

RESIDENTIAL ACCOMODATION (NEW BUILD DEVELOPMENTS)

Development	Area	Description	Price	Source
St Joseph's Place Keepmoat	Birkenhead	The first completed phase features 68 dwellings and comprises a mix of 2, 3 and 4 bed detached, semi-detached and mews properties.	The sales prices achieved range from £1,184 - £1,518 per sq.m (£110-£141 per sq.ft); Net of incentives	Land Registry; Rightmove Plus; Keepmoat Homes Sales Information.
Fountain Court Lovell	Birkenhead	Comprises 56 dwellings in total. The development features a mixture of 2, 3 and 4 bed dwellings, with a high proportion of 3 bed detached and semi-detached units.	The sales prices achieved range from £1,410 - £1,787 per sq.m (£131-£166 per sq.ft)	Land Registry; Rightmove Plus; Lovell Marketing Particulars
Sevenoaks Lovell	Rock Ferry	The first phase comprises 48 dwellings in total; featuring a mixture of 2, 3 and 4 bed mews dwellings.	The sales prices achieved range from £1,345 - £1,916 per sq.m (£125-£178 per sq.ft)	Land Registry; Rightmove Plus; Lovell Marketing Particulars
Langdale Mews Macbryde Homes	Bebington	Small scheme comprising twelve 4 bed townhouses.	The sales prices achieved to date range from £1,862 - £2,400 per sq.m (£173-£223 per sq.ft)	Land Registry; Rightmove Plus; Macbryde Marketing Particulars
Chandlers Walk Barratt Homes	New Ferry	Comprises 69 dwellings in total. The development features a mixture of 2, 3 and 4 bed dwellings, with a small number of apartments.	The sales prices achieved to date range from £1,442 - £2,131 per sq.m (£134-£198 per sq.ft)	Land Registry; Rightmove Plus; Barratt Marketing Particulars
Dibbin Brook Redrow	Bromborough	Comprises 69 dwellings in total. The majority of dwellings are 3 and 4 bed detached houses. Also featured are 2 and 3 bed mews dwellings.	The sales prices achieved to date range from £2,067 - £2,669 per sq.m (£192-£248 per sq.ft)	Land Registry; Rightmove Plus; Barratt Marketing Particulars

Development	Area	Description	Price	Source
Watermill Gardens Taylor Wimpey	Bromborough	Comprises 86 dwellings in total, including 16 apartments. The majority of dwellings are a mix of 2, 3 and 4 bed mews, and 4 bed detached houses.	The sales prices achieved to date range from £1,927 - £2,465 per sq.m (£179-£229 per sq.ft)	Land Registry; Rightmove Plus; Taylor Wimpey Marketing Particulars

RESIDENTIAL LAND

Type/Details	Size (Acres)	Price/Market Price	Yield/Yield Indication	Source
Former St Benedicts School, New Hey Road, Upton	7.54	£2,000,000	N/A	Site sold at auction in January 2012 with consent for 190 dwellings at a price equating to £265,000 per acre . Site had extant consent for residential development via application APP/2007/6459/D granted in January 2009. Source: EIG
Land and Buildings on the north side of Dock Road North, Bebington (Chandlers Walk)	3.61	£1,815,000	N/A	Site sold in November 2010 to Barratt Homes at a price equating to £502,500 per acre . Site received planning consent in September 2010 via application APP/2007/6459/D. Source: Land Registry.
Land and Buildings on the east side of Magazine Road (Watermill Gardens)	5.83	£3,298,000	N/A	Site sold in September 2010 to Taylor Wimpey at a price equating to £565,500 per acre . Outline planning consent granted via OUT/09/05041 in December 2009 Source: Land Registry
Land at 164 Wheatland Lane, Wallasey	0.15	£60,000	N/A	UDP listed site with a guide price equating to £400,000 per acre . Planning status not listed on the particulars. Source: EIG
Site of 174 Borough Road, Wallasey	0.03	£7,100	N/A	UDP listed site sold in April 2013 at a price equating to £236,500 per acre Source: EIG
Land at Kelvin Road, Wallasey	1.50	£133,000	N/A	Sold without planning permission at a price equating to £88,500 per acre Source: EIG
Land at Shannon Street, Birkenhead	0.70	£45,000	N/A	UDP listed site with a guide price equating to £65,000 per acre Source: EIG

