



VIABILITY ASSESSMENT

Land off Minshull Street, Manchester.

Prepared on Behalf of:

Greybean Limited

May 2025



CONTENTS

1.0 INTRODUCTION	1
2.0 BASIS OF INSTRUCTION & DECLARATION	2
3.0 EXECUTIVE SUMMARY	3
4.0 ASSESSING FINANCIAL VIABILITY IN PLANNING	4
5.0 SITE DETAILS	7
6.0 APPRAISAL INPUTS	8
7.0 VACANT BUILDING CREDIT	17
8.0 Conclusions	18
9.0 DISCLAIMER	19

APPENDICES

Appendix 1 – Proposed Site Layout

Appendix 2 – Market Research

Appendix 3 – Viability Appraisal. Policy Compliant Scheme

Appendix 4 – Viability Appraisal. 100% Market Sale Scheme

1.0 INTRODUCTION

- 1.1 Greybean Ltd has Commissioned Northern Land Agency (NLA) to provide a Financial Viability Assessment (FVA) in support of the planning application for the redevelopment land at Minshull Street, Manchester.
- 1.2 The application proposals (see Appendix 1) comprise the redevelopment of the building for a scheme of 39 Apartments, a mixture of 1, 2 and 3 bedroomed units.
- 1.3 In preparing this report NLA have had due regard to:
- The National Planning Policy Framework (NPPF) 2021
 - NPPG Guidance on Viability in Planning (2019)
 - RICS Professional Statement Financial viability in planning: conduct and reporting (2019)
 - RICS Guidance Note Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021)

2.0 BASIS OF INSTRUCTION & DECLARATION

- 2.1 NLA have been instructed by the applicant, Greybean Ltd undertake an assessment of the financial viability of the subject site and the scheme that is depicted in the application drawings.
- 2.2 This Financial Viability Assessment (FVA) review has been prepared by Tom Merrills and John Dunlop (MRICS), in accordance with the RICS Professional Statement *Financial Viability in Planning: Conduct and Reporting (1st edition)* dated May 2019 and the RICS Guidance Note: *Assessing viability in planning under the National Planning Policy Framework 2019 for England (1st Edition)*.
- 2.3 This viability review has been carried out objectively by a suitably qualified practitioner acting with impartiality and in accordance with the terms of the engagement between the applicant and Northern Land Agency.
- 2.4 NLA do not consider that any conflict of interest, or risk of conflict of interest arises from any of our previous, ongoing or future business activities and this instruction.
- 2.5 In preparing this FVA review, no performance-related or contingent fees have been agreed. We confirm that this FVA review has been carried out in accordance with Section 4 – Duty of Care and Due Diligence of the RICS Professional Statement and that full consideration has been given to the matters referenced in Section 4.

3.0 EXECUTIVE SUMMARY

Site Information	The application site is located off Minshull Street, Manchester and comprises an existing six-storey brick building. The lower ground, upper ground and 1st floors of 8 Minshull Street were home to Essential nightclub from 2000-2014 and has been vacant since. The remaining 3/4 of the building was used as a textile finishing and distribution factory/warehouse until 2021. The most recent owner supplied bed linens etc. to the hospitality sector & kept a small office in the building after the business ceased trading.
Scheme Description	The proposals are for a residential scheme of 39 apartments arranged as a mixture of one two and three bedroom units.
GDV	£15,910,000
Base Build Costs	A base build cost (including external works) of £180.97 per sqft has been allowed for the conversion works, based on specialist third party cost advice.
Abnormal Costs	Included within the above
Developer Return	18% in the instance of a scheme for market sale. 8% in the instance of affordable housing.
Benchmark Land Value	£2,950,000. Based on a valuation of the existing building.
Appraisal Results	A policy compliant scheme comprising 20% affordable housing produces a residual land value of £1,747,000 which is a deficit of -£1,498,000 against the benchmark land value and highlights that a policy compliant scheme suffers significant viability constraints. A scheme of 100% Open Market apartments produces a residual land value of £2,576,000 which is slightly below the BLV, indicating the scheme is closer to being in viability balance.
Report Conclusion	The report concludes that the appraisals demonstrate that the site cannot sustain any additional planning contributions on site or off site and that flexibility ought to be given in regard to the policy requirement for on-site affordable housing.

4.0 Assessing Financial Viability in Planning

- 4.1 The NPPF (as amended 2023) envisages that Financial Viability in Planning is broadly determined at the plan making stage of development, stating:

“plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan” (Para 34.)

- 4.2 NPPF further adds that:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.” (Para 058.)

- 4.3 NPPF and NPPG highlight that the primary point at which viability ought to be assessed is at the plan-making stage and that where a local plan is up to date, and the evidence and viability assessment that supported the plan is up to date, development schemes that accord with the plan ought to be deemed viable.

- 4.4 Planning Guidance (NPPG) issued alongside the NPPF notes that in relation to plan making:

“These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.” (para 001.)

then adding:

“The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.” (Para 002.)

And further, NPPG goes on to define Viability as:

“Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.” (Para 010)”

- 4.5 To define viability, the RICS Guidance note: Assessing viability in planning under the National Planning Policy Framework 2019 for England (March 2021) provides a useful illustration of the planning viability equation, and this is highlighted in Figure 1 below:

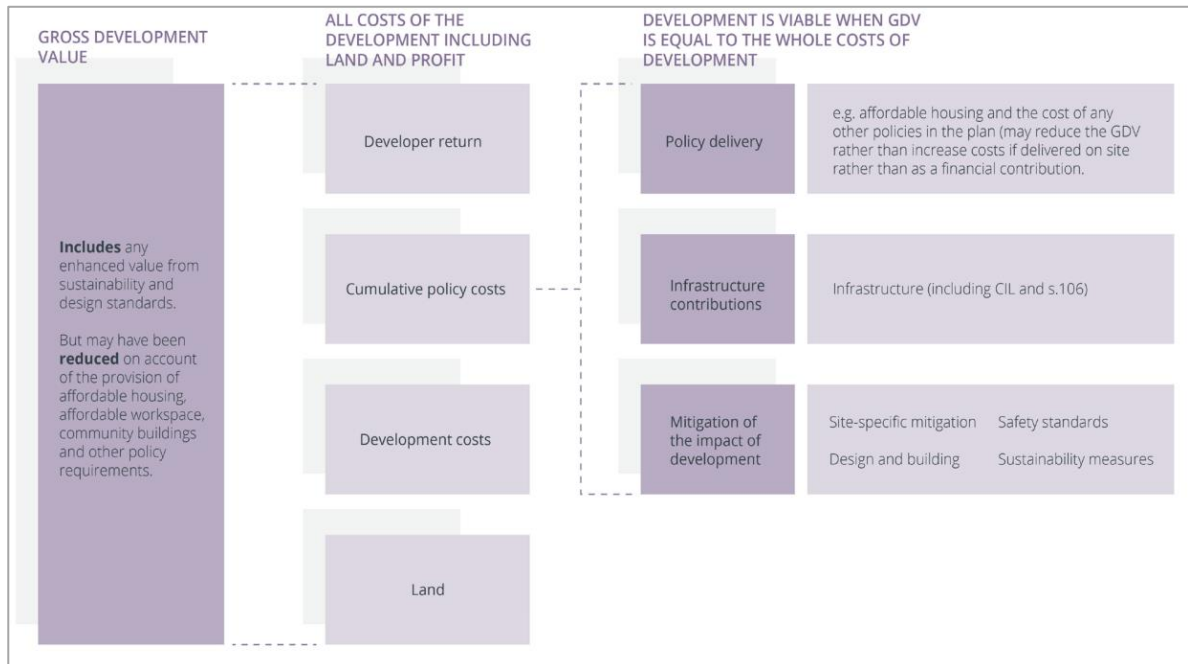


Figure 1

- 4.6 With regard to a Financial Viability Assessment, the RICS guidance states that:

An FVA should determine whether developments are capable of providing levels of developer contributions that comply with policy in both emerging and up-to-date plans. More specifically, an FVA estimates whether planned developments with policy-compliant levels of developer contributions are able to provide:

- a minimum reasonable return to the landowner (defined as the EUV plus a premium), and
- a suitable return to the developer (defined in PPG paragraph 018)

- 4.7 The expectation from NPPF and NPPG is that viability is principally tested at the plan making stage and on the assumption that the Plan and the evidence base is up to date, then developments or development typologies that were tested and deemed viable at the plan making stage, will remain viable at the application stage and viability ought not to be revisited.

- 4.8 The NPPG highlights a series of exceptions to this expectation however, whilst emphasising the burden to demonstrate viability is on the applicant, stating:

“It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up-to-date plan policies. A decision maker can give appropriate weight to emerging policies.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force” (Para 007.)

NPPG highlights that the onus is on the applicant to demonstrate as part of the application process whether the site circumstances warrant viability assessment at the application/decision making stage.

4.9 In the case of the subject site, the requirement for viability assessment is for the following reasons:

- Additional information is now available in respect of site-specific costs of delivery and infrastructure.
- There have been significant economic changes since the date of the plan making assessment.

5.0 SITE DETAILS

5.1 The application site is located off Minshull Street, Manchester. The lower ground, upper ground and 1st floors of 8 Minshull Street was home to Essential nightclub from 2000-2014 and has been vacant since. The remaining 3/4 of the building was used as a textile finishing and distribution factory/warehouse until 2021. The most recent owner supplied bed linens etc to the hospitality sector & kept a small office in the building after the business ceased trading. The site is broadly rectangular, and level.

5.2 The site is regular in shape and extends to a gross site area of 0.17 acres.

5.3 The location of the site is shown in Figure 2, the proposed site layout is included at Appendix 1.

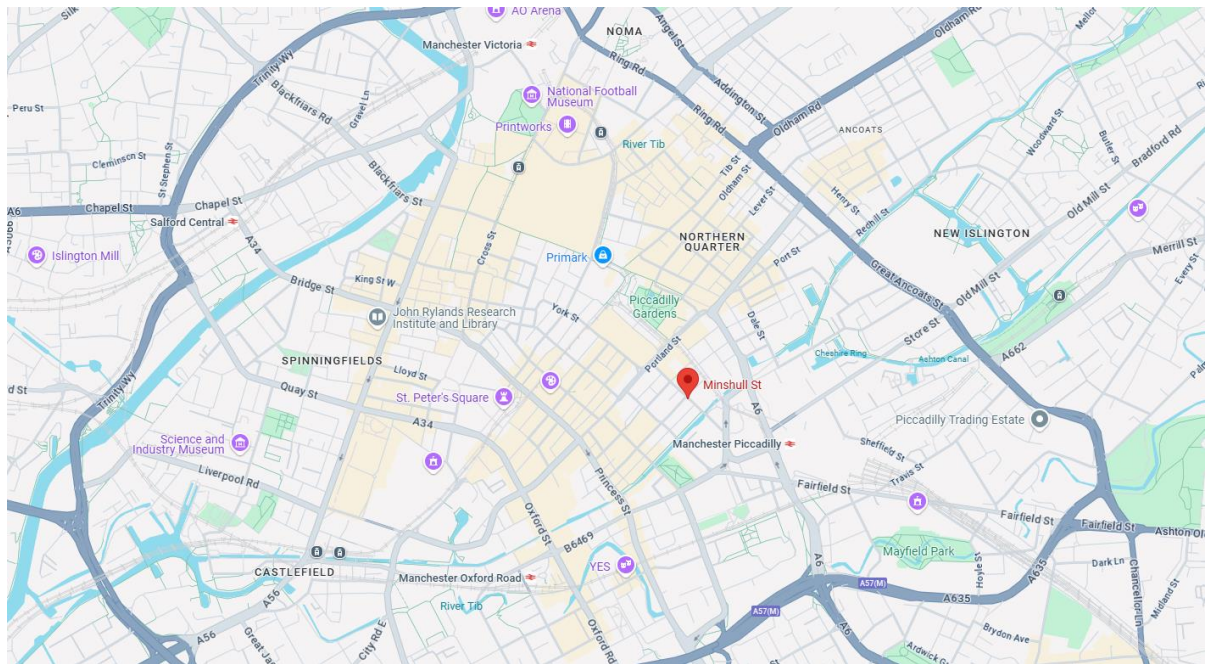


Figure 2

6.0 APPRAISAL INPUTS

Accommodation

- 6.1 We have approached the appraisals using a residual methodology, adopting a fixed developer return as a 'cost' within the appraisal and deducting this, along with all other appraisal costs, to arrive a residual land value, which we then compare against a Benchmark Land Value.
- 6.2 Figure 3 below summarises the accommodation schedule inputs for ease of reference.

