

Land south of Cowm Top, Rochdale

Viability Assessment
August 2024



RogerHannah

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I. Executive Summary

Site	The site is located in Castleton, a suburb of Rochdale, Greater Manchester. It is situated c.1.8 miles to the south west of Rochdale town centre and approximately 10 miles to the north east of Manchester city centre. The site comprises an irregularly shaped greenfield site extending to approximately 47 acres (19.02 ha). It is accessed via Cowm Top Lane to the north and Trows Lane to the south.
Scheme	The proposed development comprises 445 no. residential dwellings. These range from 2 bedroom terraced to 5 bedroom detached properties, with 53 x 2 bedroom terraced, 178 x 3 bedroom semi/terraced, 51 x 3 bedroom detached, 17 x 3 bedroom 2.5 storey townhouses, 22 x 4 bedroom 2.5 storey townhouses, 103 x 4 bedroom detached and 21 x 5 bedroom detached included in the scheme. The proposed development totals 489,551 sq ft. Two appraisals have been provided herein, firstly on the basis of 100% market sale housing and an off-site affordable housing contribution equating to 7.5% of the total GDV, in line with Rochdale Council policy plus full S106 contributions (appraisal attached at Appendix 1) and the second with 100% market, no affordable housing contribution and no S106 contributions (Appendix 2).
GDV	100% market housing: £132,152,000
Affordable housing contribution	£9,836,400
Policy Compliant S106	Primary: £1,646,470 Secondary: £823,235 Formal Outdoor Space contribution of £500,000 Bee Network contribution of £190,000 Note these S106 Contributions are based on consultation responses in respect of the previous 495 unit scheme and are subject to alteration following final consultation comments in respect of the 445 unit scheme.
Biodiversity Net Gain	£926,750
Construction Costs	£66,089,385 inclusive of 3% contingency
Abnormal Costs	£21,351,043 inclusive of 5% contingency
Profit	19% on market sale GDV
Other Costs	Other costs have been applied in respect of professional fees, finance, and sales and agent's fees.
Benchmark Land Value	£5,941,000

Policy Compliant Appraisal		Policy Compliant	
	Residual Value	-£15,069,753	
	Benchmark Land Value	£5,941,000	
	Deficit/Surplus	-£21,010,753	
	Viability Concern	Yes	
Nil Affordable and Nil S106 Contributions Appraisal Results		Nil Affordable and S106 Contributions	
	Residual Value	£3,894,123	
	Benchmark Land Value	£5,941,000	
	Deficit/Surplus	-£2,046,877	
	Viability Concern	Yes	
Conclusions	Policy compliant provision of an off-site affordable housing contribution equating to 7.5% of total units and full S106 contributions is severely unviable, generating a deficit of -£21,687,116. Despite the viability constraints, we understand that the applicant is willing to progress with the scheme due to their long term commitment to the site on the basis of 100% market sale housing and no affordable housing or S106 contributions and the Council is requested to flex in their requirements on viability grounds to enable delivery of the proposed development.		

2. Introduction

2.1 Instructions

Roger Hannah has been instructed by Barratt Homes Manchester & GLP Trows LLP to provide a financial viability assessment in respect of its proposed development at Land south of Cowm Top, Castleton, Rochdale OL11 2UF.

The scheme comprises the development of the site to provide 445 residential dwellings.

This report has been prepared to support a planning application and considers the financial impact of the planning obligations in relation to the proposed development. We understand that the report will be submitted to Rochdale Borough Council as part of the planning application for this development.

A previous viability assessment was submitted in December 2022 in respect of a previous scheme of 495 residential dwellings and this report was revised in September 2023 to include a biodiversity net gain contribution. This report replaces any previous viability assessment.

2.2 RICS Compliance

In accordance with the RICS Professional Statement, Financial viability in planning: conduct and reporting (2019), we can confirm the following:

- The person(s) involved in the preparation and review of this report are suitably qualified professionals that have extensive experience advising on viability matters across the region
- There are no conflicts of interest that affect our independent opinion being provided
- We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information

We can also confirm that we have had reference to and followed the best practice recommendations in the RICS Guidance Note, Assessing viability in planning under the National Planning Policy Framework for England (2021).

2.3 Reporting

We can confirm that this report has been produced and reviewed by suitably qualified professionals.

2.4 Information Provided

We have been provided with and relied upon the following information:

- Scheme Layout, Appendix 3
- Schedule of Accommodation
- Bridgefield Building Services Ltd Abnormal Cost Breakdown, Appendix 4

3.3 Proposed Development

The proposed development comprises 445 units comprising a mix of 2, 3, 4 and 5 bedroom house types over 2 and 2.5 storeys. Below is the schedule of accommodation:

Developer	Property	Type	Beds	Storey	Garage	Sq ft	No.	Total Sq. Ft
DWH	Primrose (End)	End	2	2		768	8	6,144
DWH	Primrose (Mid)	Mid	2	2		768	4	3,072
BARRATT - CLASSIC	Kew - End	Terraced	2	2		785	8	6,280
BARRATT - CLASSIC	Kew - Mid	Terraced	2	2		785	2	1,570
BARRATT - CONTEMPORARY	Kew - End	Terraced	2	2		785	10	7,850
BARRATT - CONTEMPORARY	Kew - Mid	Terraced	2	2		785	4	3,140
DWH	YH50 (End)	End	2	2		866	4	3,464
DWH	YH50 (Mid)	Mid	2	2		866	2	1,732
BARRATT - CLASSIC	Type 50 - End	Terraced	2	2		866	4	3,464
BARRATT - CONTEMPORARY	Type 50 - End	Terraced	2	2		866	6	5,196
BARRATT - CONTEMPORARY	Type 50 - Mid	Terraced	2	2		866	1	866
BARRATT - CONTEMPORARY	Holkham	Detached	3	2	Int	922	9	8,298
BARRATT - CONTEMPORARY	Brownstone - End	Semi/Mews	3	2		934	12	11,208
BARRATT - CLASSIC	Newby	Detached	3	2		952	8	7,616
BARRATT - CONTEMPORARY	Newby	Detached	3	2		952	7	6,664
DWH	Alder (End)	End	3	2		966	31	29,946
DWH	Alder (Mid)	Mid	3	2		966	3	2,898
BARRATT - CLASSIC	Mewstone - End	3 Bed Semi / Mews	3	2		970	36	34,920
BARRATT - CLASSIC	Mewstone - Mid	3 Bed Semi / Mews	3	2		970	2	1,940
BARRATT - CLASSIC	Matlock - End	3 Bed Semi / Mews	3	2		970	20	19,400
BARRATT - CONTEMPORARY	Mewstone - End	Semi/Mews	3	2		970	28	27,160
BARRATT - CONTEMPORARY	Mewstone - Mid	Semi/Mews	3	2		970	6	5,820
BARRATT - CONTEMPORARY	Matlock - End	Semi/Mews	3	2		970	13	12,610
BARRATT - CLASSIC	Martham - End	Detached Dual Aspect	3	2		995	6	5,970
BARRATT - CLASSIC	Martham	Detached Dual Aspect	3	2		995	1	995
BARRATT - CONTEMPORARY	Martham	Detached Dual Aspect	3	2.5		995	2	1,990
BARRATT - CONTEMPORARY	Martham - End	Semi/Mews house Dual Aspect	3	2.5		995	5	4,975
DWH	YH52 (End)	End	3	2		1,025	6	6,150
DWH	YH52 (Mid)	Mid	3	2		1,025	2	2,050
BARRATT - CLASSIC	Type 52 - End	Terraced	3	2		1,025	10	10,250
BARRATT - CONTEMPORARY	Type 52 - End	Terraced	3	2		1,025	4	4,100
BARRATT - CONTEMPORARY	Type 52 - Mid	Terraced	3	2		1,025	2	2,050

Developer	Property	Type	Beds	Storey	Garage	Sq ft	No.	Total Sq. Ft
BARRATT - CLASSIC	Redford	Detached	3	2		1,046	7	7,322
BARRATT - CONTEMPORARY	Redford	Detached	3	2		1,046	4	4,184
BARRATT - CLASSIC	Willow	Detached	4	2	Int	1,074	22	23,628
DWH	Foxglove (Det)	Detached	3	2		1,116	9	10,044
DWH	Foxglove (End)	End	3	2		1,116	3	3,348
BARRATT - CLASSIC	Knightwood - End	Town house	4	2.5	SG	1,122	14	15,708
BARRATT - CONTEMPORARY	Knightwood - End	Town house	4	2.5	SG	1,122	8	8,976
DWH	Frampton (End)	End	3	2.5		1,127	10	11,270
DWH	Hazelborough	Detached	4	2	SG	1,163	8	9,304
BARRATT - CLASSIC	Allerthorpe	Detached Dual Aspect	4	2	SG	1,225	12	15,925
BARRATT - CLASSIC	Allerthorpe	Detached Dual Aspect	4	2	DG	1,225	1	15,925
BARRATT - CONTEMPORARY	Allerthorpe	Detached Dual Aspect	4	2	SG	1,225	5	6,125
DWH	Hamford	Detached	4	2	Sg	1,275	5	6,375
BARRATT - CLASSIC	Harlow	Detached	4	2	Int	1,276	9	11,484
DWH	Thornhill	Detached	4	2		1,338	8	10,704
DWH	Winterton	Detached	4	2	SG	1,354	11	14,894
DWH	Lynford	Detached	4	2	SG	1,434	6	8,604
DWH	Hepburn	Detached	4	2		1,444	6	8,664
DWH	Wychwood	Detached	4	2	SG	1,489	10	14,890
DWH	Culver	Detached	5	2	SG	1,525	7	10,675
BARRATT - CLASSIC	Linstock	Detached	5	2	SG	1,551	9	13,959
BARRATT - CONTEMPORARY	Linstock	Detached	5	2	SG	1,551	5	7,755

Figure 3: Schedule of Accommodation

This results in a total net sales area of 489,551 sq ft, reflecting an average unit size of 1,100 sq ft across the 445 unit scheme. The site is proposed to be developed as a dual sales outlet operation. The net developable area of the site is some 29.11 acres, which results in a development density of 15.28 units per acre and 16,817 sq ft per net acre.

We have reviewed the proposed site layout, a copy of which is enclosed at Appendix 3. This shows primary vehicle access from Cowm Top Lane and emergency access from Trows Lane, leading to a number of estate roads serving the development. Each house has a private rear garden and parking in the form of either a driveway, garage or allocated spaces.

For the purpose of our assessment we have assumed that the development is completed to an appropriate standard of workmanship and specific commensurate with new build housing in the local market.

3.4 Planning Requirements

The Local Core Strategy is the lead document in the Local Plan for Rochdale borough was adopted on 19th October 2016.

3.4.1 Affordable Housing

Policy C4 of the Local Core Strategy sets out the Council's affordable housing requirements. The policy states that affordable housing will be sought on all developments of 15 dwellings or more, with a contribution to affordable housing of 7.5% of the development sales value of the overall scheme, to be provided either through on-site delivery or an off-site financial contribution in exceptional circumstances.

On the basis of a GDV of £132,152,000, the affordable housing contribution at 7.5% of GDV is calculated at £9,911,400.

3.4.2 Community Infrastructure Levy

Community Infrastructure Levy (CIL) has not been adopted in Rochdale and we have therefore assumed that this is not payable.

3.4.3 Other Financial Contributions

- Affordable housing contribution of 7.5% of the development sales values or 15% affordable housing on site with an average discount of 50% of the open market value totalling £9,836,400
- Education contribution of £2,469,711 (£1,646,470 towards primary education and £823,235 towards secondary education), assuming full contributions are sought towards both primary and secondary education this is calculated from the latest values issued by Rochdale Borough Council
- A Formal Outdoor Space contribution of £500,000
- A Bee Network contribution of £190,000
- A biodiversity net gain contribution of £926,750 is included to show a biodiversity net gain (10%) as per local planning policy. 33.7 Biodiversity Unit credits will need to be attained and unit costs have been assessed on an assumed average based on confirmed offer levels from Legacy Habitat Bank as at December 2023.

Total S106 and BNG contributions are £14,038,861.

There is also a need to deliver public open space on site. There may also be a need to provide contributions towards formal sports provision, TfGM and health and community facilities but any requirements in respect of these contributions are unknown at this stage.

Note these S106 Contributions are based on consultation responses in respect of the previous 495 unit scheme and are subject to alteration following final consultation comments in respect of the 445 unit scheme.

4. Viability in Planning Guidance

4.1 National Planning Policy Framework

Paragraph 58 of the National Planning Policy Framework (NPPF), which was last updated in December 2023, states the following:

“where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

The NPPF places emphasis on assessing viability at the plan-making stage, but also recognises that it may also be required at the decision-making stage. It refers to the methodology set out in the Planning Practice Guidance (PPG), which we consider below.

Amendments to the NPPF are currently published for consultation, but no amendments to Paragraph 58 are proposed, except renumbering to Paragraph 59.

4.2 Planning Practice Guidance

The PPG in respect of viability, which was last updated in 2019, defines a viability assessment at Paragraph 010 as:

“A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”

The preferred method is to assess viability at the plan-making stage through a typology approach. Paragraph 004 states:

“Plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of sites and current and proposed use or type of development . . . Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.”

The guidance requires standardised inputs to be used when assessing viability in relation to Gross Development Value (GDV), costs (construction costs and planning policy related costs), developer's return and Benchmark Land Value (BLV), each of which will be assessed within this report. The BLV is to be assessed as the Existing Use Value (EUV) plus a minimum premium for the landowner.

The PPG also states that viability may also need to be assessed at the application stage, with paragraph 007 stating:

“Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

Paragraph 008 goes on to say that:

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and sites circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

The PPG also sets out a clear need for strategic sites to be individually tested, with paragraph 005 stating

“It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic policies of the plan. This could include, for example, large sites, sites that provide a significant proportion of planning supply, sites that enable or unlock other development sites or sites within priority regeneration areas.”

4.3 RICS Assessing viability in planning under the NPPF 2019

We have referred to the best practice recommendations within this Guidance Note, dated 2021, which provides clarifications in relation to the PPG standardised input approach. It sets out the need to use residual appraisals to assess viability in planning, based on the following illustrative diagram:

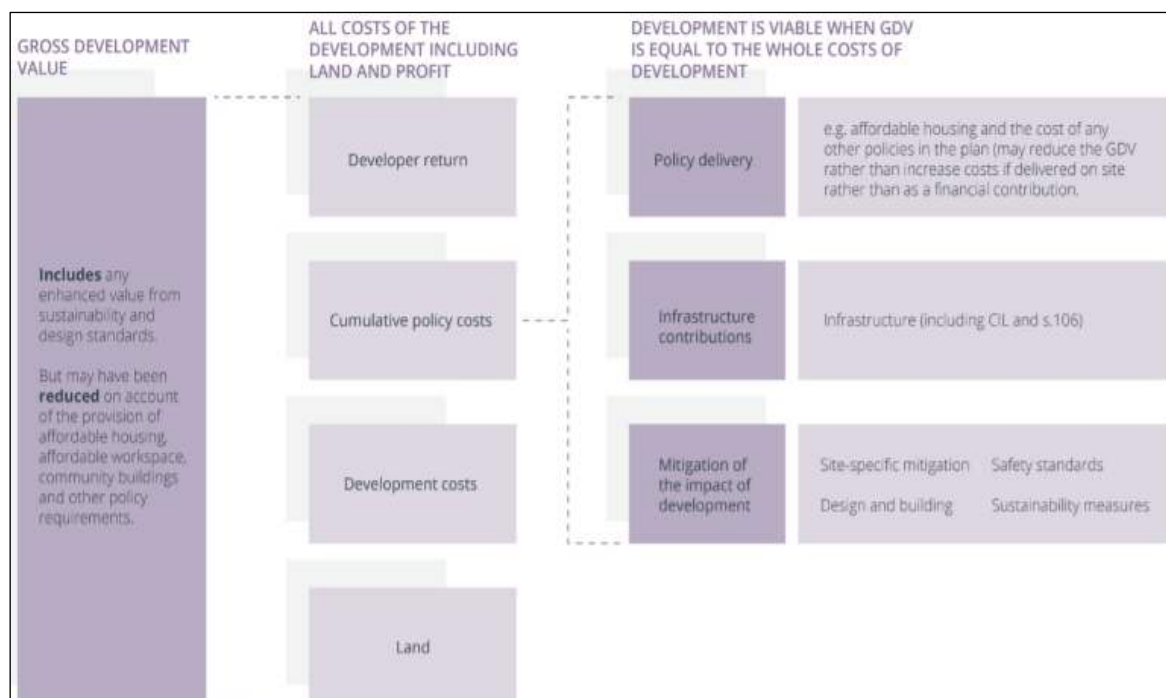


Figure 4: RICS Residual Valuation Framework

This Guidance Note is clear that the NPPF and PPG are the ‘authoritative requirement’, providing clarity on the application of this relevant planning guidance, as well as the relevance of other RICS guidance including the following:

- RICS Professional Statement, Financial viability in planning: conduct and reporting (2019)
- RICS Guidance Note, Valuation of development property (2019)
- RICS Guidance Note, Comparable evidence in real estate valuation (2019)
- RICS Professional Statement, RICS Valuation – Global Standards ‘Red Book’ (2022)

It also provides additional guidance on the Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We can confirm that we have had reference to the contents of this guidance and followed the best practice recommendations set out within it.

4.4 RICS Financial viability in planning: conduct and reporting

This Professional Statement, dated 2019, sets out mandatory requirements when assessing viability in planning, which we summarise as follows:

- RICS members must advocate reasonable, transparent and appropriate engagement between the parties.
- All inputs into an appraisal must be reasonably justified with as much good quality evidence as possible. Where a reviewer disagrees with any inputs or evidence, differences must be clearly set out with supporting and reasonable justification. Where possible, practitioners should always try to resolve differences of opinion.
- In respect of the Benchmark Land Value RICS members must report the existing use value, premium, market evidence and all supporting considerations, assumptions and justifications adopted.
- All viability assessment must include a sensitivity analysis.
- A non-technical executive summary of the report should be provided, which includes key figures and conclusions, so that non-specialists can better understand them.

We can confirm that we have had regard to the mandatory reporting requirements within this Professional Statement.

5. Methodology

5.1 Site Specific Viability Assessment

In accordance with the scenarios set out in the PPG, we have undertaken a site-specific assessment of viability for the following reasons:

- The adopted local plan viability assessment is considered to be out of date
- Additional information is available in respect of the proposed scheme site-specific costs, compared to the assumptions adopted at the plan-making stage

5.2 Adopted Methodology

In this instance, we have undertaken one appraisal to assess site viability. This is based on the following calculation:

Gross Development Value – (Costs + Developer's Return) = Residual Value

We will then establish the Benchmark Land Value (BLV) as appropriate for assessing viability. Should the residual value be below the BLV, which represents the minimum return a reasonable landowner can expect, the development is deemed to be unviable and changes to planning policy are likely to be required to ensure that the development is delivered. We have therefore also assessed what level of planning obligations can be delivered in order for the BLV to be achieved, therefore resulting in a viable development.

6. Gross Development Value

Method	The PPG states the following: <i>“Gross development value is an assessment of the value of development. For residential development this may be total sales and/or capitalised net rental income from developments . . . For viability assessment of specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used”</i> The RICS Guidance Note also defines this as follows: <i>“The aggregate market value of the proposed development, assessed on the special assumption that the development is complete on the date of valuation in the market conditions prevailing pm that date.”</i> We have therefore assessed the GDV with reference to the comparable method of valuation.										
Local Market Trends	The table below sets out the average sold price for the different property types in Buxton in the last 12 months from Zoopla. <table border="1" data-bbox="424 887 916 1126"> <thead> <tr> <th>Property Type</th><th>Average Sold Price</th></tr> </thead> <tbody> <tr> <td>Detached</td><td>£348,156</td></tr> <tr> <td>Semi</td><td>£194,431</td></tr> <tr> <td>Terrace</td><td>£132,026</td></tr> <tr> <td>Flats</td><td>£106,642</td></tr> </tbody> </table>	Property Type	Average Sold Price	Detached	£348,156	Semi	£194,431	Terrace	£132,026	Flats	£106,642
Property Type	Average Sold Price										
Detached	£348,156										
Semi	£194,431										
Terrace	£132,026										
Flats	£106,642										
Market Analysis	We have reviewed the relevant sold prices and availability across the local new build market, with the relevant market research data enclosed at Appendix 5. There are three sites of scale within relatively close proximity of the subject site. Hill Top Park by Gleeson Homes is c.0.5km to the east, Weavers Ford by Hive Homes is c.1.3km to the north west and Calico Grove by Countryside is c.1 km to the north. The development by Gleeson Homes is regarded as a lower quality scheme when compared with a Barratt/DWH scheme, and whilst the £ per sq ft asking prices are relatively high, all units are small three bed semi-detached or detached and this typology does not match those within the proposed scheme where the smallest 3 bed is 922 sq ft compared with 759-788 sq ft on the Gleeson site. Therefore, comparables from this site are of limited credibility. Weavers Ford has lower asking prices than Calico Grove, with small 3 bed semi-detached and detached at £267-£280 per sq ft for 762-936 sq ft 3 beds and £252-£254 per sq ft for 1,112 – 1,232 sq ft 4 bed detached. In comparison, Calico Grove has a 932 sq ft 3 bed semi-detached at £270 per sq ft, 3 bed detached of 991-1,002 sq ft at £289-£297 per sq ft, with a 3 bed 2.5 storey detached at £297 per sq ft, a 1,002 sq ft 3 bed detached at £289 per sq ft, 2.5 storey 1,005 sq ft semi-detached at £255 per sq ft and a 2.5 storey 1,199 sq ft 4 bed detached at £265 per sq ft. All £ per sq ft values noted above are applied on the basis of a 5% reduction from the gross asking price to allow for buyer negotiation and incentives, in line with current expectations.										

