

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 Q1 2020
UKCR03PH001	Fairholme road, Croydon	CR03PH	3 bed house, Freehold	https://propertypartner.co/properties/UKCR03PH001	N/A	272,000	10.12.2019				Valued as part of exit mechanism Dec-19
UKE11NE001	Boyd Street, Whitechapel	E11NE	2 bed Flat, Leasehold	https://propertypartner.co/properties/UKE11NE001	N/A	600,000	29.01.2020				Valued as part of exit mechanism Jan-19
UKGU227RL001	North fleet Lodge, Woking	GU227RL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKGU227RL001	N/A	275,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKSM12TG001	St James Road, Sutton	SM12TG	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKSM12TG001	N/A	280,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKRM131W001	Chipping Lodge, Romford	RM131W	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM131W001	N/A	250,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKUB31AX001	Sherringham Court, Hayes	UB31AX	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB31AX001	N/A	225,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKRM112EX001	Stafford Avenue, Hornchurch	RM112EX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM112EX001	N/A	280,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKSE280IX001	Kentlea Road, Thamesmead	SE280IX	2 bed house, Freehold	https://propertypartner.co/properties/UKSE280IX001	N/A	295,000	03.03.2020				Valued as part of exit mechanism Mar-20
UKKT147RX001	High Court, Byfleet	KT147RX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKKT147RX001	N/A	280,000	31.03.2020	2 High Court - Oct-17 - £289,000 http://www.rightmove.co.uk/property-for-sale/property-67194743.html	5 High Court - Mar-16 - £229,000 https://www.eigpropertyauctions.co.uk/lot/813195	4 High Court - Mar-16 - £211,000 https://www.eigpropertyauctions.co.uk/lot/813196	This is an attractive modern block of 8 flats. Feedback from a local agent who was previously involved with the sale of Flat 2 in this block (comp 1) is that the problem with the freehold (the freeholder had absconded) has been resolved. The residents have apparently bought the freehold. The sale of Flat 2 proceeded to completion without difficulty.
UKRM12DX001	Richmond Court, Romford	RM12DX	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM12DX001	N/A	195,000	31.03.2020	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.
UKSE181PN001	19 Philmore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN001	N/A	190,000	31.03.2020	38 Philmore Close - completed Apr 19 - £188,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68230126	70 Tynemouth Road - completed Apr 19 - £188,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=57206925	88 Tynemouth Road - U/o at £190,000 https://www.rightmove.co.uk/property-for-sale/property-77719420.html	Based on the price achieved for 88 Tynemouth, whilst this is a REPO sale, it does in our opinion demonstrate typical Market Value for maisonettes in this location given the tone of pricing within the remaining comparables.
UKIG14AZ001	Friars Close, Seven Kings	IG14AZ	1 Bed Flat, Leasehold	https://propertypartner.co/properties/UKIG14AZ001	N/A	215,000	31.03.2020	36 Friars Close, ILFORD, Essex, IG1 4AZ. Sold - £265,000 - Nov 2019 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=81536549	14 Friars Close, ILFORD, Essex, IG1 4AZ. Available at £235,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55170345	7 Colenso Road, ILFORD, Essex, IG2 7AG. Under offer at £228,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62582271	The last directly comparable unit within the block is still Flat 5 which completed at £225,000 in July 2017. No 36 is a two bed unit within the subject block which sold at £265k in Nov 2019. Flat 33 sold in January 2020 at £142,000, however the agent states it would benefit from modernisation. It appears to be in similar order to the subject. 7 Colenso Road is the nearest 1 bed comparable to flat to the subject and is under offer at £228,000. This is a conversion property, in need of modernisation but is the same size (570 sq ft) and includes a private garden.
UKSE288EU001	Manordene Road, Thamesmead	SE288EU	2 bed house, Freehold	https://propertypartner.co/properties/UKSE288EU001	N/A	260,000	31.03.2020	55 Manordene Road, LONDON, SE28 8ET. Sold for £266,500 - May 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62881416	2 Walsham Close, LONDON, SE28 8ND - U/O - £275,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68215437	14 Kingfisher Close, SE28 8ES. Sold for £275,000 - Feb 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66639583	The most useful comparable remains the sale of No 55 Manordene Rd as this is the same type as the subject, albeit an end terrace. Our valuation takes this into account and other sales in the vicinity.
UKUB77DL001	Waterford House, West Drayton	UB77DL	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKUB77DL001	N/A	275,000	31.03.2020	6 Waterford House (660 sq ft) - Jun-19 - £258,500 (£392 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76079057	15 Waterford House (651 sq ft) sold Jun-19 for £275,000 (£422 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60537813		There appears to be an apparent ceiling in this development at £275,000. Agents report that generally demand there for these units but it is price sensitive. Although the subject is slightly larger than the comparables, in terms of condition they are all fairly similar. Our valuation equates to £383 psf which is appropriate allowing for quantum and the condition of the subject property.
UKE18IX001	Flat 2 Tower, Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18IX001	N/A	560,000	31.03.2020	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 prices have stabilised recently but at present there is a lag in terms of rising values therefore the valuations remain unchanged from Q3 19. 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 expected allowing for quantum given that the subject are smaller than some of our comps.
UKSE181PN002	20 Philmore, Plumstead	SE181PN	1 bed maisonette, Freehold	https://propertypartner.co/properties/UKSE181PN002	N/A	190,000	31.03.2020	38 Philmore Close - completed Apr 19 - £188,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68230126	70 Tynemouth Road - completed Apr 19 - £188,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=57206925	88 Tynemouth Road - U/o at £190,000 https://www.rightmove.co.uk/property-for-sale/property-77719420.html	Based on the price achieved for 88 Tynemouth, whilst this is a REPO sale, it does in our opinion demonstrate typical Market Value for maisonettes in this location given the tone of pricing within the remaining comparables.
UKE18IX002	Flat 4 Tower, Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18IX002	N/A	560,000	31.03.2020	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 prices have stabilised recently but at present there is a lag in terms of rising values therefore the valuations remain unchanged from Q3 19. 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 expected allowing for quantum given that the subject are smaller than some of our comps.
UKRM11BI001	North street, Romford	RM11BJ	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM11BI001	N/A	275,000	31.03.2020	19 Rubicon Court - Apr-18 - £285,000 http://www.rightmove.co.uk/avm/screens/logBookView?qsId=77071860&userCustomerUId=12102910	Flat 15, Calder Court, Riverside Close, ROMFORD, RM1 1EN - 16 Nov 2019 - £270,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=80297414	16 Romsdale Place, ROMFORD, RM7 7EE - May-19 - £272,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60504903	The most useful sale to note is still of Flat 19 which sold for £282,000 in Jun-17. This is an identical flat.
UKUB78AT001	Ryelands close, West Drayton	UB78AT	1 bed maisonette, Leasehold	https://propertypartner.co/properties/UKUB78AT001	N/A	220,000	31.03.2020	7 Ryeland Close - under offer - £215,000 https://www.rightmove.co.uk/property-for-sale/property-76996814.html - Failed to complete but valued up.	28 Lowdell Close - Sep-19 - £210,000 (£501 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=81361841	65 Ryelands Close - Oct-19 - £195,000 (£440 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71353390	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. Based on the sale price of no.65 which is a dated FF of a block £220,000 for the subject feels right.
UKE18IX003	Flat 3, Tower Mint	E18JX	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKE18IX003	N/A	560,000	31.03.2020	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 prices have stabilised recently but at present there is a lag in terms of rising values therefore the valuations remain unchanged from Q3 19. 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 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	31.03.2020	6 Scholars Way - Aug-17 - £430,000 http://www.rightmove.co.uk/avm/screens/logBookView?qsId=13424490&userCustomerUId=12102910	7 Scholars Way - Sep-16 - £500,000 http://www.rightmove.co.uk/avm/screens/productChoice1-424490&userCustomerUId=12102910	17 Lytton Road, Romford, RM2 5SL. Sold in March 19 for £480,000. https://www.rightmove.co.uk/property-for-sale/property-79714166.html	The next door house which is virtually identical to the subject sold for £430,000. Note capital values remained fairly flat throughout 2019 in Romford.
UKW72HQ001	Murray Court, Hanwell	W72HQ	3 Bed House, Freehold	https://propertypartner.co/properties/UKW72HQ001	N/A	665,000	31.03.2020	4 Saddle Back Lane - Nov-19 - £660,000 https://www.rightmove.co.uk/property-for-sale/property-47838243.html	107 Studley Grange Road. Sold for £590,000 - Sept 2019. https://www.rightmove.co.uk/property-for-sale/property-47838243.html	94 Rosebank Road, LONDON, W7 2EN. Sold for £635,000 - May 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62394034	Comp 1 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 backing onto a canal. It sold for £660,000 in May 2019 which is direct evidence for the subject.
UKSE288RI001	Amhurst Walk	SE288RJ	3 Bed House, Freehold	https://propertypartner.co/properties/UKSE288RI001	N/A	320,000	31.03.2020	16 Amhurst Walk - U/O - £331,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67408674	4 Amhurst Walk - Jan 20 - £317,500 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64992666		Both of these comparables serve as excellent evidence. No 4 is particularly useful as this is a recent sale of an external property in average condition. Market conditions have picked up since No 4 was introduced onto the market, which we have taken account of.