Type/Details	Size (Acres)	Price/Market Price	Yield/Yield Indication	Source
99A Duke St, Birkenhead	0.40	£340,000	N/A	Marketed with planning permission for 30 apartments at a guide price equating to £850,000 per acre Source: EIG
8 Holt Road, Birkenhead	0.24	£160,000	N/A	Marketed with planning permission for 10 apartments at a guide price equating to £666,500 per acre Source: EIG
Land at New Chester Road/Howson Street, Birkenhead	0.57	£90,000	N/A	UDP listed site with a guide price equating to £158,000 per acre Source: EIG
6 Beresford Road, Prenton	0.23	£175,000	N/A	Marketed with planning permission for 5 apartments at a guide price equating to £761,000 per acre Source: EIG
Bromborough Road, Bebington	0.60	£1,300,000	N/A	Marketed with planning permission for 26 apartments at a guide price equating to £2,167,000 per acre Source: Clive Watkin
3 Edgehill Road, Moreton	0.20	£75,000	N/A	Marketed with planning permission for a detached dwelling at a guide price equating to £375,000 per acre
Park Lane, Meols	4.50	£395,000	N/A	Sold in April 2011 with planning permission for a single detached dwelling at a price equating to £88,000 per acre
Ludlow Grove, Bromborough	0.12	£80,000	N/A	Sold in June 2013 with planning permission for a single dwelling at a price equating to £667,000 per acre
Croft Drive, Caldy	1.00	£1,250,000	N/A	Marketed with planning permission for a detached dwelling at a guide price equating to £1,250,000 per acre
Land adjacent to Sandfield, Woodfall Lane, Neston	0.19	£140,000	N/A	Marketed with planning permission for a detached dwelling at a guide price equating to £737,000 per acre

Type/Details	Size (Acres)	Price/Market Price	Yield/Yield Indication	Source
Land at Lansdowne Road	0.70	£120,000	N/A	Marketed without planning permission at a guide price equating to £171,500 per acre
Land on the south east side of Water Street, Thornton, Liverpool	1.06	£705,000	N/A	Site sold in November 2011 to Elan Homes at a price equating to £662,500 per acre. Source: Land Registry
Land on the North Side of Roby Road, Huyton	6.30	£4,434,000	N/A	Site sold in September 2010 at a price equating to £704,000 per acre. Source: Land Registry

VOA Market Report

City	Reported £/Hectare	Reported £/Acre
Liverpool	£1,500,000	£605,000
Manchester	£1,350,000	£550,000

INDUSTRIAL ACCOMMODATION

Type/Details	Size (sq.m)	Sale/ Marketing Price	Yield/Yield Indication	Source
Unit 1, Phase 1, Riverview Business Park Bromborough	4,181	£2,025,000	N/A	Unit sold via B8 Real Estate at £484.50/sq.m (£45.00/sq.ft) (Sale) – Sold with grant funding
Unit 2, Phase 1, Riverview Business Park Bromborough	743	£360,000	N/A	Unit sold via B8 Real Estate at a price equating to £484.50/sq.m (£45.00/sq.ft) (Sale) – Sold with grant funding
Unit 3, Phase 1, Riverview Business Park Bromborough	743	£360,000	N/A	Unit sold via B8 Real Estate at a price equating to £484.50/sq.m (£45.00/sq.ft) (Sale) – Sold with grant funding
Unit 1, The Gateway Bromborough	1,394	£675,000	N/A	Unit sold via CBRE at a price equating to £484.50/sq.m (£45.00/sq.ft) (Sale)
Unit 10, Woodway Court Bromborough	465	£325,000	N/A	Unit sold at a price equating to £699.50/sq.m (£65.00/sq.ft) (Sale) – EGI Deals
Unit B, Maritime Business Park Birkenhead	202	£123,000	N/A	Unit sold at a price equating to £609.00/sq.m (£56.50/sq.ft) (Sale) – EGI Deals
Phase 1, Riverview Business Park Bromborough	929 - 4,645	N/A	N/A	Unit currently on the market at an asking price equating to £592.00/sq.m (£55.00/sq.ft) – B8 Real Estate
Unit 3, Woodway Court Bromborough	484	£250,000	N/A	Unit previously on the market at an asking price equating to £516.00/sq.m (£48.00/sq.ft) – EIG
Unit 4, Woodway Court Bromborough	444	£250,000	N/A	Unit currently on the market at an asking price equating to £563.00/sq.m (£52.00/sq.ft) – EIG
Unit A, Maritime Business Park Birkenhead	550	£210,000	13.8% Gross	Unit sold undisclosed via EIG, with an asking price equating to £382.00/sq.m (£35.50/sq.ft) (Sale)
Unit C, Maritime Business Park Birkenhead	202	£90,000	14.4% Gross	Unit sold undisclosed via EIG, with an asking price equating to £445.50/sq.m (£41.50/sq.ft) (Sale)
Unit 2, Counterpoint Bromborough	606	£325,000	N/A	Unit currently on the market with CBRE at an asking price equating to £536.00/sq.m (£50.00/sq.ft) (Sale)