Sales completions at Hill Top Park currently date from February – December 2022, with the smallest 2 bed semi-detached of 643 and 671 sq ft achieving an average of £237-£248 per sq ft, 2 bed detached of 671 sq ft at £235 per sq ft, 759 sq ft 3 bed semi-detached are £257 per sq ft, 772 sq ft semi-detached are £246 per sq ft and 772 sq ft detached are £269 per sq ft, 788 sq ft semi-detached or detached are £258 or £281 per sq ft respectively, and 1,048 sq ft detached are 253 per sq ft.

GDV

Having consideration to the above we have applied the following values for each unit type within the proposed development, assuming 100% private sales, generating GDV of £132,152,000:

Developer	Barratt Type	Garages	House Type	Beds	Sqft	Storeys	No	Total Sqft	MV	£psf	GDV
DvH	Primrose (End)		End	2	768	2	8	6,144	233,000	303	1,864,000
DvH	Primrose (Mid)		Mid	2	768	2	4	3,072	230,000	299	920,000
BARRATT - CLASSIC	Kew - End		Terraced	2	785	2	8	6,280	228,000	290	1,824,000
BARRATT - CLASSIC	Kew - Mid		Terraced	2	785	2	2	1,570	228,000	290	456,000
BARRATT - CONT	Kew - End		Terraced	2	785	2	10	7,850	228,000	290	2,280,000
BARRATT - CONT	Kew - Mid		Terraced	2	785	2	4	3,140	228,000	290	912,000
DvH	YH50 (End)		End	2	866	2	4	3,464	248,000	286	992,000
DvH	YH50 (Mid)		Mid	2	866	2	2	1,732	245,000	283	490,000
BARRATT - CLASSIC	Type 50 - End		Terraced	2	866	2	4	3,464	242,000	279	968,000
BARRATT - CONT	Type 50 - End		Terraced	2	866	2	6	5,196	242,000	279	1,452,000
BARRATT - CONT	Type 50 - Mid		Terraced	2	866	2	1	866	242,000	279	242,000
BARRATT - CONT	Holkham	Int	Detached	3	922	2	9	8,298	277,000	300	2,493,000
BARRATT - CONT	Brownstone - End		Semi/Mews	3	934	2	12	11,208	271,000	290	3,252,000
BARRATT - CLASSIC	Newby		Detached	3	952	2	8	7,616	283,000	297	2,264,000
BARRATT - CONT	Newby		Detached	3	952	2	7	6,664	283,000	297	1,981,000
DvH	Alder (End)		End	3	966	2	31	29,946	283,000	293	8,773,000
DvH	Alder (Mid)		Mid	3	966	2	3	2,898	280,000	290	840,000
BARRATT - CLASSIC	Mewstone - End		3 Bed Semi / Mews House	3	970	2	36	34,920	278,000	287	10,008,000
BARRATT - CLASSIC	Mewstone - Mid		3 Bed Semi / Mews House	3	970	2	2	1,940	278,000	287	556,000
BARRATT - CLASSIC	Matlock - End		3 Bed Semi / Mews House	3	970	2	20	19,400	278,000	287	5,560,000
BARRATT - CONT	Mewstone - End		Semi/Mews	3	970	2	28	27,160	278,000	287	7,784,000
BARRATT - CONT	Mewstone - Mid		Semi/Mews	3	970	2	6	5,820	278,000	287	1,668,000
BARRATT - CONT	Matlock - End		Semi/Mews	3	970	2	13	12,610	278,000	287	3,614,000
BARRATT - CLASSIC	Martham		Detached Dual Aspect	3	995	2	6	5,970	297,000	298	1,782,000
BARRATT - CLASSIC	Martham		Detached Dual Aspect	3	995	2	1	995	297,000	298	297,000
BARRATT - CONT	Martham		Detached Dual Aspect	3	995	2.5	2	1,990	277,000	278	554,000
BARRATT - CONT	Martham - End		Semi/Mews Dual Aspect	3	995	2.5	5	4,975	267,000	268	1,335,000
DvH	YH52 (End)		End	3	1025	2	6	6,150	300,000	293	1,800,000
DvH	YH52 (Mid)		Mid	3	1025	2	2	2,050	297,000	290	594,000
BARRATT - CLASSIC	Type 52 - End		Terraced	3	1025	2	10	10,250	292,000	285	2,920,000
BARRATT - CONT	Type 52 - End		Terraced	3	1025	2	4	4,100	292,000	285	1,168,000
BARRATT - CONT	Type 52 - Mid		Terraced	3	1025	2	2	2,050	292,000	285	584,000
BARRATT - CLASSIC	Redford		Detached	3	1046	2	7	7,322	308,000	294	2,156,000
BARRATT - CONT	Redford		Detached	3	1046	2	4	4,184	308,000	294	1,232,000
BARRATT - CLASSIC	Willow	Int	Detached	4	1074	2	22	23,628	313,000	291	6,886,000
DvH	Foxglove (Det)		Detached	3	1116	2	9	10,044	311,000	279	2,793,000
DvH	Foxglove (End)		End	3	1116	2	3	3,348	304,000	272	912,000
BARRATT - CLASSIC	Knightwood - End	SG	Town house	4	1122	2.5	14	15,708	292,000	260	4,088,000
BARRATT - CONT	Knightwood - End	SG	Town house	4	1122	2.5	8	8,976	292,000	260	2,336,000
DvH	Frampton (End)		End	3	1127	2.5	10	11,270	287,000	255	2,870,000
DvH	Hazelborough	SG	Detached	4	1163	2	8	9,304	331,000	285	2,648,000
BARRATT - CLASSIC	Allerthorpe	SG	Detached Dual Aspect	4	1225	2	12	15,925	334,000	273	4,008,000
BARRATT - CLASSIC	Allerthorpe	DG	Detached Dual Aspect	4	1225	2	1	15,925	334,000	273	334,000
BARRATT - CONT	Allerthorpe	SG	Detached Dual Aspect	4	1225	2	5	6,125	334,000	273	1,670,000
DvH	Hamford	Sg	Detached	4	1275	2	5	6,375	337,000	264	1,685,000
BARRATT - CLASSIC	Harlow	Int	Detached	4	1276	2	9	11,484	332,000	260	2,988,000
DvH	Thornhill		Detached	4	1338	2	8	10,704	346,000	259	2,768,000
DvH	Winterton	SG	Detached	4	1354	2	11	14,894	350,000	258	3,850,000
DvH	Lynford	SG	Detached	4	1434	2	6	8,604	356,000	248	2,136,000
DvH	Hepburn		Detached	4	1444	2	6	8,664	359,000	249	2,154,000
DvH	Wychwood	SG	Detached	4	1489	2	10	14,890	362,000	243	3,620,000
DvH	Culver	SG	Detached	5	1525	2	7	10,675	417,000	273	2,919,000
BARRATT - CLASSIC	Linstock	SG	Detached	5	1551	2	9	13,959	419,000	270	3,771,000
BARRATT - CONT	Linstock	SG	Detached	5	1551	2	5	7,755	419,000	270	2,095,000
					1,100		445	489,551		270	132,152,000

7. Appraisal Inputs

We have undertaken two residual appraisals of the proposed scheme on the basis of 100% market sale, with one including a 7.5% affordable housing contribution of £9,911,400 and £3,159,705 of other S106 contributions and a biodiversity net gain contribution of £926,750 (Appendix 1) and the second appraisal includes nil affordable housing or other S106 contributions but does include a biodiversity net gain contributions of £926,750 (Appendix 2).

The appraisal assumptions for both appraisals are detailed below:

Market Sale GDV	The proposed development has been assessed for both appraisals on the basis of 100% market sale housing. The GDV for the scheme is £132,152,000.																						
Base Build Costs	For this assessment, we have had reference to our experience and current knowledge of base build costs, and BCIS benchmarking data. We have adopted an average all-in blended base build cost of £135 per sq ft. The adopted costs fall below the current BCIS lower quartile figures, which equates to £140.06 psf when external works are applied at 15%. The rates utilised make allowances for the following: • Basic superstructure costs • Nominal strip footing foundations • Plot development costs (including provision of utilities, driveways, formation of curtilage parking spaces and gardens, boundary treatments to properties) • The rate includes for builders' preliminary costs (site management, all welfare facilities, site office, construction utilities, etc.) • Standard estate roads and sewers • Part L 2023 requirements In addition to the above base build, we have allowed for £21,351,043 (inclusive of 5% contingency) in respect of abnormal works, as set out within the cost schedule that has been provided by Bridgefield Building Services Ltd, as attached at Appendix 4. Total abnormal costs equate to £47,980 per unit or £454,278 per gross acre. The Applicant has confirmed the required programme for the abnormal costs as follows: <table border="1"> <thead> <tr> <th>Abnormal Cost</th><th>Timing (cashflow month/s)</th></tr> </thead> <tbody> <tr> <td>Off Site Works</td><td>4</td></tr> <tr> <td>Cut & Fill</td><td>4-8</td></tr> <tr> <td>Additional Road Costs</td><td>4-97</td></tr> <tr> <td>Open Space & Play Equipment</td><td>16-82</td></tr> <tr> <td>Foul Sewers</td><td>10-97</td></tr> <tr> <td>Surface Water Attenuation</td><td>10-97</td></tr> <tr> <td>Abnormal Foundations</td><td>18-97</td></tr> <tr> <td>Retaining Walls</td><td>18-97</td></tr> <tr> <td>Service Diversions & Substation</td><td>8-11</td></tr> <tr> <td>External Abnormals & Future Homes</td><td>18-97</td></tr> </tbody> </table> Additional costs of £913,000 have been applied in respect of garage construction costs, in line with the Applicants confirmed provision of 40no. single integrated, 100no. single and 1no.	Abnormal Cost	Timing (cashflow month/s)	Off Site Works	4	Cut & Fill	4-8	Additional Road Costs	4-97	Open Space & Play Equipment	16-82	Foul Sewers	10-97	Surface Water Attenuation	10-97	Abnormal Foundations	18-97	Retaining Walls	18-97	Service Diversions & Substation	8-11	External Abnormals & Future Homes	18-97
Abnormal Cost	Timing (cashflow month/s)																						
Off Site Works	4																						
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Surface Water Attenuation	10-97																						
Abnormal Foundations	18-97																						
Retaining Walls	18-97																						
Service Diversions & Substation	8-11																						
External Abnormals & Future Homes	18-97																						

	double garages. Garage costs are not included in the base build cost allowance that has been adopted and costs have been applied at £7,000 per single detached, £13,000 per double detached and £5,000 per integral.
Contingency	It is considered that a reasonably prudent developer would require a contingency to be included within their appraisal at this stage of the development cycle. In line with our professional view and judgement on risk, a contingency sum equating to 3% of the total construction budget has been allowed on base construction costs to capture any risk excluding the design risk already included in the base build cost. In line with opinion from Bridgefield Building Services, a 5% contingency allowance is applied to abnormal works to reflect the increased risk associated with such items.
Professional Fees	In accordance with standard industry practice, a provision equating to 7% of the build cost has been allowed which reflects the professional input work required to deliver a scheme of the proposed size and nature.
Profit	During recent years, profit for market sale residential development has typically ranged between 17.5-20% of Gross Development Value (GDV) as advocated in National Planning Guidance on Viability. The level of profit should be considered in the round of the assumptions made within an appraisal and should reflect the risk in bringing the development forward. Market conditions have changed markedly over the last 12 months, including increasing interest rates, increasing cost of living, reduced affordability, reduced sales rates, increased incentives and high levels of build cost inflation. Market forecasts are for sales values to stagnate or decline and for costs to continue to increase which is markedly different to market forecasts from the majority of 2022 where generally house price growth was matching build cost inflation. We are currently, therefore, of the view that the margin should be 20% on market sale GDV as a minimum starting point, which is also the same minimum levels lenders would typically apply for a development loan to be considered acceptable. That said, this change of assumptions is not filtering through into viability assessments as it should be because there is a reluctance from Council's and their advisors to accept this position. We have therefore adopted a reduced profit equating to 19% of market sale GDV and 8% on the affordable housing GDV as absolute minimum allowances. We reserve the right to amend this assumption if our conclusions are not agreed.
Section 106 Costs	On the basis of a GDV of £131,173,000, the affordable housing contribution at 7.5% is calculated at £9,836,400. We are informed that the full S106 request is as follows: • Primary: £1,646,470 • Secondary: £823,235 • Formal Outdoor Space contribution of £500,000 • Bee Network contribution of £190,000 A biodiversity net gain contribution of £926,750 is also required.

CIL	Not applicable.
Finance Costs	We have assumed a debit rate of 8.5%. The Bank of England raised the base rate over three consecutive months from 1.25% in June 2022 to 1.75% in August 2022, 2.25% in September, 3% in October 2022, 3.5% in November, 4% in February 2023, 4.50% in March 2023, 5% in June 2023, 5.25% in August 2023 and 5% in August 2024. Therefore, a minimum interest figure of 8.5% is appropriate.
Disposal Costs	A total allowance of 3% of the gross development value has been allowed for sales and marketing costs of the open market sale units, in line with market expectations, with a split of 1.5% for marketing and 1.5% for sales agent fees. In addition to this, £650 per unit has been allowed for legal fees associated with selling each of the units.
Site Acquisition Costs	Stamp Duty at HMRC prevailing rates and 1% agent and 0.5% for legal fees.
Timescales	• Purchase period of 1 month • Pre-construction period of 2 months • Abnormal costs as detailed above • Construction period of 80 months commencing in month 18 following completion of early abnormal costs • Sales Period of 74 months equivalent to 4 open market sales per month on the basis of dual outlet delivery commencing in month 24 after 6 months of construction • S106 contributions are applied at 50% upon commencement of construction and 50% after 12 months of construction.

8. Benchmark Land Value

8.1 Method

In any typical viability assessment, a Benchmark Land Value (BLV) is used to assess if a scheme is viable, with a viable development achieving a value above the BLV and unviable development achieving a value below it. Paragraph 013 of the PPG states that:

“A benchmark land value should be established on the basis of the Existing Use Value (EUV), plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell the land for development while allowing a sufficient contribution to fully comply with policy requirement.”

This is often referred to as the EUV+ approach, which we have adopted in this case.

The EUV is defined in Paragraph 015 of the PPG as:

“the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types.”

It is clear that the EUV is the Market Value of the land in its current use and we had reference to comparable market evidence as appropriate.

In respect of the minimum premium, paragraph 016 of the PPG states that:

“the premium (or the ‘plus’ in EUV+) is the second component of benchmark land value. It is the amount above the existing use value (EUV) that goes the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.”

The PPG goes on to state that:

“Benchmark land value should:

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity release from those building their own homes)*
- *Reflect the implications of abnormal costs, site-specific infrastructure costs; and professional site fees” (Paragraph 014)*

“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+).” (Paragraph 013)

There are therefore a number of factors that need to be considered when assessing the BLV. There is a need to reflect abnormal costs and planning policy, but there is also a need to consider a reasonable minimum level of return when assessing the premium to ensure this incentivises landowners to release their land for development. These factors can be at odds with each other, and the PPG is clear that there is a need to “strike a balance” between the interests of Local Councils, developers and landowners in order to ensure that land is released for development.

It should also be noted that the PPG is clear that the actual price paid is not relevant for the purpose of viability assessment.

The latest RICS Guidance Note relating to viability in planning, dated 2021, provides additional guidance on the approach to Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We have considered all of the relevant guidance in our assessment of BLV.

8.2 Existing Use Value

As mentioned above, the application site is greenfield (agricultural in nature) and extends to approximately 47 acres gross. It has a net developable area of 29.11 acres.

Based on our experience and knowledge of agricultural land sales in the region we consider it reasonable to adopt an agricultural existing use land value of £10,000 per gross acre resulting in an EUV of £470,000 for the 47 acres of agricultural land.

The RICS and Royal Agricultural University Farmland Market Directory of Land Sales Summary July- December 2023 sets out Weighted Sample Average Prices by Location and Size as follows, with agricultural land of less than 50 acres in the north west generating values of £15,168 per acre. Therefore, the adopted value per acre falls below the evidence base.

Table 8 ~ Weighted Sample Average Prices by Location and Size

Weighted Sample	Small <50 ac		Medium 50-200 ac		Large > 200 ac	
	£/ac	£/ha	£/ac	£/ha	£/ac	£/ha
East	17,700	43,737	12,950	31,999	10,699	26,438
East Midlands	12,449	30,762	6,919	17,096	12,804	31,639
North East	27,727	68,514	10,000	24,710		
North West	15,168	37,479	13,896	34,337	8,642	21,354
South East	21,814	53,903	14,196	35,078	19,878	49,118
South West	15,535	38,386	16,350	40,401	15,116	37,350
West Midlands	16,897	41,752	19,706	48,694	11,133	27,511
Yorks& Humber	12,945	31,986	7,586	18,746		
England Overall	16,547	40,889	13,266	32,779	12,432	30,720
Wales	10,452	25,826	11,993	29,634	11,593	28,645
Scotland						
GB Overall	15,913	39,320	13,172	32,548	12,332	30,473

Minimum Premium

The value of a site is a key consideration within a viability assessment. Fundamentally, a landowner will sell an asset which has development potential when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise,

the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development. Should landowners view current planning requirements as too onerous, they have the ability to wait for a change in planning policy and to release land at the point at which a minimum level of acceptable return is reached in the future.

We have considered evidence from various sources to assess the minimum premium. In line with our understanding of minimum levels of acceptable transaction values and local plan evidence bases, we regard a minimum land value equating to £150,000 per net acre as required to release the land for development.

This equates to £4,366,500 across the proposed development with a net area of 29.11 acres. This premium reflects the available evidence and relevant RICS guidance in respect of BLV.

There is an additional 17.89 acres of land that falls outside of the developable area that is required for public open space. Whilst this land cannot accommodate housing, it is still required for development purposes, and we would therefore expect some premium to be applied, albeit at a reduced level. We are therefore of the view that a rate of £50,000 per acre across this proportion of the site, resulting in a total value of £894,000.

The total BLV is assessed as follows:

Site Area	BLV
Total Gross Agricultural	£470,000
Net Development Area	£4,366,500
Additional Site Area	£894,000
TOTAL	5,730,500

8.3 Residual Land Value

The appraisal attached at Appendix I includes policy compliant affordable housing and education contributions and generates a very significant negative land value of -£15,069,753.

PPG states in various sections that BLVs should consider policy compliance, abnormal costs and a minimum return to a landowner but the appraisal demonstrates that it is not appropriate to consider a policy compliant land value when viability is constrained.

9. Results & Sensitivity Analysis

Policy Compliant Appraisal	This produces a residual value of -£15,069,753. A copy of the appraisal summary is enclosed at Appendix 1.
Nil Affordable and Nil S106 Contributions Appraisal	This produces a residual value of £3,894,123. A copy of the appraisal summary is enclosed at Appendix 2.
Sensitivity Analysis	We have sensitivity tested the results of the 100% market sale appraisal based on stepped percentage increases in both sales values and costs. The results in are included at Appendix 1 and they demonstrate that the residual value remains largely consistent when similar increases are applied to sales values and costs. According to forecast data, cost inflation is set to out strip sales value increases, which results in a further reduction in residual value and a less viable scheme.

10. Conclusions

We have summarised the results of the appraisals in comparison to the benchmark land value in the tables below:

	Policy Compliant
Residual Value	-£15,069,753
Benchmark Land Value	£5,941,000
Deficit/Surplus	-£21,010,753
Viability Concern	Yes

	100% Open Market Sales
Residual Value	£3,894,123
Benchmark Land Value	£5,941,000
Deficit/Surplus	-£2,046,877
Viability Concern	Yes

Figure 6: Viability Summary

The appraisals contained within this report at Appendices 1 and 2 represent a robust assessment of the viability of a residential development on the subject site. This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, and the NPPF/NPPG.

The appraisal at Appendix 1 demonstrates that the scheme is severely unviable with a 7.5% of GDV affordable housing contribution of £9,836,400, and other S106 and biodiversity net gain contributions totalling £4,086,466.

The appraisal at Appendix 2 demonstrates that the scheme continues to be unviable when no affordable housing or other S106 contributions are included, albeit the deficit is at a significantly reduced level.

The scale of the proposed development provides the Applicant with the potential to claw back some of the deficit throughout the development programme, however, the risks involved with housing development mean that this may not be possible and an appropriate profit level must be adopted to reflect the inherent risk.

This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, and the NPPF/NPPG.

The introduction of affordable housing will significantly decrease the GDV that would be generated by the scheme and, on the basis that a 100% market sale scheme is significantly unviable, it is considered that the planning policy requirements in respect of affordable housing should be relaxed on viability grounds for the proposed development.

11. Compliance

Values can change over a short period of time and our findings should be considered valid for a limited time period. Our conclusions are based on the assumptions provided and information available at the time of the report. We have verified the information relied upon to the best of our ability and relied upon our experience of the property markets. Some information may be unavailable at the time of writing or is provided to us on a verbal or informal basis and the accuracy therefore cannot be guaranteed.

This report is provided for the stated purpose and only for the use of the party to whom it is addressed. It is confidential to the client(s) and may not be disclosed to any other third party without our prior written consent. In breach of this condition, no responsibility can be accepted to third parties for the comments or advice contained in this report.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without our prior approval of the form and context in which it will appear.

