W may charge the Client interest on any amounts due but which have not been paid within this period (whether before or after judgment) at three percent (3%) per annum above the Bank of England base rate from time to time. All such interest will be (i) payable from the due date until the date of actual payment in full, and (ii) compounded monthly and calculated on the basis of the actual number of days elapsed in the month, assuming a 30 day month and a 360 day year.
- 3.7 The Client shall pay all sums by electronic bank transfer to the C&W bank account detailed in the invoice. C&W is unable to accept payment by cash or cheque.
- 3.8 The Client shall pay all sums payable to C&W in relation to the Engagement without set-off and free of any deduction.
- 3.9 If the Client is required by Applicable Law to make any deduction from any payment then it shall increase such payment to ensure that C&W receives the same amount as it would have received if no deduction were required.
- 3.10 C&W may require payments to be made on account before commencing or completing all or part of the Services. In specifying on-account payments C&W may have regard to the nature and context of Services to be performed, and the likely timing and amounts of Expenses to be incurred.
- 3.11 C&W may, by giving written notice to the Client, suspend Service provision if any sum is not paid to C&W within the

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period specified at Clause 3.6, until all outstanding sums have been paid in full in cleared funds.

- 3.12 After completing an Engagement, C&W shall be entitled to keep any Client materials held by it while sums payable to it by the Client remain outstanding.
- 3.13 C&W may search the Client's record at credit reference agencies for the purposes of verifying the Client's identity and to assess whether the Client is able to fulfil its payment obligations in relation to the Engagement.

Client Monies

- 3.14 C&W handles client monies in accordance with RICS rules and regulations.

4. Client Obligations

- 4.1 The Client shall, as soon as reasonably practicable following a request, provide all information, assistance, approvals, and consents reasonably requested by C&W in relation to the performance of C&W's obligations in connection with the Engagement. The Client shall ensure that all information provided by or on behalf of the Client shall be complete and accurate in all material respects, and notify C&W as soon as reasonably possible on becoming aware that any information is incomplete, inaccurate or misleading.
- 4.2 In addition to any information requests made in accordance with Clause 4.1 above, the Client acknowledges and agrees to provide C&W with: (i) its DAC 6 ARN; and (ii) the Reportable Information, where an Engagement involves a Reportable Cross Border Arrangement.
- 4.3 The Client acknowledges and agrees that C&W: (i) is entitled to rely upon the completeness, accuracy, sufficiency and consistency of any information supplied to it by or on behalf of the Client; (ii) is not liable for any DAC 6 reporting obligations (whether direct or indirect) under the DAC 6 Regulations in relation to the Engagement, with such obligations remaining solely with the Client and their advisors; (iii) is not acting as an Intermediary under the DAC 6 Regulations; and (iv) shall have no liability for any inaccuracies contained in any information provided by or on behalf of the Client unless otherwise stated.
- 4.4 All estimations made by C&W are based on depth and quality of information provided by the Client and the Client shall not be entitled to assume that C&W has performed an inspection. The Client must take this into account in relation to all figures, calculations, and advice.
- 4.5 The Client shall check and confirm the accuracy and completeness of any property particulars prepared by C&W, and shall confirm that they are not misleading. The Client undertakes to notify C&W immediately if any particulars are or become inaccurate or incomplete.

5. Measurements

- 5.1 Where C&W is required to measure a property, it will do so in accordance with applicable measuring practices relevant to the property. If the Client requires C&W to adopt a particular measuring practice, it shall specify the same in writing before work starts. The Client acknowledges that the floor areas contained in any report are approximate and if measured by C&W will be within a two percent (2%) tolerance either way. In cases where the configuration of the floor plate is unusually irregular or obstructed, this tolerance may be exceeded.
- 5.2 C&W is unable to measure areas to which it does not have access, in which cases floor area may be estimated from plans or by extrapolation. Where land or site areas are measured, all areas will be approximate and will be measured

from plans supplied or Ordnance Survey plans, rather than being checked on site.

