

Property Name	Allsop MV Q1-2022	Allsop VPV Q1-2022	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2022
Devonshire Place, Brighton and Hove	£665,000	£723,000	Flat 3 SUBJECT - 1 bed SFF- 437 sq ft - scruffy - Under offer - £228,000 - £526 psf	8 Devonshire Place, BRIGHTON BN2 1QA - 1 bed FFF 414 sq ft - good order - sold Mar 22 - £250,000 - £604 psf - share of FH	23a Devonshire Place, BRIGHTON BN2 1QA - 1 bed 475 sq ft - under offer £254,000 - £534 psf	We have reported the agreed sale price of Flat 3 which is due to complete shortly. The remaining properties are valued pro rata against their floor area allowing for quantum and position within the building. The market in Brighton is currently in good health, with evident price increases over the last 12 months.
Vantage Building, Hayes	N/A	£230,000	No recent sales evidence available see comments over			The subject property is a one bedroom first floor flat measuring 502 sq ft which is a generous size for a one bed unit. The property also has a balcony albeit small but none the less important. 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 £300,000 and £310,000 (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£290k we have made a discount of 20% from this figure to arrive at our present day valuation.
St James Road, Sutton	N/A	£285,000	Flat 8, 50 St. James Road, Sutton, Surrey SM1 2TR - 2 4 Laburnham Court, 48, St James Road, Sutton SM1 2 bed PB Flat - 650 sq ft- good order - under offer 2TR - 2 bed GF PBF - basic order - sold Nov-21 at £300,000 (£462 psf).	Flat 14, 52 St. James Road, Sutton, Surrey SM1 2TS - 2 bed 650 sq ft - £278,000 (£428 psf).		The subject is a superior property compared with the comparable being a conversion in an attractive building. The internal condition of the subject is similar to the comparables but the subject is slightly better. The average within our evidence is £437 psf. Our valuation shows an appropriate premium in relation to the above comments.
Sherringham Court, Hayes	N/A	£160,000	Flat 39, Sherringham Court, 11 Clayton Road, HAYES, Middlesex UB3 1AX - 537 sq ft - under offer £210,000 - £391 psf			No 39 is essentially the same unit style and size as the subject. This is the only recent comparable within the scheme. We understand that the EWS report is outstanding for this building which is offer a requirement of the lender, therefore we are not able to consider this sale as a direct comparable until the sale has exchanged.
Marco Island, Nottingham	£780,000	£910,000	Apartment 1201, Marco Island, Huntingdon Street, Nottingham NG1 1AW - 2 bed penthouse - very good order - 1937 sq ft - under offer £415,000 (£214 psf).	Apartment 803, Marco Island, Huntingdon Street, Nottingham NG1 1AT - 1 bed 421 sq ft - sold May 21 - £88,000 (£209 psf)	Apartment 1202, Marco Island, Huntingdon Street, Nottingham NG1 1AW - 3 bed penthouse - 2454 sq ft. Under offer £615,000 - wrap around balcony. (£251 psf)	All of the comparables are in good order, comps 1 and 3 are superior penthouse apartments hence their capital value being significantly higher than the overall tone of the building. We have reflected suitable unit values against the subject properties based on evidence and discussions with local city agents.
Carlisle Mews, Gainsborough	£1,225,000	£1,400,000	7 Carlisle Mews SUBJECT - 1 bed FFF - 397 sq ft - sold 2021 - £55,000	4 Carlisle Mews SUBJECT - 1 bed FFF - 397 sq ft - under offer - £60,000	9 Carlisle Mews SUBJECT - 1 bed FFF - 399 sq ft - under offer - £60,000	Evidently your own sales within this scheme provide the best evidence for the smaller flats, we report £60,000 for each that measure 397 sq ft in line with your evidence. With regard to the remaining flats we have applied a slight premium for their size in excess of 800 sq ft however we are mindful that demand is fairly poor for flats in Gainsborough without competitive pricing and therefore do not feel that a pro rate per square foot is appropriate. We value the larger units at £70,000 each. With regard to the houses and bungalows these are valued at £95,000 each based on similar terraced house and bungalow sales in the area such as Church Street a modern 3 bed end terrace on the market at £120,000 and expect to achieve £115,000 and All Saints Mews a 3 bed end terrace recently reduced to £120,000 and again expected to achieve £115,000.
