

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
Fairholme Road, Croydon	CR03PH	3 bed house, Freehold	£272,500	£335,000	31.03.2021	106 Fairholme Road - sold - October 2020 - £375,000 - 3 bed ave condition - https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=5643113#93851039	89 Pemdevon Road, - under offer - £340,000 - 2 bed average condition - https://www.rightmove.co.uk/properties/5643113#		The subject property was inspected and valued by Allsop LLP in December 2019. We reported £335,000 assuming the property could be sold with vacant possession. There is been little change in local market condition since our last report. The property is let by a protected Assured Tenancy and we have allowed a suitable discount against VP for the existence of this tenancy type.
Boyd Street, Whitechapel	E11NE	2 bed Flat, Leasehold	N/A	£520,000	31.03.2021				The subject property was inspected and valued by Allsop LLP in September 2020 and valued at £570,000. There has in the meantime been a distinct cooling in demand for flats like the subject and prices have fallen between now and the previous valuation date which has been reflected in our valuation reported today.
North Fleet Lodge, Woking	GU227RL	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
St James Road, Sutton	SM12TG	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Chipping Lodge, Romford	RM13LW	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Sherringham Court, Hayes	UB31AX	1 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Stafford Avenue, Hornchurch	RM112EX	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Kentlea Road, Thamesmead	SE280JX	2 bed house, Freehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
High Court, Byfleet	KT147RX	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Richmond Court, Romford	RM12DX	1 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
19 Philimore, Plumstead	SE181PN	1 bed maisonette, Freehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Friars Close, Seven Kings	IG14AZ	1 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Manordene Road, Thamesmead	SE288EU	2 bed house, Freehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Waterford House, West Drayton	UB77DL	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Flat 2 Tower, Mint	E18JX	2 Bed Flat, Leasehold	N/A	£430,000	31.03.2021				The subject property was inspected and valued by Allsop LLP in December 2020 wherein it was valued at £480,000. There has been a seriously deterioration in the market and after providing a valuation of other flats in the subject block in Feb and Mar 2021 wherein 430k has been reported for the same flat type. The subject struggled to see at £450,000 and the reported valuation is appropriate against the feedback from the selling agents.
20 Philimore, Plumstead	SE181PN	1 bed maisonette, Freehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Flat 4 Tower, Mint	E18JX	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
North street, Romford	RM11BJ	2 Bed Flat, Leasehold	Anniversary Valuation		-				1st April 2021
Rylands close, West Drayton	UB78AT	1 bed maisonette, Leasehold	Anniversary Valuation		-				1st April 2021
Flat 3, Tower Mint	E18JX	2 Bed Flat, Leasehold	Anniversary Valuation		-				The subject property was inspected and valued by Allsop LLP within the past 6 months, March 2021 update not required
Scholars Way, Romford	RM25US	3 Bed House, Freehold	Anniversary Valuation		-				1st April 2021
Murray Court, Hanwell	W72HQ	3 Bed House, Freehold	N/A	£665,000	31.03.2021	13 Murray Court - On market - £675,000 - https://www.rightmove.co.uk/properties/0193337#	4 Saddle Back Lane - Sold - £660,000 - 2019 12.10.2020 https://www.rightmove.co.uk/property-for-sale/property-47838423.html	12 Oak Cottages - Sold - £ 700,000 - https://www.rightmove.co.uk/house-prices/w7-2pe.html?country=england&referrer=landingPage&searchLocation=W7+2PE	The first comparable is key evidence because it is the neighbouring property and identical to the subject. It has just been price reduced from - £695,000, the agent expects it to sell at or close to the current asking price.
Amhurst Walk,	SE288RJ	3 Bed House, Freehold	N/A	£325,000	31.03.2021	11 Amhurst Walk - U/O - £337,750 - https://www.rightmove.co.uk/properties/3886232#	16 Amhurst Walk - sold - July 2020 - £333,500 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67408674&sale=91474926&country=england	4 Amhurst Walk - Jan 20- £317,500 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64992666&sale=56771615&country=england	This is obviously a good position and demand is healthy to purchase properties here, values remain firm. The key evidence is no.11 currently under offer at £337,500 but this has a modern kitchen and bathroom and in owner occupier condition.
Garden Court, West Drayton	UB77JS	1x 2 bed ground floor flat 2 x 2 bed first floor flats, Leasehold	N/A	£825,000	31.03.2021	28 Osprey Close - under offer - £273,000 (£510 psf) https://www.rightmove.co.uk/properties/5128406#	42 Garden Court - withdrawn - on at £335,000 failed to see so let at £1295 pcm in Jan 21 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=95701394	26 Garden Court - under offer - £295,000 (£394 psf) https://www.rightmove.co.uk/properties/3183713#	No.2 Garden Court was on the market until Feb 21 at £290,000 (£410 psf) but failed to sell. Our valuations today for the subject two beds are £275,000 each which are realistic against the agreed price of 26 GC a three bed and the tone of others in the block currently for sale and take account for the asking price of no.2 which failed to receive a great deal of interest.
Grebe Close	E79RU	2 bed house, Freehold	N/A	£410,000	31.03.2021	26 Grebe Close - Nov 19 - £390,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68532346&sale=11029783&country=england	3 Grebe Close - Dec 18 - £400,000 https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51575469&sale=8638105&country=england	31 Grebe Close - on market - £435,000 https://www.rightmove.co.uk/properties/3651623#	The sale of number 26 remains the best comparable evidence as this was the last sale of the same property type however this is becoming slightly historic and there is serious interest albeit no offers yet in the two identical properties currently on the market here priced at £425k and £435k ( see comp 3 as an example).
Graveney Court, Romford	RM11EZ	2 Bed Flat, Leasehold	N/A	£250,000	31.03.2021	8 Eddleton Court, Romford - Sold - Aug-20 - £250,000 - 775 sq ft £322 psf REPO https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=87201734&sale=69467673&country=england	2 Calder Court - Sold - Nov-20 - £275,000 https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=30089862	11 Derwent Court - Under Offer - Jan 2021 - £265,000 - 779 sq ft £340 psf https://www.rightmove.co.uk/properties/7900055#	Whist there is obvious demand for flats within this development, pricing has cooled slightly over the last 12 months. The comparables suggest an average of £340 psf. The subject measures 647 sq ft so is smaller than the comparables. Rather than a focus on a rate psf our valuation reflects a suitable unit price reflective of the tone within the development.
Vantage Building	UB34BQ	1 Bed Flat, Leasehold	N/A	£215,000	31.03.2021	427 Vantage Building - sold - June 20 - £200,000 - 500 sq ft - £400 psf https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65525688	528 Vantage Building - sold - June 2020 - £270,000 - £540 psf includes car parking. https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=56391591&sale=91119558&country=england		The subject property is a one bedroom first floor flat measuring 502 sq ft so is a generous size for a one bed unit. The property also has a balcony albeit small which is important with regard to marketability post COVID. Notwithstanding we understand that the development has failed its EWS1 Survey and therefore units are currently only selling to cash buyers due to mortgage restrictions. Pricing therefore must reflect this. There are various properties in this scheme available for sale at AP's of between £250,000 and £290,000 (1 beds) which are struggling with regard to interest. Our valuation is at a suitable level to take account of this issue. Without the cladding issue our opinion is that the subject has a value of c£270k we have made a discount of 20% from this figure to arrive at our present day valuation.
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	Anniversary Valuation		-				1st April 2021
Cherington Road, Hanwell	W73HJ	1 x 1 Bed Ground floor flat 1 x 3 bed Duplex flat, Freehold	N/A	£880,000	31.03.2021	34a Laurel Gardens, W7 3JG. Sold - £425,000 - 03/08/2020. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=82310305	4B Cherington Road, Cherrington Road, Hanwell, W7 3HJ. U/O - £280,000. Sold - £345,000 - 19/06/20. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76363963	24a Laurel Gardens, LONDON, W7 3JG. Sold - £345,000 - 19/06/20. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76891939	Again we consider 4b Cherrington Road which is sold for £280,000 (£576 psf) in June 20. This is an upper ground floor unit in inferior condition to the subject. 24a Laurel Gardens is a good comparable, which sold in June 20 at £345k (£666 psf) from an asking price of £375k. This flat is a 518 sq ft 1st floor flat in fairly basic order, inferior to the subject. 17 Shirley Gardens is a smaller, 506 sq ft 1 bed garden flat under offer at £362,500 (£716 sq ft). We feel £385,000 is achievable for the subject 1 bed (£78 psf). There remains limited evidence with regard to 3 bed comparables. 34a Laurel Gardens, sold in Aug 20 at £425k (£706 psf). This is a smaller, two bed maisonette inferior in condition. We feel the subject 3 bed could achieve £495,000 on the open market today (£584 psf).
Cambridge Road, Hanwell	W73PA	3 Bed House, Freehold	N/A	£600,000	31.03.2021	42 Osterley Park View Road, LONDON, W7 2HH - Sold for £605,000 - 04/12/2020. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=83847985	31 Deans Road, LONDON, W7 3QB. Sold - 18/09/2020 - £600,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=79656121	36 Deans Road, LONDON, W7 3QB. Sold - 03/09/2020 - £590,000. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75640726	The subject has accommodation over two floors rather than three (as many of the comps) and is finished to an average standard, although it is more basic and smaller than many & the back garden is quite small. We have paid primary regard to 36 & 31 Deans Road. Both are similar in type, size and condition to the subject (although No 31 is dated and inferior). Both are mid-terraced but have larger back gardens than the subject. Both sold in Sept 20 for £590,000 (£664 psf) and £600,000 respectively. 42 Osterley Park View Road sold in Dec 20 for £605k (£621 psf). This property was in need of comprehensive modernisation but did have a good sized garden. 35 Montague Avenue also sold in Oct 20 at £590k. Although mid-terraced, this is a similar overall proposition to the subject. We feel the subject remains a reasonable proposition at £600,000 (£721 psf).