Type/Details	Size (sq.m)	Marketing Rent	Yield/Yield Indication	Source
Unit 1, Stadium Court Bromborough	1,626	N/A	N/A	Unit let in November 2013 by Legat Owen to 'Maxtrac' on a 5 year step lease equating to £44.10/sq.m (£4.10/sq.ft)
Unit 4, Woodway Court Bromborough	444	N/A	N/A	Unit currently on the market with GVA at an asking rent equating to £48.00/sq.m (£4.50/sq.ft)
Unit 6, Woodway Court Bromborough	439	N/A	N/A	Unit currently on the market with Mason Owen at an asking rent equating to £38.00/sq.m (£3.50/sq.ft)
Unit 2, Phase 1 Riverview Business Park Bromborough	743	N/A	N/A	Unit currently on the market with Bolton Birch at an asking rent equating to £48.50/sq.m (£4.50/sq.ft)
Unit 12, Caldbeck Road Croft Business Park	1,672	N/A	N/A	Unit currently on the market with Knight Frank at an asking rent equating to £40.50/sq.m (£3.75/sq.ft)
Unit 8, Millennium Court Neston	224	£12,000	N/A	Unit currently on the market with Bolton Birch at an asking rent equating to £53.50/sq.m (£5.00/sq.ft)
Unit 2, Millennium Court Neston	354	£17,500	N/A	Unit currently on the market with Bolton Birch at an asking rent equating to £49.50/sq.m (£4.50/sq.ft)
Unit 3, Millennium Court Neston	354	£17,500	N/A	Unit currently on the market with Bolton Birch at an asking rent equating to £49.50/sq.m (£4.50/sq.ft)
Unit 5, Millennium Court Neston	364	£18,000	N/A	Unit currently on the market with Bolton Birch at an asking rent equating to £49.50/sq.m (£4.50/sq.ft)
6 Hawkshead Road Bromborough	303	£21,500	N/A	Unit currently on the market with Smith & Sons at an asking rent equating to £71.00/sq.m (£6.50/sq.ft)

CONVENIENCE RETAIL AND SUPERMARKETS

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Tesco Express 650 Longmoor Lane Liverpool	349	Property sold at auction on 09/07/13 for £650,000. The passing rent on an existing lease was reported to be £63,000 per annum and therefore equated to £181 per sq.m (£16.77 per sq.ft)	6.54%	EGi
Tesco Express Roe Lee Industrial Estate Whalley New Road Blackburn	416	Property sold at auction on 25/02/09 for £1,030,000. The passing rent on a lease commencing 15/09/08 was reported to be £63,000 per annum and therefore equated to £151 per sq.m (£14.06 per sq.ft)	6.12%	EGi
Tesco Express Wood Street Middleton Manchester	290 (excluding upper floor accommodation and ancillary area)	Property sold at auction on 08/02/11 for £750,000. The passing rent on a lease commencing 03/12/10 amounted to £47,750 per annum which equates to £165 per sq.m (£15.31 per sq.ft)	6.23%	EGi
Tesco Express 300 Barlow Moor Road Manchester	399 (excluding upper floor accommodation)	Former Public House converted into a supermarket did not sell at auction on 19/10/10. The passing rent on a lease agreed commencing 16/04/10 amounted to £55,000 per annum, equating to £138 per sq.m (£12.81 per sq.ft)	N/A	EGi

