

Desktop Report - EXAMPLE

Name of Client: Mr Smith
Property Address 1: 456 Wonder Street
Property Address 2: Hightown
Town: Englandside
Postcode: LS16 6TT

Location: The premises are situated within a densely populated residential area on the outskirts of Hightown, close to the major motorway network. The town Centre is within a 15 minute walk and local bus and train services are situated close by. The area surrounding the subject property comprise a mixture of terraced and semi-detached houses.

Description: The premises appear to comprise a four bedroom detached house with accommodation planned out on ground and first floors. At ground floor the layout comprises large dining room, kitchen, utility and WC. At first floor are 4 double bedrooms with the master bedroom having an ensuite and a small dressing room. Externally the property has gardens to front and rear as well as a double garage.

Comparables: We have researched the area and found the following comparable:

No12 Wonder Street – comprising a 4 bed detached built at a similar time but having an additional conservatory to the rear. It sold in January 2017 for £380,000.

No 6 Beaver Road – located close by comprising a 4 bed detached at similar size to the subject. It sold in October 2016 for £365,000.

No2 Dodin Street – again located close by, but in arguably a better, more desirable location and comprising a 5 bed detached with triple garage and 2 ensuite bedrooms. It sold in November 2016 for £440,000.

- Planning:** We have undertaken online searches and the property has no outstanding applications. It is noted that a large house builder has consent to build 45 houses on a site within 1 mile of the subject.
- Tenure:** We have taken an online Land Registry search and note the property is Freehold in tenure. A copy of the title plan is enclosed.
- Commentary:** The premises comprise a 4 bed detached house which would appeal to the local market. We feel a reasonable period of marketing would be in the region of 6-9 months. We do not believe the nearby site with planning consent will affect the sale.
- Caveats:** This advice is based on a desktop option and is not a formal valuation option. It cannot be relied upon for any purpose other than to offer guidance. We have assumed the property is in reasonable condition and has no defects. As we have restricted information we reserve the right to amend our appraisal based on a full internal inspection.
- Opinion of potential realisations:** Based on the above we would report figures in the regions of £360,000 - £370,000.

Signed
Landwood Group

Email: valuations@landwoodgroup.com

| | | | |
|-----------------------------------|--------------------|------------------------|-------------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | HT 1234 | |
| ORDNANCE SURVEY PLAN REFERENCE | COUNTY HIGHTOWN | SHEET | NATIONAL GRID SECTION E |
| Scale: 1/1250 | | © Crown copyright 1973 | |