2-5 Finch Heights, Hastings	TN355ED	4 x 4 bed Houses, Freehold	N/A	£1,150,000	31.03.2021	33 Fairstone Close, HASTINGS, East Sussex, TN35 5EZ. Sold - £290,000 - 02/11/2020. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=69067512	61 Canute Road, HASTINGS, East Sussex, TN35 5HT. Sold - £249,000 - 30/10/2020. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63645231	19 Saxon Road, HASTINGS, East Sussex, TN35 5HP. Available at £319,950. https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=97970372	This 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 has however improved over the past couple of years, although there remains no directly comparable new-build/modern evidence. There is also limited 4 bed terraced evidence, which many similar properties being smaller and three bedroom. 61 Canute Road sold in Oct 20 at £249k. This is a fairly attractive period terrace, although it does appear to have some issues and 1 bed is in the basement. 33 Fairstone Close is a 1970's 3 bed semi on a sloping plot. This property is in need of some modernisation, inferior to the subjects and sold in Nov 20 at £252,000. Both of the above are inferior propositions to the subjects. 19 Saxon Road is a 4 bed mid-terraced, close to the subjects. Although a period property, the house is well-presented internally (altately reflects the three storey accommodation and staggered semi-detached configuration, om the asking price of £320k and we look forward to seeing how this progresses. We feel in the current market, the mid terraced subjects would achieve circa £280k and the end-terraced/semi-detached circa £290k.
Sandars Matings, 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	£1,820,000	£2,023,000	-				

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Southwood Road, Hayling Island	PO119NQ	13 x 2 bed flats 1 x 1 bed flat, Freehold	£1,820,000	£2,023,500	31.03.2021	Flat 10, 129 Southwood Road, PO11 9NQ. U/O - £146,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=100699211">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=100699211</a>	Flat 3, Shorelands Court, 177 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9PY. Sold - £145,000 13/03/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84892559">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84892559</a>	Flat 2, 137 Southwood Road, HAYLING ISLAND, Hampshire, PO11 9PY. Sold - £130,000 24/07/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65784786">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65784786</a>	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 has been limited for some time, however we now have the benefit of a key comparable within the subject block. Flat 10, 129 Southwood Rd is currently under offer at £146,000. Agents feel the market has picked up a little over the past year as illustrated above given the last directly comparable unit sold in 2018 at £137,500. Flat 3, Shorelands Court sold in March 20 at £145,000. This flat is a broadly comparable proposition overall as it includes a small private garden. Flat 2, 137 Southwood Road is a well-presented 1 bed, slightly superior in specification and size to the subject (at 410 sq ft). We reflect this within our valuations and report £146,000 for the two bedroom flats and £125,000 for the one bedroom flat. This property is currently being revalued for refinancing purposes
Anstey's Court, Torquay	TQ13TB	9 x 2 bed flats, Freehold	N/A	£1,152,500	-				
Cotton Avenue, Acton	W36YE	2 Bed Flat, Leasehold	N/A	£315,000	31.03.2021	29 Curtis Drive, LONDON, W3 6YL. Sold for £300,000 - 16/10/20. Available at £360,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=100011824">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=100011824</a>	5 Cotton Avenue, LONDON, W3 6YF. Sold at £360,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84911260">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=84911260</a>	49 Cotton Avenue, LONDON, W3 6YE. Sold for £308,000 - 05/07/19 (Asking price £325,000). <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55960519">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=55960519</a>	Flat 5 Cotton Ave is a well presented 2 bed, superior in condition to the subject and was marketed from Oct-Nov 20 at £360k, although did not receive much interest and was re-let. 29 Curtis Drive is 3rd floor flat within a neighbouring block. This flat comprises 554 sq ft and is in slightly inferior condition to the subject. Parking is included but there is no lift. This is a slightly inferior proposition to the subject and this flat sold for £300,000 in Oct 20. This is our key source of comparable evidence.
St Catherines mews, Lincolnshire	LN58JT	21 x 2 bed flats, Freehold	£2,365,000	£2,615,000	-				This property is currently being revalued for refinancing purposes
Prospect Court, Market Drayton	TF93HP	10 x 2 bed flats, Freehold	N/A	£2,645,000	-				This property is currently being revalued for refinancing purposes
Thornwood, Eastbourne	BN213YB	5 x 2 bed 2 x 1 bed, Freehold	N/A	£1,152,500	31.03.2021	Flat 1, Bowes House, 36 Enys Road, EASTBOURNE, East Sussex, BN21 2DX. Sold - £133,000 - 23/09/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72065559">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72065559</a>	21 Upperton Gardens, EASTBOURNE, East Sussex, BN21 2AA - Sold - £174,950 - 27/11/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72959949">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72959949</a>	Flat 1-3, 6 The Avenue, EASTBOURNE, East Sussex, BN21 3YA. U/O - £148,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74792682">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=74792682</a>	21 Upperton Gdns is a 2 bed, 2nd floor apt over 720 sq ft with a small second bedroom and fairly dated appearance. It sold in Nov 20 for £174,950 (£243 psf). This is an overall inferior proposition to the majority of the subject 2 beds. A fairly dated 2 bed, ground floor flat within 6 The Avenue is under offer at £148,000. This flat is a slightly inferior proposition to the subject. The agent reported some interest but not at the asking price. Our key 1 bed evidence however that the market is reflecting a slight lift in 2 bed values and we report £172,500 per 2 bed accordingly. Our key 1 bed evidence includes Flat 6, 23 St. Annes Road, which is a well-presented first floor flat selling for £158,000 in Sept 20 and Flat 1, Bowes House which sold for £133k in Nov 20. This is a 495 sq ft GF flat in fairly average order. An average of £145k for the two one bedroom flats appears appropriate.
Anchor point Flat 4 (Plot 30), Flat 7 (Plot 32), and Flat 9 (Plot 37)	SE165AD	3 x 2 bed flat, Leasehold	N/A	£1,485,000	31.03.2021	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. Sold - £525,000 - 13/11/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298</a>	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Sold - £565,000 - 01/06/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181</a>	Flat 28, 31 Fisher Close, LONDON, SE16 5AD. £438,000 - Sold - 18/03/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396</a>	Flat 22 is a 706 sq ft, first floor flat with 2 beds and 1 bath. This flat sold in Nov 20 at the asking price of £525,000 (£744 psf). Flat 29 sold in Jun 20 close to the asking price of £570k at £565k (£784 psf). This flat totals 721 sq ft and includes a large roof terrace. We also note the sale of Flat 28 which is a 552 sq ft 1 bed flat with good sized balcony. This flat sold in Mar 20 at £438,000 (£793 psf). Plot 29 was marketed between Aug-Oct 20 at £525,000 (£787 psf). The agent reported some interest but not at the asking price. Prices over 2020 show a recovery, measured against previous sales in 2019 (Flat 12 - sold Nov 19 at £475,000 - £673 psf). We are able to reflect this increase accordingly being mindful of the features of the subjects against the key comparables (e.g. size of roof terrace/balcony etc).
St Davids Lodge, Hastings	TN342RD	13 x 2 bed flats, Freehold	£2,365,000	£2,615,000	31.03.2021	Flat 12, Quarry Wood, 23 Grange Road, TN34 2RL. Under offer circa £180,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63505260">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=63505260</a>	7, Hazel Court, Stonestile Lane, HASTINGS, East Sussex, TN35 4PE. Sold - £184,000 - 31/10/2019. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=48963486">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=48963486</a>	10 Woodlands Way, TN34 2FU. Sold - £195,000 - 25/02/2019. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56604306">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56604306</a>	There is no new directly comparable evidence. Flat 2 (Penthouse) within the subject building was marketed between June 19 and Jan 20 (7 months) at an asking price of £330,000 but did not sell. The agent felt overpriced. Our best recent evidence is 23 Woodlands Way which is under offer circa £175k (£225 psf) after being reduced from £185k. It is smaller at 778 sq ft but in quite good order. 8, Hazel Court sold in Sept 20 at £170k (£242 psf). This is a smaller, 703 sq ft GF unit within an attractive period building. It is in need of general modernisation, an inferior proposition to the subject. Flat 12, Quarry Wood sold in May at £171,950 (£228 psf). It is smaller (753 sq ft) but has a small terrace. The condition is fairly similar. We have reflected the tone of these recent property sales, applying a suitable premium to the subjects to reflect their superior size and proportions, along with current market conditions (agents remain positive) within our valuations.
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	N/A	£2,645,000	31.03.2021	11, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Sold - £345,000. Available at £349,950. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71754558">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71754558</a>	36, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Sold - Feb 21 - £349,950. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56747865">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=56747865</a>	29, Red Lion Court, 1b The Broadway, GREENFORD, Middlesex, UB6 9FJ. Sold - Feb 21 - £235,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=83398060">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=83398060</a>	This is an attractive development of a good quality in a central location. There is quite a range in unit sizes and low-level outward facing units do struggle due to road proximity. Some re-sale evidence is beginning to emerge following the schemes initial completion in 2016. Flat 11 (1st floor road facing) sold in Sept 20 at £345,000 (£471 psf). We understand the position of this unit is inferior to the subjects. Flat 36 is on the market (as of Sept 20) at £349,950 (£446 psf). The agent reports some interest, although limited, but they expect to achieve close to asking. Flat 29 is a compact 1 bed (409 sq ft) located on the 2nd floor. This flat sold in Feb at £235k (£574 psf) although a sale fell through last June at £280k due to COVID. Flat 13 is a larger 1 bed at 648 sq ft, on the market since Jan 21 at £310k (£478 psf), following a price reduction from £325k, the agent reports some interest. The flat market has struggled in this location over the past year, given COVID, and this has been reflected within tply a premium for the subject 2 beds. We also consider Flat 11 The B
Unit 5, 11, 13 Premier House, Edgware	HA87BJ	3 x 1 bed flats, Leasehold	N/A	£735,000	31.03.2021	55 Premier House - on market for £320,000 - expected £315,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70087313">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=70087313</a>	52 Premier House - on market for £325,000 - expected £315,000. <a href="http://www.rightmove.co.uk/property-for-sale/property-62623978.html">http://www.rightmove.co.uk/property-for-sale/property-62623978.html</a>	66 Premier House - on market for £320,000 - expected £315,000. <a href="http://www.rightmove.co.uk/property-for-sale/property-62623975.html">http://www.rightmove.co.uk/property-for-sale/property-62623975.html</a>	There is little in the way of change within this block or within the local market. Last year we made an allowance of 25% against unrestricted value to account for the cladding issues, this remains relevant today. The properties would only be sold to cash buyers currently, we have not altered our previously reported valuations £245,000 each.
