Developer Solutions

# Price Viability Appraisal Research and Analysis of Supportable Property Values

Local Housing Needs and Supply
SL6 2PZ

08 April 2025

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## Executive Summary - Supportable Value Ranges (SVR) and appraisal summary

### Supportable Value Ranges & Local Market Overview

| Tranche | Type | Beds | Floor Area | Price Expectation (£) | £sq.ft. (£) | Supportable Valuation (£) | £sq.ft. (£) | Demand Score | Supply Score | Likely Sales Rate /mth | No. of Units | Comp. Properties |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 bed Flat | 1 | 500 | | | 255000 | 510 | 1 | 4 | 0 | 1 | 7 |
| 2 | 1 bed Flat with 1 PS | 1 | 500 | | | 260000 | 520 | 1 | 4 | 0 | 1 | 8 |
| 3 | 1 bed Flat | 1 | 550 | | | 270000 | 491 | 1 | 4 | 0 | 1 | 8 |
| 4 | 2 bed Flat | 2 | 650 | | | 345000 | 531 | 2 | 4 | 0 | 1 | 6 |
| 5 | 2 bed Flat | 2 | 750 | | | 360000 | 480 | 2 | 4 | 0 | 1 | 8 |
| 6 | Dinfield - Semi | 2 | 747 | | | 475000 | 636 | 2 | 3 | 0 | 1 | 8 |
| 7 | Gosford - Semi | 3 | 856 | | | 525000 | 613 | 2 | 3 | 0 | 1 | 8 |
| 8 | 3 bed Flat | 3 | 900 | | | 420000 | 467 | 1 | 2 | 0 | 1 | 6 |
| 9 | Himscott - Semi | 3 | 963 | | | 545000 | 566 | 2 | 3 | 0 | 1 | 8 |
| 10 | Ickhurst - Townhouse (2.5 Storey) | 3 | 1127 | | | 575000 | 510 | 1 | 3 | 0 | 1 | 4 |
| 11 | Hurwick - Semi | 3 | 1132 | | | 610000 | 539 | 2 | 3 | 0 | 1 | 8 |
| 12 | Kearfield Townhouse (3 Storey) | 4 | 1167 | | | 690000 | 591 | 1 | 2 | 0 | 1 | 5 |
| 13 | Lanhurst - Semi | 4 | 1340 | | | 740000 | 552 | 2 | 3 | 0 | 1 | 8 |
| 14 | Lodthorpe - Townhouse (3 Storey) SG | 4 | 1394 | | | 760000 | 545 | 1 | 2 | 0 | 1 | 8 |
| 15 | Madeley - Townhouse (3 Storey) SG | 4 | 1445 | | | 775000 | 536 | 1 | 2 | 0 | 1 | 8 |

The valuer to consider agents opinion, market demand and availability for mix proposed and must assess a score
1=low (demand and supply) 5= high (demand and supply) the optimum being demand (5) and Supply (1)

| Tranche | Type | Beds | Floor Area | Price Expectation (£) | £sq.ft. (£) | Supportable Valuation (£) | £sq.ft. (£) | Demand Score | Supply Score | Likely Sales Rate /mth | No. of Units | Comp. Properties |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | Nenhurst - Detached | 4 | 1558 | | | 860000 | 552 | 2 | 2 | 0 | 1 | 8 |
| 17 | Oatfield - Detached | 4 | 1684 | | | 890000 | 529 | 2 | 2 | 0 | 1 | 7 |
| 18 | Notley - Detached DG | 5 | 1649 | | | 900000 | 546 | 2 | 2 | 0 | 1 | 4 |
| 19 | Ramhill - Detached DG | 5 | 1942 | | | 1000000 | 515 | 2 | 2 | 0 | 1 | 8 |

The valuer to consider agents opinion, market demand and availability for mix proposed and must assess a score 1=low (demand and supply) 5= high (demand and supply) the optimum being demand (5) and Supply (1)

## Executive Summary - Gross Development Value and £ per sq ft Average

### GDV Schedule

| Tranche | Type | No. of Units | Beds | Average Sq.Ft. | Total Sq.Ft. | Supportable Values (£) | Total Values (£) | £sq.ft. (£) | Total £sq.ft. (£) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 bed Flat | 1 | 1 | 500 | 500 | 255000 | 255000 | 510 | 510 |
| 2 | 1 bed Flat with 1 PS | 1 | 1 | 500 | 500 | 260000 | 260000 | 520 | 520 |
| 3 | 1 bed Flat | 1 | 1 | 550 | 550 | 270000 | 270000 | 491 | 491 |
| 4 | 2 bed Flat | 1 | 2 | 650 | 650 | 345000 | 345000 | 531 | 531 |
| 5 | 2 bed Flat | 1 | 2 | 750 | 750 | 360000 | 360000 | 480 | 480 |
| 6 | Dinfield - Semi | 1 | 2 | 747 | 747 | 475000 | 475000 | 636 | 636 |
| 7 | Gosford - Semi | 1 | 3 | 856 | 856 | 525000 | 525000 | 613 | 613 |
| 8 | 3 bed Flat | 1 | 3 | 900 | 900 | 420000 | 420000 | 467 | 467 |
| 9 | Himscott - Semi | 1 | 3 | 963 | 963 | 545000 | 545000 | 566 | 566 |
| 10 | Ickhurst - Townhouse (2.5 Storey) | 1 | 3 | 1127 | 1127 | 575000 | 575000 | 510 | 510 |
| 11 | Hurwick - Semi | 1 | 3 | 1132 | 1132 | 610000 | 610000 | 539 | 539 |
| 12 | Kearfield Townhouse (3 Storey) | 1 | 4 | 1167 | 1167 | 690000 | 690000 | 591 | 591 |
| 13 | Lanhurst - Semi | 1 | 4 | 1340 | 1340 | 740000 | 740000 | 552 | 552 |
| 14 | Lodthorpe - Townhouse (3 Storey) SG | 1 | 4 | 1394 | 1394 | 760000 | 760000 | 545 | 545 |
| 15 | Madeley - Townhouse (3 Storey) SG | 1 | 4 | 1445 | 1445 | 775000 | 775000 | 536 | 536 |

| Tranche | Type | No. of Units | Beds | Average Sq.Ft. | Total Sq.Ft. | Supportable Values (£) | Total Values (£) | £sq.ft. (£) | Total £sq.ft. (£) |
|---|---|---|---|---|---|---|---|---|---|
| 16 | Nenhurst - Detached | 1 | 4 | 1558 | 1558 | 860000 | 860000 | 552 | 552 |
| 17 | Oatfield - Detached | 1 | 4 | 1684 | 1684 | 890000 | 890000 | 529 | 529 |
| 18 | Notley - Detached DG | 1 | 5 | 1649 | 1649 | 900000 | 900000 | 546 | 546 |
| 19 | Ramhill - Detached DG | 1 | 5 | 1942 | 1942 | 1000000 | 1000000 | 515 | 515 |
| | | | | | | | | | |
| | | Total 19 | | | | Average 592369 | Total 11255000 | GDV Average 540 | |

## Executive Summary Comments

The mix count has not been included in the tranching table and defaults to one per house type therefore the GDV calculation should be ignored for the purposes of this report until the count has been included. Although there has been a marked fall in sales activity over recent weeks demand for detached houses remains high price profile for this development will be 10-15% above resale comparables.
HPI in SL6 from June 2018 to Feb 2023 is 13.9% (*July 2018 - July 2021 19.7% *July 2022 - Feb 2023 -5.8%)
Houses: June 2018 to Feb 2023 12.6% (*July 2018-July 2021 14.9% *July 2022-Feb 2023 -2.3%)
Flats : June 2018 to Feb 2023 1.3% (*July 2018-July 2021 4.8% *July 2022-Feb 2023 -3.5%)

## Competitor Analysis

Within a 3-mile radius, there are 5 active schemes: Average size 153- units. Most common type Flats - 100%. Avg Price £466k Most liquid price band £275 - £300k Joint Incomes to buy avg property £117k
Countryside Properties - Watermark,St Ives Road. Maidenhead SL6 1QU 1500 m 156 Flats 538 - 764 £295000 - 420000
Bellway Homes - Huntercombe Park, Huntercombe Lane, Taplow SL6 0PQ 4.7 km 165 Flats 546 - 765 £275000 - 387500
Harlequin Homes - Courtwood, Maidenhead, SL6 14 4 bed house + gge 1218 sqft Price £740,000 (£25k incentives) completion Sept 2023
“Waltham Lodge/Field House“ White Waltham, Maidenhead SL6 2 det 4 dble beds/3 baths 1961 sqft (no gge) £1.2m (incentive sdlt paid)

## Sonar Demographic Data

Nearly 38% of households are wealth classified as "Affluent" of which 30% are retired and/or empty nesters, 20% are young families, 16% are mid-stage families and 13% are mature families. 31% of households are wealth classified as "Comfortable" of which; 30% retired and/or empty nesters, 21% young singles, 20% young families, 16% are mid stage families and 13 mature families.

## Site Location Score

The subject site is surrounded by established residential and new build housing. Usual amenities are within close proximity of the site approx. 0.9 miles. The nearest railway stations are approx. 0.9 miles, and 1.4 miles. Location is considered a popular area where there is a mix of Victorian and 1930s housing and more modern houses. New build would attract a premium of 5-10% over houses built post-1950.
The site is in the catchment of:
Oldfield Primary School Bray Road SL6 1UE Age Range: 5 - 11, Gender: Mixed, Students: 363 Ofsted rated "Outstanding"
Newlands Girls' School Farm Road SL6 5JB Age Range: 11 - 18, Gender: Girls, Admission Policy: Comprehensive, Students: 1158 Ofsted rated "Good to Outstanding"

## £ per square foot pricing

SL6 where new build median achieved prices remain unchanged at £497 per sq ft. Upper quartile for new build houses is £545 per sq ft. Achievable revenues will be close to upper quartile. Based on schedule provided the blended average for houses is £540 (down from £543 @ 10/2022) per sq ft and falls within acceptable parameters. The median new build achieved price for flats £385 (down from £412 in 10/2022) per sq ft. Upper quartile achieved prices for new build flats is £557 (down from £580 in 10/2022) per sq. Achievable revenues for flats will be between median and upper quartile. Based on the schedule provided the blended average for flats is £495 (down from £532 @ 10/2022) per sq ft and falls within these parameters.

## Market Summary & Capacity

Market capacity supports an absorption rate of 25-30 units per annum.
420 (618 @ 10/2022) houses sold in last 12 months average monthly sales run rate of 35 (52 @ 10/2022). 311 houses are on market - based on the avge monthly sales run rate this equates to 8.9 ( 5.98 @ 10/2022) months of housing supply available on the market - overall balanced supply over demand (avge in SL is 7.95 months). Demand for 2-bed houses has improved. There is an undersupply imbalance of 3 & 4-bed detached houses. Based on the current supply of 227 flats and only 118 sold in the last 12 months which leaves an ever-increasing supply that currently stands at almost 2 years of available supply.

## Summary of Conclusions

This site will command a new build premium commensurate with other surrounding developments of in the region of 10-15%.

## Performance Analysis of Local Primary Schools - Good to Outstanding (Scores 75%)

### Larchfield Primary and Nursery School

Bargeman Road , Maidenhead SL6 2SG
Age Range: 3 - 11, Gender: Boys & Girls, Students: 228

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Good |
| Quality of Education | Good |
| Behaviour and Attitude | Good |
| Personal Development | Good |
| Leadership and Management | Good |

Academic Indicators (Level 4)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 67% | 54% | 94% |
| Local authority | 76% | 76% | 79% |
| England - All schools | 74% | 72% | 70% |

*Percentage of students achieving Level 4 or above in reading, maths test and writing

### All Saints CofE Junior School

Westborough Road , Maidenhead SL6 4AR
Age Range: 7 - 11, Gender: Boys & Girls, Students: 316

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Inadequate |
| Quality of Education | Inadequate |
| Behaviour and Attitude | Good |
| Personal Development | Good |
| Leadership and Management | Inadequate |

Academic Indicators (Level 4)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 94% | 87% | 82% |
| Local authority | 76% | 76% | 79% |
| England - All schools | 74% | 72% | 70% |

*Percentage of students achieving Level 4 or above in reading, maths test and writing

### Oldfield Primary School

Bray Road , Maidenhead SL6 1UE
Age Range: 5 - 11, Gender: Boys & Girls, Students: 363

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Outstanding |
| Quality of Education | Outstanding |
| Behaviour and Attitude | Outstanding |
| Personal Development | Outstanding |
| Leadership and Management | Outstanding |

Academic Indicators (Level 4)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 100% | 100% | 100% |
| Local authority | 76% | 76% | 79% |
| England - All schools | 74% | 72% | 70% |

*Percentage of students achieving Level 4 or above in reading, maths test and writing

### St Mary's Catholic Primary School, Maidenhead

Cookham Road , Maidenhead SL6 7EG
Age Range: 5 - 11, Gender: Boys & Girls, Students: 308

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Req. Imp. |
| Quality of Education | Req. Imp. |
| Behaviour and Attitude | Good |
| Personal Development | Good |
| Leadership and Management | Req. Imp. |

Academic Indicators (Level 4)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 93% | 93% | 88% |
| Local authority | 76% | 76% | 79% |
| England - All schools | 74% | 72% | 70% |

*Percentage of students achieving Level 4 or above in reading, maths test and writing

## Performance Analysis of Local Secondary Schools - Good to Outstanding (Scores 75%)

### Desborough College

Shoppenhangers Road , Maidenhead SL6 2QB
Age Range: 11 - 18, Gender: Boys & Girls, Admission Policy: Comprehensive, Students: 719

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Good |
| Quality of Education | Good |
| Behaviour and Attitudes | Good |
| Personal Development | Good |
| Leadership and Management | Good |

### Altwood CofE Secondary School

Altwood Road , Maidenhead SL6 4PU
Age Range: 11 - 18, Gender: Boys & Girls, Admission Policy: Comprehensive, Students: 562

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Good |
| Quality of Education | Good |
| Behaviour and Attitudes | Good |
| Personal Development | Good |
| Leadership and Management | Good |

Academic Indicators (GCSE)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 44% | 52% | 61% |
| Local authority | 39% | 40% | 60% |
| England - All schools | 39% | 39% | 35% |

*Percentage of students achieving 5+ A*-C GCSEs or equivalent including English and Maths GCSEs

Academic Indicators (Baccalaureate)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 21% | 29% | 36% |
| Local authority | 26% | 30% | 38% |
| England - All schools | 25% | 26% | 26% |

*Percentage of students achieving English baccalaureate at grades A*-G

### Cox Green School

Highfield Lane , Maidenhead SL6 3AX
Age Range: 11 - 18, Gender: Boys & Girls, Admission Policy: Comprehensive, Students: 946

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Req. Imp. |
| Quality of Education | Req. Imp. |
| Behaviour and Attitudes | Good |
| Personal Development | Req. Imp. |
| Leadership and Management | Req. Imp. |

Academic Indicators (GCSE)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 67% | 68% | 73% |
| Local authority | 39% | 40% | 60% |
| England - All schools | 39% | 39% | 35% |

*Percentage of students achieving 5+ A*-C GCSEs or equivalent including English and Maths GCSEs

Academic Indicators (Baccalaureate)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 32% | 43% | 27% |
| Local authority | 26% | 30% | 38% |
| England - All schools | 25% | 26% | 26% |

*Percentage of students achieving English baccalaureate at grades A*-G

### Newlands Girls' School

Farm Road , Maidenhead SL6 5JB
Age Range: 11 - 18, Gender: Girls, Admission Policy: Comprehensive, Students: 1158

Ofsted Grades

| | |
|---|---|
| Overall effectiveness | Outstanding |
| Quality of Education | Outstanding |
| Behaviour and Attitudes | Outstanding |
| Personal Development | Outstanding |
| Leadership and Management | Outstanding |

Academic Indicators (GCSE)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 72% | 75% | 75% |
| Local authority | 39% | 40% | 60% |
| England - All schools | 39% | 39% | 35% |

*Percentage of students achieving 5+ A*-C GCSEs or equivalent including English and Maths GCSEs

Academic Indicators (Baccalaureate)

| | 2015 | 2014 | 2013 |
|---|---|---|---|
| School | 75% | 71% | 73% |
| Local authority | 26% | 30% | 38% |
| England - All schools | 25% | 26% | 26% |

*Percentage of students achieving English baccalaureate at grades A*-G

## Schools Location Map

Subject Site

Sample

Primary Schools

A Larchfield Primary and Nursery School
SL6 2SG (500 m)

B All Saints CofE Junior School
SL6 4AR (1500 m)

C Oldfield Primary School
SL6 1UE (1500 m)

D St Mary's Catholic Primary School, Maidenhead
SL6 7EG (1.7 km)

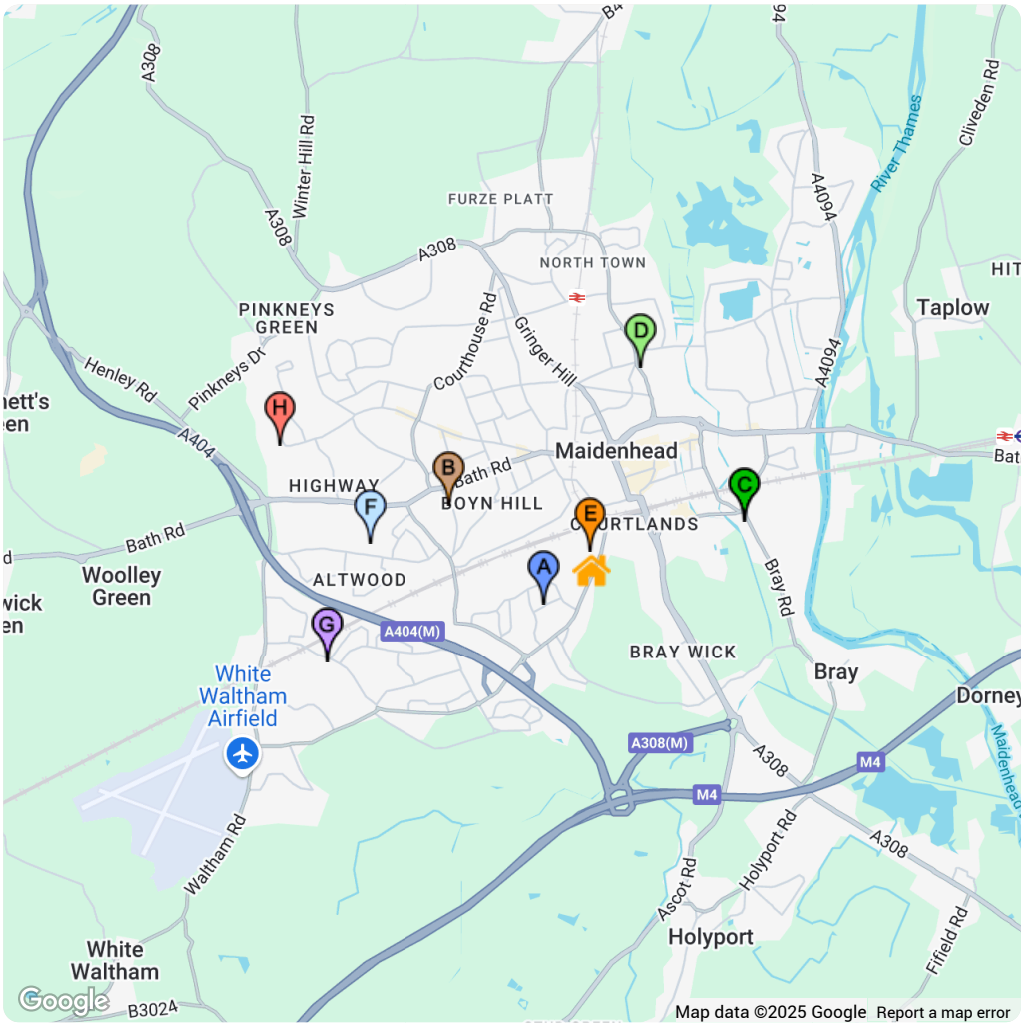
Secondary Schools

E Desborough College
SL6 2QB (500 m)

F Altwood CofE Secondary School
SL6 4PU (1.7 km)

G Cox Green School
SL6 3AX (2.0 km)

H Newlands Girls' School
SL6 5JB (2.6 km)



# Section 2 - Supporting valuation data and information

## Market Analysis

### Market activity in SL6

| | Current | Last 3 months | | Last 6 months | | Last 12 months | |
|---|---|---|---|---|---|---|---|
| Property Type | Average Price (£) | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales |
| Detached | 1,065,375 | 1,098,111 | 13 | 1,067,366 | 78 | 1,090,221 | 163 |
| Semi-Detached | 576,166 | 541,875 | 17 | 561,893 | 63 | 561,029 | 143 |
| Terrace | 453,000 | 509,085 | 20 | 491,953 | 38 | 480,149 | 114 |
| Flat | 283,857 | 291,315 | 9 | 295,689 | 37 | 308,438 | 118 |

* current Zoopla average price compared with Zoopla average price 3 months/6 months/12 months ago (Zed-Index)

### Current asking prices in SL6

| | 1 bed | | 2 beds | | 3 beds | | 4 beds | | 5 beds | |
|---|---|---|---|---|---|---|---|---|---|---|
| Property Type | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales | Average Price (£) | Nº Sales |
| Houses | 232,000 | 10 | 445,197 | 50 | 634,046 | 106 | 1,041,957 | 97 | 1,631,979 | 48 |
| Flats | 229,360 | 97 | 375,147 | 123 | 558,571 | 7 | - | 0 | - | 0 |
| All | 229,607 | 107 | 395,393 | 173 | 629,371 | 113 | 1,041,957 | 97 | 1,631,979 | 48 |

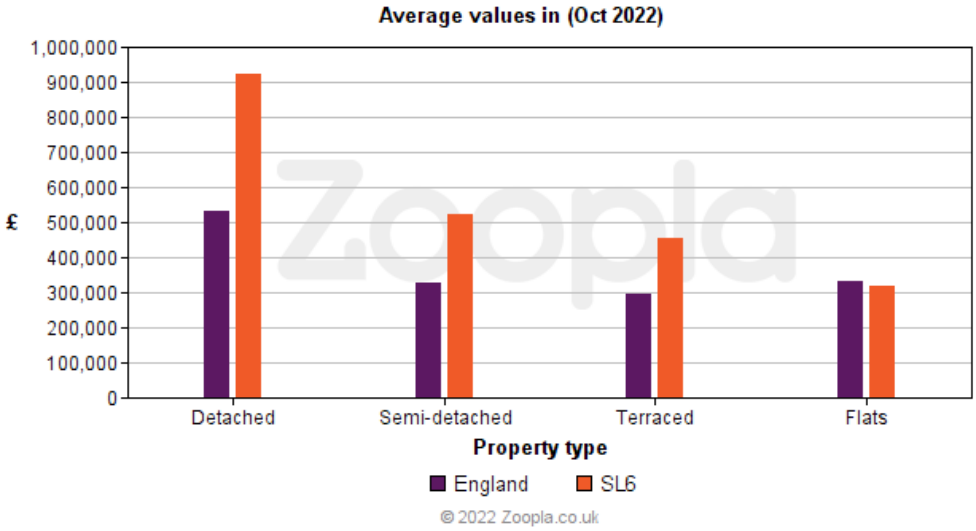
### Current asking rents (pcm) in SL6

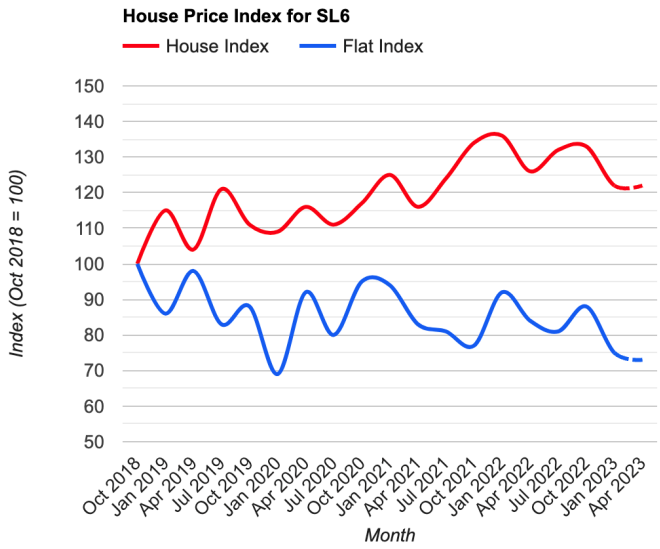
| | 1 bed | | 2 beds | | 3 beds | | 4 beds | | 5 beds | |
|---|---|---|---|---|---|---|---|---|---|---|
| Property Type | Average Rent (£) | Nº Trans | Average Rent (£) | Nº Trans | Average Rent (£) | Nº Trans | Average Rent (£) | Nº Trans | Average Rent (£) | Nº Trans |
| Houses | 3,069 | 8 | 186 | 8 | 2,449 | 26 | 4,595 | 14 | 8,326 | 8 |
| Flats | 155 | 31 | 2,426 | 38 | 1,937 | 4 | - | 0 | - | 0 |
| All | 1,863 | 39 | 2,327 | 46 | 2,381 | 30 | 4,596 | 14 | 8,626 | 8 |

## Average values, PPSF and bedrooms in SL6

| | Averages | | | |
|---|---|---|---|---|
| Property Type | Current Value | PPSF | # Beds | Price Paid (last 12 mths) |
| Detached | £1,065,375 | £190 | 4.5 | £1,090,221 |
| Semi-Detached | £576,166 | £124 | 3.6 | £561,029 |
| Terrace | £453,000 | £110 | 3.4 | £480,149 |
| Flat | £283,857 | £76 | 2.3 | £308,438 |

## Market Trends in SL6



# Neighbouring New Build Sales and Starts

## Local Authority Level, Q2 2023 - Q1 2024

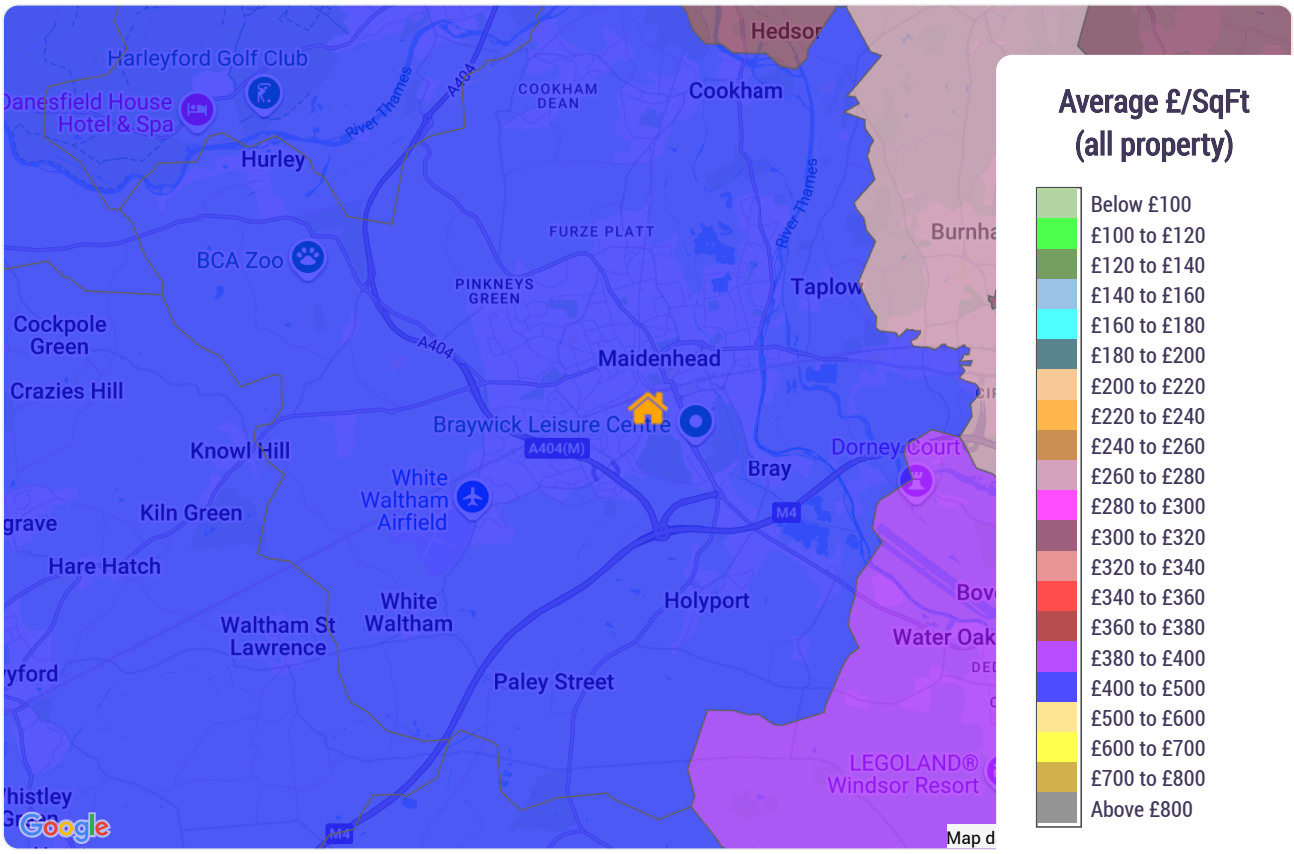
Source: Homes England

| | New Build Starts | New Build Sales | Starts vs Sales (Supply) | Total Sales | New Build Houses (UQ) | New Build Flats (UQ) |
|---|---|---|---|---|---|---|
| Windsor and Maidenhead *(Local Authority for postcode)* | 0 | 62 | -100.00% | 1,448 | £1,206,250 | £715,613 |
| Bracknell Forest | 14 | 123 | -88.62% | 1,433 | £665,333 | £351,633 |
| Brent | | 34 | | 1,464 | | £546,200 |
| Chichester | 69 | 48 | 43.75% | 1,291 | £645,610 | £299,998 |
| Dacorum | 134 | 19 | 605.26% | 1,390 | £585,000 | £384,667 |
| Ealing | 26 | 85 | -69.41% | 2,311 | | £499,500 |
| Elmbridge | 148 | 11 | 1245.45% | 1,492 | £1,160,000 | £605,000 |
| Guildford | 21 | 19 | 10.53% | 1,376 | £996,250 | £320,000 |
| Hammersmith and Fulham | | 57 | | 1,597 | | £1,986,806 |
| Harrow | 28 | 29 | -3.45% | 1,439 | £690,000 | £435,000 |
| Hart | 58 | 19 | 205.26% | 1,047 | £933,750 | £128,000 |
| Hillingdon | | 26 | | 2,085 | | £415,000 |
| Hounslow | | 46 | | 1,491 | | £658,750 |
| Kensington and Chelsea | | 15 | | 1,498 | | £1,109,250 |
| Kingston upon Thames | 7 | 25 | -72.00% | 1,497 | £1,160,313 | £576,667 |
| Milton Keynes | 396 | 162 | 144.44% | 2,626 | £603,559 | £322,500 |
| Reading | 59 | 43 | 37.21% | 1,677 | £542,500 | £335,125 |
| Richmond upon Thames | | 3 | | 1,968 | | £1,170,000 |
| Runnymede | 21 | 53 | -60.38% | 835 | £787,500 | £383,750 |
| Rushmoor | 38 | 46 | -17.39% | 899 | | £250,000 |
| Slough | 55 | 31 | 77.42% | 855 | | £373,284 |
| South Oxfordshire | 22 | 88 | -75.00% | 1,527 | £645,750 | £620,000 |
| Spelthorne | | 0 | | 932 | | |
| Surrey Heath | 60 | 11 | 445.45% | 887 | £797,475 | £340,000 |
| Three Rivers | 93 | 0 | Inf% | 750 | | |
| Watford | 26 | 79 | -67.09% | 834 | £435,000 | £427,649 |
| Waverley | 0 | 60 | -100.00% | 1,378 | £796,250 | |
| Westminster | | 79 | | 2,012 | | £4,223,333 |
| Windsor and Maidenhead | 0 | 62 | -100.00% | 1,448 | £1,206,250 | £715,613 |
| Woking | 19 | 10 | 90.00% | 1,032 | £1,305,000 | £255,000 |
| Wokingham | 31 | 74 | -58.11% | 1,805 | £650,000 | £202,500 |

### Market Capacity and Absorption Rate Comments

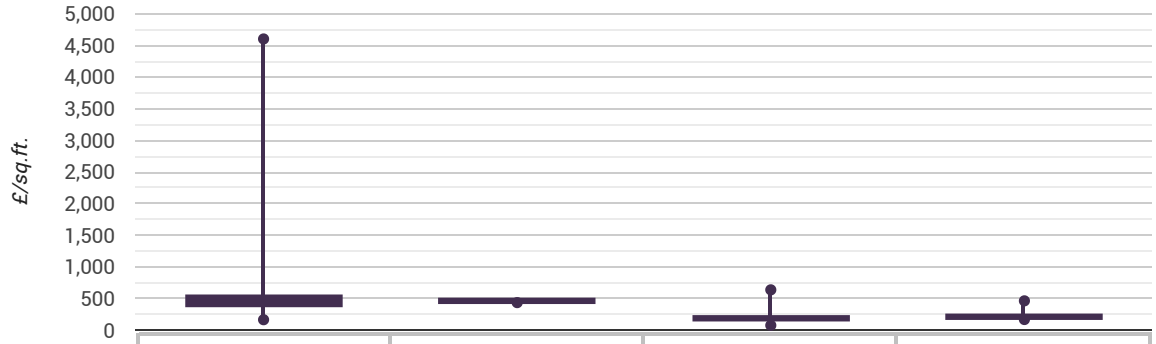
Market capacity supports an absorption rate of 25-30 nits per annum.
420 (618 @ 10/2022) houses sold in the last 12 months average monthly sales run rate of 35 (52 @ 10/2022). There are currently 311 houses on the market - based on the average monthly sales run rate this equates to 8.9 ( 5.98 @ 10/2022) months of housing supply available on the market - an overall balanced supply over demand (average in SL is 7.95 months). Demand for 2-bed houses has improved. There is an undersupply imbalance of 3 & 4-bed detached houses. Based on the current supply of 227 flats and only 118 sold in the last 12 months which leaves an ever-increasing supply that currently stands at almost 2 years of available supply.

