

Unique Identifier	Property Address	Postcode	Composition	Property Partner Link for Photos and Surveyor Reports	Investment Value	Market Value with the special assumption of Vacant Possession	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comment Q3 2019
UKCR03PH001	Fairholme Road, Croydon	CR03PH	3 bed house, Freehold	https://propertypartner.co/properties/UKCR03PH001	N/A	£350,000	30.09.2019	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/mplus/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 remains the most useful 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	30.09.2019	4/7 Boyd Street - Sep-18 - £710,000 https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=74600906	3/7 Boyd Street - withdrawn Aug-17 - offer declined at £540,000 https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=43822137	1a/7 Boyd Street - Jul-15 - £552,500 https://www.rightmove.co.uk/mplus/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 and 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. There have been no sales in the building during 2019.
UKGU227RL001	North fleet Lodge, Woking	GU227RL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKGU227RL001	N/A	£285,000	30.09.2019	12a North Fleet Lodge - under offer - £278,000. https://www.rightmove.co.uk/property-for-sale/property-83615387.html	2 North Fleet Lodge - under offer at £299,500 - https://www.rightmove.co.uk/property-for-sale/property-63156840.html	4 North Fleet Lodge -Under offer at £287,500 - https://www.rightmove.co.uk/property-for-sale/property-72094120.html	Clearly, the current evidence is plentiful. There are three flats currently under offer for similar prices which equate to £392psf on average. These are of similar proportions to the subject so we have felt it appropriate to consider this average psf rate but round the value up to £275,000.
UKSM12TG001	St James Road, Sutton	SM12TG	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKSM12TG001	N/A	£280,000	30.09.2019	40 St. James Avenue, SUTTON, Surrey, SM1 2TH. Under offer circa £285,000. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=65581081	55 St. James Road, SUTTON, Surrey, SM1 2TG. Under offer circa £270,000 - https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=65323708	12 Tate Road, SUTTON, Surrey, SM1 2SY. £345,000 - 27/04/2018 - https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=71044607	As noted in Q1 2019, prices appear to be stabilising following a previous correction. This is reflected in feedback from local agents. 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	30.09.2019	2 Chipping Lodge - Jul-18 - £280,000 recently withdrawn http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=2277680&userCustomerUId=12102910	1 Chipping Lodge - Jul-17 - £275,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=10236640&userCustomerUId=12102910	5 Chipping Lodge - Sep-18 - £285,000 http://www.rightmove.co.uk/property-for-sale/property-63069622.html?jsessionId=CD5981E34DE7E98D2AEE68BBAF2C88D7	It remains 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	£225,000	30.09.2019	Flat 25, Sherringham Court, 11 Clayton Road, UB3 1AX - Under offer - £220,000. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=72432199	Flat 33, Sherringham Court, UB3 1AX. On the market at £225,000. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=66577414	Flat 36, Sherringham Court, 11 Clayton Road, HAYES, Middlesex, UB3 1AX. £239,950 - 13/08/2018 - https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=70141463	Flat 25 has agreed a sale at £220,000 and is the most recent evidence within the subject block. This sale becomes our primary source of evidence since the sale of Flat 36, Sherringham Court in August 2018 at £240k. Flat 33 has been marketed by both British Homesellers and more recently Hunters at £225,000 following a reduction from £260,000. This is no longer on the market. Agents report tough conditions.
UKRM112EX001	Stafford Avenue, Hornchurch	RM112EX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM112EX001	N/A	£260,000	30.09.2019	Flat 13, Woodgate Court, RM11 2EX. Under offer for £260,000 - https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=72849884	Flat 6, Southwood Court, RM11 2FA. Sold - £305,000 - 01/08/2018. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=72849884	Flat 5, Southwood Court, RM11 2FA. Sold - £310,000 - 30/07/2018. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=71301545	Recent sales in the subject and adjacent blocks continue to show a decline in values. Comp one provides key evidence at £260,000 (£441psf). Comps Two and three are 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	30.09.2019	7 Newacres Road, SE28 0LD. Sold for £310,000 - Nov 2018. https://www.rightmove.co.uk/mplus/property/showPropertyMcr.action?propertyId=6952728	26 Bellemeine Close - Oct-17 - £310,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=8522755&userCustomerUId=12102910	18 Battery Road - May-17 - £302,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=5535103&userCustomerUId=12102910	There is good evidence of two bed houses like the subject selling, albeit more than six months ago. That said, there has been little value movement since so again we report £295,000.
UKKT147RX001	High Court, Byfleet	KT147RX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKKT147RX001	N/A	£280,000	30.09.2019	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. There have been no sales in the last six months.
UKRM12DX001	Richmond Court, Romford,	RM12DX	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM12DX001	N/A	£195,000	30.09.2019	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/mplus/property/showPropertyMcr.action?propertyId=39227796	Flat 3 in the subject block sold and completed on 1 March 2019 for £195,000. This remains the most pertinent evidence.

UKSE181PN001	19 Philimore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN001	N/A	£190,000	30.09.2019	38 Philmore Close - completed Apr 19 - £188,500 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=68230126	70 Tynemouth Road - completed Apr 19 - £188,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=57206925	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 £188,500 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	£220,000	30.09.2019	5 Friars Close, ILFORD, Essex, IG1 4AZ. £225,000 - 03/07/2017. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=58044712	14 Friars Close, ILFORD, Essex, IG1 4AZ. Available at £235,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=55170345	18 Friars Close, ILFORD, Essex, IG1 4AZ. Under offer circa £250,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=81990557	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 previously sold at £310k & £280k. The most recent 2 bed data is Flat 18, which is under offer at £250,000. This is a two bed unit in the subject scheme. The market appears to be slipping slightly and we have reflected this within the valuation of the subject one bedroom unit.
UKSE288EU001	Manordene Road, Thamesmead	SE288EU	2 bed house, Freehold	https://propertypartner.co/properties/UKSE288EU001	N/A	£265,000	30.09.2019	55 Manordene Road, LONDON, SE28 8ET. Sold for £266,500 - May 2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=62671749	11 Manordene Road, LONDON, SE28 8ET. Sold for £255,000 - March 2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=59339922	2 Surlingham Close, Thamesmead, SE28 8NE. Under offer for £262,000 - https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71398528	There is recent evidence of properties like the subject selling at this address and in the vicinity which is reflected in our latest valuation figure.
UKUB77DL001	Waterford House, West Drayton	UB77DL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB77DL001	N/A	£285,000	30.09.2019	1 Waterford House (581 sq ft) - April 2019 - £270,000 (E465) https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=12317286&sale=9847897&country=england	6 Waterford House (660 sq ft) - Jun-19 - £258,500 (E392 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=76079057	Waterford House (455 sq ft - 1 bed) - under offer - £230,000 (E505 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=61744560	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 .
UKE18JX001	Flat 2 Tower, Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18JX001	N/A	£560,000	30.09.2019	45 Royal Tower Lodge, Cartwright Street - Apr-19 - £725,000 (E876 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54604692	Scarborough Street - Mar-19 - £680,000 (E850 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54484806	2-9 Boyd Street - Mar-19 - £615,000 (E668 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73687205	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 however prices are falling. Our evidence suggest prices of between £650 and £800 psf between £426,000 and £725,000 depending on quality - this data has been considered. Our primary consideration takes into account capital values; we value the subject two bed flats at £560,000 equating to £912 psf. Whilst our rate psf is higher than the tone this is to be expected allowing for quantum given that the subject are smaller than some of our comps.
UKSE181PN002	20 Philimore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN002	N/A	£190,000	30.09.2019	38 Philmore Close - completed Apr 19 - £188,500 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=68230126	70 Tynemouth Road - completed Apr 19 - £188,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=57206925	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 £188,500 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	£560,000	30.09.2019	45 Royal Tower Lodge, Cartwright Street - Apr-19 - £725,000 (E876 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54604692	Scarborough Street - Mar-19 - £680,000 (E850 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54484806	2-9 Boyd Street - Mar-19 - £615,000 (E668 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73687205	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 however prices are falling. Our evidence suggest prices of between £650 and £800 psf between £426,000 and £725,000 depending on quality - this data has been considered. Our primary consideration takes into account capital values; we value the subject two bed flats at £560,000 equating to £912 psf. Whilst our rate psf is higher than the tone this is to be expected allowing for quantum given that the subject are smaller than some of our comps.
