

Market Report

QUARTER THREE 2025



Contents & Methodology

CONTENTS

Executive Summary	3
Estate Agency	4-7
Land & New Homes	8-9
Residential Lettings	10-12
Mortgage Services	13-15
Asset Management	16-17
Surveys & Valuations	18-20
About Connells Group	21-23
Key Contacts	24

METHODOLOGY

Connells Group analyses detailed data from its estate agency, land & new homes, lettings, mortgage, surveys & valuations and asset management businesses. Individual measures are stated on a like-for-like basis and are subject to restatement following acquisitions.

Each month, the researchers analyse tens of thousands of registrations, instructions, applications, approvals and valuations and use this data to publish a quarterly report which reflects trends across the property spectrum. An index point of January 2019 is used where it is appropriate.



Executive Summary



Helen Charlesworth
Chief Executive Officer

The property market remained active in Q3 2025, with both sales and applicant registrations exceeding levels seen this time last year. While the lettings market faced its share of challenges, stock levels improved and buy-to-let mortgage volumes - particularly remortgages - saw a notable uplift. Encouragingly, first-time buyers continued to play a key role, accounting for over a third of all mortgage transactions.

Residential sales rose by 2.9% year-on-year, and the number of registered applicants grew by 4.3%, signalling that despite economic headwinds, there's still strong intent among buyers to make their move.

In the lettings market, the Renters' Rights Bill, which has now received Royal Assent continues to shape sentiment. However, there are other factors at play too. New instructions rose quarter-on-quarter, but demand softened compared to Q3 2024 as more would-be renters became homeowners. This has slowed rental growth. That said, landlords remain active, with available stock up by nearly 8.0% year-on-year – a reassuring sign of stability in the sector.

The mortgage market emerged as a standout performer despite a small uptick in rates over recent months. Overall lending volumes increased 15.6% quarter-on-quarter, driven largely by a 34.6% uplift in residential remortgages. First-time buyer activity remained strong, and buy-to-let lending also increased. Additionally, a growing number of lenders increased their loan-to-income ratios, helping to boost affordability and support borrowing.

Looking ahead, we expect mortgage volumes to remain buoyant, supported by steady buyer demand and continued remortgage activity. With the Autumn Budget on the horizon and seasonal patterns typically emerging in Q4, it will be interesting to see whether this momentum carries through to the end of the year.

The market in the third quarter of 2025 can be summarised with the following metrics:



Estate Agency



Chris Rosindale
Chief Operating Officer

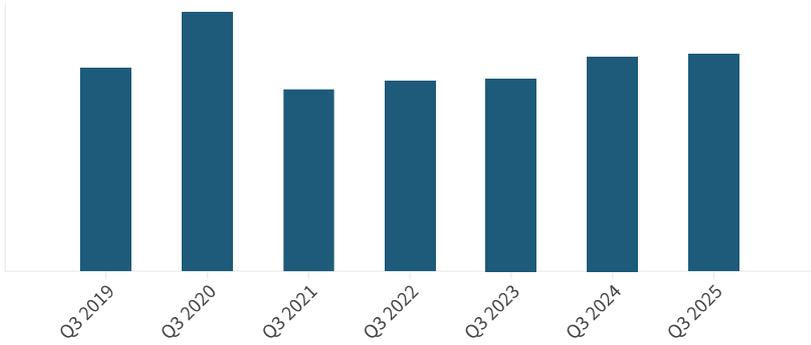
+4.3%
year-on-year increase in the number of applicants registered

+2.1%
year-on-year increase in the number of market appraisals carried out

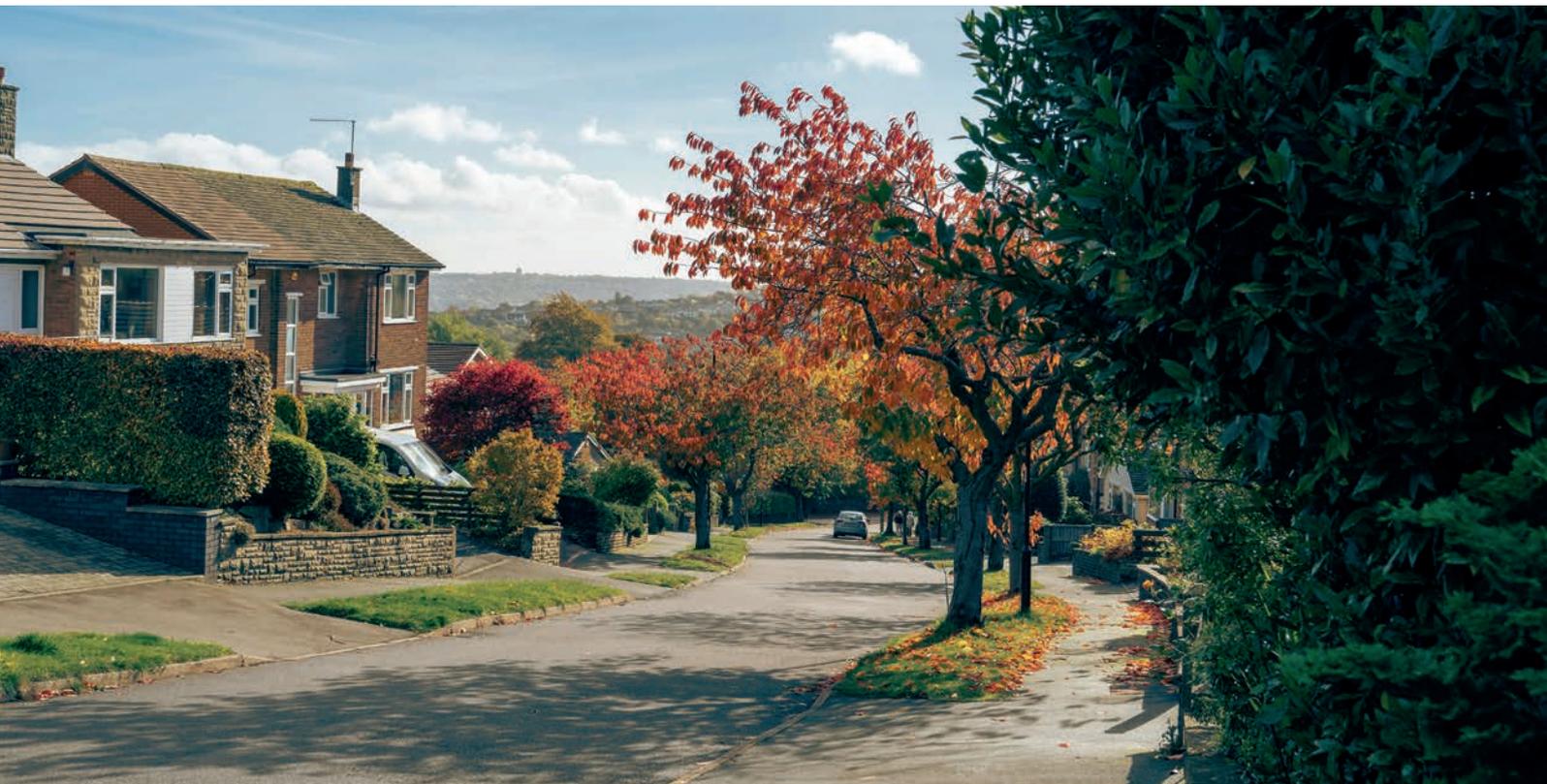
+2.9%
year-on-year increase in the number of sales agreed

Sales activity in Q3 2025 remained resilient, with a 1.0% year-on-year increase in new instructions, reflecting continued seller confidence. As seen in previous years, the summer months impacted the number of sellers coming to market, with instructions falling quarter-on-quarter.

