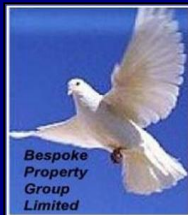


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



[Click here to proceed](#)

Version 1.3 (October 2007)



GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Land at Old Market Strert, Manchester, M9 8DS
Site Reference	
Scheme Description	Erection of block containing 35 residnetial flats
Date	04 11 2025
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: Intermediate - Shared Ownership

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1:**Flats**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						47.9714
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						35

Open Market Housing Type 2:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces

(Open Market and Affordable)

Value of each residential car parking space

(Average value of all parking spaces)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 1 Purchase Payment	Start Month	End Month (whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 2 Purchase Payment	Start Month	End Month (whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
% of Open Market Value	100.0%	
Timing of Affordable Housing Tenure 3 Purchase Payment	Start Month	End Month (whole number, minimum 0)

Affordable Housing Tenure 4:Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum:
Voids / bad debts (% of rent)		(% of gross rent per annum:
Repairs Fund (% of rent)		(% of gross rent per annum:
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 4 Purchase Payment	Start Month	End Month
		(whole number, minimum 0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 5 Purchase Payment	Start Month	End Month
		(whole number, minimum 0

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Flats	£3,124
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
Timing of First Open Market Housing Sale	Month
	16
Timing of Last Open Market Housing Sale	Month
	22
	(whole number, minimum 0

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	22
	(whole number, minimum 0

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
Affordable Housing Tenure 1: Social Rented			
Affordable Housing Tenure 2: Intermediate - Shared Ownership			
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale			
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity			
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented			

Timing Social Housing Grant Paid

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£1,639	76%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)
Residential Car Parking Building Costs (£ / car parking space)	
	% of Building Costs
Building Cost Fees % (Architects, QS etc)	8.00% (typically around 10%)
Building Contingencies (% of Building Costs)	5.00% (typically around 5% for ne)
Section 106 Payments (£) *	Cost (£)
CIL	
S106 obligations	
Biodiversity Net Gain Offsite Credits	£27,157

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£543,134	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
Building Cost Percentage Increase (if any)	%	
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

** Only one sustainability initiatives box should have a value / percentage.

	Amount (£)	Month of Payment
Subsidies (possibly EP Gap Funding)		
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

	%	
Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)	5.00%	
	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	8.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

Marketing Costs

Affordable Housing Marketing Costs

Developer cost of sale to RSL (£)
RSL on-costs (£)
Intermediate Housing Sales and Marketing (£)

Cost (£) Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

3.00% (typically around 6%)
£1,000 (typically around £600 per unit)

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	18	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	17.50%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)

Size of office scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Office Building Costs (Gross, £ psm)

Office Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting, Advertising & Sale fees

Letting fees (% of annual income)

Advertising fees (% of annual income)

Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)

Size of retail scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Retail Building Costs (Gross, £ psm)

Retail Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)**LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)
 Size of Community-use scheme (net lettable sq m)

Values

Rent (£ psm)
 Yield (%)
 Purchaser's costs (% of value)

Building Costs

Community-use Building Costs (Gross, £ psm)
 Community-use Building Professional Fees (% of building costs)
 Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	Land at Old Market Strert, Manchester, M9 8DS
Site Reference	
Scheme Description	Erection of block containing 35 residnetial flats
Date	04 11 2025
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	35	units
Total Number of Open Market Units	35	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,679	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £0

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	1,679	£3,124	£5,245,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,679	-	£5,245,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £5,245,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £5,245,000

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
--	-----------

TOTAL VALUE OF SCHEME	£5,245,000
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£3,620,896	£3,620,896

Cost Multipliers

Site Specific Sustainability Initiatives (%)**	0.0%	£0
Wheelchair provision (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
-------------------------------------	--	-----------