## PPSF Heatmap for SL6 and surroundings




## Local prices per square foot in SL6

Source: HM Land Registry




| | Resale House | New Build House | Resale Flat | New Build Flat |
|---|---|---|---|---|
| Median | £514 | £466 | £224 | £242 |
| Lower Quartile | £340 | £444 | £178 | £191 |
| Minimum | £167 | £437 | £78 | £170 |
| Maximum | £4,603 | £517 | £639 | £465 |
| Upper Quartile | £576 | £517 | £255 | £268 |

## Nearby Postcode Districts

| PCD | Distance | PPSF (£) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | All Types (Median) | New Build Houses (Quartiles) | | New Build Flats (Quartiles) | | Resale Houses (Quartiles) | | Resale Flats (Quartiles) | |
| | | | Lower | Upper | Lower | Upper | Lower | Upper | Lower | Upper |
| SL8 | 6.48 km | £362 | £327 | £327 | £480 | £508 | £357 | £570 | £269 | £604 |
| SL7 | 6.88 km | £467 | £453 | £785 | £630 | £904 | £376 | £602 | £371 | £523 |
| SL1 | 7.27 km | £321 | £351 | £351 | £419 | £640 | £261 | £363 | £237 | £357 |
| SL2 | 8.69 km | £466 | £886 | £906 | £442 | £517 | £252 | £369 | £233 | £351 |
| SL4 | 8.84 km | £366 | £277 | £309 | £410 | £698 | £295 | £451 | £311 | £451 |
| HP10 | 9.86 km | £400 | £506 | £645 | £373 | £510 | £299 | £501 | £293 | £433 |
| RG10 | 10 km | £428 | £561 | £690 | £461 | £470 | £317 | £538 | £278 | £394 |
| RG42 | 10.9 km | £472 | £386 | £475 | £1252 | £1755 | £292 | £475 | £243 | £395 |
| HP11 | 11.2 km | £359 | £448 | £521 | £440 | £474 | £292 | £465 | £240 | £352 |
| HP9 | 11.5 km | £568 | £516 | £758 | £478 | £718 | £460 | £940 | £391 | £762 |
| HP12 | 12.1 km | £287 | £382 | £468 | £289 | £289 | £258 | £352 | £270 | £385 |
| HP13 | 12.4 km | £334 | £416 | £478 | £562 | £613 | £261 | £357 | £231 | £329 |
| SL3 | 12.8 km | £325 | £422 | £460 | £320 | £342 | £281 | £457 | £271 | £361 |
| RG12 | 13.4 km | £303 | £347 | £378 | £364 | £437 | £266 | £361 | £260 | £369 |
| RG9 | 13.4 km | £469 | £384 | £521 | £607 | £626 | £347 | £652 | £318 | £584 |
| SL5 | 13.6 km | £624 | £447 | £564 | £1250 | £1675 | £316 | £746 | £279 | £534 |
| RG5 | 14.2 km | £298 | £336 | £361 | £273 | £351 | £315 | £423 | £294 | £355 |
| SL9 | 14.6 km | £576 | £608 | £608 | £1026 | £1090 | £401 | £803 | £388 | £760 |
| SL0 | 14.8 km | £426 | £519 | £617 | £495 | £704 | £292 | £527 | £365 | £486 |
| RG41 | 15 km | £360 | £383 | £416 | £505 | £719 | £309 | £484 | £284 | £355 |
| HP15 | 15.3 km | £318 | £330 | £344 | £365 | £386 | £295 | £474 | £268 | £396 |
| RG40 | 15.6 km | £341 | £284 | £456 | £344 | £483 | £295 | £514 | £314 | £412 |
| TW20 | 16.3 km | £526 | £492 | £613 | £1251 | £1398 | £281 | £440 | £263 | £355 |
| HP14 | 16.4 km | £371 | £369 | £406 | £759 | £1130 | £276 | £440 | £240 | £328 |
| RG6 | 16.7 km | £330 | £401 | £594 | £297 | £375 | £279 | £459 | £238 | £350 |
| HP8 | 16.9 km | £663 | £987 | £987 | £1498 | £1585 | £332 | £742 | £716 | £1194 |
| RG4 | 17.2 km | £351 | £482 | £489 | £428 | £428 | £278 | £479 | £251 | £386 |
| GU25 | 17.5 km | £835 | £1748 | £1748 | £486 | £728 | £382 | £1567 | £296 | £524 |
| RG45 | 17.5 km | £321 | £340 | £438 | £228 | £351 | £344 | £506 | £216 | £356 |
| GU20 | 17.8 km | £334 | £337 | £405 | £265 | £335 | £375 | £524 | £348 | £407 |

## Purpose of the Report and Limitation of Liability

This report is prepared to inform accurate price setting for new housing at "Sample", Pricing Viability Appraisal & Valuation (Desktop) Report, SL6 2PZ. The primary output is an independent & professional assessment of Supportable Value Ranges (SVR), housing supply and needs for each tranche representing the proposed mix for this development. SVR is determined using use a range of major data partners to obtain the strongest available comparable evidence which includes on market, sold and mortgage valuation data.

The data analysis consists of new build & resale mortgage valuations, land registry data, £ per sq foot pricing, residential planning, new build/resales on market data and buyer registrations. Market capacity is determined using supply and demand indicators that analyses data from all the sales platforms, by consultation with local agents and interrogating comparable new build developments.

The report is not designed to be used as a valuation for loan security purposes or to provide advice to proceed with a transaction and must not be relied upon for such purposes. Please note that no liability is accepted by DSL in respect of the information provided therein.

## Methodology

DSL will use our best endeavours to determine supportable values taking account of location, market conditions, supporting new build and resale evidence, supply, demand and local infrastructure and housing plans.

The developer must ensure that DSL has the correct site plan and schedule of accommodation and ensure:

1. determine suitable catchment for comparable evidence,
2. agree tranches set for each property type,
3. confirm site plan, mix and specifications including material used for construction - stone/brick, type of construction - timber frame or solid wall, planning restrictions - sill heights etc and internal specification (quality of fittings in kitchen, bathroom etc).

DSL works with a wide range of data providers, housing developers and lenders to independently assess our researchers/valuers opinion. Values are checked against new build and resale mortgage valuations, sales transactions and floor area for comparable transaction and valuations carried out in the last 18 months. This data is shared with mortgage lenders and valuers.

## Recommendations

It is recommended that the output in this report is refreshed and updated every quarter. By mutual agreement this information can be shared with mortgage lenders to help them to assess new build risk and provide mortgage valuers with a robust evidence base to determine mortgage values. DSL will work with mortgage lenders to supply surveyor valuation data which can be used ONLY for the purposes of new build site appraisals.

## Competitor Information

| Developer | Site Address | Plots |
|---|---|---|
| COUNTRYSIDE PROPERTIES PARTNERSHIPS SW | York Road MAIDENHEAD BERKSHIRE SL6 1YZ | 155 |
| BALSTONE ESTATES LTD | Crown Lane MAIDENHEAD BERKSHIRE SL6 1QR | 191 |
| BELLWAY HOMES (THAMES VALLEY) | Former Moorbridge Court Moorbridge Road Maidenhead SL6 8LT | 129 |
| BELLWAY HOMES (THAMES VALLEY) | Land at Clivemont Road Maidenhead Berkshire SL6 7BZ | 80 |
| BELLWAY HOMES (THAMES VALLEY) | Huntercombe Park Burnham Buckinghamshire SL6 0PH | 165 |
| BURRINGTON ESTATES (BINFIELD) LTD | Land Off Tilehurst Lane Binfield Bracknell Berkshire RG42 5NL | 53 |
| BLOOR HOMES SOUTHERN | Wood Lane Binfield BRACKNELL BERKSHIRE RG42 4EX | 289 |
| BRACKNELL FOREST CAMBIUM PARTNERSHIP LLPBRACKNELL FOREST CAMBIUM PARTNERSHIP LLP | Coopers Hill Crowthorne Road North Bracknell Berkshire RG12 7QS | 52 |
| HICKS DEVELOPMENTS LTD | Land west of Park Lane Charvil READING RG10 9TS | 25 |
| TAYLOR WIMPEY WEST LONDON | Land South of London Road Binfield RG42 4BS | 54 |

## Analysis of nearest comparable sites

| Developer | Address | Plots | Type | Beds | Floor Area | Price sold/ reserved/ exchanged | Value of incentives (if known) | Parking included | Parking price | Sold by | N$^{o}$ of plots available | Better or Worse | Reported Sales Rate* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Countryside Properties | Watermark,St Ives Road. Maidenhead | 156 | Flats | 1 - 2 | 538 - 764 | 295000 - 420000 | HTB | 1 | 0 | In house | 6 | | |
| Bellway Homes | Huntercombe Park, Huntercombe Lane, Taplow | 165 | Flats | 1 - 2 | 546 - 765 | 275000 - 387500 | HTB | 1 | 0 | In house | 55 | | |

*sales rate on these sites are based on verbal confirmation from sites and whilst we use our best endeavours to ensure their accuracy they cannot be relied upon as in many instances they may be exaggerated.

## Site Location and Other Developments

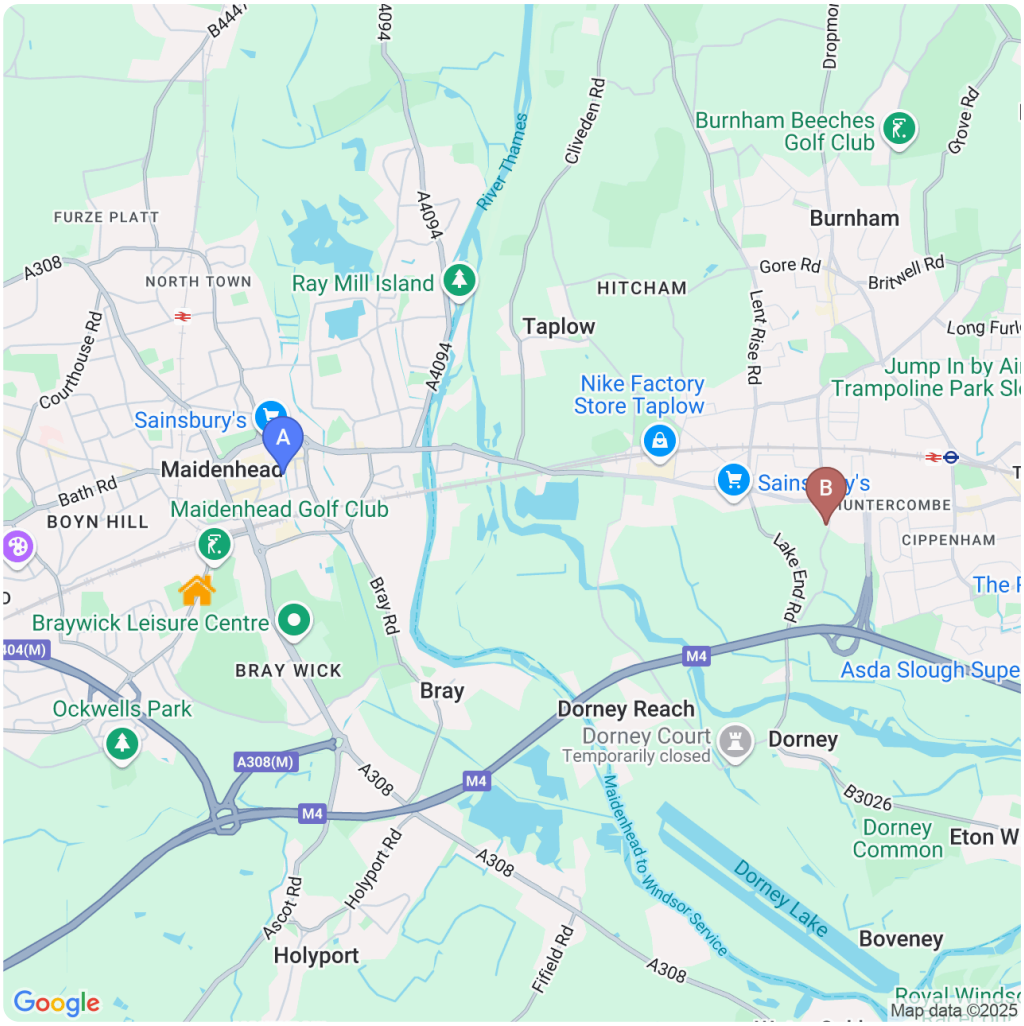
### Subject Site

Sample

### Other Developments

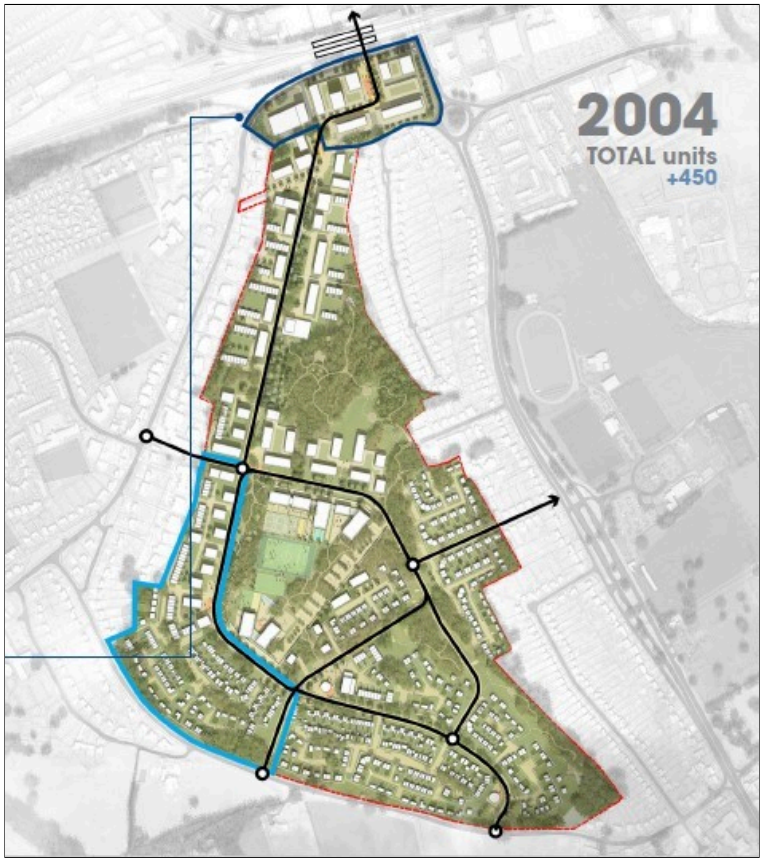
Countryside Properties
SL6 1QU (1.189km)

Bellway Homes
SL6 0PQ (4.750km)



## Section 1 - Briefing notes and instructions

Site Location: "Sample", Pricing Viability Appraisal & Valuation (Desktop) Report, SL6 2PZ



## Tranche 1 - Comparable Evidence

**Property Type: 1 bed Flat**

**Floor Area: 500sq.ft. | Supportable value £255000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY | | | | | | | |
| | Flat, 1 beds | £257,500 | 23/02/23 | 2023 | 522 | 493 | High | 1.96km |
| | Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £262,500 | 23/02/23 | 2022 | 555 | 472 | High | 4.75km |
| | Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £265,000 | 23/02/23 | 2022 | 547 | 484 | High | 4.75km |

**Resale comparables**

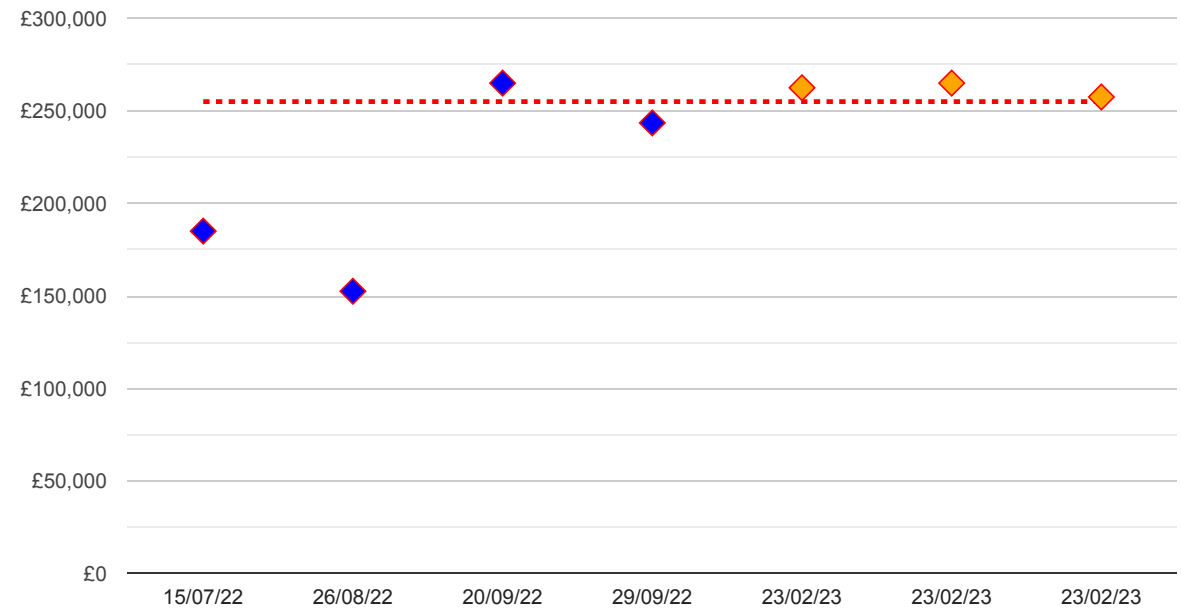
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU | | | | | | | |
| | Flat, 1 beds | £243,500 | 29/09/22 | 2007 | 398 | 611 | High | 0.59km |
| | 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA | | | | | | | |
| | Flat, 1 beds | £265,000 | 20/09/22 | 1997 | 613 | 432 | High | 0.98km |
| | 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ | | | | | | | |
| | Flat, 1 beds | £152,500 | 26/08/22 | | 602 | 253 | High | 1.16km |
| | 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ | | | | | | | |
| | Flat, 1 beds | £185,000 | 15/07/22 | | 409 | 452 | High | 1.52km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

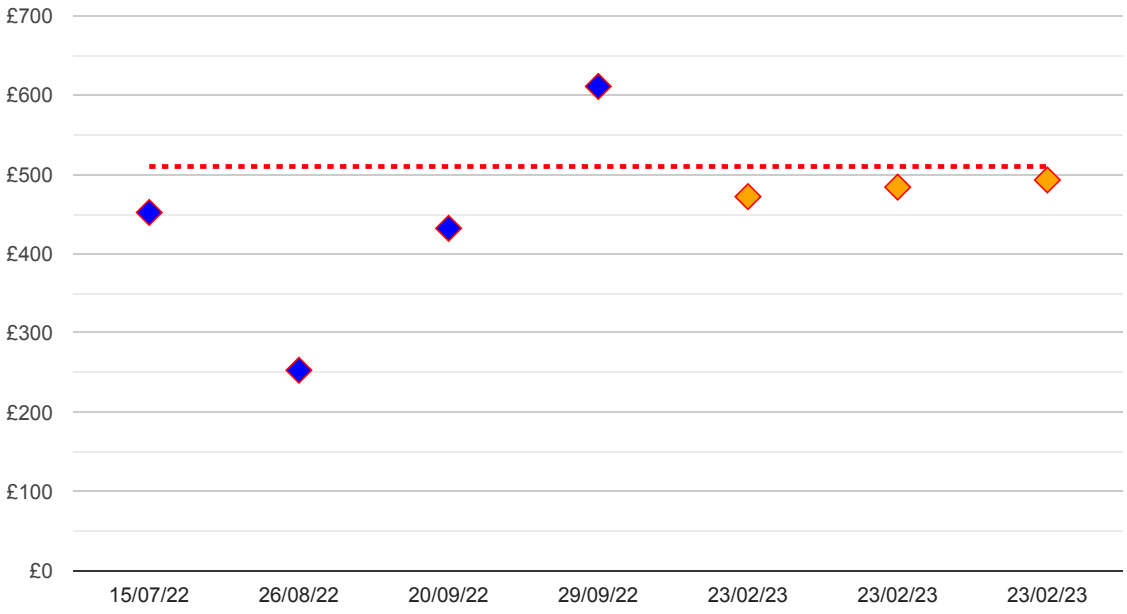
## Tranche 1 - Scatter Graph

**Resale properties (4)** | **New build properties (3)** | **Supportable value (SV) £255000 £510/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 1 - Comparables Landscape

### Subject Site

Sample

### Comparables

A Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU £243,500 (594m)

B 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA £265,000 (978m)

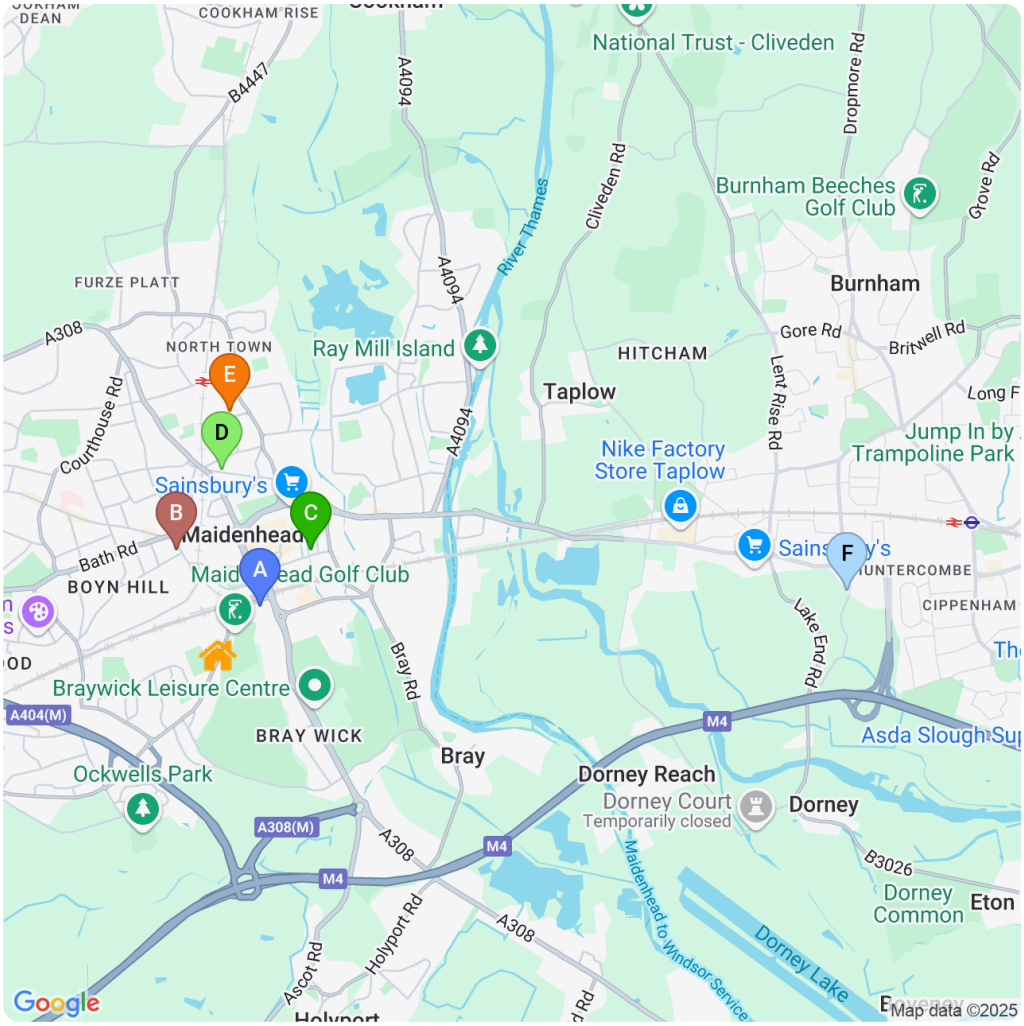
C 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ £152,500 (1157m)

D 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ £185,000 (1524m)

E Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY £257,500 (1958m)

F Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £262,500 (4749m)

G Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £265,000 (4749m)



## Tranche 2 - Comparable Evidence

**Property Type: 1 bed Flat with 1 PS**

**Floor Area: 500sq.ft. | Supportable value £260000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY | | | | | | | |
| | Flat, 1 beds | £257,500 | 23/02/23 | 2023 | 522 | 493 | High | 1.96km |
| | Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £262,500 | 23/02/23 | 2022 | 555 | 472 | High | 4.75km |
| | Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £265,000 | 23/02/23 | 2022 | 547 | 484 | High | 4.75km |
| | Bellway Homes - The Kestrel at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £282,500 | 23/02/23 | 2022 | 608 | 464 | High | 4.75km |

**Resale comparables**

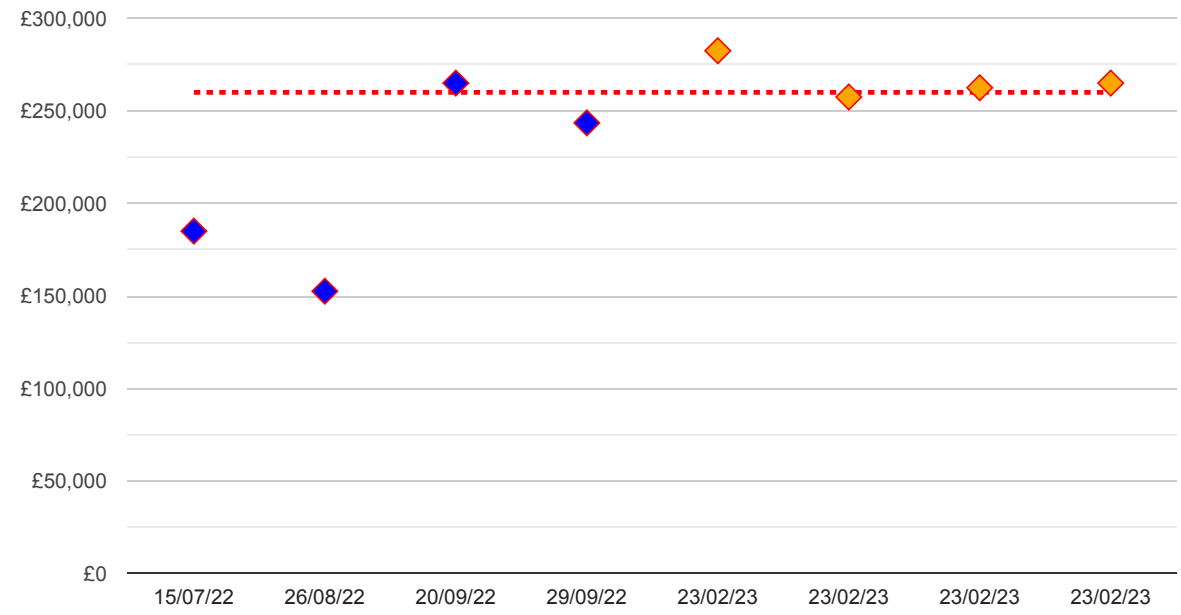
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU | | | | | | | |
| | Flat, 1 beds | £243,500 | 29/09/22 | 2007 | 398 | 611 | High | 0.59km |
| | 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA | | | | | | | |
| | Flat, 1 beds | £265,000 | 20/09/22 | 1997 | 613 | 432 | High | 0.98km |
| | 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ | | | | | | | |
| | Flat, 1 beds | £152,500 | 26/08/22 | | 602 | 253 | High | 1.16km |
| | 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ | | | | | | | |
| | Flat, 1 beds | £185,000 | 15/07/22 | | 409 | 452 | High | 1.52km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

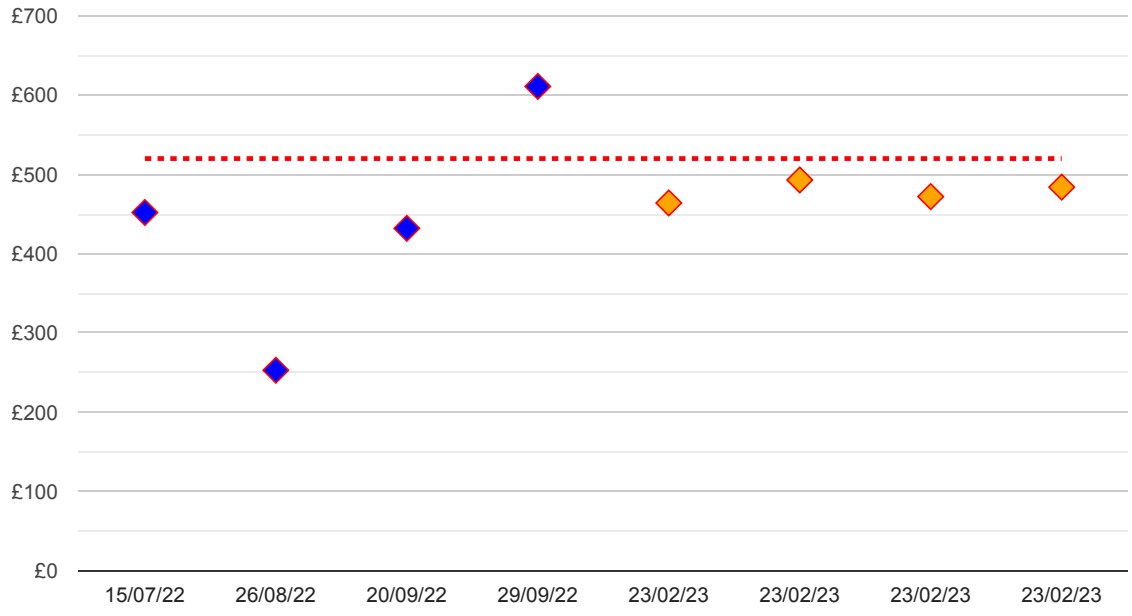
## Tranche 2 - Scatter Graph

**Resale properties (4)** | **New build properties (4)** | **Supportable value (SV) £260000 £520/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 2 - Comparables Landscape

### Subject Site

Sample

### Comparables

A Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU £243,500 (594m)

B 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA £265,000 (978m)

C 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ £152,500 (1157m)