APPENDICES

APPENDIX I

ARGUS APPRAISAL INCLUDING 7.5% AFFORDABLE HOUSING CONTRIBUTION AND FULL S106 CONTRIBUTIONS

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
	445	489,551	269.95	296,971	132,152,000

NET REALISATION **132,152,000**

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(15,069,753)	(15,069,753)
------------------------------------	--------------	--------------

CONSTRUCTION COSTS

Construction

ft²	Build Rate ft²	Cost
489,551	135.00	66,089,385

Base Build Contingency	3.00%	1,982,682
Abnormals Contingency	5.00%	1,016,716
Bee Network		190,000
Primary Education		1,646,470
Secondary Education		823,235
Public Open Space		500,000
Biodiversity Net Gain		926,750
Affordable Housing Contribution		9,836,400
		16,922,253

Other Construction Costs

Off Site Works		1,917,341
Cut & Fill		3,723,198
Additional Road Costs		1,008,284
Open Space & Play Equipment		1,100,189
Foul Sewers		545,574
Surface Water Attenuation		650,989
Abnormal Foundations		3,132,730
Retaining Walls		2,479,468
Service Diversion & Substation		967,750
External Abnormals & Future Homes		3,895,804
Garages		913,000
		20,334,327

PROFESSIONAL FEES

Professional Fees	7.00%	5,985,750
		5,985,750

MARKETING & LETTING

Marketing	1.50%	1,982,280
		1,982,280

DISPOSAL FEES

Sales Agent Fee	1.50%	1,982,280
		1,982,280

TOTAL COSTS BEFORE FINANCE **98,226,522**

FINANCE

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)		
Construction	8,816,598	
Total Finance Cost		8,816,598

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106
TOTAL COSTS

107,043,120

PROFIT

25,108,880

Performance Measures

Profit on Cost%	23.46%
Profit on GDV%	19.00%
IRR% (without Interest)	N/A

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

Detailed Cash flow Phase 1

Page A 1

	001:Jun 2024	002:Jul 2024	003:Aug 2024	004:Sep 2024	005:Oct 2024	006:Nov 2024
Monthly B/F	0	15,069,753	15,069,753	15,069,753	4,641,320	3,711,243
Revenue						
Sale -	0	0	0	0	0	0
Disposal Costs						
Sales Agent Fee	0	0	0	0	0	0
Unit Information						
Acquisition Costs						
Residualised Price	15,069,753	0	0	0	0	0
Construction Costs						
Con. -	0	0	0	0	0	0
Off Site Works	0	0	0	(1,917,341)	0	0
Cut & Fill	0	0	0	(744,640)	(744,640)	(744,640)
Additional Road Costs	0	0	0	(10,726)	(10,726)	(10,726)
Open Space & Play Equipment	0	0	0	0	0	0
Foul Sewers	0	0	0	0	0	0
Surface Water Attenuation	0	0	0	0	0	0
Abnormal Foundations	0	0	0	0	0	0
Retaining Walls	0	0	0	0	0	0
Service Diversion & Substation	0	0	0	0	0	0
External Abnormals & Future Homes	0	0	0	0	0	0
Garages	0	0	0	(9,713)	(9,713)	(9,713)
Base Build Contingency	0	0	0	0	0	0
Abnormals Contingency	0	0	0	(134,121)	(38,254)	(38,254)
Bee Network	0	0	0	(95,000)	0	0
Primary Education	0	0	0	(823,235)	0	0
Secondary Education	0	0	0	(411,618)	0	0
Public Open Space	0	0	0	(250,000)	0	0
Biodiversity Net Gain	0	0	0	(926,750)	0	0
Affordable Housing Contribution	0	0	0	(4,918,200)	0	0
Professional Fees						
Professional Fees	0	0	0	(187,089)	(52,876)	(52,876)
Marketing/Letting						
Marketing	0	0	0	0	0	(25,414)
Net Cash Flow Before Finance	15,069,753	0	0	(10,428,433)	(856,208)	(881,622)
Debit Rate 8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	0	0	0	(73,868)	(79,933)
Net Cash Flow After Finance	15,069,753	0	0	(10,428,433)	(930,076)	(961,555)
Cumulative Net Cash Flow Monthly	15,069,753	15,069,753	15,069,753	4,641,320	3,711,243	2,749,688

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

007:Dec 2024	008:Jan 2025	009:Feb 2025	010:Mar 2025	011:Apr 2025	012:May 2025	013:Jun 2025	014:Jul 2025
2,749,688	1,780,799	534,695	114,423	(325,336)	(767,459)	(940,976)	(1,117,240)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(744,640)	(744,640)	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
0	0	0	0	0	0	0	0
0	0	0	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
0	0	0	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	(241,937)	(241,937)	(241,937)	(241,937)	0	0	0
0	0	0	0	0	0	0	0
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
0	0	0	0	0	0	0	0
(38,254)	(50,351)	(13,119)	(13,799)	(13,799)	(1,702)	(1,702)	(1,702)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(52,876)	(69,811)	(17,686)	(18,638)	(18,638)	(1,703)	(1,703)	(1,703)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(881,622)	(1,152,592)	(318,596)	(333,825)	(333,825)	(62,855)	(62,855)	(62,855)
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(87,267)	(93,512)	(101,676)	(105,934)	(108,298)	(110,663)	(113,409)	(113,855)
(968,889)	(1,246,104)	(420,272)	(439,758)	(442,123)	(173,518)	(176,264)	(176,709)
1,780,799	534,695	114,423	(325,336)	(767,459)	(940,976)	(1,117,240)	(1,293,950)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

015:Aug 2025 (1,293,950)	016:Sep 2025 (1,471,104)	017:Oct 2025 (8,164,203)	018:Nov 2025 (8,405,829)	019:Dec 2025 (9,689,847)	020:Jan 2026 (10,984,951)	021:Feb 2026 (12,287,985)	022:Mar 2026 (13,598,951)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
0	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
0	0	0	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
0	0	0	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
0	0	0	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
0	0	0	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(1,702)	(2,373)	(2,373)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	(95,000)	0	0	0	0	0	0
0	(823,235)	0	0	0	0	0	0
0	(411,618)	0	0	0	0	0	0
0	(250,000)	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	(4,918,200)	0	0	0	0	0	0
(1,703)	(2,642)	(2,642)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(62,855)	(6,575,934)	(77,882)	(1,119,723)	(1,119,723)	(1,119,723)	(1,119,723)	(1,119,723)
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(114,300)	(117,164)	(163,744)	(164,296)	(175,380)	(183,312)	(191,243)	(203,070)
(177,155)	(6,693,099)	(241,626)	(1,284,018)	(1,295,103)	(1,303,035)	(1,310,966)	(1,322,793)
(1,471,104)	(8,164,203)	(8,405,829)	(9,689,847)	(10,984,951)	(12,287,985)	(13,598,951)	(14,921,744)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

023:Apr 2026 (14,921,744)	024:May 2026 (16,252,469)	025:Jun 2026 (15,819,424)	026:Jul 2026 (15,386,245)	027:Aug 2026 (14,948,538)	028:Sep 2026 (14,506,302)	029:Oct 2026 (14,063,822)	030:Nov 2026 (13,616,814)
0	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
0	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(1,119,723)	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(211,001)	(206,283)	(206,149)	(201,620)	(197,092)	(196,847)	(192,319)	(187,790)
(1,330,724)	433,044	433,179	437,707	442,236	442,480	447,009	451,537
(16,252,469)	(15,819,424)	(15,386,245)	(14,948,538)	(14,506,302)	(14,063,822)	(13,616,814)	(13,165,276)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

031:Dec 2026 (13,165,276)	032:Jan 2027 (12,713,298)	033:Feb 2027 (12,256,790)	034:Mar 2027 (11,795,754)	035:Apr 2027 (11,334,074)	036:May 2027 (10,867,866)	037:Jun 2027 (10,397,129)	038:Jul 2027 (9,925,542)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(187,348)	(182,820)	(178,291)	(177,648)	(173,119)	(168,591)	(167,741)	(163,212)
451,979	456,508	461,036	461,680	466,208	470,737	471,587	476,115
(12,713,298)	(12,256,790)	(11,795,754)	(11,334,074)	(10,867,866)	(10,397,129)	(9,925,542)	(9,449,427)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

039:Aug 2027 (9,449,427)	040:Sep 2027 (8,968,783)	041:Oct 2027 (8,487,079)	042:Nov 2027 (8,000,846)	043:Dec 2027 (7,510,085)	044:Jan 2028 (7,018,049)	045:Feb 2028 (6,521,483)	046:Mar 2028 (6,020,390)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(158,684)	(157,623)	(153,095)	(148,566)	(147,291)	(142,762)	(138,234)	(136,739)
480,644	481,704	486,233	490,761	492,037	496,565	501,094	502,589
(8,968,783)	(8,487,079)	(8,000,846)	(7,510,085)	(7,018,049)	(6,521,483)	(6,020,390)	(5,517,801)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

047:Apr 2028 (5,517,801)	048:May 2028 (5,010,684)	049:Jun 2028 (4,499,038)	050:Jul 2028 (3,985,674)	051:Aug 2028 (3,467,780)	052:Sep 2028 (2,945,358)	053:Oct 2028 (2,420,988)	054:Nov 2028 (1,892,090)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(132,210)	(127,682)	(125,963)	(121,434)	(116,905)	(114,957)	(110,429)	(105,900)
507,117	511,646	513,365	517,893	522,422	524,370	528,899	533,427
(5,010,684)	(4,499,038)	(3,985,674)	(3,467,780)	(2,945,358)	(2,420,988)	(1,892,090)	(1,358,662)

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

055:Dec 2028 (1,358,662)	056:Jan 2029 (823,053)	057:Feb 2029 (282,916)	058:Mar 2029 261,751	059:Apr 2029 808,838	060:May 2029 1,360,453	061:Jun 2029 1,916,598	062:Jul 2029 2,475,407
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(103,718)	(99,190)	(94,661)	(92,240)	(87,712)	(83,183)	(80,518)	(75,990)
535,609	540,138	544,666	547,087	551,616	556,144	558,809	563,337
(823,053)	(282,916)	261,751	808,838	1,360,453	1,916,598	2,475,407	3,038,744

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

063:Aug 2029	064:Sep 2029	065:Oct 2029	066:Nov 2029	067:Dec 2029	068:Jan 2030	069:Feb 2030	070:Mar 2030
3,038,744	3,606,610	4,177,390	4,752,698	5,332,535	5,915,540	6,503,074	7,095,136
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(71,461)	(68,548)	(64,019)	(59,490)	(56,322)	(51,794)	(47,265)	(43,837)
567,866	570,780	575,308	579,837	583,005	587,534	592,062	595,490
3,606,610	4,177,390	4,752,698	5,332,535	5,915,540	6,503,074	7,095,136	7,690,627

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

071:Apr 2030	072:May 2030	073:Jun 2030	074:Jul 2030	075:Aug 2030	076:Sep 2030	077:Oct 2030	078:Nov 2030
7,690,627	8,290,645	8,895,193	9,503,433	10,116,202	10,733,500	11,354,762	11,980,553
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(39,309)	(34,780)	(31,087)	(26,558)	(22,030)	(18,065)	(13,537)	(9,008)
600,019	604,547	608,241	612,769	617,298	621,262	625,791	630,319
8,290,645	8,895,193	9,503,433	10,116,202	10,733,500	11,354,762	11,980,553	12,610,872

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

079:Dec 2030	080:Jan 2031	081:Feb 2031	082:Mar 2031	083:Apr 2031	084:May 2031	085:Jun 2031	086:Jul 2031
12,610,872	13,245,432	13,884,520	14,523,848	15,163,175	15,802,503	16,467,244	17,131,985
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	0	0	0
639,327	639,327	639,327	639,327	639,327	664,741	664,741	664,741
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(4,767)	(239)	0	0	0	0	0	0
634,560	639,089	639,327	639,327	639,327	664,741	664,741	664,741
13,245,432	13,884,520	14,523,848	15,163,175	15,802,503	16,467,244	17,131,985	17,796,726

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

087:Aug 2031	088:Sep 2031	089:Oct 2031	090:Nov 2031	091:Dec 2031	092:Jan 2032	093:Feb 2032	094:Mar 2032
17,796,726	18,461,468	19,126,209	19,790,950	20,455,691	21,120,433	21,785,174	22,449,915
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
0	0	0	0	0	0	0	0
664,741	664,741	664,741	664,741	664,741	664,741	664,741	664,741
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
664,741	664,741	664,741	664,741	664,741	664,741	664,741	664,741
18,461,468	19,126,209	19,790,950	20,455,691	21,120,433	21,785,174	22,449,915	23,114,656

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

Detailed Cash flow Phase 1

095:Apr 2032	096:May 2032	097:Jun 2032
23,114,656	23,779,398	24,444,139
1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)
0	0	0
(826,117)	(826,117)	(826,117)
0	0	0
0	0	0
(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)
0	0	0
(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
(68,790)	(68,790)	(68,790)
0	0	0
664,741	664,741	664,741
8.500%	8.500%	8.500%
0.000%	0.000%	0.000%
0	0	0
664,741	664,741	664,741
23,779,398	24,444,139	25,108,880

Trows Farm, Rochdale
100% Market Sale
Full AH Contrib and Full S106

Table of Profit Amount and Land Cost

Sales: Rate /ft²					
Construction: Rate /ft²	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
	242.95 /ft²	256.45 /ft²	269.95 /ft²	283.44 /ft²	296.94 /ft²
-10.000%	£22,597,992	£23,853,436	£25,108,880	£26,364,324	£27,619,768
121.50 /ft²	£19,093,159	£12,657,529	£6,604,035	£784,191	(£4,774,027)
-5.000%	£22,597,992	£23,853,436	£25,108,880	£26,364,324	£27,619,768
128.25 /ft²	£23,806,463	£17,037,407	£10,784,360	£4,839,418	(£891,431)
0.000%	£22,597,992	£23,853,436	£25,108,880	£26,364,324	£27,619,768
135.00 /ft²	£28,630,445	£21,587,110	£15,069,753	£8,962,614	£3,105,976
+5.000%	£22,597,992	£23,853,436	£25,108,880	£26,364,324	£27,619,768
141.75 /ft²	£33,454,426	£26,352,206	£19,492,791	£13,172,760	£7,182,069
+10.000%	£22,597,992	£23,853,436	£25,108,880	£26,364,324	£27,619,768
148.50 /ft²	£38,278,408	£31,176,187	£24,096,838	£17,494,033	£11,330,218

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft²
Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
	1	£269.95	2.00 Up & Down

Construction: Rate /ft²
Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
	1	£135.00	2.00 Up & Down

APPENDIX 2

**ARGUS APPRAISAL INCLUDING NIL AFFORDABLE AND NIL S106
CONTRIBUTIONS**

APPRAISAL SUMMARY**ARGUS SOFTWARE**

Trows Farm, Rochdale
100% Market Sale

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
	445	489,551	269.95	296,971	132,152,000

NET REALISATION**132,152,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			3,894,123		
				3,894,123	
Agent Fee		1.00%	38,941		
Legal Fee		0.50%	19,471		
				58,412	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
	489,551	135.00	66,089,385	
Base Build Contingency		3.00%	1,982,682	
Abnormals Contingency		5.00%	1,016,716	
Biodiversity Net Gain			926,750	
				70,015,533

Other Construction Costs

Off Site Works			1,917,341	
Cut & Fill			3,723,198	
Additional Road Costs			1,008,284	
Open Space & Play Equipment			1,100,189	
Foul Sewers			545,574	
Surface Water Attenuation			650,989	
Abnormal Foundations			3,132,730	
Retaining Walls			2,479,468	
Service Diversion & Substation			967,750	
External Abnormals & Future Homes			3,895,804	
Garages			913,000	
				20,334,327

PROFESSIONAL FEES

Professional Fees		7.00%	5,985,750	
				5,985,750

MARKETING & LETTING

Marketing		1.50%	1,982,280	
				1,982,280

DISPOSAL FEES

Sales Agent Fee		1.50%	1,982,280	
				1,982,280

TOTAL COSTS BEFORE FINANCE**104,252,705****FINANCE**

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)					
Land			23,945		
Construction			2,766,470		
Total Finance Cost				2,790,415	

TOTAL COSTS**107,043,120****PROFIT****25,108,880**

Trows Farm, Rochdale
100% Market Sale

Performance Measures

Profit on Cost%	23.46%
Profit on GDV%	19.00%
IRR% (without Interest)	25.17%

Trows Farm, Rochdale
100% Market Sale

Detailed Cash flow Phase 1

Page A 1

	001:Jun 2024	002:Jul 2024	003:Aug 2024	004:Sep 2024	005:Oct 2024	006:Nov 2024
Monthly B/F	0	(3,952,535)	(3,952,949)	(3,953,362)	(7,884,162)	(8,768,630)
Revenue						
Sale -	0	0	0	0	0	0
Disposal Costs						
Sales Agent Fee	0	0	0	0	0	0
Unit Information						
Acquisition Costs						
Residualised Price	(3,894,123)	0	0	0	0	0
Agent Fee	(38,941)	0	0	0	0	0
Legal Fee	(19,471)	0	0	0	0	0
Construction Costs						
Con. -	0	0	0	0	0	0
Off Site Works	0	0	0	(1,917,341)	0	0
Cut & Fill	0	0	0	(744,640)	(744,640)	(744,640)
Additional Road Costs	0	0	0	(10,726)	(10,726)	(10,726)
Open Space & Play Equipment	0	0	0	0	0	0
Foul Sewers	0	0	0	0	0	0
Surface Water Attenuation	0	0	0	0	0	0
Abnormal Foundations	0	0	0	0	0	0
Retaining Walls	0	0	0	0	0	0
Service Diversion & Substation	0	0	0	0	0	0
External Abnormals & Future Homes	0	0	0	0	0	0
Garages	0	0	0	(9,713)	(9,713)	(9,713)
Base Build Contingency	0	0	0	0	0	0
Abnormals Contingency	0	0	0	(134,121)	(38,254)	(38,254)
Biodiversity Net Gain	0	0	0	(926,750)	0	0
Professional Fees						
Professional Fees	0	0	0	(187,089)	(52,876)	(52,876)
Marketing/Letting						
Marketing	0	0	0	0	0	(25,414)
Net Cash Flow Before Finance	(3,952,535)	0	0	(3,930,380)	(856,208)	(881,622)
Debit Rate 8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(414)	(414)	(420)	(28,260)	(34,325)
Net Cash Flow After Finance	(3,952,535)	(414)	(414)	(3,930,800)	(884,468)	(915,947)
Cumulative Net Cash Flow Monthly	(3,952,535)	(3,952,949)	(3,953,362)	(7,884,162)	(8,768,630)	(9,684,577)

Trows Farm, Rochdale
100% Market Sale

007:Dec 2024 (9,684,577)	008:Jan 2025 (10,607,215)	009:Feb 2025 (11,807,068)	010:Mar 2025 (12,181,088)	011:Apr 2025 (12,573,613)	012:May 2025 (12,968,501)	013:Jun 2025 (13,094,785)	014:Jul 2025 (13,222,811)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(744,640)	(744,640)	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
0	0	0	0	0	0	0	0
0	0	0	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
0	0	0	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	(241,937)	(241,937)	(241,937)	(241,937)	0	0	0
0	0	0	0	0	0	0	0
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
0	0	0	0	0	0	0	0
(38,254)	(50,351)	(13,119)	(13,799)	(13,799)	(1,702)	(1,702)	(1,702)
0	0	0	0	0	0	0	0
(52,876)	(69,811)	(17,686)	(18,638)	(18,638)	(1,703)	(1,703)	(1,703)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(881,622)	(1,152,592)	(318,596)	(333,825)	(333,825)	(62,855)	(62,855)	(62,855)
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(41,016)	(47,261)	(55,425)	(58,699)	(61,064)	(63,429)	(65,171)	(65,617)
(922,638)	(1,199,853)	(374,021)	(392,524)	(394,889)	(126,283)	(128,026)	(128,471)
(10,607,215)	(11,807,068)	(12,181,088)	(12,573,613)	(12,968,501)	(13,094,785)	(13,222,811)	(13,351,282)

Trows Farm, Rochdale
100% Market Sale

015:Aug 2025 (13,351,282)	016:Sep 2025 (13,480,199)	017:Oct 2025 (13,625,982)	018:Nov 2025 (13,772,317)	019:Dec 2025 (14,961,045)	020:Jan 2026 (16,159,158)	021:Feb 2026 (17,365,203)	022:Mar 2026 (18,579,179)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
0	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
0	0	0	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
0	0	0	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
0	0	0	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
0	0	0	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(1,702)	(2,373)	(2,373)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(1,703)	(2,642)	(2,642)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(62,855)	(77,882)	(77,882)	(1,119,723)	(1,119,723)	(1,119,723)	(1,119,723)	(1,119,723)
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(66,062)	(67,901)	(68,453)	(69,005)	(78,391)	(86,322)	(94,253)	(104,019)
(128,917)	(145,783)	(146,335)	(1,188,728)	(1,198,114)	(1,206,045)	(1,213,976)	(1,223,742)
(13,480,199)	(13,625,982)	(13,772,317)	(14,961,045)	(16,159,158)	(17,365,203)	(18,579,179)	(19,802,921)

Trows Farm, Rochdale
100% Market Sale

023:Apr 2026 (19,802,921)	024:May 2026 (21,034,595)	025:Jun 2026 (20,502,500)	026:Jul 2026 (19,968,165)	027:Aug 2026 (19,429,302)	028:Sep 2026 (18,885,911)	029:Oct 2026 (18,340,125)	030:Nov 2026 (17,789,812)
0	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
0	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
(1,119,723)	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(111,951)	(107,232)	(104,993)	(100,464)	(95,936)	(93,542)	(89,014)	(84,485)
(1,231,673)	532,095	534,334	538,863	543,392	545,785	550,314	554,842
(21,034,595)	(20,502,500)	(19,968,165)	(19,429,302)	(18,885,911)	(18,340,125)	(17,789,812)	(17,234,969)

Trows Farm, Rochdale
100% Market Sale

031:Dec 2026 (17,234,969)	032:Jan 2027 (16,677,490)	033:Feb 2027 (16,115,482)	034:Mar 2027 (15,548,945)	035:Apr 2027 (14,979,523)	036:May 2027 (14,405,572)	037:Jun 2027 (13,827,093)	038:Jul 2027 (13,245,475)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(81,848)	(77,319)	(72,791)	(69,905)	(65,377)	(60,848)	(57,709)	(53,180)
557,479	562,008	566,537	569,422	573,951	578,479	581,619	586,147
(16,677,490)	(16,115,482)	(15,548,945)	(14,979,523)	(14,405,572)	(13,827,093)	(13,245,475)	(12,659,328)

