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 (pages 3-19)

£/sq' heatmap, £/sq' analysis (new build and resale - includes median, upper quartiles, cap/floor)
New build competitor analysis, Sales Activity, Transactions & Value Trends in the PCD

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Researcher instruction - Site plan, schedule of accommodation and competitor analysis
Aims, scope, methodology and recommendations

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Valuers report
Tranche by tranche valuation report, Comparables table, scatter graph & comparables map

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Demographic data includes; Age make-up, Income levels, Employment categories, Lifecycle and Wealth

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	1BA - Apartment	1	546			300000	549	1	3	0	146	8
2	2BA - Apartment	2	771			375000	486	1	2	0	247	10
3	2BC - Coach House	2	765			390000	510	2	2	0	39	10
4	Bayberry - Mid Terrace	2	863			490000	568	2	2	0	44	8
5	Beech - Terrace	3	876			525000	599	2	3	0	113	8
6	3BA - Apartment	3	925			440000	476	2	2	0	4	8
7	Birch - Terrace	3	939			535000	570	2	4	0	2	8
8	Birch - Semi	3	939			545000	580	2	2	0	2	8
9	Birch - Detached	3	939			580000	618	2	3	0	1	8
10	Chestnut - End Terrace / Semi	3	1001			570000	569	2	3	0	47	8
11	Cedar - Terrace	3	1001			560000	559	2	3	0	8	8
12	Cedar - Semi	3	1001			570000	569	2	3	0	8	8
13	Cedar - Detached	3	1001			600000	599	2	4	0	8	8
14	Fir - Detached	3	1089			630000	579	2	4	0	40	8
15	3B NN - Town-House (2.5 / 3 Storey)	3	1100			610000	555	1	2	0	73	4

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	Foxglove - Terrace (2.5 Storey)	3	1132			620000	548	1	2	0	15	4
17	Foxglove - Semi (2.5 Storey)	3	1132			630000	557	1	2	0	16	4
18	4B NN - Town-House (2.5 / 3 Storey)	4	1200			720000	600	2	3	0	20	5
19	Larch - Detached	4	1347			820000	609	2	3	0	14	11
20	Laurel - Detached	4	1357			820000	604	2	3	0	49	11
21	Poplar - Detached	4	1553			870000	560	2	3	0	14	11
22	Bespoke - Detached	4	1530			890000	582	2	3	0	40	11
23	Rowan - Detached	4	1622			920000	567	2	3	0	28	11

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	1BA - Apartment	146	1	546	79716	300000	43800000	549	80154
2	2BA - Apartment	247	2	771	190437	375000	92625000	486	120042
3	2BC - Coach House	39	2	765	29835	390000	15210000	510	19890
4	Bayberry - Mid Terrace	44	2	863	37972	490000	21560000	568	24992
5	Beech - Terrace	113	3	876	98988	525000	59325000	599	67687
6	3BA - Apartment	4	3	925	3700	440000	1760000	476	1904
7	Birch - Terrace	2	3	939	1878	535000	1070000	570	1140
8	Birch - Semi	2	3	939	1878	545000	1090000	580	1160
9	Birch - Detached	1	3	939	939	580000	580000	618	618
10	Chestnut - End Terrace / Semi	47	3	1001	47047	570000	26790000	569	26743
11	Cedar - Terrace	8	3	1001	8008	560000	4480000	559	4472
12	Cedar - Semi	8	3	1001	8008	570000	4560000	569	4552
13	Cedar - Detached	8	3	1001	8008	600000	4800000	599	4792
14	Fir - Detached	40	3	1089	43560	630000	25200000	579	23160
15	3B NN - Town-House (2.5 / 3 Storey)	73	3	1100	80300	610000	44530000	555	40515

Tranche	Type	No. of Units	Beds	Average Sq.Ft.	Total Sq.Ft.	Supportable Values (£)	Total Values (£)	£sq.ft. (£)	Total £sq.ft. (£)
16	Foxglove - Terrace (2.5 Storey)	15	3	1132	16980	620000	9300000	548	8220
17	Foxglove - Semi (2.5 Storey)	16	3	1132	18112	630000	10080000	557	8912
18	4B NN - Town-House (2.5 / 3 Storey)	20	4	1200	24000	720000	14400000	600	12000
19	Larch - Detached	14	4	1347	18858	820000	11480000	609	8526
20	Laurel - Detached	49	4	1357	66493	820000	40180000	604	29596
21	Poplar - Detached	14	4	1553	21742	870000	12180000	560	7840
22	Bespoke - Detached	40	4	1530	61200	890000	35600000	582	23280
23	Rowan - Detached	28	4	1622	45416	920000	25760000	567	15876
		Total 978				Average 517751	Total 506360000	GDV Average 555	

Executive Summary Comments

Report Updated October 2024. The appraisal and valuation is based on the rescheduled layout of 1396 units of which 30% are affordable with the first release proposed to be in 2026 at the southeast corner access off Harvest Hill Road.
House Price Inflation in SL6 from June 2023 to Oct 2024 is 0.80% (*June 2023-Dec 2023 -1.4% *Jan 2024-Oct 2024 2.2%
Source: Halifax index - based on mortgage approvals 2-3 months after going under offer. Nationwide index - based on mortgage offer completion 2-3 months later. HMLR based on registration of title may be up to 6 months after offer agreed. It should be noted data source ONS/HMLR, Halifax and Nationwide includes 2-3 months lag - DSL uses average of all 3 indices with forecast trend based on last 3 months.

Competitor Analysis

*Berkeley Homes - Spring Hill, Manor Lane, SL6 2QW not released *Taylor Wimpey Harvest Hill Road, Maidenhead, Berkshire, SL6 2QP - Launching November 2024. Within a 5km radius there are 5 active schemes average size 172- units most common type Flats - 64% avg price (all property types)£475k most liquid price band £450 - £475k Income to buy avg property £119k.
Crest Nicolson Highlands Park, Henley RG9 4BD 17.5km 79 plots Terr 675-1296sqft £485000-850000. Berkeley Waters Reach Woodhurst Park, Warfield RG42 5AB 9.5 km 75 plots Det 1603sqft £717500. Berkeley, Abbey Barn Lane, HP10 9QQ 11.1 km 498-762sqft £375-392500. Bellway Homes, Moorbridge Court Berks SL6 8LT 1.5 km 129 Flats 556-984sqft £285-550k. Bellway Homes Huntercombe Park, Bucks SL6 0PQ 4.7 km 165 Flats 707-762sqft £329500-352500. Bellway Homes Clivemont House, Berks. SL6 7DY 2.0 km 80 Flats 720sqft £350-427500

Sonar Demographic Data

Nearly 71% of households wealth classified "Affluent" 29% are retired and/or empty nesters, 3% young families, 29% mid-stage families 30% mature families. 25% households are wealth classified as "Comfortable" 29% retired and/or empty nesters, 10% young singles, 3% young families, 29% mid stage families and 30% mature families.

Site Location Score

Plans allow for retention of large green/Copse - between Rushington Copse and proposed secondary school where a foot path is proposed with public access and play area including landscaped piazza. From SE tip to the N end is a 15/20min walk where Maidenhead train station can be accessed with cycle paths included around the development. 3 access roads will be built at NW, SW and SE. The scheme is a JV with Royal Borough of Windsor & Maidenhead. The development has access to Braywick Leisure Centre with a cycle/footpath and will also be shared by the school.

£ per square foot pricing

SL6 - new build upper quartile achieved prices £517/sqft flats £270/sqft. Upper decile for new build houses £545/sqft new build flats £287/sqft. Achievable revenues at Elizabeth Quarter will at the upper decile. The blended average based on the schedule provided is £555 (inc. flats) and falls within acceptable risk parameters.

Market Summary & Capacity

Market capacity in SL6 supports an absorption rate of 35 units per annum.
The subject site is In SL6 591 houses sold in last 12 months monthly sales run rate 49 houses. 321 houses are currently on the market - based on average monthly sales run rate equates to 6.5 months *"supply" of houses. Detached: On Market: 84. 205 Sold: supply: 5 months (3 months 2 beds 4 months 3 beds 5 months 4 beds 6 months 5 beds.) an undersupply of 2/3 beds. Semi/Terr: On market: 237 Sold: 386 Supply: 7.5 months (5 months 2 beds 6.5 months 3 beds 9 months 4 beds.) 221 flats sold in last 12 months monthly sales run rate 18. 256 flats on market - based on average monthly sales run rate equates to over 14 months *"supply" over supply against demand. *Note - measure of "supply" in this context is defined as the time it will take to sell all on-market stock assuming no new registrations

Summary of Conclusions

There is oversupply of flats versus demand - demand has picked up in last 2 years. Flats towards the northern boundary with good access to train station/high street amenities will be in demand from older buyers downsizing (lock-up and go).

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)

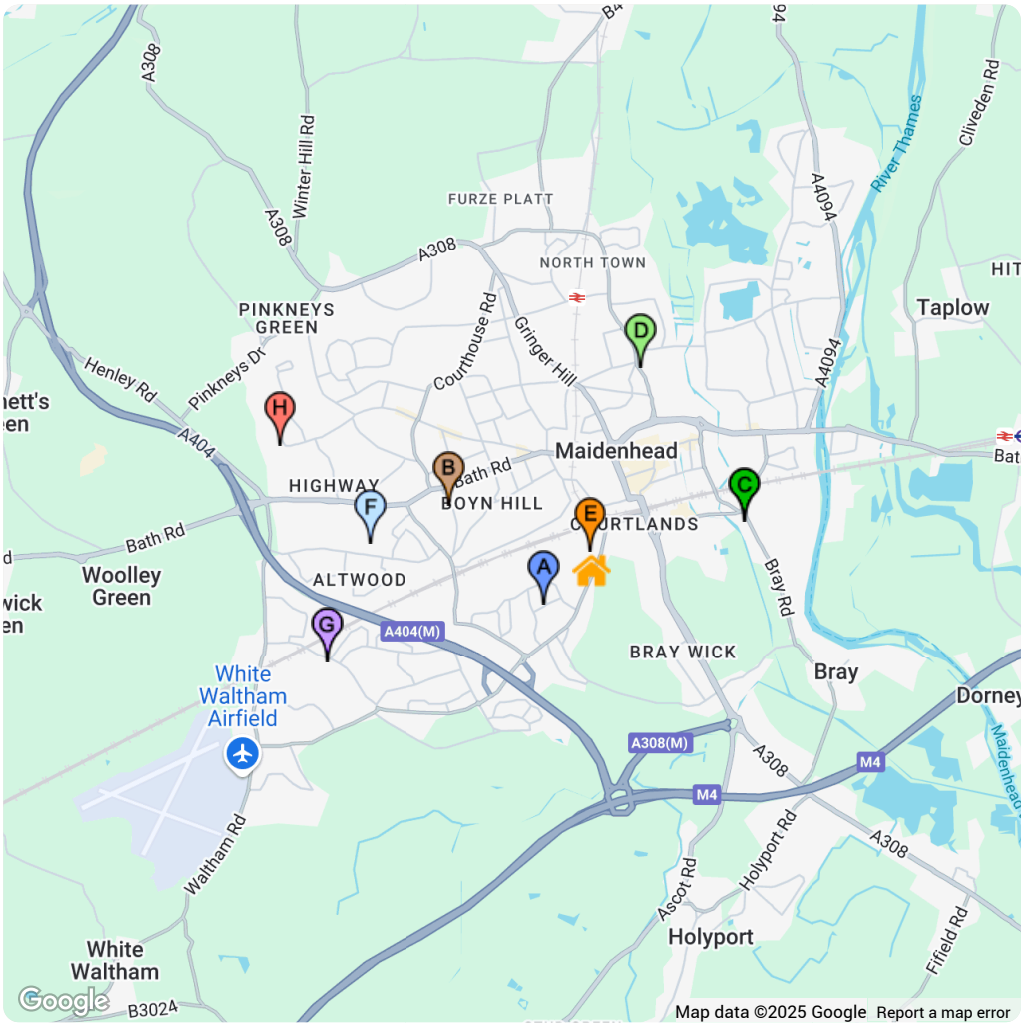
Secondary Schools

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	946,375	855,150	30	898,865	81	1,001,640	205
Semi-Detached	526,519	559,313	48	550,130	95	549,616	222
Terrace	488,664	477,795	33	464,872	71	475,992	164
Flat	243,858	299,847	40	302,308	81	296,822	221

* 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	332,500	2	487,673	41	712,556	92	874,444	121	1,693,321	65
Flats	210,113	71	269,934	168	321,548	17	-	0	-	0
All	271,307	73	378,804	209	517,052	109	874,444	121	1,693,321	9

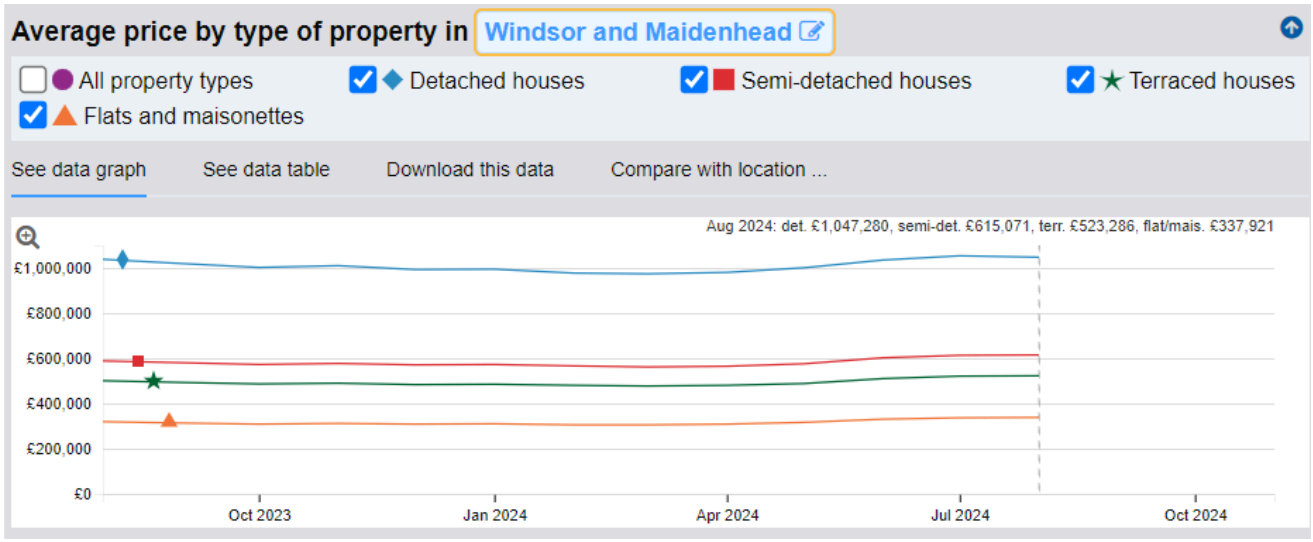
Current asking rents (pcm) in SL6

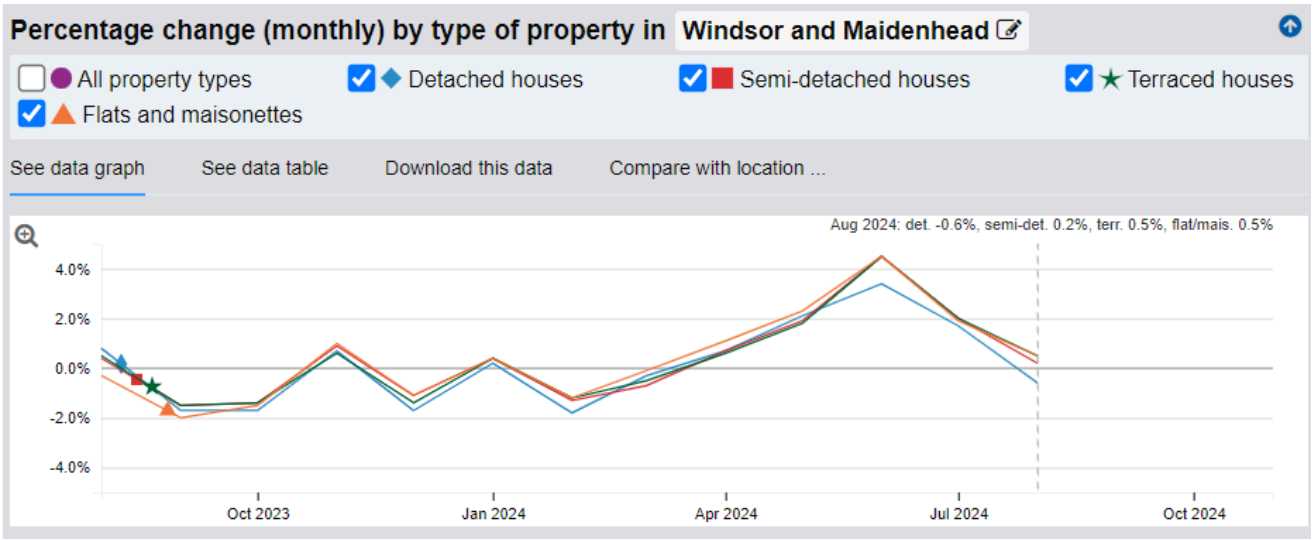
	1 bed		2 beds		3 beds		4 beds		5 beds	
Property Type	Average Rent (£)	Nº Trans	Average Rent (£)	Nº Trans	Average Rent (£)	Nº Trans	Average Rent (£)	Nº Trans	Average Rent (£)	Nº Trans
Houses	2,125	4	1,754	14	2,214	20	2,350	14	10,250	3
Flats	1,625	22	2,245	60	2,375	2	-	0	-	0
All	1,875	26	2,000	43	2,295	22	2,350	14	10,250	3

Average values, PPSF and bedrooms in SL6

	Averages			
Property Type	Current Value	PPSF	# Beds	Price Paid (last 12 mths)
Detached	£946,375	£464	4.5	£1,001,640
Semi-Detached	£526,519	£393	3.6	£549,616
Terrace	£488,664	£413	3.4	£475,992
Flat	£243,858	£298	2.3	£296,822