Apt Number	Type	No of Beds	No of Units	Size (FT ²)
B01	2B4P	2	1	757
B02	2B3P	2	1	745
B03	1B1P	1	1	508
B04	2B4P	2	1	829
G01	1B2P	1	1	550
G02	1B2P	1	1	679
G03	3B5P	3	1	1,038
G04	1B1P	1	1	534
G05	2B4P	2	1	1,021
G06	1B2P	1	1	646
101	2B3P	2	1	730
102	2B3P	2	1	664
103	3B5P	3	1	938
104	2B4P	2	1	804
105	1B1P	1	1	505
106	1B2P	1	1	631
107	2B3P	2	1	751
201	2B4P	2	1	764
202	2B3P	2	1	697
203	3B5P	3	1	969
204	2B4P	2	1	817
205	1B2P	1	1	582
206	1B1P	1	1	531
207	1B1P	1	1	517
301	2B4P	2	1	777
302	2B4P	2	1	765
303	3B5P	3	1	966
304	2B4P	2	1	830
305	1B2P	1	1	605
306	1B1P	1	1	524
307	1B1P	1	1	521
308	1B2PD	1	1	708
401	2B4P	2	1	875
402	2B4P	2	1	896
403	2B4P	2	1	932
404	2B4P	2	1	955
405	1B2P	1	1	743
406	1B2P	1	1	688
407	2B4P	2	1	1,018
Total		39		29,010

Figure 3

Gross Development Value

6.3 The PPG states the following:

“Gross development value is an assessment of the value of development. For residential development this may be total sales and/or capitalised net rental income from developments. For viability assessment of specific site development, market evidence (rather than average figures) from the actual site or from existing developments can be used”.

6.4 The RICS Guidance Note also defines this as follows:

“The aggregate market value of the proposed development, assessed on the special assumption that the development is complete on the date of valuation in the market conditions prevailing pm that date.”

- 6.5 We have therefore assessed the GDV with reference to the comparable method of valuation.
- 6.6 There are modest numbers of sales transactions in the M submarket area historically, with only 16 recorded in 2024 to date and 175 recorded in 2023.
- 6.7 There is a small degree of new build competitor sites in the locality but there is a notable spread between ‘prime’ city centre schemes and more ‘fringe’ edge of urban developments. Additionally, there are limited numbers of recently delivered conversion projects in the immediate vicinity.
- 6.8 The second hand comparables have been selected from an immediate radius to the subject site and from within the past 8 months.
- 6.9 We have considered the relevant market evidence enclosed at Appendix 3 and taking account of the available comparable evidence and the strength of demand in the market, on balance we would expect average sales values in the order of £550 per sqft for site overall.
- 6.10 Taking account of the evidence and analysis detailed in the previous section, the market sale values adopted by NLA are highlighted in Figure 4 below:

Name	No of Beds	Number of Units	Unit Size (FT²)	Net Value Per Unit	Net Value (FT²)	Total Revenue
B01	2	1	757	£415,000	£548	£415,000
B02	2	1	745	£410,000	£550	£410,000
B03	1	1	508	£275,000	£541	£275,000
B04	2	1	829	£455,000	£549	£455,000
G01	1	1	550	£300,000	£545	£300,000
G02	1	1	679	£370,000	£545	£370,000
G03	3	1	1,038	£575,000	£554	£575,000
G04	1	1	534	£285,000	£533	£285,000
G05	2	1	1,021	£575,000	£563	£575,000
G06	1	1	646	£350,000	£542	£350,000
101	2	1	730	£400,000	£548	£400,000
102	2	1	664	£360,000	£542	£360,000
103	3	1	938	£520,000	£554	£520,000
104	2	1	804	£445,000	£554	£445,000
105	1	1	505	£270,000	£534	£270,000
106	1	1	631	£345,000	£547	£345,000
107	2	1	751	£410,000	£546	£410,000
201	2	1	764	£415,000	£543	£415,000
202	2	1	697	£380,000	£545	£380,000
203	3	1	969	£535,000	£552	£535,000
204	2	1	817	£450,000	£551	£450,000
205	1	1	582	£315,000	£542	£315,000
206	1	1	531	£285,000	£537	£285,000
207	1	1	517	£280,000	£541	£280,000
301	2	1	777	£425,000	£547	£425,000
302	2	1	765	£420,000	£549	£420,000
303	3	1	966	£535,000	£554	£535,000
304	2	1	830	£455,000	£548	£455,000
305	1	1	605	£330,000	£546	£330,000
306	1	1	524	£280,000	£534	£280,000
307	1	1	521	£280,000	£538	£280,000
308	1	1	708	£385,000	£544	£385,000
401	2	1	875	£485,000	£554	£485,000
402	2	1	896	£495,000	£552	£495,000
403	2	1	932	£515,000	£553	£515,000
404	2	1	955	£530,000	£555	£530,000
405	1	1	743	£410,000	£552	£410,000
406	1	1	688	£380,000	£552	£380,000
407	2	1	1,018	£565,000	£555	£565,000
		39	Total		£548	£15,910,000

Figure 4

Affordable Housing Values

- 6.11 In accordance with Core Strategy Policy H8, 20% on-site affordable housing is sought under adopted planning policies. For the purposes of assessing viability, we have assessed the affordable provision split 70:30 between affordable rented and intermediate tenure affordable housing i.e., shared ownership.
- 6.12 Based on recent market trends, transfer values equivalent to 45% OMV have been adopted for the rented units and 60% of OMV have been adopted for the intermediate units. The values adopted for the affordable housing units on the subject site are highlighted in Figure 5 below:

Affordable Housing (Policy Compliant)	No of Beds	Number of Units	Unit Size (FT ²)	Net Value Per Unit	Net Value (FT ²)	Total Revenue
B01 Rented	2	1	757	£186,750	£247	£186,750
B02 Rented	2	1	745	£184,500	£248	£184,500
B03 Rented	1	1	508	£123,750	£244	£123,750
B04 Rented	2	1	829	£204,750	£247	£204,750
G01 Rented	1	1	550	£135,000	£245	£135,000
G02 Rented	1	1	679	£166,500	£245	£166,500
G03 Intermediate	3	1	1,038	£345,000	£332	£345,000
G04 Intermediate	1	1	534	£171,000	£320	£171,000
		8	Total		£269	£1,517,250

Figure 5

Base Build Costs

- 6.13 Based on specialist third party cost assessments, a base build cost of £180.97 per sqft (£1,948 m2) has been included in the appraisals for the residential conversion of the subject site. A summary of these costs is highlighted in Figure 6 below. A full schedule is provided as a separate Appendix as it is commercially sensitive.

Project: Bloom Street Client: Greybean Limited				Contract Sum Analysis			
				Contract Start:		TBC	
				Construction Duration (weeks):		87	
Contract Completion:		TBC					
Nr of units		39.00					

Item	Description	Quant	Total
	<u>Enabling Works</u>		£ 1,535,620.73
	<u>Substructure</u>		£ 60,409.00
	<u>Superstructure</u>		£ 148,860.00
9	Roof & Stairs		£ 474,875.00
	<u>Internal Works</u>		£ 3,387,346.91
	<u>External Works</u>		£ 230,000.00
	<u>PRELIMINARIES</u>		
30	Preliminaries	1.00	£ 672,076.92
31	Scaffolding	1.00	£ 224,615.00
37	OH&P @ 10%	1.00	£ 667,339.46
	TOTAL COST (Nett):		£ 7,401,143.01
	TOTAL s/ft GIFA		40,195.00
	TOTAL COST (Per s/ft):		£ 184.13
	TOTAL COST (Per Unit):		£ 189,772.90

Figure 6

Contingency

- 6.14 Taking into account the technical challenges posed by this site and the significant costs associated with heritage conversion, along with substantial pressure of build cost inflation, it is considered that a reasonably prudent developer would require a contingency to be included within their appraisal at this stage of the development cycle. In line with the writers' professional view and judgement on risk, a contingency sum equating to 5% of the total construction budget has been allowed.

Professional Fees

- 6.15 In accordance with standard industry practice and to reflect the scope of professional fees required, a provision equating to 8% of the build cost has been allowed. This figure will cover the following professional costs:

- Architect
- Landscape Architect
- Conservation Consultant
- Planning Consultant
- Communications Consultant
- Agronomists
- Flood Engineer
- Engineer (Civil and Structural)
- Traffic Engineer
- Legals (draft S106 agreement etc.)
- Topographical Survey
- Site Investigations
- Ecological Reports
- Noise and Air Consultant
- NHBC or other building warranty costs
- Planning application fee
- Building Regulations application fee
- Viability Advisor

Finance Costs

- 6.16 An all-in rate of 7% is adopted within the appraisals.

Sales and Marketing Costs

- 6.17 An allowance of 3% of the gross development value has been allowed for sales and marketing costs of the open market sale units. In addition to this, 0.5% has been allowed for legal fees associated with selling each

of the units. These figures are in line with contemporary feedback from developers. These allowances also take into account the significant investment in sales and marketing that will be required in order to achieve the sales rate detailed within the appraisals contained within this report.

Site Acquisition Fees

6.18 Legal fees of £40,000 have been assumed for the acquisition, along with agents' fees of 1%.

Developer Return

6.19 The subject site is technically challenging with a significant degree of abnormal development cost along with the management of a complex design and construction/delivery programme on a city centre plot with no external space which brings its own logistical challenges. Taking into account the complexity and duration of the development, we consider that for a scheme of market sale housing a developer would require a return at the upper end of the NPPG guided range (15% to 20%) of GDV to reflect the risks associated with the subject site. A developer return of 18% is adopted for the market sale appraisal.

6.20 A developer's margin equating to 8% of the GDV of the affordable housing units has been adopted, reflecting that they whilst the units are 'pre-sold' to a Registered Provider, the developer retains all cost, development and planning risk. The return adopted reflects the fact that the project is a fixed-income development whereby the GDV i.e. the 'package price' would be agreed and the outturn fixed prior to construction commencing, however, it remains the case that construction costs are escalating due to build cost inflation at significant pace. So, whilst the 5% contingency allowance reflects a 'normal' degree of project risk, it is important to acknowledge that there is significantly increased developer risk associated with fixed-price development at a time of significant cost inflation. Developer return is a risk-adjusted return and so accounting for the risk profile of the development, the profit allowance of 8% is reasonable.