NEW INSTRUCTIONS (INDEXED)



(indexed against January 2019)

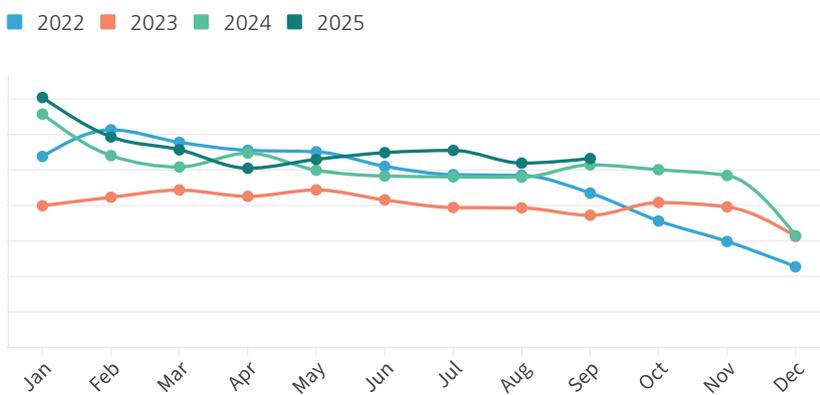


Overall, we recorded a 2.9% year-on-year uplift in the number of gross sales in Q3 2025, suggesting steady momentum in the market. This is particularly encouraging, given the end of the Stamp Duty (SDLT) holiday earlier in the year.

Despite this, demand from new house hunters continues to outpace the number of homes coming onto the market. Applicant registrations reached the highest Q3 level since 2021, rising 1.8% quarter-on-quarter and 4.3% year-on-year. This means that demand remains higher than this time last year when activity was starting to build, as buyers hoped to agree a purchase before the end of the SDLT holiday. This suggests that house hunters remain confident in their ability to transact, even though there's been a little more economic uncertainty.

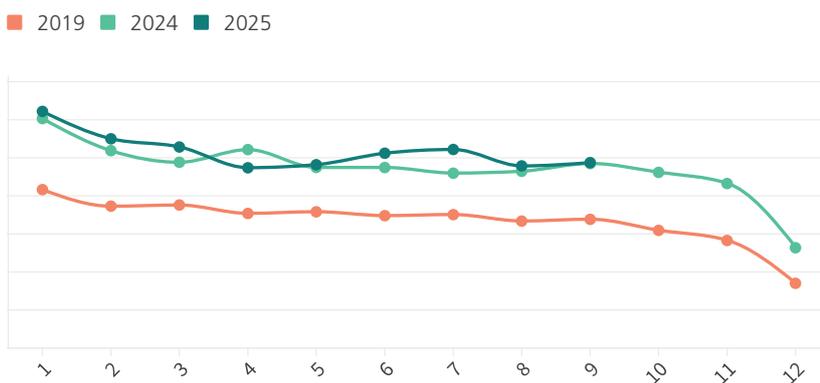
Improving affordability conditions have boosted first-time buyer registrations, up 1.1% quarter-on-quarter and 8.5% year-on-year. Furthermore, demand from those looking to buy their first home remains above what the market has experienced over the last few years.

FIRST-TIME BUYER APPLICANT REGISTRATIONS (WEEKLY AVERAGE)



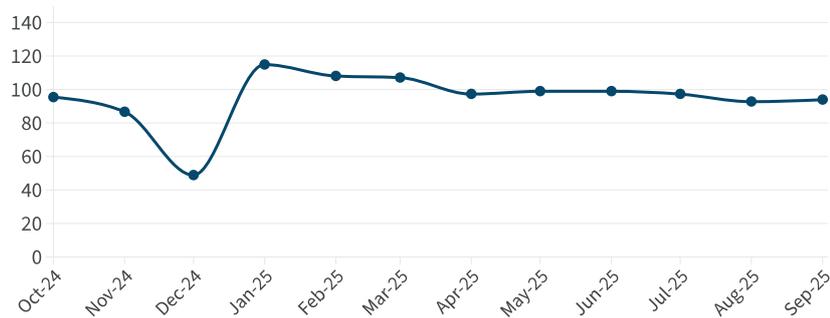
Home mover trends followed a similar pattern to previous years, with applicant registrations up by 3.8% year-to-date versus the same period in 2024, and 43.4% higher than 2019 levels. Falling mortgage rates and an increase in higher loan-to-income lending have supported demand from movers, particularly those upsizing.

HOME MOVER ACTIVITY (WEEKLY AVERAGE)



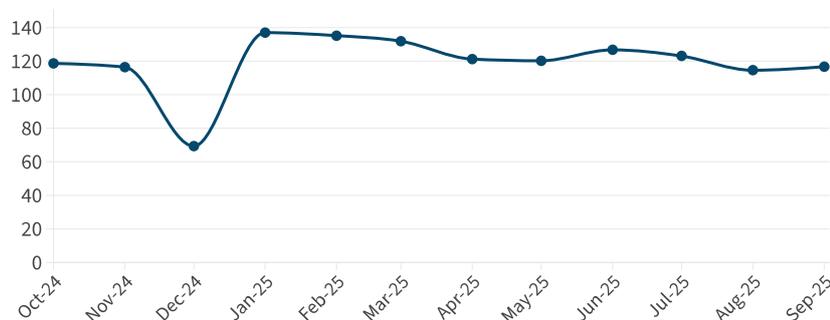
Viewing activity mirrored trends, dipping during the summer months in line with seasonal norms. However, viewing numbers rose 0.9% year-on-year, reinforcing the picture of sustained buyer demand.

NUMBER OF BUYER VIEWINGS (INDEXED)



(indexed against January 2019)

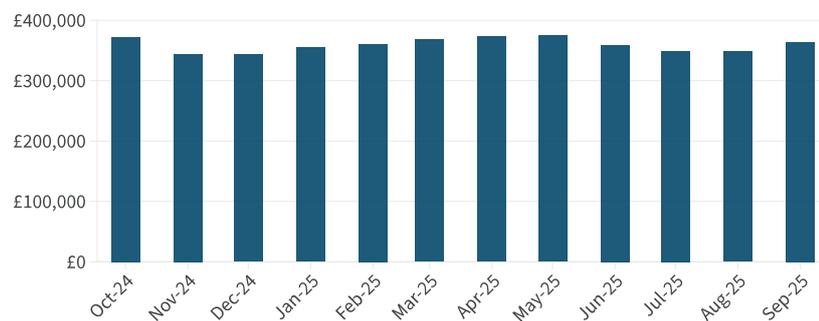
NUMBER OF BUYER OFFERS (INDEXED)



(indexed against January 2019)

Average asking prices at instruction settled at £364,000, increasing slightly by 1.2% quarter-on-quarter. This indicates further market stabilisation following the strong price growth seen following the Covid-19 pandemic. This trajectory also reflects how sellers are adopting more realistic pricing strategies, particularly in London and the South of England, where markets have been hit harder by higher rates.