Trows Farm, Rochdale
100% Market Sale

039:Aug 2027 (12,659,328)	040:Sep 2027 (12,068,652)	041:Oct 2027 (11,474,578)	042:Nov 2027 (10,875,975)	043:Dec 2027 (10,272,844)	044:Jan 2028 (9,666,049)	045:Feb 2028 (9,054,726)	046:Mar 2028 (8,438,875)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(48,652)	(45,253)	(40,725)	(36,196)	(32,533)	(28,004)	(23,476)	(19,542)
590,676	594,074	598,603	603,131	606,794	611,323	615,852	619,785
(12,068,652)	(11,474,578)	(10,875,975)	(10,272,844)	(9,666,049)	(9,054,726)	(8,438,875)	(7,819,089)

Trows Farm, Rochdale
100% Market Sale

047:Apr 2028 (7,819,089)	048:May 2028 (7,194,776)	049:Jun 2028 (6,565,934)	050:Jul 2028 (5,932,882)	051:Aug 2028 (5,295,301)	052:Sep 2028 (4,655,974)	053:Oct 2028 (4,016,647)	054:Nov 2028 (3,377,319)
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(15,014)	(10,485)	(6,276)	(1,747)	0	0	0	0
624,314	628,842	633,052	637,580	639,327	639,327	639,327	639,327
(7,194,776)	(6,565,934)	(5,932,882)	(5,295,301)	(4,655,974)	(4,016,647)	(3,377,319)	(2,737,992)

Trows Farm, Rochdale
100% Market Sale

055:Dec 2028 (2,737,992)	056:Jan 2029 (2,098,664)	057:Feb 2029 (1,459,337)	058:Mar 2029 (820,010)	059:Apr 2029 (180,682)	060:May 2029 458,645	061:Jun 2029 1,097,972	062:Jul 2029 1,737,300
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
(2,098,664)	(1,459,337)	(820,010)	(180,682)	458,645	1,097,972	1,737,300	2,376,627

Trows Farm, Rochdale
100% Market Sale

063:Aug 2029	064:Sep 2029	065:Oct 2029	066:Nov 2029	067:Dec 2029	068:Jan 2030	069:Feb 2030	070:Mar 2030
2,376,627	3,015,955	3,655,282	4,294,609	4,933,937	5,573,264	6,212,592	6,851,919
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
3,015,955	3,655,282	4,294,609	4,933,937	5,573,264	6,212,592	6,851,919	7,491,246

Trows Farm, Rochdale
100% Market Sale

071:Apr 2030	072:May 2030	073:Jun 2030	074:Jul 2030	075:Aug 2030	076:Sep 2030	077:Oct 2030	078:Nov 2030
7,491,246	8,130,574	8,769,901	9,409,229	10,048,556	10,687,883	11,327,211	11,966,538
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	(25,414)
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
639,327	639,327	639,327	639,327	639,327	639,327	639,327	639,327
8,130,574	8,769,901	9,409,229	10,048,556	10,687,883	11,327,211	11,966,538	12,605,866

Trows Farm, Rochdale
100% Market Sale

079:Dec 2030	080:Jan 2031	081:Feb 2031	082:Mar 2031	083:Apr 2031	084:May 2031	085:Jun 2031	086:Jul 2031
12,605,866	13,245,193	13,884,520	14,523,848	15,163,175	15,802,503	16,467,244	17,131,985
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
(25,414)	(25,414)	(25,414)	(25,414)	(25,414)	0	0	0
639,327	639,327	639,327	639,327	639,327	664,741	664,741	664,741
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
639,327	639,327	639,327	639,327	639,327	664,741	664,741	664,741
13,245,193	13,884,520	14,523,848	15,163,175	15,802,503	16,467,244	17,131,985	17,796,726

Trows Farm, Rochdale
100% Market Sale

087:Aug 2031	088:Sep 2031	089:Oct 2031	090:Nov 2031	091:Dec 2031	092:Jan 2032	093:Feb 2032	094:Mar 2032
17,796,726	18,461,468	19,126,209	19,790,950	20,455,691	21,120,433	21,785,174	22,449,915
1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)	(26,788)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)	(826,117)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)	(30,993)
0	0	0	0	0	0	0	0
(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)	(8,315)
0	0	0	0	0	0	0	0
(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)	(68,790)
0	0	0	0	0	0	0	0
664,741	664,741	664,741	664,741	664,741	664,741	664,741	664,741
8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%	8.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0
664,741	664,741	664,741	664,741	664,741	664,741	664,741	664,741
18,461,468	19,126,209	19,790,950	20,455,691	21,120,433	21,785,174	22,449,915	23,114,656

Trows Farm, Rochdale
100% Market Sale

095:Apr 2032	096:May 2032	097:Jun 2032
23,114,656	23,779,398	24,444,139
1,785,838	1,785,838	1,785,838
(26,788)	(26,788)	(26,788)
0	0	0
0	0	0
0	0	0
(826,117)	(826,117)	(826,117)
0	0	0
0	0	0
(10,726)	(10,726)	(10,726)
(13,417)	(13,417)	(13,417)
(6,200)	(6,200)	(6,200)
(7,398)	(7,398)	(7,398)
(39,159)	(39,159)	(39,159)
(30,993)	(30,993)	(30,993)
0	0	0
(48,698)	(48,698)	(48,698)
(9,713)	(9,713)	(9,713)
(24,784)	(24,784)	(24,784)
(8,315)	(8,315)	(8,315)
0	0	0
(68,790)	(68,790)	(68,790)
0	0	0
664,741	664,741	664,741
8.500%	8.500%	8.500%
0.000%	0.000%	0.000%
0	0	0
664,741	664,741	664,741
23,779,398	24,444,139	25,108,880

APPENDIX 3

SCHEME LAYOUT

BARRATT - CLASSIC PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Type 50 - End	2 Bed Terraced House	866	4	3464
Type 52 - End	3 Bed Terraced House	1025	10	10250
Kew - End	2 Bed Terraced House	785	8	6280
Kew - Mid	2 Bed Terraced House	785	2	1570
Newby	3 Bed Detached House	952	8	7616
Mewstone - End	3 Bed Semi / Mews House	970	36	34920
Mewstone - Mid	3 Bed Semi / Mews House	970	2	1940
Matlock - End	3 Bed Semi / Mews House	970	20	19400
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	1	995
Redford	3 Bed Detached	1046	7	7322
Willow	4 Bedroom Int. Garage Detached House	1074	22	23628
Knightwood - End	4 Bed Townhouse	1122	14	15708
Harlow	4 Bedroom Int. Garage Detached House	1276	9	11484
Allerthorpe	4 Bed Dual Aspect Detached House	1225	13	15925
Unstock	5 Bedroom Detached	1551	9	13959

Total number of units and square footage 171 180431

Gross Site Area in Acres N/A

Open Space & Undevelopable Area in Acres N/A

Net Site Area in Acres 11.18

Density (Units per Acre) 15

Density (Units per Hectare) 38

Square Foot / Acre 16,139

Percentage NDSS Compliant 100%

BARRATT - CONTEMPORARY PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Type 50 - End	2 Bed Terraced House	866	6	5196
Type 50 - Mid	2 Bed Terraced House	866	1	866
Type 52 - End	3 Bed Terraced House	1025	4	4100
Type 52 - Mid	3 Bed Terraced House	1025	2	2050
Kew - End	2 Bed Terraced House	785	10	7850
Kew - Mid	2 Bed Terraced House	785	4	3140
Holkham	3 Bedroom Int. Garage Detached House	922	9	8298
Brownstone - End	3 Bed Semi / Mews House	934	12	11208
Mewstone - End	3 Bed Semi / Mews House	970	28	27160
Mewstone - Mid	3 Bed Semi / Mews House	970	6	5820
Matlock - End	3 Bed Semi / Mews House	970	13	12610
Martham - End	3 Bed Detached	995	2	1990
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	5	4975
Redford	3 Bed Detached	1046	4	4184
Knightwood - End	4 Bed Townhouse	1122	8	8976
Allerthorpe	4 Bed Dual Aspect Detached House	1225	5	6125
Newby	3 Bed Detached House	952	7	6664
Unstock	5 Bedroom Detached	1551	5	7755

Total number of units and square footage 131 128967

Gross Site Area in Acres N/A

Open Space & Undevelopable Area in Acres N/A

Net Site Area in Acres 7.93

Density (Units per Acre) 17

Density (Units per Hectare) 41

Square Foot / Acre 16,263

Percentage NDSS Compliant 100%

Percentage Part M4(2) Compliant 10%

BARRATT - CLASSIC PARCEL
SCHEDULE OF ACCOMMODATION

House Type Code	House Type Name	Beds	Storey Height	Number	sgm	Sq Ft	Total Sq Ft
N224 XEH7	Primrose (End)	2	2	8	71.3	768	6144
N224 XI-7	Primrose (Mid)	2	2	4	71.3	768	3072
YH50 XOHE	YH50 (End)	2	2	4	80.5	866	3464
YH50 XO-I	YH50 (Mid)	2	2	2	80.5	866	1732
YH52 XOHE	YH52 (End)	3	2	6	95.2	1025	6150
YH52 XO-I	YH52 (Mid)	3	2	2	95.2	1025	2050
N382 XEH7	Alder (End)	3	2	31	89.7	966	29946
N382 XI-7	Alder (Mid)	3	2	3	89.7	966	2898
N341 XDG7	Foxglove (Det)	3	2	9	103.7	1116	10044
N341 XEG7	Foxglove (End)	3	2	3	103.7	1116	3348
N319 XEG7	Frampton (End)	3	2.5	10	104.7	1127	11270
N403 X-G7	Hazelborough	4	2	8	108	1163	9304
N431 X-H7	Hamford	4	2	5	118.5	1275	6375
N411 X-H7	Thornhill	4	2	8	124.3	1338	10704
N442 X-H7	Winterton	4	2	11	125.8	1354	14894
N417 X-H7	Lynford	4	2	6	133.2	1434	8604
N408 X-H7	Hepburn	4	2	6	134.2	1444	8664
N456 X-H7	Wychwood	4	2	10	138.3	1489	14890
N469 X-H7	Culver	5	2	7	141.7	1525	10675

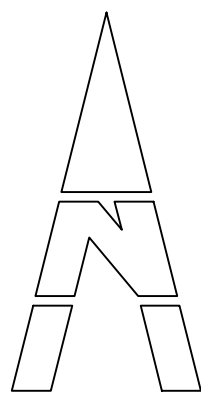
Open Market Summary			
Bedroom Provision			
1 Beds:	0	0.0%	Total Dwellings: 143
2 Beds:	18	12.6%	Provision Percentage: 100.0%
3 Beds:	56	39.2%	Total Sq Ft: 164228
4 Beds:	54	37.8%	
5 Beds:	7	4.9%	

Site Areas		Acres	Hectares
Gross Development Area:		10.2	4.135
Net Development Area:		10	4.05
Open Space Provision (including SuDS):		N/A	N/A
Ancillary Areas (Infrastructure etc):		N/A	N/A

Housing Summary			
Bedroom Provision			
1 Beds:	0	0.0%	Total Dwellings: 143
2 Beds:	24	16.8%	
3 Beds:	68	47.6%	Total Sq Ft: 164228
4 Beds:	54	37.8%	
5 Beds:	7	4.9%	

Efficiency Calculations		
Housing Density (Per Gross Hectare):		N/A
Housing Density (Per Net Hectare):		35.4
Net to Gross Ratio:		N/A
Sq Ft per Net Acre:		16410

Warning to House Purchasers
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Features or fixtures shown may differ or be subject to individual interpretation. Whilst we make every effort to ensure no drawings are up to date when they are issued, it is the responsibility of the purchaser to ensure that the drawings are up to date when they are issued. The purchaser is advised to check with Sales Advisor whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.



APPENDIX 4

BRIDGEFIELD BUILDING SERVICES LTD ABNORMAL COST BREAKDOWN

Drawing : Planning Layout Full - H8544-BAH-XX-XX-DR-XXX-203001 _ Rev 001 01 Feb 24

Ver - 6

1 _ Rev 001 01 Feb 24

Ref	Description	Quantity	Unit	Rate	Total
A	Collection				
1	Affordable				
2	CIL Calculation				£0
3	Section 106				£0
4	Off Site Works				£1,917,341
5	Cut & Fill				£3,723,198
6	Additional Road Costs - 0 & 1 Sided Development				£1,008,384
7	Open Space & Play Equipment				£1,100,189
8a	Foul Sewers				£545,574
8b	Surface Water Attenuation				£650,989
9	Abnormal Foundations				£3,132,730
10	Retaining Walls				£2,479,468
11	Service Diversion & Substation				£967,750
12	Externals &Site Spec Requirements				£3,895,804
Link to Aerial Pics & Drone Footage https://1drv.ms/u/s!Aqn1RsZvM4igg58zRvu_00deVcL7Xw?e=xSFreO					
Contingency - 5% on Build Costs due risk on All		19,421,427.50	Value	5.00%	£19,421,427 £971,071
					£20,392,499

Ref	Description	Quantity	Unit	Rate	Total
5	Cut & Fill				
	Service disconnections to existing Farmhouse	1	Item	7,500.00	7,500.00
	Demolition of a small structure in the north of the site	1	Item	4,250.00	4,250.00
	Demolition of the farmhouse and associated stable blocks in the south of the site	1	Item	15,500.00	15,500.00
	Allowance to turnover of fills where present / around the farmyard area /deal with the infilled former pond	1	Item	25,000.00	25,000.00
					-
	Groundworkers Prelims for cut & fill operation	48	wks	8,500.00	408,000.00
					-
	Air monitoring during the turnover works	15	wks	1,250.00	18,750.00
					-
	Dust suppression during the turnover works	15	wks	2,500.00	37,500.00
					-
	Consultant Engineer inspections & periodic supervision	48	wks	1,250.00	60,000.00
					-
	Protection to High Pressure Gas Main	1	Item	40,000.00	40,000.00
	MMP, As built records and engineer sign off	1	Item	8,500.00	8,500.00
	Cut - reprofile the site	169,846	m3	5.50	934,153.00
	Cut - reprofile the site	-	m3	5.50	-
	Fill - reprofile the site	205,533	m3	8.50	1,747,030.50
	Fill - reprofile the site	-	m3	8.50	-
	Cement Treatment allownace for wet, silty material	300	tonne	145.00	43,500.00
	Allowance for Lime stabalisation	300	tonne	228.00	68,400.00
	Imported subsoil / inert material	13,437	m3	35.09	471,480.62
	Imported subsoil / inert material		m3	35.09	-
			m3		-
	Cart Away Surplus cut material		m3		-
	Saving on the Standard Build Costs for				
	NO Reduced Level Dig for std build	19,572	m3	-8.50	-166,365.95
	General Site Areas				
	Gross 49.26 Acres 199,301.00 m2				
	Gardens 12.98 Acres 52,510.00 m2				
	POS 20.14 Acres 81,481.94 m2				
					3,723,198.17

Ref	Description	Quantity	Unit	Rate	Total
6	<i>Additional Road Costs - 0 & 1 Sided Development</i>				
	Additional Costs associated with Roads, Footpaths and drainage that are either no side or 1 side development reducing the efficiency of the layout due to the site constraints				
	Additional Cost for 5.50m road - 0 sided frontage				
	5.50m Wide Road	210.00	m	854.93	179,535.65
	2.00m Footpath both sides of Road	420.00	m	164.65	69,150.90
	Road Drainage - gullies & SW sewer	210.00	m	346.39	72,742.61
	Additional Cost for 5.50m road - 1 sided frontage				
	5.50m Wide Road	830.00	m	427.47	354,796.64
	2.00m Footpath both sides of Road	1,660.00	m	82.32	136,655.35
	Road Drainage - gullies & SW sewer	830.00	m	173.20	143,753.26
	Additional Cost for street lighting - no house fronting	210.00	m		
	Street Light installation	8.00	Nr	1,450.00	11,600.00
	Street Light power supply	8.00	Nr	850.00	6,800.00
	Additional Cost for street lighting - 1 sided frontage	830.00	m		
	Street Light installation	29.00	Nr	725.00	21,025.00
	Street Light power supply	29.00	Nr	425.00	12,325.00
	Cart Away capping layer displaced material				
	5.50m Wide Road - 1 sided	2,175.60	m3	-	-
					1,008,384.40

Trows Farm, Castleton
Cowm Top Lane, Rochdale

Date **10-Jun-24**
Breakdown of Abnormal Costs

Ver - 6

Ref	Description	Quantity	Unit	Rate	Total
7	Open Space & Play Equipment				
	Provision of Play Area & Equipment within POS	1.00	Sum	80,000.00	80,000.00
	Provision of Play Area & Equipment within POS	3.00	Sum	15,000.00	45,000.00
	Treatment of Public Open Space (POS)				
	Strip and clear POS	81,482	m2	3.50	285,186.79
	Prep and layout POS	81,482	m2	4.75	387,039.22
	Footpaths in POS				
	3.00m wide cycle/footpath	740.00	m	313.53	232,013.34
	2.00m wide footpath	-	m	226.16	-
	Maintenance of POS for 36 months post completion				
	POS - visits every 3 weeks for 10 mths per an	43.00	Visits	1,650.00	70,950.00
					1,100,189.35

Ref	Description	Quantity	Unit	Rate	Total
8	Foul Sewers				
	Foul Water Pumping Station				
	Pump station - civils work	2.00	Nr	48,500.00	97,000.00
	Pump equipment	2.00	Nr	45,000.00	90,000.00
	Fencing	2.00	Nr	3,800.00	7,600.00
	Telemetry	2.00	Nr	8,000.00	16,000.00
	Maintenance & power supply	2.00	Nr	5,500.00	11,000.00
	Rising main 150mm dia	1,503.18	m	165.00	248,024.01
	Connection to existing sewer	1.00	Nr	8,500.00	8,500.00
	Drainage Runs				
	Extra over 225mm dia within the development		m	35.00	-
	225mm dia from development to Trows Lane	150.00	m	85.00	12,750.00
	225mm dia Off Site Run to adopted Foul Sewer in Trows Lane	270.00	m	85.00	22,950.00
	Make good Trows Lane after sewer installation	270.00	m	45.00	12,150.00
	Manholes to off development run	8.00	Nr	2,450.00	19,600.00
					545,574.01

Ref	Description	Quantity	Unit	Rate	Total
8	Surface Water Attenuation				
	Surface Water attenuation over sized pipes - 300mm dia				
	Extra over cost of 300mm pipe over 225mm	665.00	m	50.12	33,331.83
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	99.75	m3	42.00	4,189.50
	Surface Water attenuation over sized pipes - 375mm dia				
	Extra over cost of 375mm pipe over 225mm	139.00	m	55.12	7,662.10
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	41.70	m3	42.00	1,751.40
	Surface Water attenuation over sized pipes - 450mm dia				
	Extra over cost of 450mm pipe over 225mm	178.00	m	75.12	13,371.90
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	80.10	m3	42.00	3,364.20
	Surface Water attenuation over sized pipes - 525mm dia				
	Extra over cost of 525mm pipe over 225mm	123.00	m	95.12	11,700.13
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	73.80	m3	42.00	3,099.60
	Surface Water attenuation over sized pipes - 600mm dia				
	Extra over cost of 600mm pipe over 225mm	96.00	m	195.12	18,731.81
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	72.00	m3	42.00	3,024.00
	Surface Water attenuation over sized pipes - 750mm dia				
	Extra over cost of 750mm pipe over 225mm		m	209.12	-
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	-	m3	42.00	-
	Surface Water attenuation over sized pipes - 900mm dia				
	Extra over cost of 900mm pipe over 225mm	35	m	284.12	9,944.31
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	47.25	m3	42.00	1,984.50
	Surface Water attenuation over sized pipes - 1050mm dia				
	Extra over cost of 1050mm pipe over 225mm		m	315.12	-
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	-	m3	42.00	-
	Surface Water attenuation over sized pipes - 1200mm dia				
	Extra over cost of 1200mm pipe over 225mm	16.00	m	390.12	6,241.97
	Extra over for depth over 2m	-	m		-
	Additional Costs of stone backfill	40.80	m3	42.00	1,713.60
	Surface Water attenuation over sized manholes				
	Extra over cost of 1500mm manhole (1200 std)	14.00	Nr	780.00	10,920.00
	Additional Costs of cart away	17.82	m3	37.44	667.02
	Extra over cost of 1800mm manhole (1200 std)	9.00	Nr	1,270.00	11,430.00
	Additional Costs of cart away	25.45	m3	37.44	952.89
	Extra over cost of 2100mm manhole (1200 std)	-	Nr	3,200.00	-
	Additional Costs of cart away	-	m3	37.44	-
	Extra over cost of 2700mm manhole (1200 std)	2.00	Nr	4,850.00	9,700.00
	Additional Costs of cart away	13.57	m3	37.44	508.21
	Form attenuation basin 1,2 & 3 - SE 2,407 m3 storage				
	Excavte	2,407.00	m3	4.50	10,831.50
	Shape	2,086.07	m2	3.50	7,301.23
	Cart Away spoil	2,407.00	m3	37.44	90,120.91
	Headwall discharge to attenuatiopn basin	3.00	Nr	2,500.00	7,500.00
	Headwall to outfall	1.00	Nr	2,500.00	2,500.00
	Hydro Brakes to manholes	1.00	Nr	7,500.00	7,500.00
	Form attenuation basin 4 - SE parce 1,600 m3 storage				
	Excavte	1,600.00	m3	4.50	7,200.00
	Shape	1,386.67	m2	3.50	4,853.33
	Cart Away spoil	1,600.00	m3	37.44	59,905.88
	Headwall discharge to attenuatiopn basin	3.00	Nr	2,500.00	7,500.00
	Headwall to outfall	1.00	Nr	2,500.00	2,500.00
	Hydro Brakes to manholes	1.00	Nr	7,500.00	7,500.00
	Form attenuation basin 5 - SE parce 3,265 m3 storage				
	Excavte	3,265.00	m3	4.50	14,692.50
	Shape	2,829.67	m2	3.50	9,903.83
	Cart Away spoil	3,265.00	m3	37.44	122,245.44
	Headwall discharge to attenuatiopn basin	3.00	Nr	2,500.00	7,500.00
	Headwall to outfall	1.00	Nr	2,500.00	2,500.00
	Hydro Brakes to manholes	1.00	Nr	7,500.00	7,500.00
	Form Swale 1,2 & 3				
	Excavte	2,160.00	m3	4.50	9,720.00
	Shape	1,872.00	m2	3.50	6,552.00
	Cart Away spoil	2,160.00	m3	37.44	80,872.94
	Headwall discharge to attenuatiopn basin	3.00	Nr	2,500.00	7,500.00
	Headwall to outfall	1.00	Nr	2,500.00	2,500.00
	Hydro Brakes to manholes		Nr	7,500.00	-
	Surface Water attenuation from road to Trowls Ln				
	Headwall to outfall	1.00	Nr	2,500.00	2,500.00
	Hydro Brakes to manholes	1.00	Nr	7,500.00	7,500.00
					650,988.54