6. Confidentiality

- 6.1 The Client consents to C&W announcing that it is providing or has provided the Services to the Client and using the Client's name in publicity. However, C&W shall not publish any details of any proposed or actual transaction (other than those which are publicly available) without prior consent of the Client, such consent not to be unreasonably withheld, delayed, or conditioned.
- 6.2 The Client shall keep confidential and not disclose to any other person (whether before or after termination or expiry of the Engagement): (i) any information received by it in respect of the methodologies and/or technologies used by C&W in providing the Services; (ii) the details of the terms on which C&W provides the Services; (iii) any other information in respect of C&W's business activities which is not publicly available; or (iv) any Document (or part thereof) except as permitted in accordance with Clauses 8.2 and 8.3.
- 6.3 C&W shall, during the period commencing on the date of the Engagement and ending two (2) years following the earlier of the termination or completion of the Services, keep confidential and not disclose to any other person (whether before or after termination or expiry of the Engagement) any information in respect of the Client's business activities which comes into its possession as a consequence of C&W providing the Services and which is not publicly available.
- 6.4 A party shall not breach this Clause 6 by disclosing information, to the extent reasonably necessary:
 - (a) where required to do so by Applicable Law or order of the courts, or by any securities exchange or regulatory or governmental body to which such party is subject or submits, wherever situated (whether or not the requirement for information has the force of Applicable Law); or
 - (b) to the professional advisers, insurers, auditors or bankers of such party.
- 6.5 C&W shall not breach this Clause 6 by disclosing information to: (i) members of the C&W Group or C&W Affiliates in connection with the Engagement; or (ii) consultants, sub-contractors or third party service providers, to the extent reasonably necessary to provide the Services.

7. Data Protection & Data Handling

Data Controller

- 7.1 Subject to Clause 7.2, each party will act as independent data controllers, or the equivalent under data protection law, in relation to the personal data they process in the course of the performance of the Engagement. Each party shall comply with its respective obligations under the data protection law for the duration of the Engagement. Neither party shall be responsible for any consequences resulting from the other party's failure to comply with data protection law in relation to personal data that it shares with the other party.

Data Processor

- 7.2 To the extent that C&W receives personal data from the Client in respect of which the Client is a data controller in connection with, and for the purpose of, providing the Services (the "**Data**"), the Client appoints C&W as a data processor in relation to such Data and Clauses 7.3 to 7.5 (inclusive) shall apply.

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7.3 In processing Data pursuant to an Engagement, C&W shall:

- (a) unless otherwise requested by the Client in writing, process the Data only to the extent, and in such manner, as is necessary for the provision of the Services, except where otherwise required by Data Protections Laws;
- (b) ensure that appropriate technical and organisational measures shall be taken to protect the Data from (i) accidental or unlawful destruction, and (ii) loss, alteration, unauthorised disclosure of, or access to, Data;
- (c) ensure that any person whom it authorises to process the Data shall be subject to an actionable duty of confidence;
- (d) only cause or permit Data processing to be sub-contracted to:
 - (i) sub-contractors in accordance with Clause 1.4;
 - (ii) members of the C&W Group and C&W Affiliates and each of their professional advisers, insurers, auditors and bankers; and/or
 - (iii) service providers appointed by a member of the C&W Group to support C&W's business administration and infrastructure (as identified [here](#) and updated from time to time)

who are committed, by means of a written contract with C&W, to protect the Data to the standard required by this Clause 7.

If the Client objects to any sub-processor under Clause 7.3(d) on reasonable grounds relating to the protection of personal data, then either C&W will not appoint the sub-processor or the Client may elect to suspend or terminate the Engagement upon written notice to be given not later than thirty (30) days after such objection has been notified to C&W in writing;

- (e) only cause or permit Data to be transferred outside the United Kingdom or the European Economic Area:
 - (i) to those persons identified under Clause 7.3(d) or otherwise with the Client's prior consent (not to be unreasonably withheld or delayed); and
 - (ii) taking such measures as are necessary to ensure the transfer is in compliance with Data Protection Laws (such as, but not limited to ascertaining that the recipient benefits from an EU Commission finding of adequacy of protection for personal data transferred from the European Union or has otherwise agreed European Union standard contractual clauses on data processing in countries outside the European Economic Area);
- (f) notify the Client without undue delay and provide reasonable information and cooperation on becoming aware of a breach of data security which would be notifiable under Data Protection Laws;
- (g) notify the Client without undue delay (and in any event provide reasonable and timely assistance to the Client (at the Client's expense)) to enable the Client to respond to: (i) any request from a data subject to exercise any of its rights under applicable data protection law; and (ii) any other correspondence, enquiry or complaint received from a data subject,

regulator, or other third party in connection with the processing of the Data; and

- (h) C&W shall make available to the Client such information as is necessary to demonstrate its compliance with this Clause 7 and, if required, shall permit the Client (or its appointed third party auditors who are subject to strict obligations of confidentiality and whose identity has been agreed with C&W) to conduct an audit to confirm its compliance, provided that the Client gives reasonable notice of its intention to audit, conducts its audit during normal business hours, and takes all reasonable measures to prevent unnecessary disruption to C&W's operations. The Client may not exercise this right more than once in any twelve (12) month period except as required by instruction of a competent data protection authority.