UKUB77J001	Garden Court, West Drayton	UB77JS	1x 2 bed ground floor flat 2 x 2 bed first floor flats, Leasehold	https://propertypartner.co/properties/UKUB77J001	N/A	1,000,000	31.03.2020	12 Albany House - UO £230,000 (£532 psf) https://www.rightmove.co.uk/property-for-sale/property-67609233.html	9 Shawfield Court - UO £282,000 (£428 sq ft) https://www.rightmove.co.uk/property-for-sale/property-67609248.html	The Old Police Station UO £345,000 (£572 psf) https://www.rightmove.co.uk/property-for-sale/property-84853181.html	- Pricing in this location remains static, we have therefore reported the same valuations as at Sep-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	31.03.2020	26 Grebe Close - Nov 19 - £390,000 https://www.rightmove.co.uk/avm/screens/logBookView?qsId=85059198&userCustomerUId=12102910&sectValuationUId=449518	3 Grebe Close - Nov 16 - £380,000 http://www.rightmove.co.uk/avm/screens/logBookView?qsId=19825263&userCustomerUId=12102910		The sale of number 26 is an excellent recent comparable. 26 Sold in dated condition throughout, however our latest valuation reflects that £395,000 is an appropriate ceiling value.
UKRM11EZ001	Graveney Court, Romford	RM11EZ	2 Bed Flat, Leasehold	https://propertypartner.co/properties/UKRM11EZ001	N/A	275,000	31.03.2020	15 Calder Court - Nov-19 - £270,000 (£404 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=80297414	1 Derwent Court - Oct 19 - £240,000 (£318 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=61332483	16 Romsdale Place - May-19 - £272,000 (£433 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51822924	There has been only one new sale within the subject location since the Q3 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	280,000	31.03.2020	528 Vantage Building - under offer - £275,000 (£494 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66527265	411 Vantage Building - Failed to sell - £280,000 (£582 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84696512	405 Vantage Building - on market - £285,000 (£563 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69647488	- 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.
UKE18IX004	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/UKE18IX004	N/A	2,425,000	31.03.2020	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 prices have stabilised recently but at present there is a lag in terms of rising values therefore the valuations remain unchanged from Q3 19. 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 expected allowing for quantum given that the subject are smaller than some of our comps.
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	875,000	31.03.2020	68 Church Road, LONDON, W7 1LB. Sold - £475,000 - 09/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74047378	4B Cherington Road,Cherington Road, Hanwell, W7 3HJ. U/O - £280,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76363963	Flat 4, York Mansions, York Avenue, LONDON, W7 3HT. Sold - £365,000 - 24/05/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67196116	- Our key 1 bed comp is 4b Cherington Road which is under offer at £280,000 (£576 psf). This is an upper ground floor unit in basic order, inferior to the subject. Flat 4 York Mansions sold in May 2019 at £365,000 (£570 psf). This is a pleasant GF flat with garden. We feel £375,000 is appropriate for the subject 1 bed. There is limited evidence with regard to 3 bed comparables. 68 Church Rd is a well presented 2 bed which recently sold for £475,000 (Sep 19), reflecting £735 psf. 71c York Avenue is available at £475,000. This 3 bed flat is well presented and close to the subject. The asking price reflects £586 psf. This property has an inferior outlook to the subject. We feel the subject 3 bed could achieve £495,000 on the open market today.
UKW73PA001	Cambridge Road, Hanwell	W73PA	3 Bed House, Freehold	https://propertypartner.co/properties/UKW73PA001</							

UKTN355ED001	2-5 Finch Heights, Hastings	TN355ED	4 x 4 bed Houses, Freehold	https://propertypartner.co/properties/UKTN355ED001	N/A	1,140,000	31.03.2020	1 Finch Heights, Hastings, TN35 5ED. Available at £290,000. 5 Richland Close, HASTINGS, TN35 5ES. Under offer at £360,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64055195	5 Under offer at £360,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=86387759	21 Fairlight Avenue, HASTINGS, TN35 5HS. Under offer at £360,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63645231	This is an infill development of 5 houses, 4 of which form the subject portfolio. No.1 Finch Heights was marketed for 6 months during 2019 at £299,999, dropping to £290,000 for the final couple of months. The property did not sell and is no longer on the market. The market does appear to have stabilised a little here, post election. A number of similarly sized houses have recently sold at between £270k and £300k, within close proximity to the subject. 5 Richland Close is a heavily extended dormer bungalow property in a generous plot. The property is set over 2 storeys, is a similar overall size and is currently under offer at circa £310,000. 21 Fairlight Avenue is an extended semi-detached house comprising 958 sq ft over two storeys. The property is more attractive than the subject and has a large, well-presented back garden. We feel the current evidence reflects a slight increase in the value of the subjects.
UKDN211JA001	Sanders Maltings, Gainsborough	DN211JA	Freehold Interest in entire block (48 units) Block A: 7 two bedroom flats and 6 one bedroom flats • Block B: 7 two bedroom flats and 10 one bedroom flats • Block C: 8 two bedroom flats and 4 one bedroom flats	https://propertypartner.co/properties/UKDN211JA001	2,120,000	2,640,000	31.03.2020	22 Sanders Maltings - Sold - Dec 19 - £69,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70763080	27 Sanders Maltings - Available at - £60,000 (price reduced) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67946652	14 Sanders Maltings - Previously U/O at £68,000 until July 19 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70610803	There is still limited evidence in this block. That said, No 22 sold in Dec 19. This is obviously a very useful sale comparable of a 2 bed flat which sold for £69,000. There was also an offer on No 14, which is another 2 bed flat, however that fell through in July 2019. No 27 is a 1 bed flat which has just been priced reduced to £60,000. All these comparables support our figures previously reported at £55,000 and £70,000 for one and two bedroom flats respectively. These capital values are at the right level in terms of yield.
UKPO119NQ001	Southwood Road, Hayling Island	P0119NQ	13 x 2 bed flats 1 x 1 bed flat, Freehold	https://propertypartner.co/properties/UKPO119NQ001	1,730,000	1,912,500	31.03.2020	Flat 2, Valletta Court, 99 Southwood Road, P011 9PU. Sold - £130,000 - 12/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69642343	18 Winsor Close, HAYLING ISLAND, Hampshire, P011 9RF. Sold - £135,000 - 29/03/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62752889	99F. Sold - £137,500 - Sept 2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62752889	This is a modern purpose built building. The property is close to the sea front although the views are not direct and uninterrupted. Evidence within the neighbouring buildings is limited. Flat 1, 125 Southwood Rd sold in Sept 2018 for £137,500. Although older evidence, it is our last direct comparable. There is evidence of broadly comparable / slightly inferior apartments in the form of Valletta Court and Winsor Court selling for £130,000 - £135,000. Accordingly we report £137,500 for the subject 2 beds and £125,000 for the one bed.
UKTQ13TB001	Ansteys Court, Torquay	TQ13TB	9 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTQ13TB001	N/A	1,400,000	31.03.2020	38 Langstone Close - Sep-19 - £150,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=59827047	102 Langstone Close - May 2018 - £135,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=88599425	82 Langstone Ct - under offer - £170,000 - penthouse flat with balcony overlooking town and towards the sea. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55960519	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 Q3 2019 and few new sales, those that have transacted in the usual comparable blocks continue to trade at the same pricing levels. Demand for the flats is there but its price sensitive. We will review this again in Q3 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 each 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	310,000	31.03.2020	19 Curtis Drive, LONDON, W3 6YL. Sold for £290,000 - 27/08/19. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=77199203	2 Cotton Avenue, LONDON, W3 6YF. Available at £315,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74254462	49 Cotton Avenue, LONDON, W3 6YE. Sold for £308,000 - 05/07/19 (Asking price £325,000). https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55960519	There are no new direct comparables within the block. Flat 49 is a well presented 1 bed which sold for £308k. Flat 2 is a relatively comparable 2 bed which has been on the market since Sept 19 at £315,000 and not sold. 19 Curtis Drive is a slightly larger 2 bed GF flat in need of modernisation. This flat sold for £290,000 in Aug 19. In terms of older 2 bed data, Flat 58 sold for the equivalent of £315,000 in January 19 after being marketed at £350,000.
UKLN58JT001	St Catherine's mews, Lincolnshire	LN58JT	21 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKLN58JT001	2,025,000	2,450,000	31.03.2020	119 Riverside Drive, Anchor Quay. Sold for £118,000 - June 2019. https://www.rightmove.co.uk/property-for-sale/property-79144205.html	71 Riverside Drive, Sold for £120,000 - May 2019 - https://www.rightmove.co.uk/property-for-sale/property-63648395.html	141 Riverside Drive, LINCOLN, LN5 7NZ - Sold for £133,000 - April 2019 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=77158748	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 GIV in excess of 7% which would be attractive.
UKTF93HP001	Prospect Court, Market Drayton	TF93HP	10 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTF93HP001	877,500	975,000	31.03.2020	5 The Lodge, Alexandra Road - Nov-17 - £80,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=211771314&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=4983158&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 value.