Trows Farm, Castleton
Cowm Top Lane, Rochdale

Date 10-Jun-24 Ver - 6
Breakdown of Abnormal Costs

Ref	Description	Quantity	Unit	Rate	Total
9	Abnormal Foundations				
	Vibro Piles				
	Stone columns 6 m long	227.00			
	Establish Phases	3	3.00	Nr	2,500.00
	6m stone column		2,724.00	Nr	64.20
	Extra per m 10% contingency		1,634.40	m	64.20
	Load testing 1 per 115 columns		24.00	Nr	125.00
	Dummy footing test 1 per 550 piles		5.00	Nr	650.00
	Vibration monitoring Phases		3.00	Nr	550.00
	Piling Mat to support machine, 2m beyond the face of the structure				Part of Remediation Works
	Excavate & cart to spoil heap within 100m		8,336.60	m3	4.50
	Imported Stone for piling mat		8,336.60	m3	19.80
	Extra Over for Thickening Founds		1,055.69	m3	95.00
	2 Layers of B385 mesh in founds		10,556.88	m2	7.70
	Piling				
	PCC columns 6 m long	150.00			
	Establish Phases		3.00	Nr	2,500.00
	6m PCC Piles		1,800.00	Nr	182.46
	Extra per m 10% contingency		1,080.00	m	35.00
	Load testing 1 per 115 columns		16.00	Nr	295.00
	Dummy footing test 1 per 550 piles		4.00	Nr	1,250.00
	Vibration monitoring Phases		3.00	Nr	550.00
	Piling Mat to support machine, 2m beyond the face of the structure				
	Excavate & cart to spoil heap within 100m		5,508.77	m3	4.50

Housetype	Condition	Piling P	Vibro V	Trench Fill T	Strip S
David Wilson					
	1	P	1.00		
	2	V		1.00	
	3	V		1.00	
	4	V		1.00	
	5	V		1.00	
	6	V		1.00	
	7	V		1.00	
	8	P	1.00		
	9	P	1.00		
	10	P	1.00		
	11	P	1.00		
	12	P	1.00		
	13	P	1.00		
	14	P	1.00		
	15	P	1.00		
	16	P	1.00		
	17	P	1.00		
	18	P	1.00		
	19	P	1.00		
	20	P	1.00		
	21	V		1.00	
	22	V		1.00	
	23	V		1.00	
	24	V		1.00	
	25	V		1.00	
	26	V		1.00	
	27	V		1.00	
	28	V		1.00	
	29	V		1.00	
	30	V		1.00	
	31	V		1.00	
	32	V		1.00	
	33	V		1.00	
	34	V		1.00	
	35	V		1.00	
	36	V		1.00	
	37	V		1.00	
	38	V		1.00	
	39	V		1.00	
	40	V		1.00	
	41	V		1.00	

Ref	Description	Quantity	Unit	Rate	Total
10	Retaining Walls				
	Allowance for retaining walls				
	300mm retaining wall	1,395.00	m		
	Excavate foundation	627.75	m3	20.00	12,555.00
	dispose on site	627.75	m3	3.50	2,197.13
	ConcreteFoundation	156.94	m3	95.00	14,909.06
	Blockwork	627.75	m2	35.00	21,971.25
	Drainage behind wall	-	m	17.50	-
	hardcore backfill behind wall	376.65	m3	25.00	9,416.25
	1 Brick thick Brickwork facing to wall	1,046.25	m2	72.00	75,330.00
	Coping to top of retaining wall	1,395.00	m	20.00	27,900.00
	550mm retaining wall	1,953.00	m		
	Excavate foundation	1,757.70	m3	20.00	35,154.00
	dispose on site	1,757.70	m3	3.50	6,151.95
	ConcreteFoundation	439.43	m3	135.00	59,322.38
	Blockwork	1,464.75	m2	35.00	51,266.25
	Drainage behind wall	1,953.00	m	17.50	34,177.50
	hardcore backfill behind wall	878.85	m3	25.00	21,971.25
	1 Brick thick Brickwork facing to wall	1,074.15	m2	72.00	77,338.80
	Coping to top of retaining wall	1,953.00	m	20.00	39,060.00
	1000mm retaining wall	1,482.00	m		
	Excavate foundation	1,333.80	m3	20.00	26,676.00
	dispose on site	1,333.80	m3	3.50	4,668.30
	ConcreteFoundation	466.83	m3	135.00	63,022.05
	Blockwork	1,111.50	m2	35.00	38,902.50
	Drainage behind wall	1,482.00	m	17.50	25,935.00
	hardcore backfill behind wall	1,111.50	m3	25.00	27,787.50
	1 Brick thick Brickwork facing to wall	1,482.00	m2	72.00	106,704.00
	Coping to top of retaining wall	1,482.00	m	20.00	29,640.00
	2000mm retaining wall	599.20	m		
	Excavate foundation	5,392.80	m3	20.00	107,856.00
	Cart Away surplus arisings	5,392.80	m3	3.50	18,874.80
	ConcreteFoundation	1,887.48	m3	135.00	254,809.80
	Blockwork	449.40	m2	35.00	15,729.00
	Drainage behind wall	599.20	m	17.50	10,486.00
	hardcore backfill behind wall	786.45	m3	25.00	19,661.25
	1 Brick thick Brickwork facing to wall	1,198.40	m2	72.00	86,284.80
	Coping to top of retaining wall	599.20	m	20.00	11,984.00
	Gabion Walls - see rate build up				
	Face not exceeding 2.00m high	898.80	m	525.63	472,435.69
	Face not exceeding 3.00m high	280.00	m	843.81	236,267.45
	Face not exceeding 4.00m high	355.00	m	1,009.91	358,516.84
	Face not exceeding 5.00m high	40.00	m	1,265.91	50,636.41
					2,455,598.20

Ref	Description	Quantity	Unit	Rate	Total
11	Service Diversion & Substation				
	Provisional allowance for additional service costs				
	serve site	445.00	Nr	850.00	378,250.00
	Sub Stations - Housing	2.00	Nr	29,750.00	59,500.00
	Sub Stations - Equipment	2.00	Nr	67,500.00	135,000.00
	Service Diversions				
	Divert Overhead Cable				175,000.00
	UU water connection				145,000.00
	Gas connection along Cown Top to Queensway	1.00	Nr	75,000.00	75,000.00
					967,750.00

Gabion Wall - Calculator

Retaining requirements

Input dimensions below:

WALLS 2M ABOVE GROUND

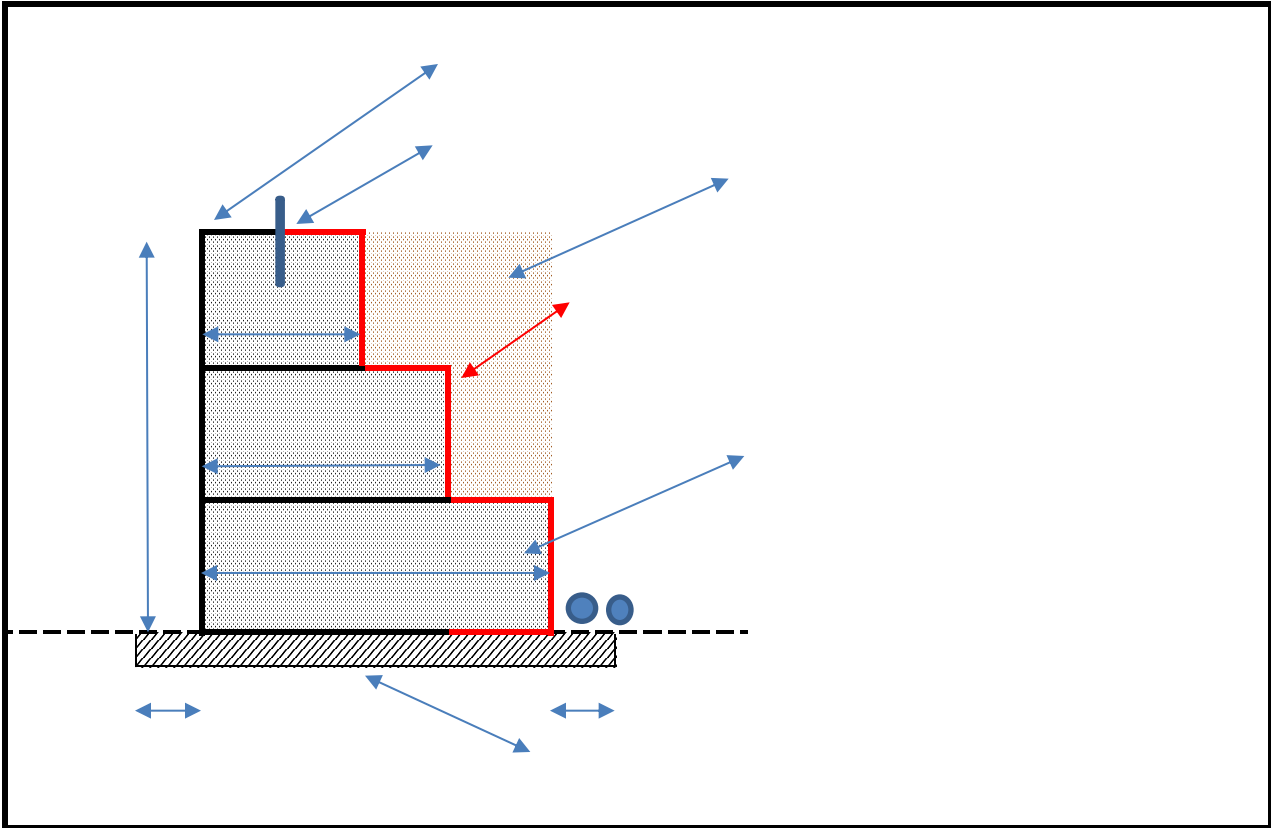
Wall height above ground	Input	m
Wall length	898.8	Lm

Face of wall above ground	1797.6	m2
Wall Height inc below ground	2	Lm
Wall Depth(ave.)	2	Lm
Trench depth	0.5	m
Trench Width	2.5	m
Gabion Basket dimensions (2m baskets)		m3
Gabion Basket dimensions (1.5m baskets)	1348	m3
Gabion Basket dimensions (1.0m baskets)	899	m3
Total Gabion volume	2247	m3
Backfill rear volume	2247	m3
Terram	4494	m2

Mobilise and demobilise	1	nr	£650.00	£650
Set out works	899	lm	£4.50	£4,045
Temporary access	0	m2	£5.00	£0
Reduce level dig to form rear batter	0	m3	£4.50	£0
Exc trench for Gabions	1124	m3	£15.00	£16,853
Cart spoil to temp spoil heap	1124	m3	£8.50	£9,550
Compact bottoms of excavation	2247	m2	£1.25	£2,809
300mm stone to trenches	674	m3	£11.95	£8,055
Backfill rear of gabion with site won fill	2247	m3	£12.00	£26,964
C/a arisings(assumed clean)	0	m3	£0.00	£0
				used on site
Terram	4494	m2	£3.50	£15,729
Gabion Walls inc stone, mesh, labours	2247	m3	£150.00	£337,050
Install 300mm diam sleeves for 100 x 100 fence posts - 1.8m centres	499	m3	£26.00	£12,983
Land drains 2 nr at 150mm diam	899	lm	£42.00	£37,750

TOTAL £472,436

O/A rate	£526	LM
Rate per face of exposed wall	£262.81	m2
Cost fo wall	£472,436	



Input dimensions below:

WALLS 3 M ABOVE GROUND

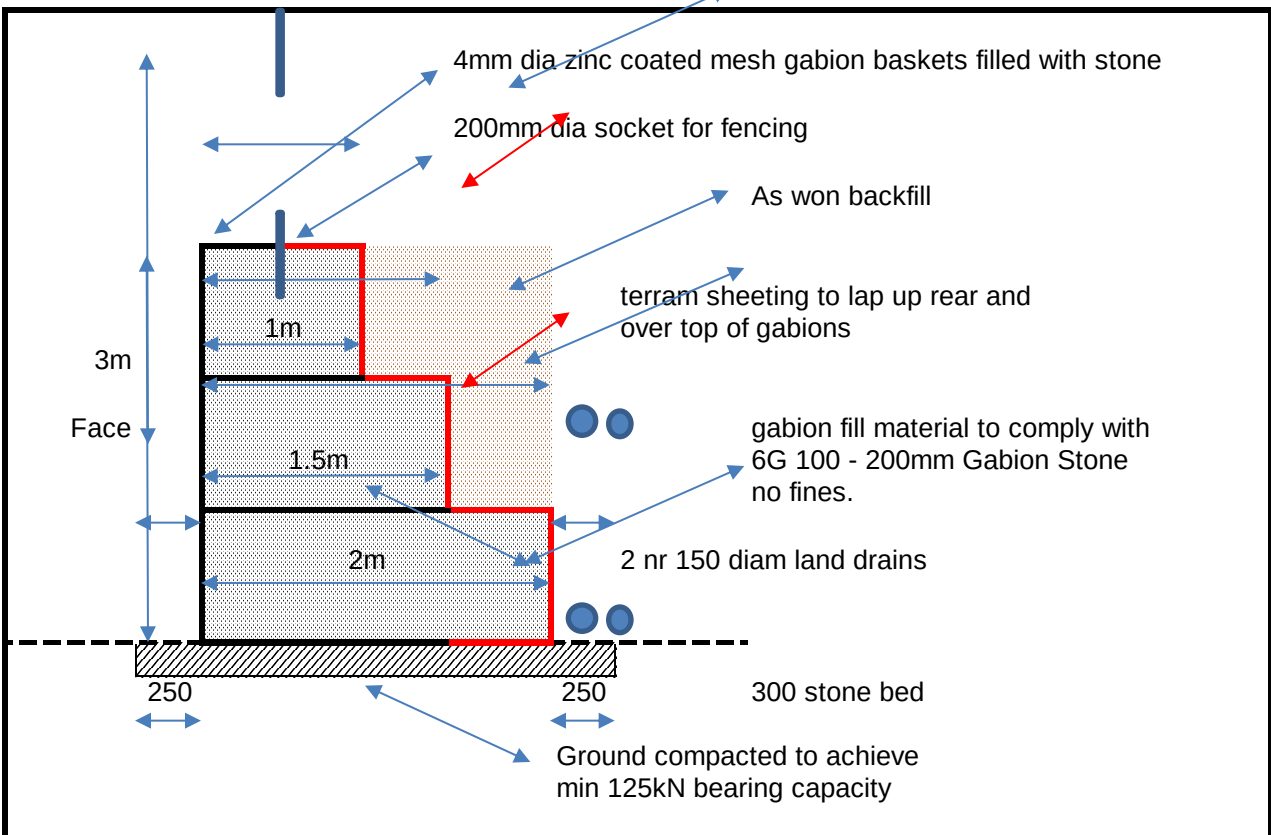
Wall height above ground	Input	m
Wall length	280	Lm

Face of wall above ground	840	m2
Wall Height inc below ground	3	Lm
Wall Depth(ave.)	3	Lm
Trench depth	0.5	m
Trench Width	3.5	m
Gabion Basket dimensions (2m baskets)	560	m3
Gabion Basket dimensions (1.5m baskets)	420	m3
Gabion Basket dimensions (1.0m baskets)	280	m3
Total Gabion volume	1260	m3
Backfill rear volume	700	m3
Terram	1400	m2

Mobilise and demobilise	1	nr	£650.00	£650
Set out works	280	lm	£4.50	£1,260
Temporary access	0	m2	£5.00	£0
Reduce level dig to form rear batter	0	m3	£4.50	£0
Exc trench for Gabions	490	m3	£15.00	£7,350
Cart spoil to temp spoil heap	490	m3	£8.50	£4,165
Compact bottoms of excavation	980	m2	£1.25	£1,225
300mm stone to trenches	294	m3	£11.95	£3,513
Backfill rear of gabion with site won fill	700	m3	£12.00	£8,400
C/a arisings(assumed clean)	0	m3	£0.00	£0
				used on site
Terram	1400	m2	£3.50	£4,900
Gabion Walls inc stone, mesh, labours	1260	m3	£150.00	£189,000
Install 300mm diam sleeves for 100 x 100 fence posts - 1.8m centres	156	m3	£26.00	£4,044
Land drains 2 nr at 150mm diam	280	lm	£42.00	£11,760

TOTAL £236,267

O/A rate	£844	LM
Rate per face of exposed wall	£281.27	m2
Cost fo wall	£236,267	



Input dimensions below:

WALLS 4 M ABOVE GROUND

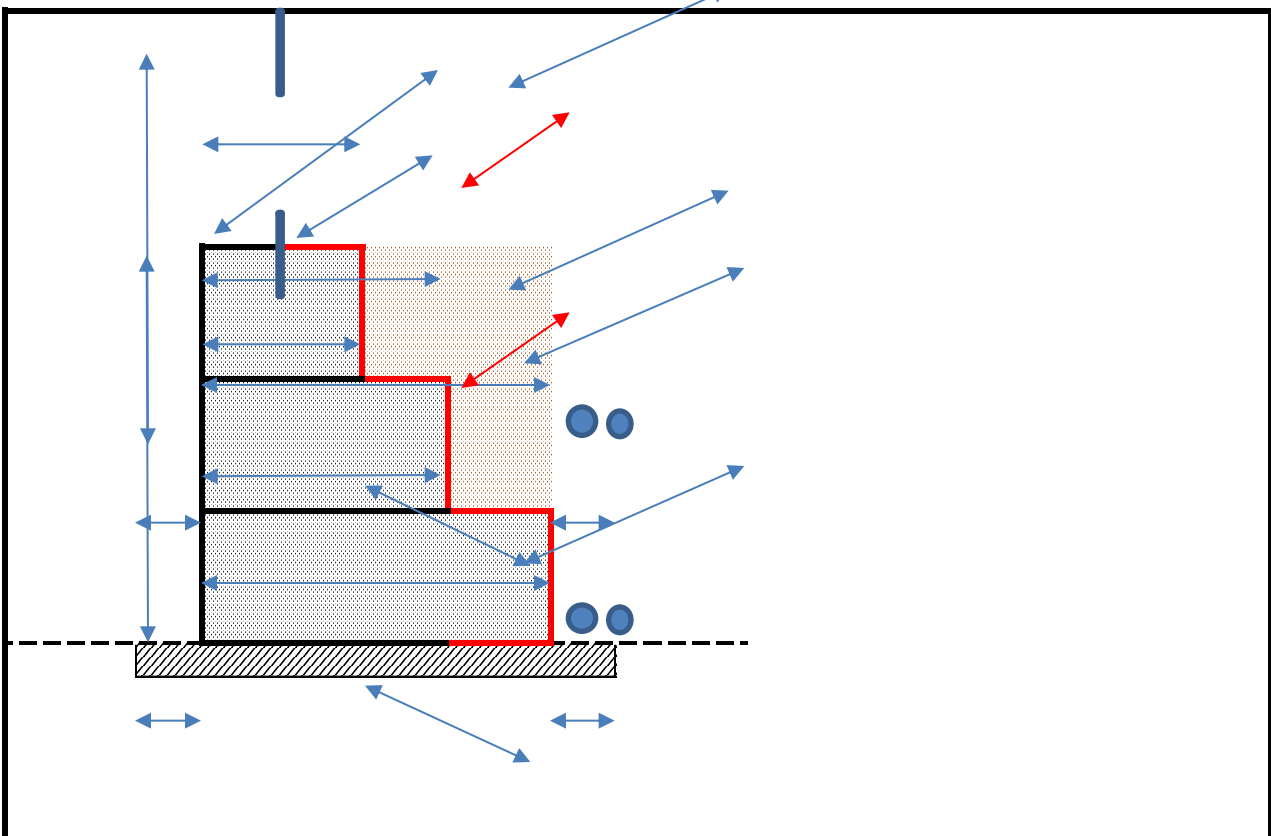
Wall height above ground	Input	m
Wall length	355	Lm

Face of wall above ground	1420	m2
Wall Height inc below ground	4	Lm
Wall Depth(ave.)	4	Lm
Trench depth	0.5	m
Trench Width	4.5	m
Gabion Basket dimensions (2m baskets)	710	m3
Gabion Basket dimensions (1.5m baskets)	533	m3
Gabion Basket dimensions (1.0m baskets)	710	m3
Total Gabion volume	1953	m3
Backfill rear volume	888	m3
Terram	1775	m2

