

Detail Correct as of 30.09.2018

Property Address	Postcode	Composition	Purchase Price	Q3 Investment Value (IV)	Q3 Vacant Possession Value (VPV)	Comparable 1	Comparable 2	Comparable 3
Fairholme road, Croydon	CR0 3PH	3 bed house, Freehold	£222,690	N/A	£350,000	118 Fairholme Road - under offer - £370,000	82 Fairholme Road - Mar-17 - £393,000	87 Fairholme Road - Sep-17 - £395,000
Boyd Street, Whitechapel	E1 1NE	2 bed Flat, Leasehold	£438,000	N/A	£600,000	4/7 Boyd Street - Sep-18 - £710,000	3/7 Boyd Street - withdrawn Aug-17 - offer declined at £540,000	1a/7 Boyd Street - Jul-15 - £552,500
North fleet Lodge, Woking	GU2 27RL	2 Bed Flat, Leasehold	£280,000	N/A	£300,000	3 North Fleet Lodge - under offer - £305,000	12 North Fleet Lodge - withdrawn - was under offer at £335,000 - failed to sell back on the market at £299,995 (Aug-18)	15 North Fleet Lodge - Jan 16 - £350,000
St James Road, Sutton	SM1 2TG	2 Bed Flat, Leasehold	£265,000	N/A	£300,000	40 St. James Avenue, SUTTON, Surrey, SM1 2TH. Under offer circa £285,000.	55 St. James Road, SUTTON, Surrey, SM1 2TG. Under offer circa £270,000 -	12 Tate Road, SUTTON, Surrey, SM1 2SY. £345,000 - 27/04/2018
Chipping Lodge, Romford	RM1 3LW	2 Bed Flat, Leasehold	£185,000	N/A	£275,000	2 Chipping Lodge - Jul-18 - £280,000 recently withdrawn	1 Chipping Lodge - Jul-17 - £275,000	5 Chpping Lodge - Sep-18 - £285,000
Sherringham Court, Hayes	UB3 1AX	1 Bed Flat, Leasehold	£179,950	N/A	£240,000	Flat 36, Sherringham Court, 11 Clayton Road, HAYES, Middlesex, UB3 1AX. £239,950 - 13/08/2018	Flat 33, Sherringham Court, 11 Clayton Road, HAYES, Middlesex, UB3 1AX. Available at offers over £236,000	Flat 610, Vantage Building, Station Approach, HAYES, Middlesex, UB3 4FA. £300,000 - 12/03/2018.
Kentlea Road, Thamesmead	SE28 0JX	2 bed house, Freehold	£245,000	N/A	£295,000	26 Bellemerine Close - Oct-17 - £310,000	18 Battery Road - May-17 - £302,000	19 Merbury Road - Nov-16 - £300,000
High Court, Byfleet	KT14 7RX	2 Bed Flat, Leasehold	£204,540	N/A	£280,000	2 High Court - Oct-17 - £289,000	5 High Court - Mar-16 - £229,000	4 High Court - Mar-16 - £211,000
Richmond Court, Romford,	RM1 2DX	1 Bed Flat, Leasehold	£161,000	N/A	£205,000	5 Richmond Court - Jun-18 - £200,000	3 Richmond Court - on market - £219,950	2 Alexandra Place - Aug-17 - £210,000
19 Philimore, Plumstead	SE18 1PN	1 bed maisonette, Freehold	£165,000	N/A	£190,000	18 Philimore Close - under offer - £190,000	39 Philimore Close - May-18 - £188,000	14 Philimore Close - under offer - £175,000
Friars Close, Seven Kings	IG1 4AZ	1 Bed Flat, Leasehold	£182,500	N/A	£225,000	5 Friars Close, ILFORD, Essex, IG1 4AZ. £225,000 - 03/07/2017.	14 Friars Close, ILFORD, Essex, IG1 4AZ. Available at £235,000.	51 Friars Close, ILFORD, Essex, IG1 4AZ. Under offer circa £300,000.