AVERAGE ASKING PRICE (INDEXED)



In summary, Q3 2025 revealed a resilient sales market with seasonal patterns playing out as expected. Seller confidence remained firm, even as summer brought a slight softening. Crucially, sales agreed were up year-on-year, even after the end of the SDLT holiday and amid rising economic headwinds.

This points to a market that continues to hold its ground, supported by realistic pricing, steady buyer demand and improved affordability conditions.

Sales Market Summary

UK average house price
at exchange Q3 2025
£301,000

down
-0.9%
from Q3 2024

Regional average house prices at completion Q3 2025

£203,000

Scotland / North
1.9% up from Q3 2024

£326,000

East
4.6% up from Q3 2024

£237,000

Midlands
1.8% up from Q3 2024

£705,000

London
2.0% down from Q3 2024

£258,000

Wales / South West
3.1% down from Q3 2024

£394,000

South East
4.9% down from Q3 2024

Land & New Homes



Jason Howes
Group Land & New Homes
Managing Director



-55%
decrease in
planning consents
vs 2021's peak



62%
year-to-date
launch to
sales ratio

The new homes market continues to face considerable headwinds, with both supply and demand indicators reflecting broader challenges across the sector. Delivery and feasibility remain constrained, not just by economic conditions, but by a severely limited planning pipeline, which has reached a historic low.

According to the Home Builders Federation (HBF) Housing Pipeline Report, just 48,022 residential units were approved in Q2 2025, marking a 23% year-on-year fall and the lowest quarterly total since Q2 2012. More strikingly, housing projects granted planning permission dropped by 33% quarter-on-quarter and were 45% lower than Q2 2024. Compared to the Q1 2021 peak of 107,000 consents, approvals are now down 55%, underscoring the scale of the slowdown.

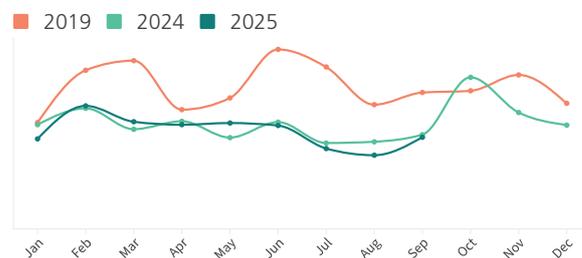
Against this backdrop, Connells Group data shows regional variation in performance. London was the only region to record an increase in the number of units launched, up 24% year-to-date versus 2024, though reservations fell 12% over the same period due to weaker demand. The East of England saw the smallest decline, with launches down 5% and reservations down 4%. The South East (excluding London) recorded the steepest drop, with launches down 10% year-to-date and reservations down 26%.

Looking at product mix, two-bedroom flats dominated launches so far this year, with a 55% launch-to-sales ratio, accounting for 59% of apartment sales. Three-bed flats, on the other hand, made up only 6% of all apartment sales this year, but still had a strong launch-to-sale ratio of 43%.

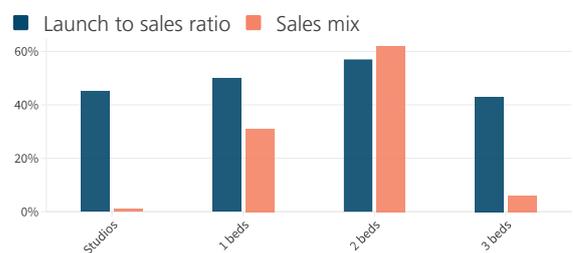
Among houses, two-bedrooms had the highest launch-to-sales ratio at 73%, but accounted for only 27% of the sales mix. Price-point analysis reveals a clear trend: the higher the price, the stronger the launch-to-sales ratio. Properties priced up to £250,000 had a 68% ratio year-to-date, making up 31% of the overall sales mix. Meanwhile, new home properties priced over £1 million achieved a remarkable 101% year-to-date sales ratio, with some of these properties having come onto the market in 2024.

Overall, the sector points towards a cooling market, with buyers potentially becoming more cautious amid higher mortgage rates and broader economic uncertainty. The launch-to-sales ratio has declined from 74% this time last year to 62%, indicating a shift in buyer behaviour, with many waiting longer to commit to a purchase.

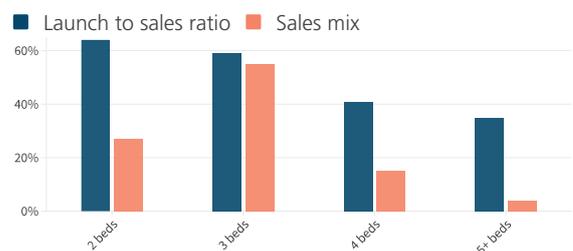
AVERAGE WEEKLY LAUNCHES



APARTMENTS LAUNCH TO SALES RATIO VS SALES MIX



HOUSES LAUNCH TO SALES RATIO VS SALES MIX



As we move through 2025, the new homes sector continues to navigate a complex landscape of opportunities and obstacles:

- **Government housing ambitions:** With a target of 1.5 million new homes by 2029, there's renewed emphasis on development and land acquisition, though the market still feels the absence of buyer incentive schemes like Help to Buy.
- **Ongoing planning bottlenecks:** As consistently highlighted by the Home Builders Federation, delays within the planning system remain one of the primary constraints limiting construction output.
- **Shifting regulatory landscape:** Developers are adapting their approaches in response to planning restrictions, inadequate local planning processes and the implementation of new energy efficiency requirements.
- **Persistent affordability challenges:** The gap between house prices and incomes continues to restrict the buyer pool.
- **Regional variations:** Significant differences in demand patterns and affordability metrics that influence viability across regions continue to create a patchwork of performance for land values and new home sales.

While our data reflects national trends, we are fully equipped to produce bespoke reports tailored to specific site postcodes.



Residential Lettings



Ian Culbert
Group Lettings
Managing Director



year-on-year increase in available stock



year-on-year decrease in the number of new applicants



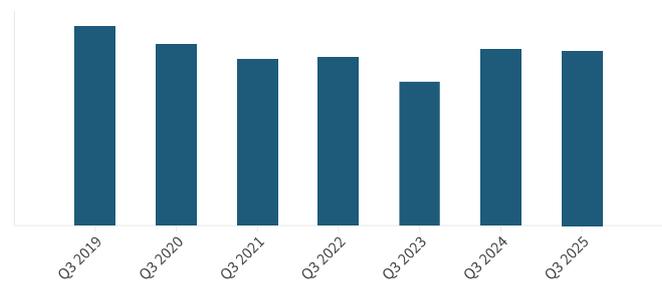
UK average rent pcm for Q3 2025

The lettings market saw the usual summer season uptick in activity, withstanding the uncertainty created by the Renters’ Rights Bill, which has now received Royal Assent.

Landlord activity showed stability and resilience, with the number of lettings instructions increasing by 8.4% quarter-on-quarter.