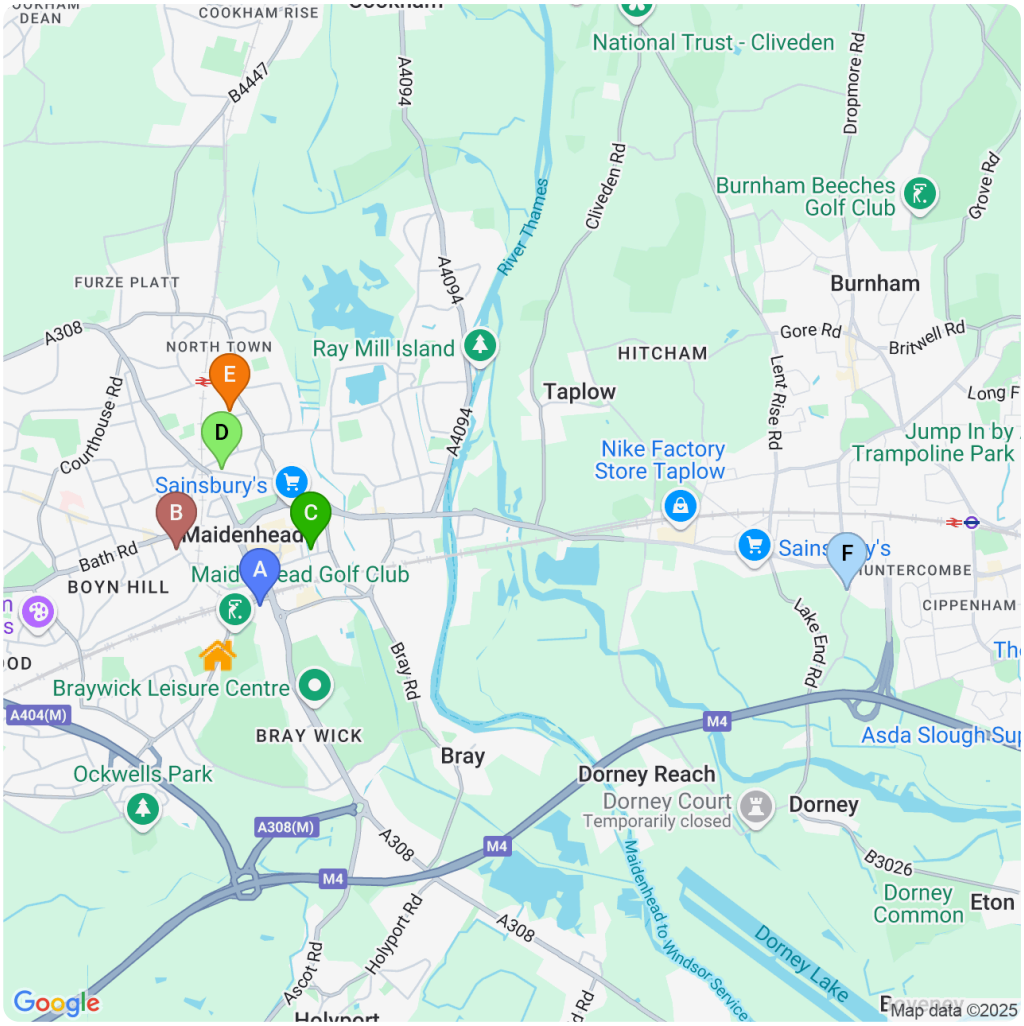
D 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ £185,000 (1524m)

E Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY £257,500 (1958m)

F Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £262,500 (4749m)

G Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £265,000 (4749m)

H Bellway Homes - The Kestrel at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £282,500 (4749m)



## Tranche 3 - Comparable Evidence

**Property Type: 1 bed Flat**

**Floor Area: 550sq.ft. | Supportable value £270000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY | | | | | | | |
| | Flat, 1 beds | £257,500 | 23/02/23 | 2023 | 522 | 493 | High | 1.96km |
| | Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £262,500 | 23/02/23 | 2022 | 555 | 472 | High | 4.75km |
| | Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £265,000 | 23/02/23 | 2022 | 547 | 484 | High | 4.75km |
| | Bellway Homes - The Kestrel at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £282,500 | 23/02/23 | 2022 | 608 | 464 | High | 4.75km |

**Resale comparables**

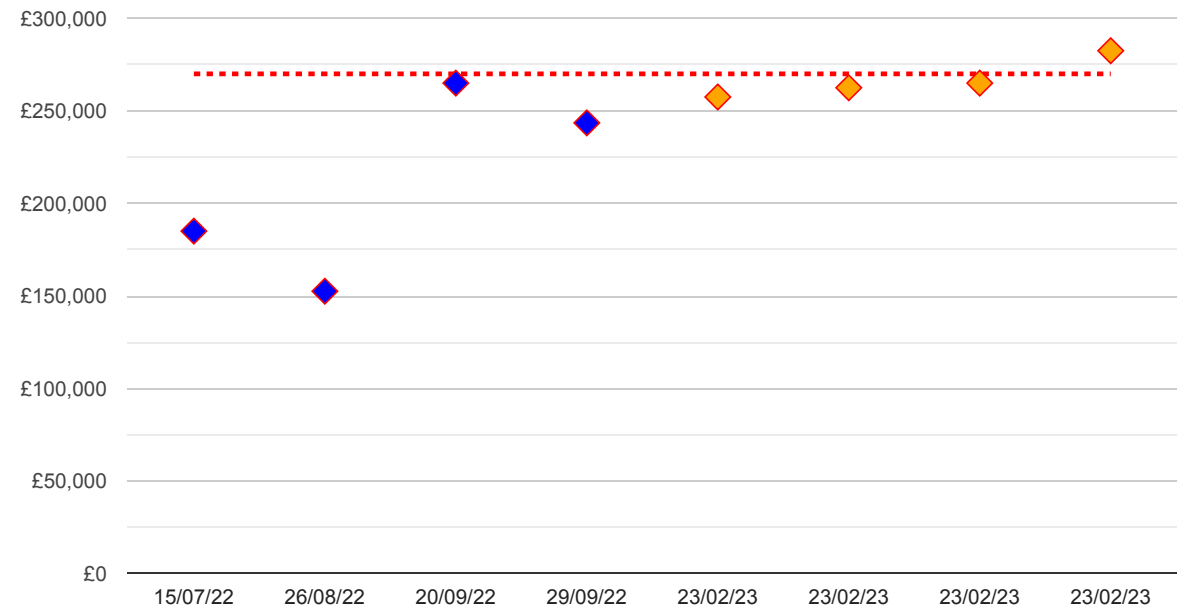
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU | | | | | | | |
| | Flat, 1 beds | £243,500 | 29/09/22 | 2007 | 398 | 611 | High | 0.59km |
| | 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA | | | | | | | |
| | Flat, 1 beds | £265,000 | 20/09/22 | 1997 | 613 | 432 | High | 0.98km |
| | 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ | | | | | | | |
| | Flat, 1 beds | £152,500 | 26/08/22 | | 602 | 253 | High | 1.16km |
| | 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ | | | | | | | |
| | Flat, 1 beds | £185,000 | 15/07/22 | | 409 | 452 | High | 1.52km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

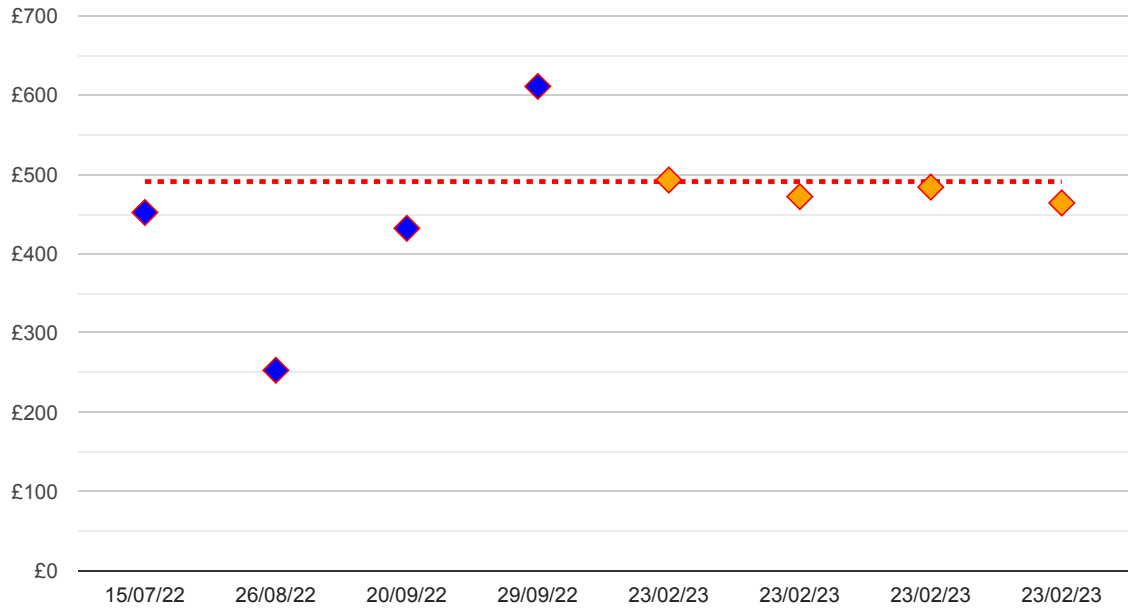
## Tranche 3 - Scatter Graph

**Resale properties (4)** | **New build properties (4)** | **Supportable value (SV) £270000 £491/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 3 - Comparables Landscape

### Subject Site

Sample

### Comparables

A Cookham Lodge, 5, Courtlands, Maidenhead, Windsor And Maidenhead, SL6 2PU £243,500 (594m)

B 161a, Flat 2, Grenfell Road, Maidenhead, Windsor And Maidenhead, SL6 1HA £265,000 (978m)

C 39, Swanbrook Court, Maidenhead, Windsor And Maidenhead, SL6 1YZ £152,500 (1157m)

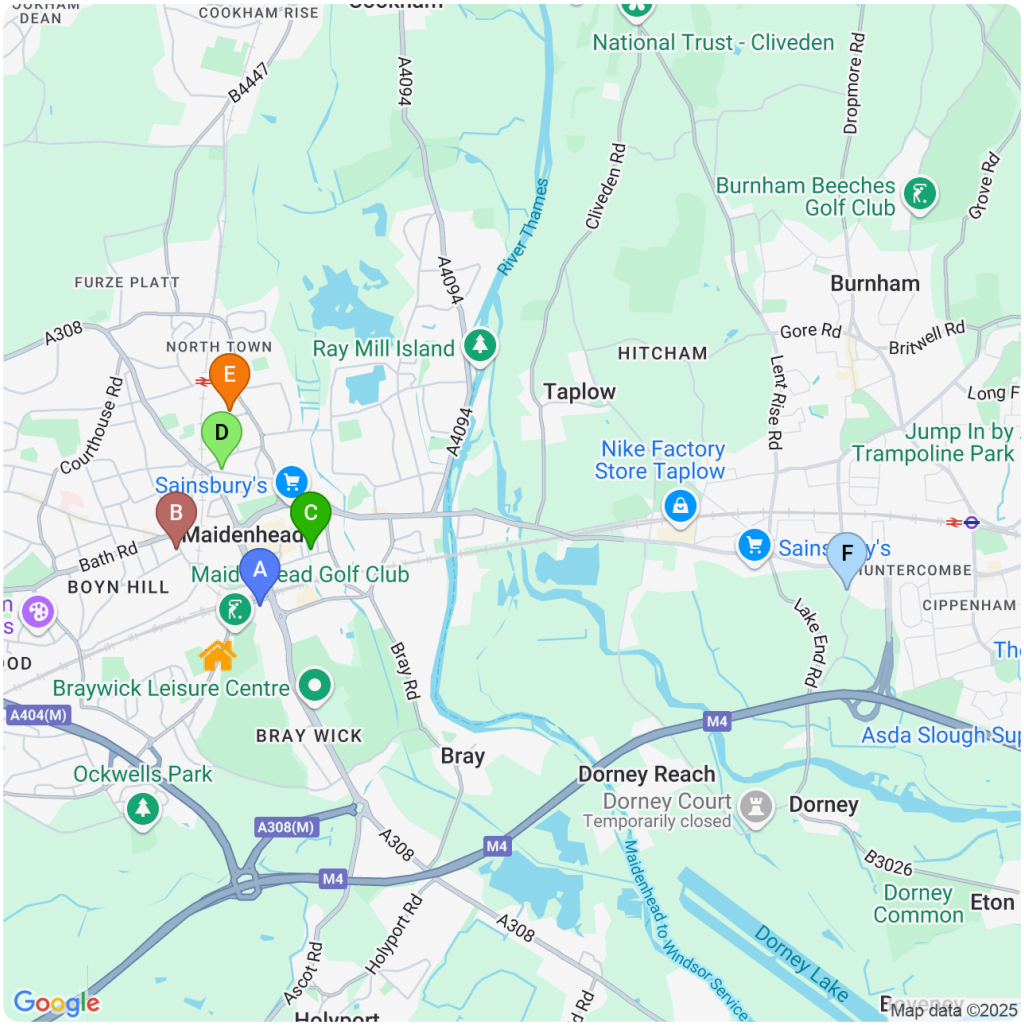
D 72, Flat 4, Norfolk Road, Maidenhead, Windsor And Maidenhead, SL6 7AZ £185,000 (1524m)

E Bellway Homes - The Spinel at Belmont Park, Maidenhead, SL6 7DY £257,500 (1958m)

F Bellway Homes - The Plover at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £262,500 (4749m)

G Bellway Homes - The Starling at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £265,000 (4749m)

H Bellway Homes - The Kestrel at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £282,500 (4749m)



## Tranche 4 - Comparable Evidence

**Property Type: 2 bed Flat**

**Floor Area: 650sq.ft. | Supportable value £345000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Countryside - Home 3 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Ground Floor Flat, 2 beds | £410,000 | 23/02/23 | 2022 | 753 | 544 | High | 1.19km |
| | Countryside - Home 14 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Second Floor Flat, 2 beds | £390,000 | 23/02/23 | 2022 | 658 | 592 | High | 1.19km |
| | Bellway Homes - The Grebe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 2 beds | £357,500 | 23/02/23 | 2022 | 762 | 469 | High | 4.75km |
| | Bellway Homes - The Egret at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 2 beds | £357,500 | 23/02/23 | 2022 | 765 | 467 | High | 4.75km |
| | Bellway Homes - The Snipe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £355,000 | 23/02/23 | 2022 | 693 | 512 | High | 4.75km |

**Resale comparables**

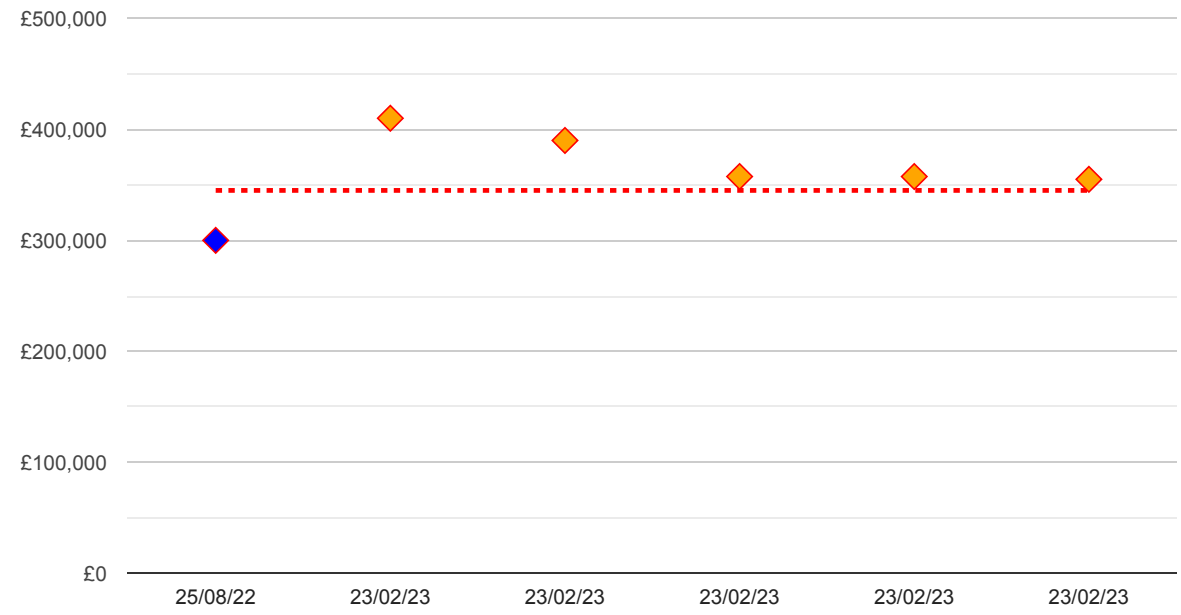
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Burghley Court, 176, Kingsquarter, Maidenhead, Windsor And Maidenhead, SL6 1AW | | | | | | | |
| | Flat, 2 beds | £300,000 | 25/08/22 | 2012 | 688 | 436 | High | 1.70km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

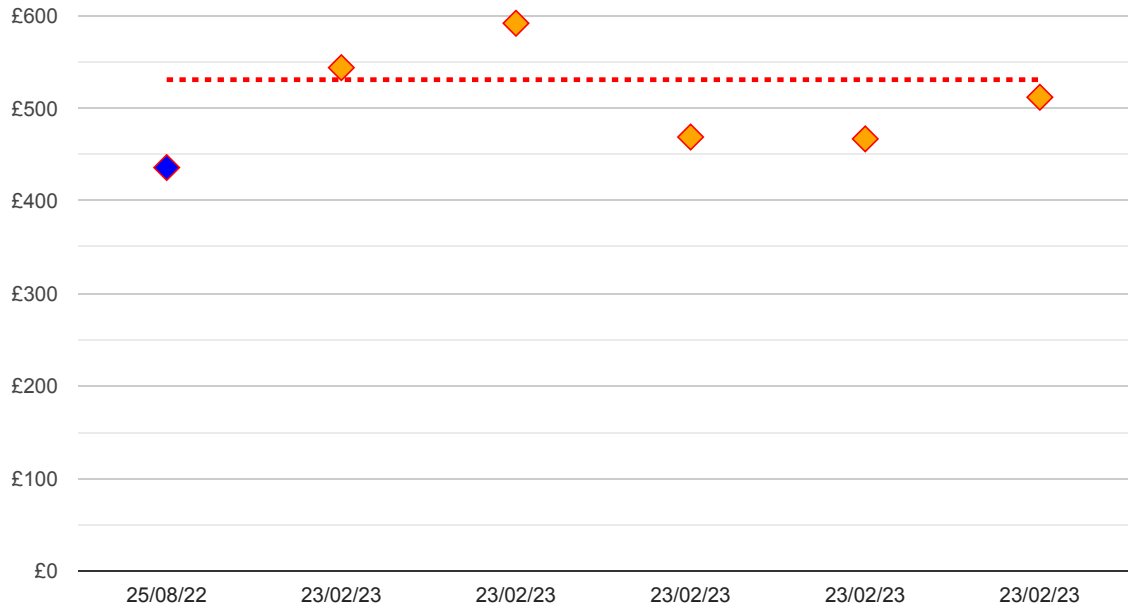
## Tranche 4 - Scatter Graph

**Resale properties (1)** | **New build properties (5)** | **Supportable value (SV) £345000 £531/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 4 - Comparables Landscape

### Subject Site

Sample

### Comparables

A Countryside - Home 3 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £410,000 (1189m)

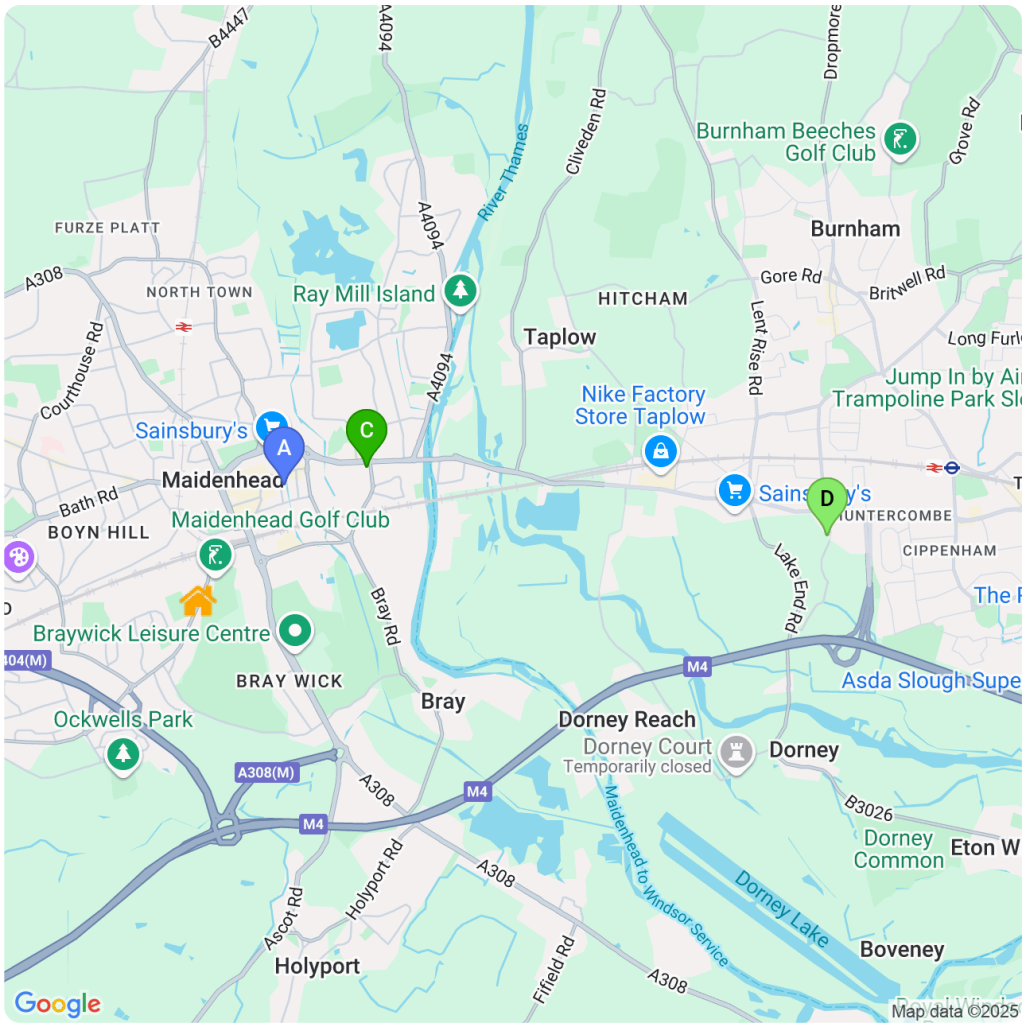
B Countryside - Home 14 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £390,000 (1189m)

C Burghley Court, 176, Kingsquarter, Maidenhead, Windsor And Maidenhead, SL6 1AW £300,000 (1698m)

D Bellway Homes - The Grebe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £357,500 (4749m)

E Bellway Homes - The Egret at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £357,500 (4749m)

F Bellway Homes - The Snipe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £355,000 (4749m)



## Tranche 5 - Comparable Evidence

**Property Type: 2 bed Flat**

**Floor Area: 750sq.ft. | Supportable value £360000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Countryside - Home 45 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Ground Floor Flat, 2 beds | £415,000 | 23/02/23 | 2022 | 766 | 541 | High | 1.19km |
| | Countryside - Home 3 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Ground Floor Flat, 2 beds | £410,000 | 23/02/23 | 2022 | 753 | 544 | High | 1.19km |
| | Countryside - Home 14 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Second Floor Flat, 2 beds | £390,000 | 23/02/23 | 2022 | 658 | 592 | High | 1.19km |
| | Countryside - Home 174 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU | | | | | | | |
| | Fourth Floor Flat, 2 beds | £415,000 | 23/02/23 | 2022 | 752 | 551 | High | 1.19km |
| | Bellway Homes - The Grebe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 2 beds | £357,500 | 23/02/23 | 2022 | 762 | 469 | High | 4.75km |
| | Bellway Homes - The Egret at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 2 beds | £357,500 | 23/02/23 | 2022 | 765 | 467 | High | 4.75km |
| | Bellway Homes - The Snipe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ | | | | | | | |
| | Flat, 1 beds | £355,000 | 23/02/23 | 2022 | 693 | 512 | High | 4.75km |

**Resale comparables**

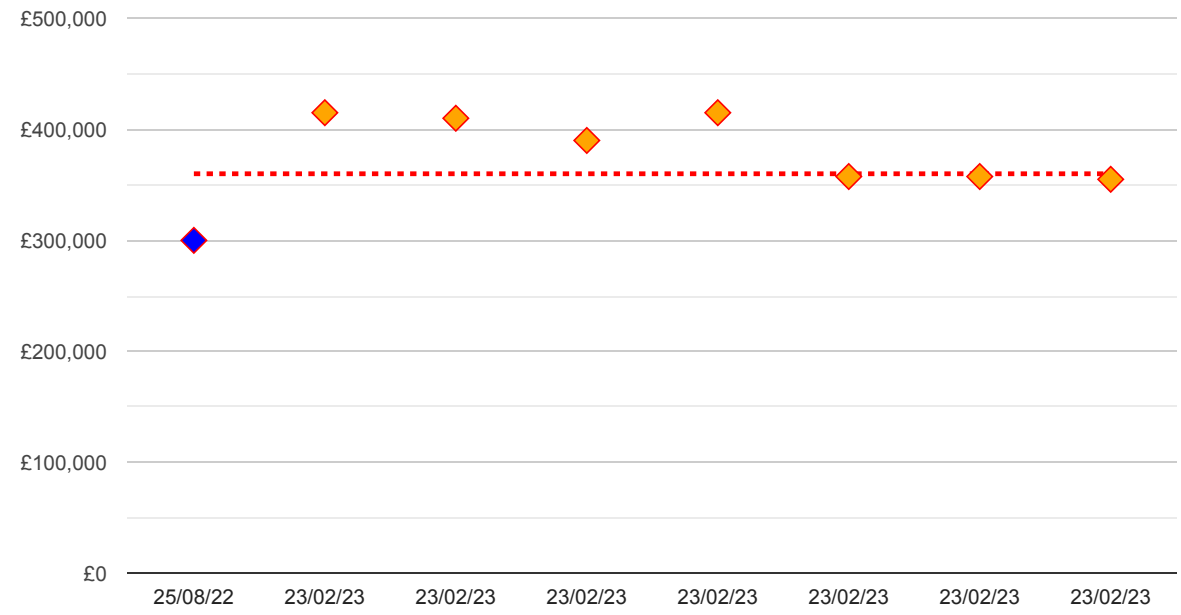
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Burghley Court, 176, Kingsquarter, Maidenhead, Windsor And Maidenhead, SL6 1AW | | | | | | | |
| | Flat, 2 beds | £300,000 | 25/08/22 | 2012 | 688 | 436 | High | 1.70km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

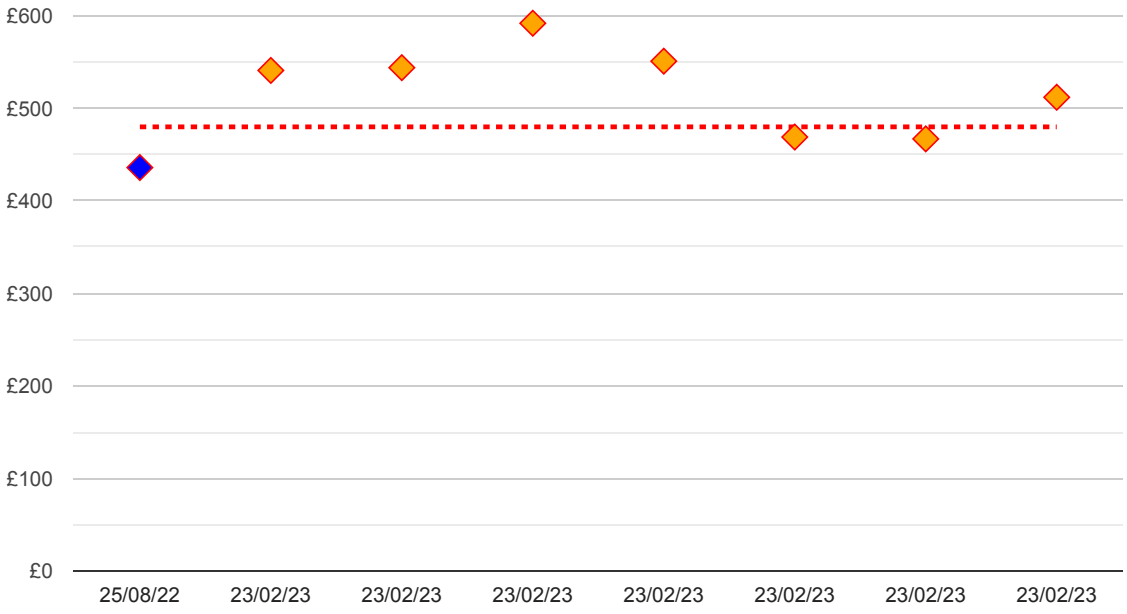
## Tranche 5 - Scatter Graph

**Resale properties (1)** | **New build properties (7)** | **Supportable value (SV) £360000 £480/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 5 - Comparables Landscape

### Subject Site

Sample

### Comparables

A Countryside - Home 45 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £415,000 (1189m)

B Countryside - Home 3 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £410,000 (1189m)

C Countryside - Home 14 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £390,000 (1189m)

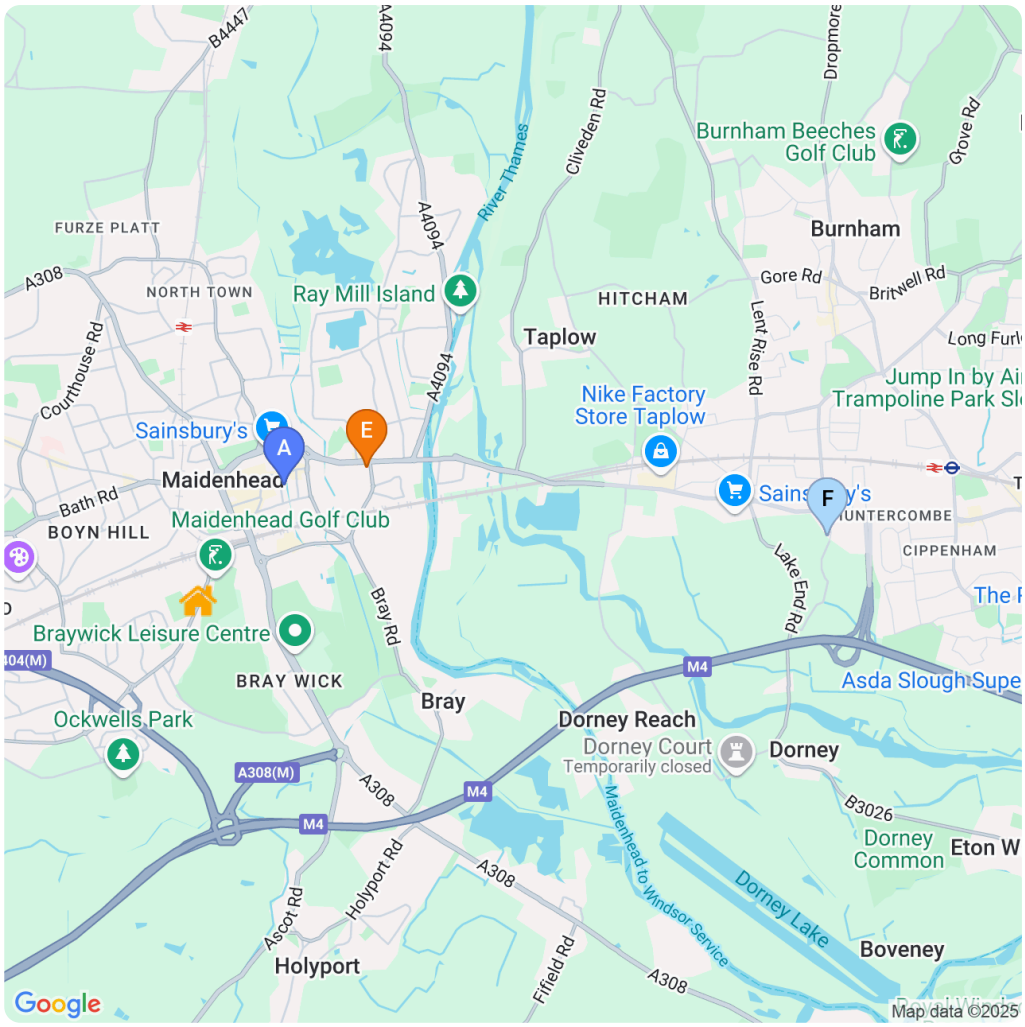
D Countryside - Home 174 Cooper Court at Watermark, St Ives Road, Maidenhead, SL6 1QU £415,000 (1189m)

E Burghley Court, 176, Kingsquarter, Maidenhead, Windsor And Maidenhead, SL6 1AW £300,000 (1698m)

F Bellway Homes - The Grebe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £357,500 (4749m)

G Bellway Homes - The Egret at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £357,500 (4749m)

