

**From:** [REDACTED]  
**Sent:** 11 December 2025 09:37  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] RE: Chamberhall

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Hi [REDACTED]

Yes - We have seen a phase one ground investigation report which shows areas of made ground across the site. So it is expected that there will be a cost to a developer to remediate the site before it can be developed. However, we have not been provided with a report which provides an estimate of these costs and estimating costs for adverse Ground Conditions is outside my area of expertise. Our report recommends that further investigation is undertaken and the costs would need to be deducted from the sale price.

Typically the buyer/ developer will undertake the investigations (as these will need to be known as part of the development process) and then provide the report / costs to remediate to the land owner in an open book process and these costs are deducted from the gross sale price which has already been agreed eg £1.85m less costs.

Regards  
[REDACTED]

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**Sent:** 11 December 2025 08:15  
**To:** [REDACTED] @ Manchester <[REDACTED]> cbre.com>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** Chamberhall

External

Morning [REDACTED]

We are finalising our cabinet report for the sale of the site and we are reviewing the valuations for the various element of the site.

In your report, you state that the open market valuation for the whole site is £1.825. However from subsequent discussions this figure does not take in to account site specific issues such as made ground and BNG and therefore does not reflect what the Council may actually achieve from sale in the open market.

In order to carry out our best value and subsidy control assessments we really require a net figure that purchaser would pay, considering site specific issues. I understand from our subsequent discussions that you are unable to produce such a net figure, but perhaps you could confirm?

Regards

[REDACTED]

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