Flats 3, 4, 5 & 7 Falcon Heights	SW112PF	2 x 2 bed flats 2 x 1 bed flats, Leasehold	N/A	£1,675,000	31.03.2021	4 Falcon Heights - withdrawn - the subject property. On the market Oct-20 £475,000 reduced to £450,000 no sale - several viewings no offers. <a href="http://www.rightmove.co.uk/avm/screens/logBookView?qaId=2338342&amp;userCustomerId=12102910">http://www.rightmove.co.uk/avm/screens/logBookView?qaId=2338342&amp;userCustomerId=12102910</a>	Flat 1 Falcon Heights - Jun-18 - £465,000. <a href="http://www.rightmove.co.uk/property-for-sale/property-50373783.html">http://www.rightmove.co.uk/property-for-sale/property-50373783.html</a>	Flat 6 Falcon Heights - Apr-18 - £489,000. <a href="https://www.rightmove.co.uk/property-for-sale/property-50373783.html">https://www.rightmove.co.uk/property-for-sale/property-50373783.html</a>	One of the subjects (Flat 4) tested the market at the end of last year it came on in October at £475,000 reduced to £450,000 in November but still didn't sell. The agent feels that if it was introduced, today, at £450,000 serious interest would be received we have reduced the values of the other flats accordingly. VP values are Flat 3 (2 bed) £450,000, Flat 4 (2 bed) £450,000, Flat 5 (1 bed) £375,000 and Flat 7 (1 bed) £395,000, this latter flat is a larger than average one bed unit.
Plot 35 (Flat 21) Anchor Point	SE165AD	1 x 2 bed flat, Leasehold	N/A	£495,000	31.03.2021	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. Sold - £525,000 - 13/11/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298</a>	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Sold - £565,000 - 01/06/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181</a>	Flat 28, 31 Fisher Close, LONDON, SE16 5AD. £438,000 - Sold - 18/03/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396</a>	Flat 22 is a 706 sq ft, first floor flat with 2 beds and 1 bath. This flat sold in Nov 20 at the asking price of £525,000 (£744 psf). Flat 29 sold in Jun 20 close to the asking price of £570k at £565k (£784 psf). This flat totals 721 sq ft and includes a large roof terrace. We also note the sale of Flat 28 which is a 552 sq ft 1 bed flat with good sized balcony. This flat sold in Mar 20 at £438,000 (£793 psf). Plot 29 was marketed between Aug-Oct 20 at £525,000 (£787 psf). The agent reported some interest but not at the asking price. Prices over 2020 show a recovery, measured against previous sales in 2019 (Flat 12 - sold Nov 19 at £475,000 - £673 psf). We are able to reflect this increase accordingly being mindful of the features of the subjects against the key comparables (e.g. size of roof terrace/balcony etc).
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	N/A	£2,130,000	31.03.2021	5 Normand Lodge - 1 bed 349 sq ft under offer Mar 21 at £300,000 (£860 psf) for £591,000 in Sep 20 - £762 psf. <a href="https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73304418&amp;sale=11729989&amp;country=england">https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73304418&amp;sale=11729989&amp;country=england</a>	40a Vereker Road - 1 bed 775 sq ft sold for £591,000 in Sep 20 - £762 psf. <a href="https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73304418&amp;sale=11729989&amp;country=england">https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=73304418&amp;sale=11729989&amp;country=england</a>	GFF - 40 Vereker Road - 1 bed GFF with terrace sold £510,000 (£1503 psf) in Nov 20 excellent condition. <a href="https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=71338269&amp;sale=91958691&amp;country=england">https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=71338269&amp;sale=91958691&amp;country=england</a>	General opinion from agents is that the subjects properties should be around the £750 psf - £800 psf mark. No.6 Jubilee Mansions (2 bed SFF) was tested at £550,000 (£811 psf) recently but failed to sell. We value the subject units as follows: Studio - 321 sq ft - £285,000 - £887 psf - suitable based on sale of comp 1 which is a superior unit. One beds at £410,000 and £400,000 for the first and fourth floor units respectively Two beds at £510,000 - £752 psf
Compass Court, Eastbourne	BN213AR	7 x studios 12 x 1 bedroom flats, Freehold	£1,130,000	£1,190,000	-				
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	N/A	£1,565,000	31.03.2021	6 Northgate House - 2 bed FFF - 807 sq ft - £185,000 sold in Nov 20 - £229 psf. <a href="https://www.rightmove.co.uk/properties/101913362/#/">https://www.rightmove.co.uk/properties/101913362/#/</a>	Dutch Quarter - under offer - FFF - £170,000. <a href="https://www.rightmove.co.uk/properties/74766108/#/">https://www.rightmove.co.uk/properties/74766108/#/</a>	8 Dutch Quarter - on market - £185,000. <a href="https://www.rightmove.co.uk/properties/857990860/#/">https://www.rightmove.co.uk/properties/857990860/#/</a>	This is a recently converted building into 51 flats, commanding an envious location and high quality finish. Flat 8 within the building is OTM at £185,000 with Connells since Jan 21. Evidence from within the building and within competing blocks shows prices being achieved between £210 and £250 psf. 24 Nunn's 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 (£230 psf). We do not have the specific unit breakdown of floor area and have applied an ave unit value of £180k for the 2 bed flats and 150k for the one beds.
Flats 1, 3, 7 Graham Road	NW43DH	3 x 3 bed flats, Freehold	N/A	£1,735,000	31.03.2021	Flat 7, Hazelmere Court, 67 Station Road, LONDON, NW4 4HL - Sold - £468,000 - 27/05/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85071014">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85071014</a>	Flat 6, 1 Graham Road, LONDON, NW4 3DH. Available at £440k then guided at £375k+. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71623191">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71623191</a>	59a Sevington Road, LONDON, NW4 3RY. U/O - £450,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64408110">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=64408110</a>	These are spacious flats in good order and in a popular area. Market conditions were fairly stable pre-COVID. Two smaller 2 bedroom flats (621 sq ft) have recently been marketed within the subject scheme. Flat 6 was marketed by Roundtree between July and Aug 20 at £440k (£708 psf) before being placed with Allsop for the Sept 20 Auction at a guide of £375k (£604 psf). It was however withdrawn. Flat 3a is the same size and proportions as flat 6 but on the ground floor. This flat has been marketed by Roundtree since Aug 20 at £440k (£708 psf), the agent reports offers around the £395k level (£636 psf). Both flats are considerably smaller than the subjects. Outside of the subject scheme there remains limited evidence relating to modern flats of this size. 48 Need Crescent is similar building, however it is new-build. Flat 3 was under offer at £450,000 last year however this fell through due to COVID and it is now OTM at £425k (£757 psf). Flat 7, Hazelmere Court is a fairly dated 1st floor PB flat with under-croftably reflects the three storey accommodation and staggered semi-detached configuration. on the asking price of £320k and we look forward to seeing how this progresses. We feel in the current market, the mid terraced subjects would achieve circa £280k and the end-terraced/semi-detached circa £290k.square foot and the fact that the rent receivable is not proportionally larger than the smaller two beds. We have reflected an average rate of £485 psf across the 3 flats.
Plot 25 (Flat 15), Plot 43 (Flat 25) Anchor Point	SE165AD	2 x 2 bed flat, Leasehold	N/A	£990,000	31.03.2021	Flat 22, 31 Fisher Close, LONDON, SE16 5AD. Sold - £525,000 - 13/11/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68726298</a>	Flat 29, 31 Fisher Close, LONDON, SE16 5AD. Sold - £565,000 - 01/06/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=67616181</a>	Flat 28, 31 Fisher Close, LONDON, SE16 5AD. £438,000 - Sold - 18/03/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=52173396</a>	Flat 22 is a 706 sq ft, first floor flat with 2 beds and 1 bath. This flat sold in Nov 20 at the asking price of £525,000 (£744 psf). Flat 29 sold in Jun 20 close to the asking price of £570k at £565k (£784 psf). This flat totals 721 sq ft and includes a large roof terrace. We also note the sale of Flat 28 which is a 552 sq ft 1 bed flat with good sized balcony. This flat sold in Mar 20 at £438,000 (£793 psf). Plot 29 was marketed between Aug-Oct 20 at £525,000 (£787 psf). The agent reported some interest but not at the asking price. Prices over 2020 show a recovery, measured against previous sales in 2019 (Flat 12 - sold Nov 19 at £475,000 - £673 psf). We are able to reflect this increase accordingly being mindful of the features of the subjects against the key comparables (e.g. size of roof terrace/balcony etc).
Flats 2, 11, 20, 38, 39 Dutch Quarter Colchester	C011BA	5 x 2 bed flats, Leasehold	N/A	£975,000	31.03.2021	6 Northgate House - 2 bed FFF - 807 sq ft - £185,000 sold in Nov 20 - £229 psf. <a href="https://www.rightmove.co.uk/properties/101913362/#/">https://www.rightmove.co.uk/properties/101913362/#/</a>	Dutch Quarter - under offer - FFF - £170,000. <a href="https://www.rightmove.co.uk/properties/74766108/#/">https://www.rightmove.co.uk/properties/74766108/#/</a>	8 Dutch Quarter - on market - £185,000. <a href="https://www.rightmove.co.uk/properties/857990860/#/">https://www.rightmove.co.uk/properties/857990860/#/</a>	This is a recently converted building into 51 flats, commanding an envious location and high quality finish. Flat 8 within the building is OTM at £185,000 with Connells since Jan 21. Evidence from within the building and within competing blocks shows prices being achieved between £210 and £250 psf. 24 Nunn's 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 (£230 psf). We have valued each unit at £180k.

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
Osborne Mansions, Hove	BN32RH	3 x 2 bed flats, Leasehold	£790,000	£900,000	31.03.2021	Flat 8, Osborne Mansions, 17 St. Catherine's Terrace, HOVE, East Sussex, BN3 2RH. U/O - £300,000. 20/03/2020. <a href="https://www.rightmove.co.uk/properties/75111417">https://www.rightmove.co.uk/properties/75111417</a>	14 St. Catherine's Terrace, HOVE, East Sussex, BN3 2RH. Sold - £325,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85177055">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85177055</a>	Flat 7, Osborne Mansions, 17 St. Catherine's Terrace, HOVE, East Sussex, BN3 2RH. U/O - £300,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75692055">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75692055</a>	Flat 7 is a well presented 2 bed flat within the subject scheme circa 723 sq ft which is currently under offer circa £300k. Flat 8 is also under offer circa £300k. This flat is slightly smaller, circa 659 sq ft which is similar to the subjects. It is also well-presented and well-proportioned. Accordingly we reflect a value of £300k per unit for the subjects.