Overall, there is still strong demand for good buy-to-let opportunities, as shown by the 45.9% quarter-on-quarter increase in total buy-to-let remortgage activity.

NEW INSTRUCTIONS (INDEXED)

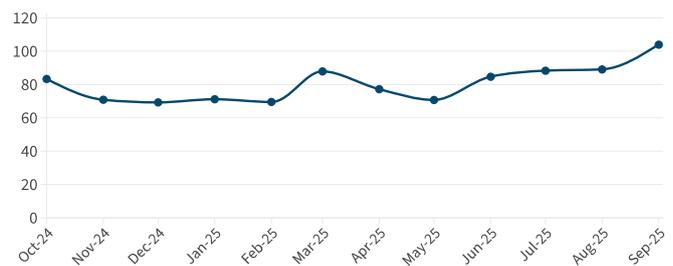


(indexed against January 2019)

Similarly, the volume of available stock has continued its positive trend, increasing by 5.4% quarter-on-quarter and by 7.9% year-on-year. This is providing tenants with greater choice and has contributed to slower rental price inflation.

Meanwhile, tenant demand has softened. The usual summer bounce saw the number of new lettings applicants rise 11.5% quarter-on-quarter. However, tenant demand remains 9.6% lower than in Q3 2024. This partly stems from more would-be tenants becoming homeowners, alongside a weaker labour market - particularly for graduates - who typically drive rental demand as they enter the workforce or change jobs.

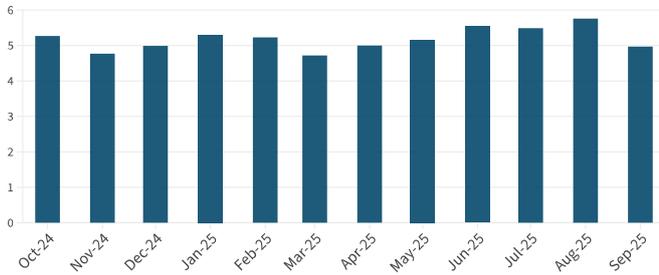
NUMBER OF AGREED TENANCIES (INDEXED)



(indexed against January 2019)

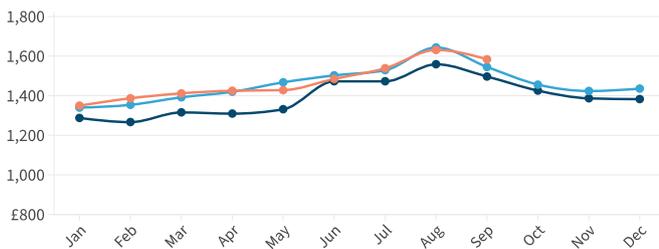
This places the number of registered applicants per new instruction at five per property. While this ratio is lower than last year, it still suggests that market dynamics are beginning to normalise, especially after the double-digit rent increases experienced in 2022, where there were 7.63 applicants for every home that came on the market to let.

APPLICANTS REGISTERED PER NEW INSTRUCTION



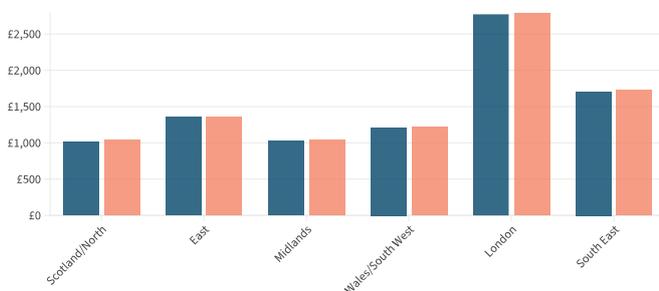
Average rents increased from July to August, but fell slightly in September, with the completion of student lettings during this period being a contributing factor. Overall, rents increased slightly by 0.7% year-on-year.

MONTHLY AGREED RENTS



Taking a closer look at each region, Scotland/North saw the largest year-on-year increase at 2.3%, followed by the South East at 1.5% and the Midlands at 1.2%. London, Wales/South West and East all saw slower annual growth of 0.4%, 0.2% and 0.1%, respectively.

AVERAGE AGREED RENTS



Lettings Market Summary

UK average rent
Q3 2025
£1,586pcm

up
0.7%
from Q3 2024

Regional average rents Q3 2025

£1,040

Scotland / North
2.3% up from Q3 2024

£1,357

East
0.1% up from Q3 2024

£1,038

Midlands
1.2% up from Q3 2024

£2,782

London
0.4% up from Q3 2024

£1,216

Wales / South West
0.2% up from Q3 2024

£1,731

South East
1.5% up from Q3 2024

Mortgage Services



Graham Closier
Group Mortgage
Development Director



increase in mortgage submissions vs Q3 2024



quarter-on-quarter increase in total buy-to-let remortgage activity



year-on-year increase in first-time buyer activity

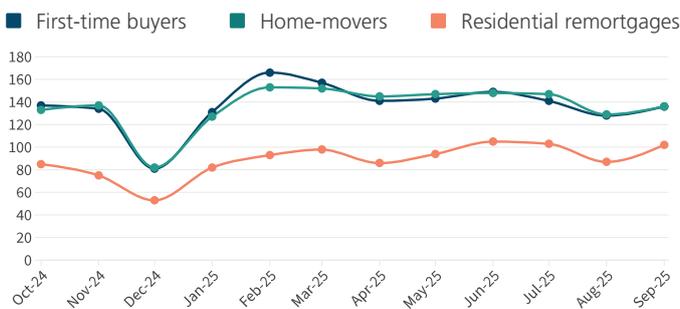
Our mortgage activity has been resilient in the third quarter of 2025, with overall mortgage submissions increasing by 15.6% versus Q3 2024. First-time buyer applications remained positive, rising 8.2% year-on-year. This reflects their continued determination to get on the property ladder and the easing of lenders' affordability requirements.

Among first-time buyers, 33.7% purchased a semi-detached house, followed by 32.8% opting for a terraced property and 20.2% choosing flats. These proportions remain broadly consistent with the figures from 2024, but when compared to the past five years, there's been a slight change in the types of properties first-time buyers are purchasing. In 2021, 25.4% of first-time buyers bought flats, while 29.3% bought terraced houses and 34.4% bought semi-detached homes. The 5% swing of first-time buyers moving away from buying flats could be due to the Covid-19 lockdown effect and first-time buyers wanting to get further up the property ladder and buy their 'forever home'.

There's also been a notable change in how first-time buyers are entering the property market. In 2020, 41.7% of first-time buyers purchased homes independently, while 58.3% bought with a partner. However, this pattern has shifted in 2025, with 46.9% now buying their first property alone and 53.1% purchasing as a couple.

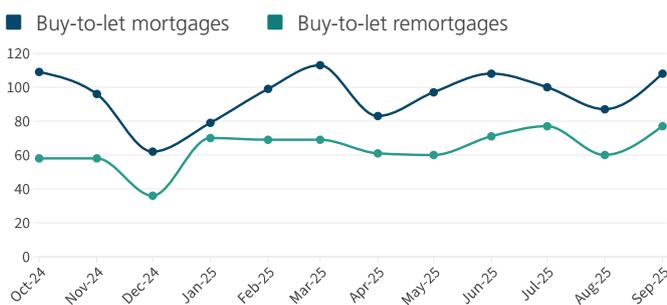
Home mover activity lagged a little, but was still up year-on-year with a 4.6% increase. It's here that the recent slight rise in mortgage rates and higher stamp duty has hit harder.