Mobilise and demobilise	1	nr	£650.00	£650
Set out works	355	lm	£4.50	£1,598
Temporary access	0	m2	£5.00	£0
Reduce level dig to form rear batter	0	m3	£4.50	£0
Exc trench for Gabions	799	m3	£15.00	£11,981
Cart spoil to temp spoil heap	799	m3	£8.50	£6,789
Compact bottoms of excavation	1598	m2	£1.25	£1,997
300mm stone to trenches	479	m3	£11.95	£5,727
Backfill rear of gabion with site won fill	888	m3	£12.00	£10,650
C/a arisings(assumed clean)	0	m3	£0.00	£0
				used on site
Terram	1775	m2	£3.50	£6,213
Gabion Walls inc stone, mesh, labours	1953	m3	£150.00	£292,875
Install 300mm diam sleeves for 100 x 100 fence posts - 1.8m centres	197	m3	£26.00	£5,128
Land drains 2 nr at 150mm diam	355	lm	£42.00	£14,910

TOTAL £358,517

O/A rate	£1,010	LM
Rate per face of exposed wall	£252.48	m2
Cost fo wall	£358,517	



Input dimensions below:

WALLS 5 M ABOVE GROUND

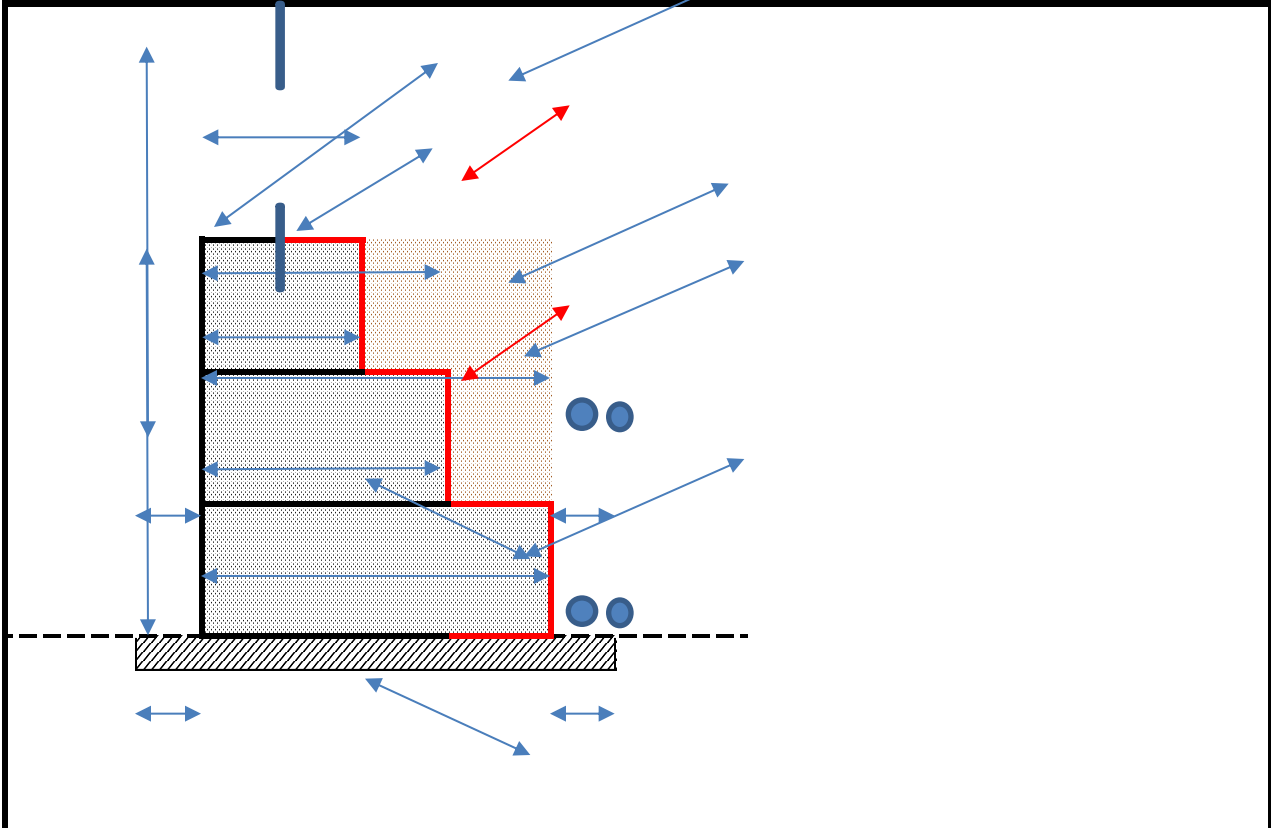
Wall height above ground	Input	m
Wall length	40	Lm

Face of wall above ground	200	m2
Wall Height inc below ground	5	Lm
Wall Depth(ave.)	5	Lm
Trench depth	0.5	m
Trench Width	5.5	m
Gabion Basket dimensions (2m baskets)	80	m3
Gabion Basket dimensions (1.5m baskets)	120	m3
Gabion Basket dimensions (1.0m baskets)	80	m3
Total Gabion volume	280	m3
Backfill rear volume	100	m3
Terram	200	m2

Mobilise and demobilise	1	nr	£650.00	£650
Set out works	40	lm	£4.50	£180
Temporary access	0	m2	£5.00	£0
Reduce level dig to form rear batter	0	m3	£4.50	£0
Exc trench for Gabions	110	m3	£15.00	£1,650
Cart spoil to temp spoil heap	110	m3	£8.50	£935
Compact bottoms of excavation	220	m2	£1.25	£275
300mm stone to trenches	66	m3	£11.95	£789
Backfill rear of gabion with site won fill	100	m3	£12.00	£1,200
C/a arisings(assumed clean)	0	m3	£0.00	£0
				used on site
Terram	200	m2	£3.50	£700
Gabion Walls inc stone, mesh, labours	280	m3	£150.00	£42,000
Install 300mm diam sleeves for 100 x 100 fence posts - 1.8m centres	22	m3	£26.00	£578
Land drains 2 nr at 150mm diam	40	lm	£42.00	£1,680

TOTAL £50,636

O/A rate	£1,266	LM
Rate per face of exposed wall	£253.18	m2
Cost fo wall	£50,636	



APPENDIX 5

MARKET RESEARCH

Market Research

Average Price & Volume of Sales

Source: Land Registry

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£0	0	£0	0	£102,500	2	£0	0	£102,500	2
Total	£0	0	£0	0	£102,500	2	£0	0	£102,500	2

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£290,545	11	£191,344	40	£125,667	27	£98,400	5	£177,527	83
Total	£290,545	11	£191,344	40	£125,667	27	£98,400	5	£177,527	83

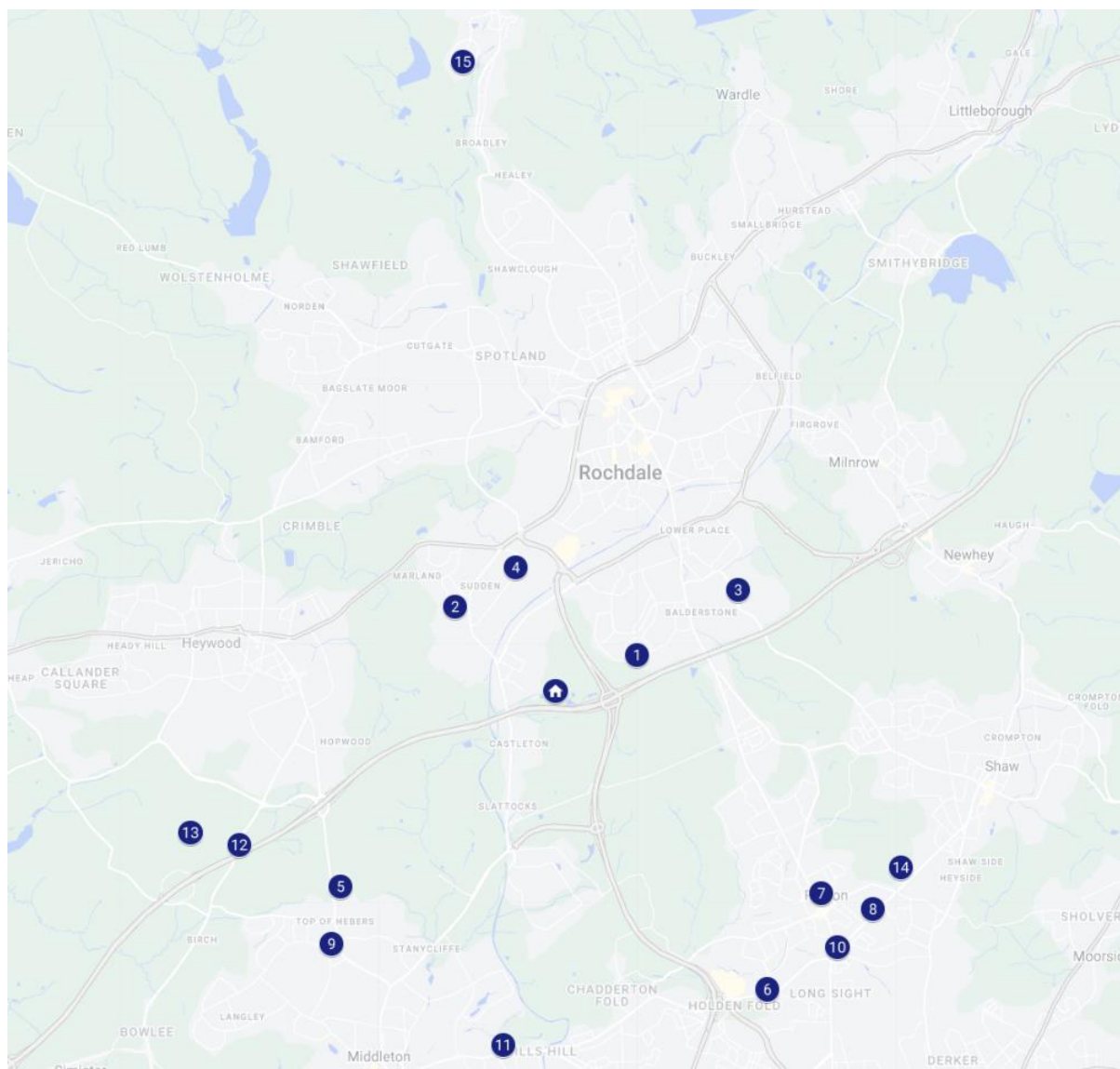
2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£250,799	39	£172,493	106	£127,291	41	£90,833	6	£176,195	192
Total	£250,799	39	£172,493	106	£127,291	41	£90,833	6	£176,195	192

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£205,816	72	£148,342	115	£116,641	37	£75,625	4	£160,071	228
Total	£205,816	72	£148,342	115	£116,641	37	£75,625	4	£160,071	228

2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£185,652	32	£126,574	77	£101,862	27	£71,000	2	£134,633	138
Total	£185,652	32	£126,574	77	£101,862	27	£71,000	2	£134,633	138

2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OLII 2	£158,995	28	£122,121	100	£93,242	31	£71,000	4	£121,709	163
Total	£158,995	28	£122,121	100	£93,242	31	£71,000	4	£121,709	163

New Build Availability



New Build Available Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Hill Top Park	Gleeson	OL11 2SB	259	2,3,4	Terrace, Semi and Detached	0%
2	Weavers Fold	Hive	OL11 3JB	102	3,4	Semi and Detached	0%
3	Spring Fold	Saxon	OL16 4PR	3	4	Detached	0%
4	Calico Grove	Countryside	OL11 3ET	222	2,3,4	Apartments, Terrace, Semi and Detached	46%
5	East Hollinsfield	Taylor Wimpey	M24 6DH	103	2,3,4	Terrace, Semi and Detached	11%
6	Holden Fold Lane	Aspire Homes	OL2 5BY	6	3	Terrace	0%
7	Vernon Gardens	Kellen	OL2 6QL	99	3,4	Terrace, Semi and Detached	12%
8	Milton Place	Wiggett	OL2 6QX	18	2,3	Terrace and Semi	0%
9	Eden Park	FCH	M24 5LZ	47	2,3,4	Terrace and Semi	100%
10	The Place	Lisa Westerman	OL2 5PT	14	2,3	Terrace	100%
11	Mill Vale	Kellen	M24 2GG	311	2,3,4	Terrace, Semi and Detached	14%
12	Hopwood Meadows	Bellway	OL10 2QD	156	2,3,4	Terrace, Semi and Detached	0%
13	Whittle Brook Park	Anwyl	OL10 2QD	120	2,3,4	Terrace, Semi and Detached	0%
14	Bishops Meadow	Redrow	OL2 6LQ	201	2,3,4,5	Terrace, Semi and Detached	10%
15	Spring Mill	Gleeson	OL12 8UL	119	2,3,4	Semi and Detached	0%

1. Gleeson Homes - Hill Top Park, Hill Top Drive, Rochdale OLI I 2SB

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Fergus	Semi	3	788	2	£249,995	£317	£237,495	£301
Galway	Semi	3	759	2	£232,995	£307	£221,345	£292
Kilkenny	Detached	3	772	2	£249,995	£324	£237,495	£308
Tyrone	Semi	3	759	2	£232,995	£307	£221,345	£292
Tyrone	Semi	3	759	2	£233,995	£308	£222,295	£293
Wicklow	Semi	3	772	2	£232,995	£302	£221,345	£287
						£311		£295

2. Hive Homes - Weavers Fold, Nixon Street, Rochdale OLI I 3JB

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Bowker	Semi	3	837	2	£234,950	£281	£223,203	£267
Bowker	Semi	3	837	2	£234,950	£281	£223,203	£267
Cornbrook	Semi	3	762	2	£224,950	£295	£213,703	£280
Cornbrook	Semi	3	762	2	£224,950	£295	£213,703	£280
Cornbrook	Semi	3	762	2	£224,950	£295	£213,703	£280
Firwood	Detached	4	1112	2	£294,950	£265	£280,203	£252
Heaton	Detached	4	1232	2	£329,950	£268	£313,453	£254
Heaton	Detached	4	1232	2	£329,950	£268	£313,453	£254
Hollinwood	Detached	3	890	2	£259,950	£292	£246,953	£277
Hollinwood	Detached	3	890	2	£259,950	£292	£246,953	£277
Hollinwood	Detached	3	890	2	£259,950	£292	£246,953	£277
Newhey	Detached	3	936	2	£269,950	£288	£256,453	£274
						£283		£269

3. Saxon - Spring Fold, Broad Lane, Burnedge OLI 6 4PR

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Type B	Detached	4	1359	2	£435,000	£320	£413,250	£304
Type B	Detached	4	1359	2	£425,000	£313	£403,750	£297
Type B	Detached	4	1359	2	£415,000	£305	£394,250	£290
						£313		£297

4. Countryside - Calico Grove, Rochdale OLI I 3ET

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Dunham	Detached	4	1199	2.5	£334,995	£279	£318,245	£265
Stamford	Semi	3	1005	2.5	£269,995	£269	£256,495	£255
Blyth	Detached	3	1002	2	£304,995	£304	£289,745	£289
Blyth	Detached	3	1002	2.5	£304,995	£304	£289,745	£289
Ashbourne	Detached	3	991	2	£309,995	£313	£294,495	£297
Lea	Semi	3	932	2	£264,995	£284	£251,745	£270
						£292		£277

5. Taylor Wimpey - East Hollinsfield, Hollin Lane, Middleton M24 6DH

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Evesham	Detached	4	1259	2	£411,995	£327	£391,395	£311
Kentdale	Detached	4	1222	2	£399,995	£327	£379,995	£311
Kentdale	Detached	4	1222	2	£409,995	£336	£389,495	£319
Lydford	Detached	4	1099	2	£372,995	£339	£354,345	£322
Lydford	Detached	4	1099	2	£376,995	£343	£358,145	£326
Alton G	Semi	3	1085	2.5	£320,995	£296	£304,945	£281
Alton G	Semi	3	1085	2.5	£320,995	£296	£304,945	£281
Gosford	Semi	3	866	2	£288,995	£334	£274,545	£317
Dadford	Terraced	3	753	2	£245,995	£327	£233,695	£310
						£325		£309

6. Aspire Homes Ltd - Holden Fold Lane, Royton OL2 5BY

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Type A	Terraced	3	979	2	£254,950	£260	£242,203	£247
Type A	Terraced	3	979	2	£249,950	£255	£237,453	£242
Type A	Terraced	3	979	2	£249,950	£255	£237,453	£242
£257								£244

7. Kellen Homes - Vernon Gardens, Radcliffe Street, Royton OL2 6QL

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Cherry	Detached	4	1219	2	£409,995	£336	£389,495	£320
£336								£320

8. Wiggett Homes - Milton Place, Milton Street, Royton OL2 6QX (2.38m)

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Warbuton	Semi	3	987	2	£290,000	£294	£275,500	£279
Heaton	Terraced	3	961	2	£285,000	£297	£270,750	£282
Heaton	Terraced	3	961	2	£285,000	£297	£270,750	£282
Heaton	Terraced	3	961	2	£290,000	£302	£275,500	£287
£297								£282

9. FCH - Eden Park, Bonscale Crescent, Middleton M24 5LZ (Shared Ownership)

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Osbourne	Semi	4	1205	2.5	£325,000	£270	£308,750	£256
Osbourne	Semi	4	1205	2.5	£325,000	£270	£308,750	£256
Osbourne	Semi	4	1205	2.5	£325,000	£270	£308,750	£256
Lansdown	Semi	3	898	2	£255,000	£284	£242,250	£270
Lansdown	Semi	3	898	2	£255,000	£284	£242,250	£270
Lansdown	Semi	3	898	2	£255,000	£284	£242,250	£270
£276								£262

10. Lisa Westerman - The Place, Radcliffe Street, Royton OL2 5PT (Shared Ownership)

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Gables	Terraced	3	1091	2.5	£315,000	£289	£299,250	£274
Gables	Terraced	3	1091	2.5	£315,000	£289	£299,250	£274
Gables	Terraced	3	1091	2.5	£315,000	£289	£299,250	£274
£289								£274

11. Kellen Homes - Mill Vale, Don Street, Middleton M24 2GG

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)	Net Asking Price	Net Asking Price (ft²)
Lavender	Detached	4	1259	2	£452,995	£360	£430,345	£342
Cherry	Detached	4	1221	2	£438,995	£360	£417,045	£342
Spruce	Semi	3	1020	2.5	£347,995	£341	£330,595	£324
Teak	Detached	3	994	2	£347,995	£350	£330,595	£333
Cedar	Semi	3	959	2	£322,995	£337	£306,845	£320
Cedar	Semi	3	959	2	£325,995	£340	£309,695	£323
Hickory	Semi	2	767	2	£260,995	£340	£247,945	£323
£348								£331

12. Bellway - Hopwood Meadows, Manchester Road, Heywood OL10 2QD

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Hawthorne	Detached	5	1635	2.5	£479,995	£294	£455,995	£279
Hawthorne	Detached	5	1635	2.5	£484,995	£297	£460,745	£282
Lorimer	Detached	4	1530	2	£504,995	£330	£479,745	£314
Lorimer	Detached	4	1530	2	£504,995	£330	£479,745	£314
Scrivener	Detached	4	1214	2	£403,995	£333	£383,795	£316
Scrivener	Detached	4	1214	2	£434,995	£358	£413,245	£340
Farrier	Detached	4	1151	2	£378,995	£329	£360,045	£313
Farrier	Detached	4	1151	2	£378,995	£329	£360,045	£313
Mason	Detached	3	1059	2	£364,995	£345	£346,745	£327
Japonica	Detached	3	978	2	£343,995	£352	£326,795	£334
Baxter	Detached	3	969	2	£353,995	£365	£336,295	£347
Tailor Plus	Semi	3	802	2	£292,995	£365	£278,345	£347
Tailor Plus	Semi	3	802	2	£292,995	£365	£278,345	£347
Tailor Plus	Semi	3	802	2	£292,995	£365	£278,345	£347
Tailor Plus	Semi	3	802	2	£294,995	£368	£280,245	£349
							£336	£319

13. Anwyl Homes - Whittle Brook Park, Manchester Road, Heywood OL10 2QD

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Tatham	Detached	4	1510	2	£494,995	£328	£470,245	£311
Newburgh	Detached	4	1447	2	£474,995	£328	£451,245	£312
Newburgh	Detached	4	1447	2	£477,995	£330	£454,095	£314
Newburgh	Detached	4	1447	2	£480,995	£332	£456,945	£316
Lathom	Detached	4	1339	2	£439,995	£329	£417,995	£312
Higham	Detached	4	1244	2	£399,995	£322	£379,995	£305
Higham	Detached	4	1244	2	£401,995	£323	£381,895	£307
Edgworth	Semi	3	1210	2	£349,995	£289	£332,495	£275
Edgworth	Semi	3	1210	2	£349,995	£289	£332,495	£275
Dalton	Detached	3	1112	2	£369,995	£333	£351,495	£316
Crawford	Detached	3	1096	2	£359,995	£328	£341,995	£312
Crawford	Detached	3	1096	2	£359,995	£328	£341,995	£312
Barrowford	Semi	3	1022	2	£339,995	£333	£322,995	£316
Barrowford	Semi	3	1022	2	£339,995	£333	£322,995	£316
Altham	Semi	3	925	2	£289,995	£314	£275,495	£298
Altham	Semi	3	925	2	£289,995	£314	£275,495	£298
							£322	£306