Manordene Road, Thamesmead	SE28 8EU	2 bed house, Freehold	£230,000	N/A	£275,000	32 Manordene Road - Feb-17 - £252,000	35 Kingfisher Close - Apr-17 - £265,000	5 Walsham Close - Aug-17 - £285,000
Waterford House, West Drayton	UB7 7DL	2 Bed Flat, Leasehold	£265,000	N/A	£285,000	35 Waterford House - Oct-17 - £272,500	28 Waterford House - under offer - £285,000	1 Waterford House - Jan-17 - £300,000
Flat 2 Tower, Mint	E1 8JX	2 Bed Flat, Leasehold	£490,000	N/A	£580,000	20/1 Prescott Street - Sep-17 - £610,000	26 George Leybourne House - Jan-18 - £560,000	57-60 Royal Mint Street - May 18 - £491,000
20 Philimore, Plumstead	SE18 1PN	1 bed maisonette, Freehold	£165,000	N/A	£190,000	18 Philimore Close - under offer - £190,000	39 Philimore Close - May-18 - £188,000	14 Philimore Close - under offer - £175,000
Flat 4 Tower, Mint	E1 8JX	2 Bed Flat, Leasehold	£490,000	N/A	£580,000	20/1 Prescott Street - Sep-17 - £610,000	26 George Leybourne House - Jan-18 - £560,000	57-60 Royal Mint Street - May 18 - £491,000
North street, Romford	RM1 1BJ	2 Bed Flat, Leasehold	£250,000	N/A	£285,000	19 Rubicon Court - Apr-18 - £285,000	20 Rubicon Court - Jul-17 - £325,000	11 Rubicon Court - May-17 - £185,000
Ryelands close, West Drayton	UB7 8AT	1 bed maisonette, Leasehold	£197,500	N/A	£210,000	5a Ryelands Close - May-17 - £232,000	19 Ryelands Close - Mar-17 - £203,000	7 Ryelands Close - under offer at £235,000
Flat 3, Tower Mint	E1 8JX	2 Bed Flat, Leasehold	£490,000	N/A	£580,000	20/1 Prescott Street - Sep-17 - £610,000	26 George Leybourne House - Jan-18 - £560,000	57-60 Royal Mint Street - May 18 - £491,000
Scholars Way, Romford	RM2 5US	3 Bed House, Freehold	£357,000	N/A	£430,000	6 Scholars Way - Aug-17 - £430,000	7 Scholars Way - Sep-16 - £500,000	1 Manor Close - Aug-18 - £430,000
Murray Court, Hanwell	W7 2HQ	3 Bed House, Freehold	£560,000	N/A	£675,000	4 Saddle Back Lane - under offer - £695,000.	63 Green Lane, LONDON, W7 2PA. £625,000 - 08/12/2017	68 St. Dunstans Road, LONDON, W7 2HB. £595,000 - 01/12/2017.
Amhurst Walk	SE28 8RJ	3 Bed House, Freehold	£275,000	N/A	£330,000	4 Amhurst Walk - Dec-17 - £335,000	21 Amhurst Walk - Mar-17 - £330,000	19 Amhurst Walk - withdrawn - offer of £310,000 rejected (Nov-17)
Garden Court, West Drayton	UB7 7JS	1x 2 bed ground floor flat 2 x 2 bed first floor flats, Leasehold	£885,000	N/A	£1,000,000	32 Garden Court - Jan-18 - £285,000	5 Garden Court - on market at £349,950 has received offers of £335,000 and £340,000, rejected by vendor	31 Union Wharf - £325,000 - Aug 2017
Grebe Close	E7 9RU	2 bed house, Freehold	£343,000	N/A	£395,000	3 Grebe Close - Nov 16 - £380,000	73 Wellington Road - under offer - £390,000	24 Sylvan Road - Aug-17 - £345,000 - sold at £345,000 in dated order re sold modernised.
