

Allsop March 2023 Valuation Comparables



Property Name	Allsop MV Q1-2023	Allsop VPV Q1-2023	Comparable 1	Comparable 2	Comparable 3	Comments Q1 2023
Agecroft Apartments, Pendlebury	£1,000,000	£1,130,000	Apartment 9, Scott Court, 5 Giants Seat Grove, Swinton, Manchester, M27 8BE - 2 bed flat is located in the same development as the subject properties, currently under offer at £137,500 (20/02/2023) from an asking price of £140,000 (04/12/2022). £183.33 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/129706199.html	Apartment 3, Scott Court, 5 Giants Seat Grove, Swinton, Manchester, M27 8BE - 2 bed flat located in the same development as the subject properties, sold in Dec-22 for £136,500 from an asking price of £134,950. £187.87 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/122250317.html	79 Brattice Drive, Pendlebury, Swinton, Manchester, M27 8WE - 2 bed flat located approximately 0.3 miles west of the subject development sold in Oct-22 for £143,000 from an asking price of £140,000. Good condition, modern. £177.14 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/120613958.html	Two flats located in the same development as the subject properties have been either sold or under offer in the past 3 months. The average £ psf has been utilised from the comparables to value the subject properties which has seen a slight increase of approximately 2.2% from March 2022.
Merrilocks Road, Crosby	£1,370,000	£1,565,000	Flat 4, 60 Merrilocks Road, Liverpool, L23 6UW - 2 bed flat, sold for the asking price of £249,950 at £240.57 psf in Dec 2022. One of the subject properties. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/129651818.html	Flat 7, 60 Merrilocks Road, Liverpool, L23 6UW - 3 bed flat, one of the subject properties on the market currently for £250,000 since 05/12/2022. £219.11 psf on asking price. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/128990834.html	9 Bronshill, The Serpentine South, Liverpool, L23 6XG - 2 bed flat is currently on the market since 11/01/2023 at an asking price of £230,000. £267.10 psf on asking price. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/130591541.html	We are of the opinion that there has been a slight uplift in values since March 2022 by approximately £5,000. The subject properties have been valued whilst taking into account the £ psf rate and comparable evidence of subject properties being either on the market or being sold in the past three months.
Devonshire Place, Brighton and Hove	£400,000	£445,000	28 Devonshire Place, BRIGHTON BN2 1QB 1 bed flat, 344 sq ft. Average condition, sold at £235,000 in Oct 2022 £683 psf https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/124019915.html	23a Devonshire Place, BRIGHTON BN2 1QA - 1 bed flat, same street, good condition, modern. Sold in March 2022 at £254,000. 473 sq ft - £536 psf https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/115734569.html	Flat 1, Chain Pier House, 46-48 Marine Parade, BRIGHTON BN2 1PE - within 200m. Well presented GFF - modernised with private garden terrace.431 sq ft - sold in August at £260,000 - £603 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/119436146.html	

Marco Island, Nottingham	£705,000	£830,000	Apartment 1010, Marco Island, Huntingdon Street, NOTTINGHAM NG1 1AW - 2 bed apt in the same development . Good condition, balcony, 760 sqft - sold in Sep 22 at £267,500 - £351 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/119856806.html	Apartment 92, Number One Fletcher Gate, Adams Walk, NOTTINGHAM NG1 1QR - within 300m. 3 bed apartment - good condition, split level, 1216 sq ft. Sold in July 2022 at £330,000 - £271 psf https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/62005329.html	Apartment 211, Marco Island, Huntingdon Street, NOTTINGHAM NG1 1AP - 1 bed apartment, 473 sq ft good condition, same development. Sold in August 22 at £77,000 £162 psf https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/109639196.html	Have valued in line with the £ psf rate and taking into account the comparable evidence.
Woodland Way, Mitcham	£1,292,000	£1,360,000	1, Willow House, 51 Woodland Way, MITCHAM, Surrey CR4 2DZ - same development - identical house, excellent condition. Sold in March 2022 at £690,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/57775297.html	52 St. Barnabas Road, MITCHAM, Surrey CR4 2DU - 4 bed SDH within 300m. Excellent condition, parking and garden. Sold in August 2022 at £705,000 1,430 q ft. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/83620374.html	102 Streatham Road, MITCHAM, Surrey CR4 2AE - 4 bed MTH. Excellent condition, rear garden. Sold in October 2022 at £680,000. 1471 sq ft. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/124037462.html	This is an attractive development of contemporary houses. The sale of no.1 (an end terrace) is a prime comparable which transacted last year. The property was 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. £680, 000 each.
Hammonds Landing, Sowerby Bridge	£705,000	£830,000	Apartment 2, Kingfisher Chase, Old Cawsey, SOWERBY BRIDGE, West Yorkshire HX6 2AD - 1 bed flat within 100m. Good condition. Sold in June 22 at £80,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/121171970.html	Apartment 6, Kingfisher Chase, Old Cawsey, SOWERBY BRIDGE, West Yorkshire HX6 2AD - 1 bed flat within 100m. Good condition, sold at £75,000 in May 2022. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/119867822.html	Apartment 57, The Riverine, Chapel Lane, SOWERBY BRIDGE, West Yorkshire HX6 3LY - 2 bed apart in good condition but slightly dated. Sold in May 2022 at £128,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/119755322.html	This is an attractive scheme however our comparable evidence is typically slightly larger than the subject.