H Bellway Homes - The Snipe at Huntercombe Walk, Taplow, Buckinghamshire, SL6 0PQ £355,000 (4749m)



## Tranche 6 - Comparable Evidence

**Property Type: Dinfield - Semi**

**Floor Area: 747sq.ft. | Supportable value £475000 | Price expectation**

### New build comparables

| Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|
| None | | | | | | | |

### Resale comparables

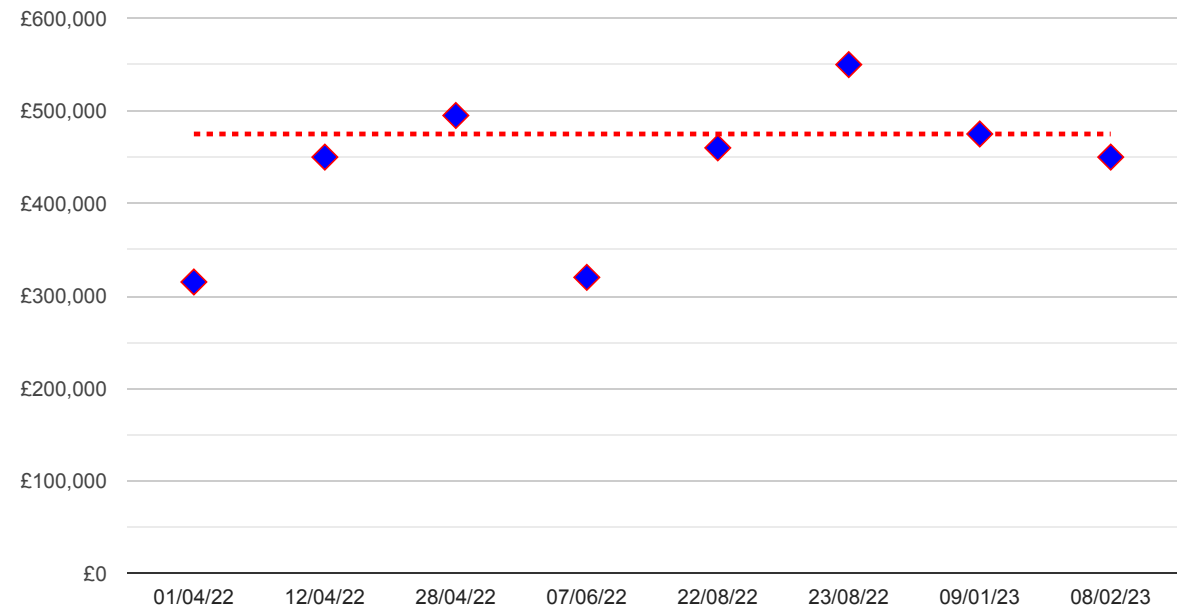
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 127, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2SJ | | | | | | | |
| | Semi Detached with parking, 2 beds | £315,000 | 01/04/22 | | 708 | 444 | High | 0.24km |
|  | South Road, Maidenhead, SL6 1NU | | | | | | | |
| | Semi Detached, 2 beds | £550,000 | 23/08/22 | | 1152 | 477 | High | 0.82km |
|  | 4, Monycrower Drive, Maidenhead, Windsor And Maidenhead, SL6 1YQ | | | | | | | |
| | Semi Detached with parking, 2 beds | £450,000 | 12/04/22 | | 765 | 588 | High | 0.94km |
|  | 11, North Star Lane, Maidenhead, Windsor And Maidenhead, SL6 4HU | | | | | | | |
| | Semi Detached, 2 beds | £320,000 | 07/06/22 | | 522 | 613 | High | 1.08km |
|  | 36, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EH | | | | | | | |
| | Semi Detached, 2 beds | £495,000 | 28/04/22 | | 979 | 505 | High | 1.38km |
|  | 51, Altwood Road, Maidenhead, Windsor And Maidenhead, SL6 4PN | | | | | | | |
| | Semi Detached, 2 beds | £460,000 | 22/08/22 | | 790 | 582 | High | 1.45km |
|  | Portlock Road, Maidenhead, SL6 6DZ | | | | | | | |
| | Semi Detached with parking, 2 beds | £450,000 | 08/02/23 | | 779 | 577 | High | 1.59km |
|  | 8 Belmont Road, Maidenhead, SL6 6JW | | | | | | | |
| | Semi Detached with parking, 2 beds | £475,000 | 09/01/23 | | 850 | 558 | High | 1.61km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

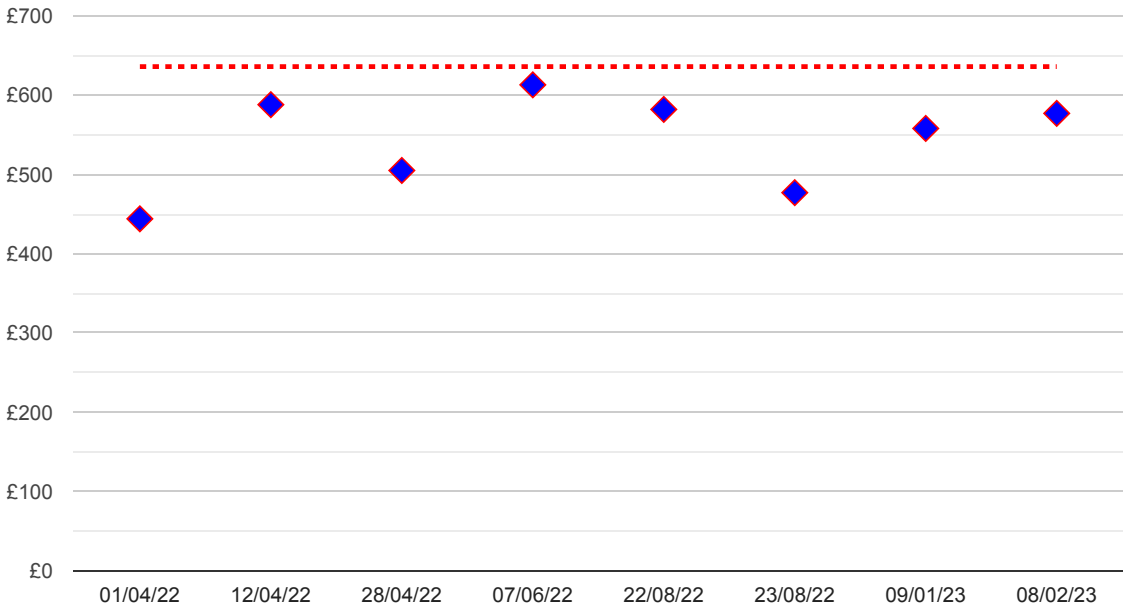
## Tranche 6 - Scatter Graph

**Resale properties (8)** | **New build properties (0)** | **Supportable value (SV) £475000 £636/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 6 - Comparables Landscape

### Subject Site

Sample

### Comparables

A 127, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2SJ £315,000 (242m)

B South Road, Maidenhead, SL6 1NU £550,000 (820m)

C 4, Monycrower Drive, Maidenhead, Windsor And Maidenhead, SL6 1YQ £450,000 (936m)

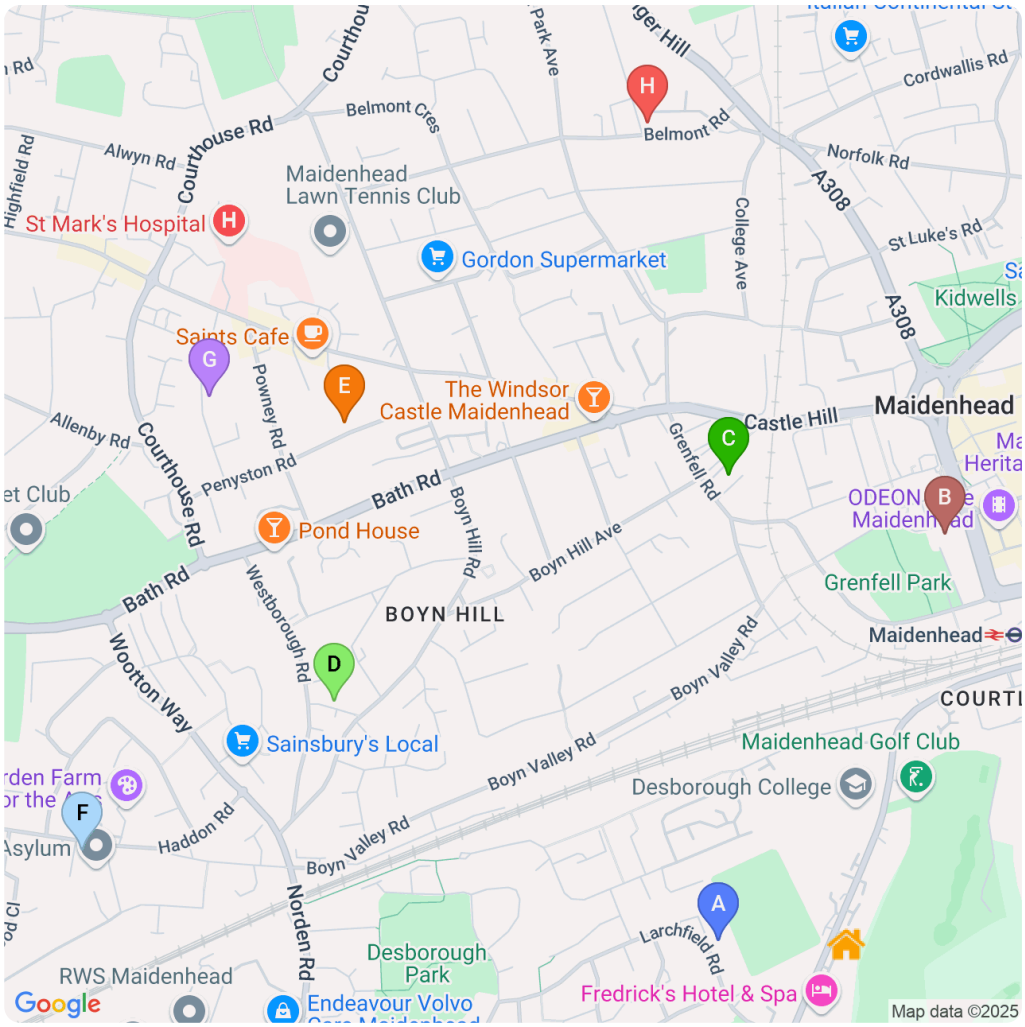
D 11, North Star Lane, Maidenhead, Windsor And Maidenhead, SL6 4HU £320,000 (1076m)

E 36, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EH £495,000 (1377m)

F 51, Altwood Road, Maidenhead, Windsor And Maidenhead, SL6 4PN £460,000 (1445m)

G Portlock Road, Maidenhead, SL6 6DZ £450,000 (1593m)

H 8 Belmont Road, Maidenhead, SL6 6JW £475,000 (1611m)



## Tranche 7 - Comparable Evidence

**Property Type: Gosford - Semi**

**Floor Area: 856sq.ft. | Supportable value £525000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB | | | | | | | |
| | Flat, 3 beds | £525,000 | 23/02/23 | 2022 | 994 | 528 | High | 1.10km |

**Resale comparables**

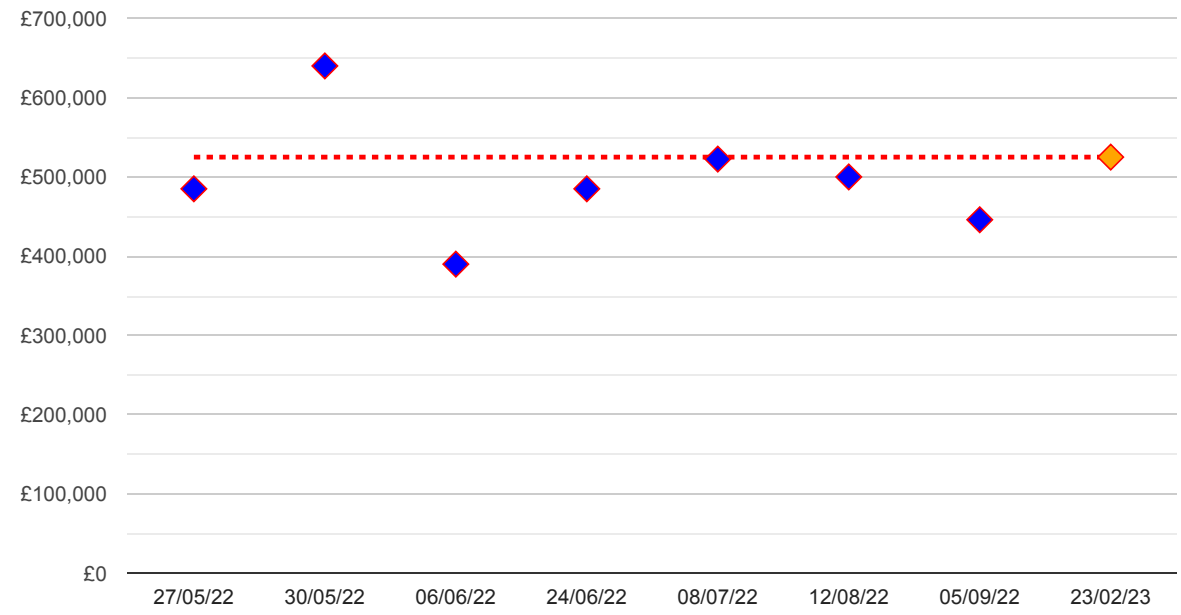
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG | | | | | | | |
| | Semi Detached with parking, 3 beds | £500,000 | 12/08/22 | | 1022 | 489 | High | 0.37km |
|  | 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH | | | | | | | |
| | Semi Detached with parking, 3 beds | £390,000 | 06/06/22 | | 1118 | 348 | High | 1.36km |
|  | 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF | | | | | | | |
| | Semi Detached, 3 beds | £485,000 | 24/06/22 | | 961 | 504 | High | 1.37km |
|  | 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG | | | | | | | |
| | Semi Detached with parking, 3 beds | £485,000 | 27/05/22 | | 1216 | 398 | High | 1.46km |
|  | 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB | | | | | | | |
| | Semi Detached with parking, 3 beds | £640,000 | 30/05/22 | | 934 | 685 | High | 1.48km |
|  | 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN | | | | | | | |
| | Semi Detached with parking, 3 beds | £522,500 | 08/07/22 | | 946 | 552 | High | 1.70km |
|  | 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH | | | | | | | |
| | Semi Detached with Garage & Parking, 3 beds | £446,000 | 05/09/22 | | 922 | 483 | High | 1.74km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

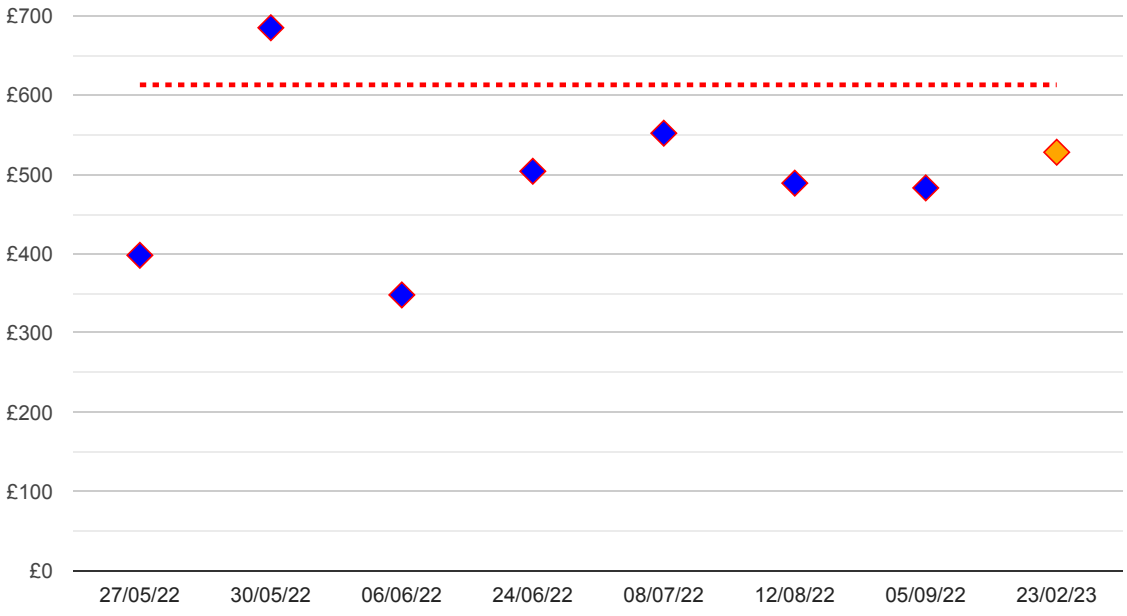
## Tranche 7 - Scatter Graph

**Resale properties (7)** | **New build properties (1)** | **Supportable value (SV) £525000 £613/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



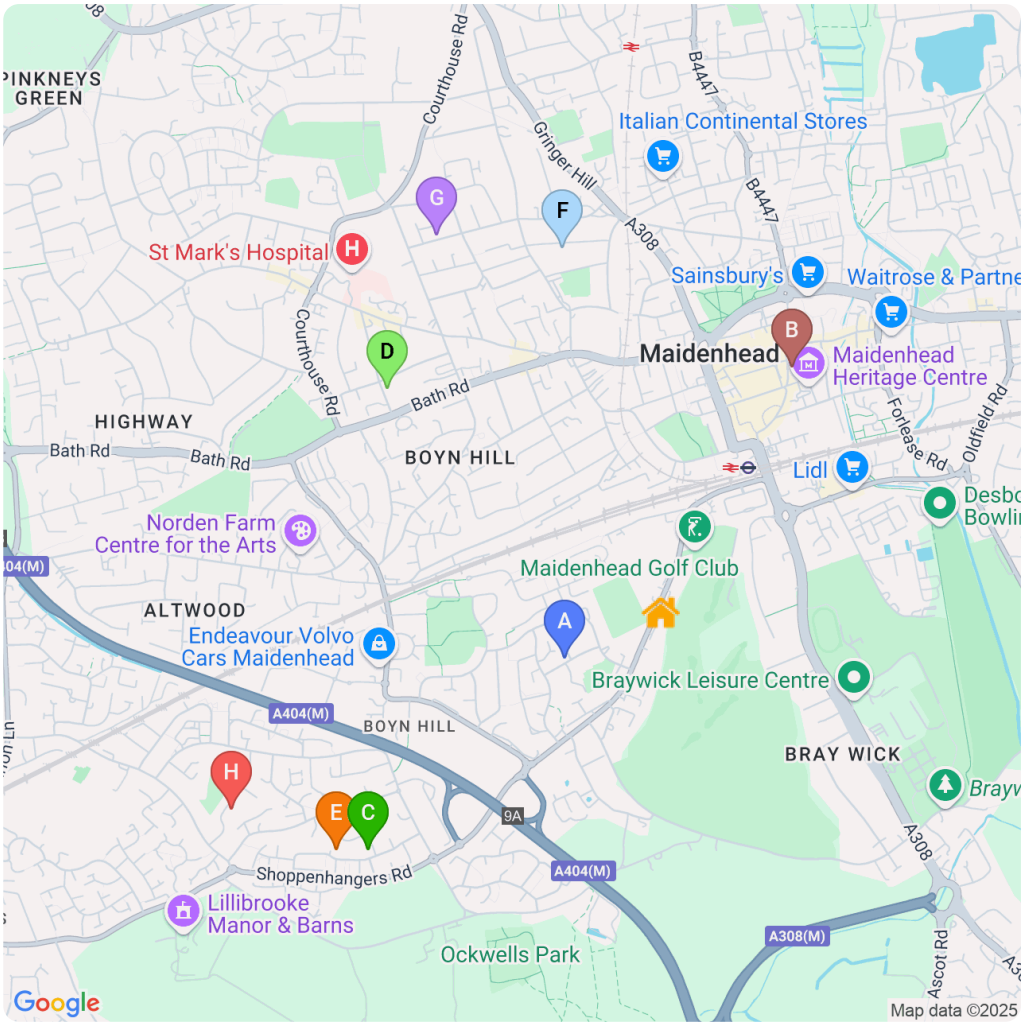
## Tranche 7 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG £500,000 (371m)
- B Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB £525,000 (1102m)
- C 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH £390,000 (1364m)
- D 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF £485,000 (1368m)
- E 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG £485,000 (1461m)
- F 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB £640,000 (1480m)
- G 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN £522,500 (1701m)
- H 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH £446,000 (1738m)



## Tranche 8 - Comparable Evidence

**Property Type: 3 bed Flat**

**Floor Area: 900sq.ft. | Supportable value £420000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Monaco House, Vanwall Road, Maidenhead, Berkshire, SL6 4FX | | | | | | | |
| | Flat, 3 beds | £446,000 | 23/02/23 | 2022 | 969 | 460 | High | 0.84km |
|  | Monaco House, Vanwall Road, Maidenhead, Berkshire, SL6 4FX | | | | | | | |
| | Flat, 3 beds | £415,000 | 23/02/23 | 2022 | 1001 | 414 | High | 0.84km |
| | Amber Place, Apartment 23, Oldfield Road, Maidenhead, Windsor And Maidenhead, SL6 1AG | | | | | | | |
| | Flat, 3 beds | £372,000 | 06/07/22 | 2022 | 828 | 449 | High | 1.56km |
| | Amber Place, Apartment 2, Oldfield Road, Maidenhead, Windsor And Maidenhead, SL6 1AG | | | | | | | |
| | Flat, 3 beds | £350,000 | 30/06/22 | 2022 | 775 | 451 | High | 1.56km |
|  | Bellway Homes - Plot 8 The Ruby Belmont Park, Clivemont Road, Maidenhead, SL6 7DY | | | | | | | |
| | Flat, 3 beds | £452,500 | 23/02/23 | 2022 | 939 | 481 | High | 1.96km |
|  | Bellway Homes - Plot 2 The Jade at Belmont Park, Clivemont Road, Maidenhead, SL6 7DY | | | | | | | |
| | Flat, 3 beds | £432,500 | 23/02/23 | 2022 | 817 | 529 | High | 1.96km |

**Resale comparables**

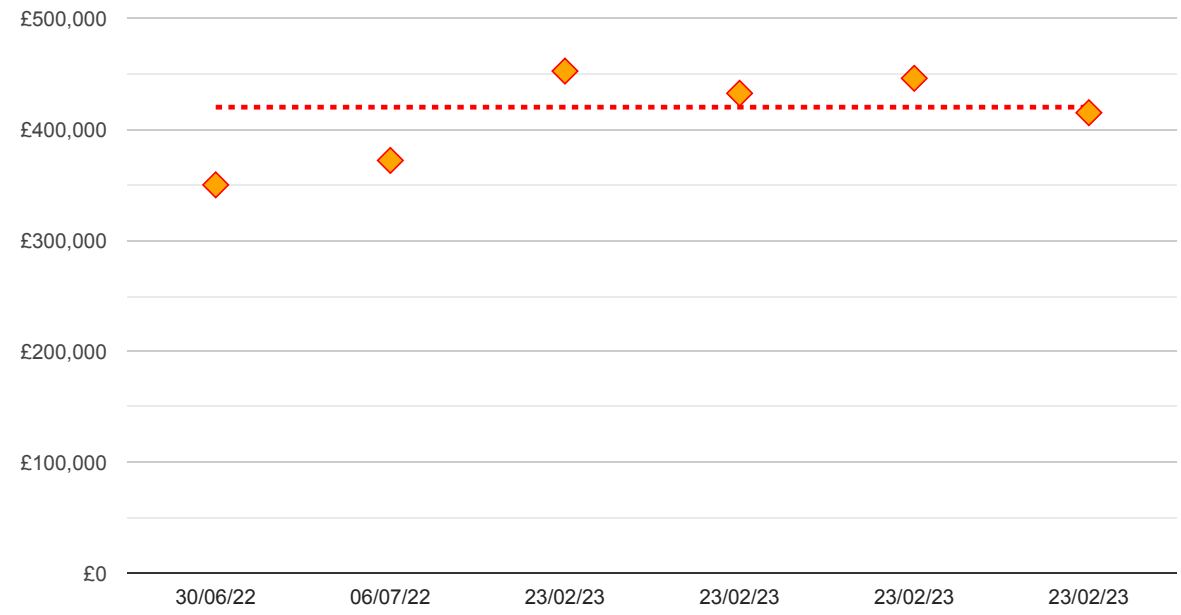
| Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|
| None | | | | | | | |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

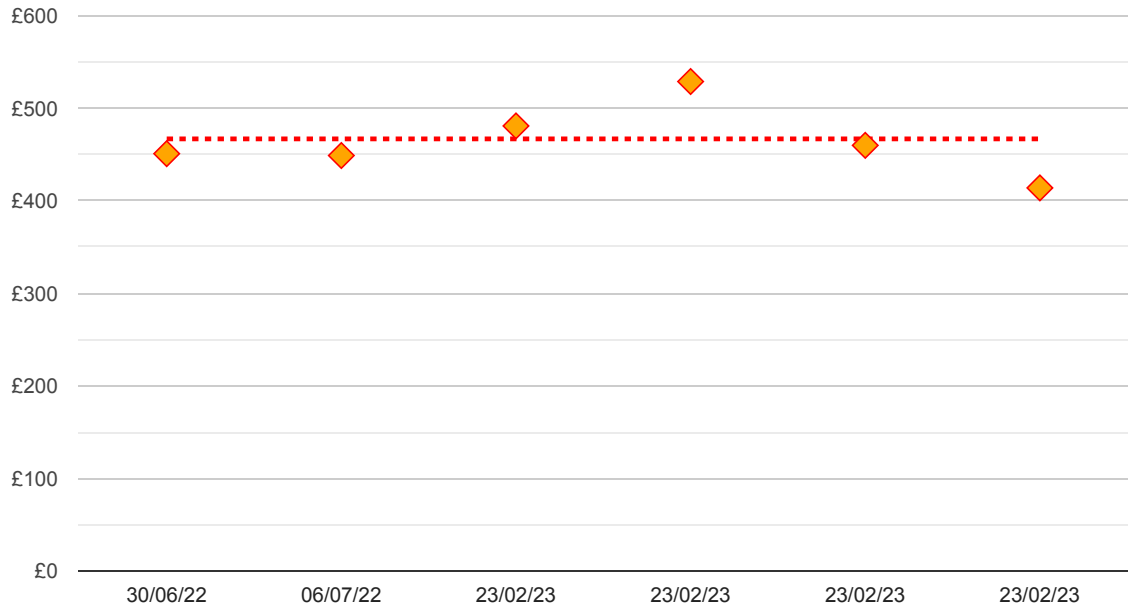
## Tranche 8 - Scatter Graph

**Resale properties (0)** | **New build properties (6)** | **Supportable value (SV) £420000 £467/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



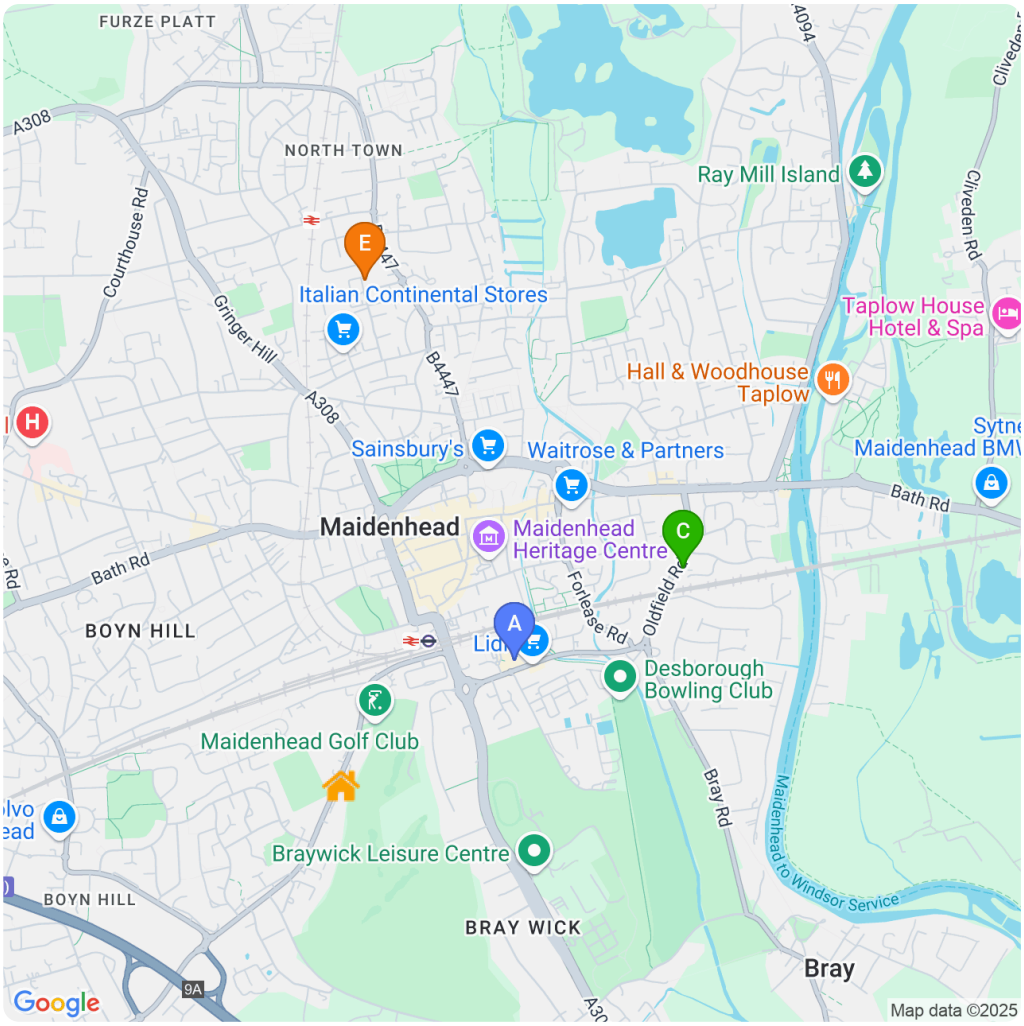
## Tranche 8 - Comparables Landscape

### Subject Site

Sample

### Comparables

- Monaco House, Vanwall Road, Maidenhead, Berkshire, SL6 4FX £446,000 (844m)
- Monaco House, Vanwall Road, Maidenhead, Berkshire, SL6 4FX £415,000 (844m)
- Amber Place, Apartment 23, Oldfield Road, Maidenhead, Windsor And Maidenhead, SL6 1AG £372,000 (1555m)
- Amber Place, Apartment 2, Oldfield Road, Maidenhead, Windsor And Maidenhead, SL6 1AG £350,000 (1555m)
- Bellway Homes - Plot 8 The Ruby Belmont Park, Clivemont Road, Maidenhead, SL6 7DY £452,500 (1958m)
- Bellway Homes - Plot 2 The Jade at Belmont Park, Clivemont Road, Maidenhead, SL6 7DY £432,500 (1958m)



## Tranche 9 - Comparable Evidence

**Property Type: Himscott - Semi**

**Floor Area: 963sq.ft. | Supportable value £545000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB | | | | | | | |
| | Flat, 3 beds | £525,000 | 23/02/23 | 2022 | 994 | 528 | High | 1.10km |

