



CIVIC QUARTER AREA ACTION PLAN

**STATEMENT OF COMMON GROUND
WITH THE DERWENT DEVELOPMENT MANAGEMENT
LIMITED**

ON FINANCIAL VIABILITY IN PLANNING MATTERS

1.0 INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) relates to the emerging Civic Quarter Area Action Plan (CQAAP). The SoCG has been prepared between Trafford Council and the Derwent Development Management Limited (Derwent) which has landholdings within the Civic Quarter. The SoCG covers viability in planning matters. This should be read in conjunction with a separate general planning SoCG.
- 1.2 This SoCG is structured around the representations to the Regulation 19 version of the CQAAP that were made on behalf of the Derwent by Aylward Town Planning Ltd on viability matters. This representation was included within the material Submitted to the Secretary of State for Levelling Up, Housing and Communities under the terms of the Planning and Compulsory Purchase Act 2004 (as amended) on 26th November 2021 (see Document E01 in the Examination Library), and its contents are summarised within Document F03 of the Examination Library (with it split into a series of different sub-representations, 40 in total, although 10 of these cover viability in planning matters). Document F03 also outlines the Council's response to each sub-representation (on viability matters) made by the Derwent Group, which may entail: clarification; further justification for its position; or a proposed modification to the CQAAP as a result (which could either be of a 'main' or 'minor' nature).
- 1.3 This SoCG has been prepared by both parties when working through each sub-representation on viability in planning matters from Derwent and the Council's response, and whether it has served to satisfy each individual concern. It should be read in conjunction with the separate planning SoCG.

2.0 DERWENT VIABILITY REPRESENTATIONS

- 2.1 As is set out within Trafford Council's "Matter 11 – Infrastructure & Obligations" hearing statement a process of consultation was followed in the preparation of the viability assessment (VA) that supports the policy CQ11 of the emerging CQ AAP.
- 2.2 Initial consultation to inform the VA was undertaken in September 2020, interested parties were invited to attend a presentation given by Continuum, which set out proposed viability methodology. This presentation was attended by Derwent though no response was received.
- 2.2 Taking on board the responses received following the September consultation, the VA was published for consultation alongside the CQ AAP in January 2021. Derwent provided a response on 5th March via Aylward Town Planning Ltd. The content of this document forms the basis of this SoCG.
- 2.3 Following the receipt of all responses to the publication draft, Continuum issued a "viability input sheet" to all respondents to seek alternate assessment of inputs. Derwent did not provide a response to this document.
- 2.4 A second consultation event was held in July 2021 which sought to address the consultation responses that had been received to date. Derwent provided a response to this document, again via Aylward Town Planning Ltd, on 26th July 2021.
- 2.5 The final representation made on viability matters by Derwent was a hearing statement pursuant to "Matter 11 Infrastructure & Obligations" prepared by CBRE. The document echoes the commentary made by Aylward Town Planning Ltd in their initial consultation response of 5th March 2021. This SoCG takes into account comments made in the CBRE hearing statement.

3.0 THE SUB-REPRESENTATIONS

Derwent Sub-rep 8 (on viability matters)

- 3.1 *Section 4 of the Viability Assessment identifies a framework for expected sales values for the apartment product of circa £360-£370 for 1 and 2 bedroomed products. This appears to be a hybrid position between figures achieved in Castlefield and what has been achieved in the AAP area and/or projected through viability submissions made on behalf of developers. Paragraph 4.14 of the Viability Assessment does appear to accept that the figures achieved in Castlefield are not directly applicable as Castlefield is an established market location whilst the Civic Quarter is a new proposition. This appears to be highly optimistic and it likely that expectations of those types of return load risk on the developer and should only be applied where the profit margin (which is reflective of the risk) is increased.*
- 3.2 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.3 SoCG Viability Response: Following the statement of common ground exercise and the issuance of further information the approach to sales values is considered to be an area of common ground save for the assumptions regarding the specification of 86 Talbot Road and the application of height premiums.

Derwent Sub-rep 9 (on viability matters)

- 3.4 *Construction costs for apartment development feel too low especially when regard is had for the fact that the aspirations for build quality and environmental performance are substantial. Note very substantial variation in construction costs (on a unit area basis) for apartment blocks by height (say between 4 and 6 storeys) and the costs for the smaller blocks feels particularly low. This needs to be clarified more effectively by Continuum as the AAP progresses towards Examination and Derwent Group reserve the right to instruct specialist advice for the Examination.*

- 3.5 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.6 SoCG Response: The use of the BCIS average price index for 3 to 5 storey apartments and 19 storey apartments is considered an area of common ground. The approach to costs for 2 and 3 storey housing and 6+ storey apartments is not an area of common ground.

Derwent Sub-rep 10 (on viability matters)

- 3.7 *In regard to other cost inputs, landowners who would submit planning applications are to commit significant resource on professional fees. The 7% professional fees budget is too low (10% is a more standard allowance other than for a very large project where economies of scale may be applicable) and the finance costs arising need to be applied over a longer period that reflects the time between Local Plan promotion to the sale of the last property.*
- 3.8 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.9 SoCG Response: No area of common ground. See table at section 4 for further detail.

Derwent Sub-rep 11 (on viability matters)

- 3.10 *A simplified singular approach to the assessment of costs and values subject to end use fails to provide necessary granularity to reach plausible outcomes. Existing use values across the AAP site are vastly different. It cannot be reasonable to assume that the "EUV plus" assessment for a successful and well-let retail park will be the same as other parcels within the AAP area.*

- 3.11 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.12 SoCG Response: No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

Derwent Sub-rep 13 (on viability matters)

- 3.13 *Very difficult to reconcile how the Council's advisers would now argue that apartment development in this location can now sustain all of the following when they have found several apartment developments to be acceptable in recent times providing a much reduced affordable housing offer and also less in terms of the other contributions: 25% affordable housing aligned to preferred tenure mix; CIL levy; Adoption of environmental objectives; and Roof tax of £145 per sq m*
- 3.14 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.15 SoCG Response: No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

Derwent Sub-rep 14 (on viability matters)

- 3.16 *Whilst the roof tax figure does set aside the requirement for s106 measures, this alongside the increased affordable housing offer is a step- change and it is*

difficult to reconcile a lack of consistency. Great risk that obligations will render otherwise acceptable development non-viable and this would be completely at odds with the clear advice of the NPPF. The AAP as a whole includes a number of environmental aspirations which need to be incorporated as part of a “policy on” calculation but also that other components (such as public realm or MSCP) which will likely generate negative returns would need to be addressed as “shared costs” or otherwise addressed through an equalisation approach. Do not accept that the proposed financial contributions are well-based in evidence and these will need to be properly justified.

- 3.17 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.18 SoCG Response: No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

Derwent Sub-rep 15 (on viability matters)

- 3.19 *The modelled profit margins of 17.5% for market dwellings and 6% for affordable dwellings is on the low side. This extent of new apartment development represents a considerable supply-side adjustment and there is an inherent risk in terms of market saturation and slowed sales rates and suppressed sales values. All of these components would ordinarily be addressed by a more substantive profit margin for the market accommodation. Any resultant “shortfall” from the developer’s expectation of a reasonable return will be exacerbated if the social products fail to achieve the anticipated returns. There is a considerable challenge for the Registered Providers if they have to accept somewhere circa 1600 social apartments. Whilst the viability work assumes a 40% effective discount there is no obligation upon the RP to match that valuation and there is of course a risk that they would suppress their offers to give themselves a reasonable margin. The application of a highly mechanistic universal “EUV plus” and assumption that market developers and RPs will accept those low profit margins places doubt upon the Viability Assessment conclusions, specifically the realism that can be given to the*

aspiration to deliver 25% affordable housing and a roof tax as well as other components.

- 3.20 Council Response: On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate Excel spreadsheet which deals with the July 2021 event.
- 3.21 SoCG Response: No area of common ground. Derwent consider an appropriate profit margin for the market units is 20%, Trafford Council adopt 17.5%. There is common ground in regard of the affordable housing profit margin at 6%.