6.21 When considering a mixed tenure scheme, the blended margin requirement is 16.94% in the event of the policy compliant scheme. The calculations are highlighted in Figure 8 below:

Affordable Revenue	Affordable Housing Profit on GDV @ 8%	Private Sale Revenue	Private Sale Housing Profit on GDV @ 18%	Total Revenue	Total Profit on GDV	Blended Profit on GDV
£1,517,250	£121,380	£12,825,000	£2,308,500	£14,342,250	£2,429,880	16.94%

Figure 8

Benchmark Land Value (BLV)

6.22 In order to form a view on viability the writer has sought to test viability by benchmarking Residual Land Value against a Benchmark Land Value (BLV) and reflecting the results in the developer return.

6.23 According to National Planning Policy Guidance (NPPG) on Viability that was issued alongside the revised National Planning Policy Framework (NPPF) on 24th July 2018, BLV is defined as follows:

“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+).”

- 6.24 In arriving at a value for the site it is reasonable to assess the existing use of the site and apply an uplift on this value to reflect the incentive to the landowner to sell the site. The subject property has been valued on the basis of existing use, by Avison Young LLP at £2,950,000. A copy of this report can be provided separately due to its commercially sensitive nature.
- 6.25 In accordance with guidance a premium is required to be added to an EUV to reflect the incentive on the landowner to release the site for development. In this instance we would consider a premium of 10% ought to be added to the EUV to reflect the incentive on the landowner to release the site for development.
- 6.26 On balance we consider a conservative, objective assessment of BLV would be in the order of £3,240,000.

Appraisal Results

- 6.27 Two appraisals have been prepared which reflect the following.
- Appraisal 1 (Appendix 3) – An appraisal of a Policy Compliant scheme (i.e., market sale apartments, with 20% on Site Affordable.
 - Appraisal 2 (Appendix 4) – An appraisal of the site with 100% Open Market Housing.
- 6.28 Turning first to the viability tests, appraisal 1 (Appendix 3). When adopting a blended developer return of 16.94% the appraisal produces a residual land value of £1,876,000 which is a deficit of **-£1,369,000** against the benchmark land value and highlights that a policy compliant scheme suffers significant viability constraints.
- 6.29 Appraisal 2 (Appendix 4). When adopting a developer return of 20% on the basis of a 100% open market scheme, the appraisal produces a residual land value of £2,576,000 which is below the BLV, indicating the scheme is in closer to being in viability balance, but still constrained by viability.
- 6.30 We have summarised the appraisal results in comparison to the benchmark land value in Figure 10 below:

Description	Appendix 3 Appraisal Based Policy Compliant Scheme (25 % Affordable Housing)	Appendix 4 Appraisal Based on Zero Affordable Housing
Benchmark Land Value	£3,245,000	£3,245,000
Residual Land Value	£1,747,000	£2,576,000
RLV Surplus/Defecit against BLV	-£1,498,000	-£669,000
Viability Concern	Yes - Significant	Slight

Figure 10

- 6.31 The appraisals contained within this report represent a robust assessment of the viability of a residential development on the subject site. This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, the Growth and Infrastructure Act and the NPPF/NPPG.
- 6.32 The BLV adopted within the appraisals is in accordance with NPPF/NPPG guidance and reflects a conservative assessment of the uplift required to incentivise the landowner to bring the site forward for development. The appraisals demonstrate that the site cannot deliver sustain any planning contributions on site or off site.

7.0 CONCLUSIONS

- 7.1 NLA have prepared the FVA in accordance with the PPG, and the RICS Publications Financial Viability in Planning: Conduct and Reporting and Assessing viability in planning under the National Planning Policy Framework 2019 for England.
- 7.2 NLA have considered each of the inputs into the FVA and determined whether they are reasonable for the purpose of assessing viability in this case.
- 7.3 The viability test that has been used adopts a benchmark land value in accordance with relevant guidance and it concludes that the applicants' proposals represent a balanced position on viability.
- 7.4 NLA have adopted a conservative developer return to reflect the commercial risk undertaken by the developer, risk-adjusted to accord with both NPPG Guidance on Viability and also by reference to contemporary viability negotiations and S106 agreements in Manchester. The viability argument presented within this report underpins the conclusion that the proposals cannot sustain any planning contributions.

8.0 VACANT BUILDING CREDIT

In addition to the viability case made within this report we would also highlight that a case for Vacant Building Credit applies to the application proposals.

The application site floorspace measures 40,518sqft inclusive of basements and mezzanine areas. The proposed floorspace includes the existing plus new mezzanine floorspace of the fourth floor, totalling 40,952 sqft.

The additional floorspace therefore totals 434sqft. Affordable housing relief from Vacant Building Credit represents 98.94%.

As highlighted previously in this report, a policy-compliant Affordable Housing Requirement is 20% (8 units).

When accounting for the Vacant Building Credit relief, the remaining Affordable Housing requirement would be the equivalent of 0.08 units.

Notwithstanding the above, the viability case is clear that the site suffers viability constraints to the degree that no affordable housing can be provided on site.

9.0 DISCLAIMER

- 9.1 The contents of this report do not constitute a valuation, in accordance with the appropriate sections of the RICS Valuation – Global Standards. This report is for the purpose of the addressee and its contents should not be reproduced in part or in full without our prior consent. Our Valuations and Reports are for the specific purpose to which they refer and no responsibility whatsoever is accepted to any third parties for the whole or part of their contents.

Tom Merrills
Director
Northern Land Agency

DATE: May 2024

APPENDIX 1

Site Layout

[illegible]

Planning Draft
For Approval

502	General amendments	AL	01/04/25	SR
501	Planning Issues For approval	AL	01/04/25	SR
Dev	Revision Details	Drawn	Date	Checked

24029
S2 SUITABLE FOR INFORMATION
Planning

Views

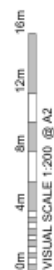
Minshull Street
Manchester

Drawing No. **14029-HFR-V1-00-DR-A-9003** Plot No. **P02**
 Revision By **AL** Date **1:26 @ A2**
 Issued **24.02.25**

HORIZON

fletcher | rae

Level 12, Tower 12, 18-22 D'Almeida Street, Manchester, M3 3JZ



VISUAL SCALE 1:200 @ A2



Market Research



Average Price & Volume of Sales

Source: Land Registry

2025	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 2	£0	0	£0	0	£0	0	£269,600	5	£269,600	5
M1 3	£0	0	£0	0	£0	0	£175,000	1	£175,000	1
M1 5	£0	0	£0	0	£0	0	£218,437	8	£218,437	8
M1 7	£0	0	£0	0	£0	0	£193,250	2	£193,250	2
Total	£0	0	£0	0	£0	0	£228,562	16	£228,562	16

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 1	£0	0	£0	0	£0	0	£227,084	20	£227,084	20
M1 2	£0	0	£0	0	£0	0	£260,960	40	£260,960	40
M1 3	£0	0	£0	0	£0	0	£271,068	40	£271,068	40
M1 4	£0	0	£0	0	£0	0	£263,100	5	£263,100	5
M1 5	£0	0	£0	0	£482,640	1	£241,380	49	£246,205	50
M1 6	£0	0	£0	0	£0	0	£213,167	6	£213,167	6
M1 7	£0	0	£0	0	£0	0	£198,590	14	£198,590	14
Total	£0	0	£0	0	£482,640	1	£247,271	174	£248,616	175

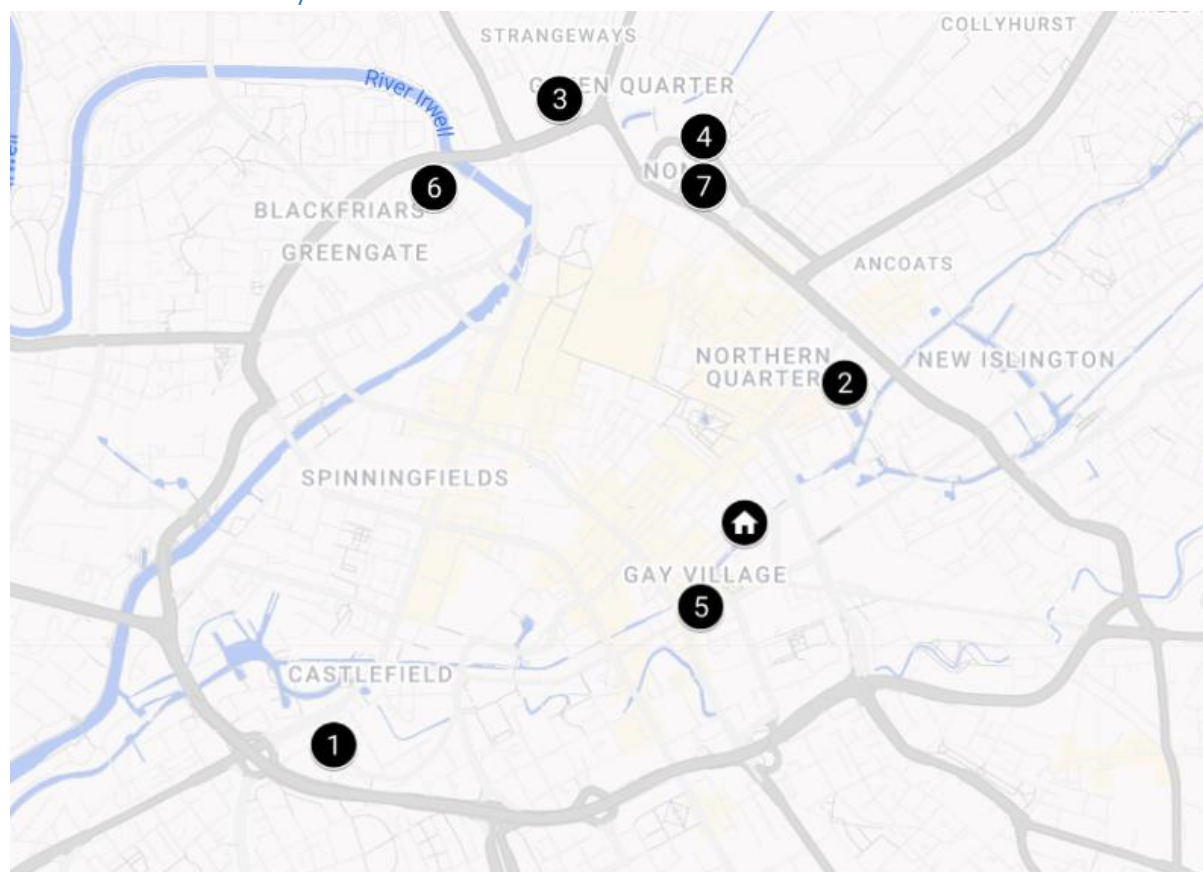
2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 1	£0	0	£0	0	£0	0	£208,900	23	£208,900	23
M1 2	£0	0	£0	0	£405,000	1	£286,406	54	£288,563	55
M1 3	£0	0	£0	0	£615,000	1	£343,128	38	£350,099	39
M1 4	£0	0	£0	0	£300,000	1	£197,500	4	£218,000	5
M1 5	£0	0	£0	0	£0	0	£246,341	31	£246,341	31
M1 6	£0	0	£0	0	£0	0	£249,139	9	£249,139	9
M1 7	£0	0	£0	0	£0	0	£210,346	13	£210,346	13
Total	£0	0	£0	0	£440,000	3	£271,586	172	£274,473	175