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	£1,400,000	£2,000,000	31.03.2021	2 Staxton Farm Yard - sold - £177,000 - At £169,950 On market some interest expecting £165,000 - has been on the market for some time. <a href="https://www.rightmove.co.uk/properties/03821677#/floorplan?activePlan=1">https://www.rightmove.co.uk/properties/03821677#/floorplan?activePlan=1</a>	Kestral Cottage, Main Street, Staxton, Old Malton Road, Staxton. - 2 bed ETH - under offer at £145,000. <a href="https://www.rightmove.co.uk/properties/7307657#/">https://www.rightmove.co.uk/properties/7307657#/</a>		No 7 Stackyard is currently on the market for £170,000 and offer of £167,500 was received however this fell through. Despite it falling through it was at a reasonable level considering the tone of the other comparable properties. We have illustrated a breakdown of the individual values on the relevant tab below where PP will see a realistic range of values based on our evidence against each unit type. There would be demand of the scheme as an investment but at a fairly deep discount to agg VP. We remain of the opinion that a discount of 30% is appropriate.
Vista Tower, Stevenage	SG11HG	4 x 2 bed flats, Leasehold	£646,000	£760,000	31.03.2021	15 Vista Tower - under offer - £185,000 - <a href="https://www.rightmove.co.uk/properties/7394657#/">https://www.rightmove.co.uk/properties/7394657#/</a>	31 Vista Tower - sold - July 2020 - £188,000 <a href="https://www.rightmove.co.uk/house-prices/sg1-1ar.html?country=england&amp;referrer=landingPage&amp;searchLocation=SG1+1AR">https://www.rightmove.co.uk/house-prices/sg1-1ar.html?country=england&amp;referrer=landingPage&amp;searchLocation=SG1+1AR</a>	4 Vista Tower - sold - May 2020 - £190,000 <a href="https://www.rightmove.co.uk/house-prices/sg1-1ar.html?country=england&amp;referrer=landingPage&amp;searchLocation=SG1+1AR">https://www.rightmove.co.uk/house-prices/sg1-1ar.html?country=england&amp;referrer=landingPage&amp;searchLocation=SG1+1AR</a>	This tower needs to be re clad so none of the units in it are mortgageable currently. Re cladding works are apparently starting in April or May 2021. Flats can only be sold to cash purchasers only at the moment and achievable values are in a fairly tight range of between £185k and £190k.
The Heights, West Bromwich	B713AZ	3 x 2 bed flats, Leasehold	£295,000	£330,000	31.03.2021	The Heights, West Bromwich - 2 bed flat marketed at £106,000. Good internal condition with parking. Reduced from £110,000 in June 2019 now SSTC at £105,000 <a href="https://www.rightmove.co.uk/property-for-sale/property-54445215.html">https://www.rightmove.co.uk/property-for-sale/property-54445215.html</a>	The Heights, West Bromwich - 2 bed flat same development, marketed at £110,000, marketed since 2018. Well presented. No formal offers to date. <a href="https://www.rightmove.co.uk/properties/3738238#/">https://www.rightmove.co.uk/properties/3738238#/</a>	11, Aston Court, Crankhall Lane, WEST BROMWICH, West Midlands, B71 3JP. Within 600m. PB 2 bed flat - well presented but slightly dated. SSTC at £90,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71711734">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=71711734</a>	There are currently 5, 2 bed properties marketed within this block at present. A number of which have been marketed for a significant amount of time. (since 2018) Asking prices vary between £106,000 and £120,000. We feel that values in this area, in particular in this block at static at present. Comparable evidence is generally of poorer condition. We feel that MV fitting at £110,000 per unit.
Blanchmans Road, Warrlingham	CR69DE	4 x 1 bed flats, Freehold	£810,000	£950,000	31.03.2021	10 Lime Grove, Warrlingham, CR6 9DB - 2 bed FF Mais with garden and off street parking - 716 sq ft sold in Feb 21 for £275,000 (£384 psf). Good order <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=95465900">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=95465900</a>	4 Blanchmans Road, Warrlingham, CR6 9DE - 2 bed Mais with garden - 700 sq ft. On the market for £285,000 but failed to sell. Scuffly internally and was re let in Feb 21. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=97279160">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=97279160</a>	10 Chelsham Close, Warrlingham, CR6 300m from the subject but inferior position. Good order. Sold in October 2021. <a href="https://www.rightmove.co.uk/house-prices/detail/Matching.html?prop=14445927&amp;sale=91771632&amp;country=england">https://www.rightmove.co.uk/house-prices/detail/Matching.html?prop=14445927&amp;sale=91771632&amp;country=england</a> (old particulars sold in 2020 in excellent order).	These are attractive flats in a low density scheme despite them being one bedroom units there would be demand for them as they are well proportioned and the ground floor units have a garden. We have valued the ground floor flats at £250,000 each and the ground floor units at £225,000 to allow a suitable premium for the gardens where applicable and the tone for what we consider to be inferior but larger units within evidence. We feel that as a block sale, the market has hardened somewhat since last year and have reflected a slightly deeper discount to account for this where as previously we applied a discount of 10% we feel that 15% is more appropriate today. Our investment bulk value equates to 5.5% against the rents passing.
Devonshire Place, Brighton and Hove	BN21QA	3 x 1 bed flats, Leasehold	£655,000	£710,000	31.03.2021	GF Flat - 26 Devonshire Place, BRIGHTON, BN2 1QA. Sold - £255,000 - 1PD. U/O - 30/10/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=77140671">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=77140671</a>	SF Flat 18 New Steine, BRIGHTON, BN2 1PD. U/O circa £285,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=98651882">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=98651882</a>	GF Flat, 12 New Steine, BRIGHTON, BN2 1PB. U/O - £245,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=88627900">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=88627900</a>	A compact FF flat within No 12 New Steine is currently under offer at £245k from an asking price of £225k+. This flat is inferior in condition to the subjects and also slightly smaller but the location is better with a partial sea view. A well-presented and larger flat (578 sq ft) on the first floor of No 18 New Steine is under offer at £285,000 (493 psf). On the subject street we consider the recent sale of the first floor flat within No 26. This flat sold in October 20 at £255k and is smaller than the subjects, although we do not have the exact size. A top floor flat sold within No 8 in May 20 at £249,984. This flat was purchased the year before at auction and re-furnished. We feel the market has reflected a slight increase in flats within this area and we report accordingly.
Carlisle Mews, Gainsborough	DN212HZ	1 one-bedroom flat, 13 two-bedroom flats, 2 two-bedroom bungalows and 5 two-bedroom houses, Freehold	£1,225,000	£1,400,000	31.03.2021	Carlisle Street - 4 bed MTH - good order but poorer house type compared with the subjects - under offer £89,000. <a href="https://www.rightmove.co.uk/properties/5640044#/">https://www.rightmove.co.uk/properties/5640044#/</a>	Juniper Way - under offer at £125,000 - 3 bed SDH good order superior to the subjects. <a href="https://www.rightmove.co.uk/properties/5030189#/">https://www.rightmove.co.uk/properties/5030189#/</a>	Cecil Court. On market as a whole 7 flats	There is little in the way of change with regard to the local market. There would be demand for the subject units in accordance with the individual valuation as attached. In terms of the Affordable properties we have reported the relevant discounted prices based on a like for like unrestricted unit. Our investment value demonstrates 7.7% GIY and a 15% discount from the total aggregate vacant value of the unrestricted properties plus the value of the affordable units. A further discount to these has not been applied.
Woodland Way, Mitcham	CR42DZ	2 four-bedroom townhouses, Freehold	£1,235,000	£1,280,000	31.03.2021	36 Stanley Road, MITCHAM, Surrey, CR4 2BH - Sold - £612,500 25/06/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65654061">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=65654061</a>	66 Vectis Road, LONDON, SW17 9RG. Sold - £635,000 - 23/10/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85596098">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=85596098</a>	69 Caitness Road, MITCHAM, Surrey, CR4 2EY. Sold - £630,000 - 06/11/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75888022">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=75888022</a>	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. 36 Stanley Rd sold for £612,500 (£431 psf) in June 20. This house is set over 3 storeys, like the subject but one of the bedrooms is a box room. The spec is quite good but inferior and the garden is slightly better. Overall a slightly inferior proposition. 66 Vectis Rd is a 1,428 sq ft, 2 storey end-terrace inferior in condition to the subject. The back garden is of a similar quality. This property sold in Oct 20 for £635k (£445 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.
Chadwick Road, Langley	SL37FU	4 two-bedroom flats, Leasehold	£1,040,000	£1,100,000	31.03.2021	26 Chadwick Road, SLOUGH, SL3 7FU. Sold - £274,000 - 14/10/2020 U/O <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=94969748">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=94969748</a>	26 Chadwick Road, SLOUGH, SL3 7FU. U/O - £280,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=80821465">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=80821465</a>	38 Chadwick Road, SLOUGH, SL3 7FU. Sold - £274,000 - Sept 2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73565554">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=73565554</a>	The local flat market has been fairly active during 2020 and we are able to obtain evidence in relation to a number of directly comparable, 2 bedroom flats transacting within the subject scheme. 26 Chadwick Road, sold in Oct 20 at £274k. 108 Chadwick Road is currently under offer at £280k and 38 Chadwick Road, sold in Sept 20 at £274k. The flats are similar in proportion to the subjects, although No 108 is slightly larger. Accordingly we report £275k per unit.