Derwent Sub-rep 26 (on viability matters)

- 3.22 *Policy CQ2. AAP aspirations for 25% affordable housing on site, CIL levy plus a roof tax which would capture all of the typical obligations with the exception of affordable housing and CIL. Viability analysis should undertake a 'policy on' assessment of the viability implications of these requirements as well as developments costs and existing use value. Concerns that the approach is too simplistic and will considerably under-estimate existing use value and over-estimate what new development can sustain in terms of affordable housing and roof tax levies. If obligations are over-estimated, considerable risk that quantum of new homes envisaged will not be delivered in early part of the plan period without having to challenge the viability assumptions at DM stage which would be unhelpful to all stakeholders.*
- 3.23 Council Response: The CQAAP is underpinned by a detailed viability assessment (evidence base) which has informed Policy CQ11. Every effort has been made to engage with landowners, developers and other key stakeholders on this viability assessment as prepared at plan-making stage. Discussions surrounding the viability of development proposals at planning application stage are not generally envisaged.
- 3.24 SoCG Response: No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

Derwent Sub-rep 28 (on viability matters)

- 3.25 *Support general principles of Policy CQ4 but expect that through the Examination that the “policy on” implications of this and all policies have been properly tested. If CQ3 is not amended, the prospect of compliance falls away. The Examination should rigorously test that the “policy on” implications have been assessed and consider how to proceed if there is any resultant doubt re the deliverability of viable development across the Plan period.*
- 3.26 **Council Response:** On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.
- 3.27 **SoCG Response:** No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

Derwent Sub-rep 31 (on viability matters)

- 3.28 *Policy CQ11. Welcome general approach to simplify the calculation for infrastructure and developer contributions but it over-simplifies the approach because of vastly different use values across AAP area. Not reasonable to assume that the EUV plus assessment for a successful retail park will be the same as other parcels. Rewrite policy to allow for viability testing and do not prevent otherwise acceptable development from being implemented. Environmental aspirations in AAP need to be incorporated as part of a 'policy on' calculation and other components such as public realm or multi storey car park which would likely generate negative returns would need to be addressed as 'shared costs' or otherwise addressed through an equalisation approach. Proposed financial contributions are not well-based in evidence and these will need to be properly justified.*
- 3.29 **Council Response:** On 12th July 2021, and following the Regulation 19 consultation, an additional viability-focussed consultation event was held. The purpose of this exercise was to extract details from the development industry on key viability assumptions, regarding values and costs for example. Derwent

Estates was represented at this event and provided a subsequent viability-led representation. This representation and the Council's response to it is summarised in a separate document which deals with the July 2021 event.

- 2.30 SoCG Response: No area of common ground, though both parties agree consider that Policy CQ11 should make provision for a site specific viability appraisal at the decision making stage in regard of White City Retail Park should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

4.0 VIABILITY STATEMENT OF COMMON GROUND TABLE

- 4.1 The below table identifies the sub-representations made by Derwent in respect of the VA prepared to support the CQ AAP. The table provides both Derwent and Trafford’s current position in regard of inputs.
- 4.2 By virtue of comments not being made by Derwent during the consultation process, it is assumed that anything not considered in the below table is an agreed area of common ground.
- 4.3 The inputs to the VA were fixed at Q4 2020. There has been substantial growth in both the build costs and residential sales values since this date.
- 4.4 It is considered that relevant guidance has been followed as per the NPPF (2021), PPG on Viability (2019) and RICS Guidance Note, assessing viability under the National Planning Policy Framework for England 2019 (2021)

Sub-rep	Topic	Derwent	Trafford Council	Common Ground
8	Revenue	<p>Further information has been submitted by Continuum to support the assessment of sales values as part of SoCG process.</p> <p>Do not support Continuum’s understanding of the specification of 86 Talbot Road.</p> <p>Does not support approach taken by Continuum in respect of floor height value uplift.</p> <p>Analysis of the information provided within appendix 1 indicates that the adopted values are at significantly higher levels than the comparable evidence.</p> <p>Not seeking to provide an assessment of sales values.</p>	<p>Sale values adopted as follows: 1-bed apartment - £370 psf 2-bed apartment - £360 psf 3-bed apartment - £350 psf Town house - £320 psf</p> <p>Agreed between Continuum and Cushman & Wakefield in December 2021 in the appeal at the Former B&Q that sales values of £382.50 per sq ft. When using the HPI for flats for Trafford the growth (6.5%) from the publication of the VA (December 2020). Values would have equated to £366.32.</p> <p>Further evidence provided at appendix 1 to support the assessment of values in the VA.</p>	No
9	Construction Costs	A 10% reduction from BCIS lower quartile costs should not be used. Lower quartile	Discount for 10% from BCIS lower quartile included for 2 and 3 storey houses.	No – townhouses and 6+

		<p>minimum housebuilder will build at.</p> <p>BCIS median quartile costs for 3-5 appropriate though additional data needed from active cost consultants and contractors as a cross check.</p> <p>6-14 storey costs should be £180 per sq ft based on cost estimates provided by Abacus and Domis.</p> <p>BCIS upper quartile costs for 19+ appropriate though additional data needed from active cost consultants and contractors as a cross check.</p>	<p>3-5 storey apartment cost based upon the median BCIS.</p> <p>6-14 storey apartment costs based upon submitted (and reviewed) cost plan pursuant to Botanical Avenue.</p> <p>19 storey apartment based on the BCIS upper quartile for 6+ storey developments.</p> <p>Two appeals – Warburton Lane (£71 psf)/ Rossendale Local Plan (£78 psf). Base build costs are higher</p>	storey not agreed
10	Professional Fees & Phasing	10% of total costs	7% of total costs	No
11	Benchmark Land Value	<p>Existing use values will vary throughout the AAP. The use of generic BLVs is accepted for plan testing purposes but the current value of a site must be taken into account when considering site specific viability. For example, the White City Retail Park will generate a significantly higher BLV than other sites.</p> <p>Other sites are likely to generate higher BLVs than adopted in the VA and, as discussed on 1st April, higher BLVs must be recognised as a reason for site specific viability assessment</p>	The calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site. We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.	No – both agree Policy CQ11 should allow for a site specific viability assessment in regard of White City Retail Park.
14	Equalisation Approach	The adoption of an equalisation approach is accepted, but detailed consideration of the	Equalisation approach adopted to account for shared costs of infrastructure	No – both agree Policy CQ11 should allow

		<p>appropriate approach is required.</p> <p>The adopted pre-sale of the MSCP does not reflect the reality of delivery.</p> <p>MSCPs are proposed to be provided for the wider benefit of the AAP and costs associated with delivery of the MSCP should be included in the infrastructure levy.</p> <p>Consideration required in respect of site specific viability of for any other sites impacted by the provision of an MSCP or other high site specific costs</p>	<p>and S106 costs throughout the Civic Quarter Area.</p> <p>Consider that Policy CQ11 should allow for site specific viability assessments should there be high site specific costs such as the delivery of a MSCP.</p>	<p>for a site specific viability assessment in regard of White City Retail Park.</p>
15	Profit Margin	<p>Market Housing – 20% of GDV</p> <p>Affordable Housing – 6% of GDV</p>	<p>Market Housing – 17.5% of GDV</p> <p>Affordable Housing – 6% of GDV</p>	No
15	Affordable Housing Discount	<p>Affordable rent – 45% OMV</p> <p>Shared ownership (intermediate) – 65% OMV is regarded as being in line with RP offers</p>	<p>Affordable rent – 50% OMV</p> <p>Shared ownership (intermediate) – 70% OMV</p>	No
31	Environmental Aspirations, Public Realm and MSCP	<p>Consider that “policy on” environmental aspirations should be incorporated in calculation.</p> <p>Consider the cost of public realm and MSCP should be shared through the equalisation approach.</p> <p>Where an MSCP is proposed to be delivered at an early stage of the development process other supporting development to provide demand for the</p>	<p>Do not consider that the public realm and MSCP should be shared through the equalisation approach.</p> <p>The MSCP will either be operated by the owner of the site or sold, it is not shared benefit for all landowners and developers throughout the CQ AAP.</p> <p>Should the MSCP be required to be delivered at the early stage of the development process a site</p>	<p>No – both agree Policy CQ11 should allow for a site specific viability assessment in regard of White City Retail Park.</p>

	<p>parking spaces will not exist. Therefore, the MSCPs will be loss making until sufficient development has taken place.</p> <p>The unviable nature of MSCP delivery in early development stages must be recognised and accommodated within the equalisation process.</p>	<p>specific viability appraisal should be submitted to assess the financial impact</p> <p>Public realm relates to site improvements, the public realm works included in the equalisation strategy relate primarily to S278 works outside the site.</p>	
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5.0 CONCLUSIONS

- 5.1 When having regard to the Council's response to the 10 sub-representations made by Derwent to the Regulation 19 consultation (on viability matters), the above table seeks to simply the sub-representations made and identify any remaining outstanding matters.
- 5.2 The outstanding matters to be agreed between parties relate to the approach to height premiums in regard of sales values, build costs for the townhouses and 6+ storey apartments, profit margin and appropriate discounts for affordable housing.
- 5.3 It was considered by both parties that a number of the sub-representations raised by Derwent could be addressed by the provision for the ability to submit a site specific viability appraisal in regard of the White City Retail Park site within the wording of Policy CQ11. The wording is to relate solely to White City Retail Park and may allow for a site specific viability assessment should exceptional circumstances be demonstrated by the Applicant and agreed by Trafford Council.

