

Unique Identifier	Property Address	Postcode	Composition	Property Partner Link for Photos and Surveyor Reports	Market Value	Market Value with the special assumption of Vacant Possession	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comment Q1 2019
UKCR03PH001	Fairholme road, Croydon	CR03PH	3 bed house, Freehold	https://propertypartner.co/properties/UKCR03PH001	N/A	£350,000	31.03.2019	118 Fairholme Road - Sold for £370,000 in Nov-18. https://www.rightmove.co.uk/property-for-sale/property-56242008.html	82 Fairholme Road - Mar-17 - £393,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63706571	139 Pemdevon Road, CR0 3QR. Under offer for £348,000. https://www.rightmove.co.uk/property-for-sale/property-60666627.html	Comp 1 is excellent evidence. This is the same property type as the subject in close proximity. Note that it was completely renovated prior to sale
UKE11NE001	Boyd Street, Whitechapel	E11NE	2 bed Flat, Leasehold	https://propertypartner.co/properties/UKE11NE001	N/A	£600,000	31.03.2019	4/7 Boyd Street - Sep-18 - £710,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74600906	3/7 Boyd Street - withdrawn Aug-17 - offer declined at £540,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=43822137	1a/7 Boyd Street - Jul-15 - £552,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64884623	Flat 4 sold in September 2018 for £710,000 this is a 2 bed flat on the first floor in this building. It has a GIA of 887 sq ft so is of similar proportions as the subject. Very well presented however whilst the subject is on the lower ground floor. Figure discussed with agents who know the building.
UKGU227RL001	North fleet Lodge, Woking	GU227RL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKGU227RL001	N/A	£300,000	31.03.2019	3 North Fleet Lodge - under offer - £305,000 https://www.rightmove.co.uk/property-for-sale/property-55741803.html	12 North Fleet Lodge - withdrawn - was under offer at £335,000 - failed to sell back on the market at £299,995 (Aug-18) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=46471899	15 North Fleet Lodge - Jan 16 - £350,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=58149970	Flat 3 NFL is under offer at £305,000 it has a GIA of 805 sq ft larger than the subject (691 sq ft) this is the most recent evidence. We have considered this and have spoken with agent before reporting £295,000 on the subject. Capital values have been declining in recent months in Woking.
UKSM12TG001	St James Road, Sutton	SM12TG	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKSM12TG001	N/A	£300,000	31.03.2019	40 St. James Avenue, SUTTON, Surrey, SM1 2TH. Under offer circa £285,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65581081	55 St. James Road, SUTTON, Surrey, SM1 2TG. Under offer circa £270,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65323708	12 Tate Road, SUTTON, Surrey, SM1 2SY. £345,000 - 27/04/2018 - https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71044607	Prices appear to be stabilising following a previous correction. Demand is present for both period properties and well-presented ex Local Authority units at sensitive pricing. We have arrived at our valuation with primary regard to period units with adjustments made to reflect condition and size. Secondary consideration has been given to recent sales of ex local authority units with the addition of an appropriate premium to the subject property. Our key comparable is the GF Flat, 55 St James Road which sold in December at £300,000. This flat is similarly presented although it is larger than the subject.
UKRM13LW001	Chipping Lodge, Romford	RM13LW	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM13LW001	N/A	£275,000	31.03.2019	2 Chipping Lodge - Jul-18 - £280,000 recently withdrawn http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=2277680&userCustomerUid=12102910	1 Chipping Lodge - Jul-17 - £275,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=1023663069622.html?jsessionid=CD5981E34DE7E98D2AE68BBAF2C88D7	5 Chipping Lodge - Sep-18 - £285,000 http://www.rightmove.co.uk/property-for-sale/property-63069622.html?jsessionid=CD5981E34DE7E98D2AE68BBAF2C88D7	It is critical to consider the latest sale of Flat 5 in this block for £285,000, this is not a duplex like the subject however and we have felt it appropriate to report a value of £10,000 less accordingly.
UKUB31AX001	Sherringham Court, Hayes	UB31AX	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB31AX001	N/A	£240,000	31.03.2019	Flat 33, Sherringham Court, UB3 1AX. On the market at £225,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66577414	Flat 33, Sherringham Court, UB3 1AX. On the market at £260,000 with Hunters. UB3 1AX. £239,950 - 13/08/2018 - https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=78821807	Flat 36, Sherringham Court, 11 Clayton Road, HAYES, Middlesex. £225,000 and £260,000. Some interest reported but no firm offers as yet. The agent reports a sale previously fell through upon flat 33 circa £245,000, however it has since been reduced to encourage a quick sale.	
UKRM112EX001	Stafford Avenue, Hornchurch	RM112EX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM112EX001	N/A	£295,000	31.03.2019	Flat 6, Southwood Court, RM11 2FA. Sold - £305,000 - 01/08/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72849884	Flat 5, Southwood Court, RM11 2FA. Sold - £310,000 - 30/07/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71301545	Flat 14, Southwood Court, RM11 2FA. Sold - £300,000 - 09/10/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71301545	Recent sales within the block have shown a slight decline in values. The three most recent sales are slightly superior in condition to the subject and we have reflected this within our valuation of the subject.
UKSE280JX001	Kentlea Road, Thamesmead	SE280JX	2 bed house, Freehold	https://propertypartner.co/properties/UKSE280JX001	N/A	£295,000	31.03.2019	7 Newacres Road, SE28 0LD. Sold for £310,000 - Nov 2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=6952728	26 Bellerme Close - Oct-17 - £310,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=8522755&userCustomerUid=12102910	18 Battery Road - May-17 - £302,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=5535103&userCustomerUid=12102910	There are several recent sales of 2 bed terraced houses in the vicinity on the same estate.
UKKT147RX001	High Court, Byfleet	KT147RX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKKT147RX001	N/A	£280,000	31.03.2019	2 High Court - Oct-17 - £289,000 http://www.rightmove.co.uk/property-for-sale/property-67194743.html	5 High Court - Mar-16 - £229,000 https://www.eigpropertyauctions.co.uk/lot/813195	4 High Court - Mar-16 - £211,000 https://www.eigpropertyauctions.co.uk/lot/813196	This is an attractive modern block of 8 flats. Feedback from a local agent who was previously involved with the sale of Flat 2 in this block (comp 1) is that the problem with the freehold (the freeholder had absconded) has been resolved. The residents have apparently bought the freehold. The sale of Flat 2 proceeded to completion without difficulty.
UKRM12DX001	Richmond Court, Romford,	RM12DX	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM12DX001	N/A	£200,000	31.03.2019	3 Richmond Court - Sold March 2019 at £195,000. https://www.rightmove.co.uk/property-for-sale/property-75219503.html	5 Richmond Court - Jun-18 - £200,000 http://www.rightmove.co.uk/property-for-sale/property-62574862.html	6 Richmond Court - Sold March 16 for £215,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=39227796	Flat 3 in the subject block has just sold and completed on 1 March 2019 for £195,000. Clearly this is the most pertinent evidence.
UKSE181PN001	19 Philmore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN001	N/A	£190,000	31.03.2019	38 Philmore Close - under offer - £188,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68230126	18 Philmore Close - Aug 2018 - £192,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71431520	40 Philmore Close - May 2018 - £188,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63802585&sale=7280161&country=england	This valuation is based on the sale prices of two similar flats in good (slightly poorer) order at £188,000 and £188,000. No 18 Philmore sold for higher but in excellent (better) condition compared to the subject.
UKIG14AZ001	Friars Close, Seven Kings	IG14AZ	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKIG14AZ001	N/A	£225,000	31.03.2019	5 Friars Close, ILFORD, Essex, IG1 4AZ. £225,000 - 03/07/2017. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=58044712	14 Friars Close, ILFORD, Essex, IG1 4AZ. Available at £235,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55170345	51 Friars Close, ILFORD, Essex, IG1 4AZ. Under offer circa £300,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50928357	The last directly comparable unit within the block is still Flat 5 which completed at £225,000 in July 2017. No's 28 & 35 are two bed units within the subject block which have recently sold at £310k & £280k. Flat 14 is a comparable 1 bed unit which has been on the market for some time through a number of different agents. Holdens Property are presently marketing the flat for £235,000, no serious offers reported and the unit is now let which has restricted the market to investors. The market appears stable and we report no significant price growth over the past 6 months.
UKSE288EU001	Manordene Road, Thamesmead	SE288EU	2 bed house, Freehold	https://propertypartner.co/properties/UKSE288EU001	N/A	£270,000	31.03.2019	14 Kingfisher Close, SE28 8ES. Sold for £275,000 - Feb 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66639583	35 Kingfisher Close - Apr-17 - £265,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=3648604&userCustomerUid=12102910	5 Walsham Close - Aug-17 - £285,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=28393544&userCustomerUid=12102910	The best comparable here is the recent sale on February 19 of 14 Kingfisher Close which sold for £275,000. Same property type and adjacent street but we note that this was comprehensively modernised prior to marketing.

UKUB77DL001	Waterford House, West Drayton	UB77DL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB77DL001	N/A	£285,000	31.03.2019	Waterford House (581 sq ft) - Jan-19 - £265,000 (£456) https://www.rightmove.co.uk/property-for-sale/property-57136398.html	6 Waterford House (660 sq ft) - Jan-19 - £275,000 (£417 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76079057	29 Waterford House (692 sq ft) - Aug 2018 - £285,000 (£412 psf) https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=72003611&sale=7624984&country=england	The subject is a large flat at 717 sq ft. Our valuation equates to £397 psf which is a suitable figure allowing for quantum and the property's current condition (good but the comps are better) compared to the comparables.
UKE18JX001	Flat 2 Tower, Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18JX001	N/A	£580,000	31.03.2019	20/1 Prescott Street - Sep-17 - £610,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=59570704	26 George Leybourne House - Jan 18 - £560,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60908476	57-60 Royal Mint Street - May 18 - £491,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60684721	This is a small purpose built scheme of 7 flats of which we are valuing a number of units - based on the same comparables. The property is in a popular location convenient for the City. Our evidence suggest prices of between £800 and £1000 psf between £475,000 and £625,000 depending on quality this data has been considered. Our primary consideration takes into account capital values; we valued subject two bed flats at £580,000 equating to £962 psf.
UKSE181PN002	20 Philimore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN002	N/A	£190,000	31.03.2019	38 Philmore Close - under offer - £188,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68230126	18 Philmore Close - Aug 2018 - £192,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71431520	40 Philmore Close - May 2018 - £188,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63802585&sale=7280161&country=england	This valuation is based on the sale prices of two similar flats in good (slightly poorer) order at £188,000 and £188,000. No 18 Philmore sold for higher but in excellent (better) condition compared to the subject.
