

28/8/2024

Mr Ryan Keegan
RKR Student Properties Limited
2 Amherst Road
Withington
Manchester
M14 6UQ

Dear Ryan

RE: 18 Schuster Road Victoria Park Manchester M14 5PE

As requested, please see below stats and summary of the property since we commenced marketing on the 15/3/2024.

The property has landed in 171,602 search results on Rightmove and from that 7241 people have opened up the property and looked at the full specifications.

I have spoken to more people than I could possibly keep track of about the property but as soon as they are informed that the property does not have C4 usage they are no longer interested. This has ultimately led to no viewings on the property.

In my opinion the asking price of the property is fair considering its size and condition. What holds the property back is the high number of rental/HMOs on the estate which has ultimately led to a lack of owner occupier enquiries which is not a true reflection of this market as demand is high in south Manchester for housing generally speaking.

If you have any further questions, please let me know.

Yours Sincerely

David Doyle
Senior Valuer