6.0 SIGNATURES

1. For Trebbi Continuum on behalf of Trafford Council

Name: Miles Lloyd

Position: Associate Director

Signed:

Date: 7 April 2022

2. For CBRE on behalf of Derwent Development Management Limited

Name: Steve Smith

Position: Associate Director

Signed:



Date: 7 April 2022

CQ AAP Viability Study

Appendix 1 – Additional Comparable Sales Data

Development	Development Area	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
KINETIC	OLD TRAFFORD	APARTMENT 411	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 124,000	33	355	£ 349.09	Apr-20
	OLD TRAFFORD	APARTMENT 108	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£ 121,000	33	355	£ 340.64	Mar-20
	OLD TRAFFORD	APARTMENT 406	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£ 118,500	27	291	£ 407.74	Mar-20
	OLD TRAFFORD	APARTMENT 103	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 113,000	32	344	£ 328.06	Aug-20
	OLD TRAFFORD	APARTMENT 104	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 125,000	38	409	£ 305.60	Apr-20
	OLD TRAFFORD	APARTMENT 105	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 90,500	25	269	£ 336.31	Mar-20
	OLD TRAFFORD	APARTMENT 107	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 123,000	32	344	£ 357.09	Apr-20
	OLD TRAFFORD	APARTMENT 108	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£ 121,000	33	355	£ 340.64	Mar-20
	OLD TRAFFORD	APARTMENT 109	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 115,000	33	355	£ 323.75	Apr-20
	OLD TRAFFORD	APARTMENT 110	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 121,000	33	355	£ 340.64	Mar-20
	OLD TRAFFORD	APARTMENT 112	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 119,000	29	312	£ 381.22	Mar-20
	OLD TRAFFORD	APARTMENT 201	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 186,500	56	603	£ 309.40	Apr-20
	OLD TRAFFORD	APARTMENT 202	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 180,000	53	570	£ 315.52	Jun-20
	OLD TRAFFORD	APARTMENT 203	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 120,000	32	344	£ 348.38	Mar-20
	OLD TRAFFORD	APARTMENT 204	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 124,500	38	409	£ 304.38	Aug-20
	OLD TRAFFORD	APARTMENT 205	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 85,500	25	269	£ 317.73	Apr-20
	OLD TRAFFORD	APARTMENT 206	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 120,000	27	291	£ 412.90	Apr-20
	OLD TRAFFORD	APARTMENT 207	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 124,000	32	344	£ 360.00	Apr-20
	OLD TRAFFORD	APARTMENT 208	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,000	33	355	£ 343.46	Sep-19
	OLD TRAFFORD	APARTMENT 210	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,000	33	355	£ 343.46	Feb-20
	OLD TRAFFORD	APARTMENT 211	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,000	33	355	£ 343.46	Sep-19
	OLD TRAFFORD	APARTMENT 212	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 120,000	29	312	£ 384.42	Sep-19
	OLD TRAFFORD	APARTMENT 301	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 188,500	56	603	£ 312.72	Dec-19
	OLD TRAFFORD	APARTMENT 303	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 121,000	32	344	£ 351.29	Sep-19
	OLD TRAFFORD	APARTMENT 305	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 92,000	25	269	£ 341.88	Apr-20
	OLD TRAFFORD	APARTMENT 306	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 121,000	27	291	£ 416.34	Mar-20
	OLD TRAFFORD	APARTMENT 307	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 125,000	32	344	£ 362.90	Mar-20
	OLD TRAFFORD	APARTMENT 309	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 117,000	33	355	£ 329.38	Aug-20
	OLD TRAFFORD	APARTMENT 310	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 145,000	33	355	£ 408.21	Apr-20
	OLD TRAFFORD	APARTMENT 311	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 123,000	33	355	£ 346.27	Mar-20
	OLD TRAFFORD	APARTMENT 401	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 190,500	56	603	£ 316.03	Apr-20
	OLD TRAFFORD	APARTMENT 402	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 192,500	53	570	£ 337.43	Dec-20
	OLD TRAFFORD	APARTMENT 403	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,500	32	344	£ 355.64	Sep-19
	OLD TRAFFORD	APARTMENT 404	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 128,000	38	409	£ 312.93	Feb-20
	OLD TRAFFORD	APARTMENT 405	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 93,500	25	269	£ 347.45	Sep-19
	OLD TRAFFORD	APARTMENT 406	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£118,500	27	291	£ 407.74	Mar-20
	OLD TRAFFORD	APARTMENT 407	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 126,000	32	344	£ 365.80	Sep-19
	OLD TRAFFORD	APARTMENT 408	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,000	33	355	£ 343.46	Dec-19
	OLD TRAFFORD	APARTMENT 409	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 118,000	33	355	£ 332.20	Sep-19
	OLD TRAFFORD	APARTMENT 411	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£ 124,000	33	355	£ 349.09	Apr-20
	OLD TRAFFORD	APARTMENT 412	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 122,000	29	312	£ 390.83	Apr-20
	OLD TRAFFORD	APARTMENT 501	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 199,500	61	657	£ 303.84	Mar-20
	OLD TRAFFORD	APARTMENT 502	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 210,000	62	667	£ 314.67	Mar-20
	OLD TRAFFORD	APARTMENT 503	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 277,500	90	969	£ 286.45	Aug-20

Development	Development Area	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	OLD TRAFFORD	APARTMENT 504	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 192,500	57	614	£ 313.75	Apr-20
	OLD TRAFFORD	APARTMENT 505	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 198,850	57	614	£ 324.10	Mar-20
	OLD TRAFFORD	APARTMENT 506	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£199,500	57	614	£ 325.16	Jul-20
	OLD TRAFFORD	APARTMENT 507	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£ 199,500	57	614	£ 325.16	Jul-20
	OLD TRAFFORD	APARTMENT 508	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 195,225	59	635	£ 307.40	Apr-20
	OLD TRAFFORD	APARTMENT 510	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 254,500	74	797	£ 319.51	Apr-20
	OLD TRAFFORD	APARTMENT 511	KINETIC 88-92	TALBOT ROAD	M16 0UE	Apartment	£249,500	79	850	£ 293.41	Jul-20
	OLD TRAFFORD	APARTMENT 512	KINETIC, 88 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 275,000	84	904	£ 304.14	Mar-20
	OLD TRAFFORD	APARTMENT 111	KINETIC, 89 - 92	TALBOT ROAD	M16 0UE	Apartment	£ 113,750	33	355	£ 320.23	Mar-20
X1 MANCHESTER WATERS	OLD TRAFFORD	APARTMENT 102	1	POMONA STRAND	M16 0YD	Apartment	£ 119,995	26	280	£ 428.76	Apr-20
	OLD TRAFFORD	APARTMENT 103	1	POMONA STRAND	M16 0YD	Apartment	£ 139,995	40	431	£ 325.15	Jun-20
	OLD TRAFFORD	APARTMENT 109	1	POMONA STRAND	M16 0YD	Apartment	£ 139,995	40	431	£ 325.15	Mar-20
	OLD TRAFFORD	APARTMENT 201	1	POMONA STRAND	M16 0YD	Apartment	£ 154,995	40	431	£ 359.98	Aug-20
	OLD TRAFFORD	APARTMENT 202	1	POMONA STRAND	M16 0YD	Apartment	£ 164,999	49	527	£ 312.83	Apr-20
	OLD TRAFFORD	APARTMENT 209	1	POMONA STRAND	M16 0YD	Apartment	£ 149,995	40	431	£ 348.37	Apr-20
	OLD TRAFFORD	APARTMENT 301	1	POMONA STRAND	M16 0YD	Apartment	£ 149,995	51	549	£ 273.23	Apr-20
	OLD TRAFFORD	APARTMENT 302	1	POMONA STRAND	M16 0YD	Apartment	£ 179,995	65	700	£ 257.26	Sep-19
	OLD TRAFFORD	APARTMENT 303	1	POMONA STRAND	M16 0YD	Apartment	£ 179,995	65	700	£ 257.26	Feb-20
	OLD TRAFFORD	APARTMENT 304	1	POMONA STRAND	M16 0YD	Apartment	£ 149,995	51	549	£ 273.23	Sep-19
	OLD TRAFFORD	APARTMENT 306	1	POMONA STRAND	M16 0YD	Apartment	£ 169,995	68	732	£ 232.25	Sep-19
	OLD TRAFFORD	APARTMENT 307	1	POMONA STRAND	M16 0YD	Apartment	£ 194,995	73	786	£ 248.16	Dec-19
	OLD TRAFFORD	APARTMENT 308	1	POMONA STRAND	M16 0YD	Apartment	£ 174,995	73	786	£ 222.70	Sep-19
	OLD TRAFFORD	APARTMENT 401	1	POMONA STRAND	M16 0YD	Apartment	£ 169,995	51	549	£ 309.67	Apr-20
	OLD TRAFFORD	APARTMENT 405	1	POMONA STRAND	M16 0YD	Apartment	£ 169,995	68	732	£ 232.25	Mar-20
	OLD TRAFFORD	APARTMENT 406	1	POMONA STRAND	M16 0YD	Apartment	£ 189,995	68	732	£ 259.57	Mar-20
	OLD TRAFFORD	APARTMENT 407	1	POMONA STRAND	M16 0YD	Apartment	£ 194,995	73	786	£ 248.16	Jun-20
	OLD TRAFFORD	APARTMENT 501	1	POMONA STRAND	M16 0YD	Apartment	£ 154,995	51	549	£ 282.34	Aug-20
	OLD TRAFFORD	APARTMENT 504	1	POMONA STRAND	M16 0YD	Apartment	£ 154,995	51	549	£ 282.34	Apr-20
	OLD TRAFFORD	APARTMENT 507	1	POMONA STRAND	M16 0YD	Apartment	£ 199,995	73	786	£ 254.52	Mar-20
	OLD TRAFFORD	APARTMENT 601	1	POMONA STRAND	M16 0YD	Apartment	£ 174,995	51	549	£ 318.77	Sep-19
	OLD TRAFFORD	APARTMENT 605	1	POMONA STRAND	M16 0YD	Apartment	£ 194,995	68	732	£ 266.40	Feb-20
	OLD TRAFFORD	APARTMENT 606	1	POMONA STRAND	M16 0YD	Apartment	£ 174,995	68	732	£ 239.08	Sep-19
	OLD TRAFFORD	APARTMENT 607	1	POMONA STRAND	M16 0YD	Apartment	£ 199,995	73	786	£ 254.52	Sep-19
	OLD TRAFFORD	APARTMENT 609	1	POMONA STRAND	M16 0YD	Apartment	£ 239,995	88	947	£ 253.36	Dec-19
	OLD TRAFFORD	APARTMENT 701	1	POMONA STRAND	M16 0YD	Apartment	£ 159,995	51	549	£ 291.45	Sep-19
	OLD TRAFFORD	APARTMENT 704	1	POMONA STRAND	M16 0YD	Apartment	£ 159,995	51	549	£ 291.45	Apr-20
	OLD TRAFFORD	APARTMENT 706	1	POMONA STRAND	M16 0YD	Apartment	£ 199,995	68	732	£ 273.24	Mar-20
	OLD TRAFFORD	APARTMENT 707	1	POMONA STRAND	M16 0YD	Apartment	£ 204,995	73	786	£ 260.88	Mar-20
	OLD TRAFFORD	APARTMENT 708	1	POMONA STRAND	M16 0YD	Apartment	£ 184,995	73	786	£ 235.43	Aug-20
	OLD TRAFFORD	APARTMENT 709	1	POMONA STRAND	M16 0YD	Apartment	£ 244,995	88	947	£ 258.64	Apr-20
	OLD TRAFFORD	APARTMENT 803	1	POMONA STRAND	M16 0YD	Apartment	£ 229,995	61	657	£ 350.28	Mar-20
	OLD TRAFFORD	APARTMENT 804	1	POMONA STRAND	M16 0YD	Apartment	£ 199,995	42	452	£ 442.38	Apr-20
	OLD TRAFFORD	APARTMENT 805	1	POMONA STRAND	M16 0YD	Apartment	£ 319,995	88	947	£ 337.82	Apr-20