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 1	£0	0	£0	0	£0	0	£204,217	23	£204,217	23
M1 2	£0	0	£0	0	£265,000	1	£290,804	202	£290,677	203
M1 3	£0	0	£0	0	£636,664	2	£311,662	60	£322,146	62
M1 4	£0	0	£0	0	£0	0	£251,500	7	£251,500	7
M1 5	£0	0	£0	0	£0	0	£239,323	51	£239,323	51
M1 6	£0	0	£0	0	£0	0	£233,671	21	£233,671	21
M1 7	£0	0	£0	0	£0	0	£200,588	19	£200,588	19
Total	£0	0	£0	0	£512,776	3	£273,690	383	£275,548	386

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 1	£0	0	£0	0	£0	0	£215,971	20	£215,971	20
M1 2	£270,000	1	£0	0	£407,037	3	£271,922	289	£273,299	293
M1 3	£0	0	£0	0	£0	0	£280,523	137	£280,523	137
M1 4	£0	0	£0	0	£0	0	£223,575	6	£223,575	6
M1 5	£0	0	£0	0	£494,500	1	£274,375	35	£280,489	36
M1 6	£0	0	£0	0	£0	0	£216,001	33	£216,001	33
M1 7	£0	0	£0	0	£140,000	1	£194,179	14	£190,567	15
Total	£270,000	1	£0	0	£371,122	5	£266,156	534	£267,135	540

2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M1 1	£0	0	£0	0	£0	0	£227,191	16	£227,191	16
M1 2	£0	0	£0	0	£0	0	£213,264	50	£213,264	50
M1 3	£0	0	£0	0	£0	0	£285,173	41	£285,173	41
M1 4	£0	0	£0	0	£0	0	£298,256	30	£298,256	30
M1 5	£0	0	£0	0	£0	0	£294,548	139	£294,548	139
M1 6	£0	0	£0	0	£0	0	£222,789	14	£222,789	14
M1 7	£0	0	£0	0	£0	0	£186,062	17	£186,062	17
Total	£0	0	£0	0	£0	0	£267,630	307	£267,630	307

New Build Availability



1. Three60, Silvercroft Street, Manchester M15 4AX

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	3	Flat	1	£1,240,000	1732	£716
Type B	2	Flat	1	£600,000	1056	£568
Type B	2	Flat	1	£550,000	1056	£521
Type C	2	Flat	1	£385,000	785	£490
Type D	1	Flat	1	£300,000	576	£521
Average Asking Value (ft²)						£563

2. Port Street, Manchester M1 2EG

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
107	2	Flat	1	£428,000	758	£565
108	2	Flat	1	£420,000	758	£554
209	2	Flat	1	£427,328	763	£560
312	2	Flat	1	£455,000	861	£528
2907	2	Flat	1	£500,000	758	£660
Average Asking Value (ft²)						£573

3. Medlock House, Waterhouse Gardens, 10 Dutton Street, Manchester M3 1LE

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	1	Flat	1	£331,000	578	£573
Type A	1	Flat	1	£346,000	578	£599
Type A	2	Flat	1	£354,000	578	£612
Type B	1	Flat	1	£365,000	597	£611
Type B	1	Flat	1	£366,000	597	£613
Type B	2	Flat	1	£366,000	597	£613
Type C	2	Flat	1	£497,000	920	£540
Type D	1	Flat	1	£351,000	540	£650
Type E	2	Flat	1	£502,000	912	£550
Type F	2	Flat	1	£460,000	827	£556
Type G	2	Flat	1	£451,000	826	£546
Type H	2	Flat	1	£440,000	806	£546
Type H	2	Flat	1	£450,000	806	£558
Type I	3	Flat	1	£716,000	1197	£598
Average Asking Value (ft²)						£583

4. Kingfisher, Red Bank Riverside, Dantzic Street, Manchester M4 4GU

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	1	Flat	1	£295,000	479	£616
Type A	1	Flat	1	£305,000	479	£637
Type A	1	Flat	1	£310,000	479	£647
Type A	1	Flat	1	£317,500	479	£663
Type B	2	Flat	1	£447,500	761	£588
Type C	3	Flat	1	£591,000	1080	£547
Type D	1	Flat	1	£332,500	545	£610
Type D	1	Flat	1	£355,000	545	£651
Type E	1	Flat	1	£320,000	544	£588
Type E	1	Flat	1	£325,000	544	£597
Type E	1	Flat	1	£329,500	544	£606
Type F	2	Flat	1	£470,000	823	£571
Type G	2	Flat	1	£427,500	762	£561
Type H	2	Flat	1	£401,500	828	£485
Average Asking Value (ft²)						£598

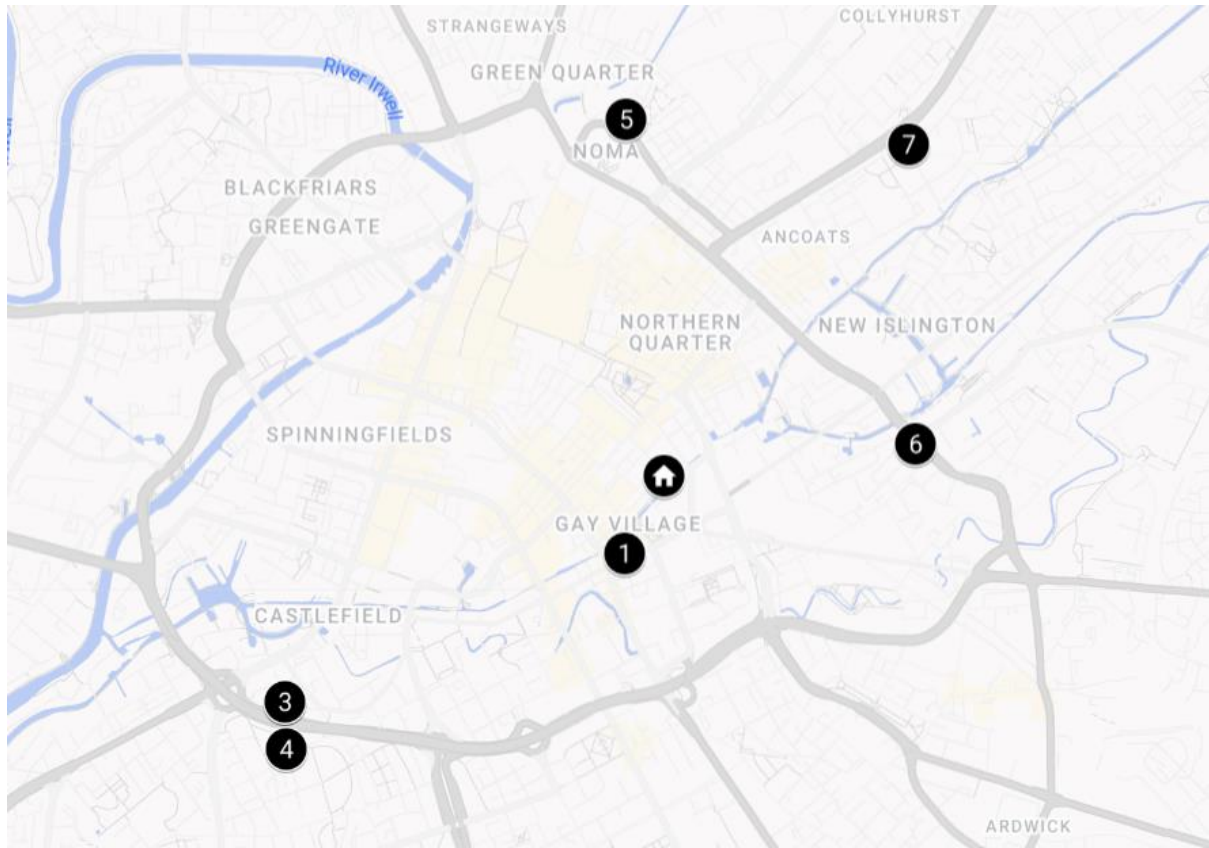
5. Urban & Civic - Manchester New Square, 46 Whitworth Street, Manchester M1 3AR

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Calico - 209	2	Flat	1	£399,590	924	£432
Calico - 408	2	Flat	1	£420,000	810	£519
Calico - 609	2	Flat	1	£423,500	924	£458
Calico - 704	2	Flat	1	£418,000	820	£510
Carding - 103	2	Flat	1	£349,950	815	£429
Carding - 302	2	Flat	1	£369,950	785	£471
Carding - 503	2	Flat	1	£392,950	804	£489
Linter - 1205	2	Flat	1	£418,950	767	£546
Linter - 1304	2	Flat	1	£434,950	755	£576
Average Asking Value (ft²)						£492

6. Bankside, Colliers Yard, Greengate, Salford M3 7NB

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	1	Flat	1	£299,950	517	£580
Type B	2	Flat	1	£439,000	792	£554
Type C	3	Flat	1	£575,000	1028	£559
Type D	1	Flat	1	£285,000	541	£527
Type E	3	Flat	1	£810,000	1074	£754
Type F	3	Flat	1	£1,080,000	1378	£784
Type G	1	Flat	1	£349,000	518	£674
Type H	3	Flat	1	£550,000	997	£552
Type I	1	Flat	1	£322,000	531	£606
Type J	3	Flat	1	£660,000	963	£685
Type K	3	Flat	1	£900,000	1192	£755
Average Asking Value (ft²)						£639

New Build Sold



1. Urban & Civic - Princess Street, Manchester, M1 3AR

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat 105 Carding Building, 42 Whitworth Street M1 3AR	Type A	2	Flat	Apr-24	£345,000	882	£391
Flat 1203 Carding Building, 42 Whitworth Street M1 3AT	Type A	2	Flat	Apr-24	£419,453	882	£476
Average Sale Price (ft²)							£433

2. Renaker Build Ltd - Deansgate Square, East Tower - M15 4UG

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat B5003 9 Owen Street M15 4UG	Penthouse A	3	Flat	Jun-24	£2,230,000	3293	£677
Average Sale Price (ft²)							£677

3. Renaker Build Ltd - The Blade Development, Manchester, M15 4XL

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat 4901 Blade Tower, 15 Silvercroft Street M15 4YW	Type A	3	Flat	May-24	£1,400,000	2497	£561
Flat 4001 Blade Tower, 15 Silvercroft Street M15 4YW	Type B	2	Flat	Apr-24	£417,588	882	£473
Flat 707 Blade Tower, 15 Silvercroft Street M15 4XL	Type C	2	Flat	Aug-24	£265,000	581	£456
Average Sale Price (ft²)							£497

