

Connecting people with property

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Re: 98 Wilmslow Road
M14 5AL

05 August 2020

Our ref: MAN190179

Dear Views (C/O Iain Stott)

Thanks for the opportunity to contribute to your proposed scheme at 98 Wilmslow Rd.

As we are based locally to this development, we have a wealth of experience in the local market including both sales and lettings. Considering the information provided to date, we believe the architectural style you have adopted for the project will appeal strongly to owner occupiers.

From our experience the purchasers will predominantly be young professionals working in the city centre, at the university or at one of the local hospitals. Increasingly, we are finding that public transport links and the ability to travel locally without requirement for a car is an important factor for buyers. We find that only a small number of purchasers view a parking space as a necessity and the 12 you have included for the planning application is likely to be adequate. The site is very well serviced by public transport, the dedicated cycle lane along Wilmslow Road will be a big plus for purchasers. The secure bike store you have included is very important for purchasers and renters.

We have a large managed portfolio of rental properties in this location. Again we find tenants renting here typically work or study in the city centre, at the university or in one of the local hospitals. Students who rent in this area are well served by a number of dedicated blocks but we do find some graduate students have a preference to be in smaller, quiet, private blocks. Parking is not required for the majority of lettings we do in this area.

Access to a car club car, located close to the building, would be very attractive to buyers who may own a car but want to live car free in order to reduce their living costs.

I would welcome the opportunity to discuss the project further and hope you will not hesitate to contact me directly should there be any further information we can help with.

Yours sincerely
Megan Farnell
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