

Rental Comparable Research

Researcher: Saadat Khan	Property: The Hawthorns, Hazelbottom Road, Blackley, Manchester, M8 0GQ	Date: 1st Sept. 2008
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Our experience has shown the combined knowledge of local Estate Agents to be the most reliable and accurate source of information for rental valuation. We describe the development and specification and gain an understanding of the locality, price and current market activity. The average prices in this section are a good indication of what is achievable.

	Realistic Rental	Maximum rental	Comparable Development in area?	State of market in this area	Comments on area
Agent: North Estates Contact: Rachel Lomas Telephone No: 0161 833 3338	£475	£500	There is a similar development adjacent to this site.	The market is good but the properties need to be set at a realistic rental figure as there is a degree of competition.	3 miles from Manchester City centre. 2 miles from J20 of the M60. Manchester is on the doorstep with all its excellent facilities and amenities. Good local facilities in Blackley itself.
	Realistic Rental	Maximum rental	Comparable Development in area?	State of market in this area	Comments on area
Agent: Isaac Anthony Lettings Contact: Victoria Telephone No: 0845 260 8282	£500	£525	As above	The lettings market is good but again rents need to be set at the right level.	Not the best area, but the development itself is regarded highly.
	Realistic Rental	Maximum Rental	Comparable Development in area?	State of market in this area	Comments on area
Agent: Hyde & Partners Contact: Jeffrey Jason Telephone No: 0161 773 4583	£495	£495	As above	There is a good market at the right price.	This part of Blackley is not considered to be the best area, but the development itself is attractive and regarded well. Manchester City Centre is only 3 miles away.

CONCLUSIONS: Below are the average rental figures obtained from the Agents interviewed above

These properties are 2 Bed apartments with en-suite and parking	REALISTIC RENTAL £490	MAXIMUM RENTAL £500+
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