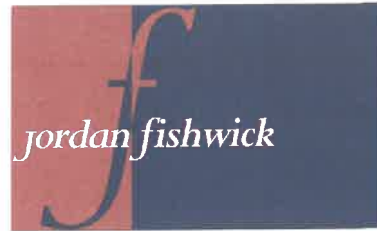


Mr Peter Armistead
1 Crossland Road
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Manchester
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Dear Mr Armistead,

I refer to our conversation last week regarding your proposed planning application for 398 Wilbraham Road.

We have sold many of your flats at various developments over the years and they appeal to a broad selection of buyers, most notably those within the 30-40 years old young professional market, who may be on their second, possibly third home and are looking at starting a family. This demographic has emerged as one of the more important groups in recent years and one that is very under supported by the local market.

For the past few years Armistead Property Limited have been the market leader in Chorlton with your flats targeting this market. In fact, some of the best selling and most sought after flats have been the ones you have developed recently at 59 Upper Chorlton Road, 198/200 Upper Chorlton Road, 57-59 High Lane and 540 Wilbraham Rd.

As you recall, these developments sold very well initially and the subsequent resales continue to be in high demand, with many having received multiple offers and proceeding to sell through a best and final offers process.

Since 1st September we have registered a total of 283 new applicants looking specifically for 2 bedroom apartments only in the M20/M21 area. This does not include any applicant who has been registered previously who are also searching for properties like those you are proposing at 398 Wilbraham Road. Currently there are only two suitable properties available for sale, one of which is an older development that you delivered on Keppel Road.

Certain features which you have focused on in the past have proved very successful with this demographic. For example, a home office, either a separate room or in a separate/semi private space; private gardens/outside space (such as your garden pods and terraces); artificial grass areas with seating, baby changing facilities in bathrooms, larger than average storage and pram storage. These are all features that the target demographic appreciates and wants and I have seen each of

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Martin E Fishwick FRICS

Nicholas R A Jordan FNAEA

Harry Ignatowicz

these features in your previous developments. It is to my understanding that you are going to incorporate these features into your proposed development at 398 Wilbraham Rd and would expect that these flats will sell very well as a result.

Kind regards,

A handwritten signature in black ink, appearing to read 'Harry Ignatowicz', with a long horizontal flourish extending to the right.

Harry Ignatowicz

Director

Jordan Fishwick