7.4 If requested by Client, C&W shall provide reasonable cooperation to the Client (at Client's expense) in connection with any data protection impact assessment and any consultation with the Client's data protection authority that may be required under applicable Data Protection Laws, or any other applicable data protection law in the Client's jurisdiction.

7.5 Unless otherwise instructed in writing by the Client to destroy or return the Data (or any copies thereof) on termination of the Engagement, C&W will keep its Engagement files, including the Data, for seven (7) years after issue of C&W's final invoice. The Client consents to the deletion and destruction of all Engagement files upon the expiry of that period unless the Client has requested in writing the return of Client papers or documents during that period. C&W shall not be liable for any loss arising out of or in connection with the destruction of documents occurring more than seven (7) years after the date of final invoice. C&W shall be entitled to retain Data to the extent required by any applicable law.

Data Handling

7.6 The Client shall use all reasonable procedures to seek to ensure that any materials provided to C&W in any electronic format are virus free and shall be responsible for using appropriate firewalls and anti-virus software. The Client shall not disclose any special categories of data to C&W except by express written agreement.

7.7 A copy of C&W's Privacy Notice can be found [here](#).

Freedom of Information

7.8 Where the Client is a public authority for the purposes of the Freedom of Information Act 2000 ("FOIA") as amended from time to time, the Client shall notify C&W of that fact at the start of the Engagement. The Client shall notify C&W within five (5) business days of receiving a request pursuant to the FOIA requesting information which relates to the business arrangements between C&W and the Client and/or any information C&W has provided to the Client at any time (whether or not in connection with the Engagement). In recognition of the fact that C&W may be providing the Client with confidential or commercially sensitive information, the Client agrees to consult with C&W and take into account C&W's views on all such requests, giving C&W reasonable notice to respond, before making any decision on whether any particular information should be disclosed.

7.9 The Client shall be responsible for C&W's reasonable and properly incurred charges in producing any documentation which the Client requires in order to comply with a request for

disclosure under the FOIA. For the avoidance of doubt, the Client, not C&W, shall liaise with such third party.

8. Documents and Reliance

- 8.1 C&W will take reasonable care in the preparation of any research, data, report or advice ("**Documents**") provided as part of the Services. Any opinions expressed in them constitute C&W's judgement, and data upon which this judgement is based are believed to be correct as at the date of the Documents (but may be subject to change during the life of the project and beyond and as new information becomes available). C&W reserves the right to change the underlying data, and its opinions, without prior notice, in the light of revised market opinion and evidence, but shall not be required to update any Document already provided.
- 8.2 Subject to Clause 8.3, the provision of the Services is for the Client's benefit only and no part of any Document produced by C&W for the Client shall be disclosed to any third party without the prior written consent of C&W. C&W shall not be liable to any third party placing reliance upon any such Document.
- 8.3 The Client may permit other persons to use C&W's Documents only with C&W's prior written consent and where such other persons have entered into a written agreement with C&W in relation to such use ("**Reliance Letter**"). C&W expressly disclaims any tortious duty of care (e.g., in negligence) to any third party in relation to any Document provided in connection with an Engagement, and the Client shall not permit any person to rely upon such Document unless that person has first entered into a Reliance Letter. Any limitation on C&W's liability set out in the Engagement shall apply in aggregate to the Client and any party entitled to rely upon C&W's Documents pursuant to a Reliance Letter.
- 8.4 Where the Client provides a copy of a Document to another person, or permits a person to rely upon a Document, the Client indemnifies and holds harmless C&W in full from and against any liability arising out of that person's use or reliance on that Document except where a Reliance Letter has been entered into by such person.
- 8.5 Where the Client acts on behalf of a syndicate or in relation to a securitisation, the Client agrees that it is not entitled to pursue any greater claim on behalf of any other person than it would have been entitled to pursue on its own behalf had there been no syndication or securitisation.

9. Service Quality

- 9.1 In carrying out the Services, C&W shall exercise the reasonable care and skill to be generally expected of a competent provider of services similar in scope, nature and complexity to the Services.
- 9.2 In the event that the Client is dissatisfied with the provision of the Services by C&W it must refer such complaint in the first instance to the C&W representative named in the Engagement Letter in accordance with the provisions of C&W's complaints procedure current at the time of the complaint. C&W shall supply to the Client a copy of the complaints procedure upon the request of the Client.
- 9.3 No implied terms shall apply under and/or in connection with the Engagement, and no other express warranties are given - all such terms are expressly excluded to the extent permitted by Applicable Law.
- 9.4 C&W is certified as ISO9001, ISO14001, and ISO45001 compliant.