UKBN213YB001	Thornwood, Eastbourne	BN213YB	5 x 2 bed 2 x 1 bed, Freehold	https://propertypartner.co/properties/UKBN213YB001	N/A	1,127,500	31.03.2020	3, Thornwood, The Avenue, Eastbourne, BN21 3YB. Sold - £150,000 - 22/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71332135	14 Upperton Gardens, EASTBOURNE, East Sussex, BN21 2AH. Sold - £196,000 - 16/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71428357	Flat 3, Pembroke House, 8-10 Upperton Road, BN21 1EN. Sold - £190,000 - 22/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=78470123	Values have remained robust in Eastbourne during 2019 and 2020 to date. Flat 3 in the subject block was previously under offer at £140,000 prior to being withdrawn from the market. The flat is in poor condition following some tenant neglect. 14 Upperton Gardens is a large garden flat, relatively dated internally, located close to the subject with a superior outlook over the park. This flat sold for £196,000 in Sept 19. Flat 3 Pembroke House sold for £190,000 in Oct 19. This flat is located in a busier location but is large (1,076 sq ft) and well presented, better than the subjects.
UKSE165AD001	Anchor point Flat 4 (Plot 30), Flat 7 (Plot 32), and Flat 9 (Plot 37)	SE165AD	3 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD001	N/A	1,450,000	31.03.2020	Flat 12, 31 Fisher Close, LONDON, SE16 5AD. Exchanged at £475,000 - Nov 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73880674	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Available at £475,000 - U/O - Agent would not disclose info. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396	Flat 12, 31 Fisher Close, LONDON, SE16 5AD. Exchanged at £475,000 - Nov 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396	The only recent directly comparable evidence within the subject scheme is Flat 12 which exchanged in Nov 19 at £475,000 (£673 sq ft). This directly supports the tone of our previous quarterly valuations. Oliver Jacques have Flat 29 under offer and Flat 22 on the market. Unfortunately the agent is unwilling to discuss any details. We continue to pay regard to 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. We will monitor the situation carefully regarding the two flats currently on the market within the subject scheme.
UKTN342RD001	St Davids Lodge, Hastings	TN342RD	13 x 2 bed flats, Freehold	https://propertypartner.co/properties/UKTN342RD001	2,365,000	2,615,000	31.03.2020	Flat 12, Quarry Wood, 23 Grange Road, TN34 2RL. Under offer circa £180,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63505260	7, Hazel Court, Stonestile Lane, HASTINGS, East Sussex, TN35 10 Woodlands Way, TN34 2FU. Sold - £184,000 - 31/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=48963486	Flat 3, Pembroke House, 8-10 Upperton Road, BN21 1EN. Sold - £190,000 - 22/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56604306	The local flat market remains stable during 2020 to date. Sales have recent been agreed in Quarry Wood at between £180k & £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 2019 at the full asking price of £195,000. There is no new direct comparable evidence. Flat 2 (Penthouse) within the subject building remains un-sold at an asking price of £330,000. We have reflected the tone of these recent property sales, along with current market conditions (agents remain positive) within our valuations.
UKIB69BE001	Units 32, 38, 40, 42, 43, 45, 47 & 48 Red Lion Court, Greenford	UB69BE	5 x 2 bed flats, 3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKIB69BE001	N/A	2,875,000	31.03.2020	51 Clifton Road, Greenford, UB6 8SP. Under offer circa £399,950 (£592psf). https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71883391	51 Costons Lane, GREENFORD, Middlesex, UB6 8RS. Sold - £339,950 - 25/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=82654511	39, MacMillan Court, 309 Ruislip Road East, UB6 9FH - Sold - £290,000 - 15/11/2019. https://www.rightmove.co.uk/rmplus/property/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 remained on the market at £400,000 (£660psf) for over a year but did not sell. We understand this unit is inferior to the subjects. 51 Costons Lane sold in Oct 19 at £330k (£514 psf). This property is a little dated but is well-proportioned and includes a garden and garage. 39, MacMillan Court is inferior to the subjects and recently sold for £290k (£380 psf). 51, MacMillan Court is also inferior to the subjects and sold in Dec 19 for £300k (£434 psf). 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.
UKHA87BH001	Unit 5,11,13 Premier House, Edgware	HA87BH	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKHA87BH001	N/A	735,000	31.03.2020	55 Premier House - on market for £320,000 - expected £315,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70087313	52 Premier House - on market for £325,000 - expected £315,000 http://www.rightmove.co.uk/property-for-sale/property-62623978.html	66 Premier House - on market for £320,000 - expected £315,000 http://www.rightmove.co.uk/property-for-sale/property-62623975.html	Our comments from Q3 19 remain unchanged. There is no additional evidence available to alter our valuations. 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	31.03.2020	Flat 6 Falcon Heights - Apr-18 - £489,000 http://www.rightmove.co.uk/property-for-sale/property-50373783.html	Flat 1 Falcon Heights - Jun-18 - £465,000 http://www.rightmove.co.uk/avm/screens/logBookView?gasUid=2338342&userCustomerUid=12102910	Flat 2 Falcon Heights - Apr-18 - £410,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71368406	The three listed comparables in the subject property are clearly still the best evidence here. These three sales achieved prices equating to between £667 psf to £765 psf. We have placed either £425,000 or £450,000 on the two one bed flats and between £500,000 and £525,000 on the two bed flats. This is an appropriate ceiling figure which has been discussed with the agents in this scheme.
UKSE165AD003	Plot 35 (Flat 21) Anchor Point	SE165AD	1 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD003	N/A	475,000	31.03.2020	Flat 12, 31 Fisher Close, LONDON, SE16 5AD. Exchanged at £475,000 - Nov 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73880674	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Available at £475,000 - U/O - Agent would not disclose info. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396	Flat 12, 31 Fisher Close, LONDON, SE16 5AD. Exchanged at £475,000 - Nov 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396	The only recent directly comparable evidence within the subject scheme is Flat 12 which exchanged in Nov 19 at £475,000 (£673 sq ft). This directly supports the tone of our previous quarterly valuations. Oliver Jacques have Flat 29 under offer and Flat 22 on the market. Unfortunately the agent is unwilling to discuss any details. We continue to pay regard to 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. We will monitor the situation carefully regarding the two flats currently on the market within the subject scheme.
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	2,695,000	31.03.2020	36 Vereker Road - On market - 1 bed Garden - £485,000 (£1,097 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=77392702	5 Normand Lodge - Under offer - 2 bed flat - £370,000 (£1,078 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67746405	9, Dryden Mansions - Aug-19 - 2 bed mansion flat - £650,000 (£1,023 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73616480	This is an attractive infill development in a popular location, there has been a noticeable price increase over the last quarter. Agents are suggesting that demand and pricing has solidified since Dec 19. 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 £375,000 against the subject studio (£1,168 psf), £510,000 against each one bed flat (£1,020 psf ave) and £650,000 against the 2 two bed flats (£958 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	31.03.2020	Flat 6-9, Peregrine Court, 51-53 Cavendish Place, BN21 3HU - Sold - £109,000 - 23/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71850892	Flat 8, Westdown House, Hartington Place, BN21 3BW - Sold - £100,000 - 29/01/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54701334	31 Cavendish Place, EASTBOURNE, BN21 3JB. Sold - £109,000 - 06/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70759534	We understand from agents that market conditions remain stable, with confidence improving in recent months. We have considered the recent sales within nearby conversions along with previous sales of 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. 31 Cavendish Place is a compact and dated 1 bed in a superior building.
UKCO11BA001	Flat 1,10,19,22,27,32,36,43,48 Dutch Quarter, Colchester	C011BA	6 x 1 bed flats 3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA001	N/A	1,800,000	31.03.2020	GFF Flat 3, Dutch Quarter - available - £190,000 (£310 psf) Previously sold in Nov 2018 @ £205,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66812197	Flat 44, Stuart House, St. Peters Street, COLCHESTER, C01 1BQ - £150,000 (£225 psf) (E265 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72806947	24 Nunn's Road, COLCHESTER, C01 1EJ - 11/10/2019 - £160,000 (psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=7436898	This is a recently converted building into 51 flats, commanding an enviable location and high quality finish. Evidence from within the building and within competing blocks shows prices being achieved between £260 and £350 psf. 24 Nunn's Rd is a conversion. Car parking commands a premium of c£10,000. We have valued the subject flats in accordance with our evidence. We also note that 12 Roman Wall is under offer at £173,000 (£230 psf). Two bed flats are valued at £225,000 each whilst the one bed flats are valued at £180,000 each

UKNW43DH001	Flats 1,3,7 Graham Road	NW43DH	3 x 3 bed flats, Freehold	https://propertypartner.co/properties/UKNW43DH001	N/A	1,885,000	31.03.2020	FF Flat, 9 Neeld Crescent, LONDON, NW4 3RP. Sold - £555,000 (E672 psf) 21/11/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71102755	Flat 1, 48 Neeld Crescent, NW4 3RR. U/O - £585,000 (E647 psf) https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=51900537	Flat 1, Wykeham Court, NW4 2TE. Sold £535,000 - 08/01/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=6896559	These are spacious flats in good order and in a popular area. Market conditions and prices appear to be stabilising. The flats within 48 Neeld Crescent provide good comparable evidence however we only have data relating to 1 unit, currently under offer property of a comparable size to the subjects. Flat 1 is a 904 sq ft GF flat with 2 bedrooms and access to a small rear garden. The under offer price of £585,000 reflects a rate of £647 psf. Overall, the flats in this scheme are marketed at between £535 psf and £886 psf. We will continue to monitor sales within this scheme going forwards. We have been mindful of the flats relatively large size in our rate per square foot, and have valued the properties at circa £527 psf on average which is appropriate given the value tone within our comparables.