Graveney Court, Romford	RM1 1EZ	2 Bed Flat, Leasehold	£230,000	N/A	£275,000	10 Graveney Court - Oct-17 - £280,000	12 Calder Court - Apr 18 - £270,000	1 Calder Court - Jan-18 - £280,000
Vantage Building	UB3 4BQ	1 Bed Flat, Leasehold	£205,000	N/A	£295,000	421 Vantage Building - Dec-17 - £300,000	409 Vantage Building - under offer £290,000	613 Cardinal Building - Dec-17 - £275,000

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Flats 1,5,6,7 Tower Mint Apartments	E1 8JX	Freehold Interest 1 x 1 Bed Flat 2 x 2 Bed Flats 1 x 3 bed Duplex Flat , Freehold	£2,130,000	N/A	£2,485,000	20/1 Prescott Street - Sep-17 - £610,000	26 George Leybourne House - Jan-18 - £560,000	57-60 Royal Mint Street - May 18 - £491,000
Cherington Road, Hanwell	W7 3HJ	1 x 1 Bed Ground floor flat 1 x 3 bed Duplex flat, Freehold	£800,000	N/A	£875,000	38a Station Road, LONDON, W7 3JE. £444,000 - 30/05/2018.	36a Church Road, LONDON, W7 1DL. £475,000 - 07/12/2017.	36a Lawn Gardens, LONDON, W7 3JN. Under offer circa £560,000.
Cambridge Road, Hanwell	W7 3PA	3 Bed House, Freehold	£560,000	N/A	£630,000	50 Deans Road, LONDON, W7 3QB. £615,000 - 28/03/2018.	75 Montague Road, LONDON, W7 3PE. £625,000 - 28/03/2018.	57 Cumberland Road, LONDON, W7 2EH. Under offer circa £650,000.
2-5 Finch Heights, Hastings	TN35 5ED	4 x 4 bed Houses, Freehold	£1,045,000	N/A	£1,100,000	1 Finch Heights. Hastings. TN35 5ED. Available at £290,000.	30 The Broadway, HASTINGS, TN35 5EH. £263,000. 26/08/2018.	39 Canute Road, HASTINGS, TN35 5HT. £270,000. 25/05/2018.
Sandars Maltings, Gainsborough	DN21 1JA	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	£1,820,000	£2,120,000	£2,640,000	27 Sanders Maltings - Jul-15 - £51,500	2 Furleys Wharf - under offer - £71,000	52 Granary Wharf - under offer - £110,000
Southwood Road, Hayling Island	PO11 9NQ	13 x 2 bed flats 1 x 1 bed flat, Freehold	£1,650,000	£1,730,000	£1,980,000	Flat 5, 3 Creek Road, HAYLING ISLAND, Hampshire, PO11 9FA. Sold - 21/08/2017 - £150,000.	Flat 3, 113 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9PU. £132,000 11/05/2018.	Flat 1, 125 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9FB. Exchanged @ £140,000.
Ansteys Court, Torquay	TQ1 3TB	9 x 2 bed flats, Freehold	£1,225,000	N/A	£1,417,500	102 Langstone Close - May 18 - £135,000	82 Langstone Close - under offer - £147,500	24 Langstone Close - under offer - £147,500
Cotton Avenue, Acton	W3 6YE	2 Bed Flat, Leasehold	£335,000	N/A	£340,000	78 Cotton Avenue, LONDON, W3 6YF. Under offer at £375,000.	51 Cotton Avenue, LONDON, W3 6YF. Available at £299,000.	9 Cotton Avenue, LONDON, W3 6YE. Under offer @ circa £340k. 31/08/2017.
St Catherines mews, Lincolnshire	LN5 8JT	21 x 2 bed flats, Freehold	£1,865,000	£2,025,000	£2,450,000	19 Riverside Drive - Jul-18 - £123,000	77 Riverside Drive - Apr-18 - £125,000	51 Riverside Drive - withdrawn highest offer £110,000
Prospect Court, Market Drayton	TF9 3HP	10 x 2 bed flats, Freehold	£840,000	£877,500	£975,000	5 The Lodge, Alexandra Road - Nov-17 - £80,000	4 The Lodge, Alexandra Road - May-17 - £80,000	1 The Lodge, Alexandra Road - Dec-16 - £74,000
Thomwood, Eastbourne	BN21 3YB	5 x 2 bed 2 x 1 bed, Freehold	£925,000	N/A	£1,120,000	8 Eversfield Road, EASTBOURNE, East Sussex, BN21 2AS. 02/01/2018. £154,000.	Flat 2-4, 87 Enys Road, EASTBOURNE, BN21 2DX. £142,000 - 10/05/2018.	Flat 2, 6 The Avenue, EASTBOURNE, East Sussex, BN21 3YA. £155,000 - 29/03/2018
Anchor point Flat 4 (Plot 30), Flat 7 (Plot 32), and Flat 9 (Plot 37)	SE16 5AD	3 x 2 bed flat, Leasehold	£1,577,900	N/A	£1,450,000	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018.