UKE18JX002	Flat 4 Tower, Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18JX002	N/A	£580,000	31.03.2019	20/1 Prescott Street - Sep-17 - £610,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=59570704	26 George Leybourne House - Jan 18 - £560,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60908476	57-60 Royal Mint Street - May 18 - £491,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60684721	This is a small purpose built scheme of 7 flats of which we are valuing a number of units - based on the same comparables. The property is in a popular location convenient for the City. Our evidence suggest prices of between £800 and £1000 psf between £475,000 and £625,000 depending on quality this data has been considered. Our primary consideration takes into account capital values; we valued subject two bed flats at £580,000 equating to £962 psf.
UKRM11BJ001	North street, Romford	RM11BJ	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM11BJ001	N/A	£285,000	31.03.2019	19 Rubicon Court - Apr-18 - £285,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=77071860&userCustomerUid=12102910	20 Rubicon Court - Jul-17 - £325,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=71286705&userCustomerUid=12102910	11 Rubicon Court - May-17 - £185,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=7183886&userCustomerUid=12102910	The most useful sale to note is still of Flat 19 which sold for £282,000 in Jun-17. This is an identical flat.
UKUB78AT001	Ryelands close, West Drayton	UB78AT	1 bed maisonette, Leasehold	https://propertypartner.co/properties/UKUB78AT001	N/A	£220,000	31.03.2019	7 Ryeland Close - under offer - £215,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76996814	33 Ryelands Close - Oct-18 - £260,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=55021602&sale=8538364&country=england	103a Ryelands Close - Jun-19 - £175,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54276567	7 Ryelands Close is the closest comparable to the subject being the same house type as the subject. This is under offer with a longer lease. We have allowed for the short lease of the subject.
UKE18JX003	Flat 3, Tower Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18JX003	N/A	£580,000	31.09.2018	20/1 Prescott Street - Sep-17 - £610,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=59570704	26 George Leybourne House - Jan 18 - £560,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60908476	57-60 Royal Mint Street - May 18 - £491,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60684721	This is a small purpose built scheme of 7 flats of which we are valuing a number of units - based on the same comparables. The property is in a popular location convenient for the City. Our evidence suggest prices of between £800 and £1000 psf between £475,000 and £625,000 depending on quality this data has been considered. Our primary consideration takes into account capital values; we valued subject two bed flats at £580,000 equating to £962 psf.
UKRM25US001	Scholars Way, Romford	RM25US	3 Bed House, Freehold	https://propertypartner.co/properties/UKRM25US001	N/A	£430,000	31.03.2019	6 Scholars Way - Aug-17 - £430,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=13424490&userCustomerUid=12102910	7 Scholars Way - Sep-16 - £500,000 http://www.rightmove.co.uk/avm/sc-reens/productChoice1	17 Lytton Road, Romford, RM2 SSL. Sold in March 19 for £480,000. https://www.rightmove.co.uk/property-for-sale/property-79714166.html	The next door house which is virtually identical to the subject sold for £430,000. Note capital values are fairly flat in Romford so far in 2019.
UKW72HQ001	Murray Court, Hanwell	W72HQ	3 Bed House, Freehold	https://propertypartner.co/properties/UKW72HQ001	N/A	£665,000	31.03.2019	4 Saddle Back Lane - under offer - £665,000 https://www.rightmove.co.uk/property-for-sale/property-47838423.html	52 Rosebank Road - Sold 06/03/2019 - £670,000 https://www.rightmove.co.uk/property-for-sale/property-66635521.html	107 Studley Grange Road. Under offer for £612,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67250776	Comp1 is key evidence. This is a 3 bed 3 storey TH like the subject. Slightly bigger with a GIA of 1,213 sq ft and in a slightly better position backing onto a canal. It is under offer for £665,000 which is direct evidence for the subject.
UKSE288RJ001	Amhurst Walk,	SE288RJ	3 Bed House, Freehold	https://propertypartner.co/properties/UKSE288RJ001	N/A	£330,000	31.03.2019	4 Amhurst Walk - Dec-17 - £335,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=1999605&userCustomerUid=12102910	21 Amhurst Walk - Mar-17 - £330,000 http://www.rightmove.co.uk/avm/sc-reens/productChoice1	19 Amhurst Walk - withdrawn - offer of £310,000 rejected (Nov-17) http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=1999600&userCustomerUid=12102910	The next door properties have both sold recently providing excellent comparable evidence.
UKUB77JS001	Garden Court, West Drayton	UB77JS	1x 2 bed ground floor flat 2 x 2 bed first floor flats, Leasehold	https://propertypartner.co/properties/UKUB77JS001	N/A	£1,000,000	31.03.2019	32 Garden Court - Jan-18 - £285,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60509356	5 Garden Court - Oct-18 - £230,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=49806219	31 Union Wharf - £325,000 - Aug 2017 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=58825165	Based on comp 2 prices in this location have remained static over the last quarter, we have therefore report the same valuations as at Sept-18. £340,000 for the GFF and £330,000 each for the remaining units.
UKE79RU001	Grebe Close	E79RU	2 bed house, Freehold	https://propertypartner.co/properties/UKE79RU001	N/A	£395,000	31.03.2019	3 Grebe Close - Nov 16 - £380,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=19825263&userCustomerUid=12102910	5, Huddlestone Road, Forest Gate. E7 0AW. Under offer for £500,000. https://www.rightmove.co.uk/property-for-sale/property-60163767.html	98, Odessa Road, E7 9BN. Under offer for £440,000. https://www.rightmove.co.uk/property-for-sale/property-67396678.html	It is interesting to note that 3 Grebe Close (the next door property) is on the market at a reduced asking price of £399,995. It is not yet under offer and we have to keep a watchful eye on sales progress. We value the subject at just below this asking price level.
UKRM11EZ001	Graveney Court, Romford	RM11EZ	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM11EZ001	N/A	£275,000	31.03.2019	10 Graveney Court - Oct-17 - £280,000 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47947371&sale=90196308&country=england	12 Calder Court - Apr 18 - £270,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63111238	1 Calder Court - Jan-18 - £280,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51822924	Based on sales evidence of similar flats within both the subject and adjacent blocks. Whilst the evidence is slightly historic prices have remained fairly static.
UKUB34BQ001	Vantage Building	UB34BQ	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB34BQ001	N/A	£300,000	31.03.2019	421 Vantage Building - Dec-17 - £300,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50902083	113 Vantage Building - Oct-18 - £345,000	613 Cardinal Building - Dec-17 - £275,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51246570	This location is popular with ground staff at Heathrow due to its proximity with the airport. There have been several recent sales within the block and adjacent scheme that have been considered in our valuations making allowances for floor areas and position within the building. The subject is on a lower level which effects value - relevant against the price of Comp 2.
UKE18JX004	Flats 1,5,6,7 Tower Mint Apartments	E18JX	Freehold Interest 1 x 1 Bed Flat 2 x 2 Bed Flats 1 x 3 bed Duplex Flat , Freehold	https://propertypartner.co/properties/UKE18JX004	N/A	£2,485,000	31.03.2019	20/1 Prescott Street - Sep-17 - £610,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=59570704	26 George Leybourne House - Jan 18 - £560,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60908476	57-60 Royal Mint Street - May 18 - £491,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60684721	This is an attractive infill development of 10 flats. No 9 a one bed sold inf Feb 18 for £440,000 (£1,091 psf) however this is smaller than no.10 accordingly an additional £10,000 has been applied. Other evidence in the well regarded area suggests prices of between £900 and £1029 psf. This has been reflected. Our valuations equate to £970 psf which is appropriate.

UKW73HT001	Cherington Road, Hanwell	W73HJ	1 x 1 Bed Ground floor flat 1 x 3 bed Duplex flat, Freehold	https://propertypartner.co/properties/UKW73HT001	N/A	£895,000	31.03.2019	28a Laurel Gardens, LONDON, 10 Greenford Avenue, LONDON, W7 3JG. Sold - £337,000 - W7 3QP. Sold - £525,000 10/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=53417169	32a Station Road, LONDON, W7 3JE. Sold - £456,250 - 07/09/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=64135582	28a Laurel Gardens sold in October at £337,000 representing the primary source of evidence for the subject one bedroom flat. This unit is slightly smaller, inferior in condition and first floor, rather than a garden flat but the street is nicer. The price breaks back to £685psf and we have reflected a suitable premium in the subject. The price tone for 3 beds similar to the subject is between £450k and £560k. The majority of similar properties are placed between £560psf and £688psf, with a well presented two bed pushing up towards £750psf. Values of smaller units within the area appear more robust than larger properties in part due to affordability.	
UKW73PA001	Cambridge Road, Hanwell	W73PA	3 Bed House, Freehold	https://propertypartner.co/properties/UKW73PA001	N/A	£620,000	31.03.2019	16 Oaklands Road, LONDON, W7 2DR - Under offer - circa £645,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=69155875	92 Rosebank Road, LONDON, W7 2EN. Under offer close to asking - £649,950. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=69320611	26 Studley Grange Road, LONDON, W7 2LX. Sold - 09/11/2018 - £645,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=68381671	A number of sales in the surrounding area over 2018 indicate a price tone of around £600k - £650k. The subject has accommodation over two floors rather than three and is finished to a reasonable standard, although it is more basic and smaller than many & the back garden is quite small. We have paid primary regard to 16 Oaklands Rd, 92 Rosebank Rd and 26 Studley Grange Rd which are in a similar condition to the subject. The Epsf rate for these properties is between £525psf & £587psf and we have considered this within our valuation.
UKTN355ED001	2-5 Finch Heights, Hastings	TN355ED	4 x 4 bed Houses, Freehold	https://propertypartner.co/properties/UKTN355ED001	N/A	£1,100,000	31.03.2019	1 Finch Heights. Hastings. TN35 5ED. Available at £290,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=64055195	29 Fairlight Avenue, TN35 5HS. 29/08/2018. £297,500. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=51215670	6 Canute Road, HASTINGS, TN35 5SHU. £270,000. 29/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=56295732	This an infill development of 5 houses, 4 of which form the subject portfolio. No.1 Finch Heights is back on the market for £300,000 having previously failed to sell for 4 months at £290,000. The previous agent thought £275,000 was more realistic, no serious offers made. A number of similarly sized houses have recently sold at between £270k and £300k, within close proximity to the subject. This includes the recent sales upon Canute Rd and Fairlight Ave. The properties upon Canute Rd require some modernisation expenditure but are superior in terms of character and plot.
UKDN211JA001	Sanders Maltings, Gainsborough	DN211JA	Freehold Interest in entire block (48 units) Block A: 7 two bedroom flats and 6 one bedroom flats • Block B: 7 two bedroom flats and 10 one bedroom flats • Block C: 8 two bedroom flats and 4 one bedroom flats	https://propertypartner.co/properties/UKDN211JA001	£2,120,000	£2,640,000	31.03.2019	27 Sanders Maltings - Jul-15 - £51,500. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=33498516	7 Miller Court - Sold for £70,000 - 20/12/18. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=40180026	2 Furleys Wharf - under offer - £71,000. https://www.rightmove.co.uk/property-for-sale/property-63281560.html	The last and only recent sale in Sanders Maltings was no.27 (a one bed flat) for £51,500 in July 2015. There has only been moderate capital growth in Gainsborough since. As there has been no other recent evidence in this block we have considered sales within other apartment blocks close by. There is a useful recent sale in a neighbouring block (comp 2) which is part of the same development. This was of a two bed flat at £70,000 which supports our reported values. We have also spoken with agents and then taken a view. We report £55,000 on all of the one bed flats and £70,000 for each two bed flat. These capital values are at the right level in terms of yield.