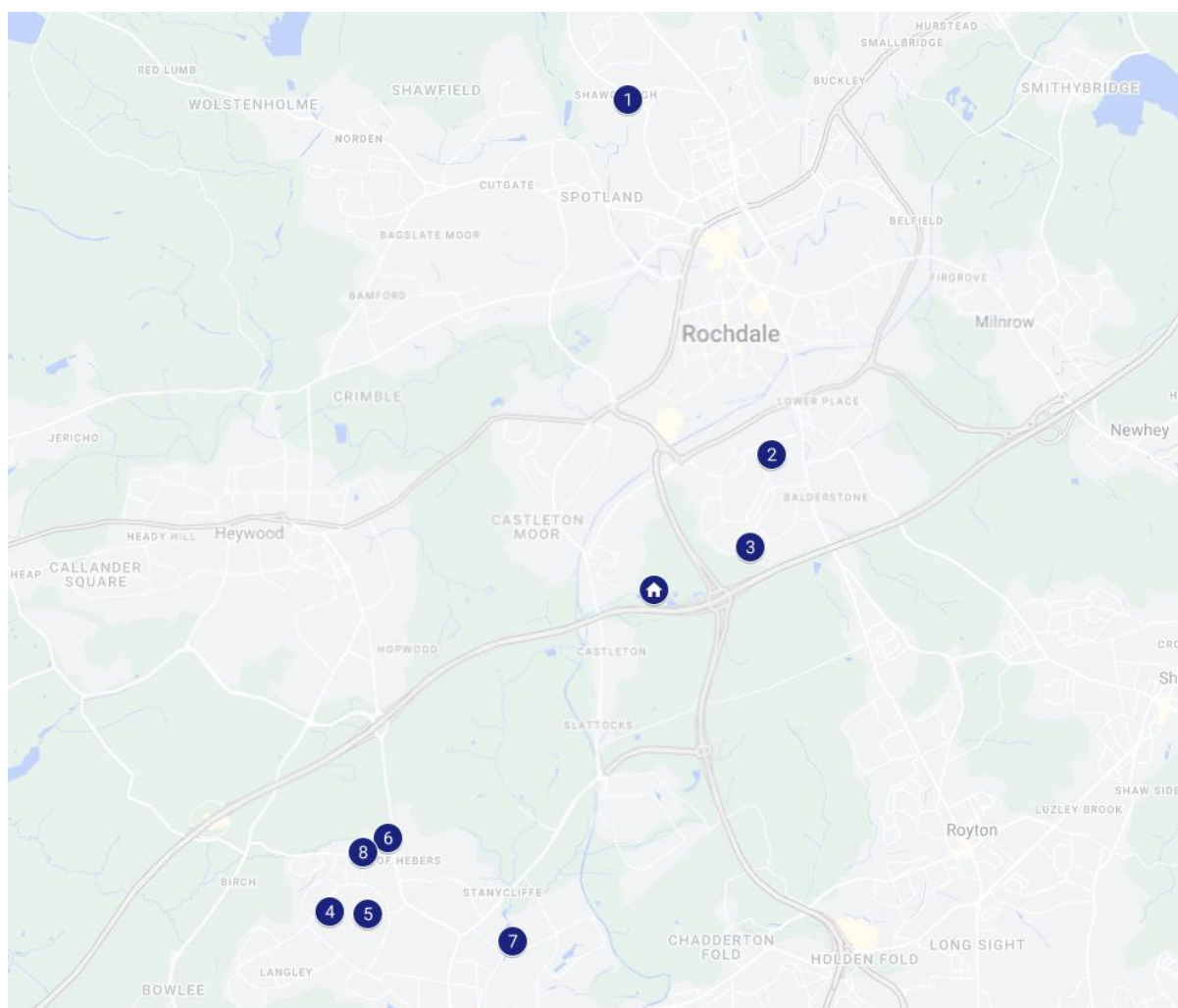
14. Redrow - Bishops Meadow, Greencroft Meadow, Royton OL2 6LQ

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Hampstead	Detached	5	1850	2	£580,000	£314	£551,000	£298
Hampstead	Detached	5	1850	2	£580,000	£314	£551,000	£298
Ledsham	Detached	4	1842	2	£585,000	£318	£555,750	£302
Henley	Detached	4	1769	2	£555,000	£314	£527,250	£298
Henley	Detached	4	1769	2	£555,000	£314	£527,250	£298
Sunningdale	Detached	4	1654	2	£520,000	£314	£494,000	£299
Shaftesbury	Detached	4	1427	2	£450,000	£315	£427,500	£300
Shaftesbury	Detached	4	1427	2	£455,000	£319	£432,250	£303
Cambridge	Detached	4	1382	2	£450,000	£326	£427,500	£309
Oxford	Detached	4	1301	2	£430,000	£331	£408,500	£314
Marlow	Detached	4	1259	2	£425,000	£338	£403,750	£321
							£319	£303

15. Gleasons - Spring Mill, Whitworth OL12 8UL

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Kildare	Detached	3	807	2	£269,995	£335	£256,495	£318
Fergus	Semi	3	788	2	£246,995	£313	£234,645	£298
Lisburn	Semi	3	759	2	£239,995	£316	£227,995	£300
Kilkenny	Detached	3	739	2	£264,995	£359	£251,745	£341
Cork	Semi	2	684	2	£189,995	£278	£180,495	£264
							£321	£305

New Build Sold



New Build Sold Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Shawclough Road	Hallmark	OL12 6AN	10	2,3	Terrace and Semi	0%
2	Balderstones	Gleeson	OL11 2WE	143	2,3,4	Semi and Detached	20%
3	Hill Top Park	Gleeson	OL11 2SB	259	2,3,4	Terrace, Semi and Detached	0%
4	Stainton Drive	Hive	M24 SPD	49	2,3,4	Terrace, Semi and Detached	0%
5	Willow Park	Keepmoat	M24 5BJ	248	2,3,4	Terrace, Semi and Detached	0%
6	West Hollinsfield	Taylor Wimpey	M24 5AX	65	2,3,4	Terrace, Semi and Detached	0%
7	Boarshaw Clough	Paddle	M24 2NG	40	2,3,4	Terrace, Semi and Detached	0%
8	Mulberry Lane	Taylor Wimpey	M24 5AN	150	2,3,4	Terrace, Semi and Detached	0%

1. Hallmark - Shawclough Road, Rochdale OL12 6AN

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
2 Sun Bank Rise OL12 6AR	Type A	Terraced	2	645	2	£183,750	£285	Jun-22
253 Shawclough Road OL12 6AN	Type A	Terraced	2	645	2	£187,000	£290	Jun-22
£287								

2. Gleesons - Balderstones, Rochdale OL1 2WE

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
82 Beaconsfield Road OL1 2WE	309	Detached	3	818	2	£204,995	£251	Feb-22
76 Beaconsfield Road OL1 2WE	309	Semi-detached	3	818	2	£179,995	£220	Feb-22
41 Beaconsfield Road OL1 2WE	309	Semi-detached	3	818	2	£202,995	£248	Apr-22
80 Beaconsfield Road OL1 2WE	302	Detached	3	775	2	£185,995	£240	Jan-22
43 Beaconsfield Road OL1 2WE	302	Detached	3	775	2	£213,995	£276	Apr-22
74 Beaconsfield Road OL1 2WE	301	Semi-detached	3	764	2	£167,995	£220	Feb-22
64 Beaconsfield Road OL1 2WE	301	Semi-detached	3	764	2	£192,995	£253	Feb-22
39 Beaconsfield Road OL1 2WE	301	Semi-detached	3	764	2	£189,995	£249	Apr-22
£244								

3. Gleeson - Hill Top Park, Rochdale OL1 2BE

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
92 Lowry Way OL1 2BE	Carlow	Detached	4	1048	2	£254,995	£243	Apr-22
12 Constable Drive OL1 2AY	Carlow	Detached	4	1048	2	£274,995	£262	Dec-22
90 Lowry Way OL1 2BE	Fergus	Detached	3	788	2	£199,995	£254	Apr-22
84 Lowry Way OL1 2BE	Fergus	Detached	3	788	2	£204,995	£260	Jun-22
76 Lowry Way OL1 2BE	Fergus	Semi-detached	3	788	2	£199,995	£254	Jun-22
64 Lowry Way OL1 2BE	Fergus	Semi-detached	3	788	2	£201,995	£256	Sep-22
60 Lowry Way OL1 2BE	Fergus	Detached	3	788	2	£237,995	£302	Oct-22
58 Lowry Way OL1 2BE	Fergus	Semi-detached	3	788	2	£222,995	£283	Oct-22
87 Lowry Way OL1 2BD	Fergus	Detached	3	788	2	£244,995	£311	Dec-22
81 Lowry Way OL1 2BD	Fergus	Semi-detached	3	788	2	£204,995	£260	Jun-22
71 Lowry Way OL1 2BD	Fergus	Semi-detached	3	788	2	£204,995	£260	Jun-22
37 Lowry Way OL1 2BD	Fergus	Semi-detached	3	788	2	£187,995	£239	Feb-22
35 Lowry Way OL1 2BD	Fergus	Detached	3	788	2	£217,995	£277	Sep-22
20 Constable Drive OL1 2AY	Fergus	Semi-detached	3	788	2	£204,995	£260	Jun-22
14 Constable Drive OL1 2AY	Fergus	Semi-detached	3	788	2	£199,995	£254	Sep-22
78 Lowry Way OL1 2BE	Wicklow	Detached	3	772	2	£214,995	£278	Jun-22
66 Lowry Way OL1 2BE	Wicklow	Semi-detached	3	772	2	£189,995	£246	Aug-22
18 Constable Drive OL1 2AY	Wicklow	Detached	3	772	2	£199,995	£259	Aug-22
88 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£194,995	£257	Apr-22
82 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£179,995	£237	Jun-22
74 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£199,995	£263	Jun-22
72 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£209,995	£277	Nov-22
68 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£186,995	£246	Aug-22
62 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£204,995	£270	Sep-22
56 Lowry Way OL1 2BE	Galway	Semi-detached	3	759	2	£219,995	£290	Oct-22
79 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£209,995	£277	Jun-22
77 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£204,995	£270	Jun-22
75 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£189,995	£250	Jun-22
73 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£189,995	£250	Jun-22
63 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£184,995	£244	May-22
39 Lowry Way OL1 2BD	Galway	Semi-detached	3	759	2	£179,995	£237	Feb-22
26 Constable Drive OL1 2AY	Galway	Semi-detached	3	759	2	£189,995	£250	Mar-22
22 Constable Drive OL1 2AY	Galway	Semi-detached	3	759	2	£187,995	£248	Mar-22
16 Constable Drive OL1 2AY	Galway	Semi-detached	3	759	2	£184,995	£244	Sep-22
46 Kildare Crescent OL1 2SE	Kerry	Detached	2	671	2	£157,995	£235	Aug-22
85 Lowry Way OL1 2BD	Kerry	Semi-detached	2	671	2	£162,995	£243	Nov-22
83 Lowry Way OL1 2BD	Kerry	Semi-detached	2	671	2	£182,995	£273	Nov-22
69 Lowry Way OL1 2BD	Kerry	Semi-detached	2	671	2	£166,995	£249	Jun-22
67 Lowry Way OL1 2BD	Kerry	Semi-detached	2	671	2	£151,995	£227	Jun-22
86 Lowry Way OL1 2BE	Kenny	Semi-detached	2	643	2	£149,995	£233	Apr-22
70 Lowry Way OL1 2BE	Kenny	Semi-detached	2	643	2	£157,995	£246	Nov-22
65 Lowry Way OL1 2BD	Kenny	Semi-detached	2	643	2	£151,995	£236	May-22
61 Lowry Way OL1 2BD	Kenny	Semi-detached	2	643	2	£151,995	£236	May-22
59 Lowry Way OL1 2BD	Kenny	Semi-detached	2	643	2	£147,995	£230	May-22
24 Constable Drive OL1 2AY	Kenny	Semi-detached	2	643	2	£152,995	£238	Mar-22
£257								

4. Hive Homes - Stainton Drive, Middleton M24 5PD

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
9 Stainton Drive M24 5PD	3B Corner	Detached	3	936	2	£216,950	£232	May-22
52 Stainton Drive M24 5PD	3B Corner	Detached	3	936	2	£238,950	£255	Sep-22
50 Stainton Drive M24 5PD	3B Corner	Detached	3	936	2	£238,950	£255	Sep-22
4 Stainton Drive M24 5PD	3B Detached	Detached	3	890	2	£228,950	£257	Aug-22
56 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£203,950	£244	Sep-22
48 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£202,950	£242	Sep-22
46 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£202,950	£242	Sep-22
43 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£203,950	£244	Sep-22
41 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£203,950	£244	Aug-22
39 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£203,950	£244	Sep-22
34 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jul-22
32 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jul-22
24 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jun-22
22 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jun-22
20 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jun-22
2 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Aug-22
18 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£200,950	£240	Jun-22
17 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£190,950	£228	May-22
15 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£190,950	£228	May-22
13 Stainton Drive M24 5PD	3B Semi	Semi-detached	3	837	2	£190,950	£228	May-22
7 Stainton Drive M24 5PD	3B Mews	Terraced	3	762	2	£179,950	£236	May-22
5 Stainton Drive M24 5PD	3B Mews	Terraced	3	762	2	£178,959	£235	May-22
30 Stainton Drive M24 5PD	3B Mews	Terraced	3	762	2	£189,950	£249	Jul-22
3 Stainton Drive M24 5PD	3B Mews	Terraced	3	762	2	£180,950	£237	May-22
28 Stainton Drive M24 5PD	3B Mews	Terraced	3	762	2	£188,950	£248	Jul-22
25 Stainton Drive M24 5PD	3B Mews	Semi-detached	3	762	2	£194,950	£256	Oct-22
23 Stainton Drive M24 5PD	3B Mews	Semi-detached	3	762	2	£194,950	£256	Oct-22
21 Stainton Drive M24 5PD	3B Mews	Semi-detached	3	762	2	£194,950	£256	Oct-22
19 Stainton Drive M24 5PD	3B Mews	Semi-detached	3	762	2	£194,950	£256	Oct-22
16 Stainton Drive M24 5PD	2B Mews	Terraced	2	699	2	£181,950	£260	Apr-22
14 Stainton Drive M24 5PD	2B Mews	Terraced	2	699	2	£178,950	£256	Aug-22
12 Stainton Drive M24 5PD	2B Mews	Terraced	2	699	2	£178,950	£256	Aug-22
10 Stainton Drive M24 5PD	2B Mews	Terraced	2	699	2	£179,950	£257	Aug-22
							£245	

5. Keepmoat - Willow Park, Middleton M24 5BJ

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
13 Fusilier Close M24 5BJ	1178	Detached	4	1178	2	£279,995	£238	Apr-22
38 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£242,995	£206	Jul-22
34 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£229,995	£195	Jul-22
30 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£233,995	£199	Jun-22
28 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£236,995	£201	Jun-22
23 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£254,995	£216	Oct-22
21 Fusilier Close M24 5BJ	1178	Semi-detached	4	1178	2	£254,995	£216	Oct-22
6 Drummer Way M24 5BH	1178	Semi-detached	4	1178	2	£226,399	£192	Feb-22
4 Drummer Way M24 5BH	1178	Semi-detached	4	1178	2	£224,300	£190	Feb-22
42 Fusilier Close M24 5BJ	1028	Semi-detached	4	1028	2	£279,995	£272	Oct-22
40 Fusilier Close M24 5BJ	1028	Semi-detached	4	1028	2	£285,995	£278	Oct-22
5 Fusilier Close M24 5BJ	867	Semi-detached	3	867	2	£254,995	£294	Mar-22
44 Fusilier Close M24 5BJ	867	Detached	3	867	2	£270,995	£313	Sep-22
10 Drummer Way M24 5BH	867	Semi-detached	3	867	2	£224,300	£259	Apr-22
32 Fusilier Close M24 5BJ	851	Semi-detached	3	851	2	£229,995	£270	Jun-22
19 Fusilier Close M24 5BJ	851	Semi-detached	3	851	2	£232,995	£274	Jul-22
17 Fusilier Close M24 5BJ	851	Semi-detached	3	851	2	£229,995	£270	Jul-22
7 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£213,995	£257	Apr-22
26 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£222,995	£268	May-22
20 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£219,995	£264	Jun-22
20 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£219,995	£264	Jun-22
12 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£209,995	£252	Jan-22
12 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£209,995	£252	Jan-22
11 Fusilier Close M24 5BJ	832	Terraced	3	832	2	£215,995	£260	Apr-22
14 Drummer Way M24 5BH	832	Semi-detached	3	832	2	£234,995	£282	Oct-22
12 Drummer Way M24 5BH	832	Semi-detached	3	832	2	£234,995	£282	Oct-22
46 Fusilier Close M24 5BJ	651	Terraced	2	651	2	£199,995	£307	Sep-22
24 Fusilier Close M24 5BJ	651	Terraced	2	651	2	£186,995	£287	May-22
22 Fusilier Close M24 5BJ	651	Terraced	2	651	2	£191,995	£295	Jun-22
2 Drummer Way M24 5BH	651	Semi-detached	2	651	2	£187,995	£289	Mar-22
9 Fusilier Close M24 5BJ	649	Terraced	2	649	2	£179,995	£277	Apr-22
8 Fusilier Close M24 5BJ	649	Terraced	2	649	2	£178,995	£276	Jan-22
10 Fusilier Close M24 5BJ	649	Terraced	2	649	2	£178,995	£276	Jan-22
8 Drummer Way M24 5BH	649	Semi-detached	2	649	2	£175,995	£271	Mar-22
£251								

6. Taylor Wimpey - West Hollinsfield, Middleton M24 5AX

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
1 Rosemary Close M24 5AZ	Downham	Detached	4	1244	2	£355,995	£286	Dec-22
27 Thyme Drive M24 5AX	Downham	Detached	4	1244	2	£346,995	£279	Jun-22
23 Thyme Drive M24 5AX	Downham	Detached	4	1244	2	£338,995	£273	May-22
12 Thyme Drive M24 5AX	Downham	Detached	4	1244	2	£330,995	£266	Mar-22
7 Tarragon Drive M24 5AY	Downham	Detached	4	1244	2	£355,995	£286	Nov-22
18 Tarragon Drive M24 5AY	Downham	Detached	4	1244	2	£343,995	£277	Nov-22
1 Tarragon Drive M24 5AY	Downham	Detached	4	1244	2	£339,995	£273	Sep-22
2 Tarragon Drive M24 5AY	Downham	Detached	4	1244	2	£335,995	£270	May-22
19 Thyme Drive M24 5AX	Downham	Detached	4	1244	2	£330,995	£266	Apr-22
31 Thyme Drive M24 5AX	Lydford	Detached	4	1099	2	£330,995	£301	Jul-22
25 Thyme Drive M24 5AX	Lydford	Detached	4	1099	2	£324,995	£296	Jun-22
14 Thyme Drive M24 5AX	Lydford	Detached	4	1099	2	£326,995	£298	Mar-22
10 Thyme Drive M24 5AX	Lydford	Detached	4	1099	2	£317,995	£289	Feb-22
16 Tarragon Drive M24 5AY	Aldenham	Detached	3	967	2	£312,995	£324	Oct-22
20 Thyme Drive M24 5AX	Aldenham	Detached	3	967	2	£309,995	£321	Sep-22
29 Thyme Drive M24 5AX	Aldenham	Detached	3	967	2	£294,995	£305	Jun-22
21 Thyme Drive M24 5AX	Aldenham	Detached	3	967	2	£289,995	£300	May-22
12 Tarragon Drive M24 5AY	Gosford	Semi-detached	3	866	2	£262,995	£304	Oct-22
8 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£246,995	£285	Feb-22
6 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£246,995	£285	Jan-22
2 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£245,995	£284	Jan-22
7 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£243,995	£282	Jan-22
14 Tarragon Drive M24 5AY	Gosford	Semi-detached	3	866	2	£265,995	£307	Nov-22
8 Tarragon Drive M24 5AY	Gosford	Semi-detached	3	866	2	£265,995	£307	Oct-22
10 Tarragon Drive M24 5AY	Gosford	Semi-detached	3	866	2	£285,995	£330	Sep-22
24 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£279,995	£323	Sep-22
22 Thyme Drive M24 5AX	Gosford	Semi-detached	3	866	2	£276,995	£320	Sep-22
£292								

7. Paddle - Boarshaw Clough, Middleton M24 2NG

Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
55 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£250,000	£242	Oct-22
86 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£300,000	£290	Sep-22
53 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£224,400	£217	Aug-22
80 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£250,000	£242	Jul-22
49 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£250,000	£242	Jul-22
51 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£224,400	£217	Jun-22
100 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£250,000	£242	Jun-22
74 Boarshaw Clough M24 2NG	Type B	Semi-detached	3	1033	2.5	£250,000	£242	Apr-22
29 Boarshaw Clough M24 2NG	Type A	Semi-detached	3	936	2	£275,000	£294	Jun-22
84 Boarshaw Clough M24 2NG	Type A	Semi-detached	3	936	2	£250,000	£267	May-22
37 Boarshaw Clough M24 2NG	Type A	Semi-detached	3	936	2	£250,000	£267	Apr-22
£251								