St Davids Lodge, Hastings	TN34 2RD	13 x 2 bed flats, Freehold	£2,250,000	£2,356,000	£2,600,000	Flat 20, Quarry Wood, 23 Grange Road, HASTINGS, East Sussex, TN34 2RL . £218,450 - 19/10/2017.	7, Hazel Court, Stonestile Lane, HASTINGS, East Sussex, TN35 4PE. £190,000 - 20/03/2018.	10, Archers Court, Stonestile Lane, HASTINGS, East Sussex, TN35 4PG. £205,000 - 25/06/2017.
Units 32, 38, 40, 42, 43, 45, 47 & 48 Red Lion Court, Greenford	UB6 9BE	5 x 2 bed flats, 3 x 1 bed flats, Leasehold	£2,715,655	N/A	£2,875,000	45 Clifton Rd, Greenford, UB6 8SP. Under offer circa £385,000.	36, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Available at £349,950.	3 Barbican Road, GREENFORD, Middlesex, UB6 9DH. £279,950 - 08/06/2018.
Flats 3,4,5 & 7 Falcon Heights	SW11 2PF	2 x 2 bed flats 2 x 1 bed flats, Leasehold	£1,871,691	N/A	£1,900,000	Flat 6 Falcon Heights - Apr-18 - £489,000	Flat 1 Falcon Heights - Jun-18 - £465,000	Flat 2 Falcon Heights - Apr-18 - £410,000
Plot 35 (Flat 21) Anchor Point	SE16 5AD	1 x 2 bed flat, Leasehold	£506,000	N/A	£475,000	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018.	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018.	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018.
Flats 1,3,4,6,10 Jubilee Mansions	W14 9SA	50% Share of Freehold 1 x studio 2 x 1 bed flats 2 x 2 bed flats	£2,349,000	N/A	£2,655,000	Flat 3, 57 Star Road - Sep 17 - £300,000	4 Fairholme Road- Mar 18 - £460,000	Flat 14, Arnold Mansions - Jul 18 - £650,000
Compass Court, Eastbourne	BN21 3AR	7 x studios 12 x 1 bedroom flats, Freehold	£1,740,000	£1,835,000	£2,040,000	1c Susans Road, EASTBOURNE, East Sussex, BN21 3HA - 11/06/2018 - £70,000.	Flat 5, Discovery House, 15 Susans Road, EASTBOURNE, East Sussex, BN21 3AG - 08/06/2018 - £132,500.	2 St. Brelades, Trinity Place, EASTBOURNE, East Sussex, BN21 3BT. £109,950 - 02/05/2018.
Flat 1,10,19,22,27,32,36,43,48 Dutch Quarter, Colchester	C01 1BA	6 x 1 bed flats 3 x 2 bed flats, Leasehold	£1,509,875	N/A	£1,800,000	Flat 41, Dutch Quarter - available - £175,000	Flat 3, Dutch Quarter - under offer - £205,000	16 Angels Courtyard - available - £275,000
Flats 1,3,7 Graham Road	NW4 3DH	3 x 3 bed flats, Freehold	£1,711,500	N/A	£1,870,000	Flat 1, Hazelmere Court, 67 Station Road, LONDON, NW4 4HL. £542,500. 29/06/2018.	Flat 14, Hazelmere Court, 67 Station Road, LONDON, NW4 4HL. £532,000. 03/11/2017.	77a, Park Road, Hendon, NW4 3PA. Under offer circa £425,000.
Plot 25 (Flat 15), Plot 43 (Flat 25) Anchor Point	SE16 5AD	2 x 2 bed flat, Leasehold	£1,077,700	N/A	£1,025,000	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018.	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. Under offer circa £442,500.	Flat 2, 101 Station Road, LONDON, NW4 4NT. Under offer circa £455,000.