NUMBER OF RESIDENTIAL MORTGAGES BY TYPE

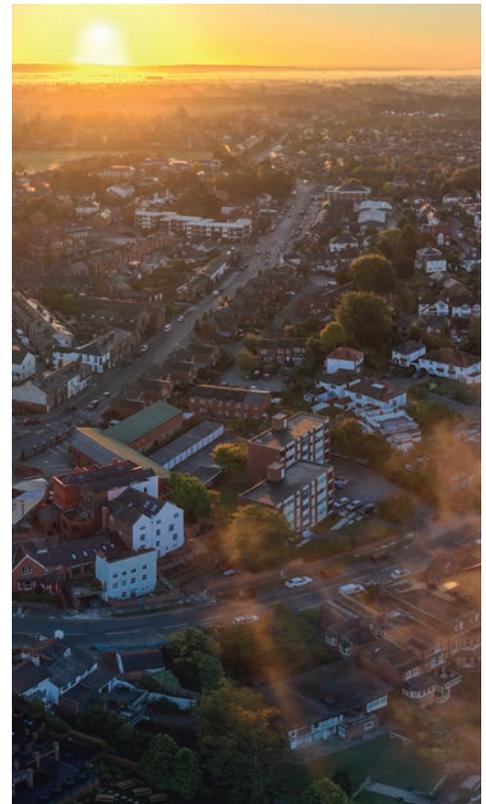


(indexed against January 2019)

NUMBER OF BUY-TO-LET MORTGAGES BY TYPE



(indexed against January 2019)



Our remortgage performance showed strong growth this quarter, with a 33.7% increase in residential remortgages and a 45.9% year-on-year increase in buy-to-let retention.

The latter suggests that current landlords have maintained confidence in the rental market and, along with residential mortgage customers, continue to seek advice on the best suitable deal amid changing interest rate conditions.

Looking ahead to the next year, 2026 is expected to be another positive year for remortgage activity as we have another large tranche of lifetime customers coming to the end of their deal period.

When looking at the mortgage term - specifically initial deal periods - there's been a clear shift towards two-year fixed rate products among both purchase and remortgage customers. In Q3, the number of new two-year fixed rate purchases rose by 6.7%, while remortgages increased by 8.9%. This has narrowed the gap between the number of two-year and five-year fixed rates from 24.6% to just 7.4%, as borrowers respond to economic uncertainty by favouring shorter commitments.

The average mortgage value increased by 1.5% year-on-year to £178,000 in Q3 2025. Meanwhile, the average mortgage term decreased by 2.7% quarter-on-quarter to 25.8 years, reflecting borrowers' strategies to manage affordability in the current market environment.

AVERAGE MORTGAGE TERM (YEARS)



Despite ongoing affordability challenges, a key positive development this quarter has been lenders' constructive response to regulatory guidance, reflected in enhanced loan-to-income ratios. This adjustment has significantly improved affordability, enabling more first-time buyers and home movers to take meaningful steps towards securing their ideal property.

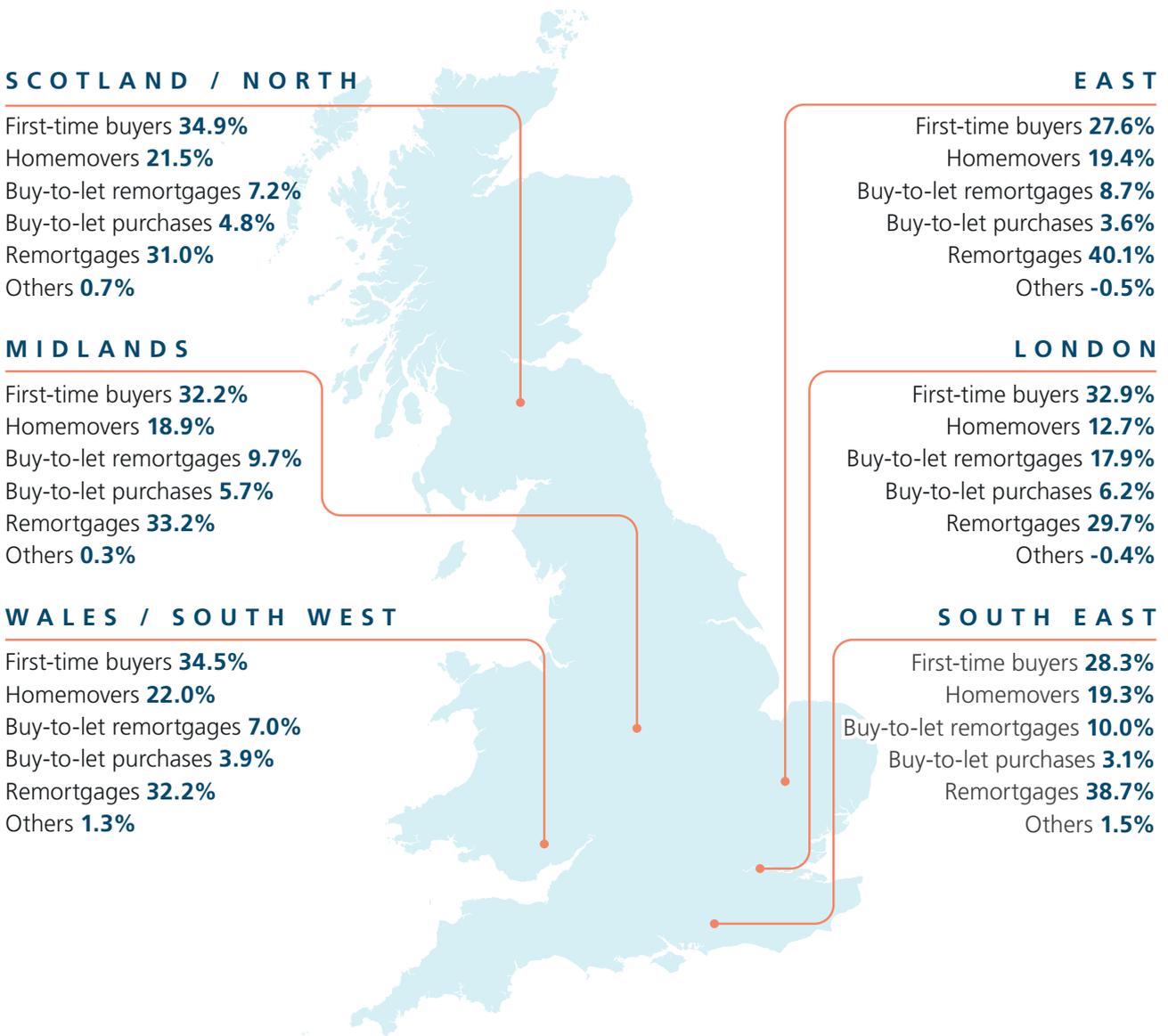


Mortgage Services

REGIONAL OVERVIEW

Similar to the previous quarter, first-timer buyers and remortgages make up most of the transactions for Q3 2025. This time, however, the number of remortgages is slightly ahead, making up 33.8% of the overall market, while first-time buyers account for 32.3%.