Development	Development Area	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	OLD TRAFFORD	APARTMENT 806	1	POMONA STRAND	M16 0YD	Apartment	£ 209,995	67	721	£ 291.18	Mar-20
	OLD TRAFFORD	APARTMENT 902	1	POMONA STRAND	M16 0YD	Apartment	£ 284,995	88	947	£ 300.87	Jun-20
	OLD TRAFFORD	APARTMENT 903	1	POMONA STRAND	M16 0YD	Apartment	£ 224,995	61	657	£ 342.66	Mar-20
	OLD TRAFFORD	APARTMENT 904	1	POMONA STRAND	M16 0YD	Apartment	£ 174,995	42	452	£ 387.08	Apr-20
	OLD TRAFFORD	APARTMENT 905	1	POMONA STRAND	M16 0YD	Apartment	£ 319,995	91	980	£ 326.68	Jun-20
	OLD TRAFFORD	APARTMENT 906	1	POMONA STRAND	M16 0YD	Apartment	£ 204,995	67	721	£ 284.25	Mar-20
WEST POINT	OLD TRAFFORD	APARTMENT 10	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 83,980	45	484	£ 173.38	Aug-20
	OLD TRAFFORD	APARTMENT 103	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	15	161	£ 395.39	Apr-20
	OLD TRAFFORD	APARTMENT 105	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 84,000	15	161	£ 520.25	Apr-20
	OLD TRAFFORD	APARTMENT 112	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	15	161	£ 395.39	Apr-20
	OLD TRAFFORD	APARTMENT 113	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 67,640	14	151	£ 448.85	Sep-19
	OLD TRAFFORD	APARTMENT 119	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	14	151	£ 423.63	Feb-20
	OLD TRAFFORD	APARTMENT 1214	WEST POINT, 501	CHESTER ROAD	M16 9QY	Apartment	£ 136,500	29	312	£ 437.28	Mar-20
	OLD TRAFFORD	APARTMENT 122	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 96,000	14	151	£ 637.04	Sep-19
	OLD TRAFFORD	APARTMENT 124	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 89,000	14	151	£ 590.59	Sep-19
	OLD TRAFFORD	APARTMENT 126	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 98,000	14	151	£ 650.32	Dec-19
	OLD TRAFFORD	APARTMENT 128	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 67,640	15	161	£ 418.93	Sep-19
	OLD TRAFFORD	APARTMENT 130	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 97,000	15	161	£ 600.77	Apr-20
	OLD TRAFFORD	APARTMENT 136	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	15	161	£ 395.39	Mar-20
	OLD TRAFFORD	APARTMENT 2	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 71,060	20	215	£ 330.08	Mar-20
	OLD TRAFFORD	APARTMENT 201	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	15	161	£ 395.39	Aug-20
	OLD TRAFFORD	APARTMENT 204	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	15	161	£ 395.39	Sep-19
	OLD TRAFFORD	APARTMENT 208	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 79,000	15	161	£ 489.29	Feb-20
	OLD TRAFFORD	APARTMENT 220	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,840	14	151	£ 423.63	Sep-19
	OLD TRAFFORD	APARTMENT 238	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 97,000	15	161	£ 600.77	Sep-19
	OLD TRAFFORD	APARTMENT 306	WEST POINT, 501	CHESTER ROAD	M16 9QN	Apartment	£ 70,262	20	215	£ 326.37	Mar-20
	OLD TRAFFORD	APARTMENT 308	WEST POINT, 501	CHESTER ROAD	M16 9QN	Apartment	£ 71,782	21	226	£ 317.56	Mar-20
	OLD TRAFFORD	APARTMENT 5	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 69,540	22	237	£ 293.66	Dec-19
	OLD TRAFFORD	APARTMENT 7	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 75,620	29	312	£ 242.25	Sep-19
	OLD TRAFFORD	APARTMENT 712	WEST POINT, 501	CHESTER ROAD	M16 9QX	Apartment	£ 69,160	15	161	£ 428.34	Aug-20
	OLD TRAFFORD	APARTMENT 8	WEST POINT, 501	CHESTER ROAD	M16 9QL	Apartment	£ 63,726	29	312	£ 204.15	Apr-20
	OLD TRAFFORD	APARTMENT 819	WEST POINT, 501	CHESTER ROAD	M16 9QX	Apartment	£ 205,000	64	689	£ 297.58	Apr-20
	OLD TRAFFORD	APARTMENT 503	WEST POINT, 501	CHESTER ROAD	M16 9QN	Apartment	£ 120,000	29	312	£ 384.42	May-20
INSIGNIA	OLD TRAFFORD	APARTMENT 101	86	TALBOT ROAD	M16 0PG	Apartment	£ 165,500	46	494	£ 335.00	
	OLD TRAFFORD	APARTMENT 110	86	TALBOT ROAD	M16 0PG	Apartment	£ 162,250	45	484	£ 335.00	
	OLD TRAFFORD	APARTMENT 202	86	TALBOT ROAD	M16 0PG	Apartment	£ 167,250	46	493	£ 339.00	
	OLD TRAFFORD	APARTMENT 205	86	TALBOT ROAD	M16 0PG	Apartment	£ 205,975	61	654	£ 315.00	
	OLD TRAFFORD	APARTMENT 210	86	TALBOT ROAD	M16 0PG	Apartment	£ 167,250	46	493	£ 339.00	
	OLD TRAFFORD	APARTMENT 302	86	TALBOT ROAD	M16 0PG	Apartment	£ 156,099	46	494	£ 316.00	
	OLD TRAFFORD	APARTMENT 304	86	TALBOT ROAD	M16 0PG	Apartment	£ 206,500	61	653	£ 316.00	
	OLD TRAFFORD	APARTMENT 305	86	TALBOT ROAD	M16 0PG	Apartment	£ 206,500	61	653	£ 316.00	
	OLD TRAFFORD	APARTMENT 306	86	TALBOT ROAD	M16 0PG	Apartment	£ 206,500	61	653	£ 316.00	
	OLD TRAFFORD	APARTMENT 308	86	TALBOT ROAD	M16 0PG	Apartment	£ 206,500	61	653	£ 316.00	
	OLD TRAFFORD	APARTMENT 310	86	TALBOT ROAD	M16 0PG	Apartment	£ 165,900	46	494	£ 336.00	