4. Renaker Build Ltd - The New Jackson Development, Silvercroft Street, M15 4ZT

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft ²)	Gross Sale Price (ft ²)
Flat 4106 11 Silvercroft Street M15 4ZT	Type A	2	Flat	May-24	£537,315	1205	£446
Flat 4001 11 Silvercroft Street M15 4ZT	Type A	2	Flat	Jun-24	£528,153	1205	£438
Flat 4006 11 Silvercroft Street M15 4ZT	Type A	2	Flat	May-24	£565,943	1205	£470
Flat 4406 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£573,633	1205	£476
Flat 4501 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£526,000	1205	£437
Flat 4801 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£516,018	1205	£428
Flat 4601 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£557,466	1205	£463
Flat 4206 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£547,148	1205	£454
Flat 4201 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£535,113	1205	£444
Flat 4401 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£543,868	1205	£451
Flat 4706 11 Silvercroft Street M15 4ZU	Type A	2	Flat	Jun-24	£552,468	1205	£458
Flat 4606 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£598,633	1205	£497
Flat 4301 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£538,273	1205	£447
Flat 4701 11 Silvercroft Street M15 4ZU	Type A	2	Flat	May-24	£524,732	1205	£435
Flat 4002 11 Silvercroft Street M15 4ZT	Type B	2	Flat	May-24	£526,098	1130	£466
Flat 4105 11 Silvercroft Street M15 4ZT	Type B	2	Flat	May-24	£537,449	1130	£476
Flat 4102 11 Silvercroft Street M15 4ZT	Type B	2	Flat	May-24	£499,483	1130	£442
Flat 4005 11 Silvercroft Street M15 4ZT	Type B	2	Flat	Jun-24	£536,818	1130	£475
Flat 4702 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£530,206	1130	£469
Flat 4605 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£552,088	1130	£489
Flat 4302 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£517,830	1130	£458
Flat 4805 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£548,683	1130	£486
Flat 4202 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£505,000	1130	£447
Flat 4305 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£570,000	1130	£504
Flat 4402 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£522,617	1130	£462
Flat 4802 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£512,115	1130	£453
Flat 4205 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£555,419	1130	£492
Flat 4705 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£538,962	1130	£477
Flat 4602 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£536,271	1130	£475
Flat 4405 11 Silvercroft Street M15 4ZU	Type B	2	Flat	May-24	£573,828	1130	£508
Flat 4104 11 Silvercroft Street M15 4ZT	Type C	2	Flat	May-24	£485,776	1065	£456
Flat 4804 11 Silvercroft Street M15 4ZU	Type C	2	Flat	May-24	£513,389	1065	£482
Flat 4504 11 Silvercroft Street M15 4ZU	Type C	2	Flat	May-24	£489,310	1065	£459
Flat 4704 11 Silvercroft Street M15 4ZU	Type C	2	Flat	May-24	£492,208	1065	£462
Flat 4204 11 Silvercroft Street M15 4ZU	Type C	2	Flat	May-24	£472,068	1065	£443
Flat 4404 11 Silvercroft Street M15 4ZU	Type C	2	Flat	Jun-24	£487,224	1065	£457
Flat 4004 11 Silvercroft Street M15 4ZT	Type D	2	Flat	May-24	£481,617	1044	£461
Flat 4003 11 Silvercroft Street M15 4ZT	Type D	2	Flat	May-24	£449,918	1044	£431
Flat 4303 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£444,728	1044	£426
Flat 4604 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£472,647	1044	£453
Flat 4603 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£481,613	1044	£461
Flat 4304 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£453,681	1044	£435
Flat 4703 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£461,448	1033	£447
Flat 4403 11 Silvercroft Street M15 4ZU	Type D	2	Flat	Jul-24	£454,553	1033	£440
Flat 4803 11 Silvercroft Street M15 4ZU	Type D	2	Flat	May-24	£485,445	1033	£470
Flat 4203 11 Silvercroft Street M15 4ZU	Type D	2	Flat	Jun-24	£453,883	1033	£439
Flat 405 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£338,520	947	£357
Flat 705 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£382,241	947	£404
Flat 805 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£359,865	947	£380
Flat 410 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£342,647	947	£362
Flat 610 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£338,165	947	£357
Flat 910 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£342,925	947	£362
Flat 605 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£332,862	947	£351
Flat 710 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£354,078	947	£374
Flat 905 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£344,697	947	£364
Flat 510 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£335,756	947	£355
Flat 310 11 Silvercroft Street M15 4ZP	Type E	2	Flat	May-24	£334,293	947	£353
Flat 1005 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£351,818	947	£372
Flat 1610 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£356,200	947	£376
Flat 1105 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£346,131	947	£366
Flat 1705 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£354,479	947	£374
Flat 1605 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£356,095	947	£376
Flat 1405 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£349,986	947	£370
Flat 1305 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£351,047	947	£371
Flat 1710 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£359,207	947	£379
Flat 1010 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£352,371	947	£372
Flat 1205 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£357,837	947	£378
Flat 1210 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£345,011	947	£364
Flat 1510 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	May-24	£353,718	947	£374
Flat 1410 11 Silvercroft Street M15 4ZQ	Type E	2	Flat	Jul-24	£346,430	947	£366
Flat 2310 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£366,666	947	£387
Flat 2210 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£369,298	947	£390
Flat 2110 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£364,881	947	£385
Flat 1905 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£362,796	947	£383
Flat 2505 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£406,368	947	£429
Flat 2410 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£367,821	947	£388
Flat 2510 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£375,150	947	£396
Flat 2005 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£371,065	947	£392
Flat 1805 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£360,700	947	£381
Flat 2010 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£389,654	947	£411

Flat 2105 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£392,929	947	£415
Flat 2405 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£382,194	947	£404
Flat 1810 11 Silvercroft Street M15 4ZR	Type E	2	Flat	May-24	£377,103	947	£398
Flat 3210 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£404,568	947	£427
Flat 2910 11 Silvercroft Street M15 4ZS	Type E	2	Flat	Jun-24	£409,141	947	£432
Flat 2905 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£439,563	947	£464
Flat 3305 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£425,000	947	£449
Flat 3010 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£385,878	947	£407
Flat 3005 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£404,614	947	£427
Flat 2810 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£383,206	947	£405
Flat 3110 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£392,552	947	£415
Flat 3205 11 Silvercroft Street M15 4ZS	Type E	2	Flat	Jun-24	£400,650	947	£423
Flat 3310 11 Silvercroft Street M15 4ZS	Type E	2	Flat	May-24	£379,664	947	£401
Flat 2605 11 Silvercroft Street M15 4ZS	Type E	2	Flat	Jun-24	£405,520	947	£428
Flat 3610 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£400,058	947	£422
Flat 3410 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£386,230	947	£408
Flat 4107 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£439,620	947	£464
Flat 3810 11 Silvercroft Street M15 4ZT	Type E	2	Flat	Jun-24	£401,910	947	£424
Flat 3805 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£416,958	947	£440
Flat 3605 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£415,766	947	£439
Flat 3505 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£434,706	947	£459
Flat 3510 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£420,819	947	£444
Flat 3705 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£421,265	947	£445
Flat 4007 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£421,883	947	£445
Flat 3405 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£405,526	947	£428
Flat 3910 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£435,455	947	£460
Flat 3710 11 Silvercroft Street M15 4ZT	Type E	2	Flat	May-24	£409,156	947	£432
Flat 4807 11 Silvercroft Street M15 4ZU	Type E	2	Flat	May-24	£442,714	947	£467
Flat 4507 11 Silvercroft Street M15 4ZU	Type E	2	Flat	Jun-24	£443,293	947	£468
Flat 4707 11 Silvercroft Street M15 4ZU	Type E	2	Flat	May-24	£457,512	947	£483
Flat 4307 11 Silvercroft Street M15 4ZU	Type E	2	Flat	Jun-24	£433,266	947	£458
Flat 1703 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£334,314	861	£388
Flat 1603 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£333,046	861	£387
Flat 1507 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£355,000	861	£412
Flat 1607 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£358,994	861	£417
Flat 1707 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£366,820	861	£426
Flat 1502 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£345,443	861	£401
Flat 1708 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£357,403	861	£415
Flat 1702 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jun-24	£365,292	861	£424
Flat 1508 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jun-24	£358,973	861	£417
Flat 2203 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£352,935	861	£410
Flat 2102 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£361,956	861	£420
Flat 2307 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£372,070	861	£432
Flat 2103 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£372,577	861	£433
Flat 1808 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£359,093	861	£417
Flat 2107 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£393,211	861	£457
Flat 2008 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£401,423	861	£466
Flat 1907 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£369,421	861	£429
Flat 2002 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£356,455	861	£414
Flat 1802 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£352,890	861	£410
Flat 1908 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£362,824	861	£421
Flat 2202 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£364,595	861	£423
Flat 2503 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£357,054	861	£415
Flat 2507 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£374,616	861	£435
Flat 2508 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£373,705	861	£434
Flat 2108 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£368,925	861	£428
Flat 2208 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£369,880	861	£430
Flat 2402 11 Silvercroft Street M15 4ZR	Type F	2	Flat	Jun-24	£359,308	861	£417
Flat 2407 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£372,986	861	£433
Flat 2302 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£387,161	861	£450
Flat 1903 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£338,606	861	£393
Flat 1807 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£360,000	861	£418
Flat 2408 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£372,796	861	£433
Flat 1803 11 Silvercroft Street M15 4ZR	Type F	2	Flat	May-24	£338,617	861	£393
Flat 3302 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£394,010	861	£458
Flat 3107 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£392,541	861	£456
Flat 3007 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£419,947	861	£488
Flat 2807 11 Silvercroft Street M15 4ZS	Type F	2	Flat	Jun-24	£422,005	861	£490
Flat 2702 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£365,954	861	£425
Flat 3202 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£375,958	861	£437
Flat 2802 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£382,694	861	£444
Flat 2707 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£400,000	861	£465
Flat 2907 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£407,000	861	£473
Flat 3008 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£419,801	861	£488
Flat 2803 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£368,770	861	£428
Flat 3108 11 Silvercroft Street M15 4ZS	Type F	2	Flat	Jun-24	£399,163	861	£464
Flat 2608 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£370,000	861	£430
Flat 2903 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£354,612	861	£412
Flat 2808 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£404,614	861	£470
Flat 3102 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£392,044	861	£455