London Road, Brighton & Hove	BN14JF	4 x 2 bed flats, Leasehold	£1,130,000	£1,190,000	31.03.2021	Flat 3, Brighton Belle, 2 Stroudley Road, BN1 4ZD. Sold - £290,000 - 07/10/2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72005148">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=72005148</a>	Flat 1, 77a London Road, BRIGHTON, BN1 4JF. Available at £350,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=101440577">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=101440577</a>	Flat 27, Brighton Belle, 2 Stroudley Road, BRIGHTON, BN1 4ZB. U/O at £300,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76555221">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=76555221</a>	No new directly comparable evidence. Two flats within the nearby Brighton Belle scheme have recently sold or are under offer at £290,000 - £300,000. These flats let at a similar level to the subjects but are a different proposition. Flat 1, 77a London Road, is a 2 bedroom maisonette over a pizzeria, close to the subjects. The flat is unusual in proportion with a long hallway and small terrace. It is available at offers over £350k but the agent has had little interest. Our valuations remain unchanged against Q1 2020.
Woodside Road, Tonbridge	TN92PB	4 x Victorian two-bedroom terraced houses, Freehold	£1,055,000	£1,170,000	31.03.2021	61 Woodside Road, TONBRIDGE, Kent, TN9 2PB. This is a 2 bed MTH on the same street as the subject. It was Very good internal condition, modernised marketed at £300,000 and sold in Oct 2020 at £295,000. Good internal condition sold in June 2020 at £343,000. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=96753104">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=96753104</a>	59 Woodside Road, TONBRIDGE, Kent, TN9 2PB 2 bed MTH on the same street. Very good internal condition, modernised gardens to the front and rear. Very good internal condition, garage. Marketed at £350,000 and SSTC at £345,000. We feel this property is superior. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=102085424">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=102085424</a>	138 St. Marys Road, TONBRIDGE, Kent, TN9 2NN - 2 bed MTH with good sized garden to the front and rear. Very good internal condition, garage. Marketed at £350,000 and SSTC at £345,000. We feel this property is superior. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=78031590">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=78031590</a>	There is good comparable evidence on the street and within 100m to base our opinions of value on. There has been some increase in value in this area and generally properties in very good internal condition are achieving prices in excess of £300,000. Notwithstanding we do feel that these properties, which have been updated more recently are slightly superior to the subject properties. We feel this is reflected in our opinions of MV.
The Warehouse, Chester	CH11AF	2 large open-plan studios and 2 one-bedroom flats, Leasehold	£700,000	£780,000	31.03.2021	8 Albion Street, CHESTER, CH1 1RO - 2a Heritage Court, Lower Bridge Street, CHESTER, CH1 1RD - This is a 1 bedroom flat within a gated complex with allocated parking. Very good internal condition - high standard. Marketed at £210,000 and sold at £189,000 in June 2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=89717288">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=89717288</a>	6 Domus House, Lower Bridge Street, Chester, CH1 1RU - this is a studio flat located within 300m. Average internal condition. Marketed at £95,000 and SSTC at £87,500. Poorer condition and block. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=102424793">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=102424793</a>		Currently there are 3 properties marketed within the subject block however these are larger 2 bed flats (one a penthouse) marketed at between £265,000 and £425,000. Whilst these are not comparable it is useful to note. There is a good range of comparable 1 bed flats and feel that they would have good appeal. We feel that the subject properties are of a good standard and within an attractive block with the advantage of parking, however sold prices within the area seem to have a similar tone as previously reported, between £185,000 and £200,000. Accordingly we feel the same values are still appropriate which is after all, at the higher end of this scale.
8-16 Bridgewater Street, Deansgate	M3 4NH	4 one-bedroom flats, 7 two-bedroom flats, 1 three-bedroom flat, Freehold	£2,185,000	£2,445,000	31.03.2021	8-16 Bridgewater Street, Deansgate. This is a 1 bedroom unit in the same block which is marketed at £140,000. This has been reduced from £145,000, 377 sq ft with no parking. There have been no formal offers to date. <a href="https://www.rightmove.co.uk/properties/00929452#/floorplan?activePlan=1">https://www.rightmove.co.uk/properties/00929452#/floorplan?activePlan=1</a>	104, The Hacienda, 11-15 Whitworth Street West, MANCHESTER, M1 5DB - 2 bed unit within a large development duplex in good internal condition, 400m away. Modern internal condition, balcony, 850 sq ft. Marketed at £185,000 and Sold at £190,000 in August 2020. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=92843666">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=92843666</a>	Flat 29, Biantyre House, 4 Slate Wharf, MANCHESTER, M15 4SZ - this is a 3 bed has been reduced last month that this is reflective of the trend within the block. Taking into consideration the other comparable properties in this area recently. Accordingly we value between £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 and three bedroom duplexes. <a href="https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68615268">https://www.rightmove.co.uk/rmplus/property/showPropertyMcr.action?propertyId=68615268</a>	There is good evidence within this areas of 1, 2 and 3 bedroom flats. We feel that given our first comparable is within the same block and this is reflective of the trend within the block. Taking into consideration the other comparable properties in this area recently. Accordingly we value between £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 and three bedroom duplexes.

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
6 Flats, Lydan House, Redditch	B97 4JS	2 x 1 bed flat, 4 x 2 bed flat, Freehold	£657,000	£730,000	31.03.2021	53 Southcrest Gardens, REDDITCH, Worcs	44 Southcrest Gardens, REDDITCH, 10, Coupe Court, The Mayfields, Worcestershire, B97 4JN - this is a 1 bedroom flat in good condition, albeit slightly dated. Marketed at £99,950 and sold in September 2020 at £95,500.	REDDITCH, Worcestershire, B98 7FW - this is a ground floor 2 bedroom, 2 bathroom flat within a PB building. Allocated parking. Marketed at £135,000 and sold at £136,000 in October 2020.	Unbroken freehold therefore no evidence within the block. We feel there has been some positive movement in the market in this area at present.
5 Flats, Sandy House, Rugby	CV21 2NS	5 x 2 bed flat, Leasehold	£658,000	£700,000	31.03.2021	Pricing for flats in this location have held well over the last 12 months with two bed flats selling between £125,000 and £160,000. Our valuations reflect a valuation of £140,000 each.	<a href="https://www.rightmove.co.uk/properties/7206653/">https://www.rightmove.co.uk/properties/7206653/</a>	<a href="https://www.rightmove.co.uk/properties/7206653/">https://www.rightmove.co.uk/properties/7206653/</a>	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.
Stafford Vere Court, Lincolnshire	LN10 6SQ	Freehold Interest 3 one-bedroom flats, 6 two-bedroom flats 1 three-bedroom, Freehold	£1,419,500	£1,670,000	31.03.2021	4 Sterling Place - under offer - £205,000 - 5797592#	4 Tattershall House - under offer - £156,950 - 5971010#	3 Bennetts Mill Close - sold - March 2020 - £115,000 - 548&sale=11262484&country=england	The market remains pretty healthy for flats in this location and values have held firm over the last 12 months.
5 Flats, Mulberry House, Torquay	TQ1 3PL	5 x 2 bed flat, Leasehold	£650,000	£725,000	31.03.2021	Flat 8, Mulberry House, 1 Warbro Road, TORQUAY, TQ1 3PL. Available at offer over £140k. Sold - Sept 2020.	Chatsworth Apartments, 217 St Marychurch Road, TORQUAY, TQ1 3JT. Sold - Sept 2020.	Flat 12, Rathlin, Palermo Road, TORQUAY, TQ1 3NW. Sold - 17/04/2020.	Limited directly comparable evidence within the area. Many nearby flats are retirement. We are mindful that 8 Mulberry House has been marketed at between £160k and offers over £140k over the past 5 months. We understand interest was limited at the higher price, in part due to the lack of parking. We also consider Holiday lets are prohibited under the lease. We understand the property received lots of rental enquiries and is now let at £700pcm which reflects a 6% gross yield against the asking price. We revise our valuations to an average of £145k per unit accordingly.
George Road, Halesowen	B63 4DF	1 x 2 bed flat, 2 x 2 bed house, 6 x 3 bed houses, Leasehold	£1,363,500	£1,515,000	31.03.2021	Flat 4, Adam Court, 33-51 Alexandra Road, HALESOWEN, West Midlands, B63 4DJ - this is a 2 bedroom flat within a PB block within 300m of the subject properties. It is well presented internally and although slightly dated. Allocated parking. It was marketed at £135,000 and sold at £142,500 and sold at asking price in July 2020.	54 George Road, HALESOWEN, West Midlands, B63 4DF - this is a 2 bed ETH Midlands, B63 4DF - this is a 3 bedroom on the same street as the subject properties. It is poorer externally but has as the subject properties. Good condition, off street parking and small rear garden. It was marketed at £179,950 and sold at £195,000 and sold at asking price in August 2020. We feel this is good evidence although this property is poorer than the subjects.	78 George Road, HALESOWEN, West Midlands, B63 4DF - this is a 3 bedroom duplex within the same development reflective of the current market yet show a premium for the higher quality condition and parking provisions.	We feel there is good comparable evidence that shows that values are relatively static in this area at present. We have valued the properties at £140,000 for the 2 bed flat, £147,500 for the 2 bed houses and £180,000 for the 3 bed houses. We feel at this level the values are reflective of the current market yet show a premium for the higher quality condition and parking provisions.
The Picture Works, Nottingham	NG2 3DT	2 x 1 bed flats, 5 x 2 bed flats and 1 x 3 bed flat, Leasehold	£1,017,000	£1,142,500	31.03.2021	Apartment 233, Canal Street, NOTTINGHAM, NG1 7HT - this is a 2 bedroom flat within a PB building within the same development. 500m of the subject property. Good condition with balcony and parking. It was marketed at £125,000 and sold at £127,000.	One Flat 4, The Atrium, Waterfront Plaza, NOTTINGHAM, NG2 3BH - this is a 1 bedroom flat within the same development. 500m of the subject property. Good condition with parking. Marketed at £280,000 and sold in August 2020 at £280,000.	509, Nottingham One, Canal Street, NG1 7HW - this is a large 3 bedroom duplex flat within the same development. Good level of the values are fitting with the local micro market and reflective of the condition of the properties and the allocated parking which does attract a premium.	We feel there is good evidence within the same block as well as neighbouring blocks which demonstrate a good tone in this area which is reflective of asking prices being achieved within the last 6-9 months. Accordingly we feel the same MV apply. We are content that at this level the values are fitting with the local micro market and reflective of the condition of the properties and the allocated parking which does attract a premium.