Flats 2,11,20,38,39 Dutch Quarter Colchester	C01 1BA	5 x 2 bed flats, Leasehold	£995,000	N/A	£1,180,000	Flat 41, Dutch Quarter - available - £175,000	Flat 3, Dutch Quarter - under offer - £205,000	16 Angels Courtyard - available - £275,000
Osborne Mansions, Hove	BN3 2RH	3 x 2 bed flats, Leasehold	£755,000	£775,000	£885,000	Flat 10, Osborne Mansions, 17 St. Catherines Terrace, HOVE, East Sussex, BN3 2RH. £304,000. 24/04/2017.	Flat 18, The Priory, 8 St. Catherines Terrace, HOVE, East Sussex, BN3 2RQ. Sold - £299,000 - 13/08/2018.	Flat 2-4, 10 Medina Villas, HOVE, East Sussex, BN3 2RJ. £330,000 - 06/04/2018.
Stackyard Farm, Staxton	YO12 4BY	1 two-bedroom flat, 1 two-bedroom house, 1 three-bedroom house, 6 four-bedroom houses 1 five-bedroom house. Freehold	£1,289,000	£1,475,000	£2,055,000	14 Old Malton Road - Dec 17 - £125,000	18 Lambs Lane - available - £240,000	18 Magpie Garth - Nov 17 - £270,000

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Vista Tower, Stevenage	SG1 1HG	4 x 2 bed flats, Leasehold	£923,500	£860,000	£920,000	7 Vista Tower - Feb-18 - £210,000	15 Vista Tower - Jul 17 - £225,000	56 Vista Tower - On market at £245,000
The Heights, West Bromwich	B71 3AZ	3 x 2 bed flats, Leasehold	£300,000	£310,000	£340,000	16 The Heights - under offer - £105,000	3 The Heights - July-17 - £110,000	46 Hobart Point - Dec-17 - £127,000
Blanchmans Road, Warringham	CR6 9DE	4 x 1 bed flats, Freehold	£840,000	£875,000	£970,000	42 Blanchmans Road - Jun-17 - £305,000	21 Spire Place - July 17 - £245,000	40 Tree Tops - Aug-17 - £248,000
Devonshire Place, Brighton and Hove	BN2 1QA	3 x 1 bed flats, Leasehold	£726,850	£670,000	£725,000	SFF. 45 Egremont Place, BRIGHTON, BN2 0GB. £221,000 - 13/04/2018.	GF Flat, 10 Devonshire Place, BRIGHTON, BN2 1QA. £250,000 - 22/06/2018.	6 Charlotte Street, BRIGHTON, BN2 1AG. £226,500 - 09/04/2018
Carlisle Mews, Gainsborough	DN21 2HZ	1 one-bedroom flat, 13 two-bedroom flats, 2 two-bedroom bungalows and 5 two-bedroom houses, Freehold	£1,178,400	£1,260,000	£1,400,000	7 Northolme View - under offer - £115,000	17 Carlisle Street - May 2018 - £68,000	22 Marshalls Court - withdrawn in Feb 18 due to lack of interest at £90,000 - agent commented £75,000 - £80,000 would have been achievable
Woodland Way, Mitcham	CR4 2DZ	2 four-bedroom townhouses, Freehold	£1,234,000	£1,235,000	£1,280,000	22 Woodland Way, MITCHAM, Surrey, CR4 2DY. £530,000. 15/12/2017.	92 Ashbourne Road, MITCHAM, Surrey, CR4 2BB. £556,500. 20/12/2017.	8, Willow House, 51 Woodland Way, MITCHAM, Surrey, CR4 2DZ. £610,000. 21/07/2017.
Chadwick Road, Langley	SL3 7FU	4 two-bedroom flats, Leasehold	£1,113,500	£1,113,500	£1,180,000	86 Chadwick Road, SLOUGH, SL3 7FU. £297,000 - 28/09/2017.	50 Chadwick Road, SLOUGH, SL3 7FU. Under Offer at £310,000.	116 Chadwick Road, SLOUGH, SL3 7FU. Under offer circa £285,000.
London Road, Brighton & Hove	BN1 4JF	4 x 2 bed flats, Leasehold	£1,134,500	£1,130,000	£1,190,000	Flat 30, Horsted Court, 6 Fleet Street, BRIGHTON, BN1 4GS. £330,000 - 03/05/2018.	Flat 14, Sharpthorne Court, 31 Cheapside, BRIGHTON, BN1 4GZ. £322,500 - 21/04/2018.	9a Rose Hill Terrace, BRIGHTON, BN1 4JJ. £300,000 - 21/03/2018.