Flat 3208 11 Silvercroft Street M15 4ZS	Type F	2	Flat	Jun-24	£410,725	861	£477
Flat 2708 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£416,300	861	£484
Flat 3308 11 Silvercroft Street M15 4ZS	Type F	2	Flat	Jun-24	£390,000	861	£453
Flat 3207 11 Silvercroft Street M15 4ZS	Type F	2	Flat	May-24	£393,830	861	£457
Flat 3502 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£412,080	861	£479
Flat 3407 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£391,170	861	£454
Flat 3508 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£401,921	861	£467
Flat 3408 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£392,306	861	£456
Flat 3902 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£434,897	861	£505
Flat 3807 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£409,961	861	£476
Flat 3403 11 Silvercroft Street M15 4ZT	Type F	2	Flat	Jun-24	£367,937	861	£427
Flat 3503 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£379,459	861	£441
Flat 3803 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£397,965	861	£462
Flat 3608 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£448,859	861	£521
Flat 3402 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£396,630	861	£461
Flat 3607 11 Silvercroft Street M15 4ZT	Type F	2	Flat	Jun-24	£429,734	861	£499
Flat 3708 11 Silvercroft Street M15 4ZT	Type F	2	Flat	May-24	£423,684	861	£492
Flat 407 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£341,974	850	£402
Flat 503 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£319,474	850	£376
Flat 403 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£323,990	850	£381
Flat 603 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£322,437	850	£379
Flat 708 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£354,186	850	£417
Flat 903 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£325,422	850	£383
Flat 907 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£350,663	850	£413
Flat 908 11 Silvercroft Street M15 4ZP	Type F	2	Flat	Jun-24	£347,712	850	£409
Flat 703 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£309,435	850	£364
Flat 803 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£310,928	850	£366
Flat 607 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£344,146	850	£405
Flat 402 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£331,819	850	£390
Flat 807 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£365,837	850	£430
Flat 307 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£340,340	850	£400
Flat 702 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£354,245	850	£417
Flat 802 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£359,267	850	£423
Flat 502 11 Silvercroft Street M15 4ZP	Type F	2	Flat	Jun-24	£330,460	850	£389
Flat 707 11 Silvercroft Street M15 4ZP	Type F	2	Flat	Jul-24	£385,779	850	£454
Flat 602 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£330,468	850	£389
Flat 508 11 Silvercroft Street M15 4ZP	Type F	2	Flat	May-24	£341,357	850	£402
Flat 1003 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£336,981	850	£396
Flat 1307 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£353,000	850	£415
Flat 1308 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£359,723	850	£423
Flat 1302 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£365,000	850	£429
Flat 1407 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£355,599	850	£418
Flat 1408 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£352,775	850	£415
Flat 1402 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£354,078	850	£417
Flat 1103 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jun-24	£327,096	850	£385
Flat 1008 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jul-24	£352,361	850	£415
Flat 1208 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jul-24	£356,244	850	£419
Flat 1007 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	Jul-24	£355,202	850	£418
Flat 1002 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£346,987	850	£408
Flat 1202 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£357,393	850	£420
Flat 1403 11 Silvercroft Street M15 4ZQ	Type F	2	Flat	May-24	£338,022	850	£398
Flat 202 11 Silvercroft Street M15 4ZP	Type G	2	Flat	May-24	£285,002	699	£408
Flat 201 11 Silvercroft Street M15 4ZP	Type G	2	Flat	Jun-24	£265,471	667	£398
Flat 1504 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£241,480	581	£416
Flat 1506 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£293,851	581	£506
Flat 1604 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£241,136	581	£415
Flat 1704 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£243,431	581	£419
Flat 1701 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£260,489	581	£448
Flat 1706 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£270,724	581	£466
Flat 1709 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£261,890	581	£451
Flat 1606 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£270,719	581	£466
Flat 1509 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£266,840	581	£459
Flat 1609 11 Silvercroft Street M15 4ZQ	Type H	1	Flat	May-24	£263,693	581	£454
Flat 2509 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£283,255	581	£488
Flat 2301 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£275,506	581	£474
Flat 2201 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£263,555	581	£454
Flat 2204 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£252,972	581	£435
Flat 1809 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£275,197	581	£474
Flat 2101 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£263,991	581	£454
Flat 2109 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£270,700	581	£466
Flat 2009 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£268,376	581	£462
Flat 2006 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£278,713	581	£480
Flat 2004 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£255,168	581	£439
Flat 1909 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£270,643	581	£466
Flat 2401 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£265,416	581	£457
Flat 1904 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£251,600	581	£433
Flat 1804 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£244,255	581	£420
Flat 1906 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£276,357	581	£476
Flat 1901 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£262,390	581	£452
Flat 2001 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£263,055	581	£453

Flat 2501 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£269,122	581	£463
Flat 2309 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£280,000	581	£482
Flat 2409 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£276,351	581	£476
Flat 2404 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£254,166	581	£437
Flat 2506 11 Silvercroft Street M15 4ZR	Type H	1	Flat	Jun-24	£285,845	581	£492
Flat 2406 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£278,836	581	£480
Flat 2209 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£271,639	581	£468
Flat 2306 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£280,084	581	£482
Flat 2106 11 Silvercroft Street M15 4ZR	Type H	1	Flat	Jul-24	£279,654	581	£481
Flat 2504 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£255,093	581	£439
Flat 1801 11 Silvercroft Street M15 4ZR	Type H	1	Flat	May-24	£256,772	581	£442
Flat 3204 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£273,065	581	£470
Flat 3009 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£285,760	581	£492
Flat 2901 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£264,446	581	£455
Flat 3001 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£296,033	581	£510
Flat 2804 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£253,161	581	£436
Flat 3104 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£264,364	581	£455
Flat 2801 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£274,750	581	£473
Flat 2809 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£274,339	581	£472
Flat 2709 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£273,416	581	£471
Flat 3309 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£282,632	581	£486
Flat 2604 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£268,902	581	£463
Flat 2806 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£285,746	581	£492
Flat 2904 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£263,668	581	£454
Flat 2606 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£278,495	581	£479
Flat 2706 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£285,299	581	£491
Flat 3004 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£266,877	581	£459
Flat 2609 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£282,588	581	£486
Flat 3209 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£287,675	581	£495
Flat 3006 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£288,000	581	£496
Flat 2909 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£301,313	581	£519
Flat 3301 11 Silvercroft Street M15 4ZS	Type H	1	Flat	Jun-24	£283,305	581	£488
Flat 3106 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£296,840	581	£511
Flat 3109 11 Silvercroft Street M15 4ZS	Type H	1	Flat	Jun-24	£294,567	581	£507
Flat 2601 11 Silvercroft Street M15 4ZS	Type H	1	Flat	Jun-24	£272,847	581	£470
Flat 2701 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£272,400	581	£469
Flat 2704 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£254,935	581	£439
Flat 2906 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£281,259	581	£484
Flat 3206 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£287,711	581	£495
Flat 3306 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£288,632	581	£497
Flat 3304 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£266,219	581	£458
Flat 3201 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£275,872	581	£475
Flat 3101 11 Silvercroft Street M15 4ZS	Type H	1	Flat	May-24	£282,838	581	£487
Flat 3809 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£300,993	581	£518
Flat 3409 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£286,538	581	£493
Flat 3901 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£292,177	581	£503
Flat 3909 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£325,345	581	£560
Flat 3601 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£289,353	581	£498
Flat 3509 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£292,008	581	£503
Flat 3706 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£307,194	581	£529
Flat 3401 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£277,730	581	£478
Flat 3701 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£290,294	581	£500
Flat 3704 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£301,673	581	£519
Flat 3604 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£300,745	581	£518
Flat 3506 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£302,706	581	£521
Flat 3501 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£315,000	581	£542
Flat 3709 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£298,463	581	£514
Flat 3609 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£300,588	581	£517
Flat 3504 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£282,131	581	£486
Flat 3406 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£293,617	581	£505
Flat 3804 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£273,361	581	£471
Flat 3801 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£288,232	581	£496
Flat 3606 11 Silvercroft Street M15 4ZT	Type H	1	Flat	May-24	£313,550	581	£540
Flat 704 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£236,409	570	£415
Flat 306 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£250,983	570	£440
Flat 401 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£246,782	570	£433
Flat 601 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£244,231	570	£428
Flat 804 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£241,160	570	£423
Flat 904 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£236,886	570	£416
Flat 506 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£257,487	570	£452
Flat 609 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£251,026	570	£440
Flat 706 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£269,448	570	£473
Flat 504 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£234,059	570	£411
Flat 709 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£248,729	570	£436
Flat 701 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£247,070	570	£433
Flat 409 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jun-24	£250,131	570	£439
Flat 309 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jun-24	£248,904	570	£437
Flat 604 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jun-24	£234,100	570	£411
Flat 909 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jul-24	£254,459	570	£446
Flat 606 11 Silvercroft Street M15 4ZP	Type I	1	Flat	May-24	£258,416	570	£453
Flat 906 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jun-24	£261,201	570	£458

Flat 301 11 Silvercroft Street M15 4ZP	Type I	1	Flat	Jun-24	£242,074	570	£425
Flat 1001 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£252,453	570	£443
Flat 1106 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£263,741	570	£463
Flat 1109 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£258,341	570	£453
Flat 1206 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£260,558	570	£457
Flat 1409 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£265,890	570	£466
Flat 1401 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£251,659	570	£442
Flat 1404 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£241,800	570	£424
Flat 1101 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£250,814	570	£440
Flat 1209 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£256,568	570	£450
Flat 1004 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	Jun-24	£246,609	570	£433
Flat 1309 11 Silvercroft Street M15 4ZQ	Type I	1	Flat	May-24	£262,198	570	£460
Average Sale Price (ft²)							£443

5. Far East Consortium Ltd - The Gate, Aspin Street, M4 4GT

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat 102 21 Aspin Lane M4 4GT	Type A	2	Flat	Jun-24	£362,950	785	£462
Flat 140 21 Aspin Lane M4 4GT	Type B	2	Flat	Apr-24	£353,000	731	£483
Flat 130 21 Aspin Lane M4 4GT	Type B	2	Flat	Apr-24	£347,500	731	£475
Average Sale Price (ft²)							£474

6. Forshaw Land & Property Group - Victoria House, Great Ancoats Street, M4 7BU

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat 2302 250 Great Ancoats Street M4 7BU	Penthouse	3	Flat	Apr-24	£950,000	1668	£570
Flat 2007 250 Great Ancoats Street M4 7BU	Type A	2	Flat	Apr-24	£399,743	818	£489
Flat 2107 250 Great Ancoats Street M4 7BU	Type A	2	Flat	Apr-24	£394,940	818	£483
Flat 1107 250 Great Ancoats Street M4 7BT	Type A	2	Flat	Apr-24	£394,258	807	£489
Flat 204 250 Great Ancoats Street M4 7BT	Type B	2	Flat	May-24	£347,174	775	£448
Flat 1605 250 Great Ancoats Street M4 7BU	Type B	2	Flat	Apr-24	£359,000	775	£463
Flat 2105 250 Great Ancoats Street M4 7BU	Type B	2	Flat	Apr-24	£384,414	775	£496
Flat 507 250 Great Ancoats Street M4 7BT	Type B	2	Flat	Apr-24	£325,360	764	£426
Flat 703 250 Great Ancoats Street M4 7BT	Type B	2	Flat	May-24	£340,523	764	£446
Flat 2003 250 Great Ancoats Street M4 7BU	Type B	2	Flat	Apr-24	£373,900	764	£489
Flat 1703 250 Great Ancoats Street M4 7BU	Type B	2	Flat	May-24	£380,258	764	£498
Flat 1603 250 Great Ancoats Street M4 7BU	Type B	2	Flat	Apr-24	£379,258	764	£496
Flat 1008 250 Great Ancoats Street M4 7BT	Type B	2	Flat	Apr-24	£346,193	753	£460
Flat 802 250 Great Ancoats Street M4 7BT	Type C	2	Flat	Apr-24	£344,259	710	£485
Flat 2102 250 Great Ancoats Street M4 7BU	Type C	2	Flat	Apr-24	£338,100	710	£476
Flat 1602 250 Great Ancoats Street M4 7BU	Type C	2	Flat	Apr-24	£359,258	710	£506
Flat 203 250 Great Ancoats Street M4 7BT	Type D	1	Flat	Aug-24	£249,000	570	£437
Flat 1004 250 Great Ancoats Street M4 7BT	Type D	1	Flat	May-24	£264,600	570	£464
Flat 2104 250 Great Ancoats Street M4 7BU	Type D	1	Flat	Apr-24	£273,830	570	£480
Flat 2204 250 Great Ancoats Street M4 7BU	Type D	1	Flat	Apr-24	£287,356	570	£504
Flat 1404 250 Great Ancoats Street M4 7BU	Type D	1	Flat	Apr-24	£277,200	570	£486
Flat 1804 250 Great Ancoats Street M4 7BU	Type D	1	Flat	May-24	£279,300	570	£490
Flat 906 250 Great Ancoats Street M4 7BT	Type E	1	Flat	Apr-24	£216,800	473	£458
Flat 1501 250 Great Ancoats Street M4 7BU	Type F	1	Flat	Apr-24	£199,980	419	£477
Average Sale Price (ft²)							£480

7. John Yeo Lovell Partnerships - Platinum Place, Butler Street, M40 7SW

Address	House Name	Bedrooms	Type	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
Flat 12 Platinum Place, 1 Butler Street M40 7SW	Type A	2	Flat	Apr-24	£299,950	764	£393
Flat 7 Platinum Place, 1 Butler Street M40 7SW	Type A	2	Flat	May-24	£299,950	764	£393
Average Sale Price (ft²)							£393

Second Hand Sales

Search criteria: within 0.5 miles of postcode M1 3EF Sales Completed within past 12 months.