Market Trends in SL6





Neighbouring New Build Sales and Starts

Local Authority Level, Q2 2023 - Q1 2024

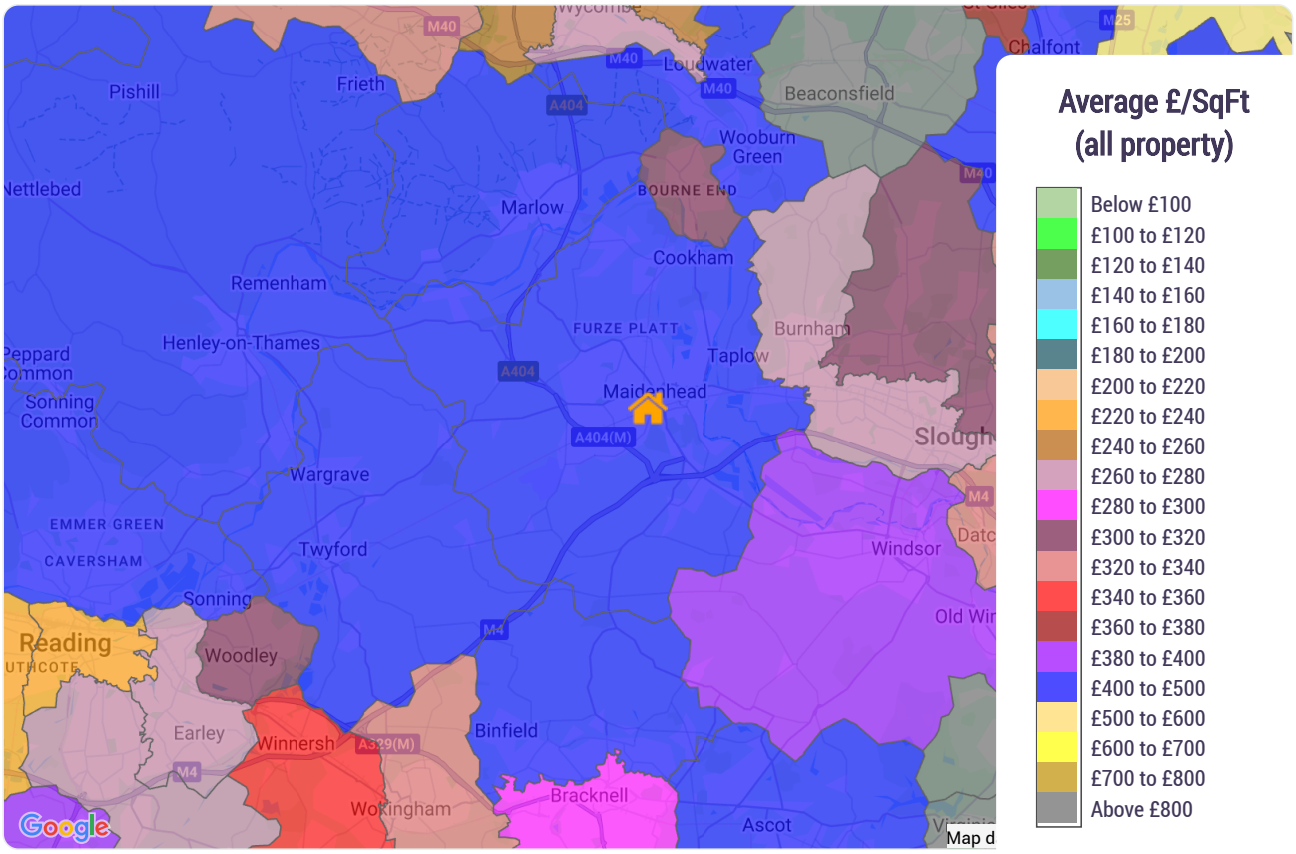
Source: Homes England

	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

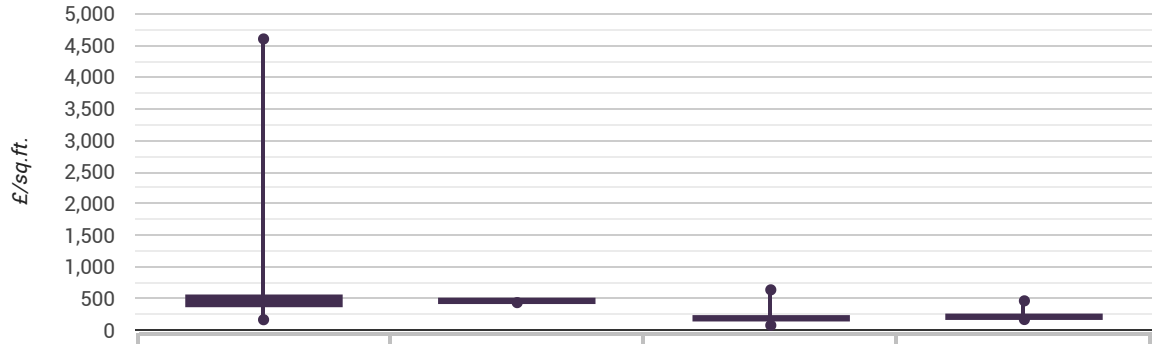
Market capacity in SL6 supports an absorption rate of 35 units per annum.
The subject site is In SL6 591 houses sold in the last 12 months monthly sales run rate 49 houses. There are 321 houses are currently on the market - based on the average monthly sales run rate this equates to over 6.5 months *"supply" of houses.
Detached house: On Market: 84. 205 Sold: supply: 5 months (3 months 2 beds 4 months 3 beds 5 months 4 beds 6 months 5 beds.) an undersupply of 2&3 bed det houses. Semi/Terr houses: On market: 237 Sold: 386 Supply: 7.5 months (5 months 2 beds 6.5 months 3 beds 9 months 4 beds.) 221 flats sold in the last 12 months monthly sales run rate 18. There are 256 flats currently on the market - based on the average monthly sales run rate this equates to over 14 months *"supply" and over supply against demand.
*Note - measure of "supply" in this context is defined as the time it will take to sell all on-market stock assuming no new registrations

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 (RICS Researcher) 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 red book methodology by combining research carried out by local RICS valuers instructed and audited by Appraisers UK on behalf of DSL and cross checked using unique data sets and detailed comparable evidence. DSL 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, their surveyors, Appraisers UK or any other third party in respect of the information provided therein.

Methodology

Local RICS surveyors are instructed via Appraisers UK & UK Survey to inspect the site and carry out "on-the-ground" local research. In addition to standard red book procedures they will use their 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 researcher is required to meet with the developer to:

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. Value ranges 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
BERKELEY HOMES (OXFORD & CHILTERN) LTD	Land formally of Manor House Manor Lane Maidenhead	199
MCCARTHY & STONE RETIREMENT LIFESTYLES SOUTH EAST	3-6 Bridge Avenue MAIDENHEAD BERKSHIRE	38
TAYLOR WIMPEY WEST LONDON	Land south of Harvest Hill Road Maidenhead	215
BELLWAY HOMES (THAMES VALLEY)	Former Moorbridge Court Moorbridge Road Maidenhead	129
BELLWAY HOMES (THAMES VALLEY)	Huntercombe Park Burnham Buckinghamshire	165
CREST NICHOLSON SOUTH	Maidenhead Road, Windsor	131
BELLWAY HOMES (THAMES VALLEY)	Montem Lane, Slough	212
TAYLOR WIMPEY WEST LONDON	Harvest Ride Bracknell	175
TAYLOR WIMPEY WEST LONDON	Harvest Ride Bracknell	45
DEANFIELD HOMES LIMITED	Tilehurst Lane Binfield	81

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	Nº of plots available	Better or Worse	Reported Sales Rate*
Crest Nicolson	Highlands Park, Henley on Thames	79	Terrace	2 -	675 - 1296	485000 - 850000	Smooth Move	1	0	In house	8		
Berkeley Homes	Waters Reach at Woodhurst Park, Harvest Ride, Warfield	75	Detached	4	1603	717500	N/K	1	0	In house	1		
Bewley	Wilton Park, Gorrell Rd, Beaconsfield	47	Semi & Detached	3 - 4	1235 - 1528	900000 - 1395000	Part Exchange	1	0	In house	10		
Berkeley Homes	Abbey Barn Park, Abbey Barn Lane, High Wycombe	0	Flats	1	498 - 762	374990 - 392500	-	1	0	In house	4		
Bellway Homes	Cooper Square, Moorbridge Court Maidenhead Berkshire	129	Flats	1 - 3	556 - 984	285000 - 550000	Deposit Boost (5%) & Express Mover	1	0	In house	24		
Bellway Homes	Huntercombe Park, Taplow Taplow Buckinghamshire	165	Flats	2	707 - 762	329500 - 352500	Deposit Boost (5%) & Express Mover	1	0	In house	6		
Bellway Homes	Clivemont House, Clivemont Road, Maidenhead, Berkshire	80	Flats	2 - 3	720	350000 - 427500	Deposit Boost (5%) & Express Mover	1	0	In house	21		

*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.

Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Site Location and Other Developments

Subject Site

Sample

Competitors

A BERKELEY HOMES (OXFORD & CHILTERN) LTD
SL6 2QW (1000 m)

B MCCARTHY & STONE RETIREMENT LIFESTYLES SOUTH EAST
SL6 1BR (1500 m)

C TAYLOR WIMPEY WEST LONDON
SL6 2QP (1000 m)

D BELLWAY HOMES (THAMES VALLEY)
SL6 8LT (1500 m)

E BELLWAY HOMES (THAMES VALLEY)
SL6 0PH (4.9 km)

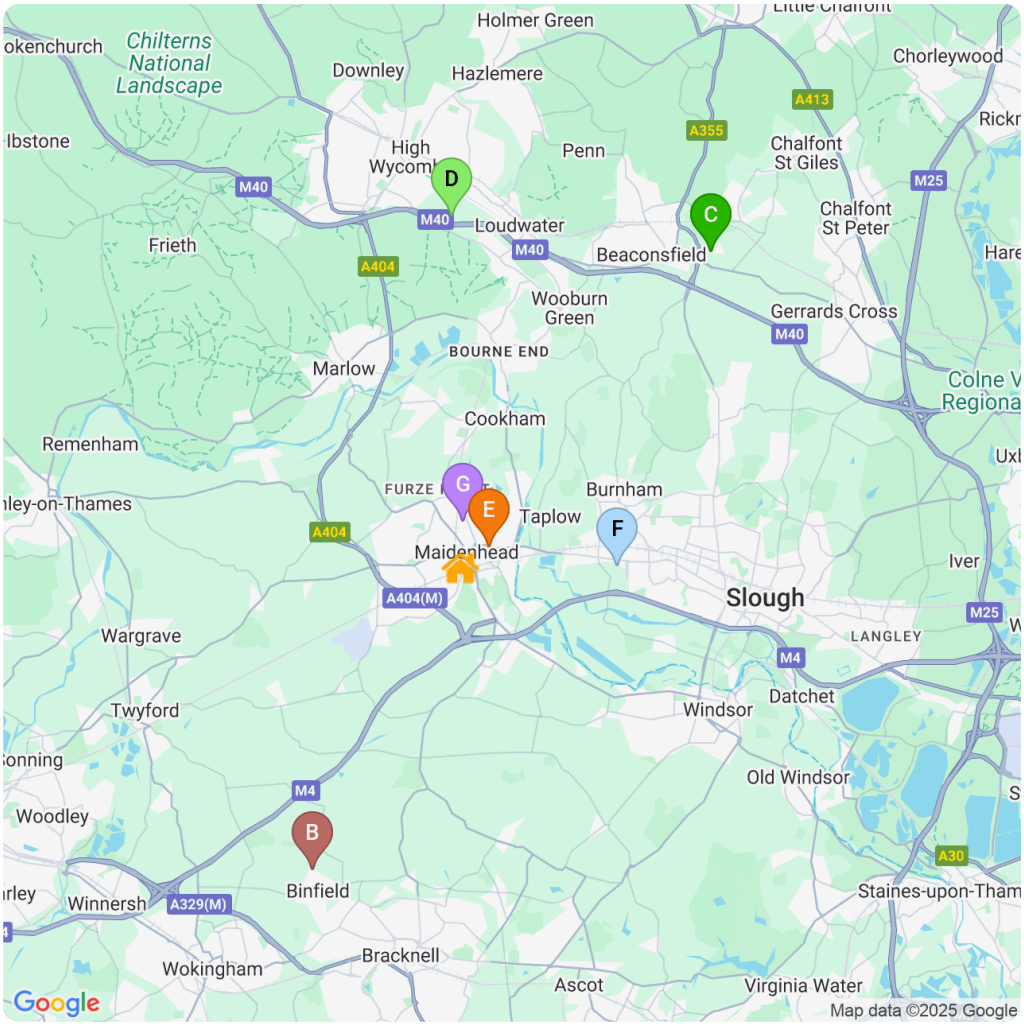
F CREST NICHOLSON SOUTH
SL4 5TR (5.9 km)

G BELLWAY HOMES (THAMES VALLEY)
SL1 2RJ (8.3 km)

H TAYLOR WIMPEY WEST LONDON
RG42 6AN (9.1 km)

I TAYLOR WIMPEY WEST LONDON
RG42 6AN (9.1 km)

J DEANFIELD HOMES LIMITED
RG42 5JN (9.5 km)



Other Developments

K Crest Nicolson
RG9 4BD

L Berkeley Homes
RG42 5AB (9.547km)

M Bewley
HP9 2RW (12.502km)

N Berkeley Homes
HP10 9QQ (11.061km)

O Bellway Homes
SL6 8LT (1.460km)

P Bellway Homes
SL6 0PQ (4.750km)

Q Bellway Homes
SL6 7DY (1.959km)

Developer Solutions

Sample

Section 1 - Briefing notes and instructions

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

Developer Solutions

Researcher Instructions

Surveyor:

Specific brief is to determine price and values for each of the proposed homes as tranched in the table above by investigating and researching the housing needs, demand and supply in the immediate location.
Specific attention to be placed on local employment, demographics and life stage requirements to determine most appropriate target market.

Researchers Site Appraisal & Questionnaire

Valuer's Firm	
Researcher's name	Joe Bloggs
Date of submission	2024/10/31
Location	Report updated October 2024
Site Description	The site is effectively a greenfield site with open green golf course and woodland currently.

Developer Solutions
Sample
Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

List all new build sites within a 5km radius and highlight sites that are most comparable.	CP West, York Road; Belway Homes, Maidenhead; Belway Homes, Huntercombe Park, Burnham; Bloor Homes, Bracknell; Berkeley Homes, High Wycombe; CP West, Crowthorne Road, Bracknell; CP West, Clayhill Booker.
Is the site location fundamental to demand and values.If so indicate % impact on comparable prices in the wider area.	The site is very well located and is going to be fully redeveloped, with the large green and copse between Rushington Copse and the proposed secondary school will be a footpath with public access and a play area including a landscaped piazza. From the southeast tip to the north end is a fifteen minute walk to where the railway station can be accessed, and cycle paths are to be included around the development. It is understood that there will be three access roads built, at the north west, south west and south east sides. The development will have access to the local Leisure Centre with a cycle and footpath, which will also be shared by the school.
Developers Rep name and their title	Land Manager
Date and details of site meeting	18th June 2023
Describe spec confirmed by developer (build construction, materials, quality of fittings used etc)	We understand that the properties are to be high end specification, with properties built of traditional cavity masonry with facing brickwork and rendered elevations under pitched tiled and slate roofs. Internal fixtures and fittings will be of good quality.
Comment on proposed site plans with specific reference to proposed mix	The proposals for the site plan are fairly comprehensive and include the provision of schools and leisure facilities. This is a well-designed development.
Competition - is the site surrounded by housing or similar type?	No
Distance from site to find comparable housing (kilometres)	1

How are sales on this site likely to perform against local market	We believe this site is going to be popular and we suspect that sales will hold up well against the local market.
Developers budgeted sales rate/week	.65
Is there a premium for New Build included in your values?	Yes
What percentage is sustainable and remains on resale eg. gated, specificiation levels, insultaion (low carbon), brand/build quality	In reality, it is unlikely that a significant premium will be retained upon resale in normal market conditions; however, this is likely to be a popular development, and it is possible that some small premium may remain.
Please comment on proposed mix	The proposed mix on the development is considered to be suitable for the area.
In your opinion could improvements by made to optimise revenue?	No.