Leeds Road, Harrogate	£755,000	£860,000	Flat 12, Radlyn Oval, 20 Park Avenue, HARROGATE, North Yorkshire HG2 9BG - 3 bed apartment within 600m. Good internal condition, Oval Park views. 1302 sq ft. Marketed and sold at £450,000 in July 2022. Slightly dated but superior position in Harrogate £345 psf. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/110300093.html	Flat 2, 42 Park Drive, HARROGATE, North Yorkshire HG2 9AX3 bed duplex within 300m. 1,250 sq ft. Well presented but does need some internal updates. Sold in May 2022 at £360,000 equating to £288 psf https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/81521307.html	29a Leeds Road, HARROGATE, North Yorkshire HG2 8AY - 2 bed duplex apartment 1420 sq ft. Very well presented - excellent condition. Sold in July 2022 at £370,000 equating to £260 psf. rightmove.co.uk/rightmoveplus/property/preview/details/id/120791264.html	Taking into account our evidence we feel there is some increase in values for three bed units, particularly those in good condition. Three bed apartments like the subject are scarce on the market which can create good demand. Notwithstanding the subject unit is larger than average which does reduce its PSF rate when taking into account quantum. Typically our two bed evidence is found to be larger than the subject units and therefore we have taken into account the psf rate as well as sold evidence. Taking into account the currently values we are of the opinion that whilst small, the two bed flats in this area of Harrogate are popular and do achieve good sales prices. Accordingly we have increased our opinion of market value to reflect the current micromarket in this area.
Keogh House, Swindon	£655,000	£770,000	Flat 8, Allison Court, Cheney Manor Road, SWINDON SN2 2PF - 1bed apartment within 100M. 526 sq ft. Good condition marketed at £140,000 and currently under offer for an undisclosed sum. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/126393659.html	15 Dorset Green, SWINDON SN2 2JY - 1 bed flat. Average condition, slightly dated. 575 sq ft. Sold in August 2022 at £115,000. Larger than subject units. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/124229948.html	Flat 10, Walker House, 277 Whitworth Road, SWINDON SN25 3BU - 1 bed flat within 300m. Average condition, 455 sq ft. Sold in July 2022 at £106,500. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/121187108.html	We understand that Flat 8 is currently SSTC at £110,000 as of Jan 2023. Given this evidence alongside our additional evidence we have valued each unit at £110,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/129433538.html