Hamilton House, Liverpool	£620,000	£695,000	11 Hamilton House, Hamilton House, Pall Mall, Liverpool L3 6AE - 1 bed tenanted, 516 sq ft - on market for £115,000. Limited interest due to being tenanted but agent expects circa £110,000 £213 psf.	97 Princes Gardens, Highfield Street, LIVERPOOL L3 6LH - Inferior 2 bed FFF - average order - sold in Mar 21 for £110,000	APT 60 HAMILTON HOUSE, APT 60 HAMILTON HOUSE, 26 PALL MALL, LIVERPOOL L3 6AE - 2 bed third floor apt - let (£9300 pa) - sold at auction in excess of guide at £75,000.	We have found that typically values in this area have been relatively static over the last 12 months in this part of Liverpool city centre. We have sought the opinion of local agents. Accordingly we report the same valuations as Q1 2021.
Flats 1,5,6,7 Tower Mint Apartments	N/A	£2,035,000	See comparables issued within our report dated Feb 22 in respect of Flat 2, 3 & 4.			We have recently (Feb-22) valued several properties within this building also in the control of PP. We have valued the subject properties on the same basis as no's 2, 3 & 4 pro rata.
Woodland Way, Mitcham	£1,282,500	£1,350,000	1 Woodland Way - subject development - identical house - under offer 18 Jan 22 for £690,000.			This is an attractive development of contemporary houses. The sale of no.1 (an end terrace) is a prime comparable recently agreed. The property is however owner occupied and end terrace which create a premium. We have therefore reflected an appropriate value against the subjects to account for them being tenanted and mid terraced at £675,000 each.
Hammonds Landing, Sowerby Bridge	£850,000	£975,000	Apartment 6, Kingfisher Chase, Old Caswey, SOWERBY BRIDGE, West Yorkshire HX6 2AD - 1 bed conversion - 40 sq m - good order - under offer at £75,000.	11 Sunnybank Drive, SOWERBY BRIDGE, West Yorkshire HX6 2PN - 3 bed MTH - ave order - sold Jan 22 for £125,000.	6 Alexandra Close, SOWERBY BRIDGE, West Yorkshire HX6 2DP - 3 bed ETH - good order - under offer for £188,000.	This is an attractive scheme for house however the comparables are better and larger notwithstanding the more unique nature of the subject makes a difference in respect of pricing. We report £135,000 for the subject houses. The one bedroom flats are valued at an equivalent level to comp 1 which is similar to the subject and an appropriate allowance has been made for the two bedroom flats £110,000 each.
Leeds Road, Harrogate	£755,000	£840,000	29 Leeds Road, HARROGATE, North Yorkshire HG2 8AY - 1542 sq ft duplex in excellent order sold in Apr 21 for £478,500 - £310 psf	Flat 4, 1 Leeds Road, HARROGATE, North Yorkshire HG2 8AW - poor order - 3 bed SFF - 1581 sq ft - sold for £376,000 in Jun-21 - £238 psf.	Leeds Road, HARROGATE, North Yorkshire HG2 8AY - 2 bed LGF - good order - 904 sq ft - £210,000 - £232 psf	In light of the recent evidence we valued the subject properties at between £425,000 for the largest lower ground duplex and £205,000 and £210,000 for the upper floor two bed flats. Our valuations average is £256 psf.
Keogh House, Swindon	£725,000	£805,000	5 Keogh House - sold by PP in June 21 for £110,000 - £272 psf	Flat 7, Allison Court, Cheney Manor Road, SWINDON SN2 2PF - 581 sq ft PBF - 1 bed - very good order - under offer at £136,000 - £234 psf	Flat 6, Allison Court, Cheney Manor Road, SWINDON SN2 2PF - as over but slightly inferior condition - under offer at £125,000 - £215 psf	Allison Ct is very close to the subject property but is more attractive. Given the evidence other than no.5, the market has improved since the date of sale. £115,000, today.