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Tesco 65 Liverpool Road Irlam Manchester	372	Property sold at auction on 06/07/10 for £770,000. The passing rent (agreed on a lease commencing 06/07/10) amounted to £45,000 per annum, equating to £121 per sq.m (£11.24 per sq.ft)	5.84%	EGi
Tesco 94a Withington Road Manchester	390	Property sold at auction on 06/07/10 for an undisclosed amount. The passing rent (agreed on a lease commencing from 05/01/09) amounted to £68,000 per annum, equating to £174 per sq.m (£16.20 per sq.ft)	N/A	EGi
The Co-operative Food 100 New Chester Road Wirral Merseyside	1,720	Property was withdrawn from auction on 10/10/11, at which point the passing rent was £142 per sq.m (£13.14 per sq.ft)	N/A	EGi
The Co-operative Food Chapel Street Lancaster Lancashire	708	Smaller sized supermarket sold at auction for £1,370,000 on 10/10/11. Passing rent was therefore £78,227 per annum or £110 per sq.m (£10.26 per sq.ft)	5.71%	EGi
Tesco St Helens	13,885	Large new build supermarket has reportedly let at around £194 per sq.m (£18.00 per sq.ft)	N/A	Land Registry/ VOA
Tesco Leigh	10,235	Large new build supermarket let at around £2,150,000 per annum, equating to £210 per sq.m (£19.50 per sq.ft)	N/A	Land Registry/ Wigan MBC Planning Website

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Tesco Earle Street Earlestown St Helens	3,156	Medium sized supermarket sold for £13,700,000 on 23/11/10. Passing rent was therefore £616,500 or £195 per sq.m (£18.15 per sq.ft)	4.50%	EGi
Tesco Metro Church Street Ormskirk	1,307	Smaller sized supermarket. £65.00 per sq.m (£6.04 per sq.ft) RV	NA	VOA Rateable Value at 1 April 2008.
Sainsburys Macclesfield	6,828	Achieves a current rent of £1,683,059 pa, equating to £246 per sq.m (£22.90 per sq.ft)	4.40%	Savills
Sainburys Marus Bridge Wigan	5,202	Unit sold for £39,200,000. Reported by EGI in July 2012. Capital Value £7,536 per sq.m (£700 per sq.ft) . Based on the net initial yield reported, passing rent was £347 per sq.m (£32 per sq.ft)	4.60%	EGi
Sainsburys Fallowfield Manchester	5,261	Achieves a current rent of £1,499,200 pa, equating to £287 per sq.m (£26.70 per sq.ft)	4.10%	Savills

In addition to the above KM consulted internal property database which includes confidential transactions.

LEISURE

FOOD AND DRINK

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
The Waterfront, Promenade, Southport. PR9 0DZ	505	Let at rent to Greene King of £110,985 on 28/02/2013 on a 20 year term. Rent equated to around £220 per sq.m.	NA	CoStar
The Imperial, 71B Albert Road, Widnes. WA8 4JS	392	Unit let at £66,600 on and 11 year term from 18/01/2012 to Bella Italia which equated to a rent of £170 per sq.m.	N/A	EIG Group
Unit 14 Marine Point Retail New Brighton	85	Unit let at £28,000 to Subway on a 15 year lease from 01/08/2103 which equates to £329 per sq.m	N/A	CoStar
Unit 5 Marine Point Retail New Brighton	330	Unit let at £57,000 to Loungers on a 20 year lease equating to £172 per sq.m on 30/11/2012.	N/A	CoStar
Units 3-6 Marine Point Retail New Brighton	325	Unit let at £63,000 to Chimichanga on a 20 year lease from 01/09/2012 equating to £194 per sq.m.	N/A	CoStar
Unit 4 Marine Point Retail New Brighton	572	Unit let at £55,000 to JD Weatherspoon on a 30 year lease on 16/04/2012 equating to £96.20 per sq.m.	N/A	CoStar

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Unit 3 Marine Point Retail New Brighton	325	Unit let for £63,000 to Prezzo Plc on a 20 year lease from 01/02/2012 equating to £193.75 per sq.m.	N/A	CoStar
Frankie and Bennys, Charon Way Warrington	334	Unit sold from an asking price of £1,300,000 on 15/01/2013, which equated to £337 per sq.m. Unit was let at £90,750 per annum, equating to £270 per sq.m.	6.6%	CoStar
107 Dining Room Telegraph Road Heswall	579	Unit marketed for £424,750 on 01/10/2013 which equates to £733.53 per sq.m.	8%	CoStar

Within recent work acting against a Pub Operator, rental ranges of between £17.50 and £20.00 per sq.ft have been quoted in respect of recent lettings of new build premises across the North West. In this instance, a net additional yield of 6% was used to capitalise the rental income.