Agecroft Apartments, Pendlebury	M27 8BG	10 x 2 bed flats, Leasehold	£945,000	£1,050,000	31.03.2021	Apartment 10, Underwood Court, Swinton, MANCHESTER, M27 8BA - this is a 2 bedroom flat within 100m of the subject subject property. Modern internal condition, property, modern PB block, well presented and modern with parking. Marketed at £110,000 and sold at £115,000.	9 Flat 3, Prestolee Court, 81 Kilcoby Seat Grove, Swinton, MANCHESTER, M27 8BG - this is a 2 bedroom flat within 100m of the subject subject property. Modern internal condition, property, modern PB block, well presented and modern with parking. Marketed at £115,000 and sold at £117,500 in November 2020.	Apartment 5, Thompson Court, 7 Giants Seat Grove, Swinton, MANCHESTER, M27 8BG - this is a 1 bedroom flat within 100m of the subject subject property. Modern internal condition, property, modern PB block, well presented and modern with parking. Marketed at £115,000 and sold at £117,500 in November 2020.	There is some good evidence relating to one and two bed comparable properties within the area that show there has been an uplift in values for flats in general. Accordingly we feel that there is justification to increase the value of each unit to £105,000.
Merrilocks Road, Crosby	L23 6UW	7 x 2 bed flats and 1 x 3 bed flat, Leasehold	£1,465,000	£1,695,000	31.03.2021	Flat 1, Hamilton Court, Merrilocks Road, LIVERPOOL, L23 6XQ - this is a 2 bedroom flat within 400m of the subject property. Good condition but slightly dated décor. The property was marketed at £165,000 and sold in Nov 2020 at £162,000. We are of the opinion the this is a less attractive block and poorer unit.	Apartment 2, Nicholas House, 17 Fountain Court, Crosby, LIVERPOOL, L23 6UJ - L23 6TL - this is a 3 bedroom flat within 500m of the subject property. In very poor condition with full Victorian property. Its very well presented refurbishment needed. Poorer block but has allocated parking. It was far superior position o the seafront with and is uninterrupted sea views. Marketed at £225,000 and is currently under offer for just under asking price. We feel this is good comparable evidence and the style of the property is in line with the subject block.	117 Fountain Court, Crosby, LIVERPOOL, L23 6UJ - L23 6TL - this is a 3 bedroom flat within 500m of the subject property. In very poor condition with full Victorian property. Its very well presented refurbishment needed. Poorer block but has allocated parking. It was far superior position o the seafront with and is uninterrupted sea views. Marketed at £225,000 and is currently under offer for just under asking price. We feel this is good comparable evidence and the style of the property is in line with the subject block.	We feel there is good evidence within the same block as well as neighbouring blocks which demonstrate a good tone in this area which is reflective of asking prices being achieved within the last 6-9 months. Accordingly we feel the same values apply.
Marco Island, Nottingham	NG1 1AW	1 x 1 bed flat, 2 x 3 bed flat, Leasehold	£750,000	£880,000	31.03.2021	Apartment 612, Marco Island, Huntingdon Street, NOTTINGHAM, NG1 1AS - this is a 1 bedroom flat within the same development. Well presented throughout, subject. Good internal condition, large sun terrace as well as additional balcony and 3 allocated parking spaces. The marketed since Jan 2021 at £375,000 and sold at £375,000 and is with no formal offers to date. The selling agent has told us that they will be reducing asking price going forward.	601, Weekday Cross, Nottingham, NG1 1PF - this is a large 3 bedroom penthouse apartment within 300m of the This is a 3 bedroom penthouse flat in terms of condition. Notwithstanding we feel there has been a downturn in values for 3 bedroom flats. Asking prices are generally between £375,000 and £395,000 with those at the top end of the scale having large balconies or sun decks and parking which is in line with the subject properties. We have previously valued these units in excess of £400,000 however we believe that MV is now more fitting at £375,000.	Apartment 47, The Living Quarter, 2 St Marys Gate, NOTTINGHAM, NG1 1PF - between £85,000-£90,000 depending on size and condition. We feel the subject unit is at the top end of this scale as it is superior internally in terms of condition. Notwithstanding we feel there has been a downturn in values for 3 bedroom flats. Asking prices are generally between £375,000 and £395,000 with those at the top end of the scale having large balconies or sun decks and parking which is in line with the subject properties. We have previously valued these units in excess of £400,000 however we believe that MV is now more fitting at £375,000.	We have reflected a 15% discount against the aggregate vacant value within our bulk sales valuations.

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
Hamilton House	L3 6AE	4 one-bedroom studio flats and 2 two-bedroom flats, Leasehold	£620,000	£695,000	31.03.2021	Flat 87, Pall Mall, Liverpool, L3 6AL - this is a 2 bed flat in the same block - very good internal condition. Modern development. Good condition throughout, balcony and allocated parking. Marketed at £160,000 and sold at asking price in November 2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=83631676">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=83631676</a>	Flat 10, 44 Pall Mall, LIVERPOOL, L3 6EL 2 bedroom flat within the same block. Balcony and parking. Marketed at £160,000 and sold at £150,000 in July 2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84940676">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84940676</a>	6 Rumford Street, LIVERPOOL, L2 8RA - 2 bedroom flat within the same block. Balcony and parking. Marketed at £160,000 and sold at £150,000 in July 2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=103903307">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=103903307</a>	We have found that values in this area are relatively static and that there has not been much movement at present. This is supported by evidence found within the same block, particularly of 2 bed flats. We have sought the opinion of local agents of the studio flats and they have reported that values of good quality studio flats are typically £95,000 which are in line with our current value. Accordingly we have valued the studios at £95,000 each and the 2 bedroom flats at £157,500.
Keogh House, Swindon	SN2 2PE	8 one-bedroom flats, Freehold	£810,000	£900,000	31.03.2021	Flat 5 Keogh House 223, Cheney Manor Road, Moreton, Swindon, SN2 2PE. U/O - £110,000 <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=101939123">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=101939123</a>	15, Fletton House, Kiln Lane, SWINDON, SN2 2PP. Sold - £142,500 - 18/09/2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=93841727">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=93841727</a>	32 Clapham Close, SWINDON, SN2 2FN. Available at £130,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=103903307">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=103903307</a>	Again, limited 1 bed evidence in near proximity. Looking further afield, south of the subject we note a 2 bed flat (15, Fletton House) sold for £142,500 in Sept 2020. This is a slightly more attractive purpose built scheme, built 2008 and the flat is a good size at 810 sq ft. 32 Clapham Close is OTM at £130k. This is a 503 sq ft coach house type flat with garage. The agent reports some enquiries however it is new to market. Our main evidence is the two units that have tested the market within the subject scheme. Flat 6 has been marketed at £125k and reduced to £110k where it has received interest and is under offer. This reflects a gross yield of 6.5% which is quite high for a purpose-built flat in this location. Accordingly we reflect a value of £112,500 per unit within our valuations.
Leeds Road, Harrogate	HG2 8BQ	2 two-bedroom flats and 1 four-bedroom duplex flat, Freehold	£725,000	£805,000	31.03.2021	Flat 2, 7 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ - this is a 4 bedroom flat within a large converted Victorian property. The flat is in very good order, modern throughout, parking. It is marketed at £420,000 and is SSTC at £407,000. We feel this is superior property but a very good comparable sale. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84921556">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84921556</a>	Flat 1, 24 South Drive, HARROGATE, North Yorkshire, HG2 8AU - this is a 4 bedroom duplex flat which is in good internal condition with garage, and having been refurbished to a very high standard. Off street parking and shared garden. It was marketed at £230,000 and sold at £237,500 in Jan 2021. This flat is superior to the subject properties. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84921556">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84921556</a>	Flat 2, 54 Leeds Road, HARROGATE, North Yorkshire, HG2 8BQ - this is a 2 bed unit within 100m of the subject o internal condition. Accordingly we have amended the values to reflect this and the current market in Harrogate at £215,000 for each 2 bed flat and £375,000 for the 4 bed duplex flat.	
Hammonds Landing, Sowerby Bridge	HX6 2DR	6 one-bedroom apartments, 2 two-bedroom apartments and 2 one-bedroom three-storey terraced houses, Freehold	£835,000	£965,000	31.03.2021	Apartment 16, Kingfisher Chase, Old Cawsey, SOWERBY BRIDGE, West Yorkshire, HX6 2AD - this is a 1 bedroom flat within 200m of the subject property. It is in good order with similar original features as well as parking and a garage. It sold at £70,000 in June 2020 <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=10280817">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=10280817</a>	Apartment 50, The Riverine, Chapel West this is an older style 1 bed ETH with dated internal condition. It is marketed at £110,000 and SSTC at £142,500. We subject in terms of condition but has a very desirable canal facing position. Parking, marketed at £110,000 and sold in Dec 20 at £109,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84034612">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=84034612</a>	47 Sparkhouse Lane, Norland, HX6 3QU - There is good evidence in the area and recent sales are suggesting that values are typically static and we feel that there is no evidence at present to justify a change in values. Accordingly we feel the 1 bed flats have a MV of £75,000 each, The two bedroom flats have MV of £147,500.	