On a regional basis, both first-time buyers and remortgages have the highest activity across the board. In Scotland/North, Wales/South West, and London, first-time buyers accounted for the largest share at 34.9%, 34.5%, and 32.9%, respectively. Meanwhile, in the Midlands, Eastern and South East remortgages accounted for the largest share of mortgage activity with 33.2%, 40.1% and 38.7% (respectively).



Asset Management



Grahame Pritchard
Corporate Property Services
Managing Director



Simon Matthews
Asset Management Group
Managing Director



year-on-year decrease
in owner-occupied
mortgages with 2.5%
arrears or more



year-on-year decrease
in buy-to-let mortgages
with 2.5% arrears
or more



total number
of possessions
in Q2 2025

The share of both homeowners and buy-to-let landlords in mortgage arrears has fallen over the past year, offering a welcome sign of stability in the lending market. This improvement is largely underpinned by better affordability conditions, driven primarily by the downward shift in interest rates this year.

According to UK Finance data, just 1.0% of homeowner mortgages were in arrears of 2.5% or more of the outstanding balance in Q2 2025 - down from a recent high of 1.1% in Q2 2024. Among buy-to-let borrowers, the proportion was even lower at 0.58%, compared to 0.69% a year earlier. These figures highlight the resilience of borrowers and the positive impact of easing financial pressures.

OWNER-OCCUPIER ARREARS

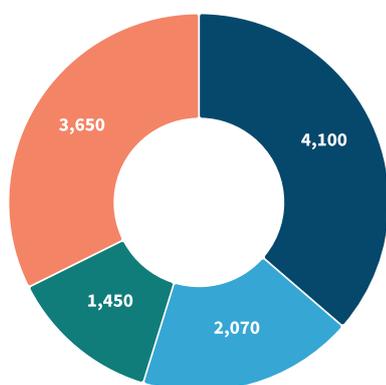
Among owner-occupiers, the number of mortgages in arrears of 2.5% or more fell by 9.1% year-on-year in Q2 2025, and by 3.0% compared to the previous quarter. This marks a steady improvement in borrower resilience, with affordability pressures easing as mortgage rates have softened.

The decline in arrears is evident across most severity bands. Arrears of 5–7.5% dropped by 16.7% year-on-year, while those in the 7.5–10% band fell by 10.3%. However, the most serious arrears (over 10% of the balance) remained flat year-on-year, despite a modest 2.1% quarterly decline. This suggests that while the most financially stretched households are still facing challenges, the broader picture is one of cautious recovery.

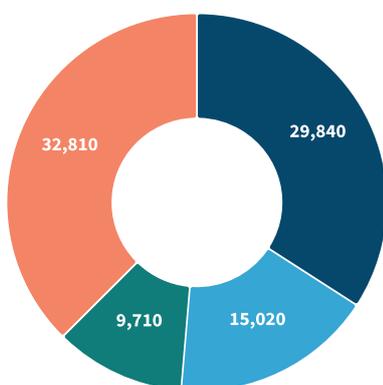
Repossession activity among owner-occupiers continued its slower upward trajectory. Although repossessions rose by 9.8% quarter-on-quarter, this was a marked deceleration from the 18.4% increase seen in Q1.

ARREARS BY THE BANDS AS A PROPORTION OF TOTAL BALANCE

Owner-occupied arrears



Buy-to-let arrears



- Between 2.5% and 5%
- Between 5% and 7.5%
- Between 7.5% and 10%
- Greater than 10%

(UK Finance data)

BUY-TO-LET

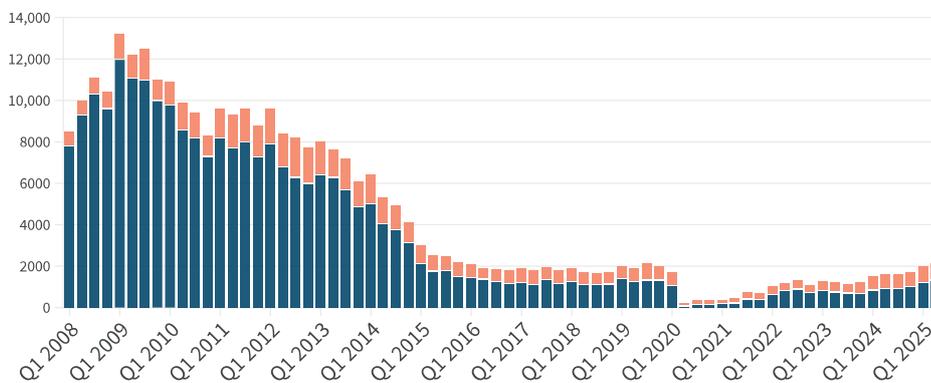
The buy-to-let sector has seen an even more pronounced changes. Mortgages in arrears of 2.5% or more fell by 16.9% year-on-year and by 4.7% on the quarter. This reflects a combination of improving rental yields, stabilising interest rates, and perhaps a more proactive approach by landlords in managing their portfolios.

The most significant changes and improvements were seen in the mid-to-high arrears bands. Arrears of 5–7.5% fell by 34.9% year-on-year, while those in the 7.5–10% band dropped by 23.3%. However, the most serious arrears (over 10%) bucked the trend, rising by 28.5% year-on-year. This divergence suggests that while some landlords are recovering, others remain under acute financial pressure - possibly those with highly leveraged portfolios or properties in weaker rental markets.

Buy-to-let repossessions fell by 2.5% compared with Q1 2025. However, they remain 11.3% higher than a year ago, reflecting the lagged impact of last year's rate rises and the time it takes for arrears to translate into possessions.

NUMBER OF POSSESSIONS, BUY-TO-LET AND OWNER OCCUPIED

■ Owner-occupied repossessions ■ Buy-to-let repossessions



(UK Finance data)

OUTLOOK

The data paints a cautiously optimistic picture. Falling arrears across most bands and a slowdown in repossession growth suggest that the worst of the affordability squeeze may be behind us. However, the uptick in the most serious arrears among homeowners and buy-to-let landlords is a reminder that not all borrowers are out of the woods just yet.

As we look ahead, the trajectory of interest rates will remain a key determinant of borrower resilience. Continued lender support and proactive engagement with borrowers will be essential in maintaining this positive momentum.



Surveys & Valuations



Ross Bowen
Managing Director,
Connells Survey
& Valuation

98%

service quality,
13% ahead of
the market

5.7
days

average servicing
speed, 2.3 days faster
than the market
(*3.9 days excluding
access delays)

“

Demand for Connells Survey & Valuation services over Q3 was strong despite the peak holiday period, when housing activity tends to ease slightly. Increased survey volumes for homebuyers, alongside physical and digital mortgage valuation reports, exceeded our expectations.

Our business intelligence monitoring of our UK transactions tracked higher levels of first-time buyer, remortgage, and buy-to-let activity than in 2024. However, transactions for mid- to upper-value properties and housing stock in some rural areas remained subdued, though this varied by region.