Chadwick Road, Langley	£1,040,000	£1,100,000	100 Chadwick Road, SLOUGH SL3 7FU - 1136 sq ft - bed TFF - good condition - under offer for £281,000.	138 Chadwick Road, SLOUGH SL3 7FW - 689 sq ft - FFF - good order - under offer at £277,000 - £402 psf.	77 Chadwick Road, SLOUGH SL3 7FT - 1 bed PBF - sold in Jun 21 for £210,000 - £394 psf	Considering the tone of prices paid over the course of the last 12 months there is no reason on this occasion to increase our reported valuations of £275,000 per property. Note there is competition within the scheme currently which could pressurise pricing going forward.
Blackfords Court, Cannock	£1,060,000	£1,245,000	Flat 1, Pebblemill Court, Old Hednesford Road, CANNOCK, Staffordshire WS11 6UP - GF 2 bedroom flat - good condition with garage. Marketed and sold at £155,000 - July 2021	Flat 2, Pebblemill Court, Old Hednesford Road, CANNOCK, Staffordshire WS11 6UP - 2 bedroom FF - 2 bed flat, good condition, allocated parking. Sold at £130,000 in July 2021.	93 Barnard Way, CANNOCK, Staffordshire WS11 6XQ - 2 bed flat, good condition, allocated parking. Sold at £128,000 in October 2021	There is good evidence within close proximity of flats that have transacted in the second half of 2021 whereby flats in good condition are typically achieving between £140,000 and £150,000 whereas flats in average (but good condition) are achieving around £130,000. We do feel that there has been some uplift in the area and we have reflected this in our opinions of MV.

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London Road, Brighton & Hove	£1,150,000	£1,210,000	Flat 2, 77a London Road, BRIGHTON BN1 4JF - 2 bed flat - sold for £390,000 in June 21 - £402 psf - v good order	Flat 27, Brighton Belle, 2 Stroudley Road, BRIGHTON BN1 4ZB - 2 bed PB FF - sold for £300,000 in June 21 - £422.53 psf	16 Viaduct Road, BRIGHTON BN1 4NB - Under offer at £232,000 (£632 psf) - very good order - 1 bed conv.	Comp 1 is a 2 bedroom maisonette over a pizzeria, close to the subject but inferior in a similar condition. The market has pushed on since the sale of Comps 1 and 2 and we would expect these to achieve around £450 - 475 psf, today. We have valued the subject properties accordingly. PP have recently sold a number of units within the subject building at a consistent tone of prices we have reflected the same in our valuations.
Sandars Maltings, Gainsborough	£2,165,000	£2,447,500				
Garden Court, West Drayton	N/A	£885,000	Flat 41, Garden Court, 70 Station Road, WEST DRAYTON, Middlesex UB7 7FA - 665 sq ft - under offer at £295,000 (£444 psf)	138 Admiralty Close, WEST DRAYTON, Middlesex UB7 9NI - 2 bed PB flat - sold £251,500 in Nov 21 - £451 psf	Flat 29, Garden Court, 70 Station Road, WEST DRAYTON, Middlesex UB7 7FA - sold in Nov-21 for £240,000 - £462 psf - recently refurbished.	Based on the sales evidence (all of which are in good order) we appraise the subject units to have a VP value of around £295,000 each supported buy the most recent sale of comp 1.
Flats 2,11,20,38,39 Dutch Quarter Colch	N/A	£935,000	11 Dutch Quarter - 2 bed FFF - 688 sq ft - sold by PP in 2022 for £170,000 (£247 psf).	27 Dutch Quarter - 1 bed SFF - 449 sq ft - Under offer by PP in 2022 for £165,000 (£367 psf).	39 Dutch Quarter - 2 bed 4FF - 617 sq ft - sold by PP in 2022 for £195,000 (£316 psf).	Based on the sales prices over which are PP sales, the valuations of the subject are pro rata and take account of the position of each flat within the building and other merits such as the garden at No.2.
Norman House, Derby	£975,000	£1,085,000	208, Norman House, Friar Gate, DERBY DE1 1NU - studio/1 bed SF - u/o at £85,000 - 400 sq ft - £213 psf	104, Norman House, Friar Gate, DERBY DE1 1NU - 1 bed - 547 sq ft on market since Apr 21. for £100,000 - £182 psf		Limited recent evidence other comp 1 at just over £200 psf. There is a lack of direct but at our valuations there would be interest. The subject units are larger two bedroom flats.