UKSE165AD004	Plot 25 (Flat 15), Plot 43 (Flat 25) Anchor Point	SE165AD	2 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKSE165AD004	N/A	1,025,000	31.03.2020	Flat 12, 31 Fisher Close, LONDON, SE16 5AD. Exchanged at £475,000 - Nov 2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73880674	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Available at £570,000 - U/O - Agent would not disclose info. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396	Flat 23, Fisher Close, LONDON, SE16 5AD. £500,000 - 06/04/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181	The only recent directly comparable evidence within the subject scheme is Flat 12 which exchanged in Nov 19 at £475,000 (E673 sft). This directly supports the tone of our previous quarterly valuations. Oliver Jaques have Flat 29 under offer and Flat 22 on the market. Unfortunately the agent is unwilling to discuss any details. We continue to pay regard to the four most recent sales during 2018 at between £460,000 and £500,000 (E654ft to E696ft). Local agents are still reporting difficult market conditions but remain optimistic that values are stabilising. We will monitor the situation carefully regarding the two flats currently on the market within the subject scheme.
UKCO11BA002	Flats 2,11,20,38,39 Dutch Quarter Colchester	CO11BA	5 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKCO11BA002	N/A	1,125,000	31.03.2020	GFF Flat 3, Dutch Quarter - available in Nov 2018 @ £205,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66812197	Flat 44, Stuart House, St. Peters Street, COLCHESTER, CO1 1BQ - £150,000 (E225 psf) 16/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72806947	24 Nuns Road, COLCHESTER, CO1 1EJ - £160,000 (E265 psf) 11/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74365898	This is a recently converted building into 51 flats, commanding an enviable location and high quality finish. Evidence from within the building and within competing blocks shows prices being achieved between £260 and £350 psf. 24 Nuns Rd is a conversion costs. Car parking commands a premium of c.£10,000. We have valued the subject flats in accordance with our evidence. We also note that 12 Roman Wall is under offer at £173,000 (E230 psf).
UKBN32RH	Osborne Mansions, Hove	BN32RH	3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKBN32RH	790,000	900,000	31.03.2020	Flat 24, Albany Towers, 6 St. Catherines Terrace, BN3 2RQ - Sold - £325,000 16/05/2019. https://www.rightmove.co.uk/rmplus/property/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/rmplus/property/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/rmplus/property/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	31.03.2020	6 Stack Yard Lane, Saxton, YO12 4BY https://www.rightmove.co.uk/property-for-sale/property-75998044.html	Sows Ear Cottage, High Street, Saxton, YO12 https://www.rightmove.co.uk/property-for-sale/property-75658561.html	White Croft, North Street, Flitton, YO11 3UA https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=83016389	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.
								One of the subject units. Poor to average condition with floor coverings missing in some rooms. Marketed at £275,000 from 05/12/2019 with no formal offers to date.	Located within 200m of the subjects. Barn conversion to a very good standard. Marketed from November 2019 at £190,000. Some interest but no formal offers - agent would recommend a price reduction.	Good sized four bed SDH. Good internal condition. Front and rear gardens and single garage.	We feel there has been very little market movement in this micro-market since our last valuation. 6 Stack Yard, one of the subject units, has been marketed at £275,000 since December 2019. The agent commented that the interest had slowed and that there had been no formal offers to date. Accordingly we feel that the previous values of 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 at £280,000 are still appropriate.
UKSG11HG001	Vista Tower, Stevenage	SG11HG	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKSG11HG001	840,000	900,000	31.03.2020	27 Vista Tower - Sold - £235,000 - Apr 19. Includes parking. https://www.rightmove.co.uk/property-for-sale/property-67950407.html	17 Vista Tower - U/O - £210,000. No parking. https://www.rightmove.co.uk/property-for-sale/property-72720583.html	31 Vista Tower - Under offer for £199,000. Includes parking. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=54142929	We have considered recent sales evidence within Vista Tower on lower and upper floor levels, bearing in mind that the subject units do not have a car parking space. Demand to purchase flats in this building remains disappointing. This position, hopefully only for temporary period has been exacerbated by the EWS Survey (to check the cladding) which is required on this building and which has not yet been obtained. Our valuations for this half year have to assume that the cladding will be certified as being acceptable. The sale of number 27 is clearly useful to note, although this flat was sold with a parking space. We have reduced the aggregate values of the subjects marginally, based on evidence and having spoken with agents. Values can again be reviewed once the EWS Survey has been undertaken. Parking when these sold new commanded a premium of £10,000 per space.
UKB713AZ001	The Heights, West Bromwich	B713AZ	3 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKB713AZ001	295,000	330,000	31.03.2020	The Heights, West Bromwich - 2 bed flat marketed at £106,000. Good internal condition with parking. Reduced from £110,000 in June 2019. https://www.rightmove.co.uk/property-for-sale/property-54445215.html	28 The Heights, West Bromwich. Good internal condition. Allocated parking. Marketed at £106,000. https://www.rightmove.co.uk/property-for-sale/property-54445215.html	27 Gorsty Close, West Bromwich, B71 3EB https://www.rightmove.co.uk/house-prices/detail/Matching.html?prop=84211436&sale=90291987&county=england	There are current 4 units on the market within the same block - two priced at £106,000 and two at £110,000. The units listed at the higher end have been marketed for significantly long marketing periods. Similarly, one of the units at £106,000 has been reduced from an original asking price of £110,000. Accordingly we feel that there has been a fall in value in these units at present and have adjusted our values in line with the market to reflect £105,000 per unit.
UKCR69DE001	Blanchmans Road, Warrlingham	CR69DE	4 x 1 bed flats, Freehold	https://propertypartner.co/properties/UKCR69DE001	875,000	970,000	31.03.2020	Flat 10, Chelsham Close, Warrlingham, CR6 9DN https://www.rightmove.co.uk/property-for-sale/property-73910878.html	Flat 13, Orbital House, Croydon Road, CR3 6PD. https://www.rightmove.co.uk/property-for-sale/property-68444004.html	Flat 5, Chain Pier House, 46-48 Marine Parade, BRIGHTON, BN2 1PE. £226,000 - 10/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71407837	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 at the time. There are sales outside of the blocks which are useful. Comparable evidence within the area is showing sold prices of between £215,000 and £255,000 depending on condition. The subject units are in good condition however are slightly smaller than those found at the higher end of the price range. Accordingly we feel the current values are still appropriate.
UKBN21QA001	Devonshire Place, Brighton and Hove	BN21QA	3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKBN21QA001	645,000	700,000	31.03.2020	Basement Flat, 25 Devonshire Place, BRIGHTON, BN2 1QA. £231,000 22/03/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=17650097	GF Flat 3, 33 Devonshire Place, BRIGHTON, BN2 1QA. U/O circa £230,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75371341	Flat 5, Chain Pier House, 46-48 Marine Parade, BRIGHTON, BN2 1PE. £226,000 - 10/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71407837	We have paid primary regard to the recent and relevant sales of similar size and proportioned units upon Devonshire Place. The FFF in 33 Devonshire Place is a well presented flat, similar in proportion to the subject (GF FF units). This property is one of our key comparables and it is currently under offer at circa £230,000. We also consider the sale of 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 (420 sq ft = £550 psf). Agents report a good start to 2020.
UKDN21ZH001	Carlisle Mews, Gainsborough	DN21ZH	1 one-bedroom flat, 13 two-bedroom flats, 2 two-bedroom bungalows and 5 two-bedroom houses, Freehold	https://propertypartner.co/properties/UKDN21ZH001	1,260,000	1,400,000	31.03.2020	Apt 55, ganary Wharf, Gainsborough https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66073503	Trinity View, Gainsborough https://www.rightmove.co.uk/property-for-sale/property-68122632.html	Juniper Way, Gainsborough, Lincolnshire, DN21 https://www.rightmove.co.uk/property-for-sale/property-74118985.html	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.
								2 bed flat in good internal condition with allocated parking, 678 sq ft so much larger than subject units. Marketed at £75,000 and SSTC at £72,500.	2 bedroom flat on the third floor. Average internal condition - signs of wear and tear. Off-street parking and rear garden. Marketed at £50,000 from February 2020. No offers to date.	2 bedroom terrace house in good internal condition albeit showing signs of wear and tear. Off-street parking and rear garden. Marketed and SSTC at £90,000.	There is limited comparable evidence in this area of properties of a similar nature and style and generally there continues to be limited sales over the past months.
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66073503	https://www.rightmove.co.uk/property-for-sale/property-68122632.html	https://www.rightmove.co.uk/property-for-sale/property-74118985.html	Comparable evidence is typically still in poorer order than the subject properties and we do feel that given the location and condition of the subject units are strong attributes. Taking into consideration what is currently available on the market and what is transacting at present we feel that the current values being achieved do not show any movement in the area.
UKCR42DZ001	Woodland Way, Mitcham	CR42DZ	2 four-bedroom townhouses, Freehold	https://propertypartner.co/properties/UKCR42DZ001	1,235,000	1,280,000	31.03.2020	93 Melrose Avenue, MITCHAM, Surrey, CR4 2ED - Sold - £607,000 31/10/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63446622	246 Links Road, LONDON, SW17 9ER. U/O £622,500. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68132952	162 Links Road, LONDON, SW17 9ES. Sold 705,000 - 16/05/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63539221	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 agp VP for our bulk value.
											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. 93 Melrose Ave is a well presented property of a similar size to the subject. It is however an older property on a relatively high density street (1,294 sq ft = £469 psf). 246 Links Road is a 3 bed MTH in reasonably good order on a better street to than Melrose Ave and the subject. This property is currently under offer for £622,500 (E615 psf). 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.