HOTEL ACCOMMODATION

Type/Details	Size (rooms)	Rent/Capital Value	Yield/Yield Indication	Source
Travelodge, Charon Way, Warrington.	71 rooms	Sold for £7,000,000 on 22/02/2011. Included Starbucks and Harvester Public House towards the front also.	6.55%	CoStar. Sold for £98,600 per room (Freehold)
Premier Inn, Caton Road, Lancaster and Exeter in Devon.	NA	Sale and leaseback. Sold for £21,040,870 to Standard Life Investments, which equated to £4,456 per sq.m.	5.5%	CoStar.
Scarisbrick Hotel, 235-241 Lord Street, Southport. PR8 1NY	88 rooms	Sold for £3,100,000 on 02/08/2011.	N/A	CoStar. Sold for £38,272 per room (Freehold)
Premier Inn West Derby (Liverpool), Norwich Airport, Wrotham Road (Kent), Hatfield.	NA	NFU Mutual purchased 4x hotels for £30,000,000 on a cap and collared and capped rent 0-4% on 25 yearly leases.	5.3%	CoStar
Travelodge Oldham Windsor Street OL8 4AS	102	Sold for £1,500,000 on 01/02/2013. Built in 1989. Listed as Distressed Sale.	NA	CoStar. Sold for £14,706 per room (Freehold)

BOWLING ALLEY PREMISES

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Widnes Superbowl Venture Fields Leisure Park Earle Road Widnes	1,998	Let at £148,750 on 22 September 2011. £75.50/m² (6.92/ft²)	NA	Land Registry

BINGO HALL PREMISES

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Mecca Bingo, Europa Square, Birkenhead. CH41 4PF	NA	£222,000 Rateable Value	NA	2010 Rating List
Embassy Bingo & Social Club, 140 Borough Road, Wallasey. CH44 6NH	NA	£21,500	NA	2010 Rating List

CINEMA

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
Vue Cinema Conway Park Europa Boulevard Birkenhead CH41 4PE	2,973 sq.m	Let at £666,000 per annum Sold for £5,500,000 in August 2014.	7.7%	Place North West
Vue Cinema Botchergate Carlisle Cumbria CA1 1QS	4,552 sq.m	Let at £673,977 per annum. Passing rent equates to £409 per seat, or £142/m ² (Leasehold). Sold for £8,170,000 in December 2012.	8.25%	EGi
Odeon Preston, Taunton, Tamworth, Merry Hill, Warrington, Derby, London.	Various	Portfolio purchased by London Metric Property Plc for £80,600,000 .	6.92%	CoStar
Vue Cinema, Hyndburn Road, Accrington. BB5 1QF.	3,123 sq.m	Purchased for £1,380,000 , which equated to a rent of £442 per sq.m .	10.26%	CoStar

GYM

Type/Details	Size (sq.m)	Rent/Capital Value	Yield/Yield Indication	Source
LA Fitness, 109-111 Liverpool Road, Formby. L37 6BR	1,455	Rent set in March 2013 at £190,753, which equates to £131 per sq.m (£12.55 per sq.ft) . Unit sold for £1,330,000 at auction on 21/03/2013, which equates to a price of £915 per sq.m (£85 per sq.ft)	14.34%	EI Group

NURSING HOMES

Type/Details	Size	Rent/Capital Value	Yield/Yield Indication	Source
Colliers Croft Care Home, Haydock	60 Rooms	Highpoint Care acquired this brand new care home for £4,500,000 in October 2013, equating to £75,000/room	N/A	The Business Desk
Orchard Care Homes, Preston & Longridge	154 Rooms (Total)	Target Healthcare acquired two modern care homes for £11,500,000 in October 2013, equating to £75,000/room	N/A	The Business Desk
29 St. Werburghs Road, Chorlton Cum Hardy, Manchester	14 Rooms	Sold at auction for £535,000 in September 2013, equating to £38,000/room	N/A	EIG