10. Conflicts of Interest, Compliance and Ethics

- 10.1 C&W maintains conflict management procedures designed to govern actual or potential conflicts of interest. If the Client becomes aware of a possible conflict, it shall inform C&W immediately. If a conflict arises, then C&W will decide, taking account of legal constraints, relevant regulatory rules and the clients' interests and wishes, whether it can continue to act for both parties (e.g., through the use of ethical walls), for one only, or for neither. Where C&W does not believe that any potential or actual conflict can be managed appropriately and in accordance with C&W policy (available upon request), it will inform all clients affected and consult with them as soon as reasonably practicable as to the steps to take.
- 10.2 The Client acknowledges and agrees that C&W may earn commissions and referral fees, and may charge handling fees connected to the services that it performs, and agrees that C&W shall be entitled to retain them without specific disclosure. C&W will not accept any commissions or referral fees in circumstances where it is of the reasonable belief that they would compromise the independence of any advice that it provides.
- 10.3 It is not C&W policy to provide any services for financial gain either directly or through connected persons, to a prospective purchaser or tenant in respect of a property for which C&W is instructed as agents by the seller/owner, until unconditional contracts have been exchanged. C&W will notify the Client if it is instructed by a prospective purchaser or tenant to provide such services where the Client is the seller/owner.

Anti-Bribery & Corruption

- 10.4 Each party represents and warrants to the other that they and their employees comply with and will comply with, and will not cause the other party to violate all applicable laws related to anti-bribery or anti-corruption ("**Anti-Corruption Laws**") including but not limited to, the U.S. Foreign Corrupt Practices Act (15 U.S.C. §§ 78dd-1 et seq.), and the UK Bribery Act of 2010.

Sanctions and Anti-Money Laundering

- 10.5 The Client represents and warrants that:
- (a) in connection with the performance of this Engagement, the Client and its shareholders, directors, officers, or employees comply with, will comply with, and will not cause C&W to violate applicable laws related to the import and export of goods, technology and services, economic or financial sanctions, trade embargoes, or other restrictions on trade ("**Sanctions & Trade Controls**"), including, but not limited to, sanctions laws and regulations of the United States (as administered and enforced by the U.S. Department of the Treasury's Office of Foreign Assets Control ("**OFAC**") and U.S. Department of State), the U.S. Export Administration Regulations (31 C.F.R. Parts 730-774), the International Traffic in Arms Regulations (22 C.F.R. Parts 120-130), U.S. antiboycott regulations (as administered and enforced by the U.S. Department of Commerce's Office of Antiboycott Compliance and the U.S. Department of the Treasury's Internal Revenue Service), and sanctions laws and regulations of the United Kingdom (as administered and enforced by Her Majesty's Treasury), provided that the representations and warranties contained in this Clause 10.5(a) are given only to the extent that they would not result in a violation of or conflict with

Council Regulation (EC) No. 2271/96, as amended (or any law or regulation implementing such Regulation in any member state of the European Union or any equivalent law or regulation in the United Kingdom), the German Foreign Trade Act or any similar, applicable anti-boycott or blocking law or regulation;

- (b) in connection with the performance of this Engagement, the Client and its shareholders, directors, officers, or employees comply with, will comply with, and will not cause C&W to violate applicable laws related to money laundering, terrorist financing, or related financial recordkeeping and reporting requirements (“**AML Laws**”), including, but not limited to, the Bank Secrecy Act (31 U.S.C. §§ 5311 et seq.), Money Laundering Control Act of 1986 (18 U.S.C. §§ 1956 et seq.), USA PATRIOT Act, EU Money Laundering Directives, UK Prevention of Terrorism Act 2005, UK Serious Organised Crime and Police Act 2005, UK Money Laundering Regulations 2003, UK Proceeds of Crime Act 2002, and UK Anti-Terrorism, Crime and Security Act 2001;
- (c) neither the Client nor any of its shareholders, directors, officers, or employees (i) is blocked, debarred, designated, excluded, sanctioned, or denied import or export privileges under applicable Sanctions & Trade Controls and/or AML Laws; (ii) located in, resident in or organized under the laws of a country or territory which is a subject of country-wide or territory-wide Sanctions and Trade Controls (at the date of the this Agreement, Crimea, Cuba, Iran, Syria or North Korea); or (iii) owned (with a 20% or greater interest) or controlled by any person identified in (a) (collectively, “**Restricted Persons**”); and
- (d) in connection with the performance of this Engagement, the Client is not engaged in, and will not knowingly engage in, any dealings or transactions or be otherwise associated with Restricted Persons.
- 10.6 If at any time, the Client becomes aware that any of the representations set out in Sanctions & Anti-Money Laundering sections are no longer accurate, the Client will notify C&W immediately in writing.