Woodside Road, Tonbridge	TN9 2PB	4 x Victorian two-bedroom terraced houses, Freehold	£1,000,000	£1,055,000	£1,170,000	65 Woodside Road, TONBRIDGE, Kent, TN9 2PD. £298,500 - 27/03/2018.	87 Woodside Road, TONBRIDGE, Kent, TN9 2PB. £267,500 - 22/03/2018.	3 Woodside Road, TONBRIDGE, Kent, TN9 2PB. £289,166 - 06/07/2018.
The Warehouse, Chester	CH1 1AF	2 large open-plan studios and 2 one-bedroom flats, Leasehold	£670,500	£670,500	£740,000	10 The Warehouse - Jun-17 - £205,000	11 The Warehouse - under offer - £235,000	7 The Warehouse - Jul-17 - £240,000
8-16 Bridgewater Street, Deansgate	M3 4NH	4 one-bedroom flats, 7 two-bedroom flats, 1 three-bedroom flat, Freehold	£1,990,000	£2,145,000	£2,405,000	53 Barton Street - under offer- £145,000	Flat 9, 7 Collier Street - available - £190,000	Flat 55, 7 Collier Street - Oct 17 - £360,000
6 Flats, Lydan House, Redditch	B97 4JS	2 x 1 bed flat, 4 x 2 bed flat, Freehold	£593,000	£600,000	£660,000	12 Ryland House - Jun-18 - £99,000	87 Gloucester Close - Jun-18 - £126,000	73 Gloucester Close - Jan-18 - £127,500
5 Flats, Sandy House, Rugby	CV21 2NS	5 x 2 bed flat , Leasehold	£662,000	£658,000	£700,000	7 Langtree House - May-17 - £138,950	3 Langtree House - Apr-17 - £138,950	5 Sandy House - Oct-16 - £135,000
Stafford Vere Court, Lincolnshire	LN10 6SQ	Freehold Interest 3 one-bedroom flats, 6 two-bedroom flats 1 three-bedroom , Freehold	£1,237,500	£1,419,500	£1,670,000	2 Sylvan Court - May-17 - £175,000	2 The Alexandra - Mar-18 - £215,000	23 Sterling Place - Dec-17 - £225,000
5 Flats, Mulberry House, Torquay	TQ1 3PL	5 x 2 bed flat , Leasehold	£646,000	£697,500	£775,000	Chatsworth Apartments, 217 St. Marychurch Road, TORQUAY, TQ1 3JT. £178,950 - 02/07/2018.	Flat 10, Mulberry House, 1 Warbro Road, TORQUAY, TQ1 3PL. £165,000 - 24/01/2018	Flat 8, Bishops Court, 180 St. Marychurch Road, TORQUAY, TQ1 3JT. £160,000 - 29/06/2018.
George Road, Halesowen	B63 4DF	1 x 2 bed flat , 2 x 2 bed house, 6 x 3 bed houses , Leasehold	£1,227,000	£1,291,500	£1,435,000	74 George Road - under offer at £165,000 but fell through in March 17	392 Hagley Road - on market £115,000	65 Blackberry Lane - under offer - £145,000
Agecroft Apartments, Pendlebury	M27 8BG	10 x 2 bed flats , Leasehold	£918,000	£885,000	£950,000	Ringley Ct - Under offer - £102,000 (2 bed)	Giant Seats Grove - under offer - £92,500	2 Pestolee Court - under offer - £95,000
Memlocks Road, Crosby	L23 6UW	7 x 2 bed flats and 1x 3 bed flat , Leasehold	£1,392,000	£1,465,000	£1,675,000	16 Hamilton Court - Jul 18 - £162,260	2 Hamilton Court - Jun 18 - £158,000	22 Hamilton Court - May 18 - £145,000
Marco Island, Nottingham	NG1 1AW	1 x 1 bed flat, 2 x 3 bed flat , Leasehold	£753,000	£775,000	£905,000	One bedroom apt without terrace although larger floor area - on market at £110,000 - expected to achieve £105,000	1005 Marco Island - on market - expected to achieve £350,000 (£301 psf)	1006 Marco Island - on market - £475,000
Hamilton House	L3 6AE	4 one-bedroom studio flats and 2 two-bedroom flats. , Leasehold	£727,000	£727,000	£807,000	32 Hamilton House - July 18 - £142,000	5 Hamilton House - Aug-18 - £122,000	3 Mason Building - Aug 18 - £138,000
Keogh House, Swindon	SN2 2PE	8 one-bedroom flats , Freehold	£985,000	£970,000	£1,020,000	Flat 4, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £120,000 - 04/05/2018.	30 Clapham Close, SWINDON, SN2 2FN. £127,500.	Flat 5, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £128,000 - 24/08/2018.