COMMERCIAL LAND

Type/Details	Size	Price/Marketing Price	Yield/Yield Indication	Source
280 Cleveland Street, Birkenhead	0.54 acres	£315,000	N/A	Commercial development land sold on 26/03/2013 for around £585,000 pac. Source: EGI Deals
Phase 1, Riverside Business Park, Bromborough	5.03 acres	£504,170	N/A	Industrial development land sold on 15/02/2012 for around £100,000 pac. Source: Land Registry
Estuary Commerce Park, Speke	Up to 40 acres	N/A	N/A	Commercial development land sold in November 2012 for around £250,000 pac. Source: JLL
Harrier Court, Liverpool International Business Park	4.98 acres	N/A	N/A	Industrial development land sold in 2012 for around £200,000 pac. Source: Keppie Massie
Land at Cronton Road Huyton	11.4 acres	£1,500,000	N/A	Mixed use site marketed currently marketed by Savills at around £130,000 pac. Site has benefit of planning consent for scheme of predominantly industrial/office uses but also containing retail and leisure accommodation.
Plot E, XL Business Park Spa Lane Skelmersdale	5.7 acres	£1,575,750	N/A	Industrial plot currently marketed by Colliers at around £275,000 pac
Estuary Commerce Park	4.94 acres	£1,000,000	N/A	Plot recently sold for around £200,000 pac. Site had consent for Office/Warehouse

Type/Details	Size	Price/Marketing Price	Yield/Yield Indication	Source
27 Lees Road, Knowsley Industrial Park Kirkby	3.0 acres	£275,000	N/A	Site recently sold for around £90,000 pac
Unit 50, Randles Road Knowsley Industrial Park Kirkby	2.5 acres	£400,000	N/A	Industrial unit/yard with potential for development. Marketed by Eddisons at £160,000 pac
3 Webber Road Knowsley Industrial Park Kirkby	1.6 acres	£200,000	N/A	Leasehold interest with approx. 40 years uxt. Marketed by Sutton Kersh at £130,000 pac
Land at Woodward Road Knowsley Industrial Park Kirkby	1.1 acres	£23,000	N/A	Site sold in February 2012 for around £20,000 pac . Site zoned for industrial uses-ground conditions not known.
Venture Point Speke Merseyside	NA	NA	N/A	Vacant plots currently marketed at a price of £150,000 pac by Jones Lang LaSalle (office)
129 Mount Road Wirral	1.1 acres	£875,000		Site sold in April 2011 for £795,000 per acre. Site bought by Wainhomes.

In addition to the above KM consulted internal property database which includes confidential transactions.

VOA Market Report 2011

Assumes a cleared industrial site of between 0.5 and 1.0 hectares (approximately 1.25-2.50 acres).

City	Reported £/Hectare	Reported £/Acre
Liverpool	£450,000	£182,113
Manchester	£650,000	£263,031

AGRICULTURAL LAND

Type/Details	Size (Acres)	Price/Market Price	Yield/Yield Indication	Source
Land at Brookhurst Avenue, Wirral. CH62 9EY.	30	£105,000	N/A	Land sold at auction in March 2011. Site sold for around £3,500 per acre. Source: EIG Group
Land at Wirral, Merseyside.	12.13	£205,000	N/A	Land sold at auction in July 2012. Site sold for around £16,900 per acre. Source: EIG Group
Land at Frankby, Wirral, Merseyside. CH48 1PH	3.4	£70,000	N/A	Land sold at auction in July 2012. Site sold for around £20,600 per acre. Source: EIG Group
Land at Cottage Lane, Wirral, Merseyside. CH60 8PB	5.07	£66,000	N/A	Land sold at auction in November 2013. Site sold for around £13,000 per acre. Source: EIG Group
Land at Cottage Lane, Wirral, Merseyside. CH60 8PB	5.06	£71,500	N/A	Land sold at auction in November 2013. Site sold for around £14,100 per acre. Source: EIG Group

RICS/RAC Rural Land Market Survey H1 2013 North West of England

Type	Reported £/Acre
Regional Snapshot- North West	c.£8,750

RICS Property Market Report January 2011 North West of England

Type	Reported £/Acre
Dairy Lancashire (Equipped- Inc. Buildings)	£6,750
Mixed Lancashire (Equipped- Inc. Buildings)	£7,000
Dairy Lancashire (Unequipped- Exc. Buildings)	£6,000
Mixed Lancashire (Unequipped- Exc. Buildings)	£6,600