UKSL37FU001	Chadwick Road, Langley	SL37FU	4 two-bedroom flats, Leasehold	https://propertypartner.co/properties/UKSL37FU001	1,040,000	1,100,000	31.03.2020	42 Chadwick Road, SLOUGH, SL3 7FU. U/O - £257,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=62674881	96 Chadwick Road, SLOUGH, SL3 7FU. OTM - £280,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75840910	78 Chadwick Road, SLOUGH, SL3 7FU. OTM - £285,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73638073	There remains limited transactional activity. Flat 42 is the only unit currently offer in the subject scheme. This flat is top floor (4th) and appears fairly basic internally. This flat is under offer at £257,000. We have also considered the interest levels of those units which are on the market today at between £270k & £285k (Flats 78, 96 & 20). We will monitor progress with these carefully going forwards.
UKBN14JF001	London Road, Brighton & Hove	BN14JF	4 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKBN14JF001	1,130,000	1,190,000	31.03.2020	Flat 74, Brighton Belle, 2 Stroudley Road, BN1 4ZD. Sold - £340,000 02/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60890991	Flat 64, Horsted Court, 23 Kingscote Way, BRIGHTON, BN1 4GJ. Sold - £337,500 28/05/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50410614	9a Rose Hill Terrace, BRIGHTON, BN1 4JJ. £300,000 - 21/03/2018. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=50410614	We were unable to obtain any directly relevant comparable data in the past 6 months. 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. Values within Brighton Belle and other nearby purpose built schemes remain stable.
											Prices remain stable on Woodside Rd and surrounding streets where the price tone is similar. No 85 is on the market at £275,000 and is physically quite similar but slightly inferior in condition to the subjects. 69 Woodside Rd is U/O circa £320,000 and is larger than the subjects.
UKTN92PB001	Woodside Road, Tonbridge	TN92PB	4 x Victorian two-bedroom terraced houses, Freehold	https://propertypartner.co/properties/UKTN92PB001	1,055,000	1,170,000	31.03.2020	85 Woodside Road, TONBRIDGE, Kent, TN9 2PB. OTM - £275,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71828953	69 Woodside Road, TONBRIDGE, Kent, TN9 2PB. U/O circa £320,000. https://www.rightmove.co.uk/avm/screens/logBookSetView?qsId=1190549&userCustomerId=121029108&ctValuationId=45036100	71 Woodside Road, TONBRIDGE, Kent, TN9 2PB. £290,000 01/08/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65948893	
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	31.03.2020	Flat 8, Albion Mews, Chester, CH1 1RA https://www.rightmove.co.uk/property-for-sale/property-89717288.html	10F Heritage Court, Lower Bridge Street, CH1. https://www.rightmove.co.uk/property-for-sale/property-74281369.html	4 Lincoln House, The Square, Chester, CH1 3AG	This is an attractive recent conversion in the centre of Chester with the benefit of allocated parking. There are a good number of comparable blocks of both PB and converted buildings to base our values on. We feel that there has been little movement in the market in this particular area at present however agents did comment that there was still healthy interest in good sized flats within the city centre with those with the advantage of parking attracting a premium. Accordingly we feel the current values are still appropriate.

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	31.03.2020	Flat 9, 7 Collier Street, M3 4NA	Apt 9, 3 Barton Street, M3 4NN	Flat 29 Blantyre House, Slate Wharf, M15 4SZ	This is a modern block in a popular part of Manchester city centre. There is apparent buyer demand at prices that range between £240 and £350 psf depending on type which has been the general tone over the last 6-12 months. This has been considered in our approach whilst having regard to unit values alongside a suitable rate per square foot. Our valuations reflect £135,000 - £140,000 for the one bedroom units, £165,000 - £185,000 for the two bedroom units and £295,000 - £370,000 for the two or three bedroom duplexes.	
								2 bed flat in good internal condition. Modern throughout. No parking. Marketed at £180,000 and sold at £173,500 in September 2019. Within 100m. 753 sq ft	2 bed flat with ensuite and master bathroom, balcony. Good internal condition - no parking. Marketed at £199,950 and sold at £187,500 in September 2019 Sqft	Well presented 3 bed duplex over the ground and first floors. Allocated parking, balcony, 1,550 sq ft. Marketed at £350,000 and sold at asking price in Feb 2020.	The new development within 100m of the subject block has recently bought 3 x two bedroom apartments to market ranging from £250,000 - £290,000 and 1 x one bedroom apartment at £175,000. These units are of similar sizes to our subjects yet in superior condition being a new-build. Accordingly we feel that the subject units are still appropriately placed at the current values.	
UKB974JS	6 Flats, Lydan House, Redditch	B97 4JS	2 x 1 bed flat, 4 x 2 bed flat, Freehold	https://propertypartner.co/properties/UKB974JS	615,000	675,000	31.03.2020	Flat 3, Partridge House, Redditch, B97 4JE.	Flat 6, Lloyd Court, Redditch, B97 4HZ	1a Highfield Road, Redditch, B97 5EH	Unbroken Freehold so no comparable evidence within the block.	
								1 bedroom flat in good internal condition - 462 sq ft. Allocated parking space. Marketed at £95,000 and achieved asking price in Feb 2020.	Well presented 2 bedroom flat with additional ensuite and dressing room. Good condition. Allocated parking, 792 sq ft. Marketed at £135,000 and currently under offer for an undisclosed sum.	Good sized two bed flat in good internal condition although located above commercial property. No parking, 861 sq ft. Marketed at £125,000 and Sold at £120,000.	Our evidence is found within a 1/2 mile radius and having spoken to local agent concerning recent sales we believe there has been some slight uplift in this area at present and have reflected this in our values. We have valued the one bed units at £92,500 and the two bed units at £122,500. We believe here would be a good level of investor interest if bought to market in its entirety.	
UKCV212NS001	5 Flats, Sandy House, Rugby	CV21 2NS	5 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKCV212NS001	658,000	700,000	31.03.2020	Flat 13, Langtree House, Rugby, CV21 2DE	2 bed, 2 room apartment in newly converted block. Not yet available. Modern throughout. With parking. Marketed at £165,000	Crescent House Rugby, CV21 2NS	Crescent House Rugby, CV21 2NS	There are three good sized blocks within this development; Sandy House, Langtree House and Ashford House. We have considered a recent sale within Langtree House which is smaller than the subject units with only one bedroom. Notwithstanding this sold at asking price showing there is good interest in this area.
								1 bedroom flat in good internal condition - modern throughout. Allocated parking. Marketed at £110,000 and sold at asking price in January 2020.	2 bedroom apartment in newly converted block. Not yet available. Modern throughout. With parking. Marketed at £165,000	Modern throughout. With parking. Marketed at £167,500	In addition we have also spoken to local agents that have commented that sales in this particular area have slowed due to lack of stock at present. Notwithstanding there is a newly converted building (Crescent House) comprising 1 and 2 bed room units which is currently available for pre-sale on Rightmove. 2 bed units are available at between £167,500 and £160,000. Accordingly we feel that as sales have slowed recently that the previous values still apply.	
UKLN106SQ	Stafford Vere Court, Lincolnshire	LN10 6SQ	Freehold Interest 3 one-bedroom flats, 6 two-bedroom flats 1 three-bedroom, Freehold	https://propertypartner.co/properties/UKLN106SQ	1,419,500	1,670,000	31.03.2020	1 The Alexandra, The Broadway, LN10 6SF. Sold for £225,000 - April 2019. https://www.rightmove.co.uk/property-for-sale/property-69909715.html	Sterling Place Apartments, Woodhall Spa, Lincolnshire, LN10 2 6NU. Sold for £215,000 - 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=6395248&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	31.03.2020	Flat 6, Devonshire House, 47 Babbacombe Road, TORQUAY, TQ1 3SJ. £179,995 - 12/07/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=60759837	Flat 10, Mulberry House, 1 Warbro Road, TORQUAY, TQ1 3PL. £160,000 - 03/10/2018. https://www.rightmove.co.uk/rmplus/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/rmplus/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. We report no change in our valuations this quarter as there is no new evidence. Agents report good market conditions in Q1 to date.	
UKB634DF001	George Road, Halesowen	B63 4DF	1 x 2 bed flat, 2 x 2 bed house, 6 x 3 bed houses, Leasehold	https://propertypartner.co/properties/UKB634DF001	1,363,500	1,515,000	31.03.2020	7 Lyndon Close, Halesowen, B63 4EA	2b Bournes Hill, Halesowen, B63 4DX	Adams Court, 33-51 Alexandra Court, Halesowen, B63.	No further sales or availability since last reported within the subject development. Accordingly we have look at comparable properties within 1/2 mile radius and spoken with local agents familiar with this micro-market.	
								Large 3 bed SDH within 100m of the subject. Average internal condition, well presented but dated kitchen and bathroom. Front and rear gardens and garage. Sold at £210,000 in Nov 2019.	3 bed SDH in good internal condition. Well presented throughout with conservatory and rear garden. Off-street parking, 1,087 sq ft. Marketed at £210,000 and sold at £213,000 in November 2019.	2 bed first floor flat in good internal condition with allocated parking space. New to market with some interest to date. Marketed at £140,000.	Agents have commented that the subject block is in a popular location and should the properties come to market that there would be a good level of interest if competitively priced. Our comparable evidence shows that there has been little movement in the area at present and we feel that at their current value are well placed for the current market in this location.	