UKPO119NQ001	Southwood Road, Hayling Island	PO119NQ	13 x 2 bed flats 1 x 1 bed flat, Freehold	https://propertypartner.co/properties/UKPO119NQ001	£1,730,000	£1,945,000	31.03.2019	Flat 5, 3 Creek Road, HAYLING ISLAND, Hampshire, PO11 9FA. Sold - 21/08/2017 - £150,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=62752901	Flat 3, 113 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9PU. £132,000 11/05/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=5136555	Flat 1, 125 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9FB. Sold - £137,500 Sept 2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=62752889	This is a modern purpose built building. The property is close to the sea front although the views are not direct and uninterrupted. Evidence within the neighbouring building show that Flat 5 a two bed overlooking the beach sold for £150,000 in Aug 2017 this is of a similar size and condition although the views are better. Values appear to have fallen slightly since 2017 and our most recent key comparable is Flat 1, 125 Southwood Rd which sold in Sept 2018 for £137,500. Accordingly we report £140,000 for the subject 2 beds allowing for. The one bed unit is valued at £125,000 which is comparable with 27b Creek Rd which sold for £130,000 in October 2017, allowing for recent market conditions - this is also suitable against the value of the two bed units.
UKTQ13TB001	Ansteys Court, Torquay	TQ13TB	9 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTQ13TB001	N/A	£1,400,000	31.03.2019	38 Lanstone Close - under offer - £150,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=59827047	102 Langstone Close - May 2018 - £135,000. https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E878148&searchLocation=TQ1+3TF&referrer=listChangeCriteria	4 Georgian Court - Oct 18 - £305,000. https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E878148&searchLocation=TQ1+3TF&referrer=listChangeCriteria	Ansteys Court is an attractive art deco style development of 9 flats in a popular location on the outskirts of Babbacombe near Torquay constructed in 2011. The units are well appointed with good quality fixtures and fittings and are well proportioned with floor areas of between 603 sq ft and 621 sq ft. There is also parking for each unit. Our evidence focusses on a 1970's block in close proximity and Georgian Court a neighbouring block which shows prices of between £135,000 and £305,000 being achieved. c£235 psf. Considering our evidence and the views of local agents we are of the opinion that each flat has a Market Value of £160,000.
UKW36YE001	Cotton Avenue, Acton	W36YE	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKW36YE001	N/A	£345,000	31.03.2019	28 Cotton Avenue, LONDON, W3 6YF. Sold (shared equity at £117k) equating to £375,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=73215014	143 Cotton Avenue, LONDON, W3 6YF. Sold - £378,999 - 12/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=71771297	58 Cotton Avenue, LONDON, W3 6YE. Under offer @ circa £350,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=78881459	Our lead comparables are Flats 28, 143 and 58 Cotton Avenue. Flat 28 sold for the equivalent of £375,000 in October however the shared equity reduced price increases access and can inflate value. Flat 143 sold in Oct 2018 at £378,999. This flat is superior in condition and we have reflected a suitable premium against the subject. Prices have fallen in the area however a degree of stabilisation is apparent.
UKLN58JT001	St Catherines mews, Lincolnshire	LN58JT	21 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKLN58JT001	£2,025,000	£2,450,000	31.03.2019	119 Riverside Drive, Anchor Quay. Under offer for £118,000. https://www.rightmove.co.uk/property-for-sale/property-79144205.html	71 Riverside Drive, Under offer at £120,000. https://www.rightmove.co.uk/property-for-sale/property-63648395.html	19 Riverside Drive - Jul-18 - £123,000. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=67983674	The subject is a well located block located opposite South Common. This is an unbroken block so there is no sales evidence within it. We have therefore considered evidence of flats selling in the most comparable blocks including Riverside Drive (units both overlooking the water and the car park) whilst we have deliberated values with agents. Our bulk investment figures shows a GIY in excess of 7% which would be attractive.
UKTF93HP001	Prospect Court, Market Drayton	TF93HP	10 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTF93HP001	£877,500	£975,000	31.03.2019	5 The Lodge, Alexandra Road - Nov-17 - £80,000. http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=211771314&userCustomerUid=12102910	4 The Lodge, Alexandra Road - May-17 - £80,000. http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=211599795&userCustomerUid=12102910	1 The Lodge, Alexandra Road - Dec-16 - £74,000. http://www.rightmove.co.uk/avm/sc-reens/logBookView?qasUid=64983158&userCustomerUid=12102910	The most useful comparable sales evidence comes from flats selling in the neighbouring block of flats (The Lodge), built by the same developer. Flats 4 and 5 (both 2 bed flats) sold in 2018 for £80,000 each, however these units are considerably smaller than the subject units. We have reflected this in our individual applied valuations. We have reported a discount of 10% in our bulk sale figure to reflect a suitable yield.
UKBN213YB001	Thornwood, Eastbourne	BN213YB	5 x 2 bed 2 x 1 bed, Freehold	https://propertypartner.co/properties/UKBN213YB001	N/A	£1,150,000	31.03.2019	Flat 8, Stafford House, Southfields Road, BN21 1BN. Sold - £190,000 - 17/01/2019. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=56348367	Flat 8, Dene Place, 26 St. Leonards Road, BN21 3UX. Sold - £159,000 - 25/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=65511109	Flat 20, Southfields Court, BN21 1BX. Sold - 180,000 - 03/08/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=71126390	Values have remained robust in Eastbourne during 2018 and 2019 to date, particularly in the more desirable areas. Flat 8 Satafford House is a slightly larger unit in a busier location, close to town centre amenities. Flat 8 Dene Place is smaller than the subject 2 beds and inferior in condition but does include parking. Flat 20 Southfields Court is a larger two bed flat, however it is located within an ex local authority block and is in basic order. Accordingly we have considered the size, condition and nature of these properties in forming our opinions of value.

UKSE165AD001	Anchor point Flat 4 (Plot 30), Flat 7 (Plot 32), and Flat 9 (Plot 37)	SE165AD	3 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD001	N/A	£1,450,000	31.03.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=54597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=52173396	This is a good quality and modern development of purpose built flats. Prices have fallen significantly in the scheme since completion and initial sales. Four recent sales within the scheme range from £460,000 to £500,000 depending on size and reflect a rate of £654ft to £696ft. There has been no additional sales activity within the block since June 2018. Flat 12 is currently available at £495,000 reflecting £700psf. No significant interest to date however we will monitor the progress of this property closely. Local agents are still reporting difficult market conditions.
UKTN342RD001	St Davids Lodge, Hastings	TN342RD	13 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTN342RD001	SM	£2,560,000	31.03.2019	1-4, Archers Court, Stonestile Lane, TN35 4PG. Previously u/o at HASTINGS, East Sussex, TN35 £158,000 but fell through. 4PE. £190,000 - 20/03/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=76048838	7, Hazel Court, Stonestile Lane, HASTINGS, East Sussex, TN35 £190,000 - 20/03/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=48963486	10 Woodlands Way, TN34 2FU. Available at £195,000. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=56604306	There has been limited recent activity within the local flat market, however a slight softening of values is apparent. 1-4, Archers Court is a well presented two bed, although it is much smaller than the subjects. This unit was under offer at circa £158,000 but the vendor pulled out. 10 Woodlands way is a modern and well presented two bed over 746 sft with 2 x parking spaces. The agent was reluctant to discuss details. We have therefore reflected the tone of those properties currently available alongside older comparables within our valuations.
UKUB69BE001	Units 32, 38, 40, 42, 43, 45, 47 & 48 Red Lion Court, Greenford	UB69BE	5 x 2 bed flats, 3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKUB69BE001	N/A	£2,875,000	31.03.2019	45 Clifton Rd, Greenford, UB6 8SP. Sold for £385,000 - 20/08/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=53725860	46, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Available at £400,000. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=69021370	3 Barbican Road, GREENFORD, Middlesex, UB6 9DH. £279,950 - 08/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=63568402	This is an attractive recently completed development of a good quality in a central location. Evidence from within the building comprises Flat 36 which has been for sale at £355,000 for some time with limited interest, this unit is now let. Flat 46 is available at £400,000. A couple of other recent sales of two bed units include a garden flat on Clifton Rd, which is inferior in terms of spec and an Ex LA flat on Barbican Rd which achieved £280k in an inferior location and condition. A suitable premium has been applied to the subject. Older data includes Macmillian Ct Flats 38 which sold for £330,000 in December although this is inferior to the subjects - we have also applied a suitable premium against this sale whilst being cautious due to the limited interest in Flats 36 & 45 RLC. The values of the subject one bedroom units are reflective of evidence regarding two bedroom flats and inferior one bedroom units in other schemes.
UKHA87BJ001	Unit 5,11,13 Premier House, Edgware	HA87BJ	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKHA87BJ001	N/A	£735,000	31.03.2019	55 Premier House - on market for £320,000 - expected £315,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=70087313	52 Premier House - on market for £325,000 - expected £315,000 http://www.rightmove.co.uk/property-for-sale/property-62623978.html	66 Premier House - on market for £320,000 - expected £315,000 http://www.rightmove.co.uk/property-for-sale/property-62623975.html	This is a central block within Edgware above shops and is recently developed. Flats within the building are on the market and receiving interest at prices between £320,000 and £325,000. However, due to the lack of offers on the similar properties marketed at £320,000-£325,000, and the uncertainty relating to the unsafe cladding, we are of the opinion that each flat has a Market Value of 75% of the previous valuations. At this price point we feel that cash investors would take on the risk of additional capital expenditure to remedy the issue.
UKSW112PF001	Flats 3,4,5 & 7 Falcon Heights	SW112PF	2 x 2 bed flats 2 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKSW112PF001	N/A	£1,900,000	31.03.2019	Flat 6 Falcon Heights - Apr-18 - £489,000 http://www.rightmove.co.uk/property-for-sale/property-50373783.html	Flat 1 Falcon Heights - Jun-18 - £465,000 http://www.rightmove.co.uk/avm/sc-reens/logBookView?qsUid=2338342&userCustomerId=12102910	Flat 2 Falcon Heights - Apr-18 - £410,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=71368406	There is recent evidence in this building. These three sales have achieved prices equating to between £667 psf to £765 psf. We have placed either £425,000 or £450,000 on the two one bed flats and between £500,000 and £525,000 on the two bed flats. This is an appropriate ceiling figure which has been discussed with the agents in this scheme.