Blackfords Court, Cannock	WS11 5BH	9 x 2 bed flats and 3 x 1 bed flat, Freehold	£1,007,000	£1,185,000	31.03.2021	5 Blackfords Court, CANNOCK, Staffordshire, WS11 5BH - This is a 2 bedroom flat within the same development. Good condition internally and externally and allocated parking. Marketed at £110,000 and sold in Jan 2021 at £105,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=100517570">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=100517570</a>	9 Chetwynd Gardens, Stafford Road, Cannock, WS11 4AR - This is a 2 bedroom flat within 800m of the subject property in a less desirable3 PB block. Well presented albeit basic. Marketed at £102,500 and sold at £100,000 in April 2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=80704784">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=80704784</a>	1 Francis Court, Cecil Street, Cannock, WS11 5GA - This is a 1 bedroom flat within 600m of the subject property within a PB block. Good internal feel MV therefore is £80,000 for the 1 bedroom flats and £105,000 for the two bedroom flats. Marketed at £84,950 and SSTC at asking price. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=72319869">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=72319869</a>	
Norman House, Derby	DE1 1NU	8 x 2 bed flats, Leasehold	£1,010,000	£1,120,000	31.03.2021	24, Weavers Point, Lodge Lane, DERBY, DE1 3HE - This is a well presented 2 bedroom flat within a PB block with parking. It was marketed at £160,000 and sold at asking price in October 2020. Superior gated development. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=92908628">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=92908628</a>	30, Middle Mill, Brookbridge Court, DERBY, DE1 3LG - This is a 2 bed flat, well presented throughout with large open plan living areas, within a converted mill building. Some original features. Superior gated allocated parking. Superior to subjects. Marketed at £150,000 and sold at asking price in July 2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=75010342">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=75010342</a>	34, Middle Mill, Brookbridge Court, DERBY, DE1 3LG - good sized 2 bedroom flat in good condition. Fixtures and fittings slightly dated. Marketed at £148,500 and sold in June at £148,500. 10% against aggregate vacant value. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=66416487">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=66416487</a>	
Whitewell Road, Frome	BA11 4EH	4 semi-detached houses, Freehold	£960,000	£1,060,000	31.03.2021	54 Whitewell Road, FROME, Somerset, BA11 4EH - U/O - £265,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=76534080">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=76534080</a>	60 Whitewell Road, FROME, Somerset, BA11 4EH. - Sold £260,000 - 19/11/2020 <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=80047993">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=80047993</a>	90 Slippy Close, FROME, Somerset, BA11 1FW. Sold - £265,000 - 18/11/2020. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=92769545">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=92769545</a>	No 54 (one of the subjects) is currently under offer at £265,000 from an asking price of £270,000. This has been marketed since Dec 20 by local agent Allen & Harris. We also note No 60 Whitewell Road which is the same house type as the subjects sold in November 2020 at £260,000 following a very short marketing period by Purplebricks at 'offers between £250k-£270k'. We also consider the recent sale of 90 Slippy Close, which is a similar type, proportion and age to the subject, although closer to Frome. This property sold in Sept at £265k. We report a value of £265k per unit in accordance with the above. In the current market, it would seem appropriate to market the subjects at an asking price of £270k-£275k.
Barton Court, Warrington	WA2 7TE	5 x 2 bed duplex flats, 1 x 2 bed flat and 3 x 1 bed flats, Leasehold	£850,000	£940,000	31.03.2021	Apartment 20, Barton Court, Central Way, WARRINGTON, WA2 7TE - This is a 3FY - this is a 2 bed flat within a PB block a 2 bed duplex within the same development. Good internal condition, parking. Marketed at £94,995 and currently under offer at just under this and SSTC at £110,000 in Jan 2021. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=97961396">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=97961396</a>	23 Sidings Court, WARRINGTON, WA1 7TJ - This is a 1 bedroom flat within a PB block within 300m of the subject. Good internal condition, less attractive. Marketed at £80,000 and sold in Nov 2020 at £75,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=70693155">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=70693155</a>	Apartment 12, Bryers Court, Central Way, WARRINGTON, WA2 7TJ - This is a 1 bedroom flat within a PB block within 300m of the subject. Good internal condition, less attractive. Marketed at £80,000 and sold in Nov 2020 at £75,000. <a href="https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=72325977">https://www.rightmove.co.uk/property/showPropertyMcr.action?propertyId=72325977</a>	There is good evidence within the immediate area to base our opinions of value on. We feel that generally values for flats in this area are static at present and reflective of the previous values. Accordingly we feel the same values are still appropriate.

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
Stalybridge, Greater Manchester	SK15 3AN	8 x 2 bed flats and 5 x 1 bed flats , Leasehold	£1,150,000	£1,290,000	31.03.2021	Flat 10, Millers Wharf, Corn Mill Lane, Apartment 3, Stokes Mill, Higher Tame STALYBRIDGE, Cheshire, SK15 2EA - Street, STALYBRIDGE, Cheshire, SK15 2EA - 2 This is a 1 bedroom flat within 200m of 3AN - This is a 1 bedroom flat within 300m of the subject within a converted former mill building. Marketed at £95,000 and sold in and SSTS. (agent will not disclose offer) September 2020 at asking price.	Flat 15, Millers Wharf, Corn Mill Lane, STALYBRIDGE, Cheshire, SK15 2EA - 2 bed flat within 200m with canal views. Well presented but slightly dated. Marketed at £105,000 and sold at asking price in October 2020.	Flat 15, Millers Wharf, Corn Mill Lane, STALYBRIDGE, Cheshire, SK15 2EA - 2 bed flat within 200m with canal views. Well presented but slightly dated. Marketed at £105,000 and sold at asking price in October 2020.	The subject properties are located within an attractive building with canal views and parking. We feel that given the evidence in the area from the end of last year that there has been an uplift in values which we have reflected within our values. Accordingly we feel MV for the 1 bed flats is £90,000 whereas 2 bed flats have a MV of £105,000.
Station Road, Sutton	SM2 6BH	4 x 1 bed flats , Freehold	£990,000	£1,100,000	31.03.2021	22 Sevenoaks Close, SUTTON, Surrey, SM2 6NL - This is a 2 bedroom flat in good internal condition, smaller than the subject units - 555 sq ft. Marketed at £270,000 and sold at £260,000 in October 2020.	23 California Close, SUTTON, Surrey, SM2 6DQ - This is a large 2 bed room flat in very good internal condition, recently refurbished to a high standard. Allocated parking. Marketed at £325,000 and sold at £300,000 in July 2020.	Flat 6, Waterfall House, 52 The Crescent, Belmont, SUTTON, Surrey, SM2 6BN - does seem to be a tone demonstrated in comparable evidence with the Flat in Waterfall House being key evidence. Whilst this unit is in poorer internal condition by comparison to the subjects it does have the advantage of undercover parking. Accordingly we feel the same values are still appropriate.	These are good sized units with GIA at between 613ft and 632ft which is in line with some of our 2 bed evidence. Notwithstanding there does seem to be a tone demonstrated in comparable evidence with the Flat in Waterfall House being key evidence. Whilst this unit is in poorer internal condition by comparison to the subjects it does have the advantage of undercover parking. Accordingly we feel the same values are still appropriate.
Goring-by-Sea, Worthing	BN12 4FN	4 x 3 bed houses , Freehold	£1,390,000	£1,460,000	31.03.2021	1 Oliver's Chase - U/O - £322,500. Available at £350,000	4 Ollivers Chase, Goring-by-Sea, West Sussex, BN12 4FN U/O - £325,000	1d Mulberry Gardens, Goring-by-Sea, West Sussex, BN12 4NU - £325,000	1 Ollivers Chase is currently under offer at £322,500 (£394) from an asking price of £325k. This is the end terrace and has a larger than average plot. Michael Jones have today listed No 4 at £350k although it is too early to gauge the level this will achieve. We will monitor this property going forwards. Whilst these are part of the same, recently constructed development, it should be noted these properties are smaller, two bedroom units (818 sq ft). The subjects are larger at 1,164 sq ft and include 3 beds over 3 storeys. We would of course expect them to achieve a premium over the adjacent 2 storey, 2 beds. We are also mindful of the values achieved by 3 storey 3 beds outside of the development. 1d Mulberry Gardens is a similar style to the subject, built in 2017, however it is smaller at 894 sq ft. This property is current U/O close to the asking of £325k (£364 psf). Accordingly we report a value of £365,000 per unit for the subjects (£314 psf), a £15k per unit increase over the past 12 months.
Dinnington, Sheffield	S25 3SA	10 x 2 bed flats and 4 x 1 bed flats , Leasehold	£1,098,000	£1,220,000	31.03.2021	11, Heritage Court, Rotherham Road, Dinnington, SHEFFIELD, S25 3SA - This is a 2 bedroom flat within the same 3200m. Similar block. Average internal development. Condition unknown. We understand that it sold in at asking price in Oct 2020.	24 Waterloo Court, Dinnington, SHEFFIELD, S25 3RT - 2 bed flat within 300m. Good internal condition. Marketed at £70,000 and sold at £65,000 in Oct 2020.	2 Waterloo Court, Dinnington, SHEFFIELD, S25 3RT - this is a 2 bedroom flat within 300m. Good internal condition - new bathroom and décor refurbished prior to sale. Parking. Marketed at £90,000 and sold at £92,000 in December 2020.	There is good evidence within the block as well as surrounding blocks to base our opinions of value on. We fee the general tone in this area has dropped at present and that flats are marketed and sold at a lower tone that last year. Accordingly we have reflected this in our opinions of value. We feel the 1 bed flats have a MV of £80,000 and the 2 beds have a MV of £90,000.
Broadgreen, Liverpool	L14 3LS	12 x two bed flat , Freehold	£1,050,000	£1,170,000	31.03.2021	16, Eton House, Marwood Road, LIVERPOOL, L14 7AY - this is a 2 bed flat within 300m of the subject property. Newer more modern block. Well presented internally - modern. Allocated block with allocated parking. Good parking. The property was marketed at £130,000 and sold at £133,000 in October 2020.	Apartment 10, Forbes House, Score Lane, LIVERPOOL, L16 6AN - this is a 2 bedroom flat within 600m of the subject property within a newer purpose built block with allocated parking. Good internal condition. Marketed at £129,950 and sold at £123,000 in June 2020.	Apartment 21, Forbes House, Score Lane, LIVERPOOL, L16 6AN - this is a 2 bedroom flat within 600m of the subject property within a newer purpose built block with allocated parking. Good internal condition. It was marketed at £125,000 and sold at asking price.	This is an average block which isn't particularly attractive and internally the properties are dated in comparison to other 2 bedroom flats found in the area. Notwithstanding evidence shows that flat prices in good condition are generally achieving prices of between £120,000 and £135,000 depending on size. We are therefore of the opinion that whilst the subject properties are in poorer condition there is some uplift in this area and feel that £97,500 for each flat would be achievable.