UKRM11BJ001	North Street, Romford	RM11BJ	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM11BJ001	N/A	£285,000	30.09.2019	19 Rubicon Court - Apr-18 - £285,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=77071860&userCustomerUid=12102910	20 Rubicon Court - Jul-17 - £325,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=71286705&userCustomerUid=12102910	11 Rubicon Court - May-17 - £185,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=71838186&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. We have discussed values in this vicinity with agents and report £285,000.
UKUB78AT001	Ryelands Close, West Drayton	UB78AT	1 bed maisonette, Leasehold	https://propertypartner.co/properties/UKUB78AT001	N/A	£220,000	30.09.2019	7 Ryelands Close - under offer - £215,000 https://www.rightmove.co.uk/property-for-sale/property-76996814.html	33 Ryelands Close - Oct-18 - £260,000 - https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=55021602&sale=8538364&country=england	11 Ryelands Close - on market - £269,950 although optimistic. Agents feel 250k is the max. https://www.rightmove.co.uk/property-for-sale/property-82004516.html	7 Ryelands Close is the closest comparable to the subject being the same house type as the subject and next door. It was under offer at £215,000 but fell through however there is interest and the agent expects a similar price to be achieved.
UKE18JX003	Flat 3, Tower Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18JX003	N/A	£560,000	30.09.2019	45 Royal Tower Lodge, Cartwright Street - Apr-19 - £725,000 (E876 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54604692	Scarborough Street - Mar-19 - £680,000 (E850 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54484806	2-9 Boyd Street - Mar-19 - £615,000 (E668 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73687205	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 however prices are falling. Our evidence suggest prices of between £650 and £800 psf between £426,000 and £725,000 depending on quality - this data has been considered. Our primary consideration takes into account capital values; we value the subject two bed flats at £560,000 equating to £912 psf. Whilst our rate psf is higher than the tone this is to be expected allowing for quantum given that the subject are smaller than some of our comps.
UKRM25US001	Scholars Way, Romford	RM25US	3 Bed House, Freehold	https://propertypartner.co/properties/UKRM25US001	N/A	£425,000	30.09.2019	6 Scholars Way - Aug-17 - £430,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=13424490&userCustomerUid=12102910	7 Scholars Way - Sep-16 - £500,000 http://www.rightmove.co.uk/avm/screens/productChoice1	16 Maybrick Road, HORNCHURCH, Essex, RM11 2AY. Sold for £450,200 in June 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69385978	The next door house which is virtually identical to the subject sold for £430,000. Note capital values are fairly flat in Romford during in 2019.

UKW72HQ001	Murray Court, Hanwell	W72HQ	3 Bed House, Freehold	https://propertypartner.co/properties/UKW72HQ001	N/A	£665,000	30.09.2019	4 Saddle Back Lane - Sold for £660,000 in May 2019. https://www.rightmove.co.uk/property-for-sale/property-47838423.html	52 Rosebank Road - Sold £670,000 - 06/03/2019. https://www.rightmove.co.uk/property-for-sale/property-66635521.html	107 Studley Grange Road. Available £615,000 with an offer apparently pending. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67250776	Comp1 remains 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 sold for £660,000 which is direct evidence for the subject.
UKSE288RJ001	Amhurst Walk,	SE288RJ	3 Bed House, Freehold	https://propertypartner.co/properties/UKSE288RJ001	N/A	£320,000	30.09.2019	16 Amhurst Walk - Under offer for £331,000. https://www.rightmove.co.uk/property-for-sale/property-64638447.html	4 Amhurst Walk - Dec-17 - £335,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=1999605&userCustomerUId=12102910	21 Amhurst Walk - Mar-17 - £330,000 http://www.rightmove.co.uk/avm/screens/productChoice1	Number 16 at this address is under offer for £331,000. This is clearly very useful to note, although it is relatively modern internally which we have taken account of. We report £315,000 on the subject.
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	30.09.2019	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	Other than the comps over there is no new direct evidence. That said a new development within close proximity of the subject scheme is in the market where typical 2 bed flats are achieving pricing between £350,000 and £375,000 measuring between 700 sq ft and 750 sq ft (£500 psf ave). Pricing in this location remains static, we have therefore reported the same valuations as at Mar-19. £340,000 for the GFF (£480 psf) and £330,000 (£488 psf ave) each for the remaining units.
UKE79RU001	Grebe Close	E79RU	2 bed house, Freehold	https://propertypartner.co/properties/UKE79RU001	N/A	£395,000	30.09.2019	3 Grebe Close - Nov 16 - £380,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=19825263&userCustomerUId=12102910	14, Huddlestone Road, Forest Gate. E7 0AW. Under offer at £445,000. https://www.rightmove.co.uk/property-for-sale/property-72625474.html	98, Odessa Road, E7 9BN. Sold for £435,000 in May 2019. https://www.rightmove.co.uk/property-for-sale/property-67396678.html	3 Grebe Close (the next door property) remains on the market at a reduced asking price of £399,995. It is apparently under offer but the agent will not disclose the agreed amount. 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	30.09.2019	15 Calder Court - under offer - £270,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60297414	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	There has been only one new sale within the subject location since the Q1 valuation. That said pricing is stable in this location. Based on sales evidence of similar flats within both the subject and adjacent blocks we conclude that the subject property has a value of £275,000.
UKUB34BQ001	Vantage Building	UB34BQ	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB34BQ001	N/A	£290,000	30.09.2019	421 Vantage Building - under offer - £305,000 (£660 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=79839509	113 Vantage Building (2 bed) - Oct-18 - £345,000 (£509 psf) - https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E3826014&searchLocation=UB3+4BQ&referrer=landingPage	229 Vantage Building - July 2018 - £280,000 (£553 psf) - https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E3826014&searchLocation=UB3+4BQ&referrer=landingPage	This location is popular with ground staff at Heathrow due to its proximity with the airport, however sales rates are sluggish at the moment and there is becoming an increased need for competitive pricing. Our valuation makes allowances for the floor area and position of the subject property within the building against our comparable evidence. The subject is on a lower level which effects value - relevant against the price of Comp 2. Comp 3 is only one floor above and sold for £280,000 in a similar condition compared to the subject. Comp 1 is on a higher level and in excellent order.
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	£2,425,000	30.09.2019	45 Royal Tower Lodge, Cartwright Street - Apr-19 - £725,000 (£876 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54604692	Scarborough Street - Mar-19 - £680,000 (£850 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54484806	2-9 Boyd Street - Mar-19 - £615,000 (£668 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73687205	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 however prices are falling. Our evidence suggests prices of between £670 and £880 psf depending on quality - this data has been considered. Our primary consideration takes into account capital value; we value the subject two bed flats measuring between 531 and 591 sq ft between £505,000 and £560,000 whilst the largest duplex at 1,011 sq ft is valued at £810,000 equating to and average value of £882 psf (between £800 psf and £932 psf).
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	30.09.2019	4 Cherington Road, LONDON, W7 3HJ. Sold - £425,000 - 21/09/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50656143	10 Greenford Avenue, LONDON, W7 3QP. Sold - £525,000 - 09/11/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67465195	32a Station Road, LONDON, W7 3JE. Sold - £456,250 - 07/09/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64135582	Our key 1 bed comp is the LGF unit at 4 Cherington Road which sold for £430,000 in Sept 18. 28a Laurel Gardens sold in October at £377,000 2018 and is also a useful comparable for the 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 are slipping slightly at between £450k and £560k. The majority of similar properties are placed between £480psf and £688psf, with a well presented two bed pushing up towards £725psf.
UKW73PA001	Cambridge Road, Hanwell	W73PA	3 Bed House, Freehold	https://propertypartner.co/properties/UKW73PA001	N/A	£600,000	30.09.2019	16 Oaklands Road, LONDON, W7 2DR - Sold for £645,000 - 26/04/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69155875	13 Rosebank Road, LONDON, W7 2EN. Sold for - £610,000 - 14/06/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69733915	57 Cumberland Road, LONDON, W7 2EH. Sold - 05/02/2019 - £583,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=53341617	Sales in 2019 to date indicate a price tone of £600k, below the previous level. 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 (£587psf), 13 Rosebank Rd (£460psf) and 57 Cumberland Rd (£603psf). We have considered this range, and the affect of quantum within our valuation. We also note that 31 Rosebank Rd sold recently for £525,000 in need of complete renovation. We have been mindful that local agents feel that the ceiling price for a 3 bed of this size and quality is circa £600k.
