



Salboy Ltd,
Unit 2, Block C,
14 Hulme Street,
Salford, Manchester,
M5 4ZG

10th March 2025

Dear Sir/Madam,

Subject: Waterhouse Gardens – Condition 31: Residential Management of Sub-Letting

The Waterhouse Gardens development comprises 556 residential units across five blocks. 100% of these units have been listed for market sale, no build to rent accommodation has been provided.

As part of the contracts to purchasers, clauses are included to avoid short term lets and to ensure that accommodation is not used for any other use other than a residential apartment. The clause is as follows:

The Tenant is to use the Apartment only for the Authorised Use (being the use of the Apartment as a private dwelling in single occupation only (save that:

- a) where the Tenant is a company the Apartment may be occupied by employees or tenants or directors or shareholders of the company as a private residence; and*
- b) the Apartment may be occupied by two individuals who are parties to an assured short hold tenancy agreement of the whole Apartment*

Provided that for the avoidance of doubt nothing in this Lease will prevent the use of the Apartment as a private dwelling by the Tenant, any undertenant and his her or their family including without limitation any personal partner of such Tenant or undertenant) and no trade, profession or employment shall be carried on at the Apartment except such as may be ancillary or incidental to the Authorised Use.

As well as this, Tenants would not be allowed to let the apartment in which they reside to Airbnb or similar. The Tenants are, of course, caught by the planning restrictions and cannot apply for a different planning permission without LPA and the management company's consent.

Yours Sincerely,

Kerim Jones

Development Manager

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