Anchor point Flat 7 and Flat 9	N/A	£1,020,000	4 Anchor Point - 2 bed 689 sq ft sold for £520,000 in Sep 21 - £754 psf.	See other comparables reported within our report in respect of 15 and 25 Anchor Point in Oct 21.		Our valuations are based on the sale of no 4 which is a direct comparable sold by PP.
Woodside Road, Tonbridge	£1,152,000	£1,280,000	59 Woodside Road, TONBRIDGE, Kent TN9 2PB - 2 bed MTH - good order - sold for £343,000 in Jun 21 - £539 psf.	87 Woodside Road, TONBRIDGE, Kent TN9 2PB - 2 bed MTH - 641 sq ft - under offer - £315,000 - good order - £491 psf. Sold for a quicker than normal sale.		The attached are excellent comparables on the subject road and are of similar house types. Both are in good order. We value the subject properties at £320,000 each.
Stalybridge, Greater Manchester	£1,120,000	£1,245,000	Apartment 10, Stokes Mill, Higher Tame Street, STALYBRIDGE, Cheshire SK15 3AN - 2 bed apartment within the same block, ground floor, average condition, allocated parking. Sold in October 2021 at £105,000 (£110,000 asking price).	Flat 35, Millers Wharf, Corn Mill Lane, STALYBRIDGE, Cheshire SK15 2EA - 2 bedroom flat, ok condition, sold tenanted at £600 pcm. Allocated parking. Sold at £109,000 in October 2021.	Apartment 18, Regency Court, 7 Waterloo Road, STALYBRIDGE, Cheshire SK15 2AD - 1 bedroom flat, second floor. Good condition with parking. Sold in October 2021 at £77,000	There is little evidence of any uplift in prices being achieved for 1 and two bed flats in this area. Our evidence reflects a similar tone as previously valued. We feel these values are still relevant.
Barton Court, Warrington	£880,000	£980,000	Apartment 27, Barton Court, Central Way, WARRINGTON WA2 7TE - 2 bedroom - 2 bed duplex within the same block. Good condition. Sold at £124,500 in December 2021.	Apartment 1, Barton Court, Central Way, WARRINGTON WA2 7TE - 2 bedroom flat within the same development. Good condition, parking. Marketed at £140,000 and SSSC at £130,000	Apartment 40, Barton Court, Central Way, WARRINGTON WA2 7TE - 1 bedroom flat within the same block. Good condition, parking. Marketed at £110,000 since December 2021 with no formal offers apartment at £115,000 and the one bedroom apartments at £95,000.	There is good evidence within the same block to base our opinions of value on. We feel that values in this block are relatively static and we have valued the duplex apartment at £120,000, the two bedroom apartment at £115,000 and the one bedroom apartments at £95,000.
Prospect Court, Market Drayton	£810,000	£900,000	8 Prospect Court, Market Drayton, TF9 3HP - 2 bed FFF - good condition - sold in Nov 21 for £100,000.			This is a clearly excellently evidence (No 8) as it's a sale in the subject block we understand that the remaining units are similar to this comparable.
Whitewell Road, Frome	£840,000	£930,000	1 Felsberg Close, FROME, Somerset BA11 4FB - 3 bed SDH identical to the subjects - sold Jun-21 for £280,000	68 Whitewell Road, FROME, Somerset BA11 4EJ - inferior exLA 3 bed SDH in poor order sold for £280,000 in Nov-21	20 Stourton View, FROME, Somerset BA11 4DY - 3 bed SDH in excellent condition with OSP and garage. Under offer at £365,000.	Based on the evidence the market has moved forward since the sale of 1 Felsberg. 54 WR sold for £270,000 in Nov -21. The subjects do not have a garage which makes a difference in terms of pricing. Comp 3 is also in a larger plot amend has OSP for more than one vehicles. The subjects today have a VP of the subject property was valued by Allsop LLP in Sept 2021 - there is no change to market conditions since the previous report date. We therefore report the same valuations, today.