UKTN355ED001	2-5 Finch Heights, Hastings	TN355ED	4 x 4 bed Houses, Freehold	https://propertypartner.co/properties/UKTN355ED001	N/A	£1,100,000	30.09.2019	1 Finch Heights. Hastings. TN35 5ED. Available at £290,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64055195	29 Fairlight Avenue, TN35 5HS. £297,500. 29/08/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51215670	6 Canute Road, HASTINGS, TN35 5HU. £270,000. 29/10/2018. https://www.rightmove.co.uk/rmplus/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. This property is no longer on the market. 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. We note no real movement in prices since Q1 with no direct comparable evidence.
UKDN211JA001	Sanders Mallings, 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	30.09.2019	27 Sanders Mallings - Jul-15 - £51,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=33498516	22 Sanders Mallings - Under offer for close to asking of £70,000 (agent will not disclose precise figure). https://www.rightmove.co.uk/property-for-sale/property-70763080.html	14 Sanders Mallings. Sale was proceeding at circa £68,000 but fell through. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=79752233	The last and only recent sale in Sanders Mallings was no.27 (a one bed flat) for £51,500 in July 2015. It is clearly interesting to note that number 22 Sanders Mallings is currently under offer close to the asking price of £70,000. This is the tone which we report for the subject two bedroom flats in this block which are all apparently a similar size. We will clearly have to keep a tab on what this unit and any others complete at. £55,000 remains appropriate for one bed units.

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	£1,912,500	30.09.2019	Flat A, Beach Court, 123 Southwood Road. Under offer at £140,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=76791833	Flat 3, 113 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9PU. £132,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=5136555	Flat 1, 125 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9FB. Sold - £137,500 Sept 2018. https://www.rightmove.co.uk/properties/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 buildings is limited. Flat A, 123 Southwood Rd is located in a slightly superior position, although the partial sea view is superior to the subject block. This property is under offer at £140,000. Flat 1, 125 Southwood Rd which sold in Sept 2018 for £137,500. Accordingly we report £137,500 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. May be able to squeeze up slightly if comp is agreed at asking...
UKTQ13TB001	Ansteys Court, Torquay	TQ13TB	9 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTQ13TB001	N/A	£1,400,000	30.09.2019	38 Lanstone Close - under offer - £150,000 https://www.rightmove.co.uk/properties/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=ISChangeCriteria	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=ISChangeCriteria	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. There has been very little change in market conditions since Q1 and very few new sale, agents do suggest that demand has slowed for flats recently but suggest its a seasonal issue rather than a genuine correction in market conditions. We will review this again in Q1 2020. 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	£320,000	30.09.2019	9 Cotton Avenue, LONDON, W3 6YE. Sold for £315,000 - 29/01/19 (Asking price £339,950). https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=78881459	143 Cotton Avenue, LONDON, W3 6YF. Sold - £378,999 - 12/10/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=71771297	58 Cotton Avenue, LONDON, W3 6YE. Sold for £320,000 - Feb 19 (Asking price £351,000). https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=78881459	Our lead comparables are Flats 58 and 9 Cotton Avenue. Flat 58 sold for the equivalent of £315,000 in January after been marketed at £350,000. Flat 58 sold at £320,000 after been marketed at £351,000. Both agents refused to disclose the agreed price during our Q1 enquiries, however the extent of the price differential has now been revealed and we must reflect this within our valuations.
UKLN58JT001	St Catherines Mews, Lincolnshire	LN58JT	21 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKLN58JT001	£2,025,000	£2,450,000	30.09.2019	119 Riverside Drive, Anchor Quay. Sold for £118,000 in June 2019. https://www.rightmove.co.uk/property-for-sale/property-79144205.html	71 Riverside Drive, Sold for £120,000 in May 2019 - https://www.rightmove.co.uk/property-for-sale/property-63648395.html	19 Riverside Drive - Jul-18 - £123,000 https://www.rightmove.co.uk/properties/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	30.09.2019	5 The Lodge, Alexandra Road - Nov-17 - £80,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=21171314&userCustomerUId=12102910	4 The Lodge, Alexandra Road - May-17 - £80,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=211599795&userCustomerUId=12102910	1 The Lodge, Alexandra Road - Dec-16 - £74,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=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	£1,120,000	30.09.2019	Flat 6, Stafford House, Southfields Road, BN21 1BN. Sold - £165,500 - 25/03/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=55454229	Flat 8, Dene Place, 26 St. Leonards Road, BN21 3UX. Sold £159,000 - 25/10/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=65511109	Flat 1, Hadley House, Upperton Road, BN21 1EL. Sold - 155,000 - 23/05/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=78470123	Values have remained robust in Eastbourne during 2019 to date. Flat 3 in the subject block was marketed earlier this year at £150,000 and achieved a sale at £140,000 prior to being withdrawn from the market. The flat is in poor condition following some tenant neglect. Flat 6 Stafford House is located in a busier location, close to town centre amenities and sold in March for £165,500. It is in better condition than the subjects. Flat 1 Hadley House is smaller than the subjects and is in relatively poor order. We have considered the size, condition and nature of these properties alongside the brief marketing of the subject in forming our opinions of value for Q3 2019.
UKSE165AD001	Anchor Point Flat 4 (Plot 30), Flat 7 (Plot SE165AD 32), and Flat 9 (Plot 37)		3 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD001	N/A	£1,450,000	30.09.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=52173396	There is no new sales evidence within the subject scheme since in the past 6 months. We continue to reply upon the four most recent sales during 2018 at between £460,000 and £500,000 (£654ft to £696ft). Local agents are still reporting difficult market conditions but remain optimistic that values are stabilising.
UKTN342RD001	St Davids Lodge, Hastings	TN342RD	13 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTN342RD001	£2,365,000	£2,615,000	30.09.2019	Flat 12, Quarry Wood, 23 Grange Road, TN34 2RL. Under offer circa £190,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=63505260	7, Hazel Court, Stonestile Lane, HASTINGS, East Sussex, TN35 4PE. £190,000 - 20/03/2018. Back on the market. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=48963486	10 Woodlands Way, TN34 2FU. Sold £195,000 - 25/02/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=56604306	The local flat market remains stable during 2019. Sales have recent been agreed in Quarry Wood at between £185k & £218k. 10 Woodlands way is a modern and well presented two bed over 746 sq ft with 2 x parking spaces. This property sold in February at the full asking price of £195,000. We have reflected the tone of these recent property sales, along with current market conditions (agents remain positive) within our valuations.
UKUB69BE001	Units 32, 38, 40, 42, 43, 45, 47 & 48 UB69BE Red Lion Court, Greenford		5 x 2 bed flats, 3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKUB69BE001	N/A	£2,875,000	30.09.2019	51 Clifton Road, Greenford, UB6 8SP. Under offer circa £399,950 (£592psf). https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=71883391	46, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Available at £400,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=69021370	39, MacMillan Court, 309 Ruislip Road East, UB6 9FH - Under offer circa £300k. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=81799613	This is an attractive recently completed development of a good quality in a central location. We still have no re-sale evidence within the building. Flat 46 remains on the market at £400,000 (£660psf). 51 Clifton Rd has been refurbished but is inferior in terms of spec and is an Ex LA flat under offer at £399,950 (£592psf). 39, MacMillan Court is inferior to the subject and is under offer circa £300k (£400psf). There have been a couple of repos in this block recently. Older data in this block includes Flat 38, which sold for £330,000 in December. Although our comps are generally inferior to the subjects - we have applied a suitable premium against these whilst being cautious due to the limited interest in those units recently marketed within the subject scheme.
UKHA87BJ001	Unit 5,11,13 Premier House, Edgware	HA87BJ	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKHA87BJ001	N/A	£735,000	30.09.2019	55 Premier House - on market for £320,000 - expected £315,000 https://www.rightmove.co.uk/properties/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. The latest sale outside the subject block is 19 Pisces Court which sold for £315,000 in Jan-19. 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 unaffected valuations (£305,000 each). 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	30.09.2019	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 - £457,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUId=2338342&userCustomerUId=12102910	Flat 2 Falcon Heights - Apr-18 - £410,000 - https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=71368406	There is fairly recent evidence in this building. These three sales have achieved prices equating to between £656 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	30.09.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=64597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/properties/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	£2,580,000	30.09.2019	36a Vereker Road - Aug-19 - 2 bed LGFF Garden - £540,000 (£750 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=60597033	8 Irving Mansions - Apr 19 - 2 bed mansion flat - £740,000 (£930 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=76217441	9, Dryden Mansions - Aug-19 - 2 bed mansion flat - £850,000 (£1,023 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=73616480	Whilst this is an attractive infill development in a popular location, there has been a noticeable price correction over the last quarter. Agents are suggesting that pricing is critical to sell at the moment. This is a relatively high value area although the size of the properties and the building that they are in bring limitations as mansion flats or conversions are more desirable. We have placed a value of £350,000 against the subject studio (£1,090 psf), £485,000 and £495,000 against each one bed flat (£996 and £986 psf respectively) and £625,000 against the 2 two bed flats (£922 psf). These valuations fall inline with our comparables and local experienced agents feedback.