Tranche 1 - Comparable Evidence

Property Type: 1BA - Apartment

Floor Area: 546sq.ft. | Supportable value £300000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Bellway Homes - Plot 10 The Mackintosh at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 1 beds	£302,500	23/10/24	2024	556	544	High	1.46km
	Bellway Homes - Plot 27 The Hadid at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 1 beds	£309,950	23/10/24	2024	536	578	High	1.46km
	Bellway Homes - Plot 48 The Regan at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 1 beds	£299,950	23/10/24	2024	556	539	High	1.46km
	Bellway Homes - Plot 94 The Mackintosh at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment with Terrace, 1 beds	£362,500	23/10/24	2024	556	651	High	1.46km

Resale comparables

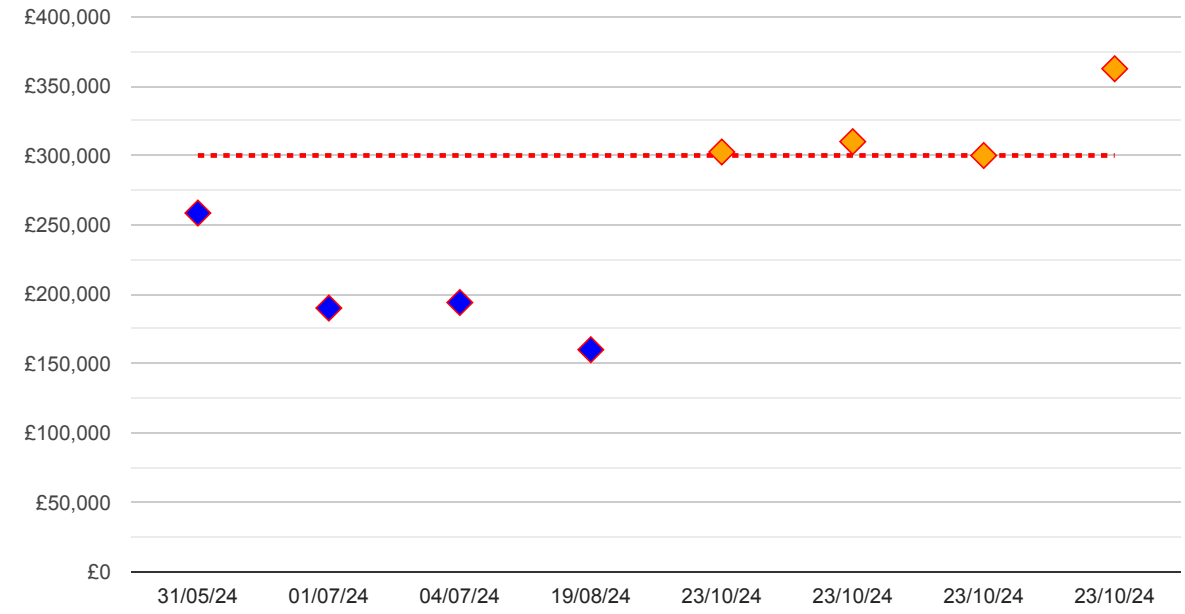
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Ludlow House, 2, Ludlow Road, Maidenhead, Windsor And Maidenhead, SL6 2RH							
	Apartment, 1 beds	£190,000	01/07/24		398	477	High	0.45km
	Dove House, 3, Apartment 13, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ							
	Apartment, 1 beds	£258,500	31/05/24	2018	527	490	High	0.88km
	Sheringham Court, Flat 13, East Road, Maidenhead, Windsor And Maidenhead, SL6 1PQ							
	Apartment, 1 beds	£160,000	19/08/24		526	304	High	1.01km
	Stour House, 6, Flat 1, Kidwells Close, Maidenhead, Windsor And Maidenhead, SL6 8GF							
	Apartment, 1 beds	£194,000	04/07/24		484	400	High	1.44km

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

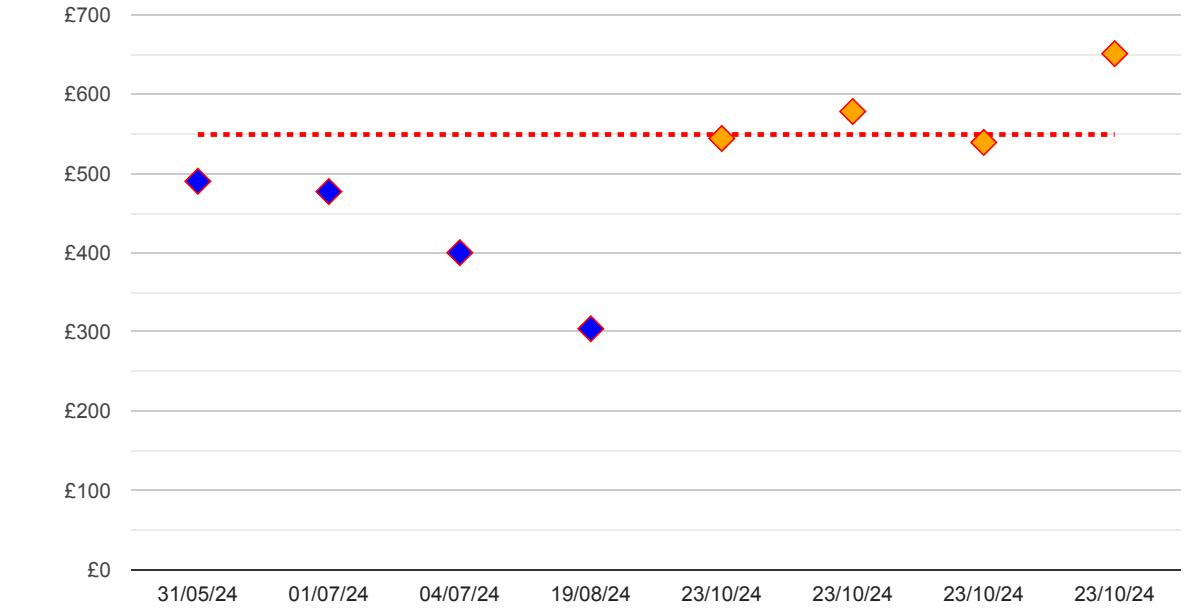
Tranche 1 - Scatter Graph

Resale properties (4) | **New build properties (4)** | **Supportable value (SV) £300000 £549/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 1 - Comparables Landscape

Subject Site

Sample

Comparables

A Ludlow House, 2, Ludlow Road, Maidenhead, Windsor And Maidenhead, SL6 2RH £190,000 (448m)

B Dove House, 3, Apartment 13, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ £258,500 (878m)

C Sheringham Court, Flat 13, East Road, Maidenhead, Windsor And Maidenhead, SL6 1PQ £160,000 (1011m)

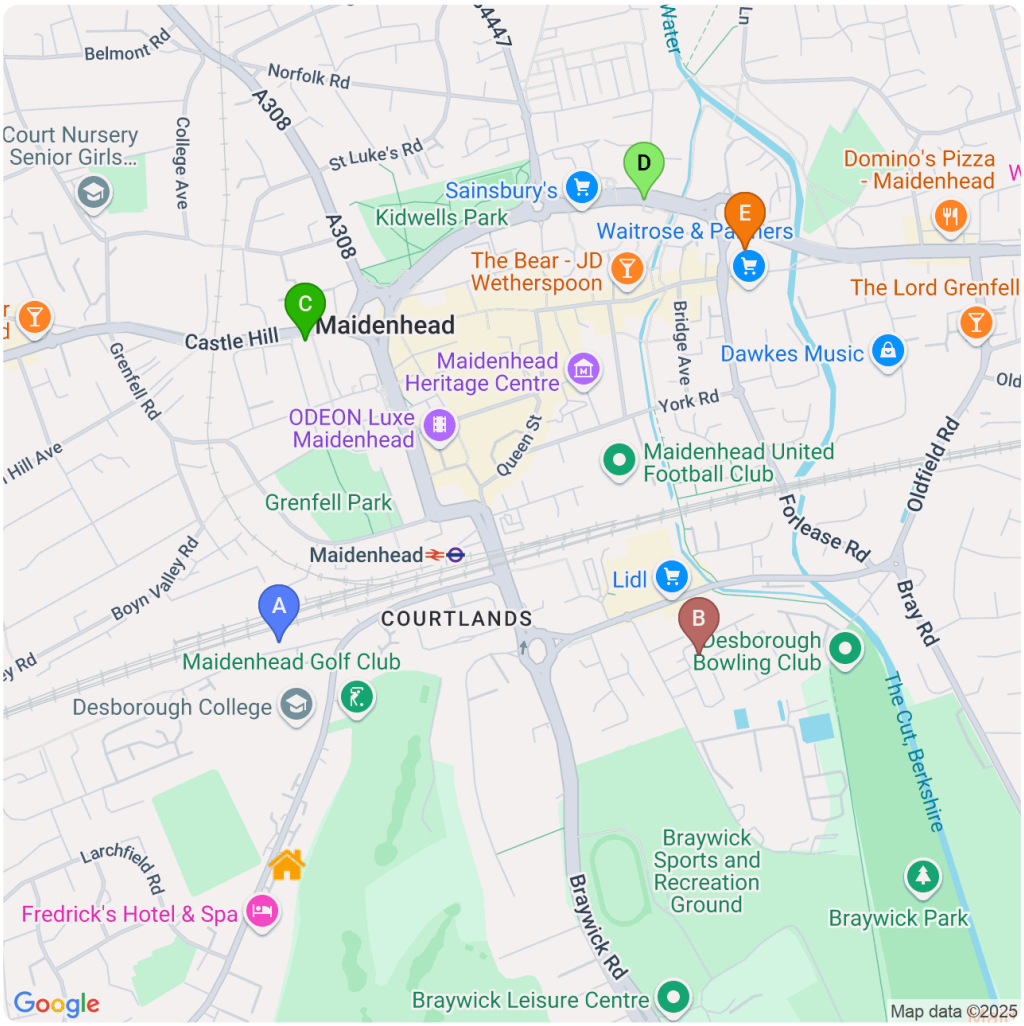
D Stour House, 6, Flat 1, Kidwells Close, Maidenhead, Windsor And Maidenhead, SL6 8GF £194,000 (1438m)

E Bellway Homes - Plot 10 The Mackintosh at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £302,500 (1459m)

F Bellway Homes - Plot 27 The Hadid at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £309,950 (1459m)

G Bellway Homes - Plot 48 The Regan at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £299,950 (1459m)

H Bellway Homes - Plot 94 The Mackintosh at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £362,500 (1459m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 2 - Comparable Evidence

Property Type: 2BA - Apartment

Floor Area: 771sq.ft. | Supportable value £375000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Bellway Homes - Plot 25 The Llewellyn at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 2 beds	£480,000	23/10/24	2024	775	619	High	1.46km
	Bellway Homes - Plot 96 The Laurie at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 2 beds	£550,000	23/10/24	2024	796	690	High	1.46km
	Bellway Homes - Plot 67 The Onyx at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 2 beds	£360,000	23/10/24	2024	735	489	High	1.96km
	Bellway Homes - Plot 71 The Jet at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 2 beds	£362,500	23/10/24	2024	722	502	High	1.96km
	Bellway Homes - Plot 9 The Edward at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ							
	Apartment, 2 beds	£335,000	23/10/24	2024	707	473	High	4.75km
	Bellway Homes - Plot 65 The Walbrook at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ							
	Apartment, 2 beds	£345,000	23/10/24	2024	762	452	High	4.75km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Sherbourne Court, Flat 4, Ludlow Road, Maidenhead, Windsor And Maidenhead, SL6 2RS							
	Apartment, 2 beds	£315,000	01/07/24		721	436	High	0.39km
	Dove House, 3, Apartment 9, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ							
	Apartment, 2 beds	£348,000	28/06/24	2018	775	449	High	0.88km
	Burnham Court, Flat 2, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB							
	Apartment in Gated Development, 2 beds	£340,000	30/07/24		742	458	High	1.39km
	Burnham Court, Flat 6, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB							
	Apartment, 2 beds	£290,000	28/06/24		689	420	High	1.39km

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

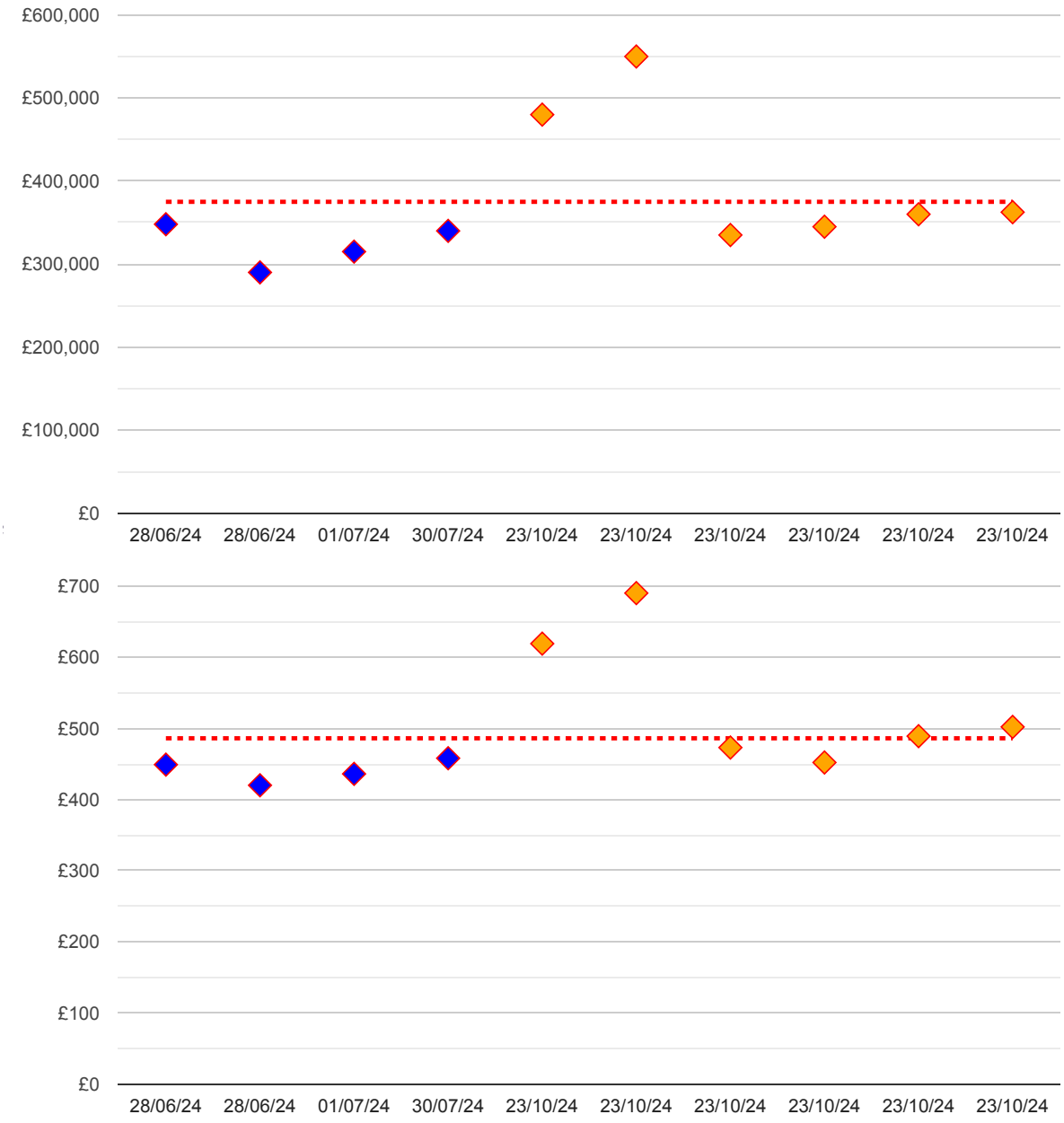
Resale properties (4)

New build properties (6)

Supportable value (SV) £375000 £486/sq.ft.

Price expectation

Capital Values



Tranche 2 - Comparables Landscape

Subject Site

Sample

Comparables

Sherbourne Court, Flat 4, Ludlow Road, Maidenhead, Windsor And

Maidenhead, SL6 2RS £315,000 (390m)

B Dove House, 3, Apartment 9, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ £348,000 (878m)

C Burnham Court, Flat 2, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB £340,000 (1387m)

D Burnham Court, Flat 6, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB £290,000 (1387m)

E Bellway Homes - Plot 25 The Llewellyn at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £480,000 (1459m)

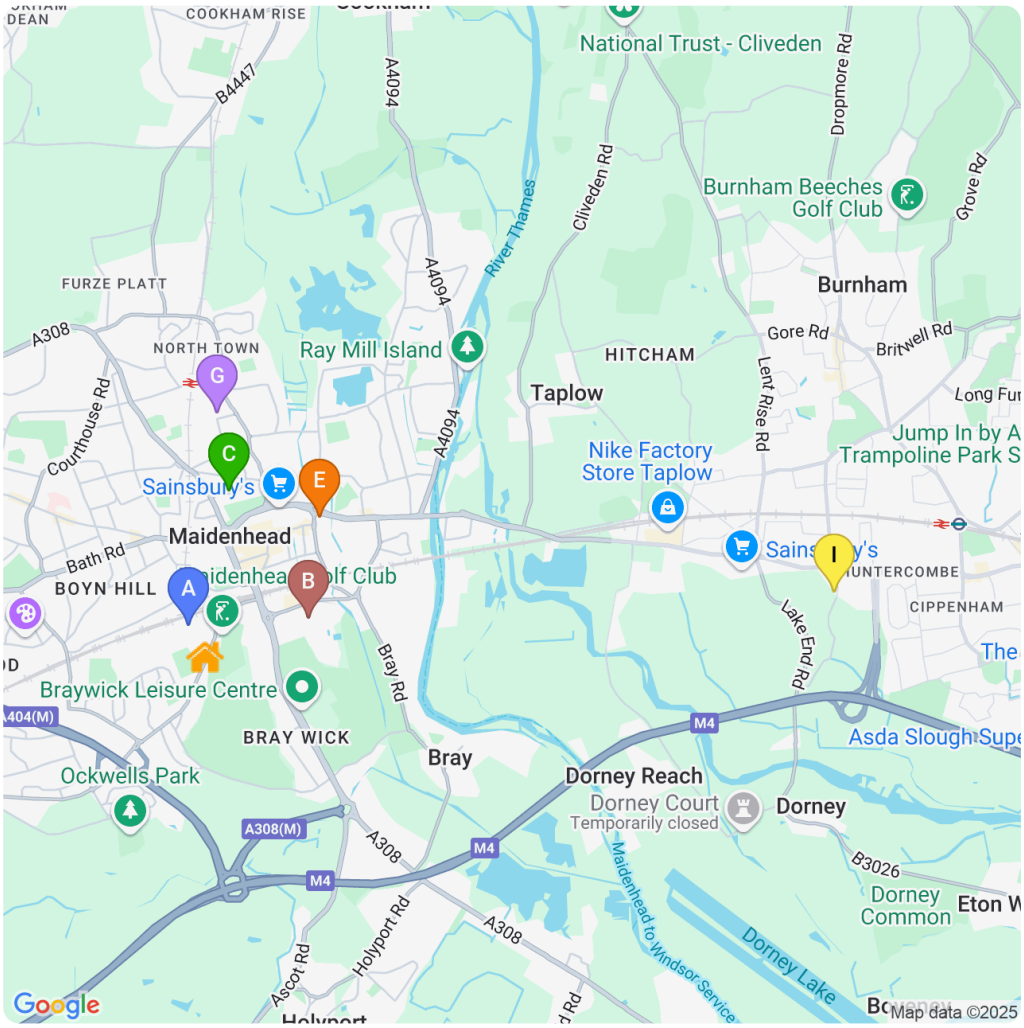
F Bellway Homes - Plot 96 The Laurie at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £550,000 (1459m)

G Bellway Homes - Plot 67 The Onyx at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £360,000 (1958m)

H Bellway Homes - Plot 71 The Jet at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £362,500 (1958m)

I Bellway Homes - Plot 9 The Edward at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ £335,000 (4749m)

J Bellway Homes - Plot 65 The Walbrook at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ £345,000 (4749m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 3 - Comparable Evidence

Property Type: 2BC - Coach House

Floor Area: 765sq.ft. | Supportable value £390000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Bellway Homes - Plot 25 The Llewellyn at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 2 beds	£480,000	23/10/24	2024	775	619	High	1.46km