Leeds Road, Harrogate	HG2 8BQ	2 two-bedroom flats and 1 four-bedroom duplex flat. , Freehold	£845,500	£875,000	£950,000	Flat 1, 54 Leeds Road, HARROGATE, North Yorkshire, HG2 8BQ. £244,000 - 26/02/2018.	Flat 4, 6 St. Georges Road, HARROGATE, North Yorkshire, HG2 9BS. £286,000. 24/11/2017.	Flat 2, 1 Langcliffe Avenue, HARROGATE, North Yorkshire, HG2 8JQ. £480,000.
Hammonds Landing, Sowerby Bridge	HX6 2DR	6 one-bedroom apartments, 2 two-bedroom apartments and 2 one-bedroom three-storey terraced houses , Freehold	£835,000	£835,000	£965,000	Flat 2, Greensups Mill, Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AQ. £87,500 - 08/02/2018.	Flat 22, Carlton Mill, Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AS. Under offer circa £140,000	Apartment 35, The Riverine, Chapel Lane, SOWERBY BRIDGE, West Yorkshire, HX6 3LX. £110,000 - 26/03/2018.
Blackfords Court, Cannock	WS11 5BH	9 x 2 bed flats and 3 x 1 bed flat , Freehold	£922,250	£970,000	£1,140,000	24 Riverside Court - under offer - £115,000	10 Chetwynd Gardens - on market £105,000	28 Albion Place - Oct-17 - £73,500
Norman House, Derby	DE1 1NU	8 x 2 bed flats , Leasehold	£993,500	£990,000	£1,100,000	1, Westgate, Mill Street, DERBY, DE1 1DH. £145,000 - 31/05/2018.	43, Abels Mill, Brookbridge Court, DERBY, DE1 3LG. £140,000 - 08/03 2018.	14, Longs Mill, Brookbridge Court, DERBY, DE1 3LG. 23/05/2018. £118,750
Whitewell Road, Frome	BA11 4EH	4 semi-detached houses , Freehold	£952,000	£950,000	£1,055,000	60 Whitewell Road - Sept 2017 - £235,000	12 Stourton View - Jun 18 - £216,000	66 Whitewell Road - Oct 17 - £269,000

Property Address	Postcode	Composition	Purchase Price	Q3 Investment Value (IV)	Q3 Vacant Possession Value (VPV)	Comparable 1	Comparable 2	Comparable 3
Barton Court, Warrington	WA2 7TE	5 x 2 bed duplex flats, 1 x 2 bed flat and 3 x 1 bed flats , Leasehold	£850,000	£850,000	£940,000	6 Bailey Court - Sep-17 - £99,950	4 Frappell Court - Jun-18 - £95,000	42 Sedgewick Court - Feb-18 - £80,000
Stalybridge, Greater Manchester	SK15 3AN	8 x 2 bed flats and 5 x 1 bed flats , Leasehold	£1,134,500	£1,135,000	£1,265,000	9, Buckley House, Lockside View, STALYBRIDGE, Cheshire, SK15 3AG. £110,000 - 14/02/2018.	Flat 14, Millers Wharf, Corn Mill Lane, STALYBRIDGE, Cheshire, SK15 2EA. Under offer circa £110,000.	111, The Mill, Castle Street, STALYBRIDGE, Cheshire, SK15 1AS. £105,000 - 23/03/2018.
Station Road, Sutton	SM2 6BH	4 x 1 bed flats , Freehold	£980,200	£990,000	£1,100,000	23 Commonsides Close, SUTTON, Surrey, SM2 5SX. £270,000 - 17/08/2018.	27 Commonsides Close, SUTTON, Surrey, SM2 5SX. Under offer circa £260,000.	39 Sevenoaks Close, SUTTON, Surrey, SM2 6NL. £235,000.