**Resale comparables**

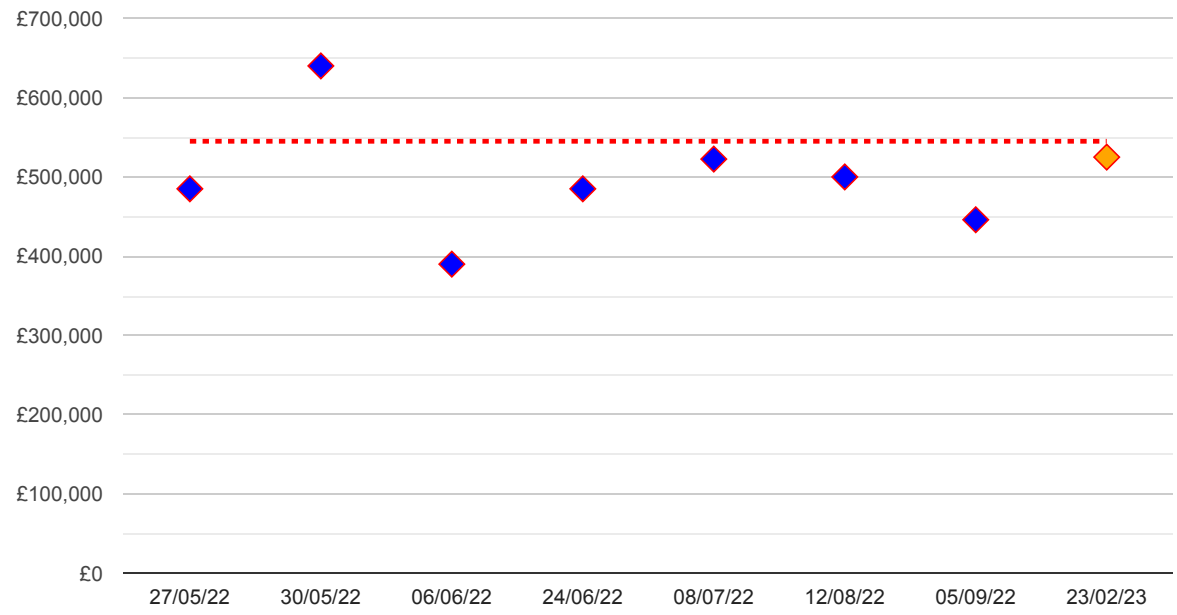
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG | | | | | | | |
| | Semi Detached with parking, 3 beds | £500,000 | 12/08/22 | | 1022 | 489 | High | 0.37km |
|  | 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH | | | | | | | |
| | Semi Detached with parking, 3 beds | £390,000 | 06/06/22 | | 1118 | 348 | High | 1.36km |
|  | 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF | | | | | | | |
| | Semi Detached, 3 beds | £485,000 | 24/06/22 | | 961 | 504 | High | 1.37km |
|  | 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG | | | | | | | |
| | Semi Detached with parking, 3 beds | £485,000 | 27/05/22 | | 1216 | 398 | High | 1.46km |
|  | 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB | | | | | | | |
| | Semi Detached with parking, 3 beds | £640,000 | 30/05/22 | | 934 | 685 | High | 1.48km |
|  | 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN | | | | | | | |
| | Semi Detached with parking, 3 beds | £522,500 | 08/07/22 | | 946 | 552 | High | 1.70km |
|  | 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH | | | | | | | |
| | Semi Detached with Garage & Parking, 3 beds | £446,000 | 05/09/22 | | 922 | 483 | High | 1.74km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

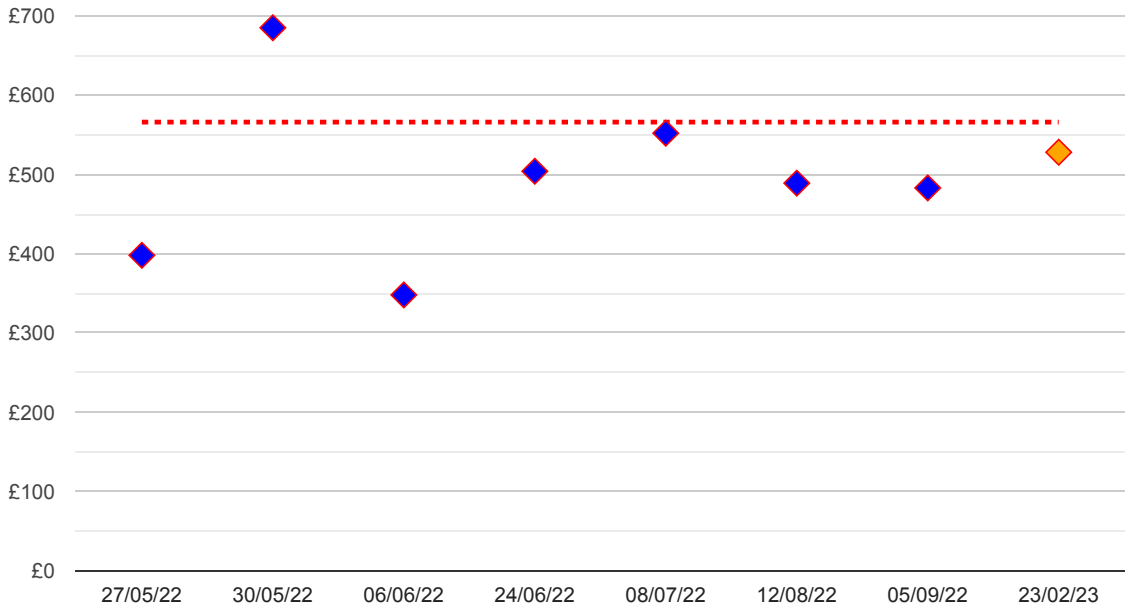
## Tranche 9 - Scatter Graph

**Resale properties (7)** | **New build properties (1)** | **Supportable value (SV) £545000 £566/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



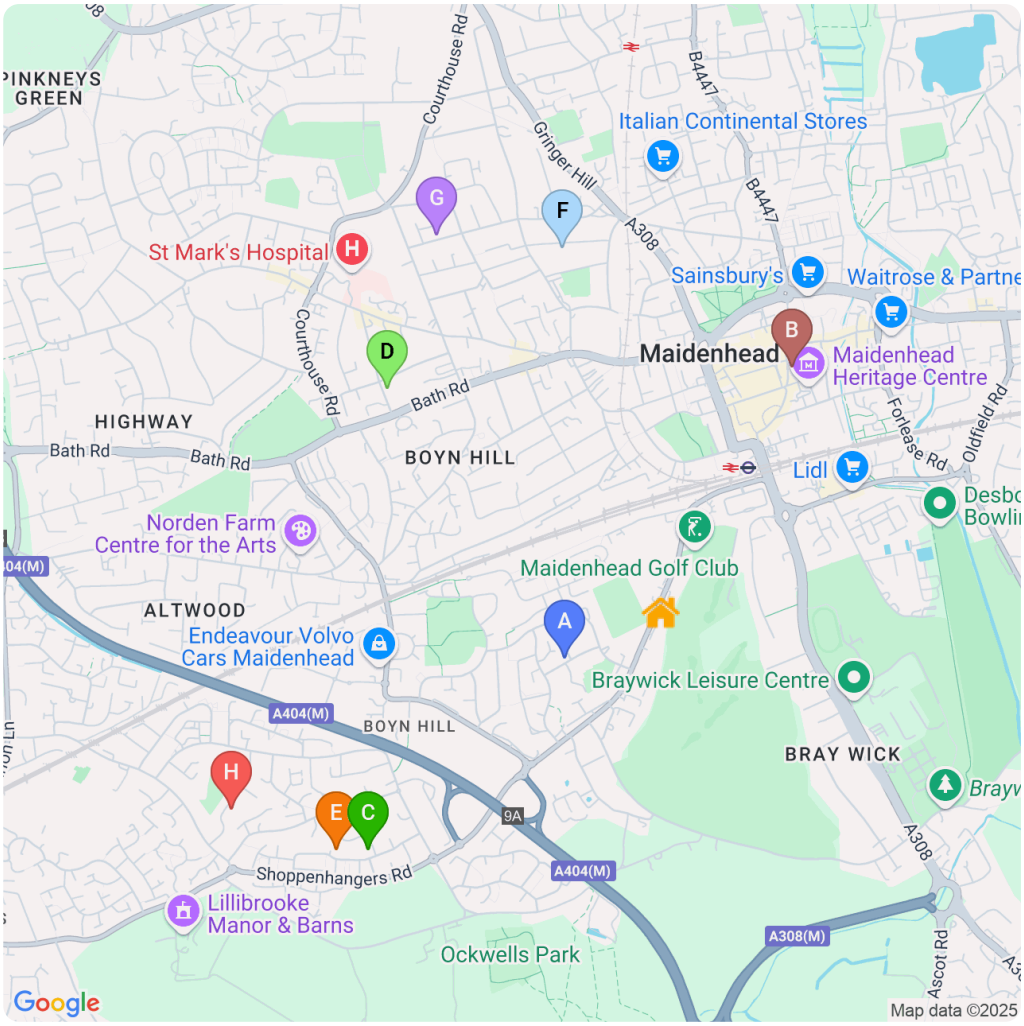
## Tranche 9 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG £500,000 (371m)
- B Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB £525,000 (1102m)
- C 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH £390,000 (1364m)
- D 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF £485,000 (1368m)
- E 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG £485,000 (1461m)
- F 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB £640,000 (1480m)
- G 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN £522,500 (1701m)
- H 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH £446,000 (1738m)



## Tranche 10 - Comparable Evidence

**Property Type: Ickhurst - Townhouse (2.5 Storey)**

**Floor Area: 1127sq.ft.**

**If comparable values/prices are above or below tranche value ranges please indicate why: (location, better/more efficient space design etc):**

Homes by Harlequin - Plot 11 at St Marks Road, Maidenhead, SL6 6DP £650,000 05/08/22 Semi Detached (2.5 Storey) with Parking 2023 3 1175sqft £553/sqft is 48sqft larger than the subject property (£640k) price includes 5% gifted deposit (£600k)
demand for 2.5flr TH is very limited and prices are having to be adjusted accordingly.

## Tranche 10 - Comparable Evidence

### Supportable value £575000 - Price expectation

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Homes by Harlequin - Plot 11 at St Marks Road, Maidenhead, SL6 6DP | | | | | | | |
| | Semi Detached (2.5 Storey) with Parking, 3 beds | £650,000 | 05/08/22 | 2023 | 1175 | 553 | High | 1.51km |
|  | Homes by Harlequin - Plot 12 at St Marks Road, Maidenhead, SL6 6DP | | | | | | | |
| | Semi Detached (2.5 Storey) with Parking, 3 beds | £650,000 | 05/08/22 | 2023 | 1175 | 553 | High | 1.51km |

### Resale comparables

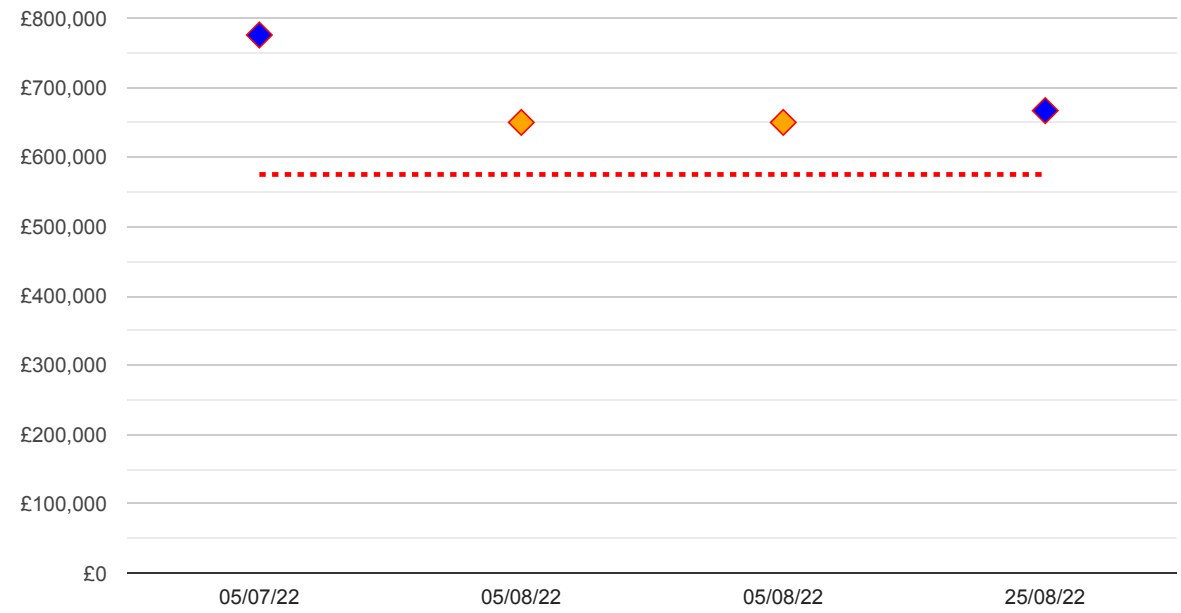
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 27, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LJ | | | | | | | |
| | Semi Detached (2.5 Storey) , 3 beds | £776,000 | 05/07/22 | | 1425 | 544 | High | 1.66km |
|  | 42, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN | | | | | | | |
| | Semi Detached (2.5 Storey) , 3 beds | £667,000 | 25/08/22 | | 1473 | 452 | High | 1.70km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

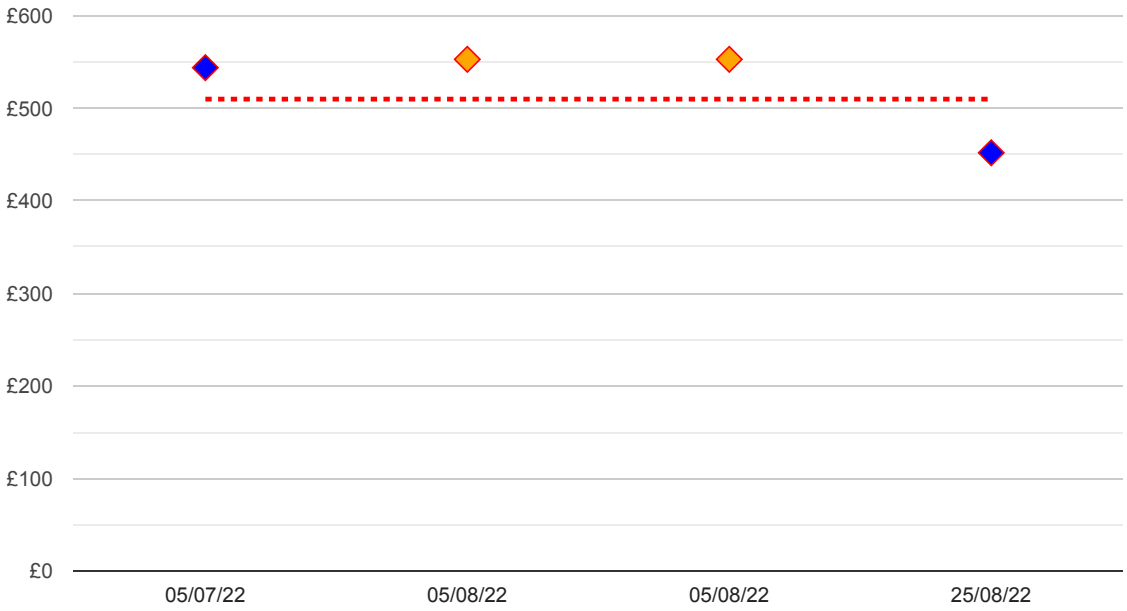
## Tranche 10 - Scatter Graph

**Resale properties (2)** | **New build properties (2)** | **Supportable value (SV) £575000 £510/sq.ft.** | **Price expectation**

**Capital Values**




**£ per Sq.Ft. Values**



## Tranche 10 - Comparables Landscape

### Subject Site

Sample

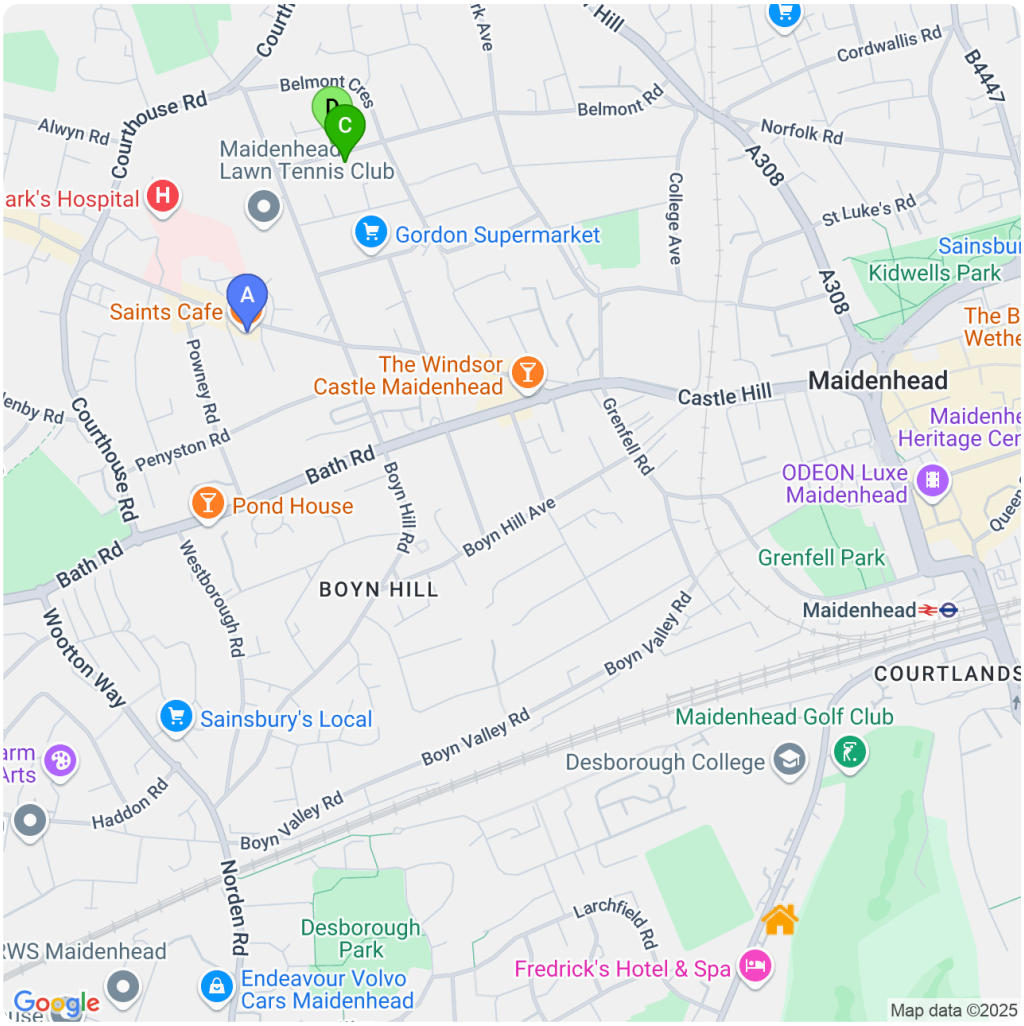
### Comparables

A Homes by Harlequin - Plot 11 at St Marks Road, Maidenhead, SL6 6DP £650,000 (1508m)

B Homes by Harlequin - Plot 12 at St Marks Road, Maidenhead, SL6 6DP £650,000 (1508m)

C 27, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LJ £776,000 (1661m)

D 42, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN £667,000 (1701m)



## Tranche 11 - Comparable Evidence

**Property Type: Hurwick - Semi**

**Floor Area: 1132sq.ft.**

**If comparable values/prices are above or below tranche value ranges please indicate why: (location, better/more efficient space design etc):**

6, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG £500,000 12/08/22 Semi Detached with parking 3 1022sqft £489/sqft is 110 sqft smaller than the subject property £515-520k new build premium 10% £565-570k.location differential 5% £595k
Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB £525,000 23/02/23 Flat 2022 3 994sqft £528/sqft is 136sqft smaller than the subject property £545k location premium 5% (£570k)

## Tranche 11 - Comparable Evidence

### Supportable value £610000 - Price expectation

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
| | Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB | | | | | | | |
| | Flat, 3 beds | £525,000 | 23/02/23 | 2022 | 994 | 528 | High | 1.10km |

### Resale comparables

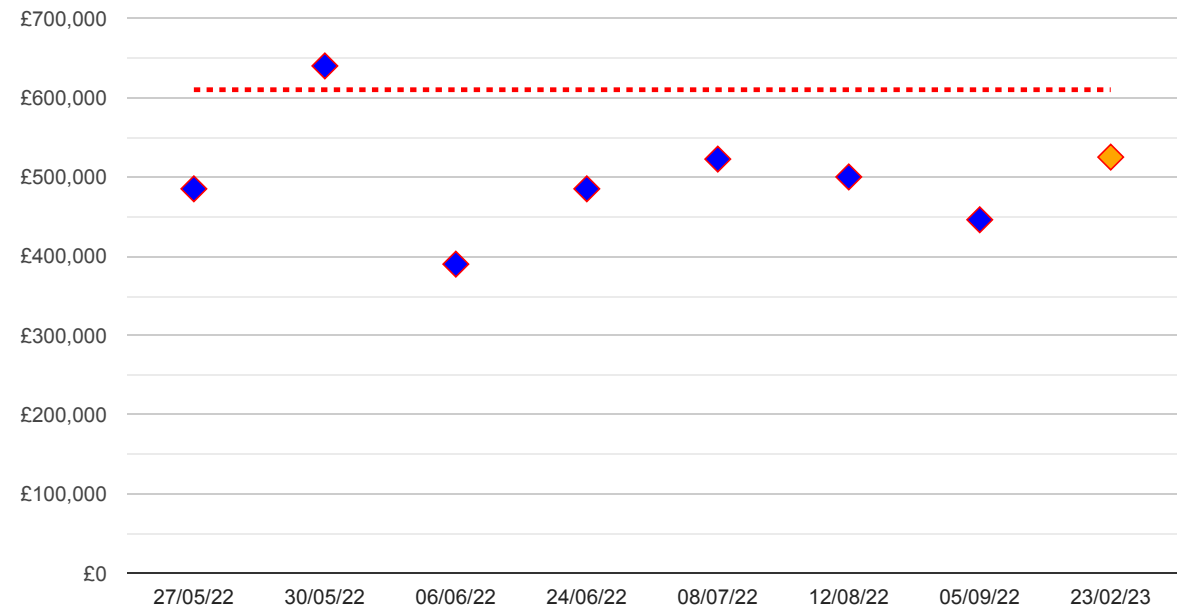
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG | | | | | | | |
| | Semi Detached with parking, 3 beds | £500,000 | 12/08/22 | | 1022 | 489 | High | 0.37km |
|  | 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH | | | | | | | |
| | Semi Detached with parking, 3 beds | £390,000 | 06/06/22 | | 1118 | 348 | High | 1.36km |
|  | 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF | | | | | | | |
| | Semi Detached, 3 beds | £485,000 | 24/06/22 | | 961 | 504 | High | 1.37km |
|  | 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG | | | | | | | |
| | Semi Detached with parking, 3 beds | £485,000 | 27/05/22 | | 1216 | 398 | High | 1.46km |
|  | 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB | | | | | | | |
| | Semi Detached with parking, 3 beds | £640,000 | 30/05/22 | | 934 | 685 | High | 1.48km |
|  | 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN | | | | | | | |
| | Semi Detached with parking, 3 beds | £522,500 | 08/07/22 | | 946 | 552 | High | 1.70km |
|  | 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH | | | | | | | |
| | Semi Detached with Garage & Parking, 3 beds | £446,000 | 05/09/22 | | 922 | 483 | High | 1.74km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

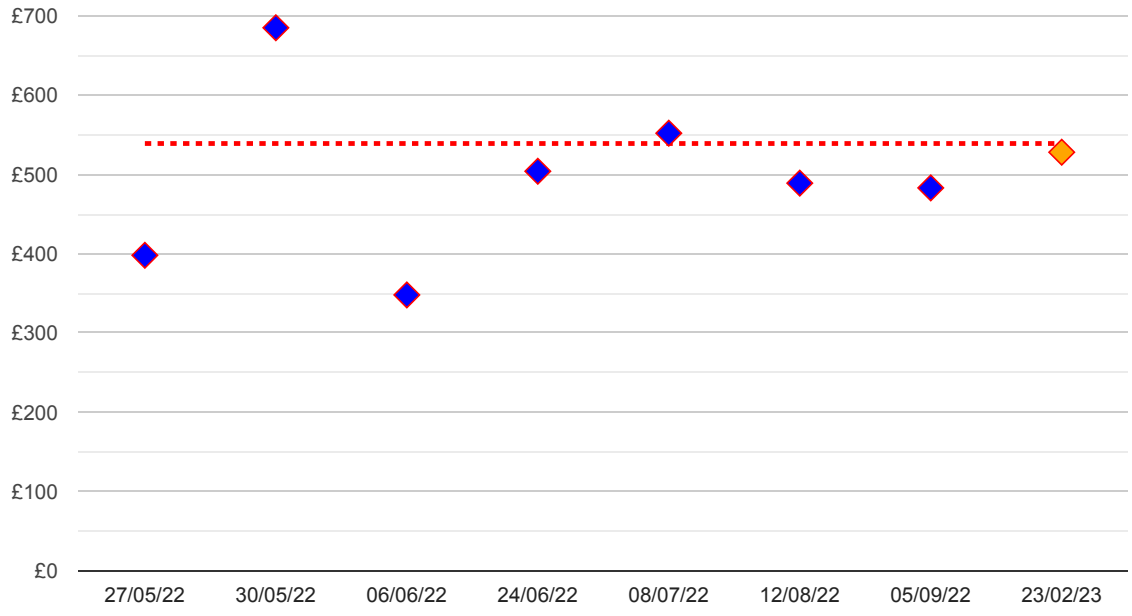
## Tranche 11 - Scatter Graph

**Resale properties (7)** | **New build properties (1)** | **Supportable value (SV) £610000 £539/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



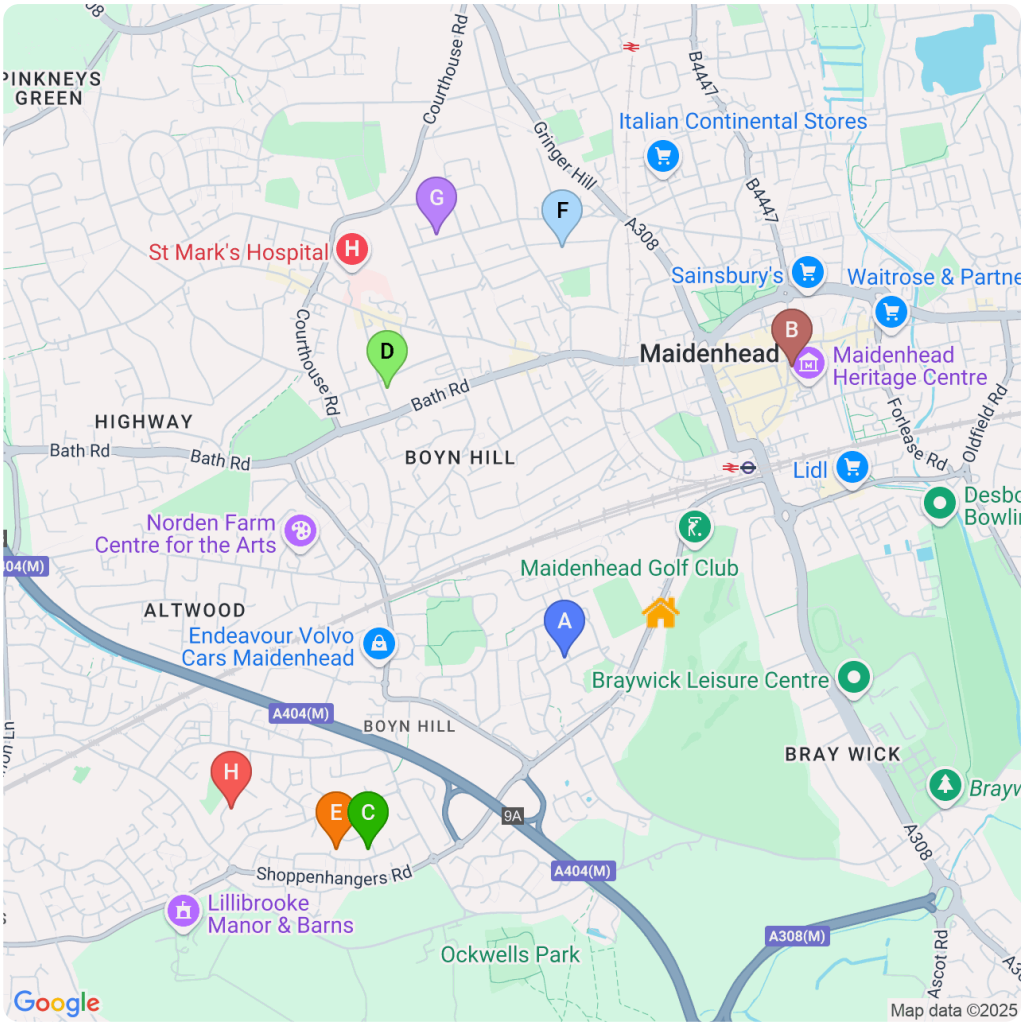
## Tranche 11 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 26, Bargeman Road, Maidenhead, Windsor And Maidenhead, SL6 2SG £500,000 (371m)
- B Poppies, 31A Heywood Court Close, Maidenhead, Berkshire, SL6 1NB £525,000 (1102m)
- C 4, Merton Close, Maidenhead, Windsor And Maidenhead, SL6 3HH £390,000 (1364m)
- D 10, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EF £485,000 (1368m)
- E 16, Lambourne Drive, Maidenhead, Windsor And Maidenhead, SL6 3HG £485,000 (1461m)
- F 25, Keble Road, Maidenhead, Windsor And Maidenhead, SL6 6BB £640,000 (1480m)
- G 36, Spencers Road, Maidenhead, Windsor And Maidenhead, SL6 6LN £522,500 (1701m)
- H 13, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH £446,000 (1738m)

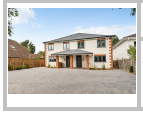


## Tranche 12 - Comparable Evidence

**Property Type: Kearfield Townhouse (3 Storey)**

**Floor Area: 1167sq.ft. | Supportable value £690000 | Price expectation**

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Woodbury, Cannon Lane, Maidenhead, SL6 3NT | | | | | | | |
| | Semi Detached (2.5 Storey) with Parking, 4 beds | £800,000 | 23/02/23 | 2022 | 2130 | 375 | Medium | 2.72km |

### Resale comparables

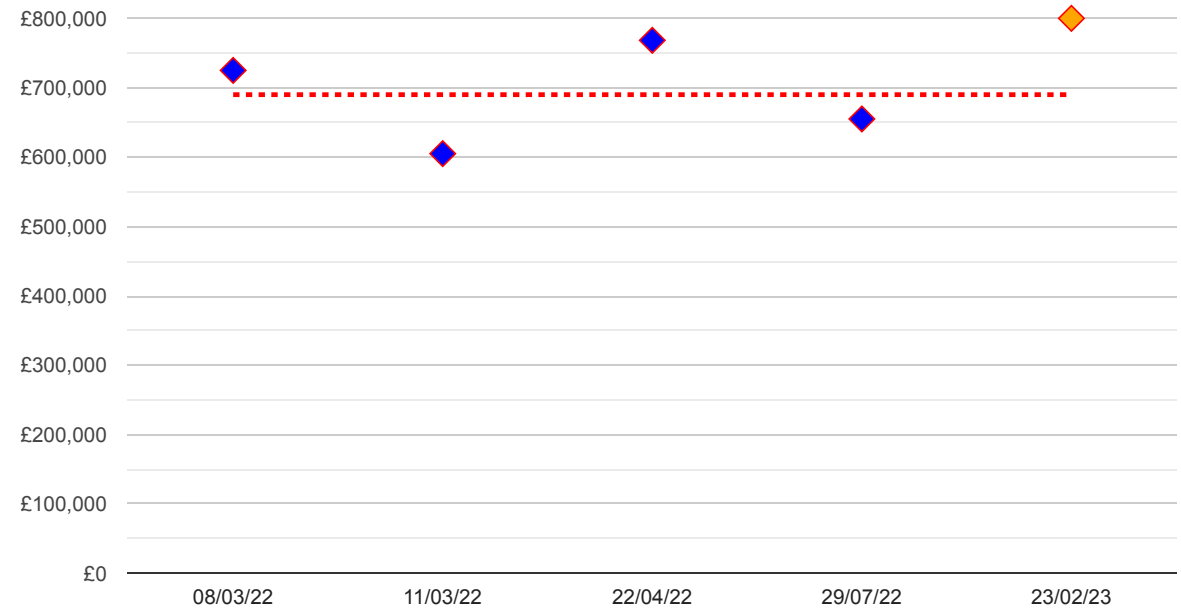
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £768,350 | 22/04/22 | | 1475 | 520 | High | 0.75km |
|  | 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £725,000 | 08/03/22 | | 1269 | 571 | High | 1.25km |
|  | 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ | | | | | | | |
| | Semi Detached (2.5 Storey) , 4 beds | £605,000 | 11/03/22 | | 1727 | 350 | Medium | 1.34km |
|  | 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP | | | | | | | |
| | Semi Detached (2.5 Storey) with parking, 4 beds | £655,000 | 29/07/22 | | 1701 | 385 | High | 1.51km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