Tax

- 10.7 Each party shall:
- (a) not engage in any activity, practice, or conduct which would constitute either:
- (i) a UK tax evasion facilitation office under section 45(5) of the Criminal Finance Act 2017; or
- (ii) a foreign tax evasion facilitation offence under 46(6) of the Criminal Finances Act 2017;
- (b) have and shall maintain in place such policies and procedures as are both reasonable to prevent the facilitation of tax evasion by another person (including, without limitation, its employees) and to ensure compliance with sub-Clause 10.8(a); and
- (c) notify the other party in writing if it becomes aware of any breach of with sub-Clause 10.8(a)

or has reason to believe that it or any person associated with it has received a request or demand from a third party to facilitate the evasion of tax within the meaning of Part 3 of the Criminal Finances Act 2017 in connection with the performance of its obligations under an Engagement.

- 10.8 For the purpose of Clause 10.8, the meaning of reasonable prevention procedure shall be determined in accordance with any guidance issued under section 47 of the Criminal Finances Act 2017.
- 10.9 The Client acknowledges and agrees that under no circumstances are C&W acting as an Intermediary nor are they providing any tax advice in respect of any Engagement.
- 11. Liability and Insurance**
- 11.1 Notwithstanding any contrary provision, neither party limits or excludes its liability in respect of:
- (a) any death or personal injury caused by its negligence;
- (b) any fraud or fraudulent misrepresentation; or
- (c) any statutory or other liability which cannot be limited or excluded under Applicable Law.
- 11.2 C&W shall not be liable for any:
- (a) indirect or consequential loss (even where the parties are aware of the possibility of any such loss at the date of the Engagement);
- (b) loss of profits or revenue of the Client generally;
- (c) loss of goodwill, reputation or opportunity;
- (d) loss of or corruption of data, or loss resulting from the Client's receipt of information, data, or communications supplied or sent by C&W electronically;
- (e) pure economic loss suffered by the Client or persons other than the Client arising out of a tortious duty of care, whether in negligence or otherwise;
- (f) acts or omissions of third parties (other than where contracted directly by C&W otherwise than as the Client's agent); or
- (g) delay caused by its duty to comply with legal and regulatory requirements (such as anti-money laundering checks),

in each case arising out of or in connection with an Engagement or any breach or non-performance of it no matter how fundamental (including by reason of negligence or breach of statutory duty) in contract, tort or otherwise. The parties agree that each of sub-clauses (a) to (g) (inclusive) above are separate terms and are intended to be severable.

- 11.3 C&W's total aggregate liability arising under or in connection with an Engagement or any breach or non-performance no matter how fundamental (including by reason of negligence or breach of statutory duty) in contract, tort or otherwise shall be limited in all circumstances to an amount equal to the lesser of:
- (a) five (5) times the Fees paid or payable by or on behalf of the Client to C&W in relation to the Engagement; or
- (b) two million pounds sterling (£2,000,000).
- 11.4 Subject always to Clauses 11.2 and 11.3, where an Engagement involves C&W being appointed as part of a project team, liability for loss and/or damage arising under or in connection with the Engagement shall be limited to that proportion of the Client's loss and/or damage which it would

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be just and equitable to require C&W to pay having regard to the extent of C&W's responsibility for the same and on the basis that:

- (a) all other Client consultants and contractors shall be deemed to have provided contractual undertakings, on terms no less onerous than those set out in the Engagement, to the Client in respect of the performance of their services in connection with the project;
- (b) there are no exclusions of or limitation of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to above; and
- (c) they shall be deemed to have paid to the Client such proportion which would be just and equitable for them to pay having regard to the extent of their responsibility.

11.5 No actions or proceedings arising under or in respect of the Engagement or documents signed in connection with it shall be commenced against C&W after six (6) years after the date of the final invoice in relation to the Engagement.

11.6 C&W shall effect and maintain, during the Engagement and for a period of six (6) years after issue of C&W's final invoice (or termination of the Engagement, if earlier), professional indemnity insurance with a limit of indemnity sufficient to cover C&W's liabilities under this Engagement provided always that such insurance remains available at commercially reasonable rates and terms and subject to such market standard exceptions, exclusions and limitations to the scope of cover generally in operation at the time of renewal, together with such other insurance as is required to be maintained in accordance with Applicable Law.