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	30.09.2019	6 St. Brelades, Trinity Place, BN21 3BT - 28/03/2019 - £128,500. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=57710811	Flat 8, Westdown House, Hartington Place, BN21 3BW - Sold - £100,000 29/01/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=54701334	2 St. Brelades, Trinity Place, EASTBOURNE, East Sussex, BN21 3BT. £109,950 - 02/05/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=51544062	We understand from agents that market conditions are fairly stable. We have considered the recent sales within nearby conversions along with some purpose built units, however we have no direct comparables. 6 St Brelades sold in March at £128,500, although this unit is in a superior block <300m from the subject. Flat 8 Westdown House is a large studio within close proximity which sold for £100,000 in January. This unit is dated and includes parking.
UKCO11BA001	Flat 1,10,19,22,27,32,36,43,48 Quarter, Colchester	Dutch CO11BA	6 x 1 bed flats 3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA001	N/A	£1,800,000	30.09.2019	GFF, Dutch Quarter - available - £200,000 (£350 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=66812197	Flat 3, Dutch Quarter - Nov 18 - £205,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=64933147	16 Angels Courtyard - available - £275,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=63585265	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. Although we have on record other comps that have achieved lower prices on a rate psf (£210 - £255 psf) these are inferior to the subjects. There is no justification at the moment to alter our valuations from Q1 however we will review this in Q1 2020. 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	30.09.2019	Flat 4, 48, Neeld Crescent, NW4 3RR. Available at £525,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=63277569	Flat 1, Hazelmere Court, 67 Station Road, LONDON, NW4 4HL. £542,500. 29/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=51900537	Flat 1, Wykeham Court, NW4 2TE. Sold £535,000 - 08/01/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=68986559	These are spacious flats in good order and in a popular area. Market conditions and prices have softened somewhat recently. The flats within 48 Neeld Crescent provide good comparable evidence however we do not have sales data to use, only asking price and interest levels. These flats are marketed at between £535psf and £886psf and the agent expects to achieve close to this level. We will monitor this scheme carefully prior to the next valuation. 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) SE165AD Anchor Point	SE165AD	2 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD004	N/A	£1,025,000	30.09.2019	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. £460,000 - 01/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=64597882	Flat 19, 31 Fisher Close, LONDON, SE16 5AD. £500,000 - 21/06/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=52173387	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=52173396	There is no new sales evidence within the subject scheme since in the past 6 months. We continue to reply upon the four most recent sales during 2018 at between £460,000 and £500,000 (£654ft to £696ft). Local agents are still reporting difficult market conditions but remain optimistic that values are stabilising.
UKCO11BA002	Flats 2,11,20,38,39 Quarter Colchester	Dutch Quarter CO11BA	5 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA002	N/A	£1,180,000	30.09.2019	GFF, Dutch Quarter - available - £200,000 (£350 psf) https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=66812197	Flat 3, Dutch Quarter - Nov-18 - £205,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=64933147	13 Angels Courtyard - Oct-18 - £195,000 https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E1037965&searchLocation=CO1+1BA&propertyType=2&radius=0.25&year=1&referrer=IstChangeCriteria	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. Although we have on record other comps that have achieved lower prices on a rate psf (£210 - £255 psf) these are inferior to the subjects. There is no justification at the moment to alter our valuations from Q1 however we will review this in Q1 2020. 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	30.09.2019	Flat 24, Albany Towers, 6 St. Catherines Terrace, BN3 2RQ - Sold - £300,000 - 16/05/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=68232949	Flat 3-5, 27 Fourth Avenue, HOVE, East Sussex, BN3 2PN. Sold - £325,000 - 26/04/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=60016299	Flat 6, 45-46 Ventnor Villas, HOVE, East Sussex, BN3 3DB. £260,000 - 02/04/2018. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=75832175	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. This is the last sale in the subject block. Despite no direct sales, we note prices in the area have crept upward since this point and we have reflected this within our valuations. Buyer demand remains 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 latest sale is Flat 41 at £295,000. This unit is a similar size to the subjects. Flat 24 Albany Towers sold recently £300k and inferior in condition but slightly larger. Flat 3-5, 27 Fourth Avenue is larger and better located but dated. This unit recently achieved £325k. We have reflected a slight upward movement in our valuations to £300k per unit.
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	30.09.2019	Main Street, Staxton, Scarborough, YO12 4SE https://www.rightmove.co.uk/property-for-sale/property-82566035.html	Hill Dene House, Main Street, Staxton, Scarborough, YO12 4SE https://www.rightmove.co.uk/property-for-sale/property-83382038.html	Greenwood Close, Main Street, Scarborough, YO12 4TB https://www.rightmove.co.uk/property-for-sale/property-83296523.html	This is a group of 10 properties being a mixture of houses (9) and flats (1) which are part new build and an existing, refurbished, farmhouse. The farmhouse and the yard are Grade II Listed. The properties are in a relatively popular village, which is commutable via the A64 to York and Scarborough. There has been little movement in this area since the Q1 valuation to justify a change in value at present. Notwithstanding these are unique and attractive properties which we believe are still attracting a premium in comparison to comparable evidence. Accordingly we value the flat at £115,000 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 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 short term. In the meantime No 49 VT on the ninth floor is under offer for £225,000. It has parking however. 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.
UKSG11HG001	Vista Tower, Stevenage	SG11HG	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKSG11HG001	£860,000	£920,000	30.09.2019	49 Vista Tower - Under offer - £225,000. Includes parking. https://www.rightmove.co.uk/property-for-sale/property-67950407.html	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. https://www.rightmove.co.uk/property-for-sale/property-67950407.html	
UKB713AZ001	The Heights, West Bromwich	B713AZ	3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKB713AZ001	£295,000	£330,000	30.09.2019	47 The Heights, Walsall Road, B71 3AZ - £110,000 https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E4133871&searchLocation=B71+3AZ&propertyType=2&referrer=IstChangeCriteria	The Heights, West Brom, B71 3AZ https://www.rightmove.co.uk/property-for-sale/property-82575749.html	The Heights, West Brom, B71 3AZ https://www.rightmove.co.uk/property-for-sale/property-82575749.html	There has only been one sale since the previous valuation of a similar sized unit. This sold for £100,000. In addition there are a number of units currently available for sale within the block with asking prices of between £106,000 - £110,000. We feel given this evidence there has been no market movement at present and that the individual units have a value of £110,000. Our bulk sale value does reflect a small discount as we feel that this would be a popular development with investors.