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	1,142,500	31.03.2020	Apt 518, The Picture Works, Nottingham	Apt 608, The Picture Works, Nottingham	The Picture Works, Nottingham	This is a modern block in Nottingham centre. There is a demand but the market is generally competitive. There have been some recent sales in the block to base our opinions of value on. Similarly we have spoken to local agents about properties within the block that are currently available. Taking into consideration this information we are of the opinion that there has been slight movement, in particular with 2 bed units, with agents commenting that these are quick to sell if in good condition and with parking. Accordingly we have adjusted our values to reflect this.	
								2 bed flat in good internal condition. 775 sq ft. Parking. Marketed at £160,000 and sold in Feb 2020 at £165,000.	2 bed flat in good internal condition. Well presented. Parking 624 sq ft. SSTC at asking price of £104,500 by auction.	2 bed flat located on the 7th floor. Internal condition unknown however agent commented that the unit was well presented. Parking. Marketed from January 2020 at £160,000. Some interest to date.	We have retained the discount of 10% from agg VP which we feel would attract investor interest for bulk. NB we have applied a discount of 25% against agg VP to account for the safety issues at the subject. Cash investors would take on this risk at a good discount to account for further potential cap ex to remedy the issue.	
UKM278BG001	Agcroft Apartments, Pendlebury	M27 8BG	10 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKM278BG001	900,000	1,000,000	31.03.2020	Flat 5, Ringley Court, Manchester, M27 8AU	Flat 2, Underwood Court, 9 Giants Seat Grove, Manchester, M27 8BA	128 Brattice Drive, Pendlebury, Manchester, M27 8WG.	There are no recent sales within n the same block so we have looked for recent sales evidence with 1/4 mile radius. There is a good number of 2 bed flats which have sold and are currently available to base our value on. Taking into consideration our evidence and after speaking with agents we are of the opinion that there has been very little movement to justify a change in value and accordingly we feel that £100,000 for each unit is still fitting.	
								2 bed unit in good internal condition. Slightly larger than subjects at 650 sq ft. Allocated parking. Marketed at £110,000 and sold at £105,000 in October 2019	Smaller 1 bed ground floor flat in good internal condition. Allocated parking. Marketed at £89,995 and SSTC at asking price.	2 bed unit in good internal condition. 645 sq ft. Allocated parking and communal gardens.		
UKL236UW001	Merrilocks Road, Crosby	L23 6UW	7 x 2 bed flats and 1 x 3 bed flat, Leasehold	https://propertypartner.co/properties/UKL236UW001	1,465,000	1,675,000	31.03.2020	Flat 2, Eden Lodge, Merrilocks Road.	Flat 23, Hamilton Court, Merrilocks Road	Flat 1, Hamilton Court, Merrilocks Road.	The subject block was purchased through Allsoop LLP. This is a good quality location and the individual units are of a good standard in comparison to the comparable evidence shows that there is a constant tone for flats in this area. As with previous values we feel that the subject flat will have a premium against comparable evidence for the superior condition. Notwithstanding we feel there has been little movement in this area at present.	
								Well presented 3 bed GF flat. Modern internal condition. Private yard, communal gardens, parking and single garage. Makedet from the 26 Feb 2020 at £289,950.	Very well presented 2 bedroom unit. Modernised throughout, 1753 Sq ft. Single garage. Marketed at £165,000 and SSTC at £162,500.	Bought to the market at the end of Feb 2020 at £165,000. The agent commented that there has been good interest with viewings booked.	In terms of a bulk sale price we have reflected a 12% discount reflecting a GIY of 5.4% which is not terribly attractive however the subject property is a good break up opportunity where revenue can be achieved through piecemeal sales therefore yield will be less of a priority in this instance.	
UKNG11AW001	Marco Island, Nottingham	NG1 1AW	1 x 1 bed flat, 2 x 3 bed flat, Leasehold	https://propertypartner.co/properties/UKNG11AW001	780,000	910,000	31.03.2020	Marco Island, Nottingham.	Apt 1005, Marco Island, Nottingham.	Weekday Cross, Nottingham, NG1 2GB	This is a modern block in an average part of Nottingham on the fringe of the city centre.	
								Well presented 2 bedroom unit on the 10th floor. Modern internally. Balcony and allocated parking. Bought to market in October 2019 at £230,000. No offers to date.	Well presented 10th floor apartment in good internal condition. Allocated parking, 1,420 sq ft. Marketed at £375,000 and sold in October 2019 at £300,000. No sundeck or terrace like the subject properties.	Penthouse duplex apartment on the sixth and seventh floors. Private roof terrace and balcony. Two allocated parking spaces. Very well presented. This property was SSTC but the sale fell through.	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. Taking into consideration the sales evidence we feel that the subject units are still well placed at their current values.	
								https://www.rightmove.co.uk/property-for-sale/property-66032007.html	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55666392	Marketed at £395,000 https://www.rightmove.co.uk/property-for-sale/property-50912955.html	We have reflected a 15% discount against agg vacant value within our bulk sales valuations.	
UKL36AE001	Hamilton House	L3 6AE	4 one-bedroom studio flats and 2 two-bedroom flats, Leasehold	https://propertypartner.co/properties/UKL36AE001	620,000	696,000	31.03.2020	Apt 38, Hamilton House, 26 Pall Mall, Liverpool.	Hamilton House, 26 Pall Mall, Liverpool.	Hamilton House, 26 Pall Mall, Liverpool.	Agents have commented that this is a popular block and that generally if priced correctly the units sell relatively quickly depending on size and condition. Notwithstanding we feel that values have slowed within this block and that the current values are still applicable.	
								Well presented 2 bed flat within the same development. Balcony. No parking. 667 sqft. Marketed from December at £140,000.	First floor 2 bedroom flat. Good order but slightly dated. Marketed from Sept 2019 at £135,000	Well presented 2 bedroom flat on the third floor with large balcony and parking. Marketed from 10/02/2020 at £140,000. Currently under offer at close to asking price.		
UKSN22PE001	Keogh House, Swindon	SN2 2PE	8 one-bedroom flats, Freehold	https://propertypartner.co/properties/UKSN22PE001	990,000	1,040,000	31.03.2020	Flat 7, Allison Court, Cheney Manor Road, SWINDON, SN2 2PF. £125,000 - 06/09/2019. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=81343577	32 Clapham Close, SWINDON, SN2 2FN. OTM - £135,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=7756992	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 comparable is Flat 7 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 7 sold in Sept 19 at £125,000. This flat is relatively dated internally, inferior to the subjects and it is slightly smaller but does include garden access (Flat 4 also 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 reflected an increase in the subjects to reflect the superior condition over Flat 7, Alison Court discussed above. 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	31.03.2020	Flat 2, St Mary's House, St Marks Avenue, Harrogate, HG2 8AF	Flat 5, Tewit Well, Harrogate, HG2 8AW	St Georges Road, Harrogate, HG2 9BP.	A traditional block located upon one of the main access roads into Harrogate, just under a mile from the town centre. There is very limited comparable evidence of 4 bed duplex units in good condition at present and accordingly we feel that the value for this unit is still applicable.	
								Well presented 2 bed unit with on-street parking and communal garden. 635 sq ft - smaller than subject units. Marketed at £181,950 and sold at £180,000 in Dec 2019. Poorer conversion than subject.	2 bedroom first floor flat in good internal condition. Communal gardens and single garage. 796 sqft. Marketed at £220,000 and sold at £214,000 in Nov 2019. Poorer block.	Very well presented 2 bedroom flat. On street parking. Marketed at £225,000.	Evidence of two bed units shows a range of £200,000 to £225,000 depending on size and condition. We feel that the subject units are relatively large and in good internal condition that they are at the top end of this range and accordingly feel that they are still well placed at £225,000 per unit.	
UKHX62DR001	Hammonds Landing, Sowerby Bridge	HX6 2DR	6 one-bedroom apartments, 2 two-bedroom apartments and 2 one-bedroom three-storey terraced houses, Freehold	https://propertypartner.co/properties/UKHX62DR001	835,000	965,000	31.03.2020	16 Kingfisher Chase, Old Cawsey, Sowerby Bridge, HX6 2AD.	Chapel Lane, Sowerby Bridge	47 Sparkhouse Lane, Norland, HX6 3QU.	There is a mixed range of flats in terms of size and condition. We fee the subject units are superior in comparison to the comparable evidence and this is reflected in our values. Notwithstanding, we feel that after speaking with local agents and looking at recent sales that the market in Sowerby Bridge is relatively static at present and that the subject values are still fitting.	
								1 bed flat in good but basic condition. Parking and single garage. SSTC at asking price of £70,000.	2 bed apartment in good internal condition with balcon and allocated parking. Marketed and SSTC at £110,000.	1 bedroom terrace house in average order. Parking. Marketed at £155,000 and currently SSTC at just under asking price.		
								https://www.rightmove.co.uk/property-for-sale/property-85666013.html	https://www.rightmove.co.uk/property-for-sale/property-84529880.html			

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	31.03.2020	42 Victoria Street, Cannock, WS11 5SQ	Brunswick Road, Cannock, WS11	Flat 27 Wootton Court, Cannock, WS11 6XR	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 typically similar in terms of size and condition to the subject units and we feel that after review there has been little market movement in the area at present.