UKSE165AD003	Plot 35 (Flat 21) Anchor Point	SE165AD	1 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD003	N/A	£475,000	31.03.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=54597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=52173396	This is a good quality and modern development of purpose built flats. Prices have fallen significantly in the scheme since completion and initial sales. Four recent sales within the scheme range from £460,000 to £500,000 depending on size and reflect a rate of £654ft to £696ft. There has been no additional sales activity within the block since June 2018. Flat 12 is currently available at £495,000 reflecting £700psf. No significant interest to date however we will monitor the progress of this property closely. Local agents are still reporting difficult market conditions.
UKW149SA001	Flats 1,3,4,6,10 Jubilee Mansions	W149SA	50% Share of Freehold 1 x studio 2 x 1 bed flats 2 x 2 bed flats	https://propertypartner.co/properties/UKW149SA001	N/A	£2,655,000	31.03.2019	Flat 3, 57 Star Road - Sep 17 - £300,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=61578550	4 Fairholme Road- Mar 18 - £460,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=63655099	Flat 14, Arnold Mansions - Jul 18 - £650,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=73616480	This is an attractive infill development of 10 flats. Flat 3, 57 Star Road is not as desirable as our studio flat, situated in a poorer location and featuring poorer quality fittings, a figure of £390,000 for the studio flat is our valuation. The one bedroom flats are valued at £470,000 and £495,000, which is representative of the uplift in value the area has seen for a one bedroomed flat. Two bedroom flats in close proximity suggest prices of between £900 and £1050 psf, which has been reflected in our valuation of £650,000, which equates to £989 psf.
UKBN213AR001	Compass Court, Eastbourne	BN213AR	7 x studios 12 x 1 bedroom flats, Freehold	https://propertypartner.co/properties/UKBN213AR001	£1,855,000	£2,060,000	31.03.2019	1c Susans Road, EASTBOURNE, East Sussex, BN21 3HA - 11/06/2018 - £70,000. Under offer - Circa £100,000. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=50367123	Flat 8, Westdown House, Hartington Place, BN21 3BW - Circa £100,000. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=54701334	2 St. Brelades, Trinity Place, EASTBOURNE, East Sussex, BN21 3BT. £109,950 - 02/05/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=51544062	Agents report fairly stable market conditions with demand for sensibly priced units. We have considered the recent sales within nearby conversions along with some purpose built units in arriving at our valuations. 1c Susans Rd is a compact one bed, 3rd storey over retail and inferior to the subjects. Flat 8 Westdown House is a large studio within close proximity which is currently under offer circa £100,000. This unit is dated and includes parking.
UKCO11BA001	Flat 1,10,19,22,27,32,36,43,48 Dutch Quarter, Colchester	C011BA	6 x 1 bed flats 3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA001	N/A	£1,800,000	31.03.2019	GFF, Dutch Quarter - available - £200,000 (£350 psf) https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=66812197	Flat 3, Dutch Quarter - Nov 18 - £205,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=64933147	16 Angels Courtyard - available - £275,000 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=63585265	This is a recently converted building into 51 flats, commanding an enviable location and high quality finish. Evidence from within the building and within competing blocks shows prices being achieved between £260 and £350 psf. One bedroom flats show prices of between £125,000 and £175,000 depending on size and condition. Two bedroom flats show prices of between £154,000 and £275,000. Car parking commands a premium of c.£10,000. We have valued the subject flats in accordance with our evidence.
UKNW43DH001	Flats 1,3,7 Graham Road	NW43DH	3 x 3 bed flats, Freehold	https://propertypartner.co/properties/UKNW43DH001	N/A	£1,870,000	31.03.2019	61 Park Road, LONDON, NW4 3PA. Sold - £540,000 - 30/04/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=53763879	Flat 1, Hazelmere Court, 67 Station Road, LONDON, NW4 4HL. £542,500. 29/06/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=51900537	Flat 1, Wykeham Court, NW4 2TE. Sold £535,000 - 08/01/2019. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=68986559	These are spacious flats in good order and in a popular area. Market conditions and prices have softened somewhat recently. Our evidence illustrates similar new build stock available at £700ft with a good quality, refurbished garden flat circa £610ft. We have also paid consideration to the recent sales within Hazelmere Court circa £510ft - £555ft. This is an older block than the subject with a reasonable communal garden area on Station Rd. The flat within 61 Park Rd sold at £678psf, although it is smaller than the subject, accordingly we have considered quantum. We have valued the properties at circa £520 psf on average which is appropriate given the value tone within our comparables.

UKSE165AD004	Plot 25 (Flat 15), Plot 43 (Flat 25) Anchor Point	SE165AD	2 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD004	N/A	£1,025,000	31.03.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=54597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=52173396	This is a good quality and modern development of purpose built flats. Prices have fallen significantly in the scheme since completion and initial sales. Four recent sales within the scheme range from £460,000 to £500,000 depending on size and reflect a rate of £654ft to £696ft. There has been no additional sales activity within the block since June 2018. Flat 12 is currently available at £495,000 reflecting £700psf. No significant interest to date however we will monitor the progress of this property closely. Local agents are still reporting difficult market conditions.
UKCO11BA002	Flats 2,11,20,38,39 Dutch Quarter Colchester	CO11BA	5 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA002	N/A	£1,180,000	31.03.2019	GFF, Dutch Quarter - available - £200,000 (£350 psf) - 09/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=66812197	Flat 3, Dutch Quarter - Nov-18 - £205,000 - 13/08/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=64933147	13 Angels Courtyard - Oct-18 - £195,000 - https://www.rightmove.co.uk/houseprices/detail.html?country=england&locationIdentifier=POSTCODE%5E1037965&searchLocation=CO1+1BA&propertyType=2&radius=0.25&year=1&referrer=listChangeCriteria	This is a recently converted building into 51 flats, commanding an envious location and high quality finish. Evidence from within the building and within competing blocks shows prices being achieved between £260 and £350 psf. One bedroom flats show prices of between £125,000 and £175,000 depending on size and condition. Two bedroom flats show prices of between £154,000 and £275,000. Car parking commands a premium of c.£10,000. We have valued the subject flats in accordance with our evidence.
UKBN32RH	Osborne Mansions, Hove	BN32RH	3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKBN32RH	£782,500	£892,500	31.03.2019	Flat 18, The Priory, 8 St. Catherines Terrace, HOVE, BN3 2RQ. Sold - £299,000 - 09/10/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=53345187	Flat 18, The Priory, 8 St. Catherines Terrace, HOVE, East Sussex, BN3 2RQ. Sold - £299,000 - 13/08/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=53345187	Flat 2-4, 10 Medina Villas, HOVE, East Sussex, BN3 2RJ. £330,000 - 06/04/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=43868208	These are well-presented flats in an attractive building. Flat 10 sold in April 2017 for £304,000 in very good condition on the top floor with elevated views of the sea. Buyer demand remains buoyant for well presented units in this area. Flats are still selling well in the Priory which is a less inspiring but arguably slightly better situated scheme. The flat in Medina Villas requires extensive work and achieved £330k in April. This flat is however larger and better proportioned. Ex LA flats in Albany Towers and Medina Towers have sold recently at £292k and £299k. These flats are inferior in condition but slightly larger.
UKYO124BY001	Stackyard Farm, Staxton	YO124BY	1 two-bedroom flat, 1 two-bedroom house, 1 three-bedroom house, 6 four-bedroom houses 1 five-bedroom house. Freehold	https://propertypartner.co/properties/UKYO124BY001	£1,473,500	£2,105,000	31.03.2019	49 Feby Gardens, Scarborough, YO12 5LB. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=55150476	11 Brigantia Gardens, Scarborough, YO12 4LH. https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=67831172&sale=7059268&country=england	72 Leighton Close, Scarborough, YO12 4J. https://www.rightmove.co.uk/property-for-sale/property-69475039.html	We value the flat at £115, the two bedroom house at £135,000, the three bed house at £160,000 and the four bedroom houses at values of between £235,000 and £240,000 depending on size. Finally the 5 bed farmhouse has a value of £280,000. The subject properties are typically in better order than some of the comparable evidence and therefore this has been reflected within the MV. better quality properties compared to our comparables and our valuations allow for this. We have reflected a 30% discount against aggregate MV-VP assuming a bulk sale of all 10 properties.
UKSG11HG001	Vista Tower, Stevenage	SG11HG	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKSG11HG001	£860,000	£920,000	31.03.2019	27 Vista Tower - Under offer - £235,000. Includes parking. https://www.rightmove.co.uk/property-for-sale/property-67950407.html	7 Vista Tower - Feb-18 - £210,000. Includes parking. http://www.rightmove.co.uk/property-for-sale/property-67950407.html	31 Vista Tower - Under offer for £206,000. Includes parking. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=54142929	We have considered recent sales evidence within Vista Tower on lower and upper floor levels, bearing in mind that the subject units do not have a car parking space. Interest to acquire flats in this block is slightly disappointing; feedback from agents is that demand has tailed off somewhat since the Grenfell Tower disaster. Hopefully this will only be temporary. In the meantime No 27 VT on the fifth floor is under offer for £235,000. It has parking however. No 31 VT is under offer for £206,000 however this was priced for a quick sale. Upper floor units will command a premium, the amount of which however is slightly uncertain as there have been no recent sales on upper floors. Parking when these sold new commanded a premium of £10,000 per space.
UKB713AZ001	The Heights, West Bromwich	B713AZ	3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKB713AZ001	£300,000	£330,000	31.03.2019	53, The Heights, Walsall Road, B71 3AZ - £110,000. https://www.rightmove.co.uk/avmscreens/productChoice1	49 The Heights, Walsall Road, B71 3AZ - £103,000. https://www.rightmove.co.uk/avmscreens/productChoice1	93 Harrington Croft, West Bromwich, West Midlands B71 3RJ - November 2018 £102,000. https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=64472431&sale=8566552&country=england	There have been a number of sales within the same block which reflect that prices have fallen slightly in this area. Comparables 1 & 2 are of a similar size and style within the same block and comparable 3 is a smaller unit within <300m. This unit is smaller than the subject units but in good internal condition. Accordingly we have vluaes each of the units at £110,000. Our bulk sale vluaes does reflect a small discount as whilst prices may have declined i nthe area that we believe it is still popular with renters and therefore would be of interest to investors.
UKCR69DE001	Blanchmans Road, Warrlingham	CR69DE	4 x 1 bed flats, Freehold	https://propertypartner.co/properties/UKCR69DE001	£875,000	£970,000	31.03.2019	Flat 1, Oaktree Walk, Caterham on the Hill. SSTC £249,950. https://www.rightmove.co.uk/property-for-sale/property-67695463.html	Hayes Lane, Kenley - SSTC £275,000. 630 sft. Much larger. https://www.rightmove.co.uk/property-for-sale/property-69915490.html	Chelsham Close, Warrlingham. Within <200m. Average internal condition. SSTC £200,000. https://www.rightmove.co.uk/property-for-sale/property-58310517.html	We note that Allsop LLP sold this property at auction to yourselves in Nov 2016. We have spoken with the auctioneer responsible for this sale. Prior to the sale the subject units tested the market individually however we understand that all 4 were available at the same time and there were concerns about the circumstances of sale at the time. There are sales outside of the blocks which are useful whilst we have deliberated values with agents. There are a good range of comparable properties to base our valuation on however values in the area are generally remaining relatively static and therefore the previous values are still applicable.