Total Building Costs	£3,620,896
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	5.0%	£181,045
Building Cost Fees (Architects, QS etc):	8.0%	£304,155
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£0
S106 obligations		£0
Biodiversity Net Gain Offsite Credits		£27,157
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs		£543,134
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs	£1,055,491
-------------------------------	-------------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£157,350
Legal Fees (per Open Market unit):	£1,000	£35,000

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)		£0
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0

Total Marketing Costs	£192,350
------------------------------	-----------------

Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs	£0
------------------------------------	-----------

TOTAL DIRECT COSTS:	£4,868,737.30
----------------------------	----------------------

Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

Total Finance Costs	-
----------------------------	----------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£917,875
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£917,875
-------------------------------	-----------------

Residual Site Value

SITE VALUE TODAY	-£718,519
-------------------------	------------------

EXISTING USE VALUE	£80,000
--------------------	----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£798,519
--	-----------

Checks:

Site Value as a Percentage of Total Scheme Value	-13.7%
--	--------

Site Value per hectare	#VALUE!
------------------------	---------

Schedule 2

PROPOSED SITE PLAN

1:200 @ A3



Dimensioning

Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architectural designers to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings.



Rev	Date	Description
-	03/10/25	Issued to client for comments



S A L E E M
ARCHITECTS

Architecture | Masterplanning | Graphics

CLIENT:

PROJECT:
Land @ Old Market Street
Crumpsall

TITLE:
Proposed Site Plan

SCALE:
1:200 @ A3

DRAWING NO.
Sheet 1

Schedule 3

rightmove

BuyRentHouse PricesFind AgentCommercialInspireOverseasMy Rightmove

e.g. 'Midland Road', 'York', 'SW16 1QA'

Search

House Prices in M9 8DS

Sales of flats around M9 8DS have an overall average sold price of £71,625 over the last year.

Overall, the historical sold prices for flats around M9 8DS over the last year were 35% down on the previous year.

Properties Sold

Within ½ mile

Within the last 2 years

Flats / Apartment

All tenures

15 resultsSort: Date sold

Flat 12, 2 Old School Court, Old School Drive, Manchester M9 8DR

Flat1Leasehold

Today

27 Aug 2025

26 Nov 2019

See what it's worth now

£60,000

£47,500

View +2 more

1, Walsh Avenue, Manchester M9 8DL

Flat2Leasehold

Today

15 Apr 2025

18 Jul 2011

See what it's worth now

£61,500

£37,000

No other historical records.

Flat C, 1, Raysonhill Drive, Manchester M9 8PW

Flat2Leasehold

Today

3 Feb 2025

7 Nov 2003

See what it's worth now

£115,000

£52,000

View +1 more

New

Extensions and planning permission in M9

See planning approval stats, extension build costs and value added estimates.

View extension insights

Flat 25, 2 Old School Court, Old School Drive, Manchester M9 8DR

Flat1Leasehold

Today

30 Nov 2024

9 Jul 2007

See what it's worth now

£50,000

£72,000

View +3 more

7, Garrowmore Walk, Manchester M9 6SE

Flat2Leasehold

Today

2 Sep 2024

See what it's worth now

£100,000

Find out how much your property is worth

The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.

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RYDER DUTTON

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Yopa

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bridgfords

Bridgfords Manchester

☐

HUNTERS

Hunters North Manchester

☐

BENTLEY HURST

Bentley Hurst Manchester

Request agent valuation

Get a valuation for a property in a different area

Get ready with a Mortgage in Principle

Personalised result in just 20 minutes

Find out how much you can borrow

Get viewings faster with agents

No impact on your credit score

Get a Mortgage in Principle

Powered by nationwide

What's your property worth?

Agent Property Valuation

Instant Online Valuation

Estate agents in M9 8DS

Properties for sale in M9 8DS

Properties to let in M9 8DS

Selling guide

Buying guide

House Price Index

House prices near M9 8DS

House prices in M40

House prices in BL9

House prices in M24

House prices in OL1

House prices in OL9

House prices in M8

House prices in M25

Report an error

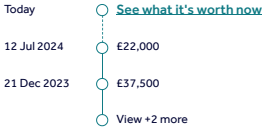
https://www.rightmove.co.uk/house-prices/m9-8ds.html?propertyType=FLAT&radius=0.5&soldIn=2

1/3

No other historical records.