Source: HM Land Registry

Address	Last sale price	Last sale date	Property type	Size	£/ft²
Apartment 47 Piccadilly Lofts, 70 Dale Street M1 2PE	£120,000	24/03/2025	Flat	495	£242
Apartment 704, 51 Whitworth Street West M1 5ED	£175,000	24/03/2025	Flat	775	£226
Apartment 101 The Birchin, 1 Joiner Street M4 1PH	£220,000	19/03/2025	Flat	861	£256
Apartment 111 The Birchin, 1 Joiner Street M4 1PH	£220,000	19/03/2025	Flat	742	£296
Apartment 807 The Birchin, 1 Joiner Street M4 1PH	£220,000	19/03/2025	Flat	527	£417
Apartment 806 The Birchin, 1 Joiner Street M4 1PH	£220,000	17/03/2025	Flat	516	£426
Flat 19 Sackville Place, Bombay Street M1 7AT	£180,000	14/03/2025	Flat	409	£440
Flat 4, 10 Canal Street M1 3EZ	£345,000	14/03/2025	Flat	1485	£232
Flat 306 Crusader Mill, 70 Chapeltown Street M1 2EX	£360,000	03/03/2025	Flat	807	£446
12, 57 Dale Street M1 2HS	£155,000	28/02/2025	Flat	613	£253
Apartment 10 Navigation House, 20 Ducie Street M1 2DP	£230,000	24/02/2025	Flat	721	£319
Apartment 402 The Birchin, 1 Joiner Street M4 1PH	£122,000	21/02/2025	Flat	441	£277
Apartment Os 306 Royal Mills, 2 Cotton Street M4 5BW	£415,000	21/02/2025	Flat	1097	£378
Apartment M C 103 Royal Mills, 16 Jersey Street M4 6JA	£255,000	20/02/2025	Flat	893	£286
Flat 114, 1 Cambridge Street M1 5GB	£335,000	14/02/2025	Flat	914	£367
Flat 216 Crusader Mill, 70 Chapeltown Street M1 2EW	£225,000	14/02/2025	Flat	516	£436
Apartment 3 Bridge House, 26 Ducie Street M1 2DQ	£225,000	10/02/2025	Flat	678	£332
Apartment 27 Mercury Building, 15 Aytoun Street M1 3BL	£175,000	07/02/2025	Flat	592	£296
Flat 13, 84 Great Bridgewater Street M1 5JG	£230,000	05/02/2025	Flat	904	£254
Apartment 10 Jacksons Warehouse, 20 Tariff Street M1 2FJ	£293,000	03/02/2025	Flat	1119	£262
Apartment 405, 55 Henry Street M4 5DH	£380,000	30/01/2025	Flat	828	£459
Flat 77 Chepstow House, 16 - 20 Chepstow Street M1 5JF	£50,000	27/01/2025	Flat	333	£150
Apartment Pm 509 Paragon Mill, 4 Cotton Street M4 5AX	£490,000	24/01/2025	Flat	1248	£393
Flat 3, 86A Great Bridgewater Street M1 5JG	£228,000	24/01/2025	Flat	656	£348
Flat 204 Crusader Mill, 70 Chapeltown Street M1 2EW	£245,000	17/01/2025	Flat	602	£407
Apartment 105, 51 Whitworth Street West M1 5EA	£200,000	14/01/2025	Flat	785	£255
517 Nuovo Apartments, 59 Great Ancoats Street M4 5AN	£255,000	10/01/2025	Flat	710	£359
Apartment 506, 55 Henry Street M4 5DH	£345,000	06/01/2025	Flat	796	£433
Flat 5, 8 - 8A Loom Street M4 6AN	£245,000	03/01/2025	Flat	688	£356
Apartment 401, 5 Piccadilly Place M1 3BR	£250,000	20/12/2024	Flat	710	£352
511 Nuovo Apartments, 59 Great Ancoats Street M4 5AN	£255,000	19/12/2024	Flat	645	£395
Apartment 127, 40 Hilton Street M1 2BL	£300,000	16/12/2024	Flat	861	£348
Apartment 24 Navigation House, 20 Ducie Street M1 2DP	£220,000	16/12/2024	Flat	721	£305
Flat 302, 72 Chapeltown Street M1 2EY	£220,000	16/12/2024	Flat	495	£444
19A, 57 Dale Street M1 2HS	£165,000	13/12/2024	Flat	505	£327
Flat 1, 86A Great Bridgewater Street M1 5JG	£215,000	05/12/2024	Flat	678	£317
Apartment 21 Bridge House, 26 Ducie Street M1 2DQ	£230,000	04/12/2024	Flat	796	£289
Apartment 306 The Arthouse, 43 George Street M1 4AB	£245,000	29/11/2024	Flat	624	£393
Apartment 722, 40 Hilton Street M1 2BL	£315,000	29/11/2024	Flat	656	£480
Apartment 23 Velvet House, 60 Sackville Street M1 3WE	£245,000	27/11/2024	Flat	785	£312
Apartment 93 Vantage Quay, 5 Brewer Street M1 2ER	£267,000	25/11/2024	Flat	882	£303
Flat 4 Tuscany House, 19 Dickinson Street M1 4LX	£242,500	15/11/2024	Flat	559	£434
Flat 9 Hudson Building, 29 - 37 Great Ancoats Street M4 5AE	£175,000	14/11/2024	Flat	645	£271
205, 36 Hilton Street M1 2EH	£205,000	13/11/2024	Flat	688	£298
Flat 3, 84 Great Bridgewater Street M1 5JG	£200,600	08/11/2024	Flat	861	£233
Apartment 912, 5 Piccadilly Place M1 3BP	£155,000	04/11/2024	Flat	452	£343
Flat 34 Lancaster House, 80 Princess Street M1 6NF	£181,000	04/11/2024	Flat	462	£392
Apartment Rm 508 Royal Mills, 2 Cotton Street M4 5BZ	£500,000	01/11/2024	Flat	1205	£415
Apartment Ns 212 Royal Mills, 2 Cotton Street M4 5BD	£400,000	31/10/2024	Flat	1173	£341
Apartment Os 708 Royal Mills, 2 Cotton Street M4 5BW	£375,000	31/10/2024	Flat	893	£420
Apartment 409, 55 Henry Street M4 5DH	£260,000	30/10/2024	Flat	548	£474
Apartment Os 401 Royal Mills, 2 Cotton Street M4 5BW	£208,000	30/10/2024	Flat	731	£285
Apartment 201, 51 Whitworth Street West M1 5EA	£256,000	29/10/2024	Flat	731	£350
Flat 19, 88 Great Bridgewater Street M1 5JW	£180,000	29/10/2024	Flat	409	£440
314 Nuovo Apartments, 59 Great Ancoats Street M4 5AH	£260,000	28/10/2024	Flat	764	£340
Apartment 180 The Quadrangle, 1 Lower Ormond Street M1 5QE	£325,000	24/10/2024	Flat	1877	£173
Flat 907 Oxid House, 78 Newton Street M1 1AQ	£245,000	24/10/2024	Flat	452	£542
Flat 16, 84 Great Bridgewater Street M1 5JG	£258,000	18/10/2024	Flat	548	£471
Flat 80 M M2 Apartments, Pickford Street M4 5BT	£350,000	18/10/2024	Flat	1108	£316
Apartment 121, 40 Hilton Street M1 2BL	£280,000	11/10/2024	Flat	861	£325
Flat 96, 1 Cambridge Street M1 5GB	£202,000	04/10/2024	Flat	559	£361