11.7 Further to Clause 1.2, nothing appoints or obliges C&W to act as an External Valuer as defined under the Alternative Investment Fund Managers Directive ("**AIFMD**") legislation, or its equivalent under local law. C&W expressly disclaims any responsibility or obligations under AIFMD and/or its equivalent unless expressly agreed in writing by C&W. Where C&W provides valuation advice to an entity that falls within the scope of AIFMD ("**Fund**"), its role will be limited solely to providing valuations of property assets held by the Fund. Responsibility for the valuation function for the Fund and the setting of the net asset value of the Fund will remain with others. C&W's Document will be addressed to the Fund for internal purposes and third parties may not rely on it. C&W's aggregate liability howsoever arising out of such instruction is limited in accordance with these Terms of Business.

11.8 C&W shall not be responsible for the management of any property the subject of an Engagement, and shall have no other responsibility (such as for maintenance or repair) in relation to nor shall C&W be liable for any damage occurring to any such property.

12. Termination

12.1 Either party may terminate the Engagement for convenience without cause, upon not less than thirty (30) days prior written notice to the other party.

12.2 Either party may terminate the Engagement at any time on written notice, either immediately or following such notice period as it shall see fit if the other party:

- (a) is in material breach of the Engagement, and such breach is irremediable;
- (b) commits any remediable material breach of the Engagement and fails to remedy such breach within a period of thirty (30) days from the service on it of a

notice specifying the material breach and requiring it to be remedied (or, having so remedied, subsequently commits a similar breach within the next thirty (30) days); or

- (c) ceases or threatens to cease to carry on business, is found unable to pay its debts within the meaning of the Insolvency Act 1986 section 123, has an administrator, receiver, administrative receiver or manager appointed over the whole or any part of its assets, enters any composition with creditors generally, or has an order made or resolution passed for it to be wound up (otherwise than in furtherance of any scheme for solvent amalgamation or solvent reconstruction) or undergoes any similar or equivalent process in any jurisdiction.

12.3 C&W may terminate the Engagement and cease to provide the Services, immediately upon written notice to the Client if:

- (a) the Client has failed to pay an invoice within thirty (30) days of the date of such invoice; or
- (b) in C&W's reasonable opinion, the Client has committed or is about to commit any act or omission which would damage or potentially could damage C&W's reputation;
- (c) in connection with performance of this Engagement, the Client violates, or causes C&W to violate, applicable Anti-Bribery Laws and Rules or Sanctions and AML Laws;
- (d) C&W believes in good faith that the Client has acted in a way that may subject C&W to liability under applicable Anti-Bribery Laws and Rules or Sanctions and AML Laws; or
- (e) the Client or any of its direct or indirect shareholders becomes a Restricted Person.

12.4 On termination of the Engagement, the Client shall immediately pay to C&W:

- (a) Fees for the Services it has performed (on a pro rata basis having regard to the Fees payable for the completion of the Engagement, the expected duration of the entire Engagement and the Services performed prior to termination, unless otherwise specified);
- (b) any Expenses properly incurred in accordance with Clause 3.4, and marketing costs incurred in accordance with Clause 3.5, on or before the effective date of the termination;
- (c) where the right is exercised by the Client, any additional sums set out in the Engagement Letter as being payable upon termination; and
- (d) any outstanding interest calculated in accordance with Clause 3.6.

12.5 If a party, acting in good faith, exercises a right of termination, its subsequent failure or refusal to perform all or any of its current or future obligations in connection with an Engagement shall not be a breach of an Engagement (whether repudiatory or otherwise).

13. Intellectual Property

13.1 C&W and/or its licensors shall retain all right, title and interest in and to the Service Materials and C&W hereby grants to the Client a non-exclusive, non-transferable, non-sub-licensable