The delayed Autumn Budget, paired with ongoing speculation about an increasing tax burden on personal finances and the business sector, are creating uncertainty and eroding consumer confidence, undermining the housing market and pointing to tougher conditions as we approach year-end.

In the meantime, high service levels continue to be delivered across both quality and efficiency metrics, alongside securing excellent Feefo customer satisfaction ratings. Our investment in digital transformation initiatives, alongside a wider change programme to complement Connells' existing servicing credentials, remains core to our strategic growth plans.

”



Matthew Cumber
Managing Director,
Countrywide
Surveying Services

£383,000

average
valuation
price

18.7%

of valuations
were buy-to-let

“

The third quarter of 2025 was a positive one for us at Countrywide Surveying Services, with year-on-year increases in the number of mortgage valuations and surveys.

The total number of mortgage valuations increased by 17.0% year-on-year, but fell slightly by 2.5% quarter-on-quarter. Surveys followed a similar pattern, increasing by 1.2% year-on-year.

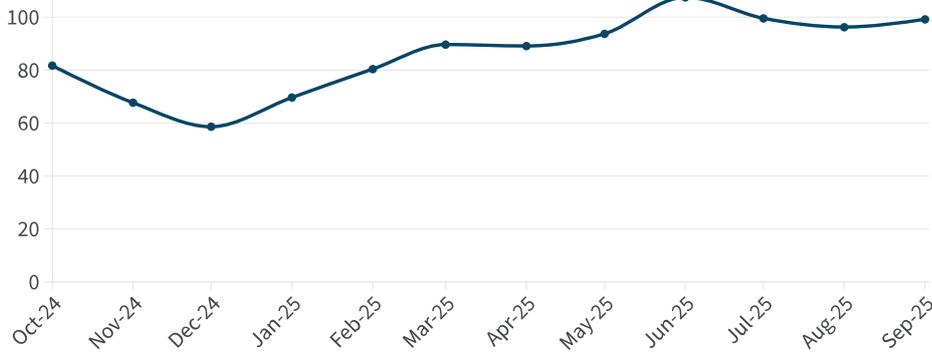
Buy-to-let valuations saw a large jump, with a 26.4% year-on-year increase and an 11.0% quarter-on-quarter increase as a bit more confidence returns to this market.

The use of our GeoConnect product in data-led decision-making continues to grow. We have also launched SurveySphere, another first for the market in terms of remote, technology-driven valuations, which improves the service for lender clients. Our academy has also graduated a further 25 surveyors into the business and welcomed the next cohort of trainees, building on our long history of introducing new surveyors into the profession.

”

The total number of surveys and valuations in Q3 continued their upward trend, with mortgage valuations increasing by 28.3% year-on-year, buy-to-let valuations rising by 23.6% year-on-year, and surveys increasing by 17.2% year-on-year.

NUMBER OF SURVEYS (INDEXED)



(indexed against January 2019)

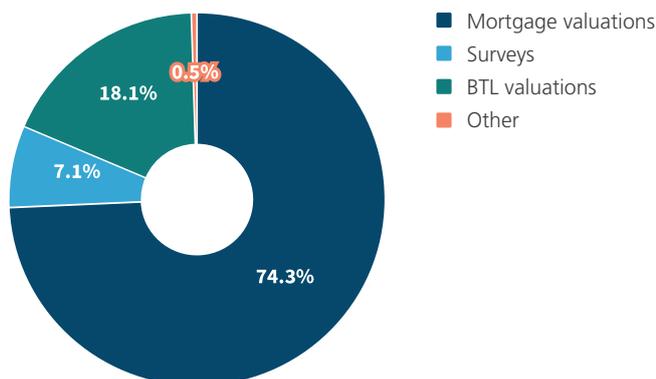
NUMBER OF BUY-TO-LET VALUATIONS (INDEXED)



(indexed against January 2019)

Mortgage valuations continue to make up the largest part of the valuations and survey mix, representing just under three-quarters (74.3%) of all valuations, followed by buy-to-let at 18.1%.

MORTGAGE TYPE BY SPLIT - Q3 2025



The average valuation price was £358,000, and has remained fairly steady year-to-date.

AVERAGE VALUATION PRICE



About Connells Group

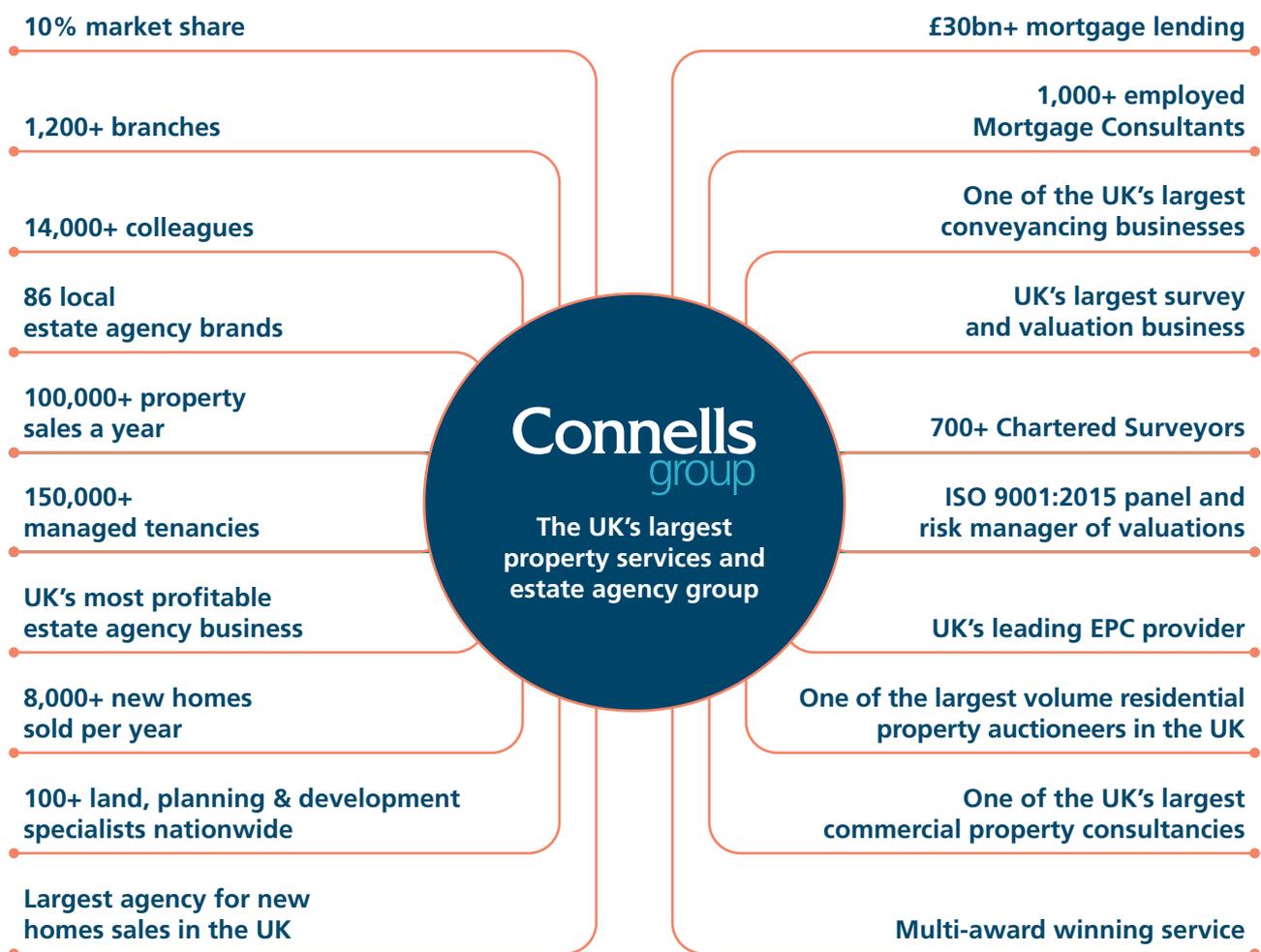
Connells Group is the largest estate agency and property services provider in the UK.