								Well presented 1 bed maisonette. Refurbished internally to a good standard throughout. Marketed at £75,000 and SSTC at £74,000	1 bed flat in good internal order. Modern throughout. Off street parking and rear garden. SSTC at £80,000.	2 bedroom flat in good internal order - modern throughout. Parking. Marketed at £109,995 and sold at £101,000 in October 2019	
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71992705	https://www.rightmove.co.uk/rmplus/property-for-sale/property-64730262.html	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65138385	
UKDE11NU001	Norman House, Derby	DE1 1NU	8 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKDE11NU001	1,026,000	1,140,000	31.03.2020	306 Norman House, Friar gate, Derby.	42, Abels Mill, Brookbridge Court, DERBY, DE1 3LG	3 Friary Street, DERBY, DE1 1JF	This is a modern PD conversion block close to the centre of Derby and all the usual amenities.
								2 bedroom unit in the same development. Has been refurbished to a good standard. Marketed from 03/01/2020 at £125,000. The agent commented that there has been a good level of interest to date.	Well presented 2 bed unit in converted former mill building. 786 sq ft. Allocated parking. Marketed at £145,000 and sold at £140,000.	2 bed duplex above commercial property. Very good internal condition. 947 sq ft. parking. Marketed at £120,000 and sold at £116,000 in Jan 2020.	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.
								https://www.rightmove.co.uk/property-for-sale/property-76526980.html	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=58401712	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65138385	Recent sales have achieved prices have ranged between £115,000 and £140,000 with those at the higher end of the scale being modern internally with parking. We feel that the market in this area in particular for flats has slowed slightly and have reflected this in our values.
UKBA114EH001	Whitewell Road, Frome	BA11 4EH	4 semi-detached houses, Freehold	https://propertypartner.co/properties/UKBA114EH001	990,000	1,100,000	31.03.2020	14 Stourton View - Apr-19 - £250,000	4 Stourton View - Sold - £255,000 - 22/11/2019	66 Whitewell Road - Mar-19 - £285,000	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 report a positive start to the year so far. We value the subject properties at £275,000 each vacant. We have reflected a discount of 10% against aggr VP value in order to achieve a GY approaching 4.8% which is not very 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.
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75886220	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84497543	http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67722407&sale=89980329&country=england	
UKWA27TE001	Barton Court, Warrington	WA2 7TE	5 x 2 bed duplex flats, 1 x 2 bed flat and 3 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKWA27TE001	850,000	940,000	31.03.2020	134 Holywell Drive, Warrington, WA1 2GG. 2 bed flat in good condition. Parking. Larger than subject at 904 sqft. Sold Dec 18 at £113,000.	Barton Court, Central Way, Warrington, Cheshire, WA2. 1 bed flat within the same development. This unit is well presented. It has been on the market since Dec 18 and has been reduced Sept 18. from £110,000 to £105,000 in Jan 19. The agent commented that there has been no offers to date.	1 bed Barton Court, Central Way, Warrington, Cheshire, WA2. 2 bed duplex within the same development. Available at £110,000. marketed since Sept 18.	The most useful evidence comes from evidence with a 1/2 mile radius and after speaking to local agents. There is limited evidence of duplex apartments however there is a tone for these particular units of between £105,000 - £115,000. It is interesting to note that there are 2 duplex units available at £110,000 and £115,000 respectively. These have both been marketed since late 2018 with no offers to date. Taking into account the comparable evidence within the area we feel that there is a similar tone since the previous valuation and there has been little movement in achieved prices. Accordingly we feel that these units are still at an appropriate level as the previous report.
								https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=12832071&sale=9103834&country=england	https://www.rightmove.co.uk/property-for-sale/property-69025480.html	https://www.rightmove.co.uk/property-for-sale/property-56662239.html	
UKSK153AN001	Stalybridge, Greater Manchester	SK15 3AN	8 x 2 bed flats and 5 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKSK153AN001	1,135,000	1,265,000	31.03.2020	Flat 14, Millers Wharf, Corn Mill Lane, Stalybridge, SK15 2EA. Within 1/4 mile. 2 bed in average condition. Sold in Nov 18 at £108,560.	508 pattern House, Castle Street, Stalybridge. 1 bed unit within the same block. Available at £115,000 and marketed since Dec 18. Good condition. Parking.	Stokes Mill, Higher Tame Street, Stalybridge, SK15 3AN. 2 bed unit within the same block. Available at £115,000 and marketed since Dec 18. Good condition. Parking.	The subject flats are located within a desirable river fronting block. A number of recent transactions for comparable 2 bed units in the vicinity range between £85,000 and £110,000. There is currently a property within the same block marketed at £115,000 however this has been marketed since December 2018 with little interest to date. Less transactional data recently represents the 1 bed market, although a sale of 509 Pattern House was recently agreed at £110,000. This is a larger sized unit within a modern block. Our aggregate VP value represents a GY of 7.22% which is appropriate for an investment of this nature. Agents report stable market conditions over the past year.
								https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=31235950&sale=8768413&country=england	https://www.rightmove.co.uk/property-for-sale/property-68168371.html	https://www.rightmove.co.uk/property-for-sale/property-68929258.html	
UKSM26BH001	Station Road, Sutton	SM2 6BH	4 x 1 bed flats, Freehold	https://propertypartner.co/properties/UKSM26BH001	990,000	1,100,000	31.03.2020	Sevenoaks Close, Belmont Heights, Sutton, SM2. 1 bed unit it average condition. Smaller than subject units. SSTC at over asking price (£240,000)	Flat 6, 14c York Road, Sutton. 1 bed flat, slightly smaller than subject at 620 sqft. Parking and private terrace. SSTC in Feb 19 at £265,050.	Teagan Close, Sutton, SM2. Well presented top floor unit. Modern throughout. Smaller than the subject at 515 sqft. Parking. Currently under offer. Marketed at £270,000.	The subject apartments are finished to a higher standard than the vast majority of recently sold properties within the area. The units are also above average size for a one bed at between 613ft and 632ft. Recent sales upon Commins Close of slightly inferior units at £260k & £270k, although the latter includes a garden. Our values reflect a value of £275k per unit which reflects a rate of £438ft.
								https://www.rightmove.co.uk/property-for-sale/property-75933323.html	https://www.rightmove.co.uk/property-for-sale/property-59276232.html	https://www.rightmove.co.uk/property-for-sale/property-78128159.html	
UKBN124FN001	Goring-by-Sea, Worthing	BN12 4FN	4 x 3 bed houses, Freehold	https://propertypartner.co/properties/UKBN124FN001	1,330,000	1,400,000	31.03.2020	1 Oliviers Chase - Jun-19 - £315,000	314 Goring Road - Jul-19 - £325,000	93 Nutley Crescent, Goring-by-Sea, WORTHING, West Sussex, BN12 4LB. Sold - £355,000 - 02/08/2019	Recent comparable sales include 93 Nutley Cres, which sold for £355k in Aug 19. This property is older than the subjects but slightly larger at 986 sqft. The plot is superior to the subjects however it is presented to a standard below the subjects internally. Our valuations of £350,000 remain appropriate this quarter. We have reflected £332,500 each as a bulk sale price per property reflecting an 5% discount our VP's of £350,000 each. The GY 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.
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66548146	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=61853871	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=81343595	
UKS253SA001	Dinnington, Sheffield	S25 3SA	10 x 2 bed flats and 4 x 1 bed flats, Leasehold	https://propertypartner.co/properties/UKS253SA001	1,260,000	1,480,000	31.03.2020	St Leger Close, Dinnington, Sheffield. S26 3RQ. Within 100m of the subject. Well presented but dated internally. Parking. Marketed at £80,000. Currently SSTC.	Waterloo Court, Dinnington, Sheffield. Within 100m of the subject. Well presented but dated in comparison to subject units. Marketed at £90,000 since Dec 18.	11 Waterloo Court, Dinnington, Sheffield. Within 100m of the subject. Well presented but dated in comparison to subject units. Parking. Sold in Oct 18 at asking price of £75,000.	There have been no further sales within the same block since the sale of 31 Heritage Court sold for £115,000 in August 2017. We have considered data from surrounding blocks, which are generally older and inferior with appropriate adjustments, although limited new data is available in the flat market. After investigation and speaking with local agents we feel the market is relatively static in this area for 1 and 2 bed flats and are content that the previously reported values still apply.
								https://www.rightmove.co.uk/property-for-sale/property-53088795.html	https://www.rightmove.co.uk/property-for-sale/property-58745538.html	https://www.rightmove.co.uk/property-for-sale/property-76229321.html	
UKL143LS001	Broadgreen, Liverpool	L14 3LS	12 x two bed flat, Freehold	https://propertypartner.co/properties/UKL143LS001	1,000,000	1,140,000	31.03.2020	95 The Sidings, Crown Street, Liverpool. 2 bed unit in good condition. Parking. Currently under offer. Marketed at £99,950.	18 Queens Drive, Wavertree, Liverpool. 2 bed flat. No further information available. Sold in Nov 18 at £80,000.	9, Springfields, The Park, Liverpool, L36 5SU. 2 bed unit. Sold in Dec 18 at £87,000. Allocated parking.	This is an unbroken block of 12 flats so none have tested the market. We have therefore considered sales within the most comparable blocks and have spoken with local estate agency valuers. Following our research and speaking to local agents we are of the opinion that prices being achieved for flats in this area are relatively static at present and before you will see that we report a value of £95,000 per flat as also reported previously. We are content that at this level there would be a good level of interest in the units.