	Bellway Homes - Plot 96 The Laurie at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 2 beds	£550,000	23/10/24	2024	796	690	High	1.46km
	Bellway Homes - Plot 67 The Onyx at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 2 beds	£360,000	23/10/24	2024	735	489	High	1.96km
	Bellway Homes - Plot 71 The Jet at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 2 beds	£362,500	23/10/24	2024	722	502	High	1.96km
	Bellway Homes - Plot 9 The Edward at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ							
	Apartment, 2 beds	£335,000	23/10/24	2024	707	473	High	4.75km
	Bellway Homes - Plot 65 The Walbrook at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ							
	Apartment, 2 beds	£345,000	23/10/24	2024	762	452	High	4.75km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Sherbourne Court, Flat 4, Ludlow Road, Maidenhead, Windsor And Maidenhead, SL6 2RS							
	Apartment, 2 beds	£315,000	01/07/24		721	436	High	0.39km
	Dove House, 3, Apartment 9, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ							
	Apartment, 2 beds	£348,000	28/06/24	2018	775	449	High	0.88km
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	Burnham Court, Flat 6, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB							
	Apartment, 2 beds	£290,000	28/06/24		689	420	High	1.39km

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Tranche 3 - Scatter Graph

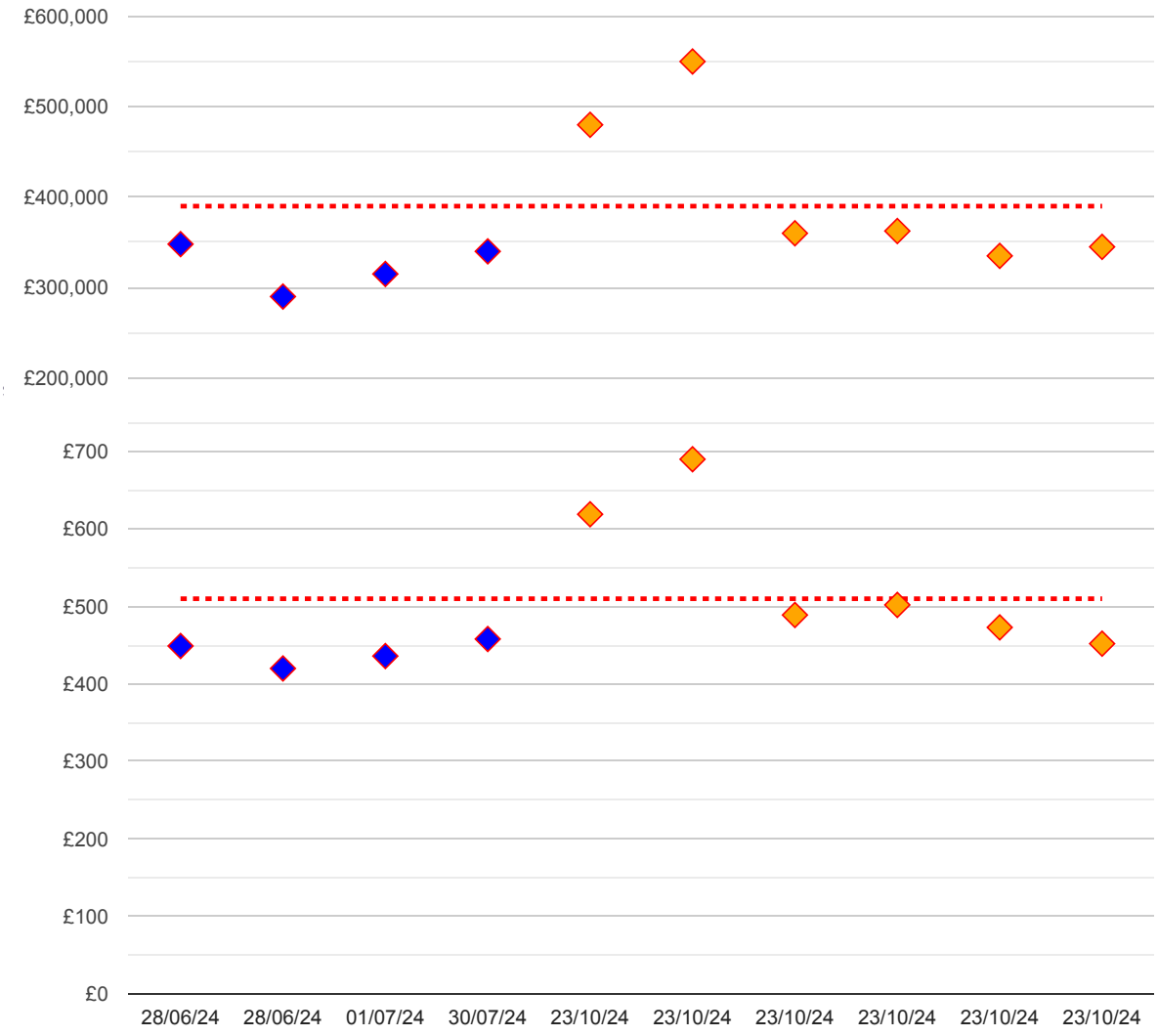
Resale properties (4)

New build properties (6)

Supportable value (SV) £390000 £510/sq.ft.

Price expectation

Capital Values



Tranche 3 - Comparables Landscape

Subject Site

Sample

Comparables

A Sherbourne Court, Flat 4, Ludlow Road, Maidenhead, Windsor And Maidenhead, SL6 2RS £315,000 (390m)

B Dove House, 3, Apartment 9, Wallingford Way, Maidenhead, Windsor And Maidenhead, SL6 1GQ £348,000 (878m)

Burnham Court, Flat 2, Fairford Road, Maidenhead, Windsor And Maidenhead,

SL6 7AB £340,000 (1387m)

Burnham Court, Flat 6, Fairford Road, Maidenhead, Windsor And Maidenhead, SL6 7AB £290,000 (1387m)

Bellway Homes - Plot 25 The Llewellyn at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £480,000 (1459m)

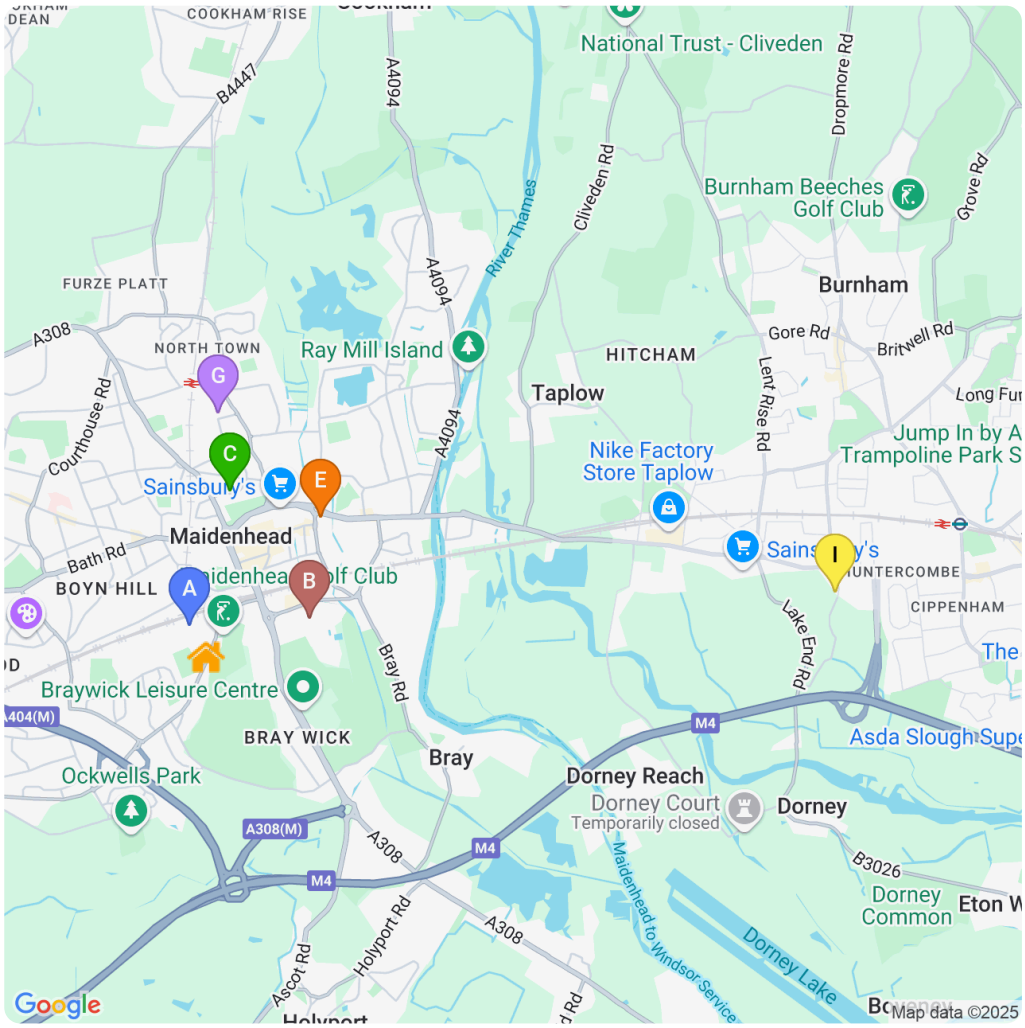
Bellway Homes - Plot 96 The Laurie at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £550,000 (1459m)

Bellway Homes - Plot 67 The Onyx at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £360,000 (1958m)

Bellway Homes - Plot 71 The Jet at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £362,500 (1958m)

Bellway Homes - Plot 9 The Edward at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ £335,000 (4749m)

Bellway Homes - Plot 65 The Walbrook at Huntercombe Park, Wyeth Close, Taplow, Buckinghamshire, SL6 0PQ £345,000 (4749m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 4 - Comparable Evidence

Property Type: Bayberry - Mid Terrace

Floor Area: 863sq.ft.

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

103, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EG Mid Terrace, 2 beds £474,000 05/01/24 868sqft £546/sqft is 1.53km add new build premium 5-10% (£490k)

Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 4 - Comparable Evidence

Supportable value £490000 - Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Dogwood Mews, 10 The Grove, Slough, SL1 1QP							
	End Terrace with Parking, 2 beds	£475,000	23/10/24	2024	990	479	Medium	9.66km
	Dogwood Mews, 10 The Grove, Slough, SL1 1QP							
	Mid Terrace with Parking, 2 beds	£450,000	23/10/24	2024	990	454	Medium	9.66km
	Countryside Homes - Home 30 Coopers Hill, Crowthorne Road North, Bracknell, Berkshire, RG12 7AU							
	End Terrace with Parking, 2 beds	£440,000	23/10/24	2024	811	542	Medium	11.46km
	Crest Nicholson - Home 149 The Ashtead at Highlands Park, Highlands Lane, Henley-on Thames, Oxfordshire, RG9 4BD							
	Terrace, 2 beds	£485,000	23/10/24	2024	675	718	Medium	14.33km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	138, Westborough Road, Maidenhead, Windsor And Maidenhead, SL6 4AT							
	End Terrace, 2 beds	£355,500	15/12/23		812	437	High	1.11km
	34, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN							
	Mid Terrace, 2 beds	£395,000	17/11/23		703	561	High	1.20km
	103, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EG							
	Mid Terrace, 2 beds	£474,000	05/01/24		868	546	High	1.53km
	2, Vicarage Road, Maidenhead, Windsor And Maidenhead, SL6 7DS							
	End Terrace, 2 beds	£420,000	17/11/23		800	525	High	1.58km

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

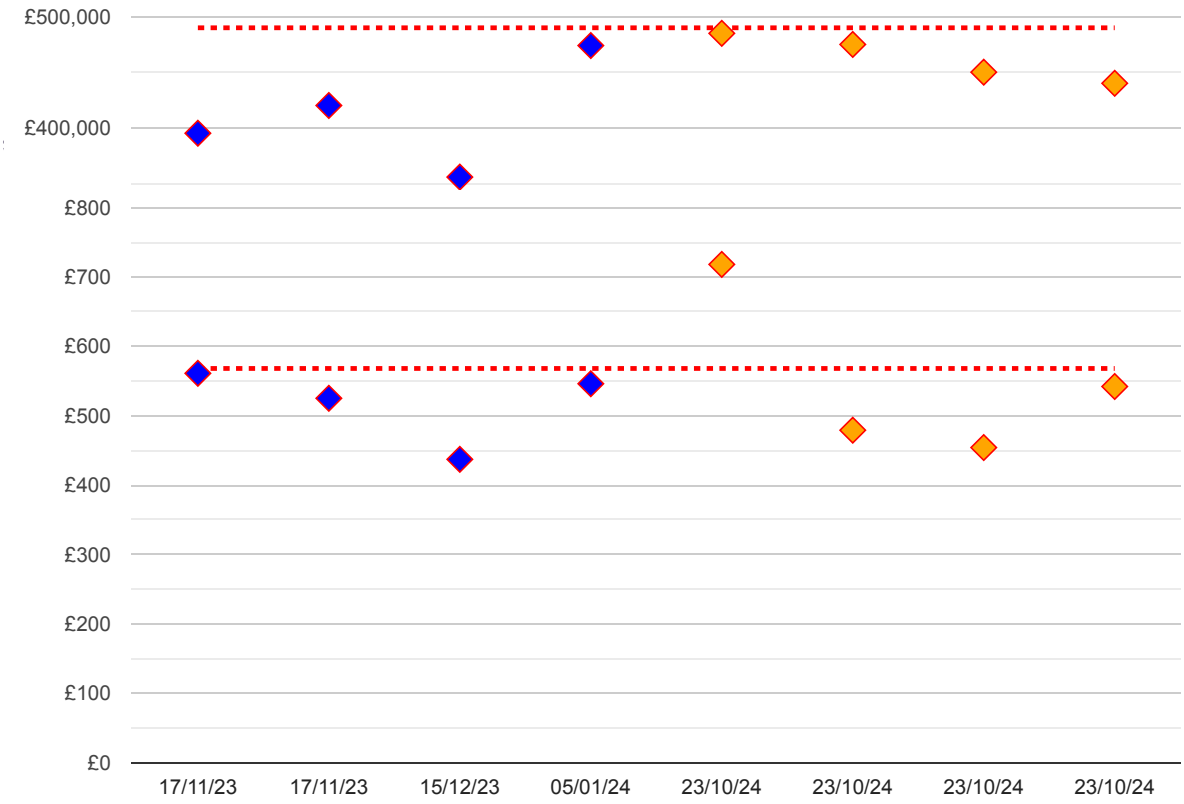
Resale properties (4)

New build properties (4)

Supportable value (SV) £490000 £568/sq.ft.

Price expectation

Capital Values



Tranche 4 - Comparables Landscape

Subject Site

Sample

Comparables

A 138, Westborough Road, Maidenhead, Windsor And Maidenhead, SL6 4AT £355,500 (1107m)

B 34, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN £395,000 (1197m)

C 103, Powney Road, Maidenhead, Windsor And Maidenhead, SL6 6EG £474,000 (1533m)

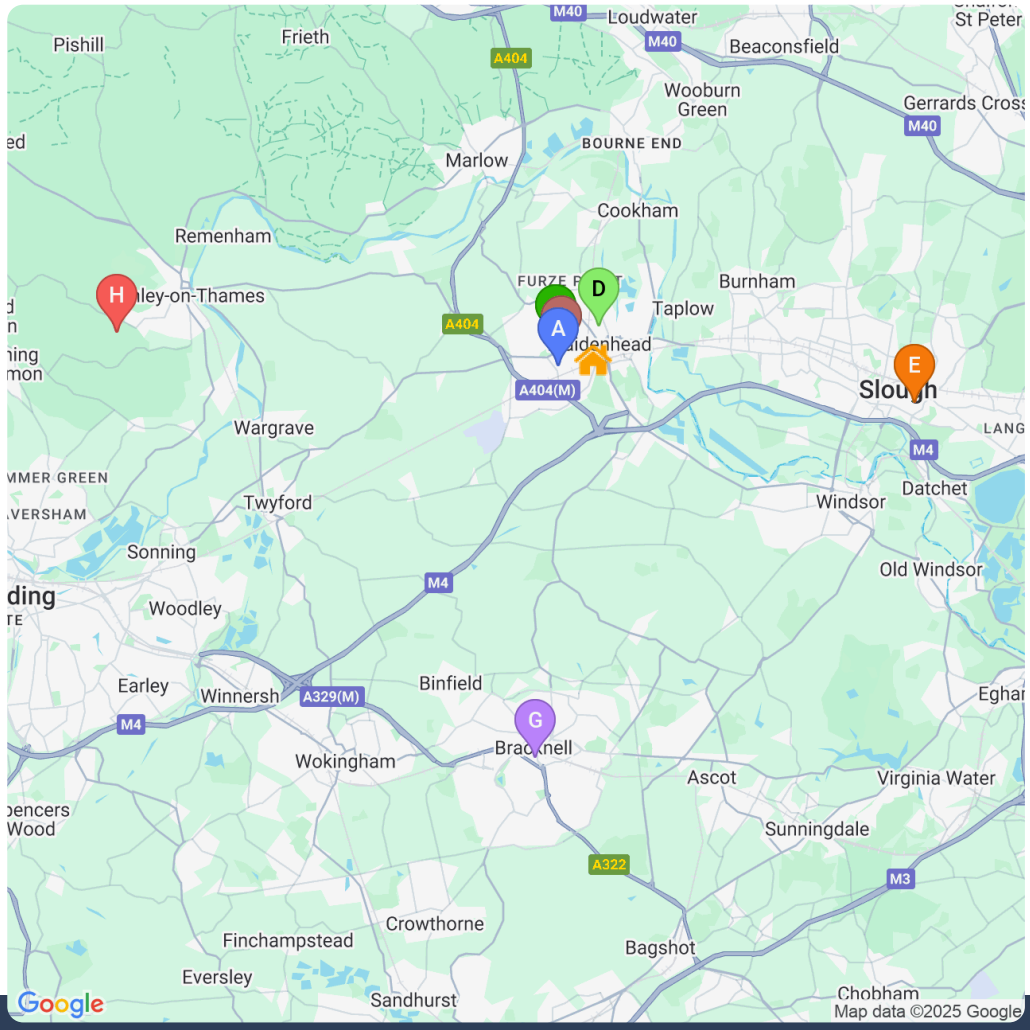
D 2, Vicarage Road, Maidenhead, Windsor And Maidenhead, SL6 7DS £420,000 (1584m)