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- licence to use the Service Materials to the extent necessary and for the purpose of receiving the Services. C&W shall have no liability for any use of the Service Materials other than for the purpose for which it was originally intended.
- 13.2 The Client and/or its licensors shall retain all right, title and interest in and to the Client Materials and the Client grants to C&W a worldwide, royalty-free, non-exclusive, transferable (to a member of the C&W Group) licence to use, copy and modify the Client Materials to the extent necessary and for the purpose of providing the Services to the Client and performing its other obligations in relation to an Engagement.
- 13.3 C&W and its licensors shall retain all right, title and interest in and to the C&W Materials.
- 14. Non-Solicitation**
- 14.1 Neither party shall (except with the other party's prior written consent) directly or indirectly solicit or entice away (or attempt to solicit or entice away) from the employment of the other, any employee or contractor working on an Engagement, and shall not offer employment to any employee working on an Engagement, for a period of six (6) months following the end of any involvement by that person with an Engagement. This shall not prohibit a party from offering employment to an employee or contractor of the other who has responded to an advertising campaign open to all comers and not specifically targeted at any of its employees or contractors.
- 14.2 In the event that a party breaches Clause 14.1, the other party shall be entitled to be paid compensation of six (6) months' salary or fees of the employee or contractor concerned. The parties agree that this is a genuine pre-estimate of loss taking into account the cost of recruitment and training of staff, and is agreed on a commercial basis between the parties.
- 15. Notices**
- 15.1 Any notice or other information to be given by either party to the other under the terms of an Engagement (each a "Notice") shall be given by:
- (a) delivering it by hand; or
 - (b) sending it by first class or next day pre-paid registered post; or
 - (c) sending it by email,
- to the other party at the address given in Clause 15.4.
- 15.2 Any Notice delivered by hand shall be deemed to have been delivered at the time of actual delivery.
- 15.3 Any Notice sent in the manner provided by Clause 15.1(b) which is not returned to the sender as undelivered shall be deemed to have been delivered on the second day after it was so posted. Proof that the Notice was properly addressed, pre-paid, registered and posted, and that it has not been returned to the sender, shall be sufficient evidence that the Notice has been duly delivered.
- 15.4 The address of either party for service for the purposes of this Clause 15 (but excluding legal proceedings) shall be that of its registered or principal office, or such other address as it may last have notified to the other party in writing from time to time. Notices to C&W must be addressed to EMEA General Counsel to be valid.
- 15.5 Where a Notice is sent in the manner provided by Clause 15.1(c):
- (a) the Notice should be sent as a PDF attachment to the email, rather than in the body of the email;
 - (b) the subject of the email should make clear that the email contains a Notice relating to the Engagement;
- (c) the relevant email addresses shall be (i) the last email address notified to the other party in writing for this purpose; and (ii) emea.contracts@cushwake.com; and
 - (d) any Notice sent in the manner set out in Clause 15.1(c) shall, so long as the sender can provide evidence of sending and the sender does not receive notification that it has not been sent, be deemed to have been delivered on the day of sending, unless not sent on a business day, in which case it shall be deemed to have been delivered on the next business day.
- 16. No Waiver, Partnership or Joint Venture**
- 16.1 No waiver of any right in connection with an Engagement (including rights to sue for breach) shall operate or be construed as a waiver of any other or further right whether of a like or different character, or be effective unless in writing duly executed by an authorised representative of the affected party. The failure to insist upon the performance of the terms, conditions and provisions of the Engagement, or time or other indulgence granted by one party to another, shall not act as a waiver of any breach, as acceptance of any variation, or as the relinquishment of any right in connection with the Engagement, which shall remain in full force and effect.
- 16.2 The Engagement shall not be interpreted or construed to create an association, joint venture or partnership between the parties, or to impose any partnership obligation or liability upon either party.
- 17. Force Majeure and Relief**
- 17.1 If either party is prevented or hindered from performing any of its obligations in connection with an Engagement by reason of circumstances outside its reasonable control, (including, without limitation, a reasonable business response, or a failure of supply, relating to a public health crisis including but not limited to epidemics and pandemics, whether or not pursuant to a strict government requirement), that party ("**Claiming Party**") shall as soon as reasonably possible serve notice in writing on the other party specifying the nature and extent of the circumstances preventing or hindering it from performing its obligations.
- 17.2 Subject to the Claiming Party serving notice in accordance with Clause 17.1, the Claiming Party shall have no liability in respect of any delay in performance or any non-performance of any such obligation (save for any payment obligation which shall continue in full force and effect), and the time for performance shall be extended accordingly to the extent that the delay or non-performance is due to such circumstances.
- 17.3 If the period of delay or non-performance continues for 30 days, the parties shall negotiate for a period of 15 days in good faith to agree how to proceed and to any necessary amendments to the Engagement. If no agreement is arrived at for 15 days, the other party may terminate the Engagement by giving 30 days written notice to the Claiming Party.
- 17.4 In the event that the Engagement is terminated pursuant to this Clause 17, C&W shall be entitled to receive payment for work done by C&W to the date of termination of the Engagement.
- 17.5 The Client agrees that C&W shall be excused from its failure to perform or delay in performing any affected obligation in connection with the Engagement to the extent that such failure results from a Relief Event. C&W shall be entitled to a reasonable extension of time in relation to any affected

obligation, and to recover reasonable additional costs incurred by it, as a result of a Relief Event.

18. Illegality/Severance

If any provision is declared by any competent court or body to be illegal, invalid or unenforceable under the law of any jurisdiction, or if any enactment is passed that renders any provision illegal, invalid or unenforceable under the law of any jurisdiction, this shall not affect or impair the legality, validity or enforceability of the remaining provisions relating to an Engagement, nor the legality, validity or enforceability of such provision under the law of any other jurisdiction.