								https://www.rightmove.co.uk/property-for-sale/property-69006052.html	https://www.rightmove.co.uk/property-for-sale/property-35487447	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73132382&sale=8669749&country=england	
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	31.03.2020	7 Technology House, Furlong Road - on market - £350,000 expecting £340-350K. However sale is on hold as the property is let. since Jan - https://www.rightmove.co.uk/property-for-sale/property-70308490.html	8, Riverside House, Furlong Rd - On the Market at £350,000	6, Stowe Apartments, Station Road, BOURNE END, Buckinghamshire, SL8 5QH. Sold - £495,000 - 16/08/2019	This is a converted 1990's office block in a popular location. Pricing and market conditions remained fairly flat throughout 2019. The subject flats are 3 two bedroom and 1 one bedroom units which are in good order and would be saleable. Our key comparable at the moment is Flat 8 within the subject building. This flat has been on the market since January at £350,000 and is similar to the subject 2 beds. The agent expects to achieve close to asking and we will monitor this closely going forwards. We continue to value the subject two beds at £350,000 and the one bed at £300,000. We have reflected a c.10% discount against aggr VP for our bulk sale value.
								https://www.rightmove.co.uk/property-for-sale/property-70308490.html	https://www.rightmove.co.uk/property-for-sale/property-67667634.html	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=80729819	
UKS11WF001	Queen Street, Sheffield	S1 1WF	4 x 1 bed flats, 2 x 2 bed flat, Leasehold	https://propertypartner.co/properties/UKS11WF001	630,000	700,000	31.03.2020	Apt 15, Berona House, Sheffield	Orchard Chambers, 23-27 Church Street, SHEFFIELD, S1 2GJ	Apt 16, Berona House, Sheffield.	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 in this area of the city centre. Typically comparable evidence was in poorer order than the subject property and we feel that at their current value are priced at the higher end of the range of value in this area at present which we are comfortable with.
								2 bed apartment in good internal condition. Well presented. 624 sq ft. property. Well presented internally but showing signs of wear. Markets at £125,000 and sold at £122,000 in Septembr 2019.	2 bedroom flat located on the first floor above commercial premises. Well presented internally but showing signs of wear. Agent would not disclose current offer level but did indicate that asking price had not been achieved.	One bedroom flat in average condition - showing signs of wear and currently under offer. Agent would not disclose current offer level but did indicate that asking price had not been achieved.	
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=66449488	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63986628	https://www.rightmove.co.uk/property-for-sale/property-67901680.html	
UKWF29UF001	Wakefield, West Yorkshire	WF2 9UF	7 one-bed mews houses, Freehold	https://propertypartner.co/properties/UKWF29UF001	568,000	600,000	31.03.2020	6 Cartwright Fold - Apr-18 - £86,500	7 Mill Chase Close - Sep-17 - £115,500	29 Clement Street, WF2 9BA. Sold for £83,000 - Sept 2019.	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.
								http://www.rightmove.co.uk/property-for-sale/property-63698024.html	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59491486&sale=55408385&country=england	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=79596818	
UKNES2EX001	Fenham, Newcastle upon Tyne	NE5 2EX	15 x 3 bed houses and 4x 2 bed houses	https://propertypartner.co/properties/UKNES2EX001	2,092,500	2,325,000	31.03.2020	32 Friars Way, NEWCASTLE UPON TYNE, NE5 2EX	125 Slatyford Lane, NEWCASTLE UPON TYNE, NE5 2SH	18 Terry Cooney Place, NEWCASTLE UPON TYNE, NE5 2FA	Comparable 1 & 2 provide good evidence of 3 bed properties in a similar condition and position to the subjects however these properties do have advantages such as garages and off-street parking. Notwithstanding the tone of sales is similar to last reported and we are content that the 3 bed properties are retaining their value.
								3 bed SDH on the same estate. In good internal condition. Off-street parking and rear garden. 861 sq ft. Marketed at £145,000 and sold at £140,000 in November 2019	3 bed SDH within 500m of the subject. Modern throughout. Integral garage and large rear garden. Marketed at £139,950 and sold at £135,000 in October 2019	Modern 2 bed MTH with off-street parking. Very well presented throughout. Rear garden. Marketed at £115,000 and achieved £112,500 in October 2019.	Our 2 bed comparable is of a very good standard and similar build to the subjects however it is slightly smaller and we accordingly we feel that £115,000 is still appropriate for the two bed properties.
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63422112	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72197548	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85400618	
UKBN133RS001	Fulbeck Avenue, Worthing	BN133RS	3 four-bedroom semi-detached houses, Freehold	https://propertypartner.co/properties/UKBN133RS001	1,145,000	1,245,000	31.03.2020	10, Thistle Spinney, Worthing, BN13 3GY - 12/04/2019 - £342,000 - 1,249 sq ft = £276 psf - https://www.taylorwimpey.co.uk/find-your-home/england/west-sussex/worthing/barley-grange	18, Lupin Spinney, Worthing, BN13 3WX - 23/08/2019 - £432,000 - Detached 4 bed house - 1,356 sq ft = £319 psf https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68923115	10 Apsley Way - available - £400,000	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 & 2 (4 bedroom houses) of a similar size sold at £342,000 (£274 psf) and £432,000 (£319 psf). Comp 1 is a 4 bed (3 + box) terraced house. Comp 2 is a detached 4 bed. Both are new-build properties and we would expect to see a higher rate per foot, in particular for Comp 2, reflecting partly the new-build premium but mainly the fact it is detached. We feel the product on this scheme is generally inferior compared with the subjects. There are a number of lower quality 3 and 4 bed houses that have sold recently at between £350,000 and £400,000, which further underpins our valuations at £415,000.
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74751202	https://www.rightmove.co.uk/property-for-sale/property-73685692.html	https://www.rightmove.co.uk/property-for-sale/property-76501102.html	
UKS124WG001	Birley Moor Height, Sheffield	S12 4WG	13 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKS124WG001	1,228,500	1,365,000	31.03.2020	12 Normanton Spring Close, SHEFFIELD, S13 7BW	Normanton Spring Close, SHEFFIELD, S13 7BW	Ardley Close, Sheffield, S13.	We have taken into consideration the location and condition of the subject units which are located in a favourable position however they are above commercial properties which may deter some incoming purchasers. Given the tone of the local market we feel that the subject units are retaining their value well and the current values still apply.
								Well presented top floor flat in good internal condition. Modern throughout. Allocated parking. 986 sq ft. marketed at £130,00 and achieved asking price in October 2019.	Well presented one bedroom apartment in nearby PB block 2 Modern internally with allocated parking. Marketed at £105,000 since August 2019.	2 bedroom ground floor flat in ok condition, slightly dated throughout. Marketed at £95,000 and currently under offer. Agent would not disclose current offer level.	
								https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72595837.html	https://www.rightmove.co.uk/property-for-sale/property-73685692.html	https://www.rightmove.co.uk/property-for-sale/property-76501102.html	
UKRH11PD001	Flats 1, 4, 8 & 13, 26-28 Station Road, Redhill	RH1 1PD	3 x 1 and 1 x 2 bed flats, Leasehold	https://propertypartner.co/properties/UKRH11PD001	895,000	970,000	31.03.2020	Nobel House, Queensway, Redhill	Flat 11, Jefferson Court, 47-49 Warwick Road, REDHILL, RH1 1NQ	Flat 5, Tulip House, Carrington Close, Redhill.	Comparable evidence is typically found to have sold for lower values than the subject properties however these units are in poorer condition than the subject units. Accordingly we feel that the units are still at the current values as previously reported.
								2 bedroom fifth floor apartment in good internal condition - modern throughout. Parking. Marketed at £265,000 and currently under offer at just under asking price.	1 bed flat in average condition with balcony but with the advantage of parking and a single garage. Communal gardens. Marketed at £215,000 and sold at £210,000 in November 2019.	2 bedroom flat in average internal condition - little dated throughout. Outbuilding storage and parking. Marketed at £225,000 and SSTC in NOV at asking price.	
								https://www.rightmove.co.uk/property-for-sale/property-72595837.html	https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72595837.html	https://www.rightmove.co.uk/property-for-sale/property-66547737.html	

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	1,577,500	1,727,500	31.03.2020	Apartment 4, Denmark House, 79 Denmark Road, NN1 5QS. Sold - Apartment 93, Bloomsbury House, 27 Guildhall Road, 3e St. Edmunds Court, St. Edmunds Road, NORTHAMPTON, NN1 5EF. 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. 3e St Edmunds Court recently sold at £155,000. This is a top (2nd) floor, well-presented 'loft style' 2 bed over 581 sq ft. The property is under 300m from the subject and includes private parking within a gated scheme. Agents feel a parking space is worth circa £10k in this location. Flats 68 & 62 Scholars court have both recently sold at £140k and £145k respectively. These are well-proportioned 2 beds in a good location, however they are a little dated internally; they do however include parking.			
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/UKDE221BG001#/	1,715,000	1,560,000	31.03.2020	n/a	n/a	n/a	Alsop 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.
UKBA12NA001	Bath and Oxford Portfolio	BA1 2NA, BA1 5NF	4 bed ETH HMO, 6 bed ETH HMO, 8	https://www.propertypartner.co/properties/UKBA12NA001#/	2,465,000	2,505,000	31.03.2020	n/a	n/a	n/a	