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	OLD TRAFFORD	APARTMENT 402	86	TALBOT ROAD	M16 0PG	Apartment	£ 157,731	46	494	£ 319.00	
	OLD TRAFFORD	APARTMENT 403	86	TALBOT ROAD	M16 0PG	Apartment	£ 216,500	67	724	£ 299.00	
	OLD TRAFFORD	APARTMENT 406	86	TALBOT ROAD	M16 0PG	Apartment	£ 208,500	61	654	£ 319.00	
	OLD TRAFFORD	APARTMENT 407	86	TALBOT ROAD	M16 0PG	Apartment	£ 192,541	61	653	£ 295.00	
	OLD TRAFFORD	APARTMENT 408	86	TALBOT ROAD	M16 0PG	Apartment	£ 208,500	61	654	£ 319.00	
	OLD TRAFFORD	APARTMENT 410	86	TALBOT ROAD	M16 0PG	Apartment	£ 170,500	46	494	£ 345.00	
	OLD TRAFFORD	APARTMENT 501	86	TALBOT ROAD	M16 0PG	Apartment	£ 171,950	46	494	£ 348.00	
	OLD TRAFFORD	APARTMENT 502	86	TALBOT ROAD	M16 0PG	Apartment	£ 158,819	46	495	£ 321.00	
	OLD TRAFFORD	APARTMENT 503	86	TALBOT ROAD	M16 0PG	Apartment	£ 218,500	67	724	£ 302.00	
	OLD TRAFFORD	APARTMENT 506	86	TALBOT ROAD	M16 0PG	Apartment	£ 210,095	61	652	£ 322.00	
	OLD TRAFFORD	APARTMENT 507	86	TALBOT ROAD	M16 0PG	Apartment	£ 193,672	61	652	£ 297.00	
	OLD TRAFFORD	APARTMENT 508	86	TALBOT ROAD	M16 0PG	Apartment	£ 210,095	61	652	£ 322.00	
	OLD TRAFFORD	APARTMENT 510	86	TALBOT ROAD	M16 0PG	Apartment	£ 171,500	46	494	£ 347.00	
	OLD TRAFFORD	APARTMENT 601	86	TALBOT ROAD	M16 0PG	Apartment	£ 173,500	46	494	£ 351.00	
	OLD TRAFFORD	APARTMENT 602	86	TALBOT ROAD	M16 0PG	Apartment	£ 160,451	46	494	£ 325.00	
	OLD TRAFFORD	APARTMENT 603	86	TALBOT ROAD	M16 0PG	Apartment	£ 219,250	67	724	£ 303.00	
	OLD TRAFFORD	APARTMENT 605	86	TALBOT ROAD	M16 0PG	Apartment	£ 211,850	61	654	£ 324.00	
	OLD TRAFFORD	APARTMENT 606	86	TALBOT ROAD	M16 0PG	Apartment	£ 211,850	61	654	£ 324.00	
	OLD TRAFFORD	APARTMENT 607	86	TALBOT ROAD	M16 0PG	Apartment	£ 186,014	61	653	£ 285.00	
	OLD TRAFFORD	APARTMENT 608	86	TALBOT ROAD	M16 0PG	Apartment	£ 195,000	61	652	£ 299.00	
	OLD TRAFFORD	APARTMENT 609	86	TALBOT ROAD	M16 0PG	Apartment	£ 173,500	46	494	£ 351.00	
	OLD TRAFFORD	APARTMENT 610	86	TALBOT ROAD	M16 0PG	Apartment	£ 173,500	46	494	£ 351.00	
	OLD TRAFFORD	APARTMENT 701	86	TALBOT ROAD	M16 0PG	Apartment	£ 173,500	46	494	£ 351.00	
	OLD TRAFFORD	APARTMENT 702	86	TALBOT ROAD	M16 0PG	Apartment	£ 173,500	46	494	£ 351.00	
	OLD TRAFFORD	APARTMENT 704	86	TALBOT ROAD	M16 0PG	Apartment	£ 213,500	61	653	£ 327.00	
	OLD TRAFFORD	APARTMENT 706	86	TALBOT ROAD	M16 0PG	Apartment	£ 213,500	61	653	£ 327.00	
	OLD TRAFFORD	APARTMENT 707	86	TALBOT ROAD	M16 0PG	Apartment	£ 197,436	61	654	£ 302.00	
	OLD TRAFFORD	APARTMENT 708	86	TALBOT ROAD	M16 0PG	Apartment	£ 213,500	61	653	£ 327.00	
	OLD TRAFFORD	APARTMENT 709	86	TALBOT ROAD	M16 0PG	Apartment	£ 175,500	46	494	£ 355.00	
	OLD TRAFFORD	APARTMENT 710	86	TALBOT ROAD	M16 0PG	Apartment	£ 177,250	46	494	£ 359.00	
	OLD TRAFFORD	APARTMENT 801	86	TALBOT ROAD	M16 0PG	Apartment	£ 163,714	46	495	£ 331.00	
	OLD TRAFFORD	APARTMENT 802	86	TALBOT ROAD	M16 0PG	Apartment	£ 223,500	67	723	£ 309.00	
	OLD TRAFFORD	APARTMENT 803	86	TALBOT ROAD	M16 0PG	Apartment	£ 215,500	61	653	£ 330.00	
	OLD TRAFFORD	APARTMENT 804	86	TALBOT ROAD	M16 0PG	Apartment	£ 215,500	61	653	£ 330.00	
	OLD TRAFFORD	APARTMENT 805	86	TALBOT ROAD	M16 0PG	Apartment	£ 215,500	61	653	£ 330.00	
	OLD TRAFFORD	APARTMENT 806	86	TALBOT ROAD	M16 0PG	Apartment	£ 199,067	61	653	£ 305.00	
	OLD TRAFFORD	APARTMENT 807	86	TALBOT ROAD	M16 0PG	Apartment	£ 199,067	61	653	£ 305.00	
	OLD TRAFFORD	APARTMENT 808	86	TALBOT ROAD	M16 0PG	Apartment	£ 178,950	46	494	£ 362.00	
	OLD TRAFFORD	APARTMENT 901	86	TALBOT ROAD	M16 0PG	Apartment	£ 165,346	46	494	£ 335.00	
	OLD TRAFFORD	APARTMENT 902	86	TALBOT ROAD	M16 0PG	Apartment	£ 224,950	67	723	£ 311.00	
	OLD TRAFFORD	APARTMENT 903	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	
	OLD TRAFFORD	APARTMENT 904	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	
	OLD TRAFFORD	APARTMENT 905	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	
	OLD TRAFFORD	APARTMENT 906	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	

Development	Development Area	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	OLD TRAFFORD	APARTMENT 907	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	
	OLD TRAFFORD	APARTMENT 908	86	TALBOT ROAD	M16 0PG	Apartment	£ 217,500	61	653	£ 333.00	
	OLD TRAFFORD	APARTMENT 910	86	TALBOT ROAD	M16 0PG	Apartment	£ 178,500	46	494	£ 361.00	