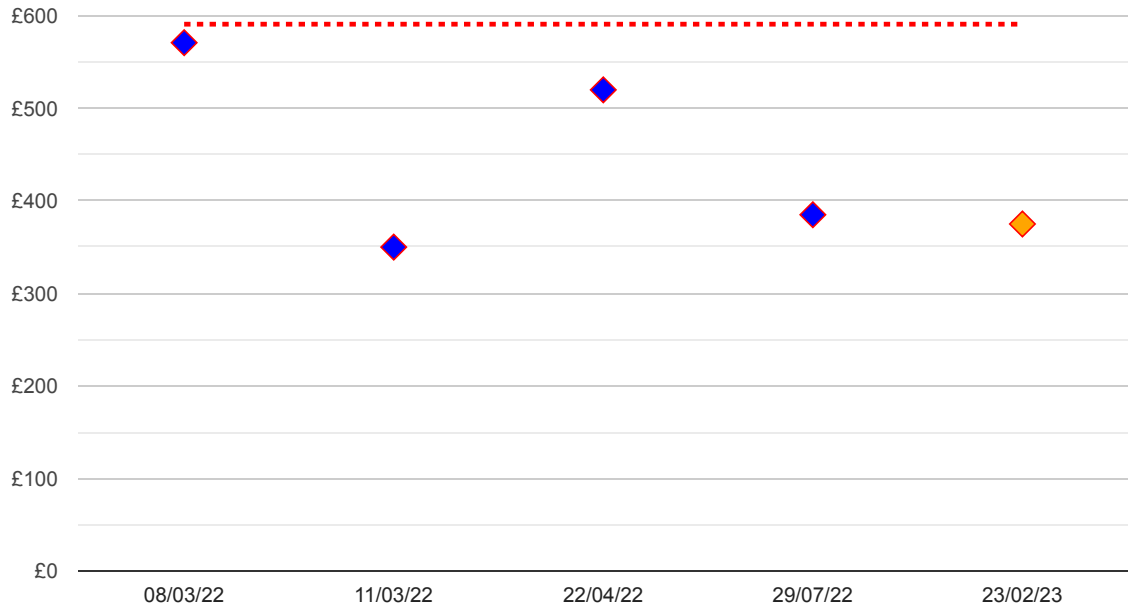
## Tranche 12 - Scatter Graph

**Resale properties (4)** | **New build properties (1)** | **Supportable value (SV) £690000 £591/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



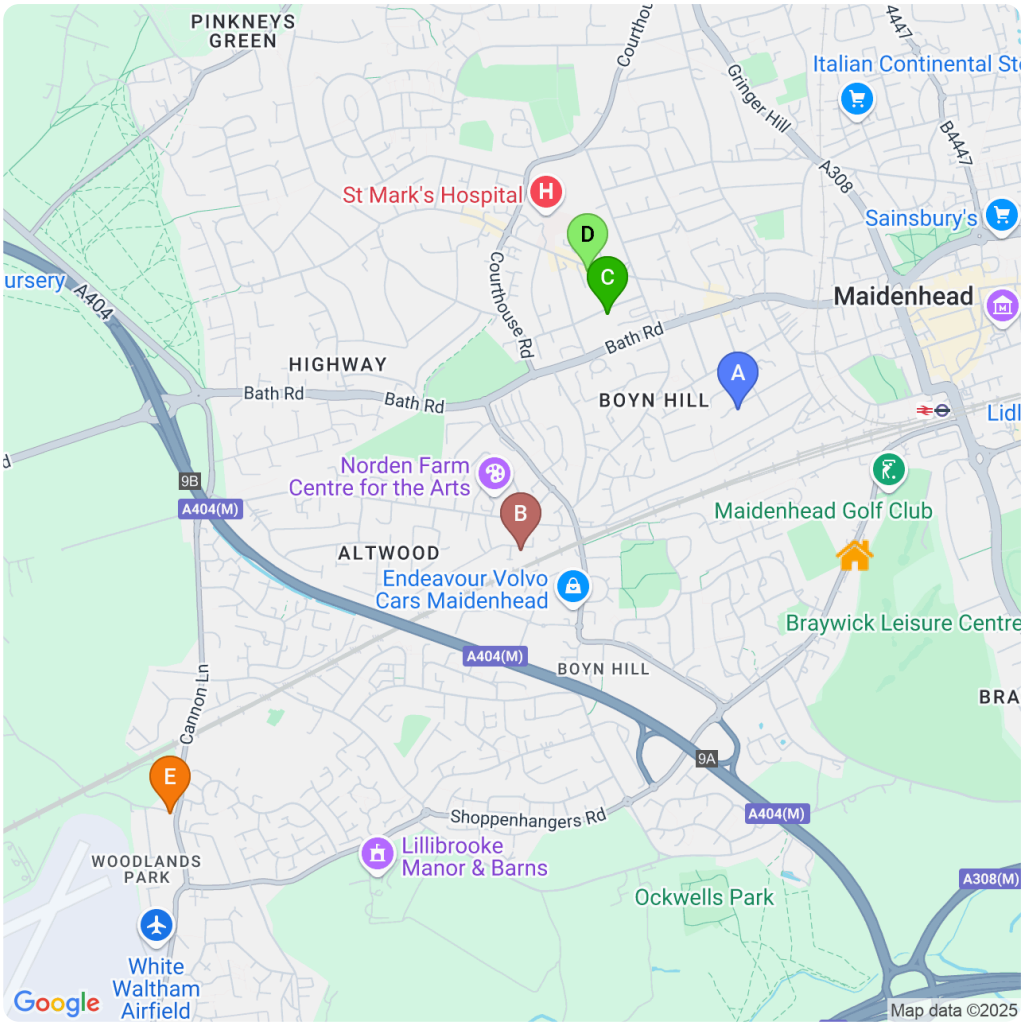
## Tranche 12 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A: 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE £768,350 (752m)
- B: 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH £725,000 (1252m)
- C: 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £605,000 (1340m)
- D: 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP £655,000 (1508m)
- E: Woodbury, Cannon Lane, Maidenhead, SL6 3NT £800,000 (2715m)



## Tranche 13 - Comparable Evidence

**Property Type: Lanhurst - Semi**

**Floor Area: 1340sq.ft.**

**If comparable values/prices are above or below tranche value ranges please indicate why: (location, better/more efficient space design etc):**

3 East Road, Maidenhead, SL6 1PJ £825,000 19/10/22 Semi Detached 4 1428 577
4 Gordon Road, Maidenhead, Berkshire, SL6 6BT £780,000 18/10/22 Semi Detached with parking 4 1681 464

## Tranche 13 - Comparable Evidence

### Supportable value £740000 - Price expectation

### New build comparables

| Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|
| None | | | | | | | |

### Resale comparables

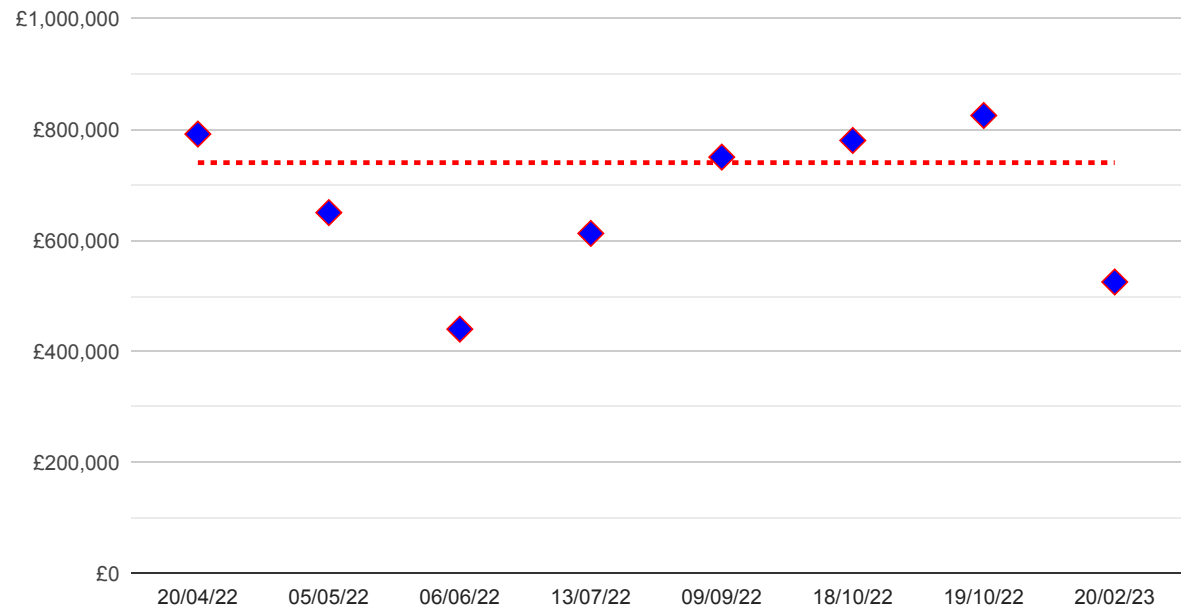
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 170 Clare Road, Maidenhead, SL6 4DG | | | | | | | |
| | Semi Detached with parking, 4 beds | £525,000 | 20/02/23 | | 1237 | 424 | High | 0.69km |
|  | 3 East Road, Maidenhead, SL6 1PJ | | | | | | | |
| | Semi Detached, 4 beds | £825,000 | 19/10/22 | | 1428 | 577 | High | 0.85km |
|  | 10 Raymond Road, Maidenhead , SL6 6DF | | | | | | | |
| | Semi Detached, 4 beds | £650,000 | 05/05/22 | | 1476 | 440 | High | 1.31km |
|  | 12, Raymond Road, Maidenhead, Windsor And Maidenhead, SL6 6DF | | | | | | | |
| | Semi Detached with Garage & Parking, 4 beds | £612,500 | 13/07/22 | | 1367 | 448 | High | 1.31km |
|  | 1 Lock Lane, Maidenhead, Berkshire, SL6 3BT | | | | | | | |
| | Semi Detached with Garage & Parking, 4 beds | £750,000 | 09/09/22 | | 1749 | 428 | High | 1.40km |
|  | 4 Gordon Road, Maidenhead, Berkshire, SL6 6BT | | | | | | | |
| | Semi Detached with parking, 4 beds | £780,000 | 18/10/22 | | 1681 | 464 | High | 1.47km |
|  | 21, Wavell Road, Maidenhead, Windsor And Maidenhead, SL6 5AB | | | | | | | |
| | Semi Detached with Garage & Parking, 4 beds | £791,500 | 20/04/22 | | 1681 | 470 | High | 1.73km |
|  | 26, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH | | | | | | | |
| | Semi Detached with parking, 4 beds | £440,000 | 06/06/22 | | 1279 | 344 | High | 1.74km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

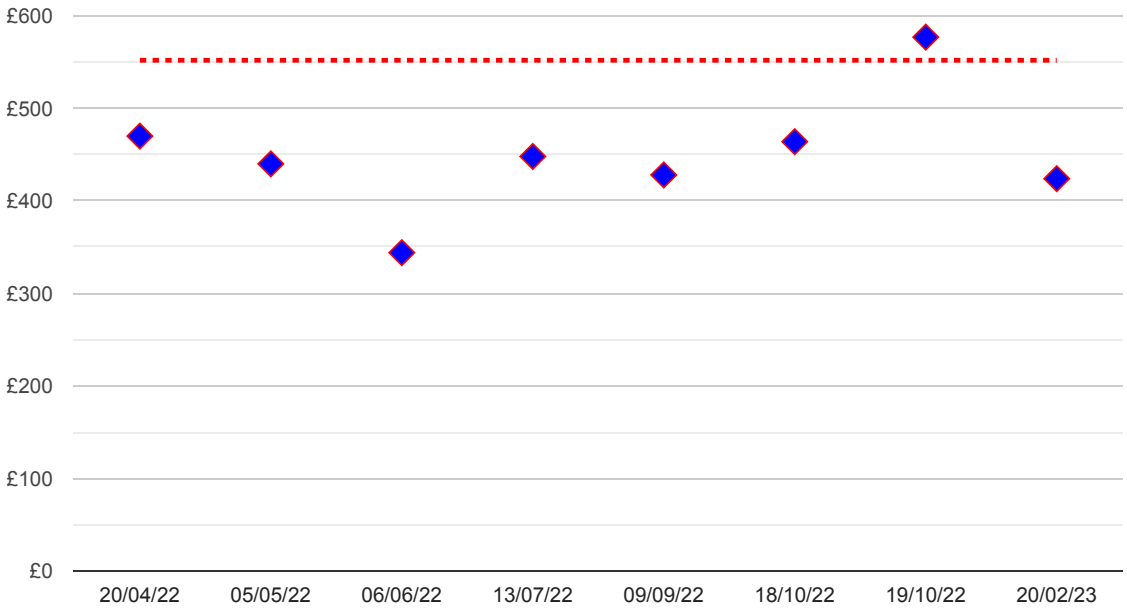
## Tranche 13 - Scatter Graph

**Resale properties (8)** | **New build properties (0)** | **Supportable value (SV) £740000 £552/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



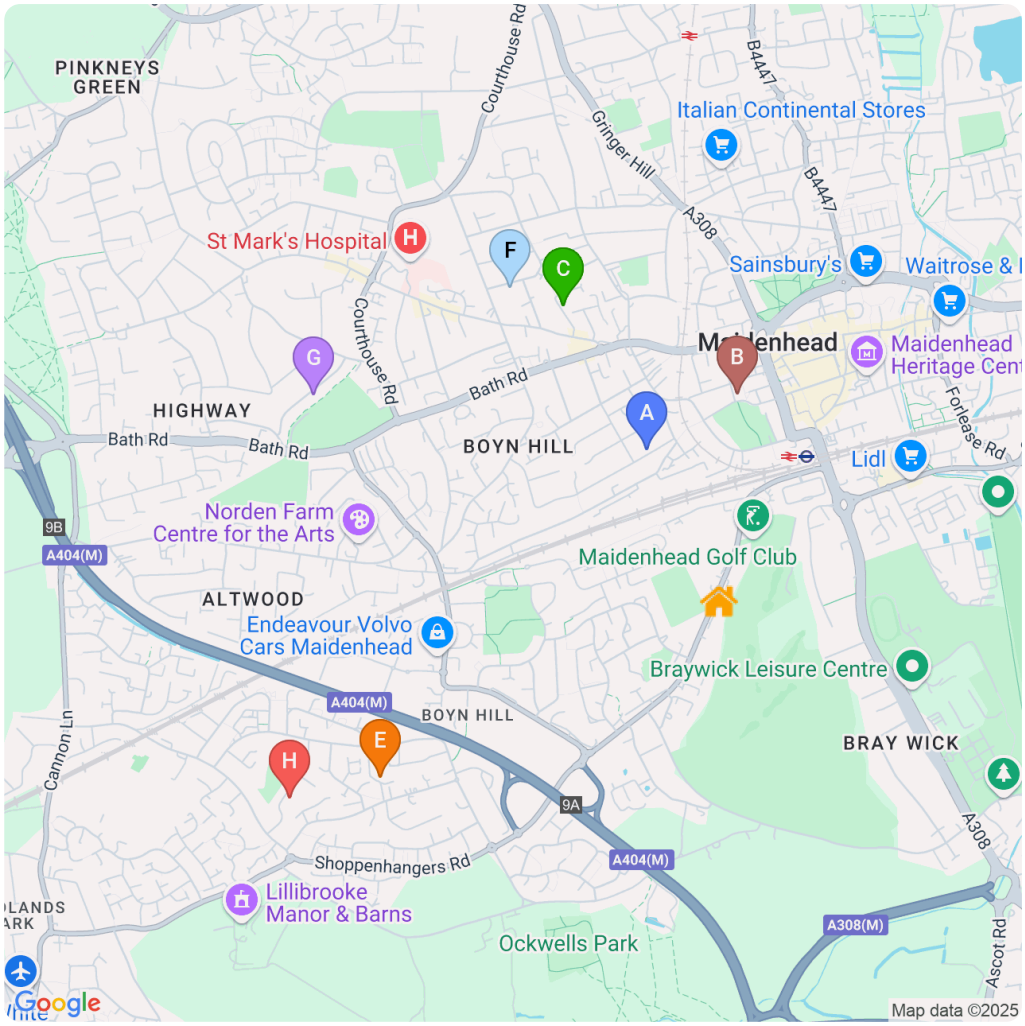
## Tranche 13 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 170 Clare Road, Maidenhead, SL6 4DG £525,000 (691m)
- B 3 East Road, Maidenhead, SL6 1PJ £825,000 (848m)
- C 10 Raymond Road, Maidenhead , SL6 6DF £650,000 (1309m)
- D 12, Raymond Road, Maidenhead, Windsor And Maidenhead, SL6 6DF £612,500 (1309m)
- E 1 Lock Lane, Maidenhead, Berkshire, SL6 3BT £750,000 (1397m)
- F 4 Gordon Road, Maidenhead, Berkshire, SL6 6BT £780,000 (1467m)
- G 21, Wavell Road, Maidenhead, Windsor And Maidenhead, SL6 5AB £791,500 (1733m)
- H 26, Winchester Drive, Maidenhead, Windsor And Maidenhead, SL6 3AH £440,000 (1738m)

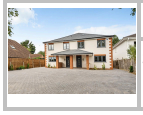


## Tranche 14 - Comparable Evidence

**Property Type: Lodthorpe - Townhouse (3 Storey) SG**

**Floor Area: 1394sq.ft. | Supportable value £760000 | Price expectation**

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Woodbury, Cannon Lane, Maidenhead, SL6 3NT | | | | | | | |
| | Semi Detached (2.5 Storey) with Parking, 4 beds | £800,000 | 23/02/23 | 2022 | 2130 | 375 | Medium | 2.72km |

### Resale comparables

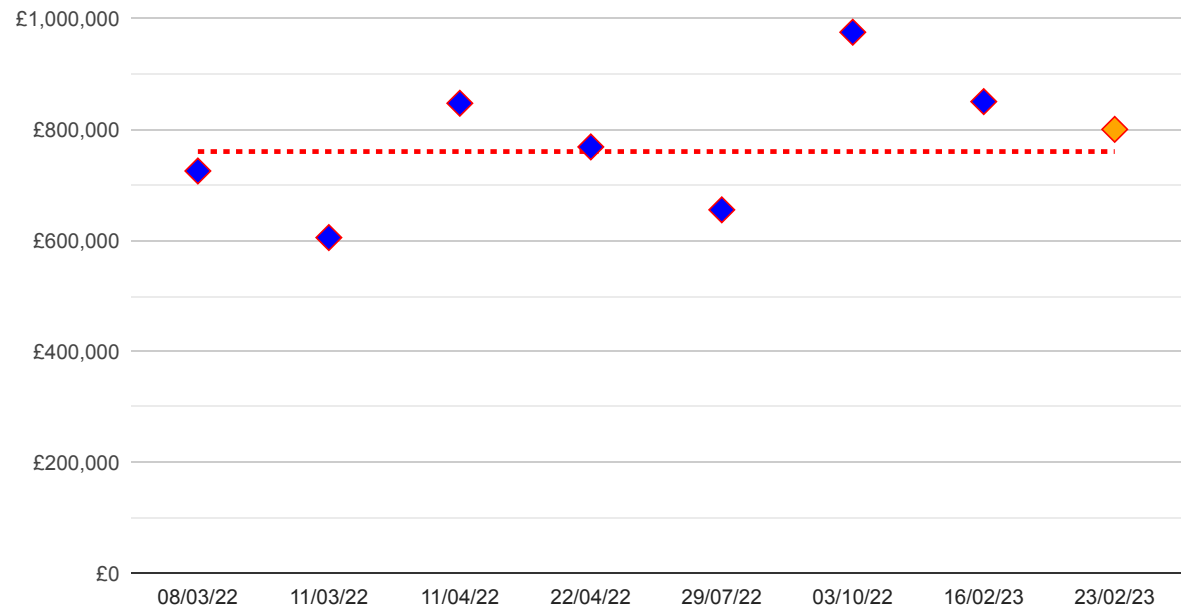
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £768,350 | 22/04/22 | | 1475 | 520 | High | 0.75km |
|  | 41, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £847,000 | 11/04/22 | | 1929 | 439 | Medium | 0.75km |
|  | 9 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG | | | | | | | |
| | Semi Detached (3 Storey) , 4 beds | £975,000 | 03/10/22 | 2014 | 1543 | 631 | High | 0.98km |
| | Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG | | | | | | | |
| | Semi Detached (3 Storey) , 4 beds | £850,000 | 16/02/23 | 2014 | 1548 | 549 | High | 0.98km |
|  | 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £725,000 | 08/03/22 | | 1269 | 571 | High | 1.25km |
|  | 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ | | | | | | | |
| | Semi Detached (2.5 Storey) , 4 beds | £605,000 | 11/03/22 | | 1727 | 350 | Medium | 1.34km |
|  | 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP | | | | | | | |
| | Semi Detached (2.5 Storey) with parking, 4 beds | £655,000 | 29/07/22 | | 1701 | 385 | High | 1.51km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

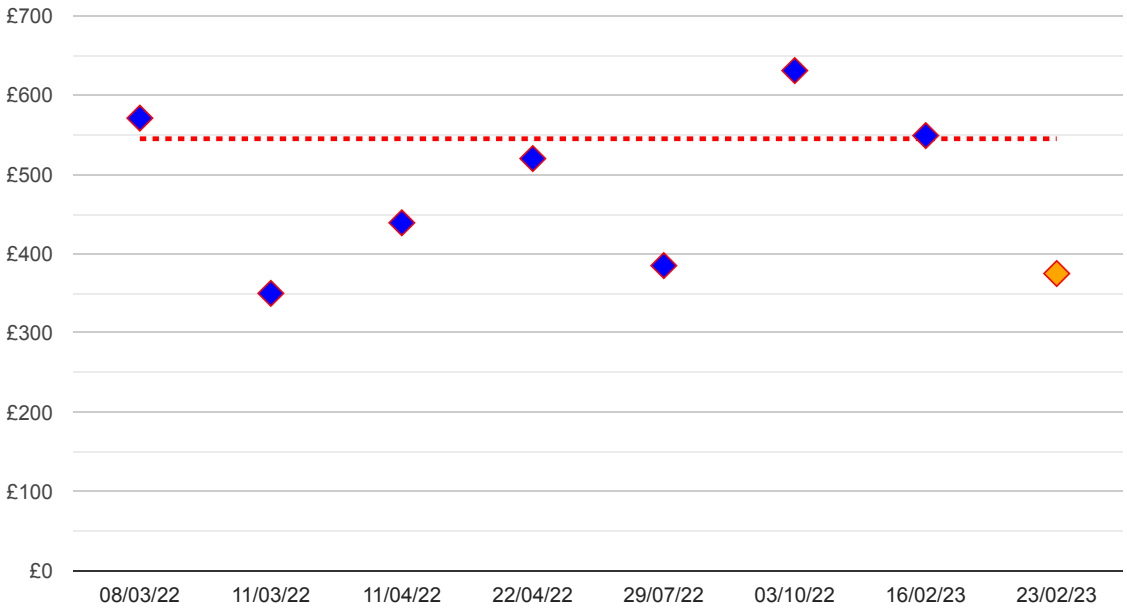
## Tranche 14 - Scatter Graph

**Resale properties (7)** | **New build properties (1)** | **Supportable value (SV) £760000 £545/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



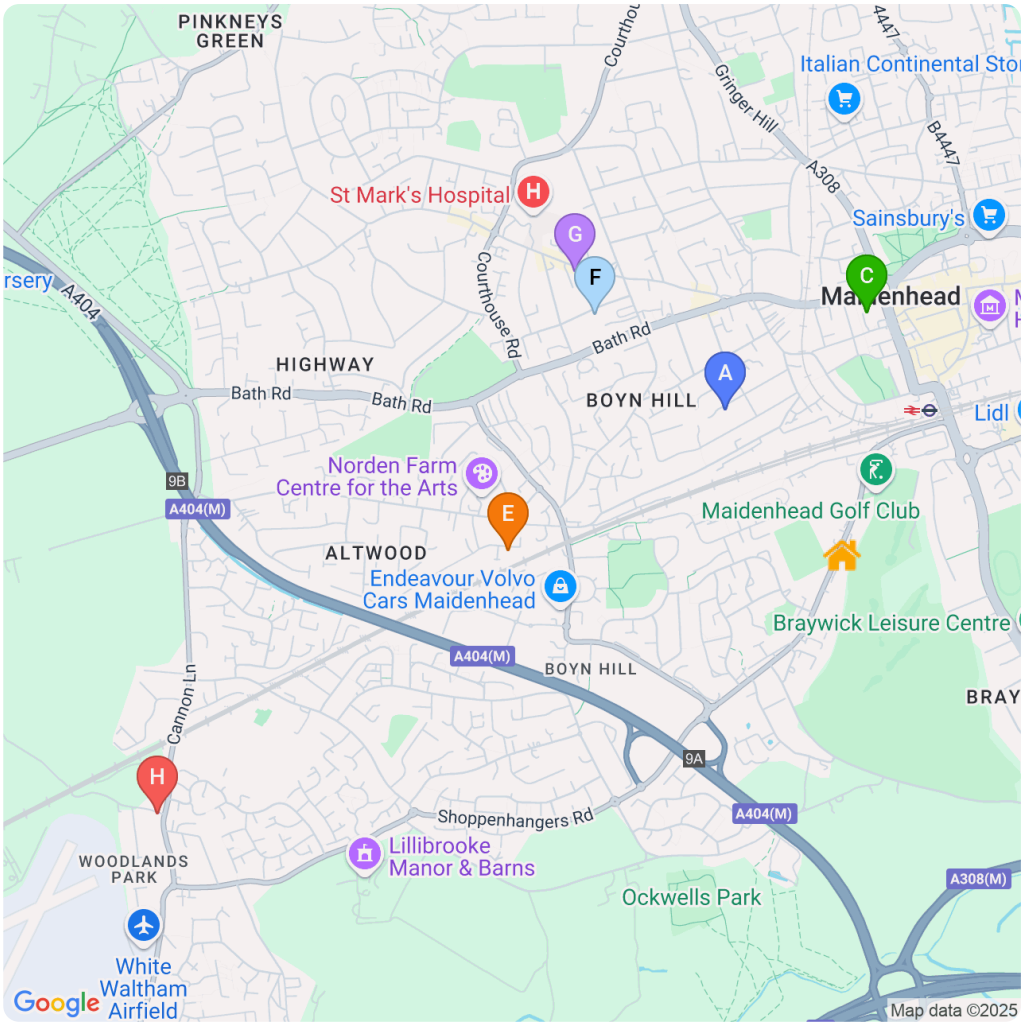
## Tranche 14 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE £768,350 (752m)
- B 41, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE £847,000 (752m)
- C 9 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG £975,000 (980m)
- D Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG £850,000 (980m)
- E 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH £725,000 (1252m)
- F 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £605,000 (1340m)
- G 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP £655,000 (1508m)
- H Woodbury, Cannon Lane, Maidenhead, SL6 3NT £800,000 (2715m)

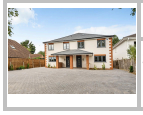


## Tranche 15 - Comparable Evidence

**Property Type: Madeley - Townhouse (3 Storey) SG**

**Floor Area: 1445sq.ft. | Supportable value £775000 | Price expectation**

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Woodbury, Cannon Lane, Maidenhead, SL6 3NT | | | | | | | |
| | Semi Detached (2.5 Storey) with Parking, 4 beds | £900,000 | 13/10/22 | 2022 | 2130 | 422 | Medium | 2.72km |

### Resale comparables

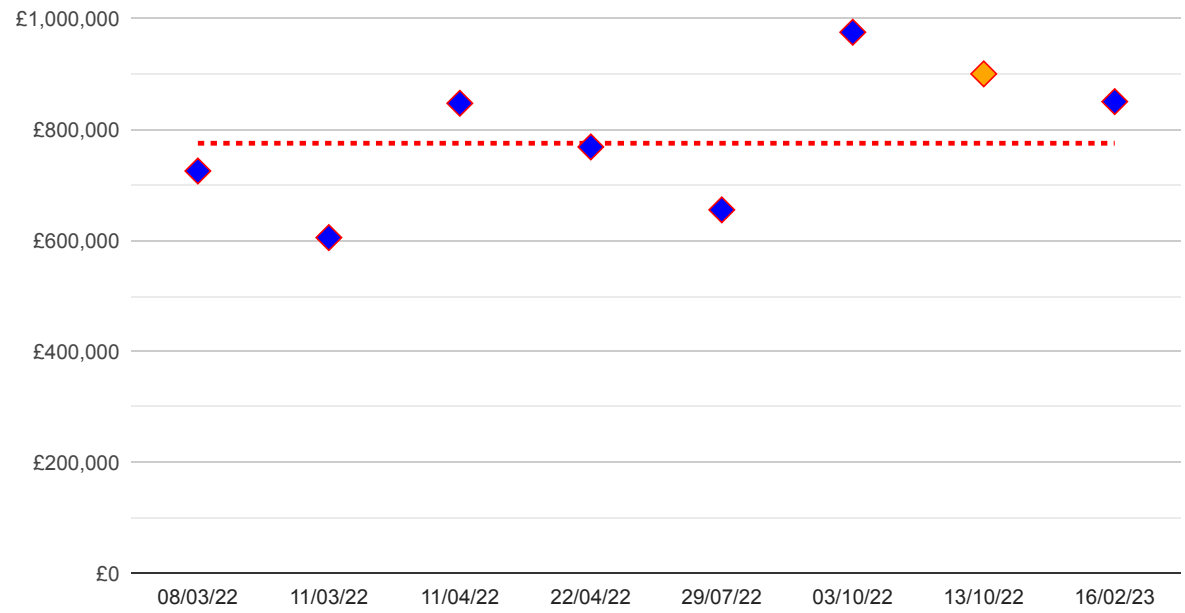
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £768,350 | 22/04/22 | | 1475 | 520 | High | 0.75km |
|  | 41, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £847,000 | 11/04/22 | | 1929 | 439 | Medium | 0.75km |
|  | 9 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG | | | | | | | |
| | Semi Detached (3 Storey) , 4 beds | £975,000 | 03/10/22 | 2014 | 1543 | 631 | High | 0.98km |
| | Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG | | | | | | | |
| | Semi Detached (3 Storey) , 4 beds | £850,000 | 16/02/23 | 2014 | 1548 | 549 | High | 0.98km |
|  | 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH | | | | | | | |
| | Semi Detached (2.5 Storey) with Single Garage & Parking, 4 beds | £725,000 | 08/03/22 | | 1269 | 571 | High | 1.25km |
|  | 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ | | | | | | | |
| | Semi Detached (2.5 Storey) , 4 beds | £605,000 | 11/03/22 | | 1727 | 350 | Medium | 1.34km |
|  | 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP | | | | | | | |
| | Semi Detached (2.5 Storey) with parking, 4 beds | £655,000 | 29/07/22 | | 1701 | 385 | High | 1.51km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

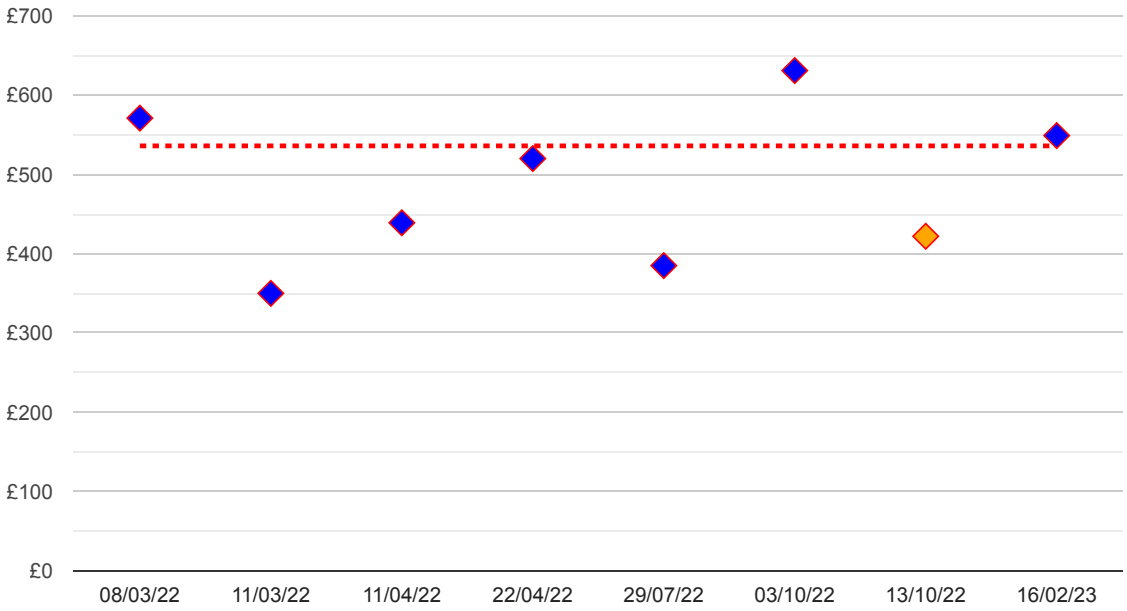
## Tranche 15 - Scatter Graph

**Resale properties (7)** | **New build properties (1)** | **Supportable value (SV) £775000 £536/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