Founded in 1936, with a network of over 1,200 branches nationwide, the Group combines residential sales and lettings expertise with a range of consumer and corporate services. This includes: mortgage services, new homes, conveyancing, EPC provision, survey and valuations, corporate lettings, private rented sector, build to rent, asset management, land and planning, LPA receivers, commercial property, and auctions.

Corporate clients benefit from Connells Group's broad range of award-winning services and depth of experience and expertise.

We work with some of the UK's leading organisations and institutions on land acquisition and disposal, asset management, mortgage sales and distribution, corporate lettings, auctions, conveyancing, and surveying services.

Connells Group is a subsidiary of the Skipton Building Society, one of the UK's largest providers of financial services and products.



Figures quoted for full year 2024, correct as at February 2025, based on internal data.

Our Business to Business Brands

Land, New Homes & Planning



Commercial Property



Property Auctions



Asset Management



Strategic Investments



EPCs & Inventories



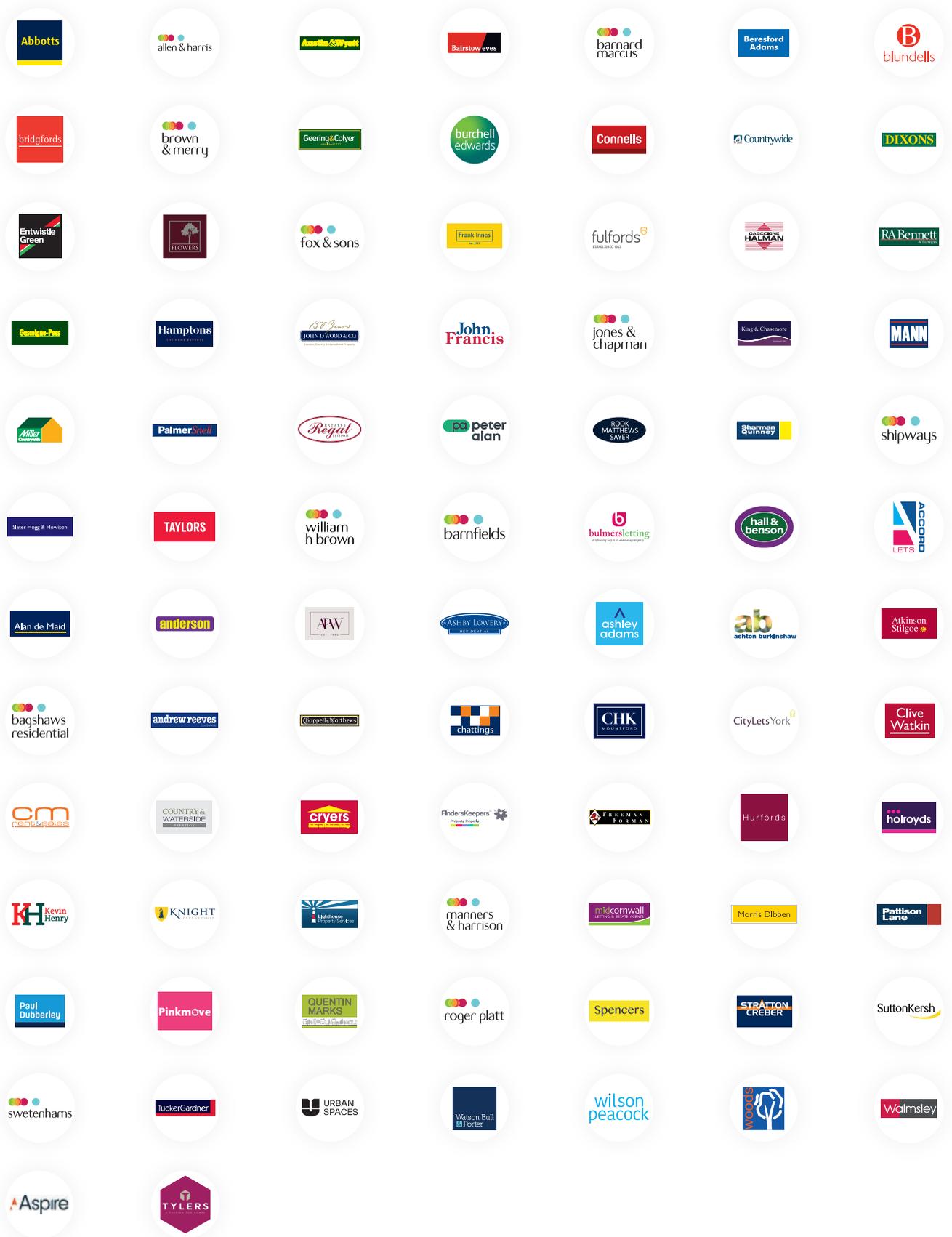
Legal Services



Surveys & Valuations



Our High Street Estate Agency Brands



Key Contacts

ESTATE AGENCY

Chris Rosindale

Chief Operating Officer

chris.rosindale@connellsgroup.co.uk

LAND & NEW HOMES

Jason Howes

Group Land & New Homes Managing Director

jason.howes@connellsgroup.co.uk

RESIDENTIAL LETTINGS

Ian Culbert

Group Lettings Managing Director

ian.culbert@connellsgroup.co.uk

LENDER SERVICES

Adrian Scott

Chief Lender Services Officer

adrian.scott@connellsgroup.co.uk

MORTGAGE SERVICES

Graham Closier

Group Mortgage Development Director

graham.closier@connellsgroup.co.uk

ASSET MANAGEMENT

Grahame Pritchard

Managing Director, Corporate Property Services

grahame.pritchard@cwpcs.co.uk

Simon Matthews

Managing Director, AMG

simon.matthews@amgltd.co.uk

SURVEYS & VALUATIONS

Ross Bowen

Managing Director, Connells Survey & Valuation

ross.bowen@connells.co.uk

Matthew Cumber

Managing Director, Countrywide Surveying Services

matthew.cumber@cwsurveyors.co.uk

CONFIDENTIAL

This report is produced for illustration purposes and is indicative only.

No responsibility is accepted for reliance on this report. You should always seek independent professional advice.

Statistics and extrapolations obtained from various sources. These are not always referenced and may not be comprehensive. E&O excepted.

Copyright © 2025 Connells Group. All rights reserved. 6323/1125