Goring-by-Sea, Worthing	BN12 4FN	4 x 3 bed houses , Freehold	£1,330,000	£1,345,000	£1,460,000	5 Ollivers Chase - Feb 18 - £325,000	38 Nutley Crescent - Jun 18 - £390,000	10 Ollivers Chase - Sep-17 - £360,000
Dinnington, Sheffield	S25 3SA	10 x 2 bed flats and 4 x 1 bed flats , Leasehold	£1,260,000	£1,260,000	£1,480,000	31, Heritage Court, Rotherham Road, Dinnington, SHEFFIELD, S25 3SA. £115,000 - 10/08/2017.	4 Waterloo Court, Dinnington, SHEFFIELD, S25 3RT. £82,500 - 06/12/2017.	28 St. Pancras Close, Dinnington, SHEFFIELD, S25 3RX. £109,000 - 22/11/2017.
Broadgreen, Liverpool	L14 3LS	12 x two bed flat , Freehold	£1,030,000	£1,000,000	£1,140,000	1 Berrydale Road - May-18 - £99,950	2 Seymour Court - Dec-17 - £53,000 (shared ownership)	18 East Prescot Road - Nov-17 - £85,000
Boume End, Buckinghamshire	SL8 5BB	3x two-bed flat, 1 x one-bed flat, Leasehold	£1,303,000	£1,303,000	£1,435,000	11 Riverside House - Dec-17 - £350,000	General tone of recent pricing within the subject scheme	
Queen Street, Sheffield	S1 1WF	4 x 1 bed flats, 2 x 2 bed flat, Leasehold	£609,000	£630,000	£700,000	11 Wharcliffe House, 44 Bank Street - Apr-18 - £121,750	Flat 29, City Point, 1 Solly Street. Sheffield. S1 4BP - under offer - £100,000.	51 Queens House, Sheffield - Aug -18 - £125,000 - new PD by MCR in close proximity.
Wakefield, West Yorkshire	WF2 9UF	7 one-bed mews houses, Freehold	£568,000	£568,000	£600,000	6 Cartwright Fold - Apr-18 - £86,500	7 Mill Chase Close - Sep-17 - £115,500	27 Clement Street - Sep-17 - £96,995
Fenham, Newcastle upon Tyne	NE5 2EX	15 x 3 bed houses and 4x 2 bed houses	£2,070,000	£2,095,000	£2,300,000	35 Friars Way, NEWCASTLE UPON TYNE, NE5 2EX. £160,000 - 28/11/2017.	37 Friars Way, NEWCASTLE UPON TYNE, NE5 2EX. Under offer at £124,950.	32 Friars Way, NEWCASTLE UPON TYNE, NE5 2EX. Available at £140,000
Fulbeck Avenue, Worthing	BN133RS	3 four-bedroom semi-detached houses, Freehold	£1,115,000	£1,145,000	£1,245,000	17 Fulbeck Avenue - Mar 18 - £475,000	1 Carisbrook Drive - Apr 18 - £310,000	10 Apsley Way - available - £400,000
Birley Moor Height, Sheffield	S12 4WG	13 x 2 bed flats, Leasehold	£1,216,500	£1,228,500	£1,365,000	Apt 9 Birley Moor Heights - Jun-17 - £105,000	9 Valley House, 98 Woodhouse Road - Jul-17 - £92,000	Flat 5/6 Wadsworth Road - May-18 - £96,995
Flats 1, 4, 8 & 13, 26-28 Station Road, Redhill	RH1 1PD	3 x 1 and 1 x 2 bed flats, Leasehold	£895,000	£895,000	£970,000	Flat 13 Meridian House (subject building) - under offer - £240,000	8 Meridian House (subject building) - under offer - £240,000	2 Meridian House (subject building) - on market - £250,000
1-12, 7, Spencer Parade, Northampton	NN1 5AA	4 x 1 bed flats and 8 x 2 bed flats, Freehold	£1,550,000	£1,550,000	£1,700,000	Flat 1, 7 Castilian Street, NORTHAMPTON, NN1 1JS. £138,500 - 07/06/2018.	Flat 12, 7 Castilian Street, NORTHAMPTON, NN1 1JS. £106,000 - 17/05/2018.	2e St. Edmunds Court, NORTHAMPTON, NN1 5EF. £153,000 - 06/04/2018.