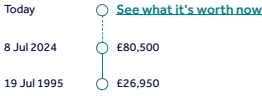
Flat 18, 2 Old School Court, Old School Drive, Manchester M9 8DR

Flat 1 Leasehold



Flat 14, 2 Old School Court, Old School Drive, Manchester M9 8DR

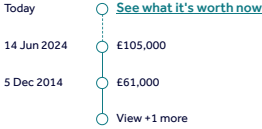
Flat 1 Leasehold



No other historical records.

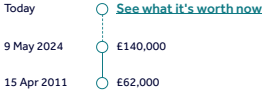
69, Slack Road, Manchester M9 8NJ

Flat 2 Leasehold



1249, Rochdale Road, Manchester M9 7EG

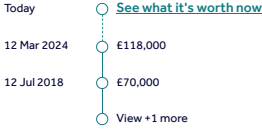
Flat 2 Leasehold



No other historical records.

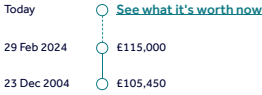
952, Rochdale Road, Manchester M9 7EP

Flat 2 Leasehold



8, Bellfield Close, Manchester M9 8QA

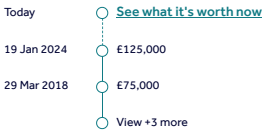
Flat 2 Leasehold



No other historical records.

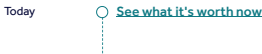
Flat B, 1, Raysonhill Drive, Manchester M9 8PW

Flat 2 Leasehold



10, Tumbling Bank, Manchester M9 6AU

Flat 2 Leasehold



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Flat21

0.86 miles

A TOP FLOOR, TWO BED apartment in The Limes, Crumpsall which is ideally located close to North Manchester General Hospital and excellent transport links in and out of Manchester...

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HENRY WILTSHIRE

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1/10

1/10

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Stoneholme Avenue, Manchester

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£125,000

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Apartment 11, 1 Lakeside Rise, M9 8QB

Apartment21

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** Two Bedrooms ** Allocated Parking ** Lift Access ** Second Floor/Philip Ellis Estate agents are delighted to present this spacious second floor two-bedroom apartment located on the...

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£85,000

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Apartment11

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RYDER DUTTON

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£90,000
Offers Over

Lakeside Rise, Manchester, Greater Manchester, M9

Flat 1 1

0.94 miles

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SOLD STC

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£125,000
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31 Lakeside Rise, Tower 4, M9

Apartment 2 1

0.94 miles

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£115,000

Old Market Street, Blackley, Manchester, M9

Apartment 2 2

0.29 miles

Henstock Property Services are pleased to market this modern first floor two-bedroom apartment is located in the heart of Blackley village, close to North Manchester General Hospital. Th...

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HENSTOCK

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£80,000

Lakeside Rise, Manchester, M9

Flat 1 1

0.93 miles

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K

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£120,000

Delaunays Road, Manchester, Greater Manchester, M8

Flat 2 1

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The Limes is a purpose built development in the heart of Crumpsall close to all the local amenities such as the nearby park, tram stop and North Manchester General Hospital. This two...

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bridgfords

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Lakeside Rise, Manchester, M9

Flat 2 1

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Bankside, Collier Street, Manchester, M3

Apartment

1 1

2.78 miles

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2.71 miles

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Uptown, Springfield Ln, Salford, Manchester, M3

Apartment

2 2

2.71 miles

Where modern design meets sustainable living, Uptown offers cutting-edge smart apartments in a completed, energy-efficient development just minutes from the city centre. With no concrete...

NEW HOME

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Embankment Exchange, Manchester

Apartment

3 3

2.74 miles

Stylish 3-bedroom apartment with 6% projected yields and luxury onsite facilities.

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