Development	Development A	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
AFFINTY LIVING RIVERSIDE	SALFORD	APARTMENT 105	32 QUAY STREET	QUAY STREET	M3 5FZ	Apartment	£ 331,956	63	678	£ 489.52	Jan-20
	SALFORD	APARTMENT 107	32 QUAY STREET	QUAY STREET	M3 5FZ	Apartment	£ 162,011	35	377	£ 430.03	Jan-20
	SALFORD	APARTMENT 210	32 QUAY STREET	QUAY STREET	M3 5FZ	Apartment	£ 289,838	62	667	£ 434.30	Jan-20
	SALFORD	APARTMENT 408	32 QUAY STREET	QUAY STREET	M3 5FZ	Apartment	£ 348,346	63	678	£ 513.68	Mar-20
	SALFORD	APARTMENT 810	32 QUAY STREET	QUAY STREET	M3 5GD	Apartment	£ 315,270	62	667	£ 472.41	Jan-20
	SALFORD	APARTMENT 1110	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 322,412	63	678	£ 475.44	Jan-20
	SALFORD	APARTMENT 1305	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 341,081	63	678	£ 502.97	Jan-20
	SALFORD	APARTMENT 1405	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 342,355	63	678	£ 504.85	Feb-20
	SALFORD	APARTMENT 1502	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 326,978	60	646	£ 506.28	Mar-20
	SALFORD	APARTMENT 1507	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 273,513	42	452	£ 605.00	Mar-20
	SALFORD	APARTMENT 1508	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 423,493	86	926	£ 457.48	Feb-20
	SALFORD	APARTMENT 1609	32 QUAY STREET	QUAY STREET	M3 5GE	Apartment	£ 335,000	63	678	£ 494.00	Mar-20
LOCAL BLACKFRIARS	SALFORD	APARTMENT 110	LOCAL BLACKFRIARS	56 BURY STREET	M3 7DA	Apartment	£ 165,747	51	549	£ 301.93	Apr-20
	SALFORD	APARTMENT 212	LOCAL BLACKFRIARS	56 BURY STREET	M3 7DA	Apartment	£ 151,477	43	463	£ 327.27	Jan-20
	SALFORD	APARTMENT 307	LOCAL BLACKFRIARS	56 BURY STREET	M3 7DA	Apartment	£ 183,907	47	506	£ 363.52	Mar-20
	SALFORD	APARTMENT 608	LOCAL BLACKFRIARS	56 BURY STREET	M3 7DA	Apartment	£ 247,610	65	700	£ 353.90	Aug-20
	SALFORD	APARTMENT 106	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 155,500	50	538	£ 288.93	Sep-20
	SALFORD	APARTMENT 107	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 170,000	41	441	£ 385.20	Sep-20
	SALFORD	APARTMENT 205	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 251,354	65	700	£ 359.25	Feb-20
	SALFORD	APARTMENT 302	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 167,529	43	463	£ 361.95	Mar-20
	SALFORD	APARTMENT 306	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 248,239	65	700	£ 354.80	Feb-20
	SALFORD	APARTMENT 310	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 178,452	53	570	£ 312.80	Feb-20
	SALFORD	APARTMENT 411	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 253,467	65	700	£ 362.27	Jan-20
	SALFORD	APARTMENT 1009	LOCAL BLACKFRIARS	54 BURY STREET	MR 7FL	Apartment	£ 267,487	65	700	£ 382.31	Sep-20
	SALFORD	APARTMENT 1103	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 187,316	43	463	£ 404.70	Dec-20
	SALFORD	APARTMENT 1105	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 316,180	65	700	£ 451.91	Mar-20
	SALFORD	APARTMENT 1112	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 291,000	64	689	£ 422.41	Aug-20
	SALFORD	APARTMENT 1113	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 302,000	65	700	£ 431.64	Mar-20
	SALFORD	APARTMENT 1204	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 248,622	51	549	£ 452.89	Jan-20
	SALFORD	APARTMENT 1207	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 238,575	51	549	£ 434.59	Mar-20
	SALFORD	APARTMENT 1209	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 338,993	81	872	£ 388.81	Dec-20
	SALFORD	APARTMENT 1210	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 233,274	51	549	£ 424.93	Feb-20
	SALFORD	APARTMENT 1211	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FL	Apartment	£ 229,000	51	549	£ 417.15	Feb-20
	SALFORD	APARTMENT 106	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 155,000	50	538	£ 288.00	Sep-20
	SALFORD	APARTMENT 107	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 170,000	41	441	£ 385.20	Sep-20
	SALFORD	APARTMENT 205	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£251,354	65	700	£ 359.25	Feb-20
	SALFORD	APARTMENT 302	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 167,529	43	463	£ 361.95	Mar-20

Development	Development A	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	SALFORD	APARTMENT 306	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 248,239	65	700	£ 354.80	Feb-20
	SALFORD	APARTMENT 310	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£ 178,452	53	570	£ 312.80	Feb-20
	SALFORD	APARTMENT 411	LOCAL BLACKFRIARS	54 BURY STREET	M3 7FW	Apartment	£253,467	65	700	£ 362.27	Jan-20
	SALFORD	APARTMENT 708	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 286,276	65	700	£ 409.16	Apr-20
	SALFORD	APARTMENT 910	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 302,382	65	700	£ 432.18	Feb-20
	SALFORD	APARTMENT 1001	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 248,090	59	635	£ 390.65	Feb-20
	SALFORD	APARTMENT 1003	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 256,400	64	689	£ 372.19	Sep-20
	SALFORD	APARTMENT 1110	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 291,551	65	700	£ 416.70	Feb-20
	SALFORD	APARTMENT 1111	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GA	Apartment	£ 289,000	64	689	£ 419.51	Apr-20
	SALFORD	APARTMENT 1204	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 310,000	65	700	£ 443.07	Mar-20
	SALFORD	APARTMENT 1205	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 243,000	53	570	£ 425.95	Feb-20
	SALFORD	APARTMENT 1206	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 294,502	65	700	£ 420.92	May-20
	SALFORD	APARTMENT 1210	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 326,060	65	700	£ 466.03	Mar-20
	SALFORD	APARTMENT 1211	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£285,843	64	689	£ 414.93	Feb-20
	SALFORD	APARTMENT 1303	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 259,184	64	689	£ 376.23	Sep-20
	SALFORD	APARTMENT 1304	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 312,398	65	700	£ 446.50	Mar-20
	SALFORD	APARTMENT 1309	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 297,058	65	700	£ 424.57	Mar-20
	SALFORD	APARTMENT 1311	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 300,000	64	689	£ 435.48	Mar-20
	SALFORD	APARTMENT 1405	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 255,983	65	700	£ 365.87	Dec-20
	SALFORD	APARTMENT 1408	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 320,737	65	700	£ 458.42	Mar-20
	SALFORD	APARTMENT 1410	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 297,083	65	700	£ 424.61	Mar-20
	SALFORD	APARTMENT 1411	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 321,455	64	689	£ 466.62	Jun-20
	SALFORD	APARTMENT 1501	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 285,000	59	635	£ 448.77	Feb-20
	SALFORD	APARTMENT 1504	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 320,000	65	700	£ 457.37	Mar-20
	SALFORD	APARTMENT 1510	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 298,534	65	700	£ 426.68	Mar-20
	SALFORD	APARTMENT 1511	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 320,000	64	689	£ 464.51	Oct-20
	SALFORD	APARTMENT 1602	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 212,272	51	549	£ 386.68	Sep-20
	SALFORD	APARTMENT 1604	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 218,000	51	549	£ 397.11	Jul-20
	SALFORD	APARTMENT 1609	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 338,993	79	850	£ 398.65	Feb-20
	SALFORD	APARTMENT 1610	LOCAL BLACKFRIARS	56 BURY STREET	M3 7GB	Apartment	£ 245,000	51	549	£ 446.30	Jul-20
WORSLEY MILL	CASTLEFIELD	APARTMENT 29	WORSLEY MILL	10 BLANTYRE STREET	M15 4LG	Apartment	£ 176,250	81	872	£ 202.15	Nov-20
	CASTLEFIELD	APARTMENT 40	WORSLEY MILL	10 BLANTYRE STREET	M15 4LG	Apartment	£ 163,000	40	431	£ 378.58	Dec-20
	CASTLEFIELD	APARTMENT 49	WORSLEY MILL	10 BLANTYRE STREET	M15 4LG	Apartment	£ 287,500	67	721	£ 398.65	Jan-20
	CASTLEFIELD	APARTMENT 72	WORSLEY MILL	10 BLANTYRE STREET	M15 4LG	Apartment	£ 217,500	76	818	£ 265.87	Dec-19
	CASTLEFIELD	APARTMENT 75	WORSLEY MILL	10 BLANTYRE STREET	M15 4LG	Apartment	£ 188,000	66	710	£ 264.63	Dec-20
DEANSGATE SQUARE	CASTLEFIELD	APARTMENT 101	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 235,800	54	581	£ 405.67	Jan-20
	CASTLEFIELD	APARTMENT 104	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 240,300	54	581	£ 413.42	Jun-20
	CASTLEFIELD	APARTMENT 108	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 234,900	54	581	£ 404.12	Jan-20