E Dogwood Mews, 10 The Grove, Slough, SL1 1QP £475,000 (9661m)

F Dogwood Mews, 10 The Grove, Slough, SL1 1QP £450,000 (9661m)

Countryside Homes - Home 30 Coopers Hill, Crowthorne Road North, Bracknell, Berkshire, RG12 7AU £440,000 (11460m)

Crest Nicholson - Home 149 The Ashtead at Highlands Park, Highlands Lane, Henley-on Thames, Oxfordshire, RG9 4BD £485,000 (14333m)



Sample
Developer Solutions
Page 37
08 April 2025

Developer Solutions
Sample

Tranche 5 - Comparable Evidence

Property Type: Beech - Terrace

Floor Area: 876sq.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
None							

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN							
	End Terrace, 3 beds	£505,000	15/01/24		1011	499	High	0.66km
	131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD							
	Mid Terrace, 3 beds	£365,000	08/08/24		1014	359	High	0.69km
	15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ							
	End Terrace, 3 beds	£405,000	05/04/24		805	503	High	1.00km

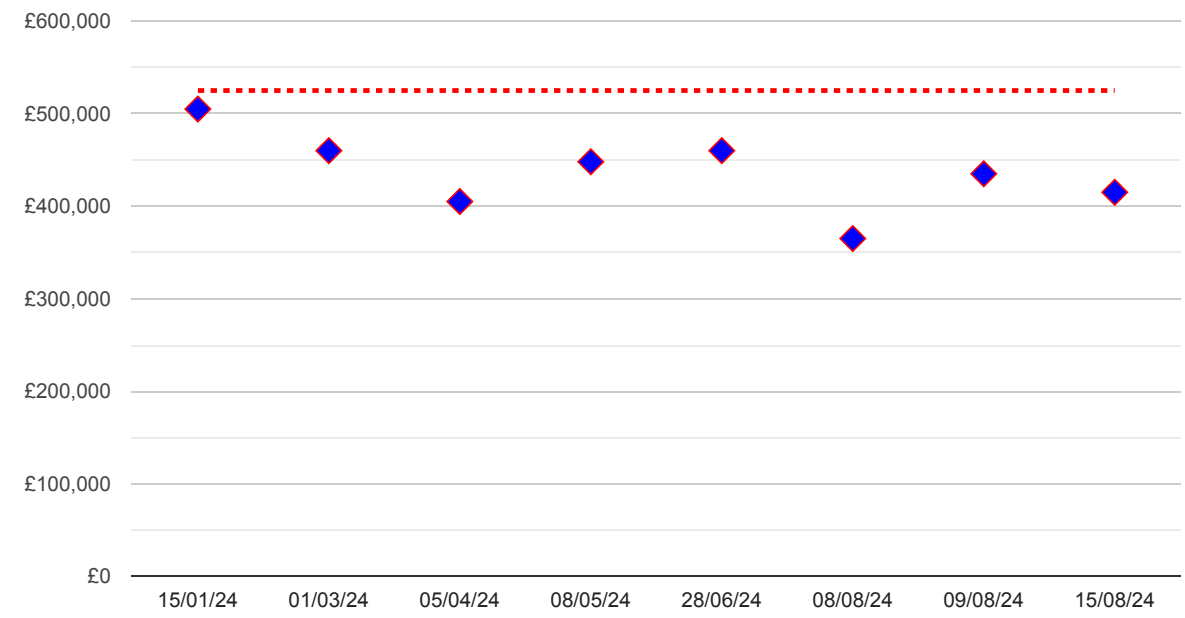
	9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH							
	End Terrace, 3 beds	£460,000	28/06/24		856	537	High	1.14km
	20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN							
	Mid Terrace, 3 beds	£460,000	01/03/24		990	464	High	1.17km
	25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN							
	Mid Terrace, 3 beds	£435,000	09/08/24		1029	422	High	1.20km
	5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD							
	Mid Terrace with Integral Garage & Parking, 3 beds	£448,000	08/05/24		1068	419	High	1.28km
	14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW							
	End Terrace, 3 beds	£415,000	15/08/24		838	495	High	1.28km

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

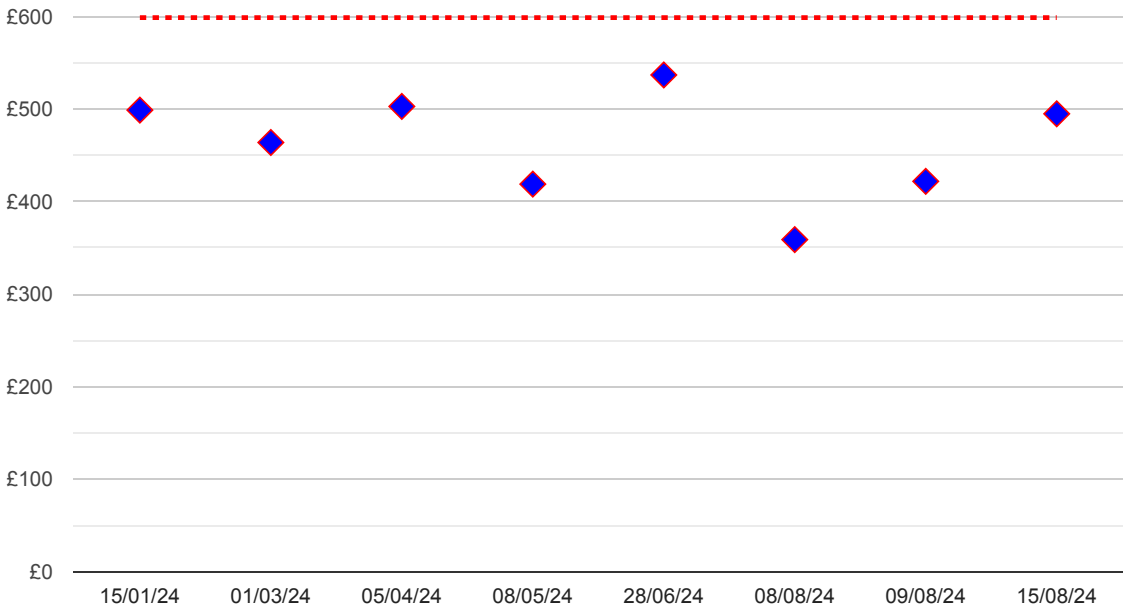
Tranche 5 - Scatter Graph

Resale properties (8) | **New build properties (0)** | **Supportable value (SV) £525000 £599/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 5 - Comparables Landscape

Subject Site

Sample

Comparables

A 57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN
£505,000 (662m)

B 131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD
£365,000 (686m)

C 15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ
£405,000 (996m)

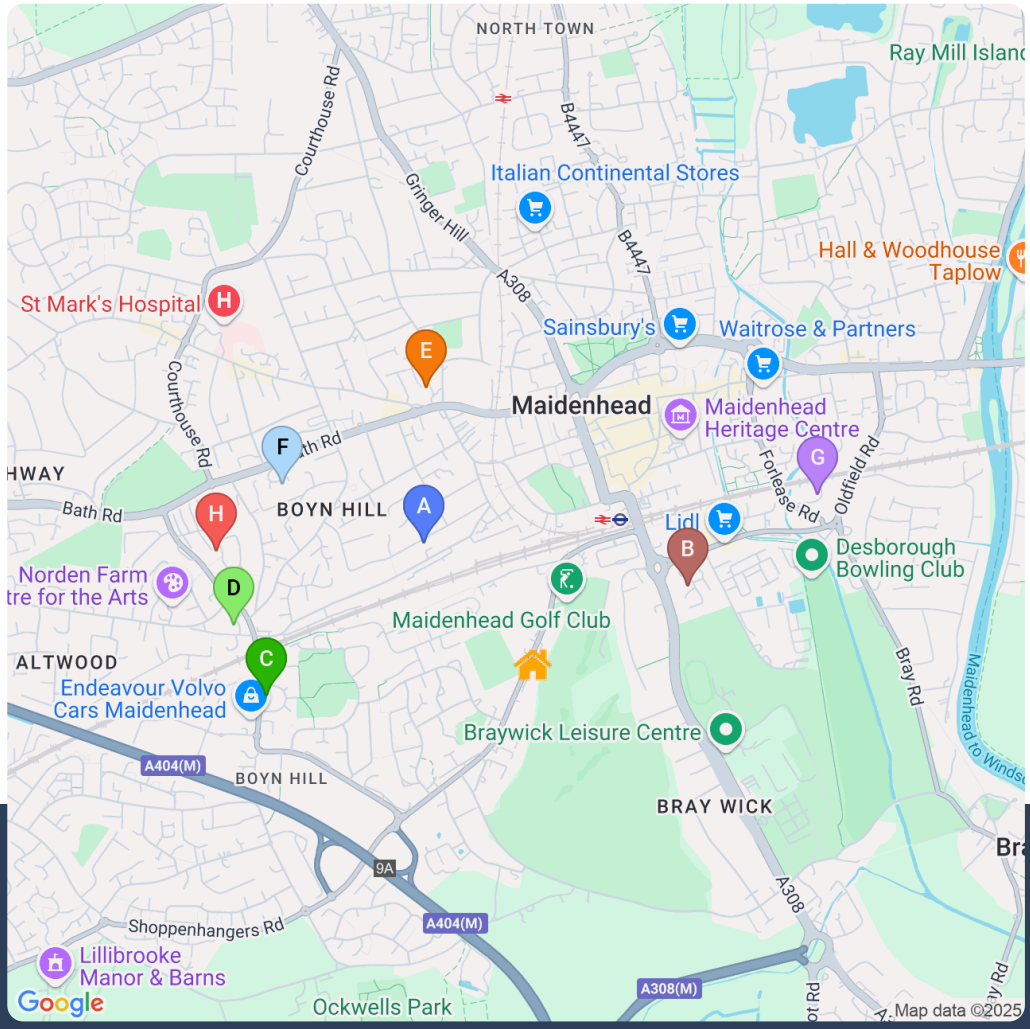
D 9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH
£460,000 (1138m)

E 20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN
£460,000 (1173m)

F 25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN
£435,000 (1197m)

G 5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD
£448,000 (1279m)

H 14, Wentworth Crescent, Maidenhead, Windsor And



Tranche 6 - Comparable Evidence

Property Type: 3BA - Apartment

Floor Area: 925sq.ft. | Supportable value £440000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Bellway Homes - Plot 34 The Hugo at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT							
	Apartment, 3 beds	£495,000	23/10/24	2024	984	503	High	1.46km
	Bellway Homes - Plot 12 The Jade at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 3 beds	£427,500	23/10/24	2024	871	490	High	1.96km
	Bellway Homes - Plot 12 The Jade at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY							
	Apartment, 3 beds	£427,500	23/10/24	2024	871	490	High	1.96km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	St Peters Lodge, Flat 6, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2PZ							
	Apartment, 3 beds	£385,000	20/05/24		925	416	High	0.00km
	Aragon Court, Apartment 12, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2QA							
	Apartment, 3 beds	£380,000	22/01/24		980	387	High	0.16km
	By The Green Court, Apartment 1, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2QD							

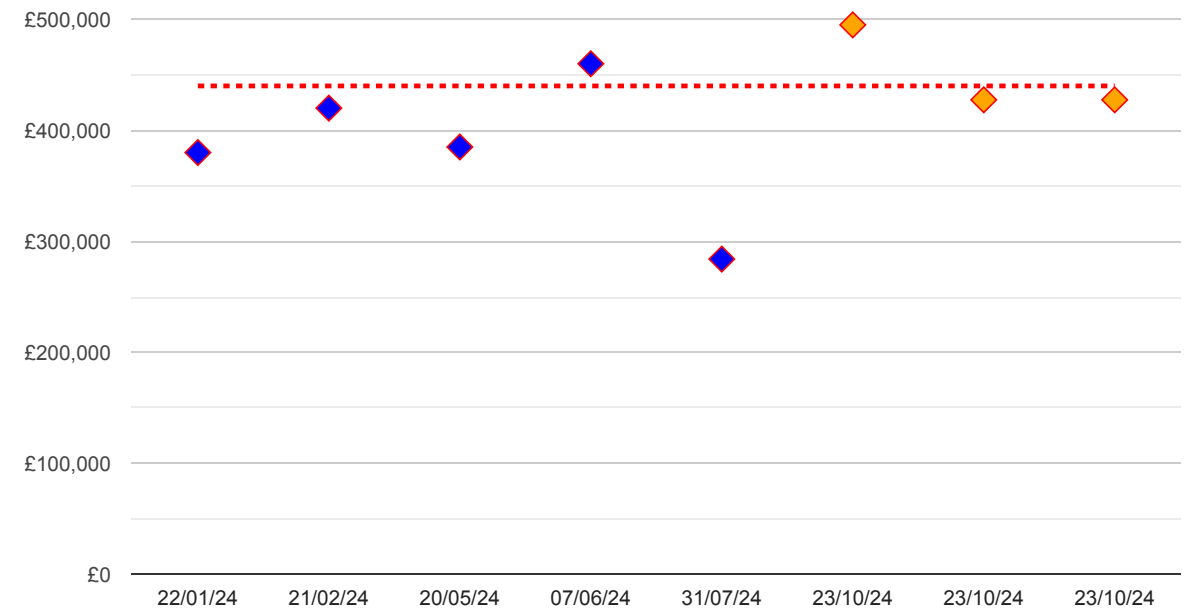
	Apartment, 3 beds	£460,000	07/06/24	2019	1001	459	High	0.29km
	Boyn Hill Court, 19, Flat 1, Boyn Hill Avenue, Maidenhead, Windsor And Maidenhead, SL6 4EY							
	Apartment, 3 beds	£420,000	21/02/24		1076	390	High	0.89km
	Hill View Court, 13, Flat 12, Bhamra Gardens, Maidenhead, Windsor And Maidenhead, SL6 4FQ							
	Apartment, 3 beds	£284,000	31/07/24	2014	1065	266	High	0.94km

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

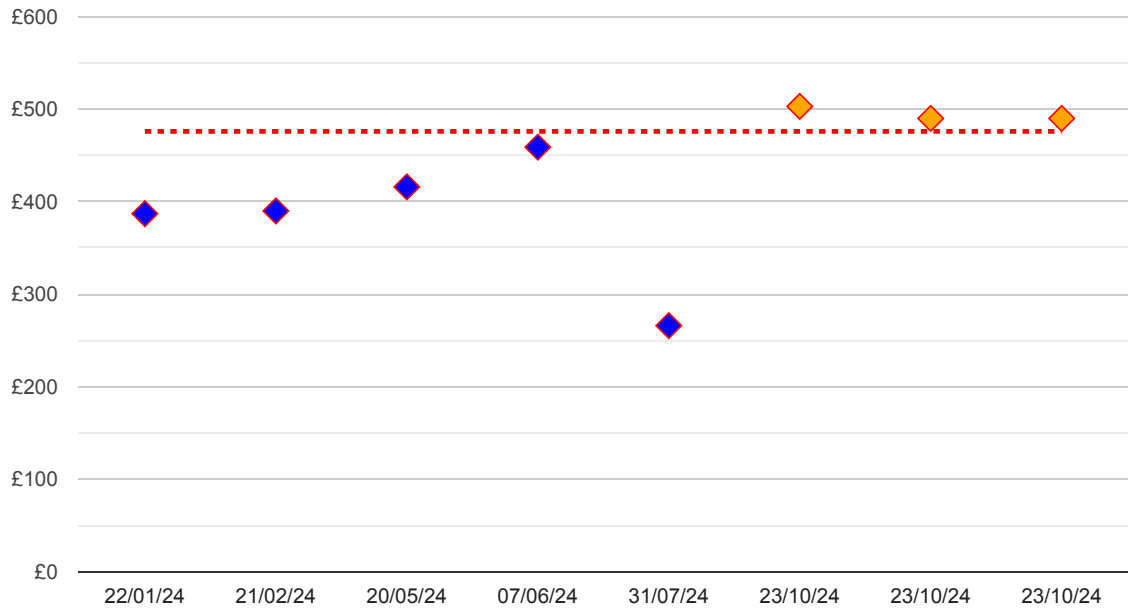
Tranche 6 - Scatter Graph

Resale properties (5) | **New build properties (3)** | **Supportable value (SV) £440000 £476/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 6 - Comparables Landscape

Subject Site

Sample

Comparables

A St Peters Lodge, Flat 6, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2PZ £385,000 (0m)

B Aragon Court, Apartment 12, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2QA £380,000 (160m)

C By The Green Court, Apartment 1, Shoppenhangers Road, Maidenhead, Windsor And Maidenhead, SL6 2QD £460,000 (287m)

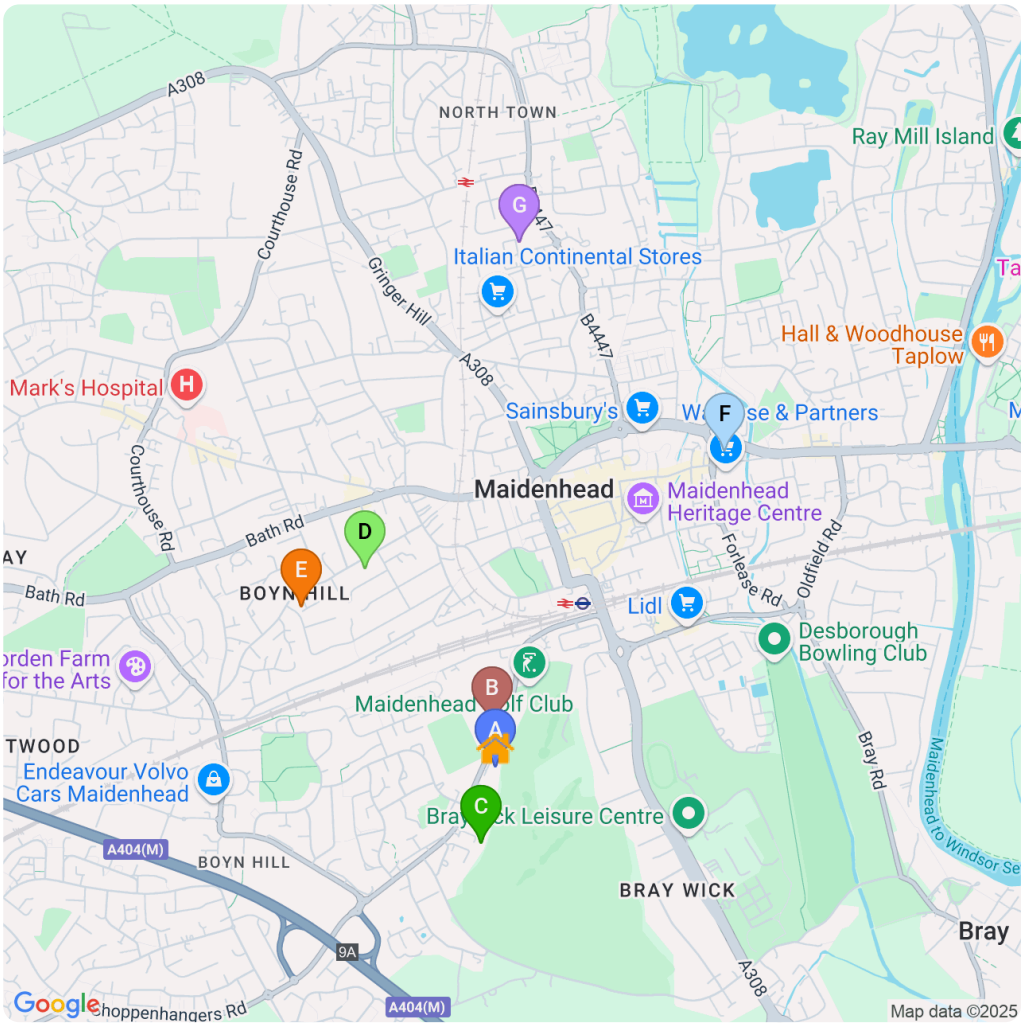
D Boyn Hill Court, 19, Flat 1, Boyn Hill Avenue, Maidenhead, Windsor And Maidenhead, SL6 4EY £420,000 (887m)

E Hill View Court, 13, Flat 12, Bhamra Gardens, Maidenhead, Windsor And Maidenhead, SL6 4FQ £284,000 (940m)

F Bellway Homes - Plot 34 The Hugo at Cooper Square, Moorbridge Court, Maidenhead, Berkshire, SL6 8LT £495,000 (1459m)

G Bellway Homes - Plot 12 The Jade at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £427,500 (1958m)

H Bellway Homes - Plot 12 The Jade at Belmont Park, Clivemont Road, Maidenhead, Berkshire, SL6 7DY £427,500 (1958m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 7 - Comparable Evidence

Property Type: Birch - Terrace

Floor Area: 939sq.ft.