UKBN21QA001	Devonshire Place, Brighton and Hove	BN21QA	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKBN21QA001	£670,000	£725,000	31.03.2019	SFF. 8 Devonshire Place, BRIGHTON, BN2 1QA. £185,000 - 09/01/2019. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=56430012	SFF Flat, 6 Devonshire Place, BRIGHTON, BN2 1QA. Sold - £210,000 - 14/12/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=65782408	GFF. 6 Charlotte Street, BRIGHTON, BN2 1AG. £273,000 - 21/11/2018. https://www.rightmove.co.uk/mpls/property/showPropertyMcr.action?propertyId=64289815	We have paid primary regard to the recent and relevant sales of similar size and proportioned units upon Charlotte St & Devonshire Place. The GFF in 10 Devonshire is a similar standard but is larger and represents £455psf. The SF Flat in 6 Charlotte St is very well presented and slightly larger. The sale price of £273,000 reflects £555ft. Our key comparable is the SF Flat in 6 Devonshire Place which is smaller than the subjects at 398sf. This property is presnted to a similar standard and the sale price reflects £528ft. Accordingly we have reflected this within our valuation of the subjects.

UKDN212HZ001	Carlisle Mews, Gainsborough	DN212HZ	1 one-bedroom flat, 13 two-bedroom flats, 2 two-bedroom bungalows and 5 two-bedroom houses, Freehold	https://propertypartner.co/properties/UKDN212HZ001	£1,260,000	£1,400,000	31.03.2019	53 Grey Street, Gainsborough, Lincolnshire DN21 2PS Nov 2018 14 Rectory Avenue, Gainsborough, Lincolnshire DN21 2PS Nov 2018 Trinity View, Gainsborough - 1 bed flat. Available £56,000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=6819007&sale=8629969&country=enland	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67091866&sale=8629984&country=enland	https://www.rightmove.co.uk/property-for-sale/property-78388565.html	The is an unusual portfolio in an area where house prices are relatively low. Whilst this is a good quality scheme the properties are generally small. Most of the two bed flats are only 400 sq ft. Accordingly we have reflected a valuation of £55,000 for these properties as other much larger two bed flats in close proximity are achieving prices of around £75,000 and £80,000 measuring circa 650 sq ft +. There are 4 units that are affordable units that have been valued at 75% of open market value. The bungalows are valued at £120,000 and the 2 bed houses £100,000 which is a suitable premium against traditional terraced properties in the subject street that have achieved a ceiling price of £80,000. There has been little market movement within this particular area to justify a move in values against the previous reported values. We have reflected a 10% discount against agg VP for our bulk value.
UKCR42DZ001	Woodland Way, Mitcham	CR42DZ	2 four-bedroom townhouses, Freehold	https://propertypartner.co/properties/UKCR42DZ001	£1,235,000	£1,280,000	31.03.2019	11 Milton Road, Mitcham, CR4 2DT - Under offer circa £650,000. 48 Ashbourne Road, MITCHAM, CR4 2BA. Sold £658,000 04/07/2018. 162 Links Road, LONDON, SW17 9ES. Sold 705,000 - 16/05/2018.	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=78691436	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=53461440	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63539221	We have been value led on a rate per square foot. The current price tone in the area is circa £460 psf to £600 psf for well presented stock, dependant upon size, location and condition. We have primarily considered the recent sales of 48 Ashbourne Rd and 162 Links Rd, alongside 11 Milton Road which is currently under offer circa £650,000. We report vacant values of £640,000 each equating to £519 psf which is a realistic figure and acc.
UKSL37FU001	Chadwick Road, Langley	SL37FU	4 two-bedroom flats, Leasehold	https://propertypartner.co/properties/UKSL37FU001	£1,113,500	£1,180,000	31.03.2019	86 Chadwick Road, SLOUGH, SL3 7FU. Sold - £297,000 - 28/09/2017. 120 Chadwick Road, SLOUGH, SL3 7FU. Under Offer at £290,000. 116 Chadwick Road, SLOUGH, SL3 7FU. Under offer circa £285,000.	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73367900	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51582921		There is limited new evidence this quarter. Our valuation is based primarily upon the sales agreed in the previous quarter which have now completed and similar units on the market today.
UKBN14JF001	London Road, Brighton & Hove	BN14JF	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKBN14JF001	£1,130,000	£1,190,000	31.03.2019	54 Warleigh Road, BRIGHTON, BN1 4NS. Sold - £375,000 - 07/12/2018. Flat 61, Pullman Haul, 39 New England Street, BRIGHTON, BN1 4LS. £3225,000 - 06/11/2018. 9a Rose Hill Terrace, BRIGHTON, BN1 4JJ. £300,000 - 21/03/2018.	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56791902	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71561348	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50410614	The recent sales within the locality are primarily within nearby purpose built blocks. Some evidence is available within nearby terraced house conversions, including 9a Rose Hill Terrace to which we have paid consideration. This property has a private garden area and is located off the main road but is still within reach of all the usual amenities. The spec of this flat is relatively high but below the subjects and it is considered to be broadly comparable in value to the third floor unit with balcony within the subject scheme. The properties within the nearby purpose built blocks are generally superior in setting/location whilst comparable or inferior in specification. These units are selling for a premium to the subjects. We have also considered the recent sale of 54 Warleigh Rd, a high quality period conversion unit under 400m from the subject. The sale price reflects £490psf. The price tone for this type of property has remained fairly consistent over the past 12 months.
UKTN92PB001	Woodside Road, Tonbridge	TN92PB	4 x Victorian two-bedroom terraced houses, Freehold	https://propertypartner.co/properties/UKTN92PB001	£1,055,000	£1,170,000	31.03.2019	130 St. Marys Road, TONBRIDGE, Kent, TN9 2NN. Sold £297,000 - 25/01/2019. 30 Baltic Road, TONBRIDGE, Kent, TN9 2LZ. Sold £297,000 - 25/10/2018. 3 Woodside Road, TONBRIDGE, Kent, TN9 2PB. £289,166 - 06/07/2018.	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75107723	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54554745	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56990623	The price tone upon Woodside Road has remained fairly consistent over the past year or so. It is a popular location and marketing periods remain relatively short subject to sensitive pricing in the first instance. No 87 is in a more basic condition than the subject properties and completed at £267,500. Number 65 is quite basic internally but slightly larger than the subjects. 130 St Marys Rd sold in Jan 19 for £295,000. Although slightly superior in location it is inferior to a degree in situation. 30 Baltic Rd sold in Oct 18 at £297,000 and represents good overall evidence.
UKCH11AF001	The Warehouse, Chester	CH11AF	2 large open-plan studios and 2 one-bedroom flats, Leasehold	https://propertypartner.co/properties/UKCH11AF001	£670,500	£740,000	31.03.2019	40 Wharton Court, CH2 3DH - larger 2 bed but in poorer condition. Sold Dec 2018 at £180,000. Unit 3, Alexander House, Cuppin Street. New build. Available at £185,000. Very good condition. Eastgate Row North, Chester. Newly converted building within the main retail area. Very high spec. Available at £185,000.	https://www.rightmove.co.uk/avms/creens/logBookView?gasId=88871616&userCustomerUid=12102910	https://www.rightmove.co.uk/property-for-sale/property-69751969.html	https://www.rightmove.co.uk/property-for-sale/property-69634867.html	This is an attractive recent conversion in the centre of Chester whilst all of these benefit from parking. There are a good number of comparable blocks of both PB and converted buildings to base our values on. The subject units are very well presented internally in line with the comparable evidence although may be showing slight signs of wear and tear in comparison to the newly built blocks. Notwithstanding the subjects benefit from residents parking and therefore we feel that £185,000 for each units is justified.
UKM34NH001	8-16 Bridgewater Deansgate	Street, M3 4NH	4 one-bedroom flats, 7 two-bedroom flats, 1 three-bedroom flat, Freehold	https://propertypartner.co/properties/UKM34NH001	£2,185,000	£2,445,000	31.03.2019	16 Porchfield Square, Deansgate. 1 bed flat with parking and garage. Older block. Larger at 484 sqft. Sold Dec 18 £196,500 Hills Quay, Jordan Street, Manchester. SSSC £330,000. Deansgate. 2 bed unit SSSC £187,000. Macintosh Mill, Cambridge Street, Manchester. SSSC £330,000. Better condition.	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=77705717&sale=8690557&country=enland	https://www.rightmove.co.uk/property-for-sale/property-58972605.html	https://www.rightmove.co.uk/property-for-sale/property-67320214.html	This is a modern block in a popular part of Manchester city centre. There is apparent buyer demand at prices that range between £240 and £350 psf depending on type. This has been considered in our approach whilst having regard to unit values alongside a suitable rate per square foot. Our valuations reflect £135,000 - £140,000 for the one bedroom units, £165,000 - £185,000 for the two bedroom units and £295,000 - £370,000 for the two or three bedroom duplexes. There is a new development within 100m of the subject property which are currently marketing 2 bed properties between £290,000 - £350,000 these properties have been marketed since January. As the subject block is well presented but dated in comparison to the new development we feel comfortable with the values and believe there would be a good interest at this level.
UKB974JS	6 Flats, Lydan House, Redditch	B97 4JS	2 x 1 bed flat, 4 x 2 bed flat, Freehold	https://propertypartner.co/properties/UKB974JS	£600,000	£660,000	31.03.2019	34 Southcrest Gardens, Redditch. B97 4JN. 2 bed flat 623 sqft. 3. Crescent House, Mount Pleasant, Redditch, B97 4JT. 7 Mark Close Redditch, B98 7DW Larger than subjects. Dated average. Newly converted 1 bed flat at 516 sqft. Very well presented. Parking. SSSC at £112,500. Superior to subject units. Garage and communal garden. SSSC at £118,000.	https://www.rightmove.co.uk/property-for-sale/property-55430820.html	https://www.rightmove.co.uk/property-for-sale/property-75120716.html	https://www.rightmove.co.uk/property-for-sale/property-67648444.html	Unbroken Freehold so no comparable evidence within the block. Our evidence is found within a 1/2 mile radius and having spoken to local agent concerning recent sales we are content that sold prices in this area are relatively stable. We believe if the block were sold in its entirety there would be a good level of interest.