UKCR69DE001	Blanchmans Road, Waringham	CR69DE	4 x 1 bed flats, Freehold	https://propertypartner.co/properties/UKCR69DE001	£875,000	£970,000	30.09.2019	5 Chelsham Close, Waringham, Surrey CR6 9DN	10 Chelsham Close, Waringham, CR6	Harrow Gardens, Waringham, CR6	<p>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.</p> <p>We have considered recent sales within a 1 mile radius of similar size flats. Typically evidence was found to be in different style blocks and in average condition in comparison to the subject properties. Notwithstanding the subjects are valued towards the top end of the range for 1 bed flats and we believe are still in better condition of a lot of units available on the market at present. We feel that sales are relatively static in this area at present and therefore the Q1 values still apply.</p>
UKBN21QA001	Devonshire Place, Brighton and Hove	BN21QA	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKBN21QA001	£670,000	£732,500	30.09.2019	Basement Flat, 25 Devonshire Place, BRIGHTON, BN2 1QA. Sold - £231,000 - 22/03/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=17650097	SFF Flat, 6 Devonshire Place, BRIGHTON, BN2 1QA. Sold - £210,000 - 14/12/2018. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=65782408	GFF, 6 Charlotte Street, BRIGHTON, BN2 1AG. £273,000 - 21/11/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64289615	<p>We have paid primary regard to the recent and relevant sales of similar size and proportioned units upon Devonshire Place. The GFF in 10 Devonshire is a similar standard but is larger and represents £455psf. Our key comp is the basement Flat, 25 Devonshire Place which recent sold at £231,000. This property is well presented but is a basement unit without garden access (420sq ft = £550psf). We have considered this alongside the general tone of evidence in close proximity and reflected a slight premium per unit of £2,500.</p>
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	30.09.2019	1 George Street, Gainsborough, Lincolnshire DN21 2PU	Trinity View, Gainsborough, Lincolnshire, DN21	Trinity View, Gainsborough, DN21	<p>As previously reported this 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.</p> <p>There is limited comparable evidence in this area of properties of a similar nature and style and generally there have been limited sales within the last 6 months. Comparable evidence listed is in average order by comparison to the subject units and therefore we feel that there would be good interest units if bought to market. As there is limited sales evidence we feel that the market in this area is static at present and there are no grounds to change the current values.</p> <p>As previously reported there are 4 units that are affordable units that have been valued at 75% of open market value. We have also retained a 10% discount against agg VP for our bulk value.</p>
UKCR42DZ001	Woodland Way, Mitcham	CR42DZ	2 four-bedroom townhouses, Freehold	https://propertypartner.co/properties/UKCR42DZ001	£1,235,000	£1,280,000	30.09.2019	11 Milton Road, Mitcham, CR4 2DT - Sold - £850,000 15/04/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=78691436	48 Ashbourne Road, MITCHAM, CR4 2BA. Sold £858,000 - 04/07/2018. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=53461440	162 Links Road, LONDON, SW17 9ES. Sold 705,000 - 16/05/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63539221	<p>We have been value led on a rate per square foot in lieu of direct comparable evidence. The current price tone in the area is circa £460 psf to £600 psf for well presented stock, dependant upon size, location and condition. 11 Milton Road is a refurbished 4 bed which sold for £640,000 in April 2019 (1,357sq ft = £472psf). We report vacant values of £640,000 each equating to £519 psf which is a realistic figure and accounts for a suitable premium over our key evidence to reflect new build premium.</p>
UKSL37FU001	Chadwick Road, Langley	SL37FU	4 two-bedroom flats, Leasehold	https://propertypartner.co/properties/UKSL37FU001	£1,073,500	£1,140,000	30.09.2019	78 Chadwick Road, SLOUGH, SL3 7FU. OTM - £285,000. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=73638073	38 Chadwick Road, SLOUGH, SL3 7FU. OTM - £285,000. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=73565554	116 Chadwick Road, SLOUGH, SL3 7FU. Under offer circa £285,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51582921	<p>There is limited new evidence. We have primarily considered the interest levels of those units which are on the market today over previously agreed sales. Flats 78 and 38 are on the market with B Simmons at £285,000. The agent expects to achieve close to asking on both units.</p>
UKBN14JF001	London Road, Brighton & Hove	BN14JF	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKBN14JF001	£1,130,000	£1,190,000	30.09.2019	Flat 109, Brighton Belle, 2 Stroudley Road, BN1 4ZD. Sold - £345,000 - 25/04/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=68005213	Flat 64, Horsted Court, 23 Kingscote Way, BRIGHTON, BN1 4GJ. £337,500 - 28/05/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=79028024	9a Rose Hill Terrace, BRIGHTON, BN1 4JJ. £300,000 - 21/03/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50410614	<p>The recent sales within the locality are primarily within nearby purpose built blocks which are generally superior to the subject scheme, particularly in terms of communal areas, grounds and situation. The specification of the subject flats is however good and we have considered this in our analysis. Flat 109 Brighton Belle recently achieved £557psf which reflects a suitable premium over the subject. Flat 64, Horsted Court sold in May for £337,500 (£462psf), which is a more appropriate rate per square foot for the subject units.</p>
UKTN92PB001	Woodside Road, Tonbridge	TN92PB	4 x Victorian two-bedroom terraced houses, Freehold	https://propertypartner.co/properties/UKTN92PB001	£1,055,000	£1,170,000	30.09.2019	130 St. Marys Road, TONBRIDGE, Kent, TN9 2NN. Sold - £295,000 - 25/01/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=75107723	8 Woodside Road, TONBRIDGE, Kent, TN9 2PD. Sold £320,000 - 25/04/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=69584404	3 Woodside Road, TONBRIDGE, Kent, TN9 2PB. £289,166 - 06/07/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65990623	<p>There have been no relevant sales upon Woodside Rd in the past six months, except for No 8 which sold in April for £320,000. This property is however larger than the subjects at 835sq ft and reflects a suitable premium. We have paid some regard to the prices achieved upon St Mary's Rd which runs parallel (where the price tone is similar, albeit slightly inferior). This is a popular location and marketing periods remain relatively short subject to sensitive pricing in the first instance. There is no evidence of any significant price movement in recent sales data and we have cross checked this with the opinions of local agents.</p>
UKCH11AF001	The Warehouse, Chester	CH11AF	2 large open-plan studios and 2 one-bedroom flats, Leasehold	https://propertypartner.co/properties/UKCH11AF001	£700,000	£780,000	30.09.2019	Apt 4, The Warehouse, Chester	3 Chapel Place, Albion Street, Chester, CH1 1SH	Chapel Place, Albion Street, Chester, CH1 1SH	<p>This is an attractive recent conversion in the centre of Chester.</p> <p>There is a good range of comparable evidence within close proximity in the city walls to base our value on. Key evidence being from the same development but of a larger unit. This is currently SSTC at under asking price of £400,000. Similarly Chapel place, within 200m provides us with a good steer of prices being achieved for units in newly converted condition with the benefit of parking. The subject units are very well presented and would appeal to owner occupiers and investors alike. We feel that there has been a slight uplift of value in this area and this is reflected in our valuations.</p>
UKM34NH001	8-16 Bridgewater Street, Deansgate	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	30.09.2019	Apt 12, The Ropeworks, Little Peter Street. M15 4QH.	Flat 13, Blantyre House, Slate Wharf, M15 4SZ	Apt 304, 5 Blantyre St, M15 4JS	<p>This is a modern block in a popular part of Manchester city centre. There is still good buyer demand at prices that range between £240 and £350 psf depending on type, there are a large number of flats available and SSTC and pricing has to be competitive to reflect this densely populated area. We feel that as a result there has been little movement in pricing at present.</p> <p>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 are a number of new and ongoing developments in this area and the subject block is well presented but dated in comparison to the newer stock coming to market at present. Accordingly we feel our values reflect the market at a level that would generate good interest.</p>
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	30.09.2019	7 Mark Close, Redditch, B98 7DW	Flat 22, Dingleside, Redditch, B98 7BJ	Apt 8, Coupe Court, The Mayfields, B98 7FW	<p>Unbroken Freehold so no comparable evidence within the block.</p> <p>There is some new sales evidence within a half a mile radius which indicate that house prices in this area remain relative static at present.</p>
UKCV212NS001	5 Flats, Sandy House, Rugby	CV21 2NS	5 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKCV212NS001	£658,000	£700,000	30.09.2019	Apt 5, Sandy House, Rugby.	Flat 3, Weinstock Court, Rugby, CV21 1GH	Flat 4, Marigold House, Rugby, CV21 1RA	<p>Key comparable found in the same block as the subject properties which reflects a similar price tone as previously reported. Other evidence was found within a 1/2 mile radius in newer built blocks in very good internal condition. Accordingly we feel that the previous values reported are still applicable.</p>

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	30.09.2019	1 The Alexandra, The Broadway, LN10 6SF. Sold for £225,000 in April 2019. https://www.rightmove.co.uk/property-for-sale/property-69909715.html	17 Sterling Place Apartments, Woodhall Spa, Lincolnshire, LN10 6NU. Sold for £215,000 in April 2019. https://www.rightmove.co.uk/property-for-sale/property-58412310.html	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	£710,000	£787,500	30.09.2019	Flat 6, Devonshire House, 47 Babbacombe Road, TORQUAY, TQ1 3SJ. £179,995 - 12/07/2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=60759837	Flat 10, Mulberry House, 1 Warbro Road, TORQUAY, TQ1 3PL. £165,000 - 03/10/2018. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=53406825	Flat 8, Bishops Court, 180 St. Marychurch Road, TORQUAY, TQ1 3JT. £160,000 - 29/06/2018. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=63570631	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. The only evidence from within the scheme is the re-sale of Flat 10 at £165,000, however this is now older data. This unit is top floor and includes a balcony. Flat 6, Devonshire House recently sold at £180k. This is a dated flat but includes parking and is better located. We have considered this within our valuations and reflected a slight increase.