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

57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN End Terrace, 3 beds £505,000 15/01/24 1011sqft £499/sqft 0.66km is 77sqft bigger adds £10k (£495k) new build premium 10% (£530k)

Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 7 - Comparable Evidence

Supportable value £535000 - 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
	57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN							
	End Terrace, 3 beds	£505,000	15/01/24		1011	499	High	0.66km
	131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD							
	Mid Terrace, 3 beds	£365,000	08/08/24		1014	359	High	0.69km
	15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ							
	End Terrace, 3 beds	£405,000	05/04/24		805	503	High	1.00km
	9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH							
	End Terrace, 3 beds	£460,000	28/06/24		856	537	High	1.14km
	20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN							
	Mid Terrace, 3 beds	£460,000	01/03/24		990	464	High	1.17km
	25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN							
	Mid Terrace, 3 beds	£435,000	09/08/24		1029	422	High	1.20km
	5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD							
	Mid Terrace with Integral Garage & Parking, 3 beds	£448,000	08/05/24		1068	419	High	1.28km
	14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW							
	End Terrace, 3 beds	£415,000	15/08/24		838	495	High	1.28km

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

Developer Solutions

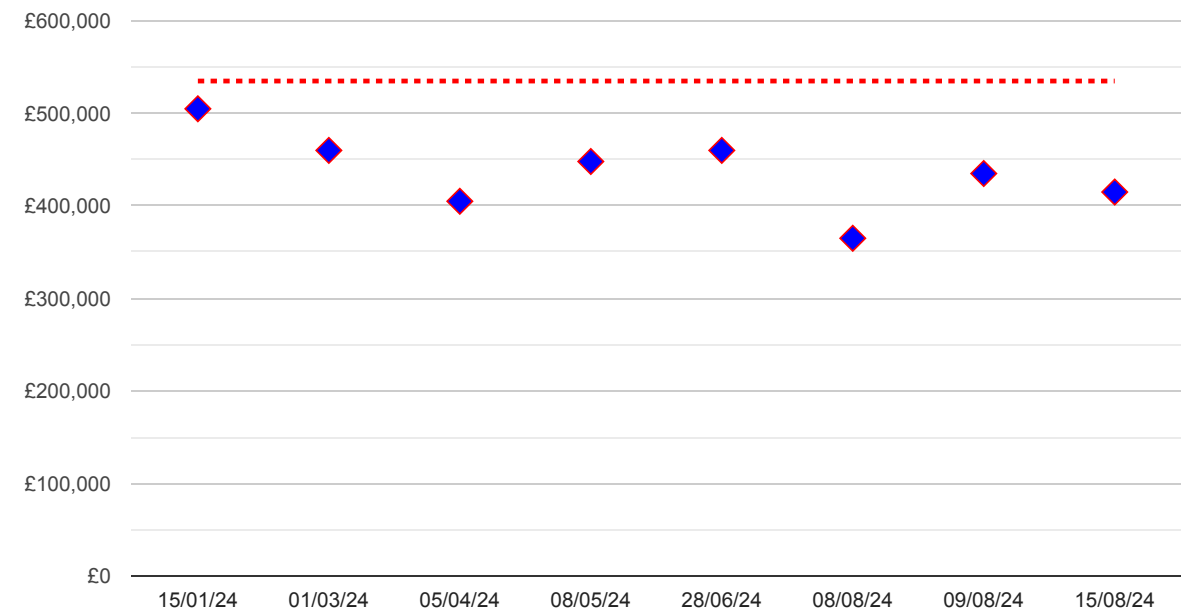
Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

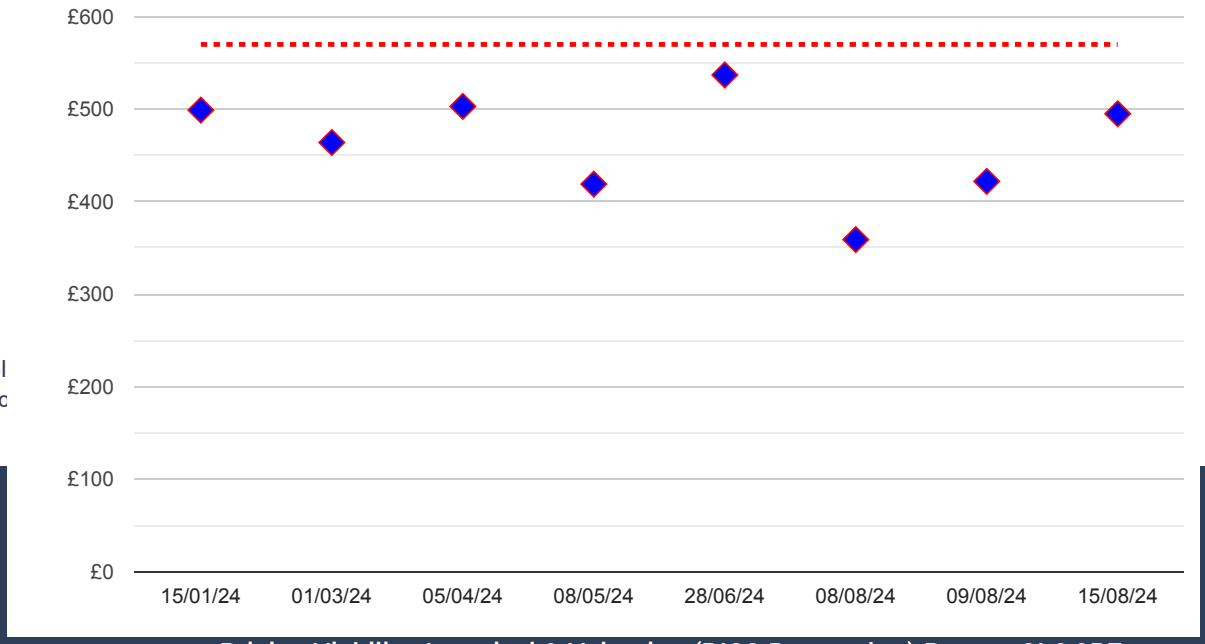
Tranche 7 - Scatter Graph

Resale properties (8) | **New build properties (0)** | **Supportable value (SV) £535000 £570/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



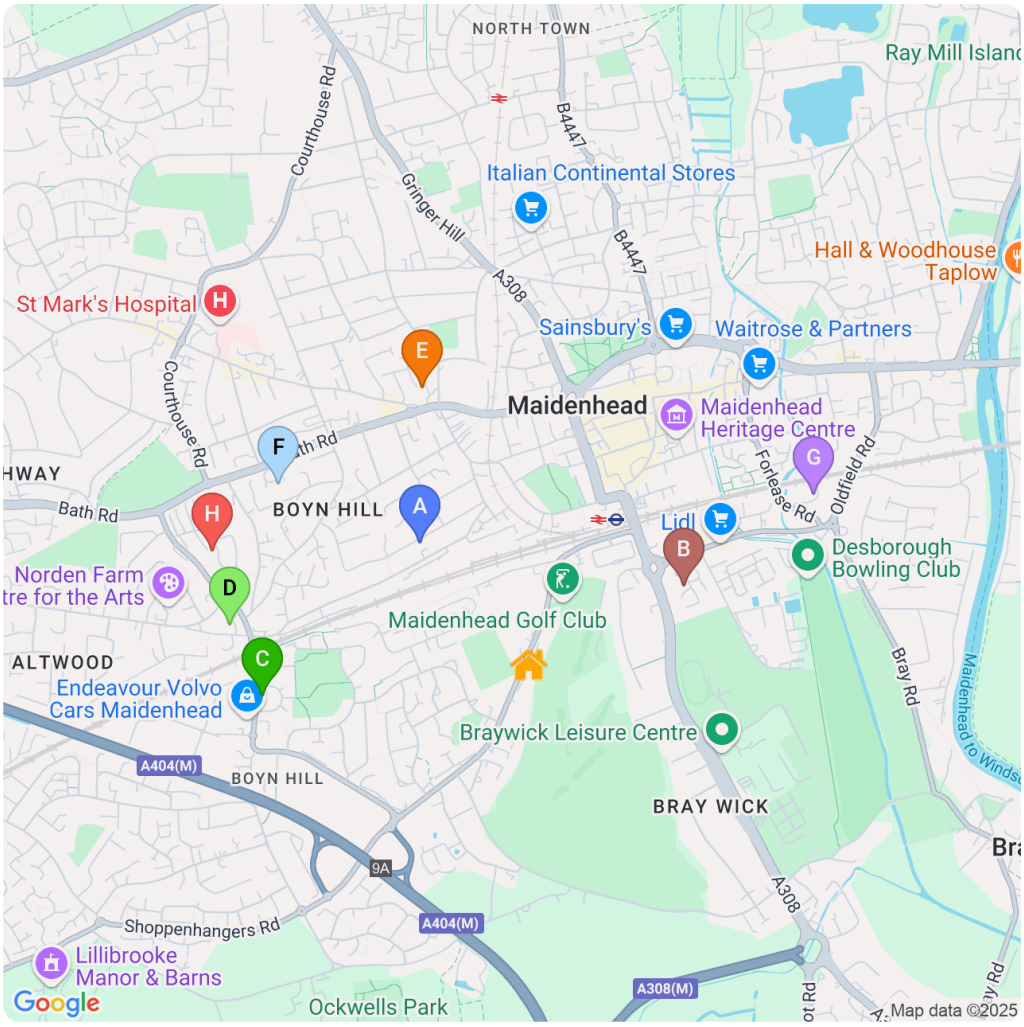
Tranche 7 - Comparables Landscape

Subject Site

Sample

Comparables

- A 57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN £505,000 (662m)
- B 131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD £365,000 (686m)
- C 15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ £405,000 (996m)
- D 9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH £460,000 (1138m)
- E 20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN £460,000 (1173m)
- F 25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN £435,000 (1197m)
- G 5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD £448,000 (1279m)
- H 14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW £415,000 (1283m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 8 - Comparable Evidence

Property Type: Birch - Semi

Floor Area: 939sq.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
	Heywood Court Close, Maidenhead, Berkshire, SL6 3NB							
	Semi Detached with Parking, 3 beds	£500,000	24/10/24	2024	985	507	High	2.70km
	Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Semi Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1235	728	Medium	12.50km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ							
	Semi Detached with Double Garage & Parking, 3 beds	£447,000	21/06/24		1349	331	High	0.54km
	28, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DG							
	Semi Detached, 3 beds	£575,000	15/07/24		1122	512	High	0.69km
	16, Fane Way, Maidenhead, Windsor And Maidenhead, SL6 2TL							
	Semi Detached, 3 beds	£427,500	03/06/24		1067	400	High	0.82km
	20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY							
	Semi Detached with Garage & Parking, 3 beds	£720,000	16/02/24		1595	451	High	1.12km
	21, Badminton Road, Maidenhead, Windsor And Maidenhead, SL6 4QS							
	Semi Detached with Garage, Car Port & Parking, 3 beds	£505,000	22/03/24		1244	405	High	1.56km
	95, Wessex Way, Maidenhead, Windsor And Maidenhead, SL6 3DW							
	Semi Detached with Parking, 3 beds	£600,000	28/05/24		1356	442	High	1.57km

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

Developer Solutions

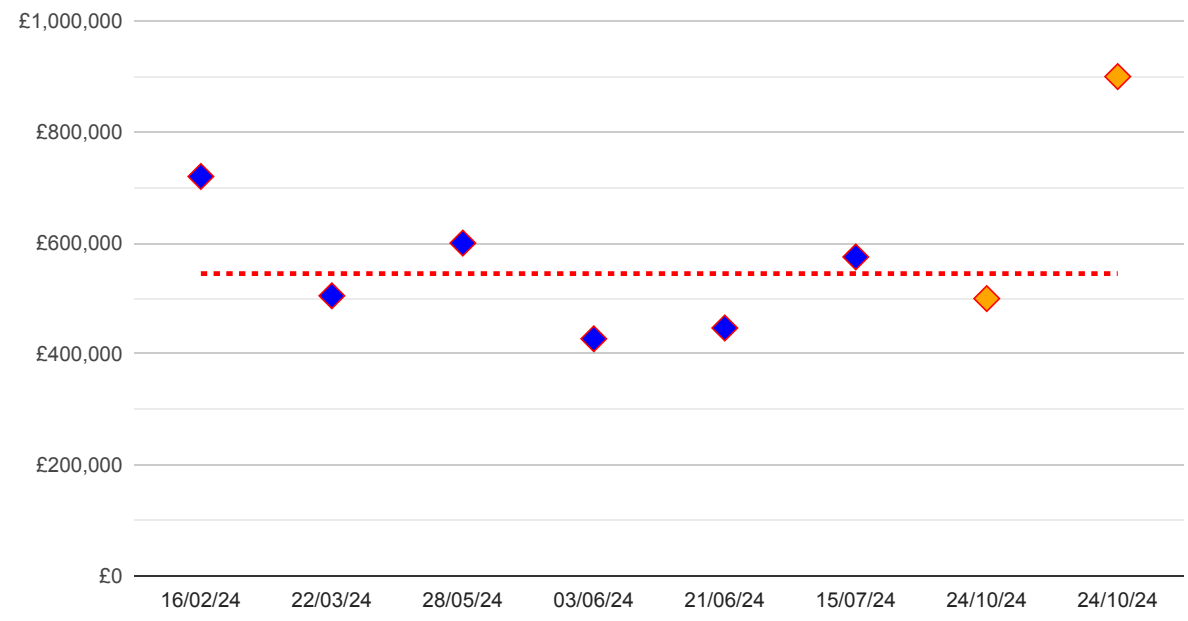
Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

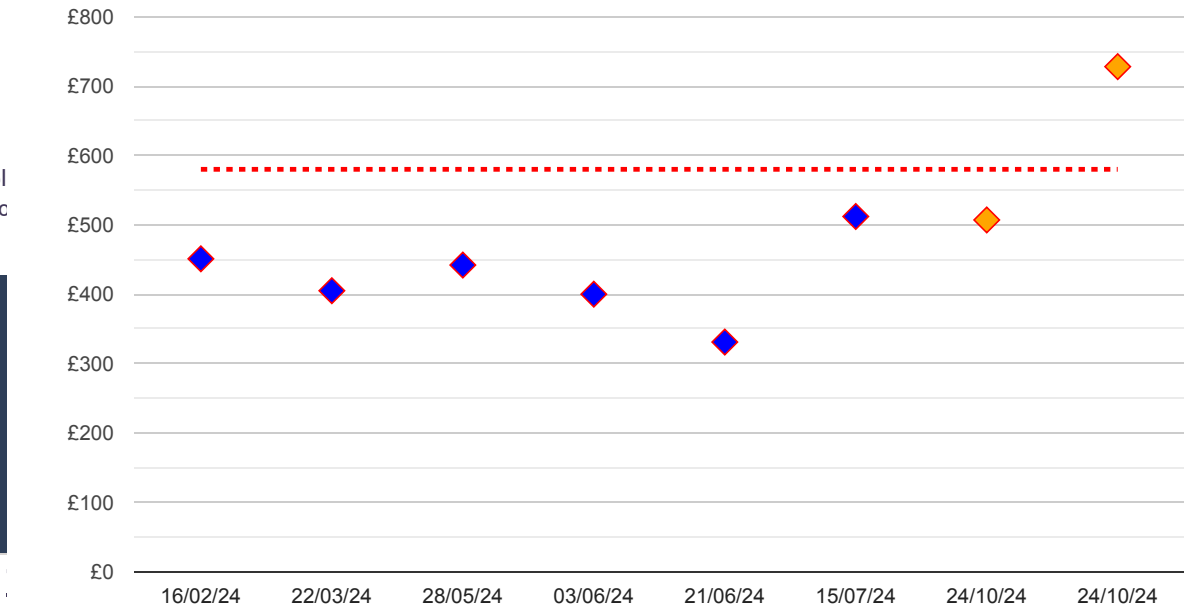
Tranche 8 - Scatter Graph

Resale properties (6) | **New build properties (2)** | **Supportable value (SV) £545000 £580/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Subject Site