UKCV212NS001	5 Flats, Sandy House, Rugby	CV21 2NS	5 x 2 bed flat , Leasehold	https://propertypartner.co/properties/UKCV212NS001	£658,000	£700,000	31.03.2019	Flat 8, Weinstein Court, Tainter Flat 19, Langtree House, Rugby Close, Rugby. 2 bed flat. 689 sqft. Same development. Good internal condition. Superior. Under condition. SSTC at £140,000 in offer. £149,999. Nov 2018.	Sophia Court, King Edward Road, Rugby. 2 bed flat. Larger at 683 sqft. Parking. SSTC. Marketed at £130,000.	There are three good sized blocks within this development; Sandy House, Langtree House and Ashford House. We have considered a recent sale within Langtree House and also similar blocks within a 1/4 mile radius. In addition we have also spoken to local agents to understand the current sales market for flats. We are of the understanding that current prices being achieved are relatively static and therefore, alongside or evidence, believe that the previous values are still applicable.	
UKLN106SQ	Stafford Vere Court, Lincolnshire	LN10 6SQ	Freehold Interest 3 one-bedroom flats, 6 two-bedroom flats 1 three-bedroom , Freehold	https://propertypartner.co/properties/UKLN106SQ	£1,419,500	£1,670,000	31.03.2019	1 The Alexandra, The Broadway, Sterling Place Apartments, LN10 6SF. Under offer for Woodhall Spa, Lincolnshire, LN10 6NU. Under offer for £215,000. £225,000.	2 Sylvan Court - May-17 - £175,000 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63952487&sale=5103091&country=england	This is a former detached nursing home which was converted into 10 flats. These range in size and we have taken account of floor areas as per EPC's in our valuation approach. This is a healthy market in Woodhall Spa and we have considered evidence including the listed transactions and have spoken with agents.	
UKTQ13PL001	5 Flats, Mulberry House, Torquay	TQ1 3PL	5 x 2 bed flat , Leasehold	https://propertypartner.co/properties/UKTQ13PL001	£697,500	£775,000	31.03.2019	Chatsworth Apartments, 217 St. Marychurch Road, TORQUAY, TQ1 3JT. £178,950 - 02/07/2018. £165,000 - 03/10/2018.	Flat 8, Bishops Road, TORQUAY, TQ1 3JT. £160,000 - 29/06/2018.	The subject block is contemporary with a good internal specification, however the block does not have parking and is located upon a busy road junction. There is a limited stock of comparable, purpose built units in the nearby area with many similar schemes limited to retirees. Our key evidence here is the recent re-sale of Flat 10 at £165,000. This unit is top floor and includes a balcony.	
UKB634DF001	George Road, Halesowen	B63 4DF	1 x 2 bed flat , 2 x 2 bed house, 6 x 3 bed houses , Leasehold	https://propertypartner.co/properties/UKB634DF001	£1,363,500	£1,515,000	31.03.2019	38 Stour Close, Halesowen. 2 bed Plot 6, Tarvern Fields, 106a Colley 2nd floor flat. Very good internal condition. 678 sqft. Parking and off plan. High spec internally. garage. SSTC in Oct 18 at £129,950.	Bournes Hill, Halesowen. B63. Within 0.13 miles. Dated internal condition. Marketed at £169,950 and SSTC.	The new development of Tavern Fields provides good evidence of prices being marketed and achieved within the immediate locality however these units are generally in better condition being brand new throughout. Notwithstanding there are relatively small. Similar, alternative evidence shows that there has been some up lift in this area. We have valued the flat at £125,000, the 2 bed houses at £165,000 and the 3 bed houses between £170,000 and £185,000 depending on size.	
UKNG23DT001	The Picture Works, Nottingham	NG2 3DT	2 x 1 bed flats, 5 x 2 bed flats and 1 x 3 bed flat , Leasehold	https://propertypartner.co/properties/UKNG23DT001	£1,017,000	£1,130,000	31.03.2019	Flat 114, Block 2 The Hicking Building, Queens Road, NG2 3AT. Within 100m of the subject. 1 bed Nottingham. Located on the same street as subject block. 495 sqft. Good internal condition. Balcony. No parking. Sold Nov 18 at £108,500.	Flat 4, Valley House, Park Valley, Nottingham. 3 bed first floor apartment. Smaller than subjects well presented 2 bed flat in modern condition. No parking. SSTC. £145,000.	This a modern block in Nottingham centre. There is a demand but the market is generally competitive. We have valued the one bedroom flats at £110,000 as they have the advantage of parking whereas comparable evidence of similar units was found not to have this benefit. Gennerally 2 bed flats have stayed relatively stable with asking prices and prices achieved being between £135,000 - £150,000 depending on size and condition. We have reflected this in our valuations and placed 2 bed units at £140,000 for the smaller units and £145,000 for those with a larger GIA. Key evidence for the 3 bed unit is SSTC at £215,000. This is a smaller unit that the subject 3 bed however it has been refurbished to a very high standard throughout. Notwithstanding we feel there is a limited market for units of this size and accordingly feel that £195,000 is still applicable for the subject unit.	
UKM278BG001	Agecroft Apartments, Pendlebury	M27 8BG	10 x 2 bed flats , Leasehold	https://propertypartner.co/properties/UKM278BG001	£900,000	£1,000,000	31.03.2019	Flat 5, Vickery Court, 3 Giant Seats Grove, Pendlebury. Same Development. Larger unit at 700 sq ft approx. Sold in good condition in Oct 18 at £95,000.	34 Brattice Drive, Pendlebury, M27 8WG. 2 bed unit in good internal condition within 1/4 mile. Allocated parking. 645 Sqft. Sold Dec 18 at £105,000.	Brattice Drive, Pendlebury, M27 8WG. Similar style 2 bed unit. Larger at 614 sqft. SSTC. Marketed at £110,000.	The subject units are within a popular residential area. There are a number of comparable blocks within close distance. Previous sales show a tone of £95,000 however more recent sales of similar size and style units are showing a slight increase in value in this area. Accordingly we have applied a slight increase to the subject units to £100,000 to reflect this.
UKL236UW001	Merrilocks Road, Crosby	L23 6UW	7 x 2 bed flats and 1x 3 bed flat , Leasehold	https://propertypartner.co/properties/UKL236UW001	£1,465,000	£1,675,000	31.03.2019	Flat B, 2 Harlech Road, Blundellsands, L23. 3 bed gf flat in good internal condition with private yard and off street parking. Under offer over the asking price of £205,000.	1 Bronshill, The Sepentine South, 1 Merrilocks Road, Liverpool. 1 good internal condition with private street parking and communal garden. Marketed at £165,000.	The subject block was purchased through Allsop LLP. This is a good quality location and the individual units are of a good standard in comparison to the comparable evidence. We feel that the subject flats would achieve a premium of around 20% against the prices of these comparable evidence. After speaking with agents and researching comparative sales evidence we are of the opinion that prices in this area are relatively static at present .Our valuations of the subject flats are between £170,000 and £225,000 depending on unit size, based on the information that we hold on file. In terms of a bulk sale price we have reflected a 12% discount reflecting a GIY of 5.4% which is not terribly attractive however the subject property is a good break up opportunity where revenue can be achieved through piecemeal sales therefore yield will be less of a priority in this instance.	
UKNG11AW001	Marco Island, Nottingham	NG1 1AW	1 x 1 bed flat, 2 x 3 bed flat , Leasehold	https://propertypartner.co/properties/UKNG11AW001	£780,000	£910,000	31.03.2019	Weekday Cross, Nottingham, NG1 1QF. 3 bed duplex flat. 1102 sqft. NG1. 1 bed flat 561 sq ft. Currently in good internal condition. 2 x under offer for just under the parking spaces, private terrace and balcony.	One Fletcher Gate, Nottingham, Nottingham, NG1. 1 bed flat 561 sq ft. Currently in good internal condition. 575 Sqft. Available at offers over £135,000.	This is a modern block in an average part of Nottingham on the fringe of the city centre. These are large flats with large roof terraces that are in good order. Sales are slow at the 'top end' of the market without sensitive pricing. We have reflected sub £300 psf for the larger three bedroom flats and £130,000 for the one bedroom to account for its size, high level and roof terrace, which are advantages over most of the one bedroom offering within Nottingham. We have reflected a 15% discount against agg vacant value within our bulk sales valuations.	

UKL36AE001	Hamilton House	L3 6AE	4 one-bedroom studio flats and 2 two-bedroom flats. , Leasehold	https://propertypartner.co/properties/UKL36AE001	£620,000	£696,000	31.03.2019	Hamilton House, Pall Mall, Liverpool. L3. 2 bed apartment in good internal condition. Under offer at £125,000. https://www.rightmove.co.uk/property-for-sale/property-59576316.html	14, Harley Building, Old Hall The Tannery, City Centre, Liverpool, L3 6JU. This is a studio apartment within a new development. Goion inernal standard. Marketed at £113,000. https://www.rightmove.co.uk/property-for-sale/property-53933937.html	This is a well located building in a central position however re sales of units are at a substantially lower value tone than the pricing set by the developer when new. There are a good number of new developments within the locality (The Tannery, Colonial Chambers & The residence) which all provide insight into the current asking prices within this area at the moment. Comparable 1 is key evidence being in the same block and of a similar size to the subject units. It is marketed at £125,000 and currently under offer at an undisclosed price. This alongside historic sales previous reported are consistently at around £122-£135,000. Accordingly we have valued the 2 bed units at £125,000. The one bed studio units we have vlaued at £112,500.	
UKSN22PE001	Keogh House, Swindon	SN2 2PE	8 one-bedroom flats , Freehold	https://propertypartner.co/properties/UKSN22PE001	£970,000	£1,020,000	31.03.2019	Flat 4, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £120,000 - 04/05/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=63322219	30 Clapham Close, SWINDON SN2 2FN. £127,500 https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=58538852	Flat 5, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £128,000 - 24/08/2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=53899818	Keogh House is a relatively modern block, set back from the main road. Our lead comparables are Flats 4 and 5, Alison Court which is located directly opposite the subject block. The block is of a similar style but appears to be slightly older with more dated décor and fittings to this unit, compared with the subject. Flat 4 sold for £119,000 in May 2018 and Flat 5 sold for £128,000 in Aug 2018. Flat 5 has a rear garden/yard area. We have also considered sales on Powell Place and Westbourne House. These units are modern but basic internally, and a slight premium has been reflected within our valuation. A number of terraced houses are available circa £130k plus within the vicinity which does currently echo a price ceiling for flats and apartments.