Development	Development A	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	CASTLEFIELD	APARTMENT 202	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 437,700	107	1,152	£ 380.03	Sep-20
	CASTLEFIELD	APARTMENT 204	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 286,650	54	581	£ 493.16	Sep-20
	CASTLEFIELD	APARTMENT 207	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 431,700	107	1,152	£ 374.82	Jan-20
	CASTLEFIELD	APARTMENT 301	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 270,000	54	581	£ 464.51	Feb-20
	CASTLEFIELD	APARTMENT 302	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 408,600	107	1,152	£ 354.77	Feb-20
	CASTLEFIELD	APARTMENT 303	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 408,600	107	1,152	£ 354.77	Apr-20
	CASTLEFIELD	APARTMENT 304	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 260,930	54	581	£ 448.91	Aug-20
	CASTLEFIELD	APARTMENT 305	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 259,960	54	581	£ 447.24	Aug-20
	CASTLEFIELD	APARTMENT 1001	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 262,000	54	581	£ 450.75	Jan-20
	CASTLEFIELD	APARTMENT 1002	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 414,900	107	1,152	£ 360.24	May-20
	CASTLEFIELD	APARTMENT 1003	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 414,900	107	1,152	£ 360.24	Jan-20
	CASTLEFIELD	APARTMENT 1004	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 262,720	54	581	£ 451.99	Jan-20
	CASTLEFIELD	APARTMENT 1005	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 266,300	54	581	£ 458.15	Jan-20
	CASTLEFIELD	APARTMENT 1008	DEANSGATE SQUARE	9 OWEN STREET	M15 4TN	Apartment	£ 261,900	54	581	£ 450.58	Jan-20
	CASTLEFIELD	APARTMENT 1202	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 243,470	50	538	£ 452.38	Jan-20
	CASTLEFIELD	APARTMENT 1203	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 219,220	42	452	£ 484.91	Jan-20
	CASTLEFIELD	APARTMENT 1204	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 243,470	50	538	£ 452.38	Jan-20
	CASTLEFIELD	APARTMENT 1205	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 367,650	89	958	£ 383.77	Jan-20
	CASTLEFIELD	APARTMENT 1206	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 377,325	89	958	£ 393.87	Jun-20
	CASTLEFIELD	APARTMENT 1207	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 243,470	50	538	£ 452.38	Feb-20
	CASTLEFIELD	APARTMENT 1208	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 224,580	42	452	£ 496.76	Jan-20
	CASTLEFIELD	APARTMENT 1209	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 241,470	50	538	£ 448.66	Jan-20
	CASTLEFIELD	APARTMENT 1210	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 348,300	89	958	£ 363.57	Jan-20
	CASTLEFIELD	APARTMENT 1302	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 244,440	50	538	£ 454.18	Jan-20
	CASTLEFIELD	APARTMENT 1304	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 244,440	50	538	£ 454.18	Sep-20
	CASTLEFIELD	APARTMENT 1305	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 370,020	89	958	£ 386.24	Aug-20
	CASTLEFIELD	APARTMENT 1306	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 349,200	89	958	£ 364.51	Jun-20
	CASTLEFIELD	APARTMENT 1307	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 235,800	50	538	£ 438.13	Feb-20
	CASTLEFIELD	APARTMENT 1308	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 229,000	42	452	£ 506.54	Jan-20
	CASTLEFIELD	APARTMENT 1310	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 349,200	89	958	£ 364.51	Aug-20
	CASTLEFIELD	APARTMENT 1401	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 345,600	89	958	£ 360.75	Oct-20
	CASTLEFIELD	APARTMENT 1402	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 245,410	50	538	£ 455.98	Feb-20
	CASTLEFIELD	APARTMENT 1403	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 220,190	42	452	£ 487.05	Jan-20
	CASTLEFIELD	APARTMENT 1404	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 227,700	50	538	£ 423.08	Jan-20
	CASTLEFIELD	APARTMENT 1405	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 350,100	89	958	£ 365.45	Mar-20
	CASTLEFIELD	APARTMENT 1406	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 404,950	89	958	£ 422.71	Feb-20
	CASTLEFIELD	APARTMENT 1407	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 227,700	50	538	£ 423.08	Feb-20
	CASTLEFIELD	APARTMENT 1408	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 223,100	42	452	£ 493.49	Jan-20

Development	Development A	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	CASTLEFIELD	APARTMENT 1409	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 227,700	50	538	£ 423.08	Sep-20
	CASTLEFIELD	APARTMENT 1410	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 350,100	89	958	£ 365.45	Jan-20
	CASTLEFIELD	APARTMENT 1501	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 361,500	89	958	£ 377.35	Feb-20
	CASTLEFIELD	APARTMENT 1502	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 246,380	50	538	£ 457.79	Feb-20
	CASTLEFIELD	APARTMENT 1504	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 246,380	50	538	£ 457.79	Jun-20
	CASTLEFIELD	APARTMENT 1505	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 351,000	89	958	£ 366.39	Mar-20
	CASTLEFIELD	APARTMENT 1506	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 351,000	89	958	£ 366.39	Apr-20
	CASTLEFIELD	APARTMENT 1508	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 249,950	42	452	£ 552.88	Feb-20
	CASTLEFIELD	APARTMENT 1509	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 246,380	50	538	£ 457.79	Jan-20
	CASTLEFIELD	APARTMENT 1510	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 366,000	89	958	£ 382.05	Jan-20
	CASTLEFIELD	APARTMENT 1601	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 347,000	89	958	£ 362.21	Apr-20
	CASTLEFIELD	APARTMENT 1602	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 247,350	50	538	£ 459.59	Feb-20
	CASTLEFIELD	APARTMENT 1603	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 199,950	42	452	£ 442.28	Jan-20
	CASTLEFIELD	APARTMENT 1604	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 247,350	50	538	£ 459.59	Jan-20
	CASTLEFIELD	APARTMENT 1606	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 402,500	89	958	£ 420.15	Mar-20
	CASTLEFIELD	APARTMENT 1607	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 247,350	50	538	£ 459.59	Feb-20
	CASTLEFIELD	APARTMENT 1608	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 225,040	42	452	£ 497.78	Jan-20
	CASTLEFIELD	APARTMENT 1609	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 247,350	50	538	£ 459.59	May-20
	CASTLEFIELD	APARTMENT 1610	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 351,900	89	958	£ 367.33	Jan-20
	CASTLEFIELD	APARTMENT 1701	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 348,300	89	958	£ 363.57	Apr-20
	CASTLEFIELD	APARTMENT 1702	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 243,200	50	538	£ 451.88	Jan-20
	CASTLEFIELD	APARTMENT 1703	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 224,070	42	452	£ 495.63	Jan-20
	CASTLEFIELD	APARTMENT 1704	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 248,320	50	538	£ 461.39	Mar-20
	CASTLEFIELD	APARTMENT 1705	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 352,800	89	958	£ 368.27	Jul-20
	CASTLEFIELD	APARTMENT 1707	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 248,320	50	538	£ 461.39	Jan-20
	CASTLEFIELD	APARTMENT 1708	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 226,010	42	452	£ 499.92	Jan-20
	CASTLEFIELD	APARTMENT 1709	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 248,320	50	538	£ 461.39	Jan-20
	CASTLEFIELD	APARTMENT 1710	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 352,800	89	958	£ 368.27	Feb-20
	CASTLEFIELD	APARTMENT 1804	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 249,290	50	538	£ 463.19	Jan-20
	CASTLEFIELD	APARTMENT 1805	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 353,700	89	958	£ 369.21	Jan-20
	CASTLEFIELD	APARTMENT 1806	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 353,700	89	958	£ 369.21	Jan-20
	CASTLEFIELD	APARTMENT 1808	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 226,980	42	452	£ 502.07	Jan-20
	CASTLEFIELD	APARTMENT 1809	DEANSGATE SQUARE	9 OWEN STREET	M15 4TP	Apartment	£ 249,290	50	538	£ 463.19	Jan-20
EXCESIOR WORKS	CASTLEFIELD	APARTMENT 1	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 193,951	51	549	£ 353.30	Apr-20
	CASTLEFIELD	APARTMENT 9	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 203,700	53	570	£ 357.06	Apr-20
	CASTLEFIELD	APARTMENT 105	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 253,800	63	678	£ 374.26	Apr-20
	CASTLEFIELD	APARTMENT 109	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 225,000	52	560	£ 401.98	Apr-20

Development	Development A	Property Number	Property Address	Property Address	Postcode	Property Type	Price	Size (m2)	Size (sqft)	Price per sq ft	Date Sold
	CASTLEFIELD	APARTMENT 112	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 215,600	51	549	£ 392.74	Apr-20
	CASTLEFIELD	APARTMENT 201	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 302,612	72	775	£ 390.46	Apr-20
	CASTLEFIELD	APARTMENT 202	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 281,725	70	753	£ 373.90	Apr-20
	CASTLEFIELD	APARTMENT 208	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 198,800	47	506	£ 392.96	Apr-20
	CASTLEFIELD	APARTMENT 212	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 212,753	51	549	£ 387.55	Apr-20
	CASTLEFIELD	APARTMENT 304	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 292,000	68	732	£ 398.93	Apr-20
	CASTLEFIELD	APARTMENT 403	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 285,000	65	700	£ 407.34	May-20
	CASTLEFIELD	APARTMENT 404	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 305,000	68	732	£ 416.69	Apr-20
	CASTLEFIELD	APARTMENT 410	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 210,000	53	570	£ 368.10	May-20
	CASTLEFIELD	APARTMENT 503	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 285,000	65	700	£ 407.34	Aug-20
	CASTLEFIELD	APARTMENT 504	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 289,750	68	732	£ 395.86	Apr-20
	CASTLEFIELD	APARTMENT 606	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 132,500	63	678	£ 195.39	Aug-20
	CASTLEFIELD	APARTMENT 705	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 335,800	76	818	£ 410.48	May-20
	CASTLEFIELD	APARTMENT 708	2 HULME HALL ROAD	HULME HALL ROAD	M15 4LY	Apartment	£ 365,350	83	893	£ 408.94	Apr-20

