DETRAFFORD

Mr T. Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
Manchester
M3 7AQ

10th July 2019

Dear Mr. Flanagan,

RE: Blocks A & B Gallery Gardens, Castlefield, Manchester – Sales Price Summary

Please find below a summary of the sales values for DeTrafford Estate Group's proposed scheme, Gallery Gardens.

Block	Units	Residential SQFT	Residential GDV	Average £SQFT	Commercial SQFT	Commercial GDV
Gallery Gardens - Block A	195	110,587	£45,480,000	£411.26	0	£0
Gallery Gardens - Block B	171	115,935	£48,582,000	£419.05	2,331	£582,750
Grand Total	**366**	**226,521**	**£94,062,000**	**£415.25**	**2,331**	**£582,750**

The asking prices we have provided will allow us to sell through the traditional channels, and also through our extensive database of active investors.

Bordering on the city centre and in particular Castlefield, the development finds itself in close proximity to one of Manchester's most vibrant and progressive residential communities, neighbouring the business districts of Deansgate and Spinningfields.

The industrial and Roman heart of Manchester, Castlefield is a tranquil and peaceful area filled with canals, casual waterfront bars and green spaces. It is one of Manchester's more relaxed neighbourhoods, great for families and young professionals. Castlefield is an inner-city conservation area, protecting the vast Victorian architecture, Roman ruins and its exquisite industrial history.

Castlefield also boasts great transport links with Deansgate train and tram stations both within a five-minute walk and the free Metroshuttle bus (route 2) which runs along Deansgate. Both methods of transport offer onward travel to key locations such as Manchester Piccadilly Station and Manchester Airport.

The expected sale prices have been calculated based on the previous success DeTrafford has achieved in sales across the 4 initial phases of its neighboring Manchester Gardens master scheme.

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highly commended housebuilder awards 2017
winner of housebuilder awards 2016
20 NORTHERN 14 DESIGN AWARDS
HOUSINGDESIGNAWARDS SHORTLISTED 2013

If you require any further information, please do not hesitate to contact me.

Your Sincerely

Kane Jackson
Deputy CEO & Group Sales, Lettings & Marketing Officer

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