UKHG28BQ001	Leeds Road, Harrogate	HG2 8BQ	2 two-bedroom flats and 1 four-bedroom duplex flat. , Freehold	https://propertypartner.co/properties/UKHG28BQ001	£868,500	£950,000	31.03.2019	6a Langcliffe Avenue, Harrogate, HG2 8JQ. Within 300m of the subject property. 4 bed duplex apartment. Well presented but does require a few updates. 2,302 Sqft. Sold Oct 18 at £515,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73394252&sale=8361835&country=england	Flat 3, Clifton House, Stray Road, Harrogate, HG2 8AR. Sold in Dec 18 at £220,000. Dated internal condition. Garage and parking. 841 sqft. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=75294587&sale=8654386&country=england	Flat 2, 46 Leeds Road, Harrogate. Located on the same street. 2 bed unit. On street parking. SSTC at £195,000. 855 sqft. https://www.rightmove.co.uk/property-for-sale/property-59650816.html	A traditional block located upon one of the main access roads into Harrogate, just under a mile from the town centre. There are limited comparable sales of 4 bed duplex units within the area within recent months however Comp 1 gives us a good indication of prices being acheived for a larger unit but in relatively dated condition. Similarly a 4 bed unit is currently avlaible on the same road as the subject. This unit is large at 2,256 sqft but in similar internal conditon having had a full internal refurbishment. This property has been marketed since Oct 18 with no offers to date. Based on this evidence we feel that the 4 bed has a MV of £525,000 to reflect the smaller size of the unit but it being in modern condition and having the advantage of parking.
UKHX62DR001	Hammonds Landing, Sowerby Bridge	HX6 2DR	6 one-bedroom apartments, 2 two-bedroom apartments and 2 one-bedroom three-storey terraced houses , Freehold	https://propertypartner.co/properties/UKHX62DR001	£835,000	£965,000	31.03.2019	Flat 1, The Goits, Wharf Street, Sowerby Bridge, HX6 2DS. 1 bed unit in unit. Allocated parking. Inferior to good subject. Sold Jan 2019 at £71,000. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=7691384&sale=8937445&country=england	The Riverine, Chapel Lane, Sowerby Bridge, HX6 2QZ. 2 bed unit in unit. Good internal condition. Parking and river views. Within 200m of the subject. SSTC at £100,000. https://www.rightmove.co.uk/property-for-sale/property-76111127.html	58 Lower Hollins, Sowerby Bridge, HX6 2QZ. 1 bed three storey terraced house. Average condition. Sold STC at £65,000. https://www.rightmove.co.uk/property-for-sale/property-75449663.html	The subject properties are well located for local amenities and have a pleasant outlook over the canal. The flat market in Sowerby Bridge is difficult, with supply generally outstripping demand and relatively low stock turnover. Our valuation is based upon adjustments made to sales of both flats and houses within comparable, canal-side or riverside developments. The market has remained stable over 2018 to date.
UKWS115BH001	Blackfords Court, Cannock	WS11 5BH	9 x 2 bed flats and 3 x 1 bed flat , Freehold	https://propertypartner.co/properties/UKWS115BH001	£1,007,250	£1,185,000	31.03.2019	34 Victoria Street, Cannock, Staffordshire WS11 5QQ. 1 bed unit. Good internal condition. Sold Oct 18 at £75,000. No parking. Inferior to subject properties. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63673777&sale=9115051&country=england	1 Hobby Way, Cannock, Staffordshire WS11 7JY. 2 bed flat. Ground floor. Well presented throughout. Sold in Dec 18 at £117,000. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=74569277&sale=9115078&country=england	Pheasant Way, Heath Hayes, Cannock. 2 bed apartment SSTC for an undisclosed figure. (asking £110,000) The agent suggested that it was just under asking price. Good inernal condition Parking. https://www.rightmove.co.uk/property-for-sale/property-69614056.html	This is an unbroken block so there have been no sales within it. We have considered sales evidence in comparable blocks whilst we have discussed values with local agents. From research we feel tha there has been some movement in prices acheived and asking prices for 2 bed flats in particular and therefore we feel a slight increase from the previous value is justified. Accordingly we report £80,000 and £105,000 on the subject one and two bedroom flats respectively.
UKDE11NU001	Norman House, Derby	DE1 1NU	8 x 2 bed flats , Leasehold	https://propertypartner.co/properties/UKDE11NU001	£1,008,000	£1,120,000	31.03.2019	42 Abels Mill Brookbridge Court, Derby. Well presented 2 bed unit. Modern throughout. Parking. SSTC at an undisclosed offer level. Agent indicated tha tit is at £145,000. https://www.rightmove.co.uk/property-for-sale/property-67624636.html	21, Longs Mill, Brookbridge Court, Derby, DE1 3LG. Sold in Dec 18 level. Well presented throughout. Parking. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=55294146	Apt 9, Millgate, Ashbourne Road, Derby. First floor 2 bed unit in good condition with parking and a single garage. 871 sqft. Marketed at £155,000 and currently under offer for less than asking price. https://www.rightmove.co.uk/property-for-sale/property-67897640.html	This is a modern PD conversion block close to the centre of Derby and all the usual amenities. We have gathered evidence in relation to similar PD and standard residential blocks nearby. Second hand two bedroom units are achieving between £118,750 and £150,000 dependant upon location, size, condition and parking. Agents report stable market conditions over the past 6 months. We feelthere has been some movement within the micromarket i nthis area for 2 bed flats and are seeing slow increases on asking prices and prices being acheived, as a result we feel there is scope for a slight increase.
UKBA114EH001	Whitewell Road, Frome	BA11 4EH	4 semi-detached houses , Freehold	https://propertypartner.co/properties/UKBA114EH001	£990,000	£1,100,000	31.03.2019	60 Whitewell Road - Sept 2017 - £235,000 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67927487&sale=89980326&country=england	17 Newington Close - Oct 18 - £245,000 - smaller and older https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=72306404	66 Whitewell Road - Oct 17 - £269,000 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67722407&sale=89980329&country=england	There is no further evidence since our last valuation however 66 Whitewell Road is currently under offer for £292,000 having being reoffered for sale since its last sale in Oct 17, this is a larger property compared with the subjects. Agents suggest that there has been a slight rise in pricing which we have accounted for in our valuations. We value the subject properties at £275,000 each vacant. We have reflected a discount of 10% against agg VP value in order to achieve a GIY approaching 4.8% which is not terribly attractive however the subject properties are a good break up opportunity where revenue can be achieved through piecemeal sales therefore yield will be less of a priority in this instance.

UKWA27TE001	Barton Court, Warrington	WA2 7TE	5 x 2 bed duplex flats, 1 x 2 bed flat and 3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKWA27TE001	£850,000	£940,000	31.03.2019	<p>Barton Court, Central Way, Warrington, Cheshire, WA2. 1 bed WA1 2GG. 2 bed flat in good condition. Parking. Larger than subject at 904 sqft. Sold Dec 18 at £113,000.</p> <p>https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=12832071&sale=9103834&country=england</p>	<p>Barton Court, Central Way, Warrington, Cheshire, WA2. 2 bed duplex within the same development. Available at £110,000 to £105,000 in Jan 19. £110,000. marketed since Sept 18.</p> <p>The agent commented that there has been no offers to date.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-56662239.html</p> <p>https://www.rightmove.co.uk/property-for-sale/property-69025480.html</p>	<p>The most useful evidence comes from evidence with a 1/2 mile radius and after speaking to local agents. There is limited evidence of duplex apartments however there is a tone for these particular units of between £105,000 - £115,000. It is interesting to note that there are 2 duplex units available at £110,000 and £115,000 respectively. These have both been marketed since late 2018 with no offers to date. Taking into account the comparable evidence within the area we feel that there is a similar tone since the previous valuation and there has been little movement in achieved prices. Accordingly we feel that these units are still at an appropriate level as the previous report.</p>
UKSK153AN001	Stalybridge, Greater Manchester	SK15 3AN	8 x 2 bed flats and 5 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKSK153AN001	£1,135,000	£1,265,000	31.03.2019	<p>Flat 14, Millers Wharf, Corn Mill Lane, Stalybridge, SK15 2EA. Within 1/4 mile. 2 bed in average condition. Sold in Nov 18 at £108,560.</p> <p>https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=31235950&sale=8768413&country=england</p>	<p>Stokes Mill, Higher Tame Street, Stalybridge, SK15 3AN, 2 bed unit within the same block. Available at £115,000 and marketed since Dec 18. Good condition. Parking.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-68168371.html</p> <p>https://www.rightmove.co.uk/property-for-sale/property-68929258.html</p>	<p>The subject flats are located within a desirable river fronting block. A number of recent transactions for comparable 2 bed units in the vicinity range between £85,000 and £110,000. There is currently a property within the same block marketed at £115,000 however this has been marketed since December 2018 with little interest to date. Less transactional data recently represents the 1 bed market, although a sale of 509 Pattern House was recently agreed at £110,000. This is a larger sized unit within a modern block. Our aggregate VP value represents a GIY of 7.22% which is appropriate for an investment of this nature. Agents report stable market conditions over the past year.</p>
UKSM26BH001	Station Road, Sutton	SM2 6BH	4 x 1 bed flats, Freehold	https://propertypartner.co/properties/UKSM26BH001	£990,000	£1,100,000	31.03.2019	<p>Sevenoaks Close, Belmont Heights, Sutton, SM2. 1 bed unit in average condition. Smaller than subject units. SSTC at over asking price (£240,000)</p> <p>https://www.rightmove.co.uk/property-for-sale/property-75933323.html</p>	<p>Teagan Close, Sutton, SM2. Well presented top floor unit. Modern throughout. Smaller than subject at 515 sqft. Parking. Currently under offer. Marketed at £270,000.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-59276232.html</p> <p>https://www.rightmove.co.uk/property-for-sale/property-78128159.html</p>	<p>The subject apartments are finished to a higher standard than the vast majority of recently sold properties within the area. The units are also above average size for a one bed at between 613ft and 632ft. Recent sales upon Commonside Close of slightly inferior units at £260k & £270k, although the latter includes a garden. Our values reflect a value of £275k per unit which reflects a rate of £438ft.</p>
UKBN124FN001	Goring-by-Sea, Worthing	BN12 4FN	4 x 3 bed houses, Freehold	https://propertypartner.co/properties/UKBN124FN001	£1,345,000	£1,460,000	31.03.2019	<p>Price tone within Olivers Chase (subject address) last sale £295,000 for a 2 bed TH in Jan 2018 for a 3 bed. https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E4085554&searchLocation=BN12+4FN&referrer=landingPage</p>	<p>1d Mulberry Chase - Aug-18 - £277,500 - 893 sq ft - smaller than the subject</p> <p>1e Mulberry Chase - Jun-18 - £290,000 - 893 sq ft - smaller than subject</p> <p>https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=59477804</p> <p>https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=61326098</p>	<p>The subject properties form part of a larger development whereby the most recent sale is a similar property at £325,000 although we understand that this price was a 'special price' to achieve a quick sale, we have reflected £325,000 each as a bulk sale price per property reflecting an 8% discount our VP's of £360,000 each. The GIY on this basis is low at 4.4% however the subject properties are a good break up opportunity where revenue can be achieved through piecemeal sales therefore yield will be less of a priority in this instance.</p>