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	30.09.2019	78 George Road, Halesowne, B63 4DF. Same development. 3 bed house. Good internal condition - little dated. https://www.rightmove.co.uk/property-for-sale/property-84126806.html	10 Attwood Street, Halesowen, West Midlands B63 3UE. 2 bed ETH. Older build but modern internal condition. Rear garden, on-street parking. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67602228&sale=10266520&country=england	60 Cavalier Drive, Halesowen, West Midlands B63 4SQ 2 bed flat within 1/2 mile of the subject properties. Average internal condition. Parking and shared gardens. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47901581&sale=9615172&country=england	Key comparable evidence found within the same development and within a 1/2 radius. Local agents commented that George's Road is a popular area and that properties generally sell quickly depending on condition. We feel that recent sales show that there has been little market movement within the last 6 months and therefore are content with the figures reported in March 2019.
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	30.09.2019	Flat 49, Block 2 The Hicking Building, Queens Road, Nottingham, City Of Nottingham NG2 3AN https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67660228&sale=10266520&country=england	Flat 15, The Atrium, Waterfront Plaza, Nottingham, City Of Nottingham NG2 3BH https://www.rightmove.co.uk/avm/screens/productChoice1	Flat 18a, Mills Building, Plumtree Place, Nottingham, City Of Nottingham NG1 1HD https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=56856261&sale=10263991&country=england	This is a modern block in Nottingham centre. There is a demand but the market is generally competitive. Looking at recently sold comparable units and after speaking to agents we are of the opinion that there has been little movement in the market 1 the area and that pricing remains competitive at the current values. Accordingly we fee the March value is still appropriate. We have retained the discount of 10% from agg VP which we feel would attract investor interest for bulk.
UKM278BG001	Agecroft Apartments, Pendlebury	M27 8BG	10 x 2 bed flats , Leasehold	https://propertypartner.co/properties/UKM278BG001	£900,000	£1,000,000	30.09.2019	97 Brattice Drive, Pendlebury, Manchester, Greater Manchester M27 8WE https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=34386573&sale=9984586&country=england	2 bed flat in good condition 109, Brattice Drive, Pendlebury, Manchester, Greater Manchester M27 8WE https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E3717684&searchLocation=M27+8BG&propertyType=2&radius=23+6UW&propertyType=2&radius=23+6UW	60 Cavalier Drive, Halesowen, West Midlands B63 4SQ 1 bed flat within 1/4 mile of the subject. Good internal condition. Sold at Agecroft Apartments, Pendlebury, M27 8EG https://www.rightmove.co.uk/property-for-sale/property-73785713.html	Key comparable evidence found 1 the same block. The unit is marketed at £110,000 and currently under offer for a disclosed sum. In addition there are a number of flats within close proximity that have recently sold at an average of £110,000. We feel that that given the size and condition that the current values are still fitting. We have reflected a 10% discount from agg VP assuming a bulk sale which reflects a GIY of 7.4% this would be of interest to investors.
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	30.09.2019	2 bed flat - allocated parking. 58 Dowhills Park, Liverpool, Merseyside L23 8ST https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69595558&sale=10223902&country=england	Flat 3, Dowhills Park, Liverpool, Merseyside L23 8SW https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E445374&searchLocation=L23+6UW&propertyType=2&radius=23+6UW	Currently under offer 1 the same block. Agent will not disclose the current offer https://www.rightmove.co.uk/property-for-sale/property-64557528.html	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 with the exception of the comparable 3 which is a similar style and standard. We feel that the subject flats would achieve a premium of around 20% against the prices of these comparable evidence. We have researched comparative sales within the last 6 months with a 1/2 mile radius of the subject property and generally found that house prices are similar to that found in March. Accordingly we feel the subject units have held their value and would still achieve the figures stated in march 2019, that being between £170,000 and £225,000 depending on unit size, based on the information that we hold on file.
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	30.09.2019	2 bed flat within 1/2 mile of the subject property. Dated internally Apartment 914, The Litmus Building, 195 Huntingdon Street, NOTTINGHAM, NG1 3NY 1 bed flat on the 9th floor. Allocated parking and balcony. Good condition but slightly dated looking. Marketed at £125,000 and sold for £115,000 in June 2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=67482523	Flat 2, The Edge, 122-124 Lower Parliament Street, NOTTINGHAM, NG1 1EH 2 bed flat in a smaller block within 1/4 mile of the subject property. No balcony, no parking. Well presented but inferior to subject. Marketed at £115,000 and sold for £120,000 in June 2019 https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=55912686	Weekday Cross, Nottingham, NG1 2GB Penthouse duplex apartment on the sixth and seventh floors. Private roof terrace and balcony. Two allocated parking spaces. Very well presented. SSTC - agent will not disclose current offer. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69942385	In terms of a bulk sale price we have reflected a 12% discount reflecting a GIY of 5.4% which is not terribly attractive This is a modern block in an average part of Nottingham on the fringe of the city centre. The flats are considerably larger than comparable evidence with large balcony or roof terrace and therefore we feel they would attract a premium in comparison to other sales within the area. All of the units have the advantage of allocated parking. After consider recently sales activity and speaking with local agents we feel that pricing of units of this nature has to be sensitive and there has been little movement in the last 6 months to justify a change in value at present. 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	30.09.2019	Flat 44, Hamilton House, Pall Mall, Liverpool. L3. 2 bed apartment in good internal condition. Sold at £125,000 in April 2019 https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=67482523	Flat 90, Hamilton House, Pall Mall, Liverpool. L3. 2 bed apartment in good internal condition https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=55912686	Marketed at £395,000 (Ave £350 psf) Flat 57, Hamilton House, Pall Mall, Liverpool. L3. 2 bed apartment in good internal condition- has been updated in part. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69942385	There are a good number of sales recently within the same block to base our valuation on as well as a number roof properties that are available within the block to get a steer on asking prices. We feel given the evidence from the same block that prices being achieved have not moved within the last 6 months and that the Q1 figures still apply.
UKSN22PE001	Keogh House, Swindon	SN2 2PE	8 one-bedroom flats , Freehold	https://propertypartner.co/properties/UKSN22PE001	£970,000	£1,020,000	30.09.2019	Flat 4, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £120,000 - 04/05/2018. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=63322219	Marketed at £135,000 and sold 30 Clapham Close, SWINDON, SN2 2FN. £127,500. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=58538852	marketed at £133,950 and sold in April Flat 5, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £128,000 - 24/08/2018. https://www.rightmove.co.uk/rmplus/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	£877,500	£975,000	30.09.2019	Alderson Road, Harrogate, HG2. https://www.rightmove.co.uk/property-for-sale/property-83226746.html	Flat 1, 2 South Drive, Harrogate, HG2 https://www.rightmove.co.uk/property-for-sale/property-62564235.html	Park Drive, Harrogate, HG2 https://www.rightmove.co.uk/property-for-sale/property-80358839.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. Comp 1 gives us a good indication of prices being marketed for a considerably larger unit in excellent condition. Accordingly we feel that there has been little movement in the market for value of 4 bed apartments. As previously reported there is a wider range of comparable evidence within close proximity for two bed units. Typically comparable evidence was found to be in good internal condition and with the advantage of parking. We fee l that the market for 2 bed flats in Harrogate has gradually increased however as the subject units are generally smaller than evidence the increase is only slight to reflect the market. Accordingly we value the 2 bed units at £225,000 each.
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	30.09.2019	7 Winton Mill, Winton Mill, Wharf Street, Sowerby Bridge, HX6 2AQ 1 bed flat - good condition. Marketed at £70,000 and SSTC at £70,000 in August 2019. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=71608993	14, The Weaving Shed, Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2JR 2 bed flat within close proximity. Good internal condition. Marketed at £115,000 and sold in April 2019 at £115,000. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=71608993	https://www.rightmove.co.uk/property-for-sale/property-81542156.html 1 bed terrace house. Dated internal condition. Marketed since May 2019. Slow interest to date. https://www.rightmove.co.uk/mplu/s/property/showPropertyMcr.action?propertyId=71608993	There are a good number of flats available in Sowerby Bridge at present and agents have commented that sales take an estimated 6 months to sell and that there is currently stronger interest in houses in this particular area. Notwithstanding the subject units are well positioned and have an appealing outlook which will generate interest. We have taken into consideration recent flat sales and fee that the tone of the market is relatively static at present. We feel that the previous values are still fitting.