8-16 Bridgewater Street, Deansgate	£1,800,000	£2,120,000				
Goring-by-Sea, Worthing	£1,390,000	£1,460,000	1d Mulberry Gardens, Goring-by-Sea, WORTHING, West Sussex BN12 4NU - 2.5 storey end terraced house sold in May 21 for £315,000. Similar property older and in good order.	1 Ollivers Chase, Goring-by-Sea, WORTHING, West Sussex BN12 4FN - sold in Mar 21 for £322,500 - same house type and development good order.	314b Goring Road, Goring-by-Sea, WORTHING, West Sussex BN12 4PE - 3 bed 3 storey MTH - good order - Under offer at £425,000 - larger than the subjects.	The market for this house type has moved forward since the sale of comps 1 and 2. The subject are however much smaller than comp 3 which is reflected in our valuations of £365,000 each.
Broadgreen, Liverpool	£1,400,000	£1,560,000	8, Unsworth House, Friars Way, LIVERPOOL L14 7AZ - 2 bed flat within PB block in good internal condition, 7AZ - within a PB block, 200m away. Good internal modern. Allocated parking. Sold in October 2021 at £160,000 - Superior block.	16, Unsworth House, Friars Way, LIVERPOOL L14 7AZ - 2 bed flat in excellent condition in superior block. Finished to a very high standard. Allocated parking spaces (2) and communal gardens. Sold in June 2021 at £170,000.	5, Welford House, Priorswood Grove, LIVERPOOL L14 7AR - large 2 bed flat in excellent condition in superior block. Finished to a very high standard. Allocated parking spaces (2) and communal gardens. Sold in June 2021 at £170,000.	There is good evidence with the local area on which to base our opinions of MV. Typically our evidence is in very good condition and therefore we have made allowances in our values to reflect this. Notwithstanding there has been some positive uplift in this area.
Dinnington, Sheffield	£1,098,000	£1,220,000	25 St Leger Close, Dinnington, SHEFFIELD S25 3RQ - 2 bed PBF - 700 sqft - u/o £85000 - £121 psf	16 Waterloo Court, Dinnington, SHEFFIELD S25 3RT - 2 bed PBF - on market for £100,000 interest is slow.		Considering the most recent evidence our valuations reported in Q1 21 of £90k for 2 bed and 80k for 1 bed remain unchanged.
Station Road, Sutton	£1,020,000	£1,100,000	39 Sevenoaks Close, SUTTON, Surrey SM2 6NL - 1 bed flat in good condition with a purpose built block located approximately 200m from the subject property. Well presented with allocated parking. SSSC in Nov 2021 at £255,000 but sale fell through. Recently remarketed at £245,000. Smaller than the subject properties.	Flat 10, Downs Court, Commonside Close, SUTTON, Surrey SM2 5SX - 2 bed flat in average condition with allocated parking. SSSC in November 2021 at £325,000 - this has not yet completed.	38 Sevenoaks Close, SUTTON, Surrey SM2 6NL - 2 bed flat in good internal and external condition. Modern with allocated parking. Sold in June 2021 at £290,000. Superior block	We feel that our best evidence is within Sevenoaks close as this is within close proximity to the subject and of a similar style. We fee that flat values have not moved in this area and that prices being achieved are fairly static, albeit, good. Accordingly we report £275,000 per apartment.

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Unit 5,11,13 Premier House, Edgware	£630,000	£630,000	Flat 19, Premier House, 112 Station Road, EDGWARE, Middlesex HA8 7BJ - 2 bed within the subject building - failed to sell at an asking price of £235,000 - cladding issues causing the property to stall.			The block is concrete clad. There has been a cladding survey the result we understand is that the property is ESW1 B2 rated and therefore remediation works are required to make the building fire safe. Works to cost £4.8m of which a government grant is being given for the flats in the sum of £3.8m leaving the 3 commercial shop premises to pay £1m which they are currently in dispute over so there is no prospect of the works being undertaken in the near future. Whilst this is ongoing the subject units will only be able to be sold to cash buyers. This has been considered. Please see our valuation report dated 19 October 2021 with regard to other comparables and our rationale.
Bourne End, Buckinghamshire	£1,160,000	£1,255,000	Flat 8 Technology House, Bourne End, SL8 5AJ - 2 bed conv ff flat - good order - inc cp - Nov 21 - £315,000 - 92 sq m (990 sq ft) - £318 psf.	7 Bourne End, SL8 5HD - 2 bed pb flat - ff - good order - 766 sq ft - Feb 22 - £305,000. £398 psf.	Frank Lunnon Close, SL8 SUP - 428 sq ft 1 bed - good order - GFF with CP - Sep-21 - £232,000 - £542 psf.	Technology house is the closest comparable to the subjects. In addition a 2 bed flat in Technology House is on the market for 400k, but has struggled to gain traction at this price point.