Blackfords Court, Cannock	£990,000	£1,110,000	13 Arran Close, CANNOCK, Staffordshire WS11 6DG - 1 bed apartment within 400m. Average condition, PB block. Sold at £82,500 in October 2022. 572 sq ft. https://www.rightmove.co.uk/property/preview/details/id/123427595.html	42 Victoria Street, Broomhill, CANNOCK, Staffordshire WS11 5QQ - FFF in very good condition, 518 sq ft. SSTC at £93,000. https://www.rightmove.co.uk/property/preview/details/id/120117251.html	8 Arran Close, CANNOCK, Staffordshire WS11 6DG - 2 bed flat within a PB block, good condition, 745 sq ft. Marketed at £100,000 and SSTC at £100,000. https://www.rightmove.co.uk/property/preview/details/id/123949649.html	We understand that Flat 7 has been marketed from Oct 22 at £110,000 and is currently SSTC at £105,000. In addition to this our evidence indicated that there has been a downwards shift in values for flats here at present. We have adjusted our opinions of MV to reflect this.
London Road, Brighton & Hove	£1,150,000	£1,290,000	51a London Road, BRIGHTON BN1 4JD - 2 bed flat within 200m on the same road. Modernised but is looking scruffy. Poor looking building. Private terrace. 690 sq ft. Under offer at £250,000. £362 psf. Inferior to the subject. https://www.rightmove.co.uk/property/preview/details/id/122817242.html	43a-43b New England Road, BRIGHTON BN1 4GG 2 bed apartment within 300m of the subject property on a busy main road. 579 sq ft. Average internal condition, poorly maintained in part. SSTC in Dec 2022 at £282,500. £488 psf. https://www.rightmove.co.uk/property/preview/details/id/113759540.html	Flat 20, Horsted Court, 4 Fleet Street, BRIGHTON BN1 4GS - 2 bed flat within a PB block. Modernised but does appear scruffy and not well kept. Private balcony and parking. Sold at £365,000 in July 2022. 861 sq ft. £423 psf. https://www.rightmove.co.uk/property/preview/details/id/121433627.html	Comps 1 is inferior to the subject properties in terms of internal condition, being in average order, albeit with some modern fixtures and fittings. Comp 2 is of a similar standard and size as well as a similar internal condition. Comp 3 is in a modern PB block but again is a little scruffy. In addition PP have informed us that Flat 2 is currently under offer at £375,000 - this is key evidence. Taking into account our evidence we do feel there has been some movement in this area, and have adjusted our opinions of MV accordingly.
Sandars Maltings, Gainsborough	£2,060,000	£2,420,000	8, Sandars Maltings, Bridge Street, GAINSBOROUGH, Lincolnshire DN21 1JA - 1 bed unit in same building. Good internal condition. Marketed at £60,000 from October 2022 with no formal offers to date. https://www.rightmove.co.uk/property/preview/details/id/127847822.html	42, Sandars Maltings, Bridge Street, GAINSBOROUGH, Lincolnshire DN21 1JA - 2 bed unit in the same development. Good internal condition. Sold in June 2022 at £77,500. https://www.rightmove.co.uk/property/preview/details/id/121696472.html	35, Sandars Maltings, Bridge Street, GAINSBOROUGH, Lincolnshire DN21 1JA - 2 bed unit in same block. Good internal condition, well maintained. Sold in September 2022 at £86,000. https://www.rightmove.co.uk/property/preview/details/id/121432319.html	There are a number of 1 bed properties available within the same block for sale with asking prices between £60,000 and £70,000. There have however, been no recent transactions within the block which suggest values for the one bed units remain static. 2 bed units within this block appear to be more popular with several recent transactions which do show some uplift. According we have reflected this in our opinions of MV.

Flats 2,20,38,39 Dutch Quarter Colchester	£650,000	£725,000	Flat 38, Dutch Quarter Apartments, West Stockwell Street, COLCHESTER CO1 1FQ - 2 bed unit in same block. Excellent condition. Was under offer at £188,500 in August 2022 however the sale has fallen through. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/125381342.html	Flat 11, Dutch Quarter Apartments, West Stockwell Street, COLCHESTER CO1 1FQ - Owned by PP. Sold in June 2022 at £170,000 https://sctotg.rightmove.co.uk/#/sctcases/14675245/comparable/183236615/transactions?previous=sctcase.basket&previousPage=comparable.details	Flat 29, Dutch Quarter Apartments, West Stockwell Street, COLCHESTER CO1 1FQ - 2 bed flat marketed at £180,000 from Jan 2023. Agent has commented that there has been interest but no offers as yet. Good internal condition. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/130471490.html	In addition to this evidence Number 39 has been under offer since Sept 2022 - it was SSTC at £180,000 but we have been informed that sale has fallen through. Accordingly we have adjusted our MV to reflect this for this unit and number 38 which is similar. There are a number of 2 bed units marketed at present at asking prices of £180,000 to £190,000, Notwithstanding these have not sold as yet.
Anchor point Flat 7 (Plot 32), and Flat 9 (Plot 37)	£855,000	£950,000	Flat 15, 31 Fisher Close, LONDON SE16 5AD - One of the subject properties - 2 bed apartment in the same block - sold in June 2022 at £510,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/127989497.html	Flat 21, 31 Fisher Close, LONDON SE16 5AD - one of the subject properties. Had been marketed at £490,000 but appears to have been removed from marketing at present. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/126847931.html	Flat 7 owned by PP is currently under offer at £500,000	Our values are based on the sales of some of the PP units and currently under offer
Flats 1, 4, 8 & 13, 26-28 Station Road, Redhill	£875,000	£970,000	Flat 5, Boleyn Court, St. Annes Rise, REDHILL RH1 1AD - 1 bed apartment, well presented but dated. 586 sq ft - sold in June 2022 - £235,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/118634756.html	Flat 25, 14 Chapel Road, REDHILL RH1 1HH - 1 bed flat in dated condition, 447 sq ft. Sold in September 2022 at £225,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/122061575.html	Flat 9, 160 Station Road, REDHILL RH1 1HE - 2 bed flat within 500m. Well presented but fixtures and fittings are dated. Overall well maintained. Sold in September 2022 for £265,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/96588730.html	There are a significant amount of properties that have been recently marketed within the Picture House, a new build scheme which is superior to the subject. As a result the market is flooded with flats at present (more so 2 beds). As a result second hand units such as the properties have dipped in value as asking prices have been more competitive to achieve sales. Accordingly we have reflected this, alongside our evidence in our valuation approach.