Bourne End, Buckinghamshire	SL8 5BB	3x two-bed flat, 1 x one-bed flat, Leasehold	£1,200,000	£1,300,000	31.03.2021	8, Riverside House, Furlong Road, BOURNE END, Buckinghamshire, SL8 5BB - U/O circa £350k	5, Riverside House, Furlong Rd - U/O circa £340k	11, Riverside House, Furlong Rd - U/O circa £265k	Flat 5 is under offer, close to the asking price of £350,000 (circa £340k is). This flat is an 850 sq ft ground floor unit and therefore directly comparable to the subject 2 beds. We also note Flat 8 is under offer close to the asking price of £350k. This flat is an 873 sq ft 2 bed, 2 bath on the 1st floor, with a small balcony. This flat is arguably slightly superior to the subjects, particularly the two smaller two beds (circa 816/817 sq ft). Accordingly we reflect an average value of £340k per unit against the subject 2 beds. No 11 is a top floor 1 bed flat which is currently under offer at £265k. This flat is slightly smaller than the subject and we understand the second floor is less popular in this scheme as there is no lift. We reflect a premium in our subject 1 bedroom apartment (which is large at 727 sq ft), and report an individual value of £280k. We have narrowed the IV-MV gap due to the good level of activity within the subject scheme.
Queen Street, Sheffield	S1 1WF	4 x 1 bed flats, 2 x 2 bed flat, Leasehold	£630,000	£700,000	31.03.2021	Apartment 1, Queens Point, 99 Queen Street, SHEFFIELD, S1 2DU - This is a 1 bedroom flat on the same street as the 300m of the subject. Well presented internally but poorer than the subject. Good internal condition. Marketed and under offer at £80,000.	Flat 1, Cornwall Works, 3 Green Lane, SHEFFIELD, S3 8SJ - 1 bed flat within 300m of the subject. Well presented internally but poorer than the subject property. Marketed at £90,000 and sold at £82,500 in Oct 2020.	Apartment 44, Morton Works, 94 West Street, SHEFFIELD, S1 4DZ - This is a 2 bedroom flat within 400m of the subject area. Notwithstanding we feel that evidence indicated that prices are static in this area and there is a clear tone for flats. Accordingly, we feel that the current MV, which are at the higher end of the tone are still fitting.	The subject properties are within an attractive converted building and are of a good standard, certainly better than the comparable 2 properties. In addition we feel there is a premium against the subject properties due to parking provisions which is an advantage in this area. Notwithstanding we feel that evidence indicated that prices are static in this area and there is a clear tone for flats. Accordingly, we feel that the current MV, which are at the higher end of the tone are still fitting.
Wakefield, West Yorkshire	WF2 9UF	7 one-bed mews houses, Freehold	£571,500	£635,000	31.03.2021	7 Mill Chase Close - Sep-17 - £115,500	26 Weavers Chase - sold - Oct-20 - £84,000	29 Clement Street, WF2 9BA. Sold for £83,000 - Sept 2019.	This quite an attractive part of Wakefield in which there is good demand for properties if they are sensibly priced. There is justification to reflect a small increase for the subject properties.
Fenham, Newcastle upon Tyne	NE5 2EX	15 x 3 bed houses and 4x 2 bed houses	£2,092,500	£2,325,000	31.03.2021	67 Lanercost Drive, NEWCASTLE UPON TYNE, NE5 2DL - This is a 3 bed SDH within the same residential estate. Good internal condition, garage and gardens. Sold in November 2020 at £149,000.	6 Terry Cooney Place, NEWCASTLE UPON TYNE, NE5 2FA - 3 bed ETH. Very good condition, driveway, garage and gardens. Marketed at £140,000 and sold in Sept 2020 at £138,000.	67 Netherby Drive, NEWCASTLE UPON TYNE, NE5 2RU - This is a good sized 3 bed SDH with rear extension. Garage, driveway and gardens. Marketed at £155,000 and sold at £145,000 in Nov 2020.	This is a popular estate and agents have commented that properties tend to achieve their asking prices in this area. Having taken into consideration the comparable evidence we feel that there has been very little market movement within the last 6-12 months and accordingly feel that the same values apply, that being, £140,000 for the 3 bed properties and £112,500 for the 2 bed properties.
Fulbeck Avenue, Worthing	BN133RS	3 four-bedroom houses, Freehold	£1,145,000	£1,245,000	31.03.2021	8 Malthouse Way, WORTHING, West Sussex, BN13 3GD - Sold - £366,000 - 15/04/2020.	5 Blackbird Lane, Goring-by-Sea, WORTHING, West Sussex, BN12 6BW - Sold - £425,000 - 27/11/2020.	3 Primrose Place, WORTHING, West Sussex, BN13 3FQ. Sold - £420,000 - 23/10/2020.	These are contemporary, staggered semi-detached houses with fairly good rear gardens in a pleasant position. They are also more spacious than many competing three storey properties in the area at 1,519 sq ft. Given their proportions and specification, the main competition is from 2 storey detached houses. 8 Malthouse Way is a smaller (1,114 sq ft), 4 bed SDH with conservatory. This property sold in Apr 20 at £366k (£321 psf). 5 Blackbird Lane sold in Nov 20 at £425k (£335 psf). This two storey detached is a modern Taylor Wimpey house in a pleasant setting with reasonable plot. It is smaller than the subjects at 1,270 sq ft but on balance, we feel this is an overall slightly superior proposition to the subjects. 3 Primrose Place is another 4 bed detached, which is smaller than the subject (1,194 sq ft) but over 2 storeys. This sold in Oct 20 at £420k (£351 psf). On balance, we feel this is a broadly similar proposition to the subjects. Accordingly we report £420,000 per property (£276 psf). We feel this adequately reflects the three storey accommodation and staggered semi-detached configuration.

Property Address	Postcode	Composition	Investment value	Market Value (special assumption of Vacant Possession)	Date of Valuation	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2021
Birley Moor Height, Sheffield	S12 4WG	13 x 2 bed flats, Leasehold	£1,228,500	£1,365,000	31.03.2021	26 Alport Place, SHEFFIELD, S12 4RW - 12 SHEFFIELD, S13 7BW - this is a similar 2 bed property in good internal condition with allocated parking. Marketed at £130,000 and sold at asking price.	Normanton Spring Close, 19 Grassdale View, SHEFFIELD, S12 4LZ - This is a 2 bedroom flat within 1.2 miles of the subject property. It is very well presented internally - high standard. Marketed at £95,000 and is SSTC at £99,000 in Jan 2021.		The subject properties are above commercial units which we feel is a poorer location in comparison to some of our evidence. Similarly we feel that the market for flats in this area has slowed recently and that our current values are still fitting with the market tone within this area.
Flats 1, 4, 8 & 13, 26-28 Redhill	RH1 1PD	3 x 1 and 1 x 2 bed flats, Leasehold	£900,000	£995,000	31.03.2021	Flat 2, Jefferson Court, 47-49 Warwick Road, REDHILL, RH1 1NQ - this is a 1 bedroom flat with parking. in average good condition within 500m of the internal condition. Appears dated. Marketed at £212,000 and sold at £210,000 in September 2020	Flat 24, Queensgate, High Street, REDHILL, RH1 1TZ - 1 bed flat in very good internal condition above the subject. Modern internal condition, with an allocated parking space. Marketed at £240,000 and sold at asking price in May 2020. This is key evidence.	Flat 116, Nobel House, 4 Queensway, REDHILL, RH1 1TY - this is a 2 bed flat demonstrate that there has been some uplift in values more recently. Accordingly we feel that MV for the flats is £240,000 for one bedroom properties and £275,000 for the 2 bedroom property. We are content that at this level there would be good buyer interest.	
1-12, 7, Spencer Parade, Northampton	NN1 5AA	4 x 1 bed flats and 8 x 2 bed flats, Freehold	£1,550,000	£1,675,000	31.03.2021	Apartment 4, Denmark House, 79 Denmark Road, NN1 5QS. Sold £159,950 - 09/10/2019. https://www.rightmove.co.uk/property/property/showPropertyMcr.action?propertyId=65587215	Apartment 93, Bloomsbury House, 27 Guildhall Road, NORTHAMPTON, NN1 1AG. Sold £142,000 - 09/01/2019. https://www.rightmove.co.uk/property/property/showPropertyMcr.action?propertyId=66838525	3e St. Edmunds Court, St. Edmunds Road, NORTHAMPTON, NN1 5EF. Sold £155,000 - 02/08/19. https://www.rightmove.co.uk/property/property/showPropertyMcr.action?propertyId=70365727	A pleasant conversion scheme inside the ring road and close to Northampton General Hospital. A lack of parking is the main drawback, most of the purpose-built schemes in the area (outside the city centre itself) do include spaces, particularly the two beds. We have considered the 1 beds within the subject scheme that have tested the market. We paid primary regard to the marketing interest and offer upon Flat 4 at £135k. We also consider interest levels in the two bed flats at £140k and £145k respectively. Outside the scheme we note 1 beds in Scholars Court are selling at £110k and 2 beds at £140k. These are dated units now, approx. 22 years old but they include parking and the location is broadly comparable. 83 Becketts View is a slightly dated 2 bed in a PB scheme with parking. It is under offer at £156,000. Flat 9, 72 St. Michaels Road is under offer at £130k. This is a conversion 2 bed (as the subject), without parking. Although it is a duplex at 710 sq ft, the condition and accommodation are inferior. We feel it reflects the three storey accommodation and staggered semi-detached configuration. The asking price of £320k and we look forward to seeing how this progresses. We feel in the current market, the mid terraced subjects would achieve c
112 Duffield Road, Derby and 40 Duffield Road, Derby	DE22 1BG/DE1 3BI	Two buildings split into 13 self-contained	£1,715,000	£1,560,000	31.03.2021	n/a	n/a	n/a	Allsop LLP carried out a full valuation of this property in May 2019. We note no significant movement in market conditions since this date for properties of this nature or within the serviced accommodation market. Our previously reported valuations remain unaltered.
Bath and Oxford Portfolio	BA1 2NA, BA1 5NF	4 bed ETH HMO, 6 bed ETH HMO, 8 be	£2,465,000	£2,505,000	31.03.2021				This is a small portfolio of HMOS in prime locations within Bath and Oxford our valuations adequately reflect the lease terms and the quality of the individual assets. No change reported since March 2020.
Golden Hill Fort	PO40 9GD		£3,195,000	£4,565,000	31.03.2021				This is a standalone and unique development whereby there are no direct comparable. Our valuations are therefore based on the most recent sales achieved. The value tone is stable and we have reflected equivalent figures on a like for like basis. With regard to the IV investors would seek a fairly deep discount considering the nature of the property of at least 30% from the aggregate vacant value.