Sample

Comparables

A 41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ £447,000 (542m)

B 28, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DG £575,000 (691m)

C 16, Fane Way, Maidenhead, Windsor And Maidenhead, SL6 2TL £427,500 (819m)

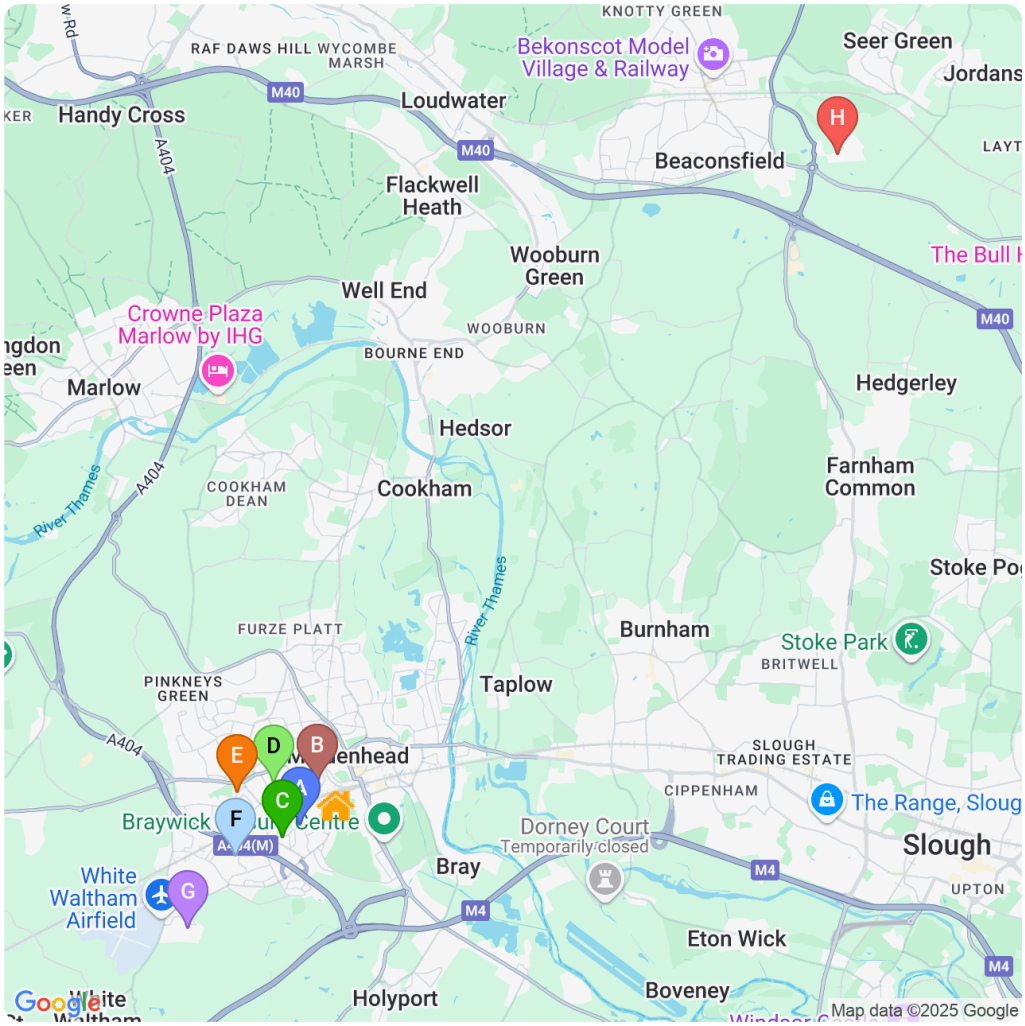
D 20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY £720,000 (1122m)

E 21, Badminton Road, Maidenhead, Windsor And Maidenhead, SL6 4QS £505,000 (1561m)

F 95, Wessex Way, Maidenhead, Windsor And Maidenhead, SL6 3DW £600,000 (1573m)

G Heywood Court Close, Maidenhead, Berkshire, SL6 3NB £500,000 (2704m)

H Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)



Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 9 - Comparable Evidence

Property Type: Birch - Detached

Floor Area: 939sq.ft.

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

17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG Detached, 3 beds £578,500 21/06/24 877sqft £659/sqft 1.54km is 62sqft smaller adds £20k (£598.5k)

Developer Solutions

Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

Tranche 9 - Comparable Evidence

Supportable value £580000 - Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Cippenham Lane, Cippenham, Slough, SL1 5BA							
	Detached with Parking, 3 beds	£549,950	24/10/24	2024	1092	503	Medium	6.72km
	Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1176	765	Medium	12.50km
	Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£950,000	24/10/24	2024	1523	623	Medium	12.50km

Resale comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ							
	Detached with Double Garage & Parking, 3 beds	£943,000	20/03/24		1691	557	High	0.36km
	38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU							
	Detached with Parking, 3 beds	£635,000	19/07/24		1412	449	High	1.31km
	19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ							
	Detached with Parking, 3 beds	£709,500	11/01/24		1296	547	High	1.34km
	17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG							
	Detached, 3 beds	£578,500	21/06/24		877	659	High	1.54km
	19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ							
	Detached, 3 beds	£621,000	28/06/24		1123	552	High	1.57km

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

Developer Solutions

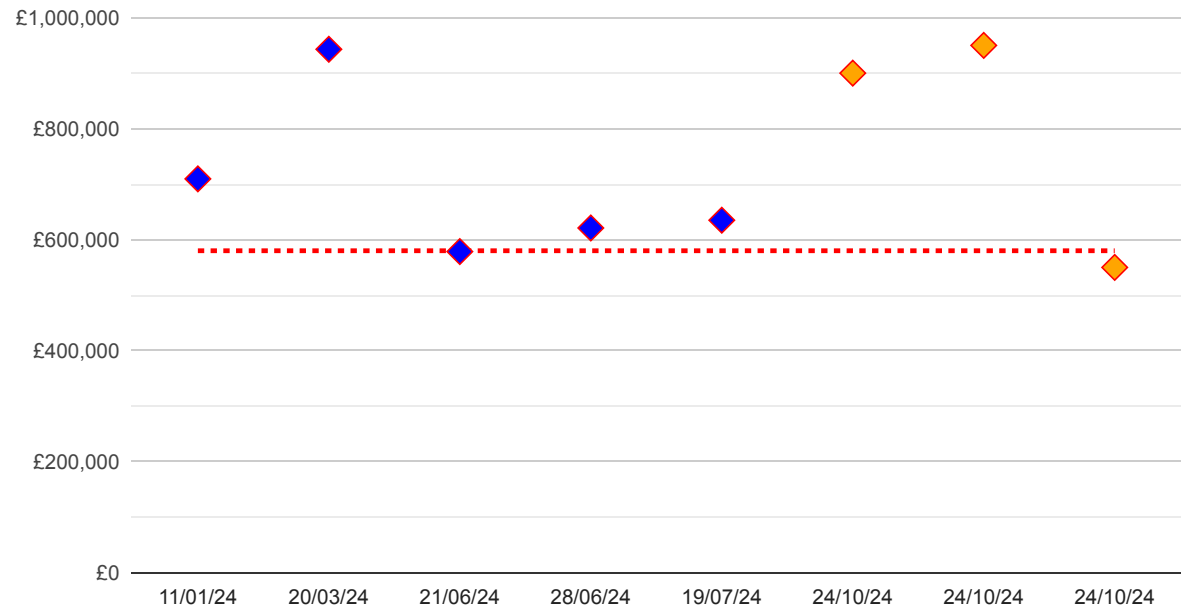
Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) Report, SL6 2PZ

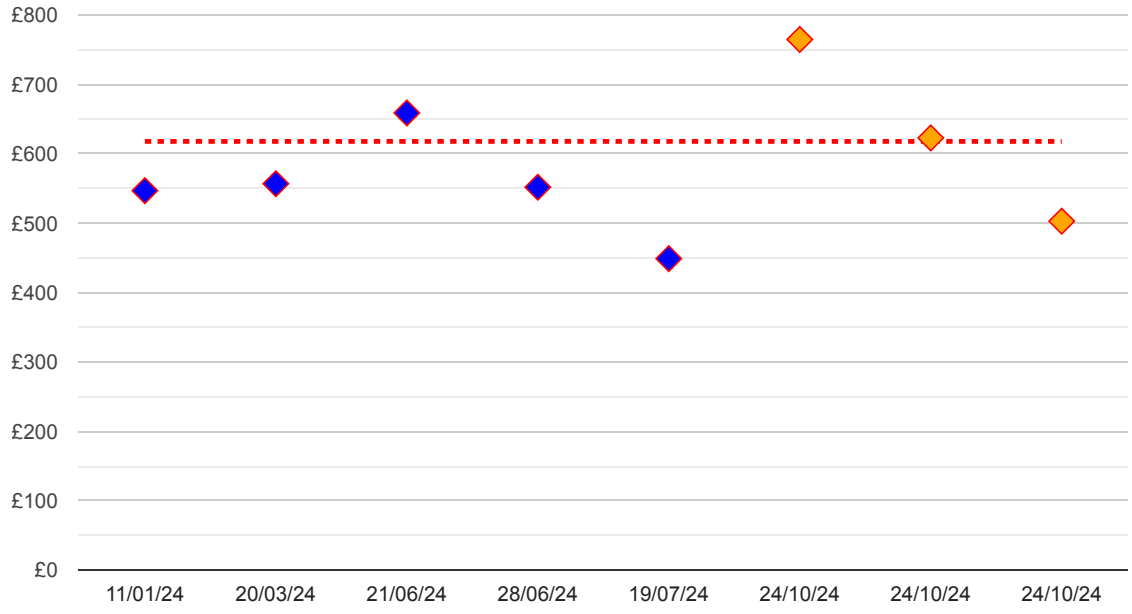
Tranche 9 - Scatter Graph

Resale properties (5) | **New build properties (3)** | **Supportable value (SV) £580000 £618/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 9 - Comparables Landscape

Subject Site

Sample

Comparables

A 26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ £943,000 (363m)

B 38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU £635,000 (1310m)

C 19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £709,500 (1340m)

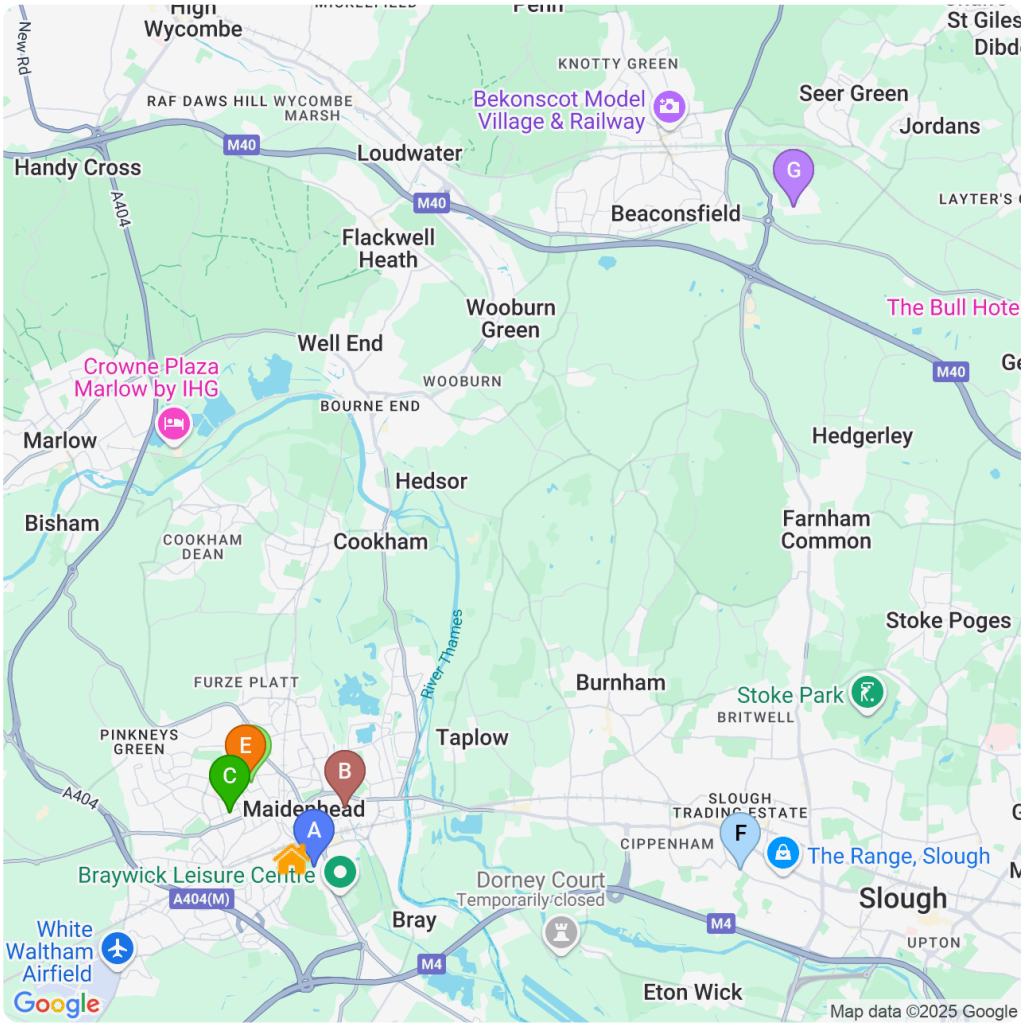
D 17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG £578,500 (1544m)

E 19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ £621,000 (1572m)

F Cippenham Lane, Cippenham, Slough, SL1 5BA £549,950 (6724m)

G Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)

H Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £950,000 (12502m)



Tranche 10 - Comparable Evidence

Property Type: Chestnut - End Terrace / Semi

Floor Area: 1001sq.ft. | Supportable value £570000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Heywood Court Close, Maidenhead, Berkshire, SL6 3NB							
	Semi Detached with Parking, 3 beds	£500,000	24/10/24	2024	985	507	High	2.70km
	Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Semi Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1235	728	Medium	12.50km

Resale comparables

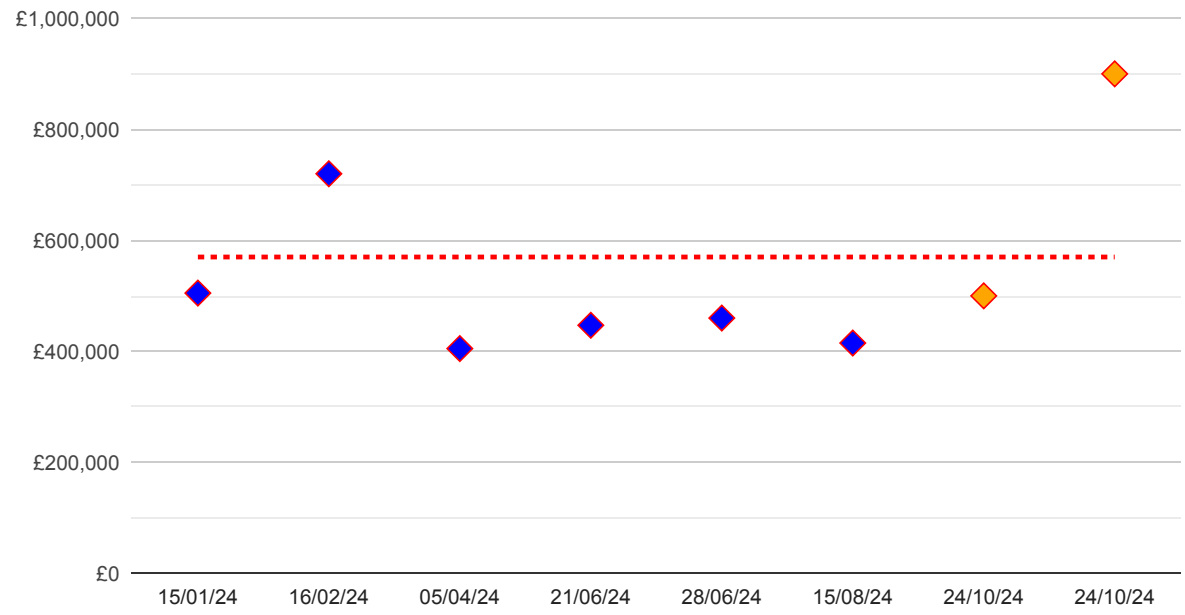
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ							
	Semi Detached with Double Garage & Parking, 3 beds	£447,000	21/06/24		1349	331	High	0.54km
	57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN							
	End Terrace, 3 beds	£505,000	15/01/24		1011	499	High	0.66km
	15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ							
	End Terrace, 3 beds	£405,000	05/04/24		805	503	High	1.00km
	20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY							
	Semi Detached with Garage & Parking, 3 beds	£720,000	16/02/24		1595	451	High	1.12km
	9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH							
	End Terrace, 3 beds	£460,000	28/06/24		856	537	High	1.14km
	14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW							
	End Terrace, 3 beds	£415,000	15/08/24		838	495	High	1.28km