UKWS115BH001	Blackfords Court, Cannock	WS11 5BH	9 x 2 bed flats and 3 x 1 bed flat , Freehold	https://propertypartner.co/properties/UKWS115BH001	£1,007,000	£1,185,000	30.09.2019	7 Hobby Way, Cannock, Staffordshire WS11 7JY https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60376494&sale=10382683&country=england# 2 bed flat in good internal condition. Sold in July 2019 at	24 Herondale, Hednesford, Cannock, Staffordshire WS12 1UF https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=80005799&sale=9380722&country=england	Stoney Croft, Cannock, WS11 6XR 2 bed first floor flat. Marketed at £109,995 and under offer at under asking price. Good condition.	This is an unbroken block so there have been no sales within it. We have found recent sales of similar size flats within a 1/2 mile radius. Comparable evidence is generally is similar internal condition with modern kitchen and bathrooms and the benefit of allocated parking. After reviewing recent sales evidence, we are of the opinion that sales appear to be relatively static at present of both 1 and two bed flats and therefore we feel that the Q1 values are still applicable.
UKDE11NU001	Norman House, Derby	DE1 1NU	8 x 2 bed flats , Leasehold	https://propertypartner.co/properties/UKDE11NU001	£1,044,000	£1,160,000	30.09.2019	Apt 2, Weavers Point, Lodge Lane, Derby, DE1 3HE https://www.rightmove.co.uk/property-for-sale/property-81713726.html 2 bed flat on the ground floor. Very good internal condition. Allocated parking. Approx. 775 sqft. Sold in	18 Melton Court, Ashbourne Road, Derby, DE22 3BF https://www.rightmove.co.uk/property-for-sale/property-80457314.html	9 Melton Court, Ashbourne Road, Derby, DE22 3BF https://www.rightmove.co.uk/property-for-sale/property-80457224.html Marketed at £159,000 - was under offer at under asking price but sale has fallen through in recent days.	This is a modern PD conversion block close to the centre of Derby and all the usual amenities. The market for 2 bed flats in this area is relatively active although pricing does have to be competitive to achieve a sale with a good number of properties being available at the moment. Comparable evidence is generally good condition but inferior to the subjects. Recent sales have achieved prices in excess of £145,000. Accordingly we feel there is some scope to increase the value of the subject units whilst remaining competitive to reflect the micro market.
UKBA114EH001	Whitewell Road, Frome	BA11 4EH	4 semi-detached houses , Freehold	https://propertypartner.co/properties/UKBA114EH001	£990,000	£1,100,000	30.09.2019	14 Stourton View - Apr-19 - £250,000 https://www.rightmove.co.uk/property-for-sale/property-81713726.html	4 Stourton View - under offer - £265,000 https://www.rightmove.co.uk/property-for-sale/property-80457314.html	66 Whitewell Road - Mar-19 - £285,000 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67722407&sale=89980329&country=england	The two properties on Stourton View are inferior compared to the subjects. 66 Whitewell Road sold in March 2019 at £285,000, this is a larger property compared with the subjects. Agents suggest that pricing over the last quarter have been fairly static. 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	30.09.2019	Apartment 4, Barton Court, Central Way, Warrington, Warrington WA2 7TE 2 bed duplex - sold in January 2019 at £110,000. Good internal condition with parking.	Barton Court, Central Way, Warrington, WA2 7TE 2 bed duplex in good internal condition. Marketed from June 2019 at £110,000 and SSTC. Agent will not disclose offer as not yet exchanged.	Barton Court, Central Way, Warrington, WA2 7TE 2 bed duplex apartment in good internal condition. Marketed at £100,000 since September 2018. https://www.rightmove.co.uk/property-for-sale/property-67332403.html	There is evidence available within the same conversion wither sold, SSTC or available. The general tone is between £100,000 and £110,000. In addition we have looked at comparable flats within a 1 mile radius and spoken to local agents. Agents did comment that the market in this area had been busy for house sales with flats being less popular at present. Accordingly we feel there are no grounds for a change in value at present and at the current level there would be good interest form owner occupiers and investors alike.
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	30.09.2019	Fiat 6, Stokes Mill, Stalybridge, Sk15 3AN. 2 bed flat in good internal condition with allocated parking. Marketed at £100,000 and sold SSTC at asking price in September 2019.	Stokes Mill, Stalybridge, Sk15 3AN. 2 bed GF flat in good internal condition. New to the market with viewings booked. Marketed at £115,000.	Regency Court, 7 Waterloo Road, Stalybridge, SK15 1 bed flat on the first floor in good internal condition. Allocated parking space. Marketed at £65,000 and SSTC at £65,000.	Comparable evidence found in the same block shows a recent sale of a similar size and condition unit at £100,000. Similarly there is a unit which is new to the market which is marketed at £115,000. There is limited one bed flat evidence sold recently but typically one bed flats are marketed at between 5E50,000 - £95,000 depending on size, condition and location. The subject units are in an attractive block on the river and we feel that they would generate interest if bought to market. However there has been little market movement in this area in the last 6 months and feel that the current values are still appropriate. 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.
UKSM26BH001	Station Road, Sutton	SM2 6BH	4 x 1 bed flats , Freehold	https://propertypartner.co/properties/UKSM26BH001	£990,000	£1,100,000	30.09.2019	99 Autumn Drive, Sutton, Greater London SM2 5BD 1 bed flat. 527 sqft. Well presented but dated in part. Allocated parking. Second floor. Marketed at £195,000 and sold in June 2019 at £215,000. £408psf	21 Hadleigh Drive, Sutton, Greater London SM2 5BF 2 bed flat (smaller than the subject 1 beds). Good internal condition, modern throughout with allocated parking. Marketed at £300,000 and sold in June 2019 at £267,500.	Fiat 6, 8 Station Road, Sutton, Greater London, SM2 6BH 1 bed flat in the same block as the subject units. Marketed at £250,000 ad sold at asking price in July 2019. Smaller than the subject units at 526 sqft.	The subject properties are well presented and are also larger than average 1 bed apartments found at the market, being in excess of 600 sqft. Key comparable evidence found I the same block as the subject units. Flat 6 is well presented and modern throughout but considerably smaller than the subject properties at 526 sqft. We feel that given this evidence as well as other comparable evidence that the values in this area are relatively static and there is no evidence to justify a change in value at present.
UKBN124FN001	Goring-by-Sea, Worthing	BN12 4FN	4 x 3 bed houses , Freehold	https://propertypartner.co/properties/UKBN124FN001	£1,330,000	£1,400,000	30.09.2019	1 Ollivers Chase - Jun-19 - £315,000 https://www.rightmove.co.uk/property-for-sale/property-72582829.html	314 Goring Road - Jul-19 - £325,000 https://www.rightmove.co.uk/property-for-sale/property-61853871	General price tone with the development https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E4085554&searchLocation=BN12+4FN&referrer=landingPage	The subject properties form part of a larger development whereby the most recent sale is a similar property at £315,000 in June 2019 although we understand that this price was a 'special price' to achieve a quick sale. Notwithstanding we feel that our original valuations of £360,000 are too high in todays market and have reduced them slightly to £350,000. We have reflected £332,500 each as a bulk sale price per property reflecting an 5% discount our VPs of £350,000 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.
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	30.09.2019	19 St Leger Close, Laughton Common, Sheffield, South Yorkshire S25 3RQ https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=53088795&sale=9796993&country=england	11 Waterloo Court, Dinnington, Sheffield, S25 3RT https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=76229321&sale=9796999&country=england	Waterloo Court, Dinnington, Sheffield, S25 3RT https://www.rightmove.co.uk/property-for-sale/property-63578157.html 2 bed, second floor flat in average internal condition. Allocated parking. This property has been marketed since December 2018.	There have been no further sales within Heritage Court as previously reported. Accordingly we have looked at comparable blocks within a 1/2 mile radius. Typically, comparable evidence was found to be in average internal condition inferior to the subject. Asking prices and prices being achieved have seen very little movement over the past 6 months and we feel there are no grounds for a change in value at present.