Queen Street, Sheffield	£630,000	£700,000	Apartment 18, Queens House, 105 Queen Street, SHEFFIELD S1 1AD - 482 sq ft - 1 bed - under offer £120,000 (£249 psf) - good order.	Apartment 6, North Chambers, 25 North Church Street, SHEFFIELD S1 2DH - subject building - 1 bed - 527 sq ft - under offer at £95,000. - Good order	Apartment 49, Queens House, 105 Queen Street, SHEFFIELD S1 1AD - 2 bed - under offer tenanted - £135,000 - good order - 500 sq ft - £270 psf.	The comparables suggests a similar tone of values as reported in Q1 2021. This is unsurprising as the Sheffield flat market is yet to gain momentum since the pandemic particularly for non prime buildings such as the subject.
Red Lion Court, Greenford	N/A	£2,425,000	42 Red Lion Court - PP sale under offer at £329,000 - valued by Allsop in Nov 21 at £330k. £449 psf - 2 bed FFF with balcony.			The subject property was valued by Allsop LLP in Nov 2021 - there is no change to market conditions since the previous report date. We therefore report the same valuations, today.
The Warehouse, Chester	£690,000	£770,000	6 Albion Street, CHESTER CH1 1RQ - this is a 1 bed flat within a converted building. Average internal condition. Parking. SSTC at £185,000	8, Chapel Place, Albion Street, CHESTER CH1 1SH - 1 bed flat within a converted former chapel building. Attractive externally with parking. Good internal condition - sold in Nov 2021 at £190,000	10, The Warehouse, Volunteer Street, CHESTER CH1 1AF - within the same block. 1 bed flat. Marketed at £200,000 with no formal offers to date.	There has been little movement in prices being achieved within this area at present and we feel the MV at £195,000 per apartment is still reflective of current market conditions and report the same.
6 Flats, Lydan House, Redditch	£585,000	£635,000	The subject property was valued by Allsop LLP in October 2021. See comparable evidence within our previous report.			There has been little change in terms of market activity since our last inspection and report. No.6 has been sold since we reported in March 2021.
Osborne Mansions, Hove	£790,000	£900,000	The subject property was valued by Allsop LLP in November 2021. See comparable evidence within our previous report.			There is little to suggest changing our valuations since they were reported in November 2021, however PP have received an appraisal by a local agent that the properties would sell for £300k or thereabouts, today. Following an internal inspection of each unit.
Wakefield, West Yorkshire	£665,000	£687,500	129 Batley Road, Wakefield, WF2 0AG - 2 bed MTH - good condition - sold in Nov 21 for £112,000.	29 Brick Street, Wakefield, WF2 9LX - 2 bed MTH - average condition - sold in June 2021 for £105,000.	8 Cartwright Fold, Wakefield, WF2 9UB - 2 bed SFF - good condition - sold in Oct 2021 for £95,000	Capital values have been rising in Wakefield, this is a popular estate and we would expect good demand from investors and owner occupiers alike for the subject units.
5 Flats, Sandy House, Rugby	£675,000	£750,000	Flat 3, Chandos Court, Tainter Close, RUGBY, Warwickshire CV21 1GL - larger very good order - sold in July 21 for £152,000	Apartment 7, Ashford House, Woodside Park, RUGBY, Warwickshire CV21 2BF - 1 bed in good order sold Mar-21 for £112,000.	Flat 1, Harrad House, Woodside Park, RUGBY, Warwickshire CV21 2NU - sold in Nov 21 for £107,500. One bed - good order within the subject scheme.	In addition we have also spoken to local agents that have commented that sales in this particular area have slowed due to lack of stock at present. Notwithstanding there is a newly converted building (Crescent House) comprising 1 and 2 bed room units which is currently available for pre-sale on Rightmove. 2 bed units are available at between £167,500 and £160,000. Accordingly we have adopted £150,000 per flat.