UKS253SA001	Dinnington, Sheffield	S25 3SA	10 x 2 bed flats and 4 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKS253SA001	£1,260,000	£1,480,000	31.03.2019	<p>St Leger Close, Dinnington, Sheffield. S26 3RQ. Within 100m of the subject. Well presented but dated internally. Parking. Marketed at £80,000. Currently SSTC.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-53088795.html</p>	<p>11 Waterloo Court, Dinnington, Sheffield. Within 100m of the subject. Well presented but dated in comparison to subject units. Parking. Sold in Oct 18 at asking price of £75,000.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-58745538.html</p> <p>https://www.rightmove.co.uk/property-for-sale/property-76229321.html</p>	<p>There have been no further sales within the same block since the sale of 31 Heritage court sold for £115,000 in August 2017. We have considered data from surrounding blocks, which are generally older and inferior with appropriate adjustments, although limited new data is available in the flat market. After investigation and speaking with local agents we feel the market is relatively static in this area for 1 and 2 bed flats and are content that the previously reported values still apply.</p>
UKL143LS001	Broadgreen, Liverpool	L14 3LS	12 x two bed flat, Freehold	https://propertypartner.co/properties/UKL143LS001	£1,000,000	£1,140,000	31.03.2019	<p>95 The Sidings, Crown Street, Liverpool. 2 bed unit in good condition. Parking. Currently under offer. Marketed at £99,950.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-69006052.html</p>	<p>18 Queens Drive, Wavertree, Liverpool. 2 bed flat. No further information available. Sold in Nov 18 at £80,000.</p> <p>https://www.rightmove.co.uk/avm/screens/logBookSctView?gasUId=338306891&userCustomerId=12102910&sctValuationUId=35487447</p> <p>https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73132382&sale=8669749&country=england</p>	<p>9, Springfields, The Park, Liverpool, L36 5SU. 2 bed unit. Sold in Dec 18 at £87,000. Allocated parking.</p> <p>This is an unbroken block of 12 flats so none have tested the market. We have therefore considered sales within the most comparable blocks and have spoken with local estate agency valuers. Following our research and speaking to local agents we are of the opinion that prices being achieved for flats in this area are relatively static at present and therefore you will see that we report a value of £95,000 per flat as also reported previously. We are content that at this level there would be a good level of interest in the units.</p>
UKSL85BB001	Bourne End, Buckinghamshire	SL8 5BB	3x two-bed flat, 1 x one-bed flat, Leasehold	https://propertypartner.co/properties/UKSL85BB001	£1,250,000	£1,390,000	31.03.2019	<p>Technology House, Furlong Road - on market - £350,000 expecting £340-350K https://www.rightmove.co.uk/property-for-sale/property-70308490.html</p>	<p>Riverside House, Furlong Road - on market - £350,000 expecting £340-350K https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E785818&searchLocation=SL8+5AJ&referrer=landingPage</p> <p>Technology House, Furlong Road - on market - £350,000 expecting £340-350K https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E4653902&searchLocation=SL8+5BB&referrer=listChangeCriteria</p>	<p>This is a converted 1990's office block in a popular location. The subject flats are 3 two bedroom and 1 one bedroom units which are in good order and would be saleable. Based on evidence we have valued the subject two bedroom units at £350,000 and £300,000 of the one bedroom flat. We have reflected a c.10% discount against agg VP for our bulk sale value.</p>
UKS11WF001	Queen Street, Sheffield	S1 1WF	4 x 1 bed flats, 2 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKS11WF001	£630,000	£700,000	31.03.2019	<p>19 Queens Buildings, 55, Queen Street, Sheffield. 1 bed unit in good internal condition. Brand new development. Superior to subjects. SSTC at £130,000 in Feb 19.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-60250269.html</p>	<p>Apt 11, Berona House, Charles Street, Sheffield City Centre. 2 bed unit within a converted building. Good condition throughout. Sold at £138,000 in Dec 18.</p> <p>https://www.rightmove.co.uk/property-for-sale/property-60250269.html</p> <p>https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=65739865</p>	<p>Apt 3, Berona House, Charles Street, Sheffield City Centre. 1 bed unit within a converted building. Good condition throughout. Sold at £110,000 in Dec 18.</p> <p>https://www.rightmove.co.uk/avm/screens/productChoice1</p>
UKWF29UF001	Wakefield, West Yorkshire	WF2 9UF	7 one-bed mews houses, Freehold	https://propertypartner.co/properties/UKWF29UF001	£568,000	£600,000	31.03.2019	<p>6 Cartwright Fold - Apr-18 - £86,500 http://www.rightmove.co.uk/property-for-sale/property-63698024.html</p>	<p>7 Mill Chase Close - Sep-17 - £115,500 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59491486&sale=55408385&country=england</p> <p>39 Clement Street, WF2 9BA. Sold for £85,000 - Jan 2018. https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=49966668</p>	<p>These are attractive character dwellings on a popular modern estate in a convenient position. There is no direct evidence but sales of flats and smaller modern houses in the vicinity substantiate our reported figures.</p>

UKNE52EX001	Fenham, Newcastle upon Tyne	NE5 2EX	15 x 3 bed houses and 4x 2 bed houses	https://propertypartner.co/properties/UKNE52EX001	£2,092,500	£2,325,000	31.03.2019	<p>37 Friars Way, Newcastle upon Tyne. 3 bed SDH in good internal condition. Double driveway and SDH. Larger than subjects but in good internal condition. Off street garden. Same development. Sold Oct 18 at £125,000.</p> <p>20 Bellister Grove, Newcastle upon Tyne. NE5 2DN. 3 bed Tyne, r NE15 7UN. 2 bed SDH in condition. Sold Nov 18 at £125,000.</p> <p>3 The Forum, Newcastle upon Tyne. Sold Jan 2019 at £92,000.</p> <p>https://www.rightmove.co.uk/avm/screens/logBookView?qsUId=435745197&userCustomerUId=12102910</p> <p>https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=54096033&sale=8421871&country=england</p> <p>https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=58472483&sale=8983786&country=england</p>	<p>We have based our evidence primarily on 37 Friars Way which has sold most recently at £125,000. Additional comparable evidence was in older style houses albeit in good internal condition. From speaking with agents we feel that prices are generally around this level in this area for 3 bed properties in particular. Accordingly we have reflected a value of £125,000 for the three bed properties. With regard to the 2 bed properties in addition to 2 bed evidence as outlined at comp 3 there is also a 2 bed MTH in the same development (Abbotsmeade) currently under offer. The agent would not disclose the current offer level however we are of the opinion that the asking price of £90,000 would be achievable and in all likelihood. This property is in slightly dated condition against the standard of our subject properties and therefore we feel a higher value against the subject units would be appropriate and in line with the previously reported values of £112,500.</p>
UKBN133RS001	Fulbeck Avenue, Worthing	BN133RS	3 four-bedroom semi-detached houses, Freehold	https://propertypartner.co/properties/UKBN133RS001	£1,145,000	£1,245,000	31.03.2019	<p>17 Fulbeck Avenue - Mar 18 - £475,000</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=67208636</p> <p>1 Fulbeck Ave - Jun 18 - £400,000</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=68923115</p> <p>10 Apsley Way - available - £400,000</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=67228438</p>	<p>This is a collection of four contemporary houses which have been built to a good specification. We have valued the properties, based on evidence, at £415,000 each showing a suitable difference between the sale price of comps 1 and 2 are a four bedroom detached houses of a similar size sold at £475,000 and £640,000 and inferior three / four bedroom semi / detached houses that have sold recently nearby for up to £400,000.</p>
UKS124WG001	Birley Moor Height, Sheffield	S12 4WG	13 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKS124WG001	£1,228,500	£1,365,000	31.03.2019	<p>2 Beeches Bank, Sheffield, S2 3RL. 2 bed flat in very good internal condition. Parking. Sold Jan 2019 at £115,000. Superior to subjects</p> <p>28 Kildonan Grove, Sheffield, S12. 2 bed maisonette. Good condition but poorer in comparison to the subject. Sold Jan 19 at £95,000.</p> <p>https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=75630194&sale=9041440&country=england</p> <p>https://www.rightmove.co.uk/property-for-sale/property-64888420.html</p> <p>117 Park Grange Croft, Sheffield, South Yorkshire S2 3QJ. This is a 2 bed flat in good internal condition. Allocated parking. Sold Nov 18 at £105,000.</p> <p>https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=57826441&sale=9041431&country=england</p>	<p>This is an attractive recently constructed block. It comprises retail units (including a Tesco Express) on the ground floor. These are not included. There is a good range of comparable evidence of flats within the area of between £115,000 - £95,000 depending on size and condition and parking. Following research and speaking with local agents we are of the opinion that there has been little movement in the market recently in prices being achieved for 2 bed flats and accordingly are content that our previous value at £105,000 per unit is still applicable.</p>
UKRH11PD001	Flats 1, 4, 8 & 13, 26-28 Station Road, Redhill	RH1 1PD	3 x 1 and 1 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKRH11PD001	£895,000	£970,000	31.03.2019	<p>Flat 2, Gloucester Court, 34, Warwick Road, Redhill, Surrey RH1 1AY. 2 bed flat in good internal condition. Larger than the subject properties at 740 sqft. Parking. Sold Jan 19 at £266,000.</p> <p>Flat 1, Artillery Court, 2 Hooley Lane, REDHILL, RH1 6ET. Very well presented 1 bed unit. New build. Private terrace and parking space. Sold Jan 19 at £240,000. Smaller than the subjects but superior condition - Brand new.</p> <p>121 Wordsworth Mead, Redhill, Surrey RH1 1AL. 1 bed flat. Good comparison to the subject units. Sold in Oct 18 at £207,500. Inferior to subject properties.</p> <p>https://www.rightmove.co.uk/avm/screens/productChoice1</p> <p>https://www.rightmove.co.uk/property-for-sale/property-59655042.html</p> <p>https://www.rightmove.co.uk/houseprices/detailMatching.html?prop=62595430&sale=9034861&country=england</p>	<p>Comparable evidence has been taken into consideration within a 1/2 mile radius of similar size and style flats. In addition we have spoken to local agents. Comparable evidence shows that current prices being achieved are similar to that of the previous valuation and accordingly we feel that the units are still at this level.</p>
UKNN15AA001	1-12, 7, Spencer Parade, Northampton	NN1 5AA	4 x 1 bed flats and 8 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKNN15AA001	£1,570,000	£1,720,000	31.03.2019	<p>Flat 4, 46 Deragate, NN1 1HS. £149,500</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=65040964</p> <p>Apartment 93, Bloomsbury House, Guildhall Road, NORTHAMPTON, NN1 1AG. Sold £142,000 - 09/01/2019</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=66838525</p> <p>Apartment 6 Denmark Road, NN1 5QS. Under offer circa £125,000</p> <p>https://www.rightmove.co.uk/implu/s/property/showPropertyMcr.action?propertyId=58412703</p>	<p>A pleasant conversion scheme inside the ring road and close to Northampton General Hospital. Flat 4, 46 Deragate is an inferior 2 bed unit in a dated, less attractive block however it does include undercroft parking which adds circa £10k in this location. A recent scheme of 1 bed conversions is achieving circa £125-130k for high spec units in a comparable location.</p>