1-12, 7, Spencer Parade, Northampton	£1,090,000	£1,210,000	Flat 4, 7 Spencer Parade, NORTHAMPTON NN1 5AA - 1 bed flat in the same development. Excellent condition with attractive large windows and skylights. SSTC - August 2022 at £153,500. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/124500779.html	Flat 2, 7 Spencer Parade, NORTHAMPTON NN1 5AA - 1 bed flat. Good condition. Slightly tired. Currently under offer at £122,500. (owned by PP) https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/123004667.html		There are a number of the subject properties on the market at present or currently SSTC. We have taken into account the current units marketed by PP as well as the sold units and adjusted our opinions of MV accordingly.
Golden Hill Fort, Isle of Wight	£4,300,000	£5,975,000	14 Golden Hill Fort - under offer at £575,000 - good order - 2733 sq ft (£210 psf). (was previously under offer at £550,000.			No.14 is under offer at £210 psf which is significantly higher than the prices being quoted in 2021. The sale referred to includes a furniture pack and the property is very well appointed. With regard to the remaining units here we have made some allowances for the fact that the same may not apply at their point of sale.
114, Fairholme Road, Croydon	£335,000	£395,000	101 Fairholme Road, CROYDON CR0 3PJ - 3 bed MTH, 819 sq ft. Good internal condition. Modern. - Sold in September 2022 at £400,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/124798946.html	4 Dennett Road, CROYDON CR0 3JA - 3 bed MTH in average order. SST in Dec 2022 at £415,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/127070270.html	80 Dennett Road, CROYDON CR0 3JA - 3 bed MTH within 100m. Modernised throughout - in good condition. SSTC in Oct 2022 at £452,500. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/125306795.html	Assuming there have been no material changes at the property since our last inspection (Dec 2019) and assuming the property could be sold with vacant possession we have taken into account the comparable sales evidence and conclude that Market Value is £395,000. 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	£2,385,000	70 Cavendish Place, EASTBOURNE, East Sussex BN21 3RL - large studio 767 sq ft. Well presented - modern throughout. Sold in August 2022 at £150,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/64051091.html	Flat 12, Westdown House, Hartington Place, EASTBOURNE, East Sussex BN21 3BW - studio in poor condition. 355 sq ft. SSTC August 2022 at £110,000. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/115886669.html	1, Harris Court, 111 Tideswell Road, EASTBOURNE, East Sussex BN21 3RF - 1 bedroom flat in good internal order. Sold in August 2022 at £165,000. 602 sq ft. https://www.rightmove.co.uk/rightmoveplus/property/preview/details/id/121673129.html	The subject properties were last reported on in November 2021 following an inspection of some of the units which we assume is relevant today. We are of the opinion that there has been an increase in values since the report which is confirmed by our comparable evidence. We have adjusted our opinions of MV accordingly to fit the current tone found in this area. Values have been increased by between £5,000 and £25,000 depending on size, room numbers and position within the block.
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