Flats 1,3,4,6,10 Jubilee Mansions	N/A	£2,265,000	No new evidence available since our full valuation dated 22.11.22.			The above was quoted in Mar 2021 however the market for flats in this location has remained static over Our reported valuations are the same as those reported by us in Nov 22 there is no new evidence to support a change.
Fulbeck Avenue, Worthing	£1,208,000	£1,305,000	9 Eriskay Court, WORTHING, West Sussex BN13 3RH inferior 3 bed SDH - sold Jan 22 for £325,000 - £290 psf	15 Eriskay Court, WORTHING, West Sussex BN13 3RH - sold Jun-21 - £320,000 - £323 psf	Barley Grange - Wimpey Homes - New Builds - 4 bed detached houses ave £465,000.	In view of the comparables we value each property at £435,000 each.
Fenham, Newcastle upon Tyne	£2,125,000	£2,240,000	30 Friars Way, NEWCASTLE UPON TYNE NE5 2EX - 3 bed SDH - sold Nov 21 for £180,000 - £153 psf - good order - superior to the subjects and larger (three storeys)	23 Abbotsmeade Close, NEWCASTLE UPON TYNE NE5 2EU - 702 sq ft - ave order - same house type and location - on mkt for £109,950 (£156 psf). Under offer at AP w/c 6 March 22.	105 St. Cuthberts Road, NEWCASTLE UPON TYNE NE5 2DR - 2 bed flat in good order - sold Nov 21 for £85,000 (£128 psf).	Based on comp 2 which is identical to the subject three beds but was a sale with the tenant in situ, we value the subject at £120,000 each, the two beds at £110,000 which show an adequate difference between the value of a two bed of an equivalent size.
Birley Moor Height, Sheffield	£1,228,500	£1,365,000				We have not been able to identify any further comparables that support a change to our valuations reported in Q1 2021. Surrounding houses in the area appear to achieve £130,000 - £140,000 or thereabouts, therefore £105,000 would be appropriate for flats above shops.
Station Road, Redhill	£900,000	£995,000	Plot 127, Picture House, Station Corner, Redhill RH1 1NZ (£517 psf).	Plot 121, Picture House, Station Corner, Redhill RH1 1NZ - new build - one bed - sold Jan 22 for £272,500 (£532 psf)	Flat 12, 12 Chapel Road, REDHILL RH1 1HH - one bed PB flat in good order - under offer at £230,000 - £511 psf	The Picture house is a new build scheme directly opposite the subject which is putting pressure on the second hand market nearby we have made a suitable allowance for the second hand value of the subject properties against new build equivalents within The Picture House.
1-12, 7, Spencer Parade, Northampton	£1,313,500	£1,420,000	4 Spencer Parade - sold Apr 21 for £135,000 - 1 bed	5 Spencer Parade - under offer at £145,000 - 2 bed	6 Spencer Parade - sold Aug 21 for £144,500 - 2 bed	There is a distinct pattern in the sale prices recently achieved by PP in the subject building. Market conditions have remained static and stable in the interim period.
Golden Hill Fort, Isle of Wight	£4,045,000	£5,775,000	14 Golden Hill Fort - under offer at £575,000 - good order - 2733 sq ft (£210 psf).	9 Golden Hill Fort - Completed Sept 21 - good order - 1414 sq ft (£300psf)		You have recently got No.14 under offer at £210 psf which sets the tone for the larger units and accords with the tone for the smaller units Comp 2. We have adopted these sales rates to the other units within the fort.
Duffield Road, Derby	£1,715,000	£1,560,000				
Bath and Oxford Portfolio	£2,555,000	£2,500,000				
Fairholme road, Croydon	£335,000	£370,000	98 Fairholme Road - 3 bed MTH - poor order - sold for £370,000 Sep 21.	93 Pemdevon Road - 2 bed MTH - good order - sold Oct-21 for £360,000	65 Fairholme Road - 3 bed MTH - poor order - for sale by auction 9.3.22 - guide price £250,000	Based on evidence we conclude a valuation of £350,000 for the subject, this assumes no material changes since we last internally inspected the house in Dec 2019 and assuming the property could be sold with vacant possession. 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.
Compass Court, Eastbourne	£1,900,000	£2,115,000	Please see our formal valuation report of 22.11.22.			The subject properties were reported on in November 2021, there has been no change in market conditions since this date and we therefore report the same valuations, today.