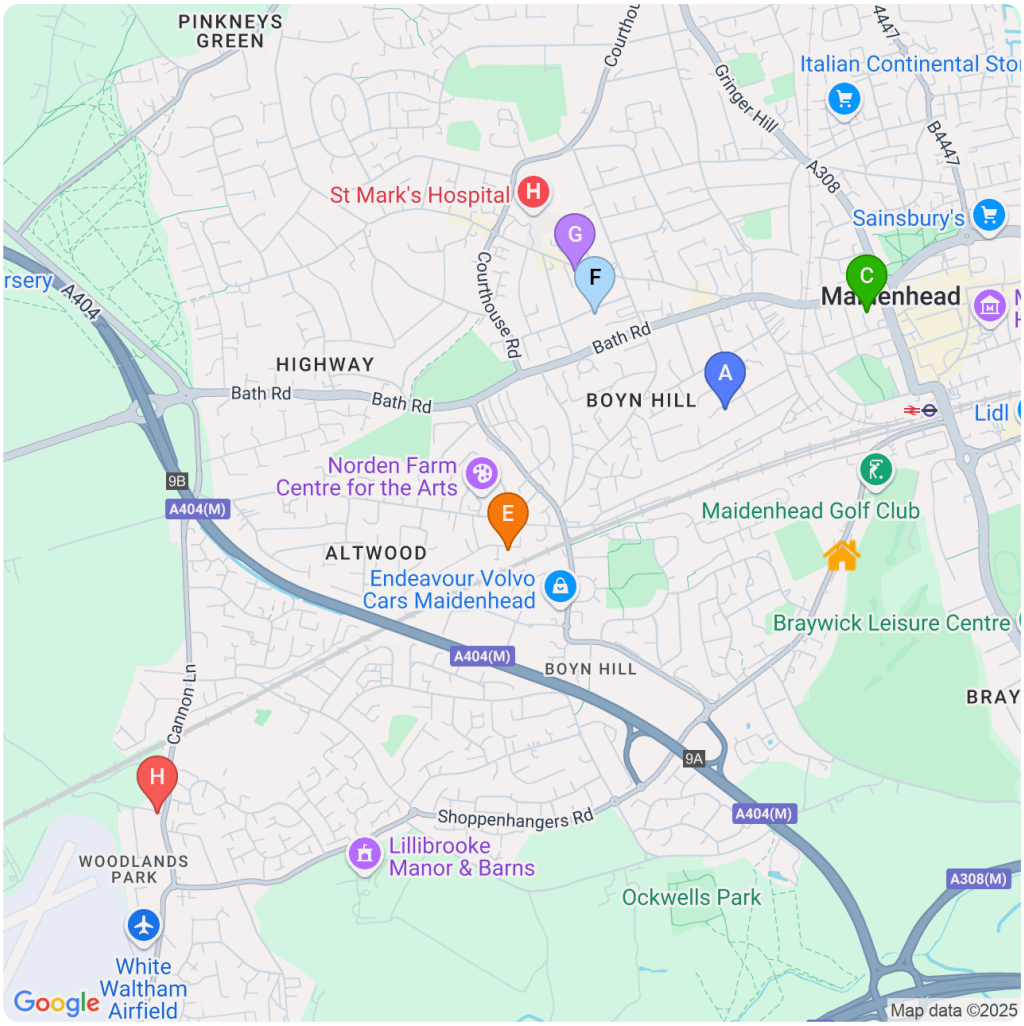
## Tranche 15 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 49, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE £768,350 (752m)
- B 41, Laburnham Road, Maidenhead, Windsor And Maidenhead, SL6 4DE £847,000 (752m)
- C 9 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG £975,000 (980m)
- D Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG £850,000 (980m)
- E 15, Shirley Road, Maidenhead, Windsor And Maidenhead, SL6 4PH £725,000 (1252m)
- F 51, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £605,000 (1340m)
- G 47, St Marks Road, Maidenhead, Windsor And Maidenhead, SL6 6DP £655,000 (1508m)
- H Woodbury, Cannon Lane, Maidenhead, SL6 3NT £900,000 (2715m)



## Tranche 16 - Comparable Evidence

**Property Type: Nenhurst - Detached**

**Floor Area: 1558sq.ft. | Supportable value £860000 | Price expectation**

**New build comparables**

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Harlequin - Plot 6 Courtwood, St Marks Road, Maidenhead, SL6 6DP | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £839,950 | 23/02/23 | 2022 | 1450 | 579 | High | 1.51km |
|  | Harlequin - Plot 4 Courtwood, St Marks Road, Maidenhead, SL6 6DP | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £745,000 | 23/02/23 | 2022 | 1218 | 611 | High | 1.51km |
| | House 178 Courthouse Road, Maidenhead, Berkshire, SL6 6JA | | | | | | | |
| | Detached with Parking, 4 beds | £1,075,000 | 23/02/23 | 2022 | 2145 | 501 | Medium | 1.81km |

**Resale comparables**

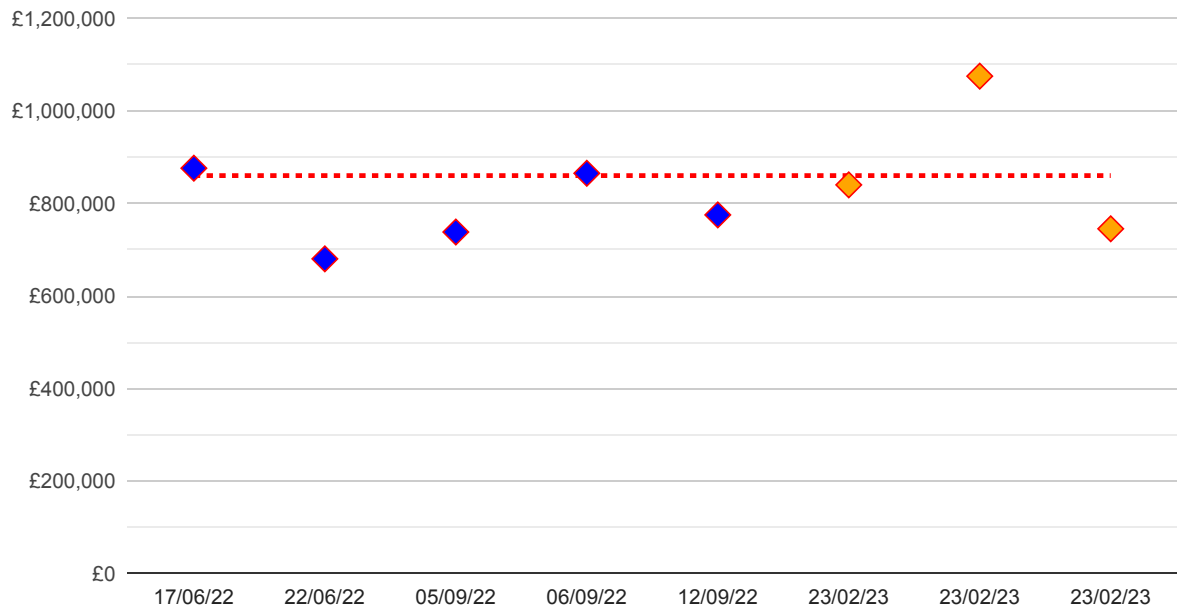
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 1, Dhoon Rise, Maidenhead, Windsor And Maidenhead, SL6 1BS | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £738,000 | 05/09/22 | | 1461 | 505 | High | 0.58km |
|  | 3, Yew Tree Close, Maidenhead, Windsor And Maidenhead, SL6 7XP | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £876,000 | 17/06/22 | | 1550 | 565 | High | 1.44km |
|  | 14, Seymour Close, Maidenhead, Windsor And Maidenhead, SL6 3EZ | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £775,000 | 12/09/22 | | 1590 | 487 | High | 1.68km |
|  | 31, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EL | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £865,000 | 06/09/22 | | 1995 | 433 | High | 1.80km |
|  | 54, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EN | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £680,000 | 22/06/22 | 2000 | 1097 | 619 | Medium | 1.86km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

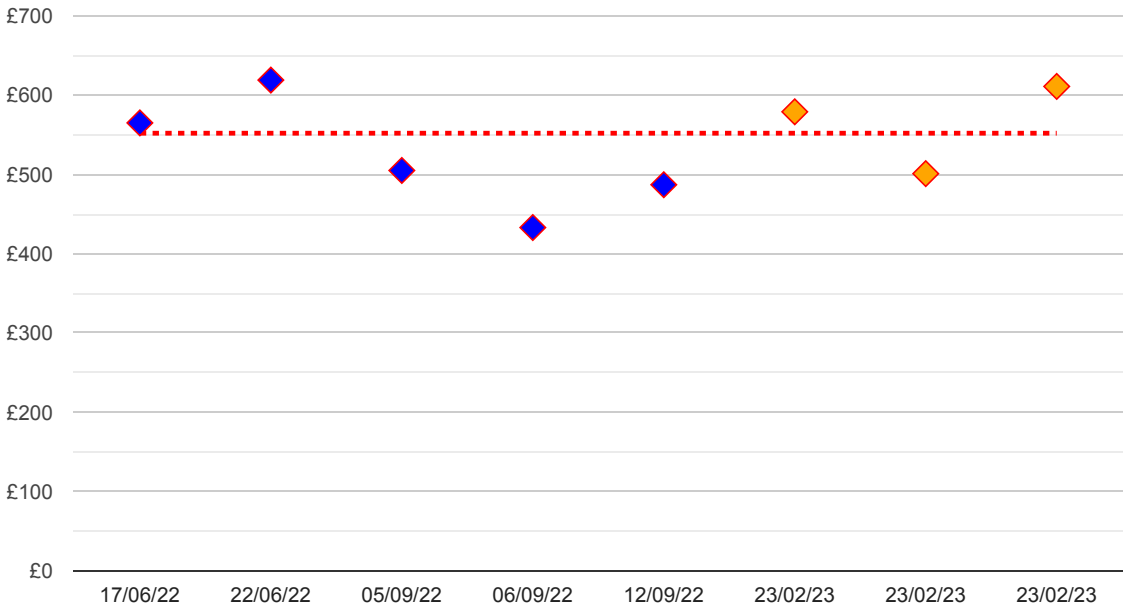
## Tranche 16 - Scatter Graph

**Resale properties (5)** | **New build properties (3)** | **Supportable value (SV) £860000 £552/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



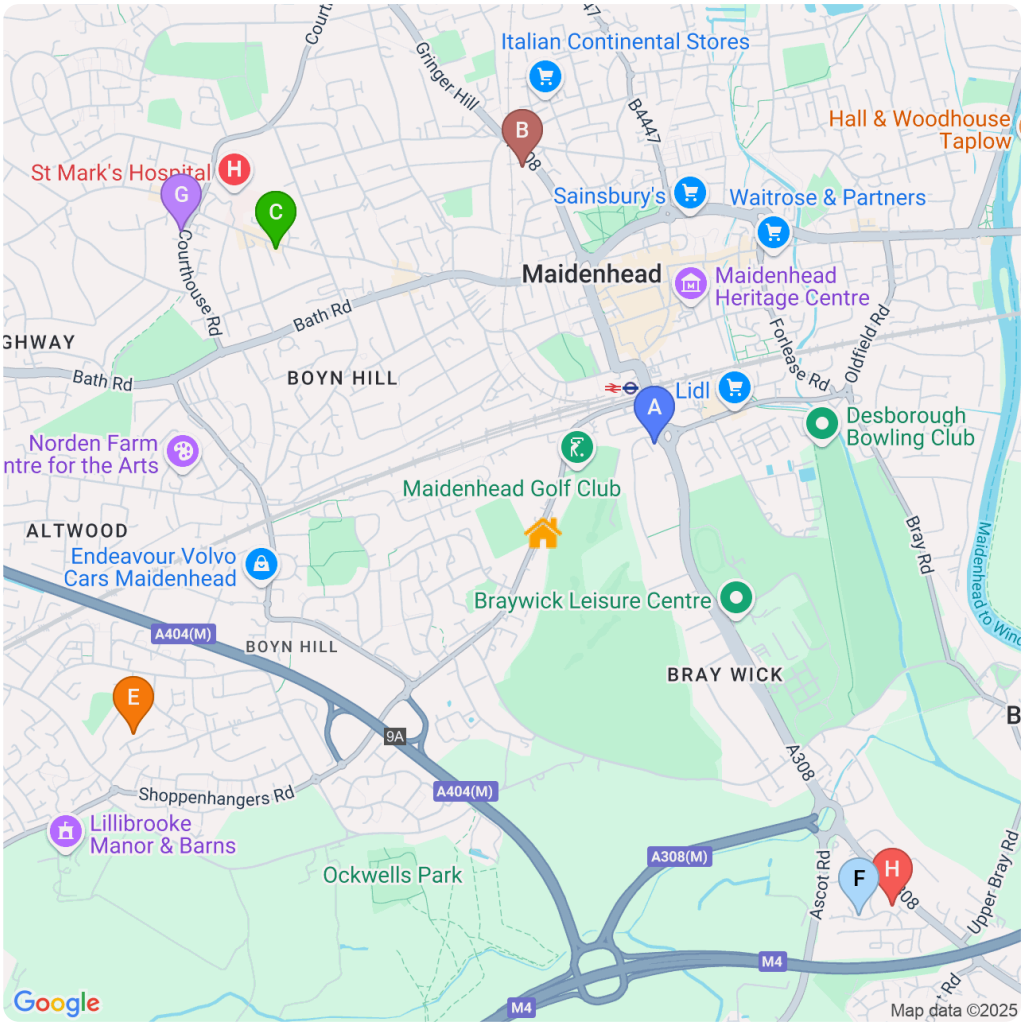
## Tranche 16 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 1, Dhoon Rise, Maidenhead, Windsor And Maidenhead, SL6 1BS £738,000 (580m)
- B 3, Yew Tree Close, Maidenhead, Windsor And Maidenhead, SL6 7XP £876,000 (1438m)
- C Harlequin - Plot 6 Courtwood, St Marks Road, Maidenhead, SL6 6DP £839,950 (1508m)
- D Harlequin - Plot 4 Courtwood, St Marks Road, Maidenhead, SL6 6DP £745,000 (1508m)
- E 14, Seymour Close, Maidenhead, Windsor And Maidenhead, SL6 3EZ £775,000 (1676m)
- F 31, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EL £865,000 (1802m)
- G House 178 Courthouse Road, Maidenhead, Berkshire, SL6 6JA £1,075,000 (1805m)
- H 54, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EN £680,000 (1861m)



## Tranche 17 - Comparable Evidence

**Property Type: Oatfield - Detached**

**Floor Area: 1684sq.ft. | Supportable value £890000 | Price expectation**

### New build comparables

| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Harlequin - Plot 6 Courtwood, St Marks Road, Maidenhead, SL6 6DP | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £839,950 | 23/02/23 | 2022 | 1450 | 579 | High | 1.51km |
| | House 178 Courthouse Road, Maidenhead, Berkshire, SL6 6JA | | | | | | | |
| | Detached with Parking, 4 beds | £1,075,000 | 23/02/23 | 2022 | 2145 | 501 | Medium | 1.81km |

### Resale comparables

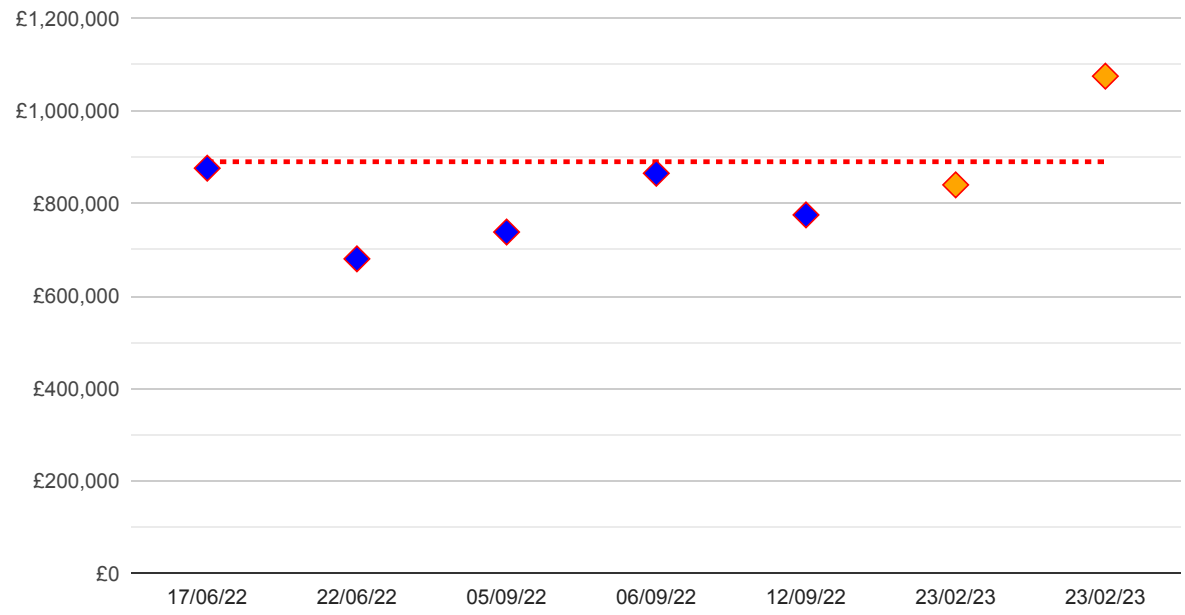
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 1, Dhoon Rise, Maidenhead, Windsor And Maidenhead, SL6 1BS | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £738,000 | 05/09/22 | | 1461 | 505 | High | 0.58km |
|  | 3, Yew Tree Close, Maidenhead, Windsor And Maidenhead, SL6 7XP | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £876,000 | 17/06/22 | | 1550 | 565 | High | 1.44km |
|  | 14, Seymour Close, Maidenhead, Windsor And Maidenhead, SL6 3EZ | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £775,000 | 12/09/22 | | 1590 | 487 | High | 1.68km |
|  | 31, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EL | | | | | | | |
| | Detached with Single Garage and Parking, 4 beds | £865,000 | 06/09/22 | | 1995 | 433 | High | 1.80km |
|  | 54, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EN | | | | | | | |
| | Detached with Integral Garage and Parking, 4 beds | £680,000 | 22/06/22 | 2000 | 1097 | 619 | Medium | 1.86km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

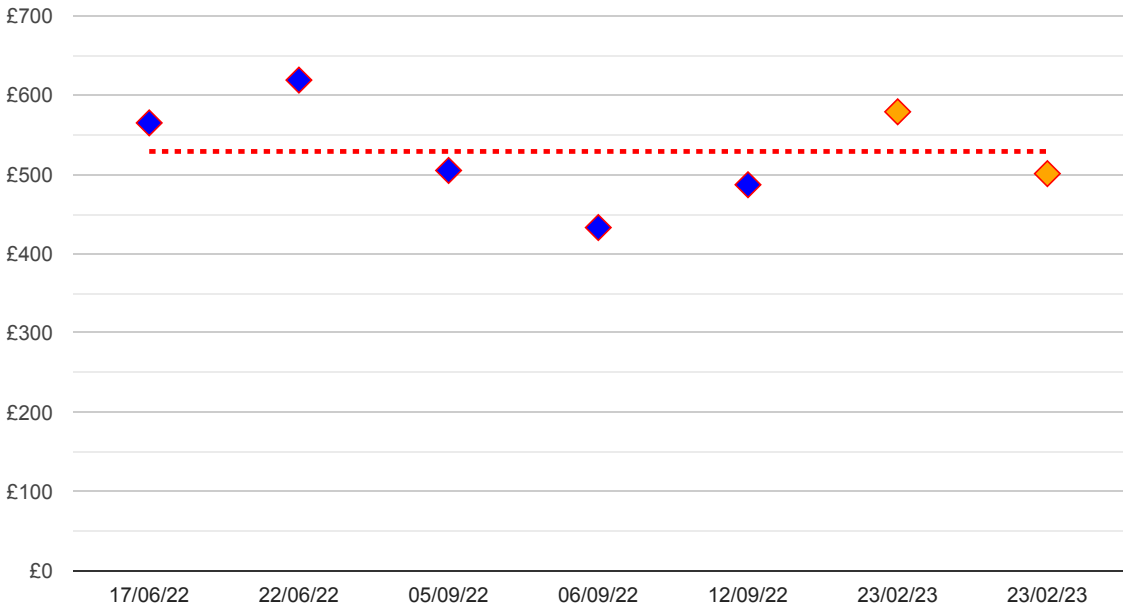
## Tranche 17 - Scatter Graph

**Resale properties (5)** | **New build properties (2)** | **Supportable value (SV) £890000 £529/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



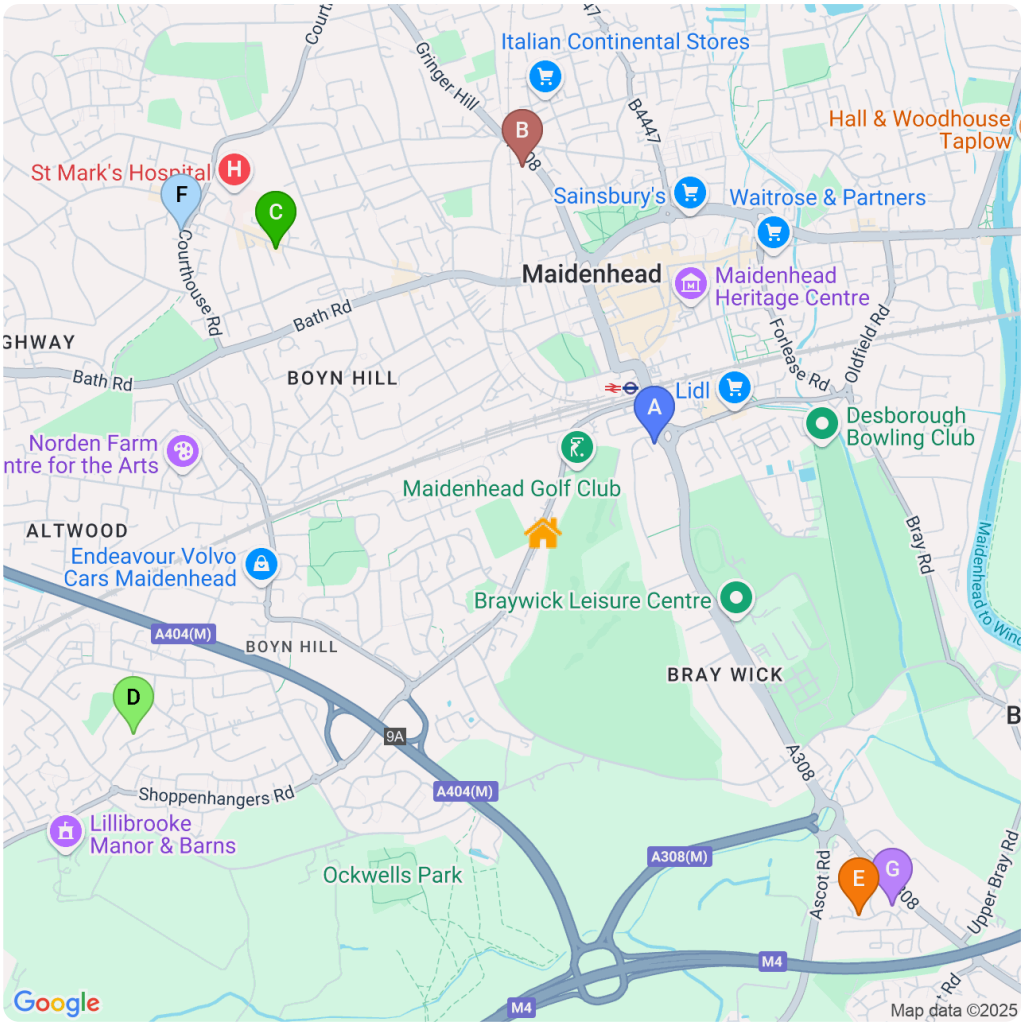
## Tranche 17 - Comparables Landscape

### Subject Site

Sample

### Comparables

- A 1, Dhoon Rise, Maidenhead, Windsor And Maidenhead, SL6 1BS £738,000 (580m)
- B 3, Yew Tree Close, Maidenhead, Windsor And Maidenhead, SL6 7XP £876,000 (1438m)
- C Harlequin - Plot 6 Courtwood, St Marks Road, Maidenhead, SL6 6DP £839,950 (1508m)
- D 14, Seymour Close, Maidenhead, Windsor And Maidenhead, SL6 3EZ £775,000 (1676m)
- E 31, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EL £865,000 (1802m)
- F House 178 Courthouse Road, Maidenhead, Berkshire, SL6 6JA £1,075,000 (1805m)
- G 54, Priors Way, Maidenhead, Windsor And Maidenhead, SL6 2EN £680,000 (1861m)



## Tranche 18 - Comparable Evidence

**Property Type: Notley - Detached DG**

**Floor Area: 1649sq.ft. | Supportable value £900000 | Price expectation**

### New build comparables

| Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|
| None | | | | | | | |

### Resale comparables

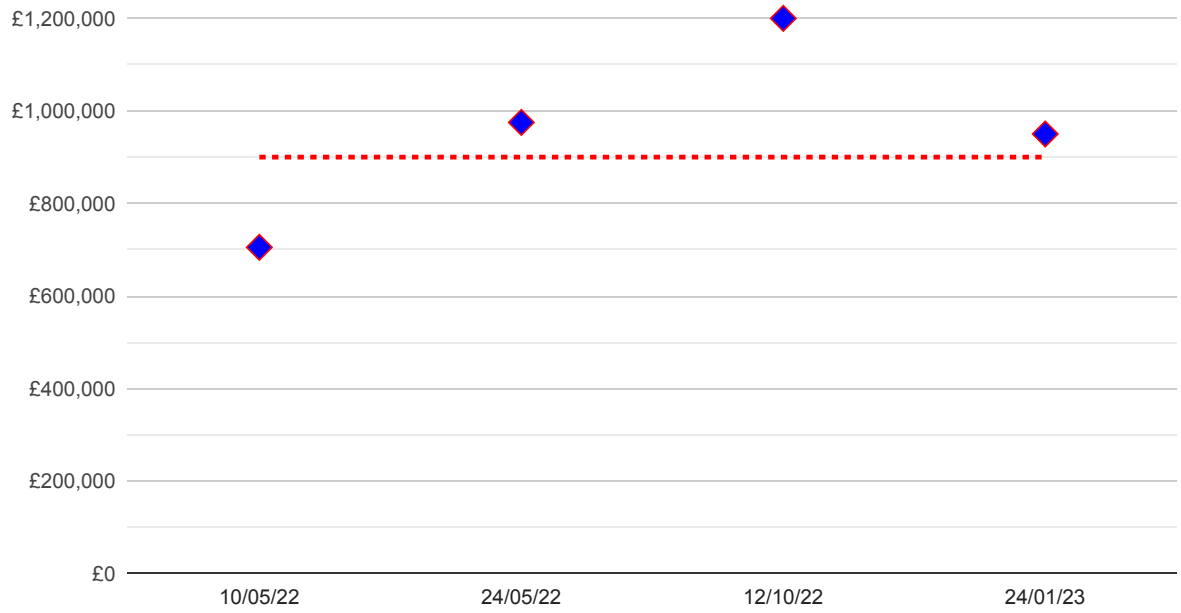
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | 21 Castle Drive, Maidenhead, SL6 6DB | | | | | | | |
| | Detached with Single Garage and Parking, 5 beds | £950,000 | 24/01/23 | | 1728 | 549 | High | 1.23km |
|  | 17, Craufurd Rise, Maidenhead, Windsor And Maidenhead, SL6 7LR | | | | | | | |
| | Detached with Integral Garage and Parking, 5 beds | £975,000 | 24/05/22 | | 2038 | 478 | High | 1.43km |
|  | Altwood Close, Maidenhead, Berkshire, SL6 4PP | | | | | | | |
| | Detached with Parking, 5 beds | £1,200,000 | 12/10/22 | 1960 | 1982 | 605 | High | 1.64km |
|  | 41, Oldacres, Maidenhead, Windsor And Maidenhead, SL6 1XH | | | | | | | |
| | Detached with Double Integral Garage and Parking, 5 beds | £705,000 | 10/05/22 | | 1793 | 393 | High | 1.68km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

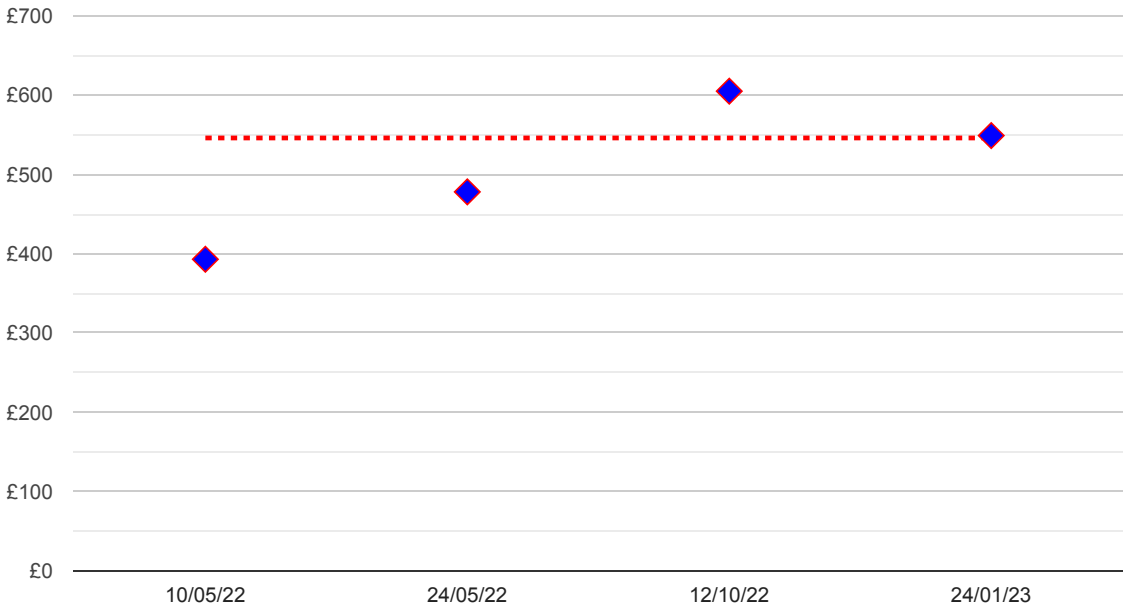
## Tranche 18 - Scatter Graph

**Resale properties (4)** | **New build properties (0)** | **Supportable value (SV) £900000 £546/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