19. Assignment and Novation

19.1 Neither party may at any time, without the prior written consent of the other party (such consent not to be unreasonably withheld or delayed), assign all or any part of its rights and/or obligations relating to an Engagement. Notwithstanding the previous sentence, C&W may assign/novate (as applicable) all or any part of its rights and/or obligations in connection with an Engagement to any other member of the C&W Group, without the Client's prior written consent.

19.2 Each Engagement shall inure to the benefit of, and be binding upon, the parties' successors and permitted assignees.

20. Further Assurance

Each party shall at all times from the date of the Engagement Letter, on being required to do so, at its own expense do or use reasonable endeavours to procure the doing by any necessary third parties of all such acts as may be required to give full effect to the terms of the Engagement including the execution and delivery of all deeds and documents.

21. Governing Law and Dispute Resolution

21.1 In the event of a dispute arising out of or in connection with an Engagement, the parties shall enter into mediation in good faith to settle such a dispute, in accordance with the Centre for Effective Dispute Resolution (CEDR) Model Mediation Procedure. No party may commence any court proceedings in relation to any dispute arising out of or in connection with an Engagement until it has made reasonable endeavours to settle the dispute by mediation, provided that the right to issue proceedings is not prejudiced by a delay. Notwithstanding, C&W reserves the right to issue proceedings at any stage against the Client in respect of any Fees outstanding in relation to an Engagement.

21.2 Clause 21.1 shall not prevent a party from, or require the party to serve notice prior to, applying to the court for interim injunctive relief.

21.3 Each Engagement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) are governed by and shall be construed in accordance with English law. The parties submit, save as provided below, to the exclusive jurisdiction of the English courts for all purposes relating to and in connection with each Engagement and any such dispute or claim. Nothing in this clause shall limit the right of C&W to take proceedings against the Client in the Client's country of domicile, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings by C&W in any other jurisdiction, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

22. Third Party Rights

22.1 To the extent that any loss, damage or expense is suffered or incurred by a member of the C&W Group, the parties acknowledge and agree that such loss, damage or expense shall be deemed to be the loss, damage or expense of C&W, and such loss shall be fully recoverable from the Client as if the loss, damage or expense was suffered or incurred by C&W directly.

22.2 Provided that Clauses 3.3 and 22.1 remain valid and in full force and effect, no term of the Engagement is intended for the benefit of a third party and the parties do not intend that any term of the Engagement shall be enforceable by a third party either under the Contracts (Rights of Third Parties) Act 1999 or otherwise. If Clause 22.1 for any reason is or becomes illegal, invalid or unenforceable, then the rights under each Engagement shall be enforceable by any member of the C&W Group.

23. Entire Agreement

23.1 The Engagement constitutes the entire agreement and understanding between the parties relating to the transactions contemplated by or in connection with it and the other matters referred to in the Engagement and supersedes and extinguishes any other agreement or understanding (written or oral) between the parties or any of them relating to the same.

23.2 Each party acknowledges and agrees that it does not rely on, and shall have no remedy in respect of, any promise, assurance, statement, warranty, undertaking or representation made (whether innocently or negligently) by any other party or any other person except as expressly set out in the Engagement. The Client's sole remedy in relation to any act or omission of C&W relating to or in connection with the Engagement shall be for breach of contract.

24. Miscellaneous Terms

24.1 Each party warrants and represents that it has power to enter into the Engagement and that it has obtained all necessary consents and/or approvals to do so.

24.2 The Client agrees that C&W shall be entitled to rely upon instructions given by any employee or other representative of the Client, and any person holding themselves out as having the authority to give such instructions.

24.3 Where the Client comprises two or more persons their liability in relation to the Engagement shall be joint and several.

24.4 Clauses 1.1, 2, 3, 4.2, 4.4, 6, 8, 9.3, 10, 11, 12.4, 12.5, 13 to 16 (inclusive), 18 and 20 to 24 (inclusive) of these Terms of Business shall survive termination of the Engagement.

24.5 The Client agrees and acknowledges that the Engagement is between the Client and C&W, and that the Client shall have no right to make any claim against any member (partner), director, employee, agent, or contractor of C&W or any member of the C&W Group or any C&W Affiliate.

24.6 In accordance with the Provision of Services Regulations 2009, C&W is required to make available certain information to Clients which can be found [here](#).

24.7 In accordance with Section 54, Part 6 of the Modern Slavery Act 2015, details of the measures C&W has taken to ensure that slavery and human trafficking is not taking place in its supply chains or in any part of its business can be found [here](#).