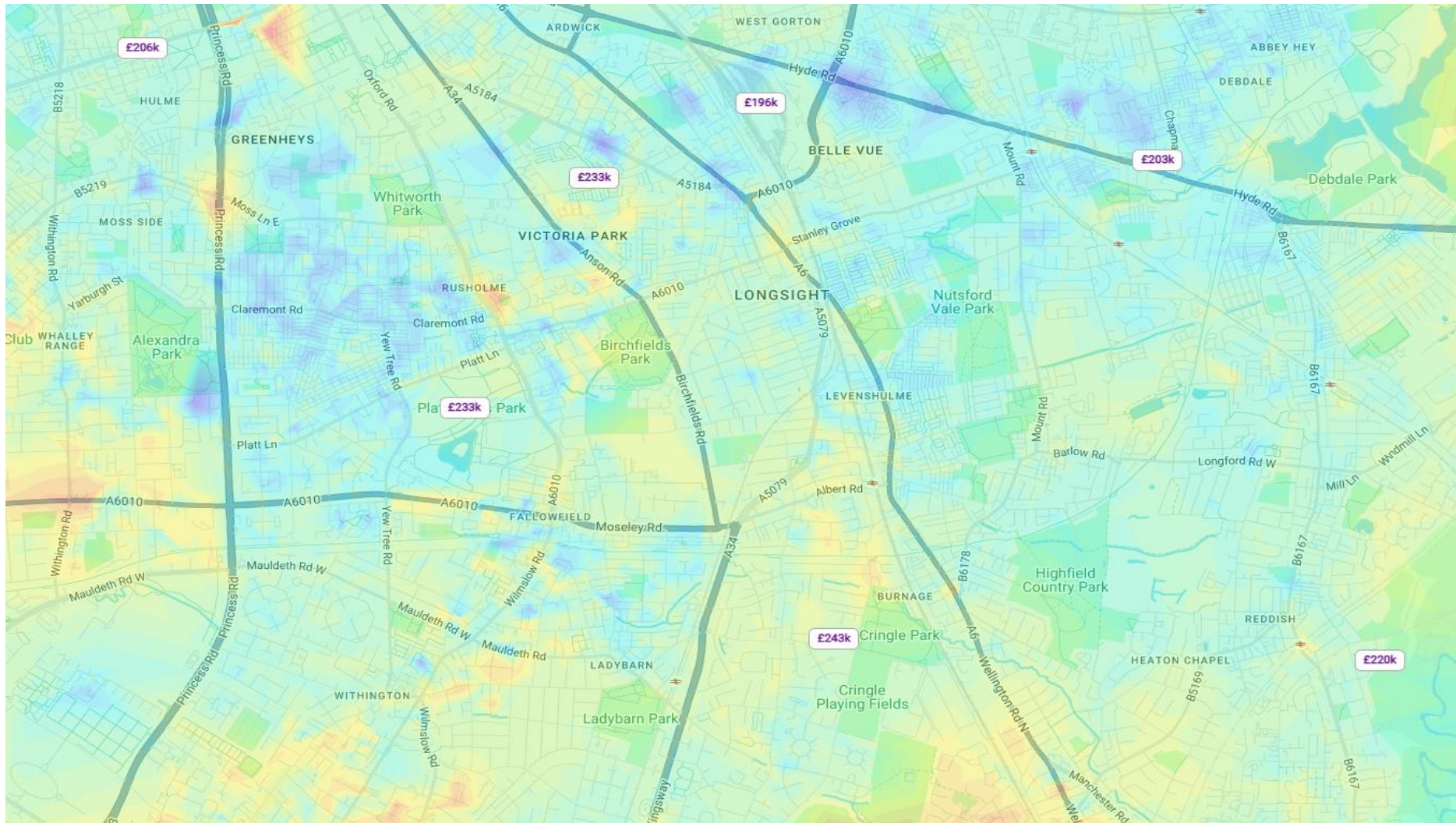
Second Hand Available

Search criteria: Modern houses for sale within 0.5 mile of postcode M1 3EF

Source: www.rightmove.co.uk

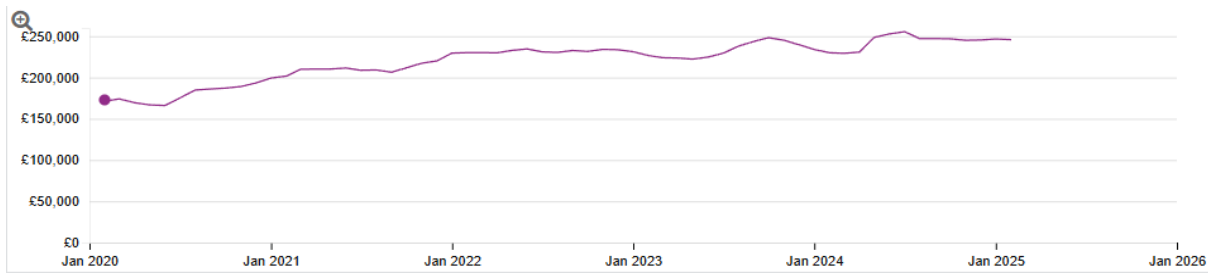
Address	Type	Bedrooms	Price
1 Millbank Street M1 2FR	Flat	3	£500,000
72 Great Ancoats Street M4 5BG	Flat	2	£460,000
Flat 3001, 42 Great Bridgewater Street M1 5LQ	Flat	2	£455,000
Flat 802, 25 Church Street M4 1PE	Flat	2	£450,000
Apartment 226 The Quadrangle, 1 Lower Ormond Street M1 5Q	Flat	2	£430,000
Apartment 409 Royal Mills, 2 Cotton Street M4 5BZ	Flat	2	£395,000
Flat 4, 42 John Dalton Street M2 6LE	Flat	2	£395,000
Flat A1708 Oxygen Tower, 50 Store Street M1 2FT	Flat	2	£375,000
Flat 906, 72 Chapeltown Street M1 2EY	Flat	2	£360,000
Apartment 402 Royal Mills, 16 Jersey Street M4 6JA	Flat	3	£349,500
3 Chapeltown Street M1 2NR	Flat	3	£325,000
Flat B601 Oxygen Tower, 50 Store Street M1 2FW	Flat	2	£320,000
Apartment 723, 40 Hilton Street M1 2BL	Flat	2	£300,000
Apartment 206 Royal Mills, 16 Jersey Street M4 6JA	Flat	2	£300,000
Apartment 605 Royal Mills, 16 Jersey Street M4 6JA	Flat	2	£300,000
Flat B401 Oxygen Tower, 50 Store Street M1 2FW	Flat	1	£299,980
Apartment 38 Velvet House, 60 Sackville Street M1 3WE	Flat	2	£290,000
Flat 706 Transmission House, 11 Tib Street M4 1AG	Flat	2	£285,000
903 Nuovo Apartments, 59 Great Ancoats Street M4 5AN	Flat	2	£280,000
Flat 102 Transmission House, 11 Tib Street M4 1AE	Flat	2	£280,000
Flat 7 Kingsley House, 15 Newton Street M1 1HE	Flat	2	£280,000
Apartment 317, 5 Piccadilly Place M1 3BR	Flat	2	£270,000
Apartment 205 Royal Mills, 2 Cotton Street M4 5BD	Flat	1	£250,000
Flat 7, 1A Canal Street M1 3HE	Flat	2	£249,995
Flat 20 Chepstow House, 16-20 Chepstow Street M1 5JF	Flat	1	£230,000
Apartment 3 Junction Works, 40 Ducie Street M1 2DF	Flat	2	£220,000
Apartment 301, 51 Whitworth Street West M1 5EB	Flat	2	£215,000
Apartment 401, 51 Whitworth Street West M1 5EB	Flat	2	£215,000
Apartment 713, 5 Piccadilly Place M1 3BP	Flat	1	£210,000
Flat 6, 6 Wharf Close M1 2WE	Flat	2	£210,000
Flat 7, 23 Church Street M4 1PY	Flat	2	£210,000
Apartment 406, 6 Oldham Road M4 5DB	Flat	3	£200,000
Express Networks 3, 6 Oldham Road M4 5DB	Flat	3	£200,000
Flat 308, 114 High Street M4 1HQ	Flat	2	£200,000
Flat 207, 72 Chapeltown Street M1 2EY	Flat	1	£195,000
Apartment 201 Chatsworth House, 19 Lever Street M1 1BY	Flat	2	£190,000
Apartment 3, 35 Chapeltown Street M1 2NN	Flat	2	£190,000
Apartment 405 The Grand, 1 Aytoun Street M1 3DA	Flat	1	£180,000
Apartment 2, 99 Oldham Street M4 1BA	Flat	1	£169,950
Apartment 116, 83 High Street M4 1BE	Flat	1	£165,000
Flat 26, 3 Joiner Street M4 1PP	Flat	2	£160,000
Flat 60 Lancaster House, 71 Whitworth Street M1 6LQ	Flat	1	£150,000
Apartment 3, 7 Hilton Street M4 1LP	Flat	2	£115,000

Property Price Heat Map

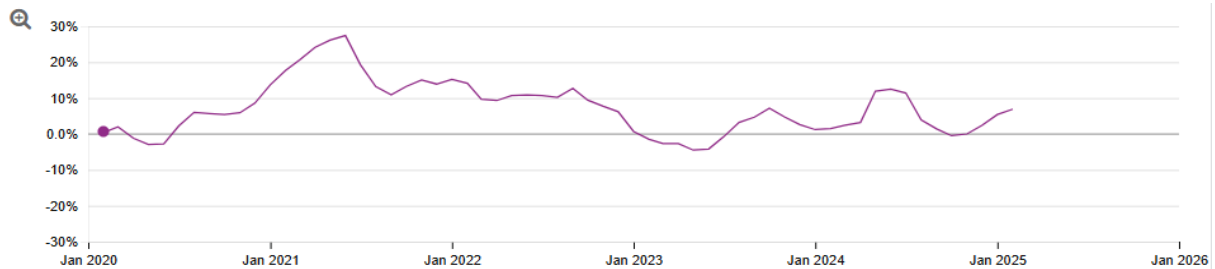


Average price by type of property

Source: HM Land Registry



Percentage change (yearly)



Price Trends – M1 3EF

Market Characteristics	Manchester	National
Market Size Indicator: no. of transactions	26,478	3,735,945
Market Size Indicator: total no. of properties	246,400	26,824,120
Market liquidity Indicator: transactions / properties	10.75%	13.93%
Market Growth Indicator: new homes built	3,988	397,164
Market Growth Indicator: new builds / transactions	15.06%	10.63%

Growth Rate	Manchester	National
5 year house price growth	43.45%	25.54%
Last 12 months house price growth	6.90%	5.20%

Average House Prices

Source: HM Land Registry

Postcode Area – M1 3EF

Property Type	Feb-20	Feb-25	Change
Detached	£366,100	£403,376	10%
Semi	£232,704	£321,444	38%
Terraced	£168,268	£249,887	49%
Flat	£235,634	£198,989	-16%
All	£223,257	£266,780	19%



Appendix 3 – Viability Appraisal. Policy Compliant Scheme



REVENUE	File: Policy Compliant		
Open Market Gdv			12,825,000
Affordable Gdv	-E		1,517,250
		REVENUE	14,342,250

(Revenue Totals labelled -E do not attract Fees)

COSTS

Site Value		1,747,000	
Site Stamp Duty		76,850	
Site Legal Fees		40,000	
		Site Costs	1,863,850
Cost Plan Sum		7,401,143	
Contingency	at 5.00%	370,057	
Professional Fees	at 8.00%	592,091	
		Build Costs	8,363,292
Direct Sale Agents Fee	at 3.00%	384,750	
Direct Sale Legal Fees	at 0.50%	64,125	
		Disposal Fees	448,875
INTEREST	(See CASHFLOW)		1,236,161
7.00% pa	on Debt charged Monthly and compounded Monthly		
Site Costs	Month 1 (May 25)		
Building Costs	Month 1 to 23 (May 25 - Mar 27)		
Contingency	Month 1 to 23 (May 25 - Mar 27)		
Professional Fees	Month 1 to 24 (May 25 - Apr 27)		
Direct Sale Agents Fee	Month 1 to 24 (May 25 - Apr 27)		
Direct Sale Legal Fees	Month 24 to 35 (Apr 27 - Mar 28)		
Open Market Gdv (sale)	Month 24 to 35 (Apr 27 - Mar 28)		
Affordable Gdv (sale)	Month 24 to 35 (Apr 27 - Mar 28)		
PROFIT	2,430,072	COSTS	11,912,178
PROFIT/SALE	16.94%	PROFIT/COST	20.40%



Appendix 4 – Viability Appraisal. 100% Market Sale Scheme



REVENUE

File: Open Market

Open Market Gdv		15,910,000
	REVENUE	15,910,000

COSTS

Site Value		2,576,000	
Site Stamp Duty		118,300	
Site Legal Fees		40,000	
		Site Costs	2,734,300
Cost Plan Sum		7,401,143	
Contingency	at 5.00%	370,057	
Professional Fees	at 8.00%	592,091	
		Build Costs	8,363,292
Direct Sale Agents Fee	at 3.00%	477,300	
Direct Sale Legal Fees	at 0.50%	79,550	
		Disposal Fees	556,850

INTEREST**(See CASHFLOW)**

1,391,545

7.00% pa	on Debt charged Monthly and compounded Monthly
Site Costs	Month 1 (May 25)
Building Costs	Month 1 to 23 (May 25 - Mar 27)
Contingency	Month 1 to 23 (May 25 - Mar 27)
Professional Fees	Month 1 to 24 (May 25 - Apr 27)
Direct Sale Agents Fee	Month 1 to 24 (May 25 - Apr 27)
Direct Sale Legal Fees	Month 24 to 35 (Apr 27 - Mar 28)
Open Market Gdv (sale)	Month 24 to 35 (Apr 27 - Mar 28)

PROFIT	2,864,014	COSTS	13,045,986
PROFIT/SALE	18.00%	PROFIT/COST	21.95%