## Tranche 18 - Comparables Landscape

### Subject Site

Sample

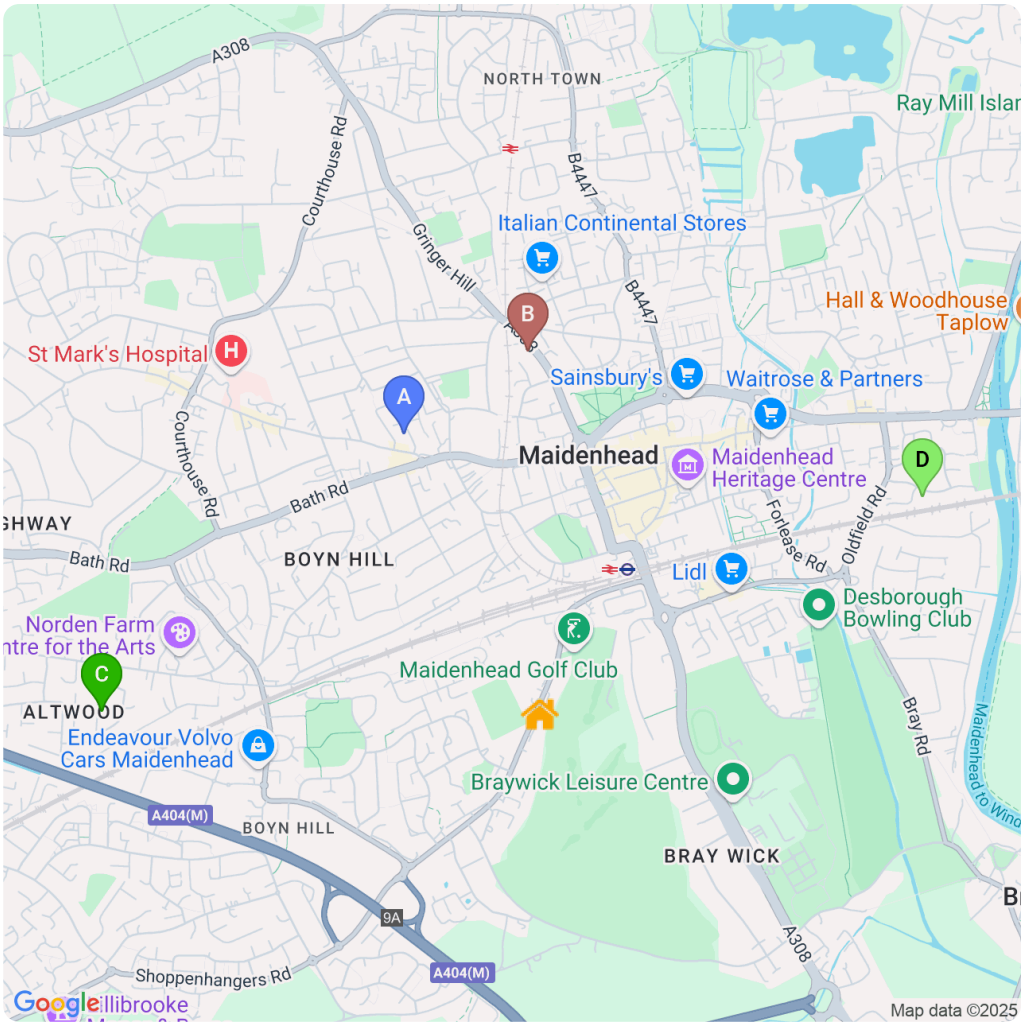
### Comparables

A 21 Castle Drive, Maidenhead, SL6 6DB £950,000 (1226m)

B 17, Craufurd Rise, Maidenhead, Windsor And Maidenhead, SL6 7LR £975,000 (1426m)

C Altwood Close, Maidenhead, Berkshire, SL6 4PP £1,200,000 (1641m)

D 41, Oldacres, Maidenhead, Windsor And Maidenhead, SL6 1XH £705,000 (1684m)



## Tranche 19 - Comparable Evidence

**Property Type: Ramhill - Detached DG**

**Floor Area: 1942sq.ft. | Supportable value £1000000 | Price expectation**

### New build comparables

| Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|
| None | | | | | | | |

### Resale comparables

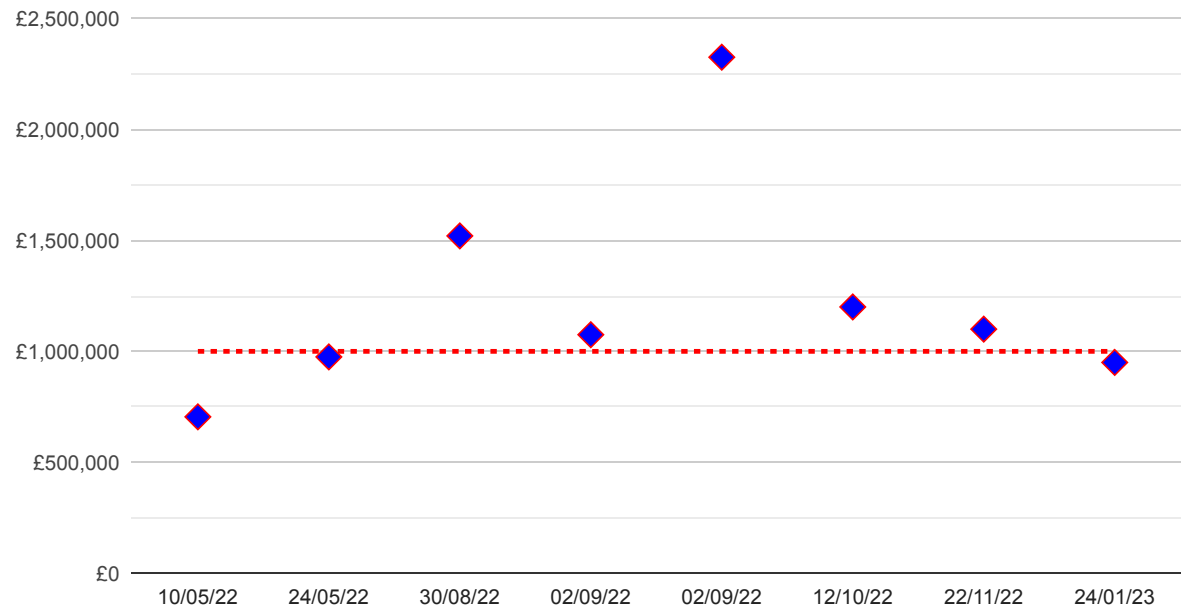
| | Property Details | Last Sale Price | Last Sale Date | Year Built | Floor Area | £sq.ft. (£) | Relevance | Distance |
|---|---|---|---|---|---|---|---|---|
|  | Manor Road, Maidenhead, Berkshire, SL6 2QG | | | | | | | |
| | Detached with Double Garage & Parking, 5 beds | £1,075,000 | 02/09/22 | | 2369 | 453 | Medium | 0.41km |
|  | The Crescent, Maidenhead, Berkshire, SL6 6AA | | | | | | | |
| | Detached with Double Garage & Parking, 5 beds | £1,100,000 | 22/11/22 | | 2422 | 454 | Medium | 1.15km |
|  | 21 Castle Drive, Maidenhead, SL6 6DB | | | | | | | |
| | Detached with Single Garage and Parking, 5 beds | £950,000 | 24/01/23 | | 1728 | 549 | High | 1.23km |
|  | 17, Craufurd Rise, Maidenhead, Windsor And Maidenhead, SL6 7LR | | | | | | | |
| | Detached with Integral Garage and Parking, 5 beds | £975,000 | 24/05/22 | | 2038 | 478 | High | 1.43km |
|  | Beech Cottage, Glebe Road, Maidenhead, Windsor And Maidenhead, SL6 1UH | | | | | | | |
| | Detached with Double Garage & Parking, 5 beds | £2,325,000 | 02/09/22 | | 2848 | 816 | Medium | 1.47km |
|  | Altwood Close, Maidenhead, Berkshire, SL6 4PP | | | | | | | |
| | Detached with Parking, 5 beds | £1,200,000 | 12/10/22 | 1960 | 1982 | 605 | High | 1.64km |
|  | 41, Oldacres, Maidenhead, Windsor And Maidenhead, SL6 1XH | | | | | | | |
| | Detached with Double Integral Garage and Parking, 5 beds | £705,000 | 10/05/22 | | 1793 | 393 | High | 1.68km |
|  | 8, Ray Park Avenue, Maidenhead, Windsor And Maidenhead, SL6 8DS | | | | | | | |
| | Detached with Double Garage & Parking, 5 beds | £1,520,000 | 30/08/22 | | 2835 | 536 | Medium | 2.08km |

Note: All comps in this table will be filtered by bed count, property type (semi, terr, flat, detached, no of floors), year built (post 1990 - unless otherwise stated), transacted in the last 18 months (unless otherwise stated), floor area with a 100 sq ft deviance. It includes valuations and completed sales prices. The comparable relevance score will be determined by the valuers own local knowledge and research taking into account location, layout, spec, floor area, designs. Low relevance - it will have minimal impact on SVR, High relevance = most relevant comparable - broadly in line with the SVR within 5% tolerance

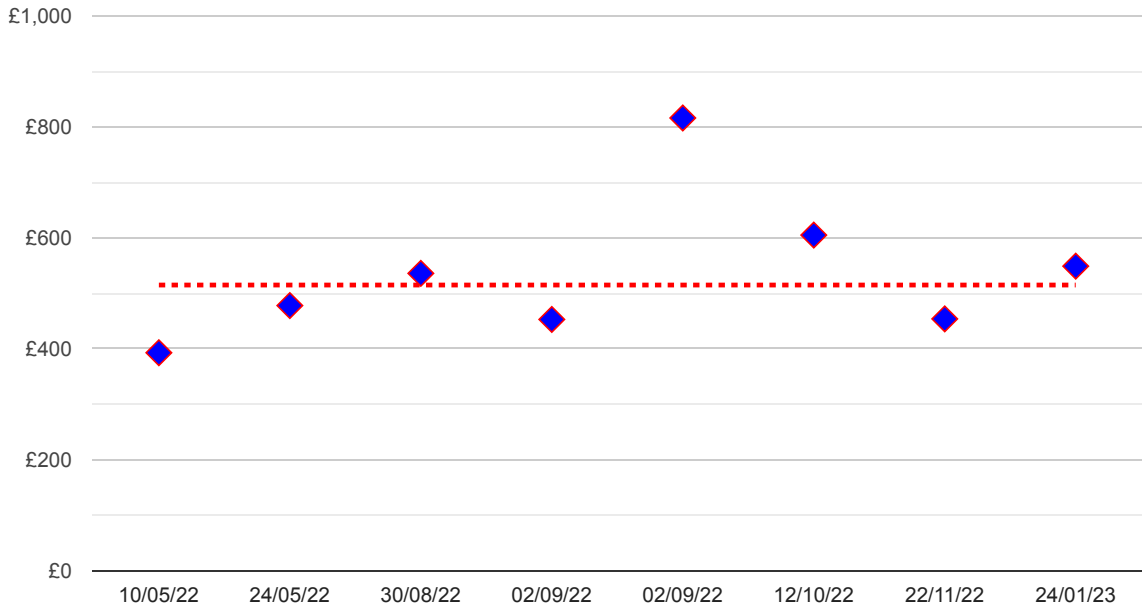
## Tranche 19 - Scatter Graph

**Resale properties (8)** | **New build properties (0)** | **Supportable value (SV) £1000000 £515/sq.ft.** | **Price expectation**

### Capital Values




### £ per Sq.Ft. Values



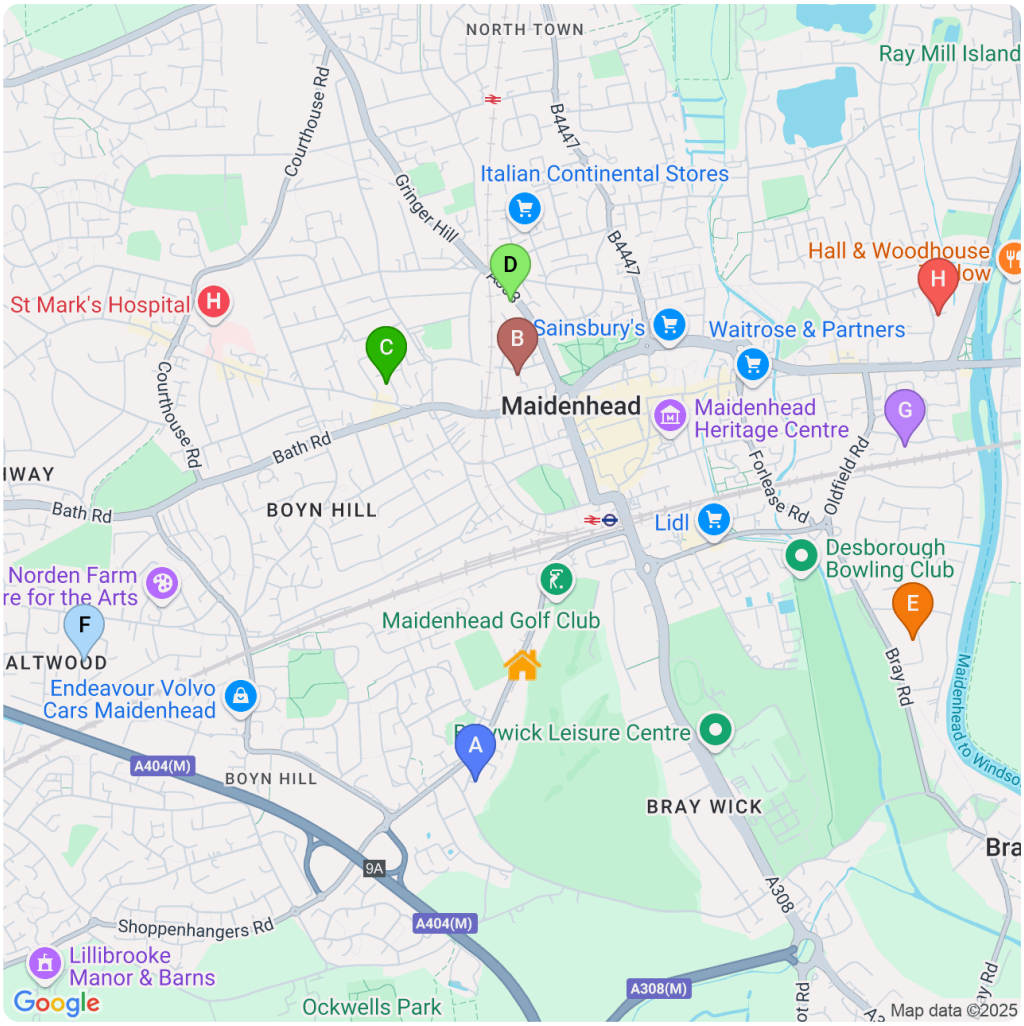
## Tranche 19 - Comparables Landscape

### Subject Site

Sample

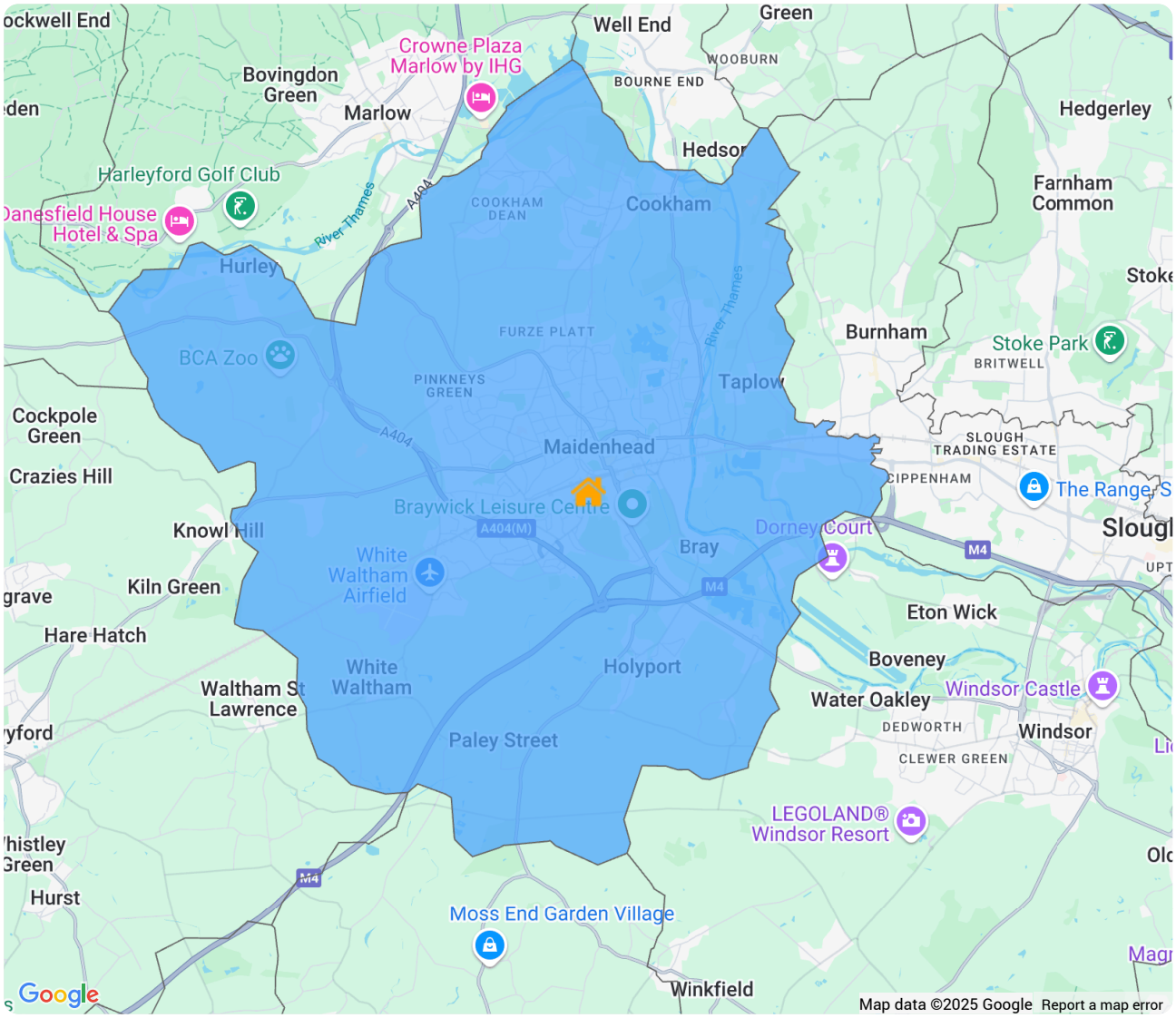
### Comparables

- Manor Road, Maidenhead, Berkshire, SL6 2QG £1,075,000 (405m)
- The Crescent, Maidenhead, Berkshire, SL6 6AA £1,100,000 (1151m)
- 21 Castle Drive, Maidenhead, SL6 6DB £950,000 (1226m)
- 17, Craufurd Rise, Maidenhead, Windsor And Maidenhead, SL6 7LR £975,000 (1426m)
- Beech Cottage, Glebe Road, Maidenhead, Windsor And Maidenhead, SL6 1UH £2,325,000 (1472m)
- Altwood Close, Maidenhead, Berkshire, SL6 4PP £1,200,000 (1641m)
- 41, Oldacres, Maidenhead, Windsor And Maidenhead, SL6 1XH £705,000 (1684m)
- 8, Ray Park Avenue, Maidenhead, Windsor And Maidenhead, SL6 8DS £1,520,000 (2077m)



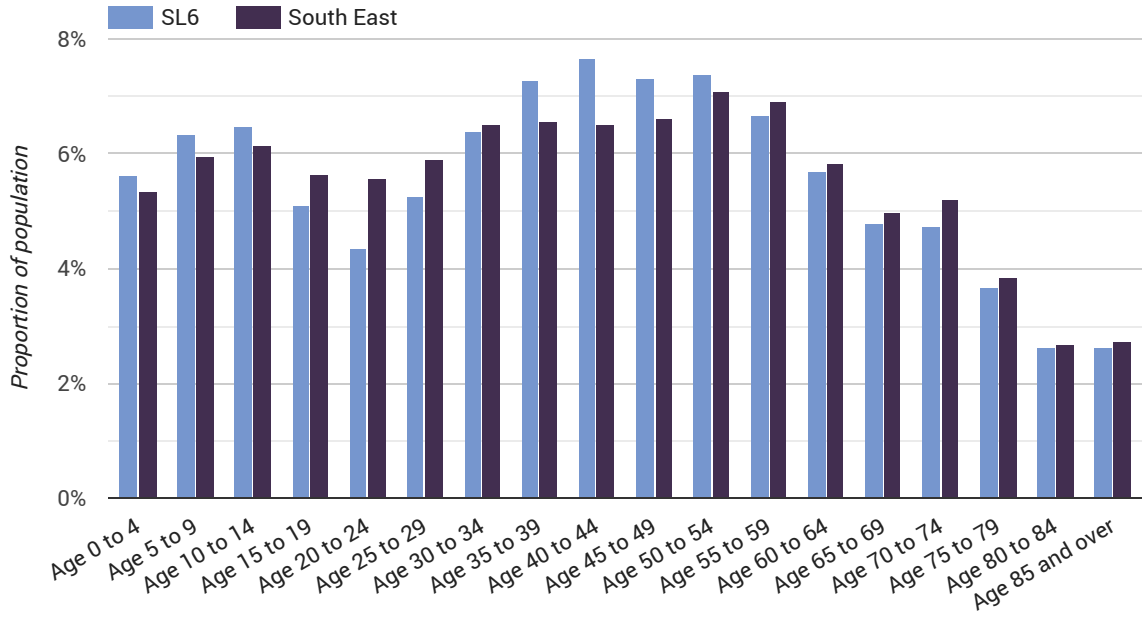
## Section 4 - Analytics and other supporting data

### SL6 Location Map

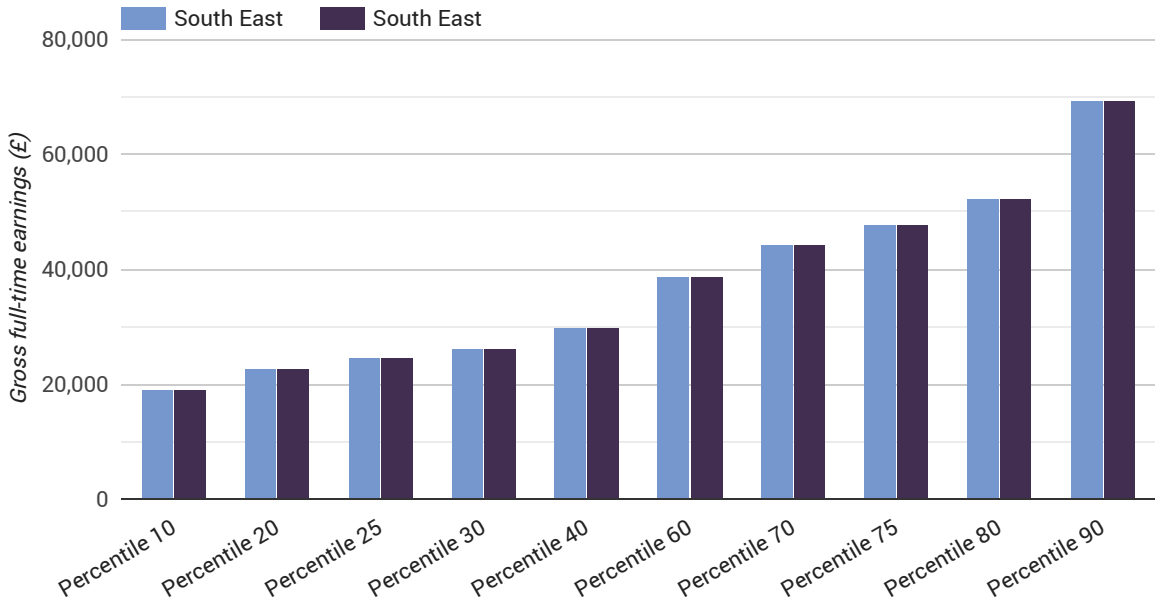


## Demographics

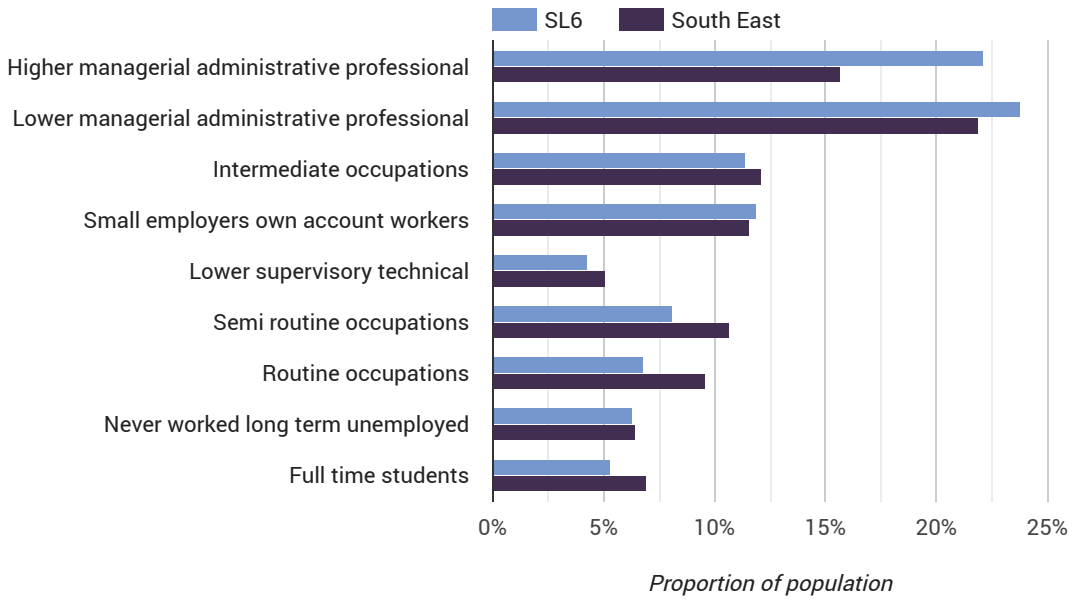
### Age structure for SL6



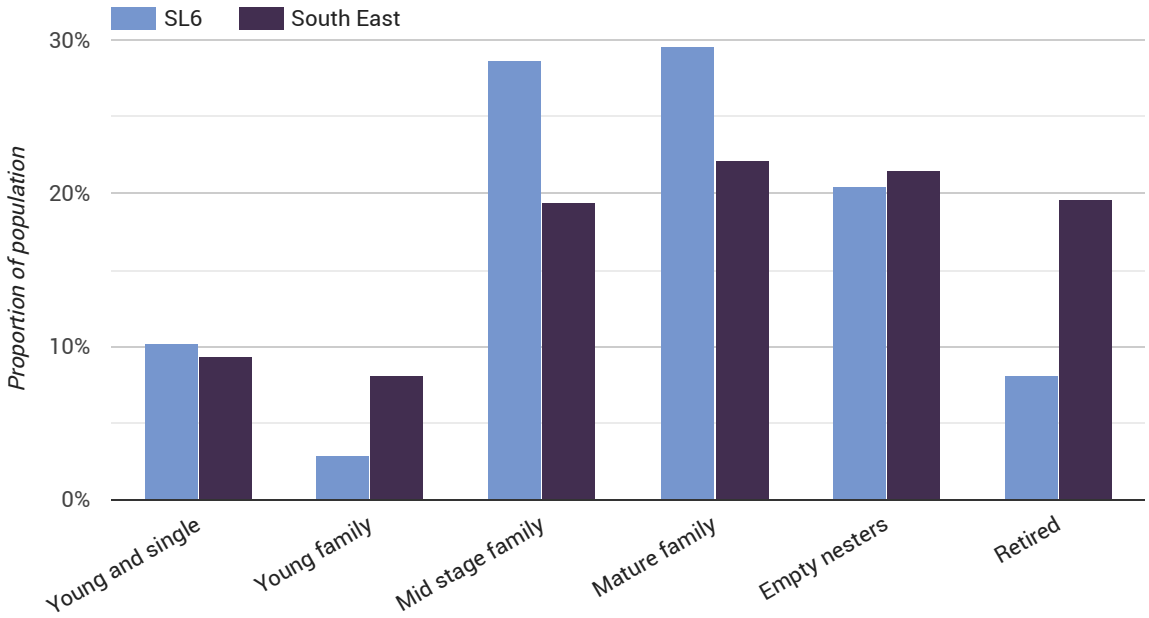

### Earnings for SL6



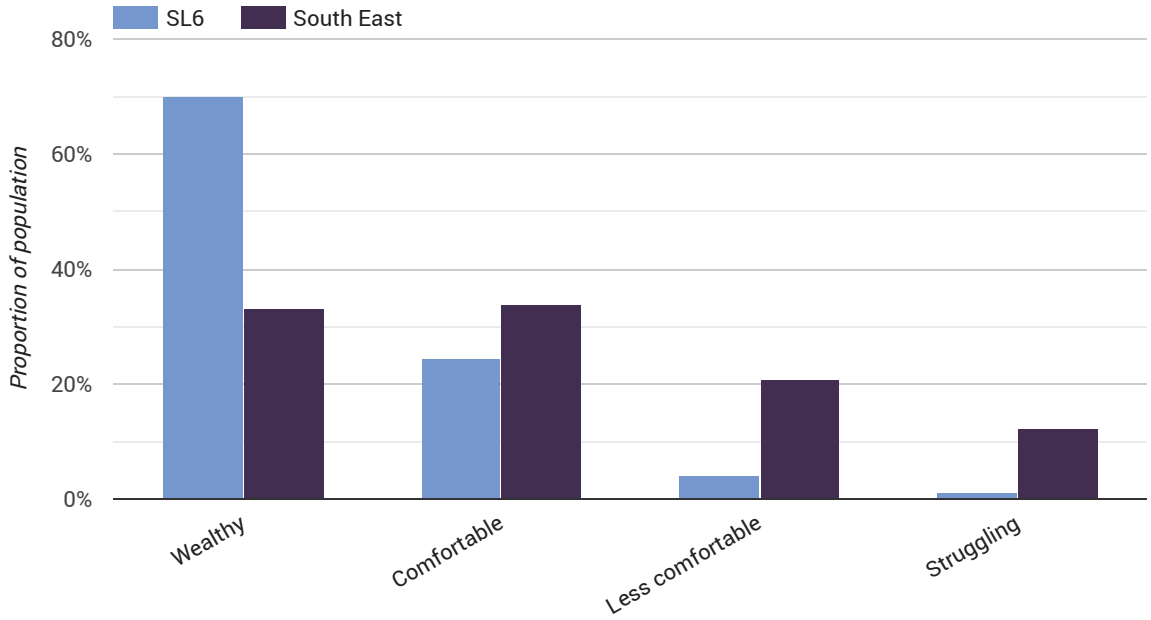
## Socio-economic classification



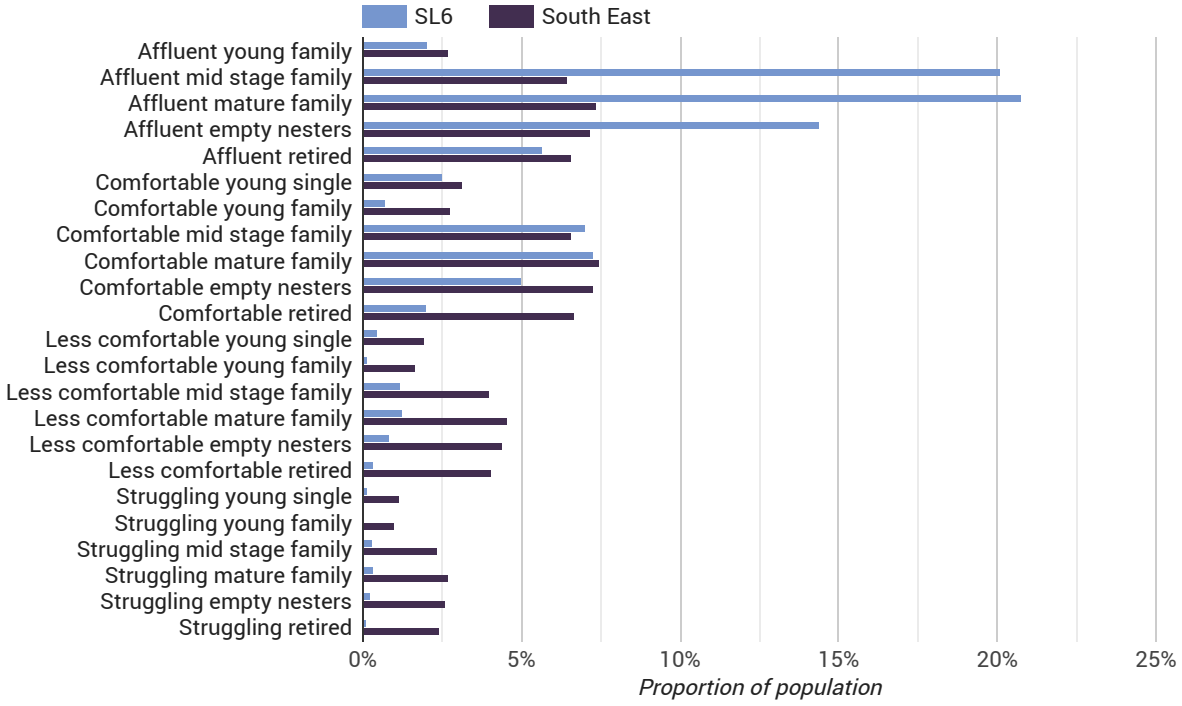

## Lifecycle



## Affluence for SL6




## SONAR for SL6



# Sample

## Pricing Viability Appraisal & Valuation (Desktop) Report, SL6 2PZ

Report completed: 08 April 2025

DSL work in collaboration with major data providers, HMLR, mortgage lenders and valuers to provide independent house pricing analytics.

Chris Gregory
Managing Director
07872685365

Developer Solutions

No 10. | 8 Limerick Close | London SW12 0FF

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