8. Taylor Wimpey - Mulberry Lane, Middleton M24 5AN

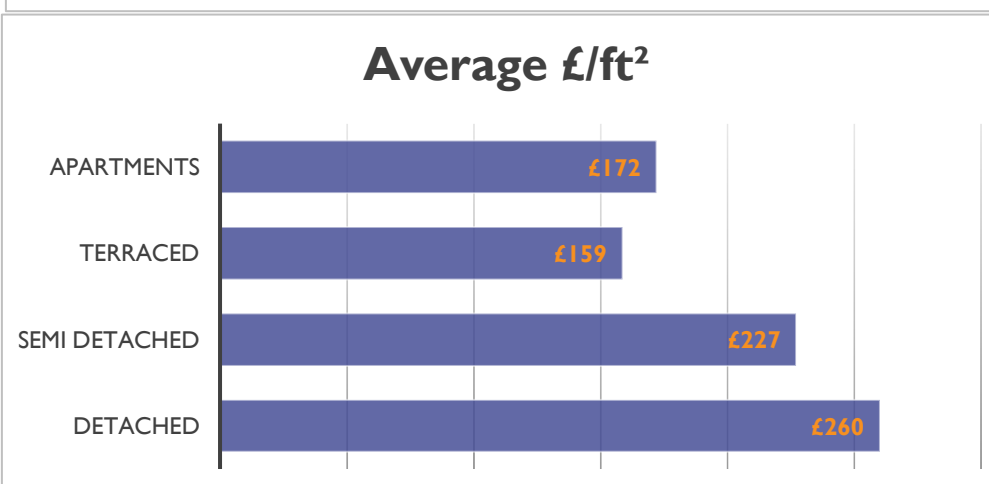
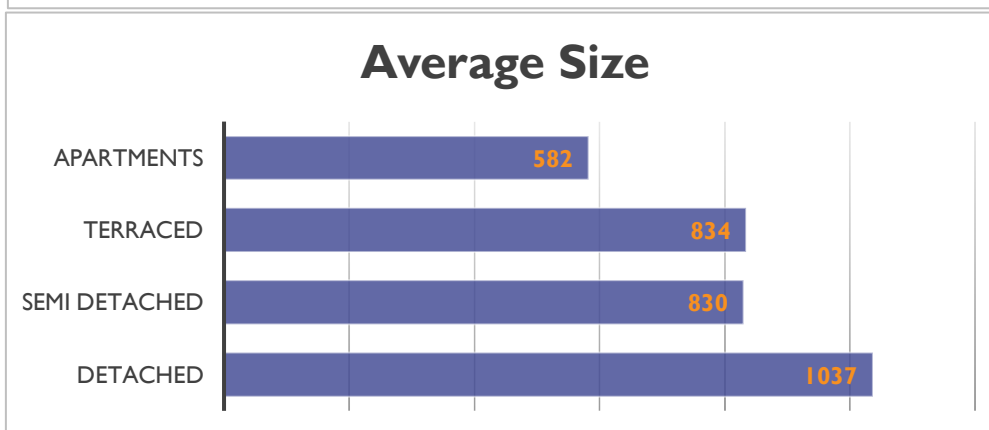
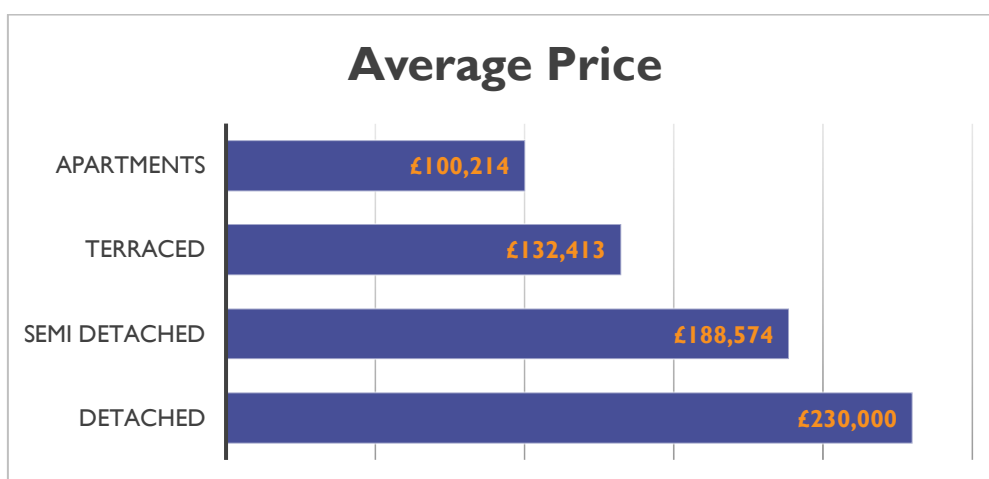
Address	House Name	Type	Bedrooms	Size (ft²)	Storeys	Sale Price	Gross Sale Price (ft²)	Sale Date
11 Dunnderdale Hill M24 5AN	Kentdale	Detached	4	1222	2	£312,995	£256	Aug-22
1 Dunnderdale Hill M24 5AN	Kentdale	Detached	4	1222	2	£329,995	£270	Jun-22
34 Dunnderdale Hill M24 5AN	Lydford	Detached	4	1109	2	£309,995	£280	May-22
2 Dunnderdale Hill M24 5AN	Lydford	Detached	4	1109	2	£306,995	£277	Apr-22
15 Dunnderdale Hill M24 5AN	Flatford	Semi-detached	3	872	2	£255,995	£294	Aug-22
13 Dunnderdale Hill M24 5AN	Flatford	Semi-detached	3	872	2	£257,995	£296	Aug-22
9 Dunnderdale Hill M24 5AN	Flatford	Semi-detached	3	872	2	£258,995	£297	Aug-22
7 Dunnderdale Hill M24 5AN	Flatford	Semi-detached	3	872	2	£255,995	£294	Jun-22
3 Dunnderdale Hill M24 5AN	Flatford	Semi-detached	3	872	2	£255,995	£294	Jun-22
28 Dunnderdale Hill M24 5AN	Gosford	Semi-detached	3	861	2	£266,995	£310	Jul-22
42 Dunnderdale Hill M24 5AN	Gosford	Semi-detached	3	861	2	£265,995	£309	Jul-22
40 Dunnderdale Hill M24 5AN	Gosford	Semi-detached	3	861	2	£265,995	£309	Jul-22
30 Dunnderdale Hill M24 5AN	Gosford	Semi-detached	3	861	2	£266,995	£310	Jul-22
10 Dunnderdale Hill M24 5AN	Gosford	Semi-detached	3	861	2	£258,995	£301	Apr-22
44 Dunnderdale Hill M24 5AN	Dadford	Terraced	3	753	2	£224,400	£298	Jul-22
38 Dunnderdale Hill M24 5AN	Dadford	Semi-detached	3	753	2	£225,995	£300	Jun-22
16 Dunnderdale Hill M24 5AN	Dadford	Semi-detached	3	753	2	£245,995	£327	Apr-22
14 Dunnderdale Hill M24 5AN	Dadford	Semi-detached	3	753	2	£221,995	£295	Apr-22
£293								

Second Hand Sales

Search criteria: within 1 miles of postcode OL11 2UF. Sales Completed within past 12 months.

Source: HM Land Registry

Type	Average Price	Average Size	Average £/ft ²
Detached	£230,000	1037	£260
Semi Detached	£188,574	830	£227
Terraced	£132,413	834	£159
Apartments	£100,214	582	£172
Average	£162,800	821	£205



Detached

Address	Date Sold	Sold Price	Beds	Size ft²	£/ft²
38 Leander Drive OL11 2XA	Jul-23	£230,000		731	£315
104 Lowry Way OL11 2BE	Feb-23	£206,000		818	£252
25 Vicarage Road North OL11 2TE	Oct-23	£240,000		947	£253
11 Charlton Street OL11 2SW	Mar-23	£300,000		1216	£247
37 Leander Drive OL11 2XA	Oct-23	£320,000		1151	£278
20 Lawnswood OL11 3HB	Dec-23	£325,000		1140	£285
104 Lowry Way OL11 2BE	Feb-23	£206,000		818	£252
23 Vicarage View OL11 2UA	Jan-23	£260,000		947	£275
5 The Woods OL11 3NT	Jan-23	£330,000		1345	£245
116 Leander Drive OL11 2XE	Jan-23	£275,000		947	£290
23 The Green OL11 3NU	Feb-23	£320,000		1280	£250
1 Cover Drive OL11 3DB	Feb-23	£280,000		1140	£246
104 Lowry Way OL11 2BE	Feb-23	£206,000		818	£252
6 Cover Drive OL11 3DB	Apr-23	£277,500		1216	£228
Average		£230,000		1037	£260

Semi Detached

Address	Date Sold	Sold Price	Beds	Size ft²	£/ft²
42 Fairway OL11 3BU	Jan-24	£151,000		721	£209
20 Sydney Barnes Close OL11 3DA	Nov-23	£185,000		990	£187
19 Albion Street OL11 2UT	Oct-23	£175,000		861	£203
6 Bowden Close OL11 2XT	Oct-23	£178,000		742	£240
25 Charlton Street OL11 2SW	Oct-23	£240,000		990	£242
47 Vicarage Road North OL11 2TF	Oct-23	£200,000		753	£266
93 Constable Drive OL11 2AS	Sep-23	£167,500		645	£260
1130 Manchester Road OL11 2XX	Sep-23	£415,000		1840	£226
43 Dobbin Drive OL11 2JH	Aug-23	£165,000		753	£219
10 Telford Way OL11 2DU	Aug-23	£187,500		828	£226
10 Telford Way OL11 2DU	Aug-23	£187,500		828	£226
2 Charlton Street OL11 2SW	Aug-23	£222,500		990	£225
69 Lowry Way OL11 2BD	Jul-23	£175,000		667	£262
69 Lowry Way OL11 2BD	Jul-23	£175,000		667	£262
14 Croydon Avenue OL11 2YQ	May-23	£170,000		753	£226
12 Chatburn Avenue OL11 2YG	May-23	£170,000		775	£219
4 Bowden Close OL11 2XT	Apr-23	£170,000		882	£193
20 Croydon Avenue OL11 2YQ	Apr-23	£173,000		775	£223
74 Hillcrest Road OL11 2QB	Mar-23	£255,000		968	£263
10 Cumberland Road OL11 2RP	Mar-23	£120,500		731	£165
18 Cover Drive OL11 3DB	Mar-23	£180,000		1001	£180
19 Lowry Way OL11 2BD	Mar-23	£185,000		764	£242
19 Lowry Way OL11 2BD	Mar-23	£185,000		764	£242
19 Castleway OL11 3BP	Mar-23	£146,000		667	£219
113 Constable Drive OL11 2AS	Mar-23	£153,000		667	£229
44 Constable Drive OL11 2AY	Jan-23	£170,000		667	£255
11 St Gabriels Close OL11 2TG	Jan-23	£190,000		721	£264
Average		£188,574		830	£227

Terraced

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
12 Hilary Street OL11 2TW	Jan-24	£100,000		742	£135
18 Newchurch Street OL11 2TA	Nov-23	£119,000		581	£205
994 Manchester Road OL11 2TL	Oct-23	£170,000		828	£205
10 Mavis Street OL11 3AZ	Oct-23	£148,000		925	£160
13 Chaucer Street OL11 2QG	Oct-23	£110,000		731	£150
945 Manchester Road OL11 2TR	Oct-23	£140,000		936	£150
50 Hillcrest Road OL11 2QB	Aug-23	£135,000		1001	£135
17 St Martins Street OL11 2TD	Aug-23	£122,000		785	£155
6 Milne Street OL11 3AN	Aug-23	£110,000		688	£160
2 Sherwood Street OL11 2PA	Jul-23	£97,000		731	£133
7 Cumberland Road OL11 2RP	Jun-23	£120,000		775	£155
1080 Manchester Road OL11 2XJ	Jun-23	£231,000		1410	£164
45 Alder Road OL11 2PP	May-23	£180,000		925	£195
74 Hill Top Drive OL11 2RD	Apr-23	£135,000		731	£185
70 Hill Top Drive OL11 2RD	Apr-23	£135,000		1044	£129
4 Cumberland Road OL11 2RP	Apr-23	£122,000		968	£126
12 Oakland Terrace OL11 3BJ	Apr-23	£127,000		602	£211
24 Hanover Street OL11 3AT	Mar-23	£91,250		559	£163
545 Queensway OL11 2NY	Mar-23	£100,000		850	£118
86 Hillcrest Road OL11 2QB	Mar-23	£156,000		871	£179
Average		£132,413		834	£159

Apartments

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
The Westcolombe Building, 15 Sydney Barnes Close OL11 3DA	Oct-23	£82,500		430	£192
The Oaklands, 206 Fairway OL11 3BZ	Oct-23	£102,500		699	£147
The Westcolombe Building, 25 Sydney Barnes Close OL11 3DA	Aug-23	£120,000		635	£189
The Westcolombe Building, 21 Sydney Barnes Close OL11 3DA	Aug-23	£85,000		462	£184
The Westcombe Building, 5 Sydney Barnes Close OL11 3DA	Jul-23	£95,000		559	£170
44 Hill Top Drive OL11 2RD	Feb-23	£114,500		731	£157
8 Maden View OL11 2XB	Jan-23	£102,000		559	£182
Average		£100,214		582	£172

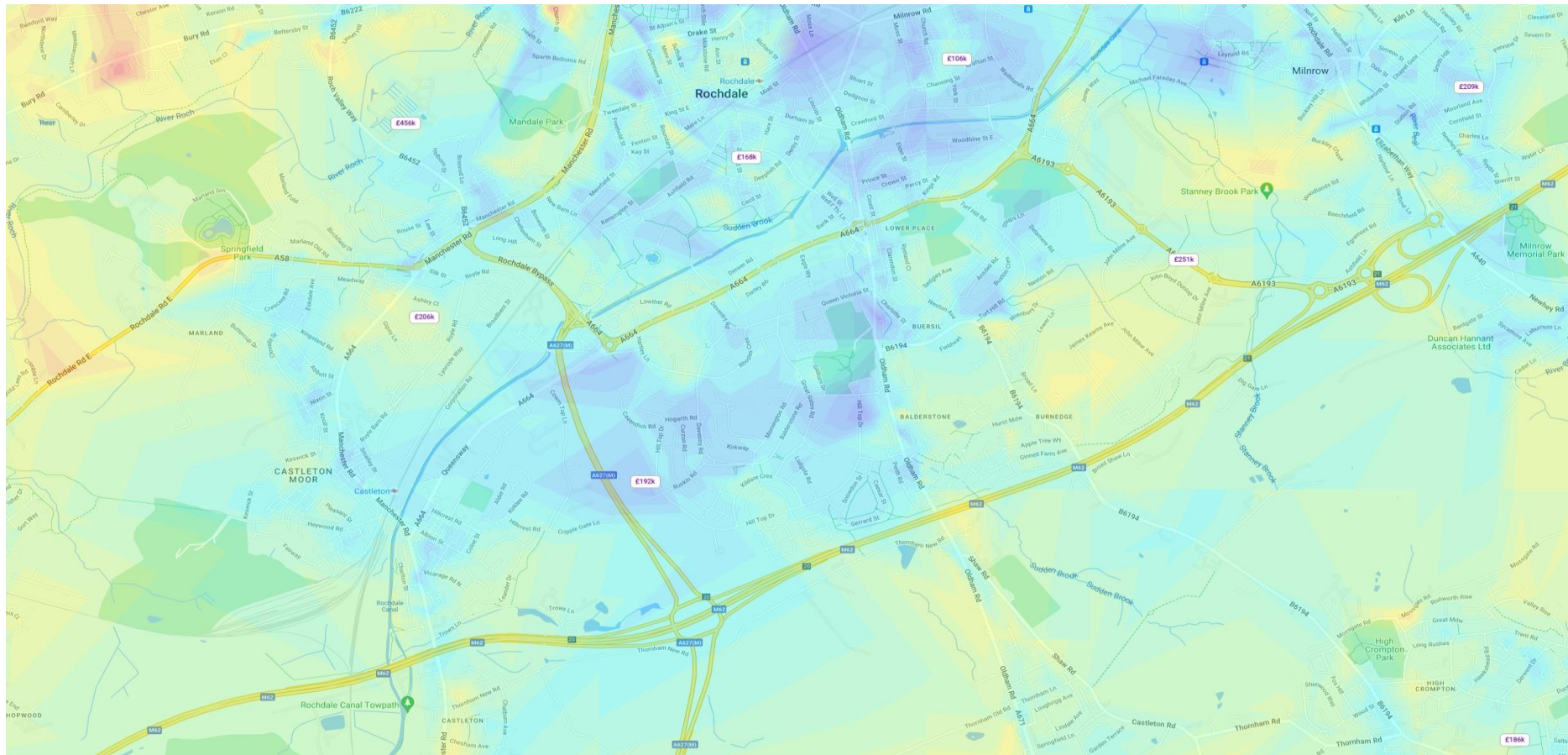
Second Hand Available

Search criteria: Houses for sale within 0.5 mile of postcode OL11 2UF

Source: www.rightmove.co.uk

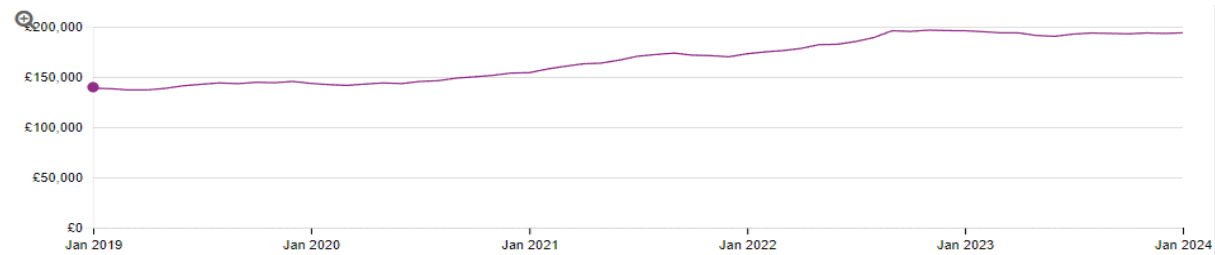
Address	Type	Bedrooms	Price
Westbrooke Close, Castleton, Rochdale OL11 2XY	Detached	4	£475,000
Castleton Hamlett, Rochdale, OL11	Detached	4	£345,000
Heywood Road, Castleton, Rochdale OL11	Terraced	4	£330,000
Royle Road, Rochdale OL11	Detached	3	£325,000
Leander Drive, Castleton, Rochdale, OL11	Detached	4	£325,000
Sydney Barnes Close, Rochdale	Detached	4	£300,000
87 Leander Drive, Castleton OL11 2XD	Detached	4	£250,000
Manchester Road, Castleton, Rochdale, OL11	Terraced	3	£250,000
Constable Drive, Rochdale	Semi	4	£250,000
Chatburn Avenue, Castleton, Rochdale OL11 2YG	Semi	3	£240,000
Ashley Close, Sudden, Rochdale OL11 3EP	Semi	3	£235,000
Pleasant Street, Castleton OL11 3BE	Detached	3	£234,950
Thornham Lane, Manchester	Terraced	2	£225,000
Hartley Lane, Queensway, Rochdale OL11 2NF	Semi	3	£225,000
Ashley Close, Castleton, Rochdale OL11	Semi	3	£220,000
Charlton Street, Castleton, Rochdale, OL11	Semi	3	£220,000
Charlton Street, Castleton, Rochdale OL11	Semi	3	£215,000
Dunlop Avenue, Rochdale	Semi	3	£210,000
Conrad Cole Road, Rochdale, OL11	Semi	3	£200,000
Manchester Road, Castleton, Rochdale OL11	Terraced	3	£195,000
Darlington Road, Queensway, Rochdale OL11 2LL	Semi	3	£190,000
St. Gabriels Close, Castleton, Rochdale, OL11	Semi	3	£190,000
Albion Street, Castleton, Rochdale OL11	Semi	3	£175,000
Summerset Avenue, Rochdale OL11	Semi	3	£170,000
Lowry Way, Rochdale, OL11 2BE	Semi	2	£168,000
Thornham Lane, Slattocks, Middleton M24	Terraced	2	£167,000
Dobbin Drive, Rochdale, OL11	Semi	2	£150,000
Kirkway, Rochdale, OL11	Terraced	2	£149,590
Darlington Road, Rochdale, OL11	Semi	3	£145,000
Ash Street, Castleton, Rochdale OL11	Terraced	2	£140,000
Alder Road, Castleton, Rochdale OL11 2PP	Terraced	2	£140,000
Manchester Road, Rochdale	Terraced	2	£140,000
Knoll Street, Castleton, Rochdale, OL11	Terraced	2	£130,000
Queensway, Castleton, Rochdale OL11 2NY	Terraced	2	£129,000
Grosvenor Street, Castleton, Rochdale OL11 2SU	Terraced	2	£125,000
Queensway, Rochdale, OL11	Terraced	2	£105,000
Great Gates Road, Rochdale	Flat	2	£80,000

Property Price Heat Map

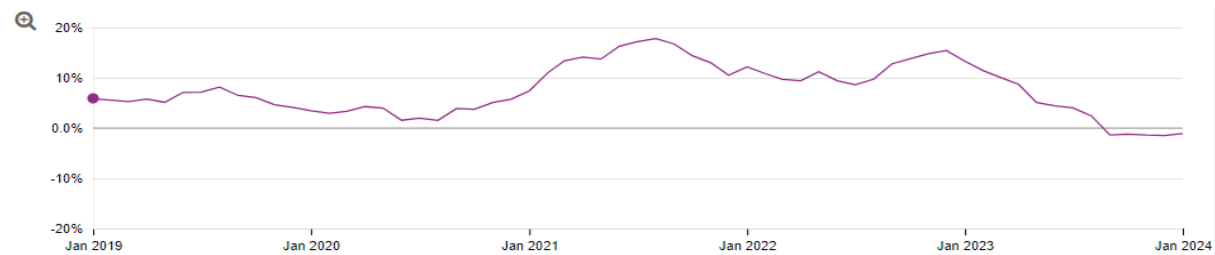


Average price by type of property in Rochdale

Source: HM Land Registry



Percentage change (yearly) in Rochdale



Price Trends – OLI 2UF

Market Characteristics	Rochdale	National
Market Size Indicator: no. of transactions	13,738	4,771,237
Market Size Indicator: total no. of properties	96,270	26,576,810
Market liquidity Indicator: transactions / properties	14.27%	17.95%
Market Growth Indicator: new homes built	1,162	430,860
Market Growth Indicator: new builds / transactions	8.46%	9.03%

Growth Rate	Rochdale	National
5 year house price growth	5.80%	4.50%
Last 12 months house price growth	-1.10%	16.00%

Average House Prices

Source: HM Land Registry

Postcode Area – OLI | 2UF

Property Type	Jan-19	Jan-24	Change
Detached	£246,917	£334,167	35%
Semi	£133,532	£200,625	50%
Terraced	£99,705	£139,929	40%
Flat	£74,000	£120,000	62%
All	£138,826	£193,634	39%



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