UKL143LS001	Broadgreen, Liverpool	L14 3LS	12 x two bed flat , Freehold	https://propertypartner.co/properties/UKL143LS001	£1,000,000	£1,140,000	30.09.2019	Fiat 4, Heywood Court, Heywood Road, Liverpool, Merseyside L15 7NS https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70011865&sale=10222882&country=england	Heywood Road, Wavertree, Liverpool, L15 https://www.rightmove.co.uk/property-for-sale/property-72582829.html 2 bed flat on the 2nd floor. Average internal condition. Allocated parking. Marketed from July 2019 at £87,500.	Heywood Road, Wavertree, Liverpool, L15 https://www.rightmove.co.uk/property-for-sale/property-83645534.html 1 bed flat on the second floor of a PB block. Well presented but is slightly dated. Allocated parking. Marketed from July 2019 at £87,500.	As this is an unbroken block there is no direct sales evidence. We have looked at comparable units from within 1/2 mile that have sold recently or are currently available. After consideration we feel that the market in this area is still achieving similar prices and therefore do not feel there are grounds for a change in value at present.
UKSL85BB001	Bourne End, Buckinghamshire	SL8 5BB	3x two-bed flat, 1 x one-bed flat, Leasehold	https://propertypartner.co/properties/UKSL85BB001	£1,215,000	£1,350,000	30.09.2019	7 Technology House, Furlong Road - on market - £350,000 expecting £340-350K. However sale is on hold as the property is let. https://www.rightmove.co.uk/property-for-sale/property-70308490.html	Riverside House tone of prices https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E785818&searchLocation=SL8+5AJ&referrer=landingPage	Technology House tone of prices https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E4653902&searchLocation=SL8+5BB&referrer=listingCriteria	This is a converted 1990's office block in a popular location. Pricing and market condotion remain unchanged since Q1 2019. 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.
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	30.09.2019	19 Queens Buildings, 55, Queen Street, City Centre, S1 2DX https://www.rightmove.co.uk/property-for-sale/property-60250269.html Newly converted building in a central position. Very high spec internally. No parking. 463 sqft.	Flat 70, Cracknell, Millsands, Sheffield, South Yorkshire S3 8NE https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64846549&sale=10314637&country=england	186, Pinsent, Millsands, Sheffield, South Yorkshire S3 8NG https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=POSTCODE%5E721601&searchLocation=S1+1WF&propertyType=2&radius=0.5&referrer=listingCriteria	This is an attractive conversion in a popular area and we feel the subject units would generate good interest. However, comparable evidence of a similar style and condition have the advantage of parking which attracts a premium I this area of the city centre. Notwithstanding the units are finished to a high standard and we feel they are holding their value at the current levels.

UKWF29UF001	Wakefield, West Yorkshire	WF2 9UF	7 one-bed mews houses, Freehold	https://propertypartner.co/properties/UKWF29UF001	£568,000	£600,000	30.09.2019	6 Cartwright Fold - Apr-18 - £86,500 http://www.rightmove.co.uk/property-for-sale/property-63698024.html	7 Mill Chase Close - Sep-17 - £115,500 http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59491486&sale=55408385&country=england	29 Clement Street is under offer for £84,000. https://www.rightmove.co.uk/property-for-sale/property-79596818.html	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.
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	30.09.2019	29 Friars Way, Fenham, NE5 2EX 3 bed detached house in good internal order. Driveway parking and single garage. Front and rear gardens. SSTC at asking price £143,000 in May 2019.	Friars Way, Fenham, NE5 2EX 3 bed SDH in good internal condition. Modern throughout. Rear garden and off-street parking. The property is marketed at £145,000 and is currently under offer. As the property has not yet exchanged the agent would not disclose the price. 1 Fulbeck Ave - Jun 18 - £640,000 - large detached house https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=67208636	10 Thirlmere Way, Newcastle Upon Tyne, Tyne And Wear NE5 2SP Good sized 2 bed house in good internal condition. Off-street parking. Larger than subject properties. Sold in July 2019 at £118,000.	Comparable 1 & 2 provide good evidence of 3 bed properties in a similar condition and position to the subjects. However these properties have the advantage of being detached or having a garage which we believe gives them a slight advantage over the subject properties. Notwithstanding we feel there has been a slight increase in values of 3 bed properties in this area and therefore feel the subject 3 bed units have a value of £130,000. Similarly 2 bed houses are in good demand, especially those with parking and in good condition. Accordingly we feel a slight increase to the 2 bed units to reflect £115,000 would be fitting to reflect the current market in this area.
UKBN133RS001	Fulbeck Avenue, Worthing	BN133RS	3 four-bedroom semi-detached houses, Freehold	https://propertypartner.co/properties/UKBN133RS001	£1,145,000	£1,245,000	30.09.2019	17 Fulbeck Avenue - Mar 18 - £475,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=67208636	1 Fulbeck Ave - Jun 18 - £640,000 - large detached house https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=68923115	10 Apsley Way - available - £400,000 https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=67228438	This is a collection of three 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. There is no new evidence available since our last valuation. Notwithstanding a new build scheme by Taylor Wimpey is ongoing nearby at prices in excess of £325,000. These are inferior properties compared with the subjects.
UKS124WG001	Birley Moor Height, Sheffield	S12 4WG	13 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKS124WG001	£1,228,500	£1,365,000	30.09.2019	28 Kildonan Grove, Sheffield, South Yorkshire S12 4WX 2 bed flat in good condition. Décor is a little dated. Off street parking. Sold in June 2019 at £95,000.	20 Kildonan Grove, Sheffield, South Yorkshire S12 4WX 2 bed flat in modern condition. Driveway and integrated garage. Sold in July 2019 at £100,000.	Ardsley Close, Owlthorpe, Sheffield, S20 6SS 2 bed GF flat in good internal condition. Off-street parking. Available at £100,000.	The subject units are located in a favourable position in an attractive block. Comparable evidence is typically found within small PB units and is in average condition by comparison. Notwithstanding the subject units are above retail which may deter some interest. The tone of the market is at present between £95,000- £105,000 depending on size and condition. We feel that the subject units are superior than comparable evidence and are still at the top end of this range and accordingly feel that the Q1 values are still applicable.
UKRH11PD001	Flats 1, 4, 8 & 13, 26-28 Station Road, RH1 1PD Redhill		3 x 1 and 1 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKRH11PD001	£895,000	£970,000	30.09.2019	135 Wordsworth Mead, Redhill, Surrey RH1 1AL 1 bed flat in dated condition. Allocated parking. Sold June 2019 at £198,000	Flat 6, Kennett House, Flint Close, Redhill, Surrey RH1 1ED 2 bed duplex in average internal condition. Allocated parking. Sold May 2019 at £230,000.	Flat 2, Archers Court, Brighton Road, Redhill, Surrey RH1 6SB 1 bed flat in good internal condition. Allocated parking. Sold in June 2019 at £190,500	We have looked for comparable evidence within a 1/2 mile radius of the subject units. Typically comparable evidence is found to be in poorer condition than the subject units which are modern and well presented. Notwithstanding we feel that prices being achieved currently do not differ from previously reported values and the market remains relatively static in this area.
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	30.09.2019	Apartment 5, Denmark House, 79 Denmark Road, NN1 5QS. Under offer circa £165,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=64127163	Apartment 93, Bloomsbury House, 27 Guildhall Road, NORTHAMPTON, NN1 1AG. Sold £142,000 - 09/01/2019. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=66838525	Apartment 5 Denmark House, 79 Denmark Road, NN1 5QS. Under offer circa £165,000. https://www.rightmove.co.uk/properties/showPropertyMcr.action?propertyId=58973535	A pleasant conversion scheme inside the ring road and close to Northampton General Hospital. A recent scheme of 1 and 2 bed conversions with high spec units in a comparable location is achieving circa £125-140k for 1 beds and £150k - £165k for slightly more compact 2 beds.
UKDE221BG001	112 Duffield Road, Derby, DE22 1BG and 40 Duffield Road, Derby, DE1 3BH	DE22 1BG/DE1 3BH	Two buildings split into 13 self-contained serviced apartments. 7 x 1 Beds, 4 x 2 Beds & 2 x 3 Beds.	https://www.propertypartner.co/properties/UKDE221BG	£1,715,000	£1,560,000	30.09.2019	n/a	n/a	n/a	Allsop LLP carried out a full valuation of this property in May 2019. We note no significant movement in market conditions since this date for properties of this nature and report the same figures accordingly.