Asking Price

Development	Development Area	Property Address	Property Address	Postcode	Property Type	Beds	Price	Size (m2)	Size (sqft)	Price per sq ft
No 1 CASTLEFIELD	CASTLEFIELD	TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	1	£ 199,000	37	401	£ 496.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	1	£ 206,000	38	414	£ 498.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	1	£ 221,000	42	452	£ 489.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	2	£ 306,000	59	635	£ 482.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	2	£ 316,000	61	653	£ 484.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	2	£ 417,000	79	853	£ 489.00
		TRENTAM STREET	MANCHESTER	M15 4LT	APARTMENT	2	£ 429,000	79	850	£ 505.00
CITY GARDENS	CASTLEFIELD	SPINNERS WAY	MANCHESTER	M15 4SP	APARTMENT	2	£ 293,000	57	613	£ 478.00
		SPINNERS WAY	MANCHESTER	M15 4SP	APARTMENT	2	£ 310,000	61	654	£ 474.00
		SPINNERS WAY	MANCHESTER	M15 4SP	APARTMENT	2	£ 334,000	63	677	£ 493.00
		SPINNERS WAY	MANCHESTER	M15 4SP	APARTMENT	2	£ 355,000	69	743	£ 478.00
		SPINNERS WAY	MANCHESTER	M15 4SP	APARTMENT	2	£ 337,000	63	677	£ 498.00
SKY GARDENS	CASTLEFIELD	SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	1	£ 196,000	35	379	£ 517.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 245,000	47	505	£ 485.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 255,000	50	537	£ 475.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 265,000	50	538	£ 493.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 280,000	52	565	£ 496.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 281,000	50	537	£ 523.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 281,000	53	565	£ 497.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 299,000	58	626	£ 478.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 308,000	61	653	£ 472.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 320,000	58	623	£ 514.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 327,000	63	678	£ 482.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	2	£ 348,000	65	704	£ 494.00
		SPINNERS WAY	MANCHESTER	M15 4UU	APARTMENT	3	£ 458,000	85	918	£ 499.00
		X1 MANCHESTER WATERS	POMONA ISLAND	POMONA ISLAND	MANCHESTER	M15	APARTMENT	1	£ 154,995	46
POMONA ISLAND	MANCHESTER			M16	APARTMENT	1	£ 168,995	38	409	£ 413.19
POMONA ISLAND	MANCHESTER			M17	APARTMENT	1	£ 168,995	46	495	£ 341.40
POMONA ISLAND	MANCHESTER			M18	APARTMENT	2	£ 224,995	68	731	£ 307.79
POMONA ISLAND	MANCHESTER			M19	APARTMENT	1	£ 220,000	52	560	£ 392.86

Appendix 2 – Comparable Cost Data

Project	Type	Storeys	Base Build	Adjusted Base Build to Q4 2020	Adjusted Base Build to Q1 2022	Source	Date	Comments
Insignia, 86 Talbot Road	Apartments	10	£137.02	£134.16	£142.75	CSA - contractor Domis	Sep-19	90 apartments. Scheme is of lower specification than what is expected at the CQAAP. The base build cost includes abnormal foundation.
Botancial House	Apartments	6 to 13	£156.64	£155.69	£165.66	Cost Plan by RLB. Costs were checked by Arcadis	Jun-20	149 apartments. Costs were independently checked by Arcadis and found to be sound
Pomona Peel	Apartments	12 and 14	£164.61	£156.95	£167.00	Cost Plan by Turner & Townsend	Oct-21	162 BTR apartment scheme.
Kelloggs	Apartments	up to 8	£153.30	£150.10	£159.71	BCIS Median (15 yr) by AY	Jan-20	Up to 750 dwellings. Costs were never agreed.
	Apartments	14	£165.30	£161.85	£172.21	BCIS Midpoint of Median and UQ (15 yr) by AY		
	Apartments	18	£177.40	£173.69	£184.81	BCIS UQ by AY		
	Town Houses	2 to 3	£123.60	£121.02	£128.77	BCIS UQ blend for Estate Houses by AY		
Old Crofts Bank	Apartments	3	£128.55	£124.38	£132.34	Cost Plan by Mr Parker (QS)	Jul-21	24 Apartments. Cost being used at appeal and have been agreed, though Continuum agreed these costs at Q4 2021 (subject to assessment of OH&P and housebuilder costs)
Warwick Rd South	Apartments	up to 5	£127.36	£119.70	£127.36	BCIS costs by Roger Hannah	Jan-22	102 apartments. Roger Hannah used the BCIS 5-year position for 3-5 storey apartments.
Elsnoir Road	Apartments with some Town Houses	6 to 11	£158.90	£155.58	£165.55	Cost Plan by Currie & Brown	Mar-20	339 apartments and 41 townhouses. Costs were never agreed, and the cost consultant had appeared to have applied the apartment costs to the whole development. The base build costs incl. abnormal foundations.
Former B&Q	Apartments	7 to 9	£166.07	£158.35	£168.48	Cost Plan by Edmond Shipway	Nov-21	332 Apartments. Costs were not agreed at appeal, currently awaiting decision.
Chester Road	Apartments	4 to 9 (avg.)	£158.46	£157.02	£167.08	Cost est. by Northern Soul Real Estate (Viability Consultant)	Apr-21	Pre-app viability assessment. 758 dwellings. The costs incl. external works and elements of townhouses, office and GF E class. These costs could not be stripped out as one build rate was used for the whole block costs. Continuum undertook an appraisal for GMCA using CQ AAP inputs, which they were happy with at this stage for the project and were happy to reduce costs where needed to CQ AAP levels.
	Apartments	15 to 17	£180.00	£178.37	£189.79			
The Square Sale	Apartments	11 to 14	£153.10	£151.71	£161.43	Costs est. by Tim Claxton Property and Applicant	Jun-21	Appraisal provided during overage negotiation. 202 dwellings. Apartment led with 18 townhouses.
Warburton Lane	Houses	2	£71.86	£71.86	£76.46	Costs est. by Mr Bushell QS based on BCIS LQ with deductions	Oct-20	Up to 400 houses, Appeal ref: APP/Q4245/W/19/3243720. Stated costs are the cost provided by the Appellant's cost consultant Mr Bushell. Costs were circa. 30% less than BCIS for volume housebuilder costs, including stripping out embedded OH&P and accounting for housebuilder efficiencies. Appellant was Redrow.
Eaves Green	Houses and cottage apartments	2	£77.02	£77.02	£81.95	Costs est. by Mr Bushell QS based on BCIS LQ with deductions	Mar-21	201 units (6 cottage apartments), Appeal ref: APP/D2320/W/20/3265785. Stated costs are the cost provided by the Appellant's cost consultant Mr Bushell. Costs were circa. 20% less than BCIS for volume housebuilder costs, including stripping out embedded OH&P and accounting for housebuilder efficiencies. Appellant was Taylor Wimpey.
Rosendale Local Plan	Houses	2	£77.68	£76.98	£81.16	Costs est. by Keppie Massie through cost plan	Mar-19	Example costs from H30, 37 and 40 allocations (51 to 63 unit schemes), large schemes had lower costs and smaller schemes higher costs. Cost Plans were produced for build Costs for specific allocations and prepared by a QS at Keppie Massie. Cost was estimated based on a large cost database produced at examination. Keppie Massie explained the limitation of using BCIS, where the date was reliant on small schemes (around 20-unit average) and can include abnormal costs, e.g. abnormal foundation

								solution. They also stated that BCIS included OH&P which should be stripped out when assessing housebuilder costs. Keppie Massie provided a cost plan to estimated costs which had a lower base build than BCIS.
	Apartments	3	£93.37	£92.52	£97.56	Costs est. by Keppie Massie through cost plan	Mar-19	50 units 3 storey apartment costs estimated through a cost plan by Keppie Massie.
BCIS 3-5 Storey Apts (5 yr) Median	Apartment	3 to 5	£117.24	£117.24	£125.51			
BCIS 6+ Apts (10 yr) Median	Apartment	6 to 14	£147.53	£147.53	£156.82			
BCIS 6+ Apts (10 yr) UQ	Apartment	19	£166.20	£166.20	£179.67			