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

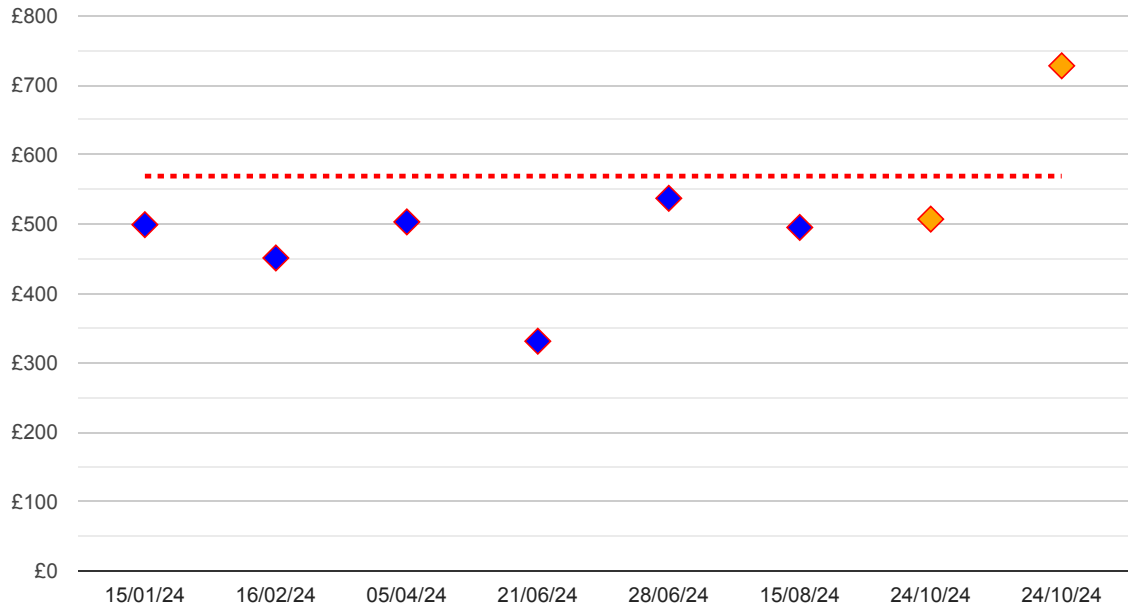
Tranche 10 - Scatter Graph

Resale properties (6) | **New build properties (2)** | **Supportable value (SV) £570000 £569/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 10 - Comparables Landscape

Subject Site

Sample

Comparables

A 41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ £447,000 (542m)

B 57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN £505,000 (662m)

C 15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ £405,000 (996m)

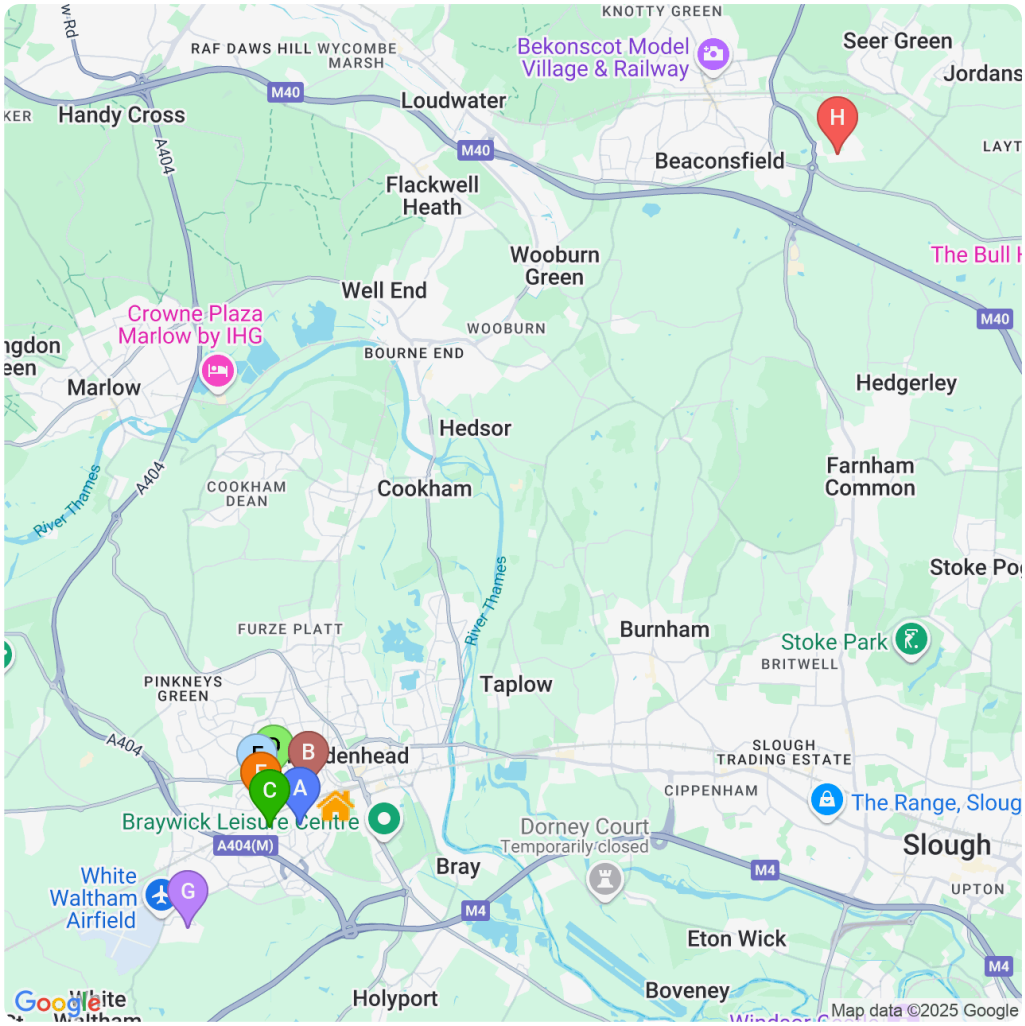
D 20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY £720,000 (1122m)

E 9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH £460,000 (1138m)

F 14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW £415,000 (1283m)

G Heywood Court Close, Maidenhead, Berkshire, SL6 3NB £500,000 (2704m)

H Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)



Tranche 11 - Comparable Evidence

Property Type: Cedar - Terrace

Floor Area: 1001sq.ft. | Supportable value £560000 | Price expectation

New build comparables

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

Resale comparables

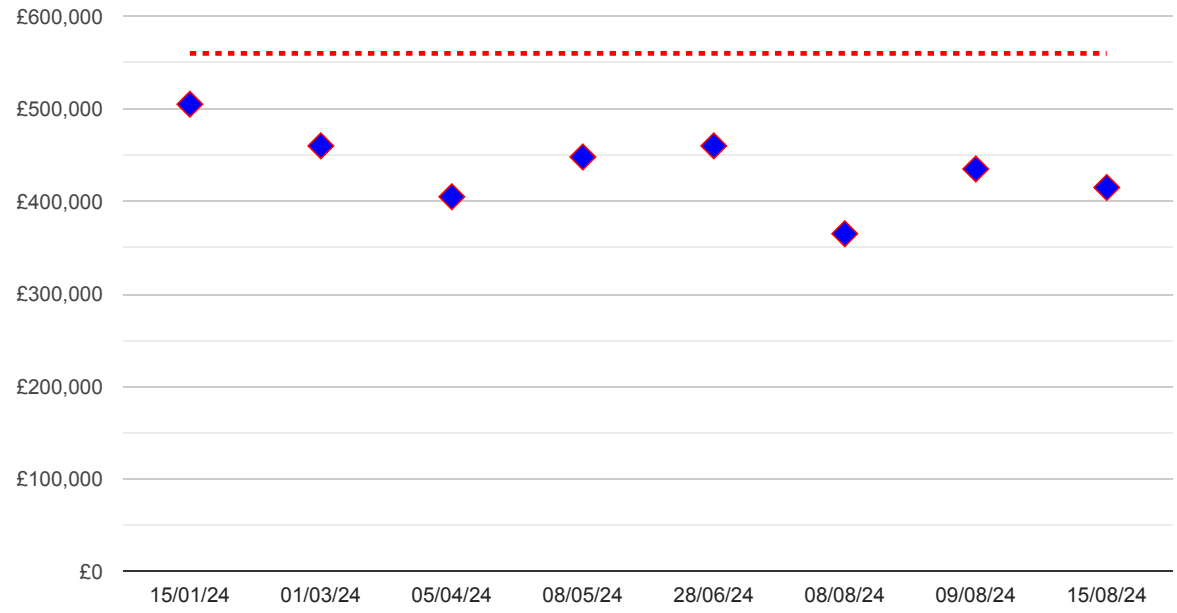
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN							
	End Terrace, 3 beds	£505,000	15/01/24		1011	499	High	0.66km
	131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD							
	Mid Terrace, 3 beds	£365,000	08/08/24		1014	359	High	0.69km
	15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ							
	End Terrace, 3 beds	£405,000	05/04/24		805	503	High	1.00km
	9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH							
	End Terrace, 3 beds	£460,000	28/06/24		856	537	High	1.14km
	20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN							
	Mid Terrace, 3 beds	£460,000	01/03/24		990	464	High	1.17km
	25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN							
	Mid Terrace, 3 beds	£435,000	09/08/24		1029	422	High	1.20km
	5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD							
	Mid Terrace with Integral Garage & Parking, 3 beds	£448,000	08/05/24		1068	419	High	1.28km
	14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW							
	End Terrace, 3 beds	£415,000	15/08/24		838	495	High	1.28km

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

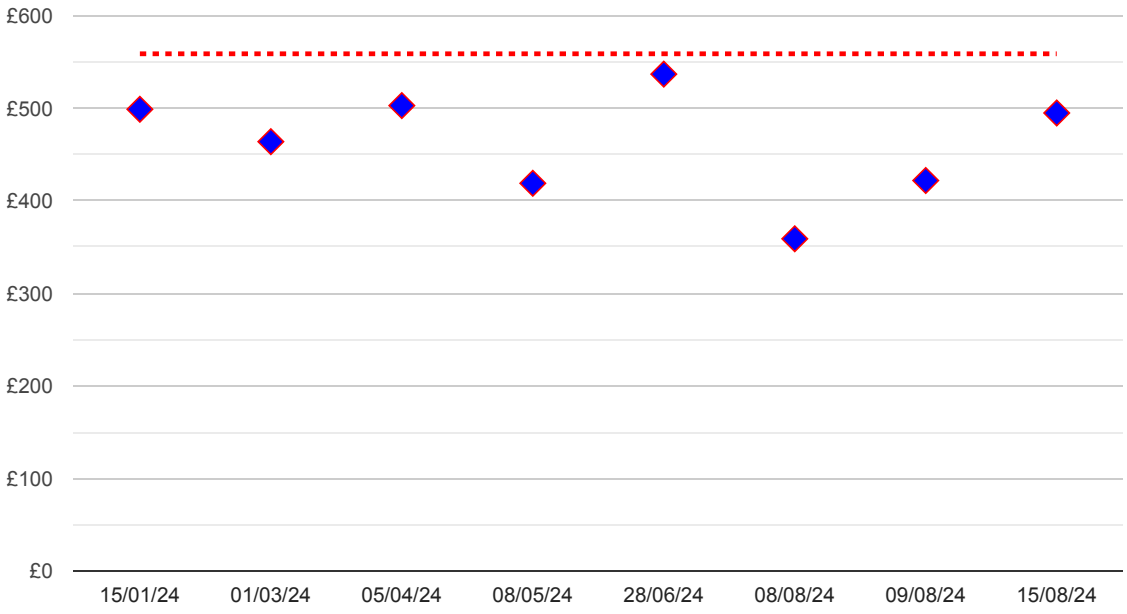
Tranche 11 - Scatter Graph

Resale properties (8) | **New build properties (0)** | **Supportable value (SV) £560000 £559/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 11 - Comparables Landscape

Subject Site

Sample

Comparables

A 57, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DN £505,000 (662m)

B 131, Greenfields, Maidenhead, Windsor And Maidenhead, SL6 1BD £365,000 (686m)

C 15, Norden Road, Maidenhead, Windsor And Maidenhead, SL6 4AZ £405,000 (996m)

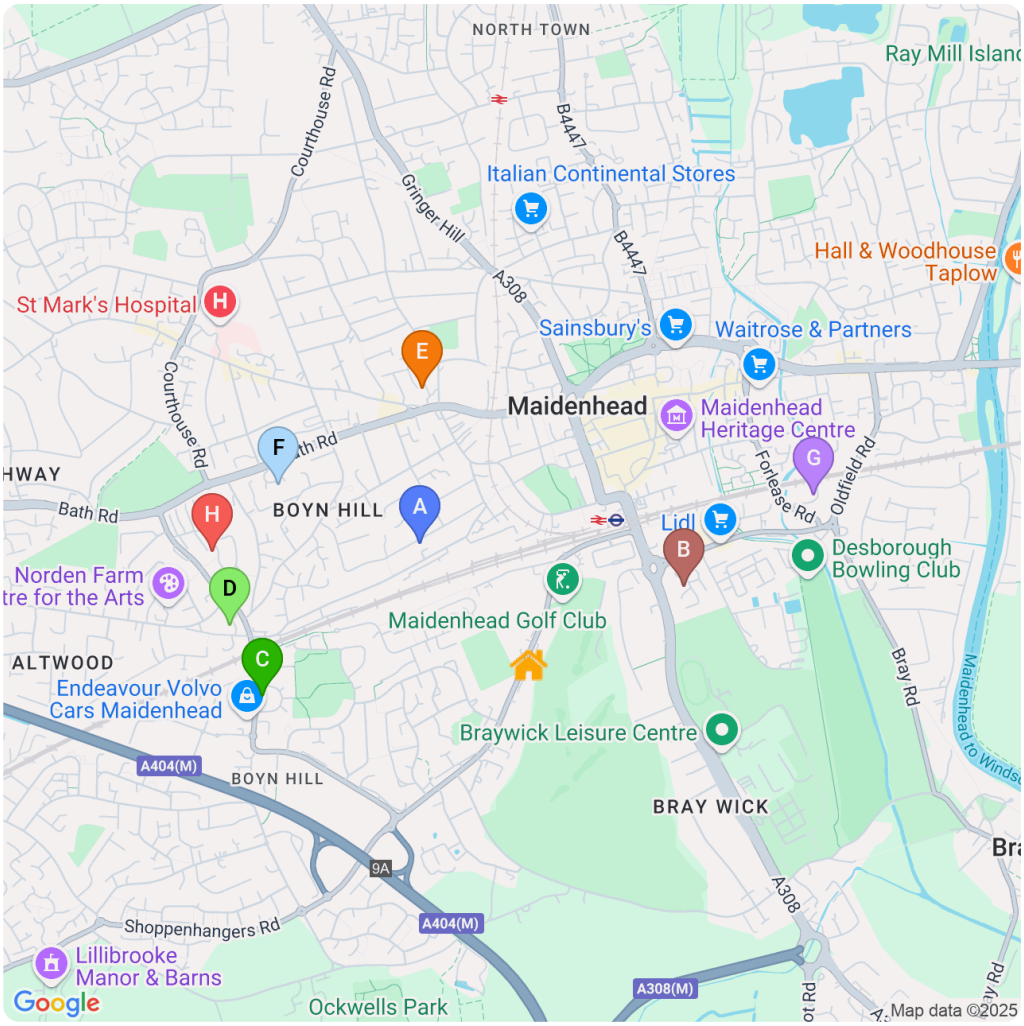
D 9, Maple Close, Maidenhead, Windsor And Maidenhead, SL6 4QH £460,000 (1138m)

E 20, Lynton Green, Maidenhead, Windsor And Maidenhead, SL6 6AN £460,000 (1173m)

F 25, Fairacre, Maidenhead, Windsor And Maidenhead, SL6 4AN £435,000 (1197m)

G 5, Forlease Drive, Maidenhead, Windsor And Maidenhead, SL6 1UD £448,000 (1279m)

H 14, Wentworth Crescent, Maidenhead, Windsor And Maidenhead, SL6 4RW £415,000 (1283m)



Tranche 12 - Comparable Evidence

Property Type: Cedar - Semi

Floor Area: 1001sq.ft. | Supportable value £570000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Heywood Court Close, Maidenhead, Berkshire, SL6 3NB							
	Semi Detached with Parking, 3 beds	£500,000	24/10/24	2024	985	507	High	2.70km
	Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Semi Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1235	728	Medium	12.50km

Resale comparables

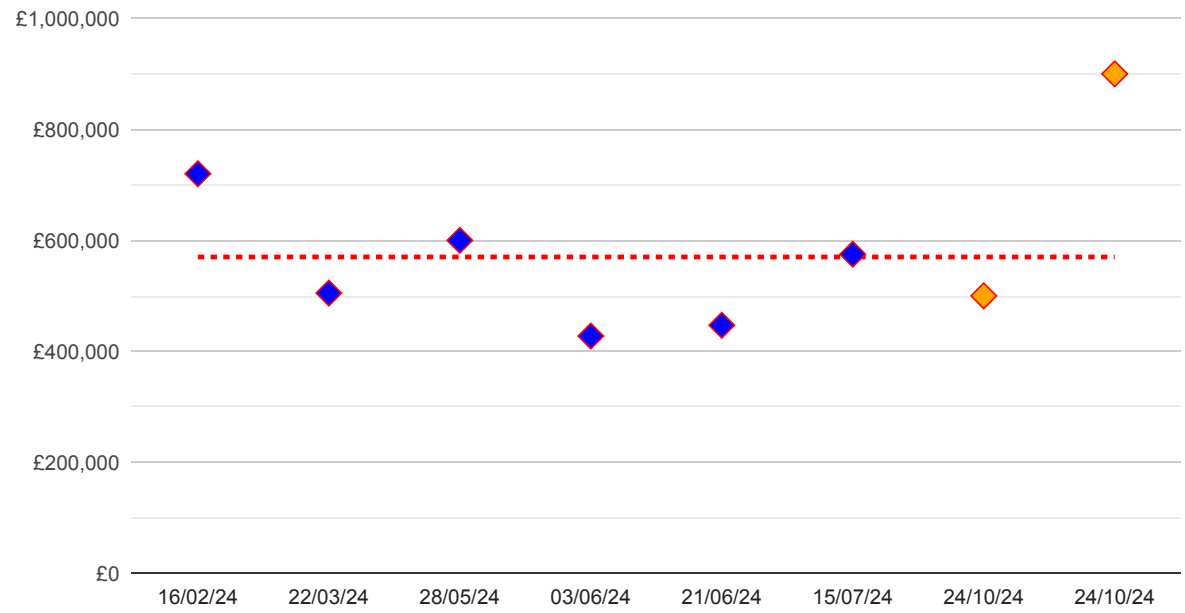
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ							
	Semi Detached with Double Garage & Parking, 3 beds	£447,000	21/06/24		1349	331	High	0.54km
	28, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DG							
	Semi Detached, 3 beds	£575,000	15/07/24		1122	512	High	0.69km
	16, Fane Way, Maidenhead, Windsor And Maidenhead, SL6 2TL							
	Semi Detached, 3 beds	£427,500	03/06/24		1067	400	High	0.82km
	20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY							
	Semi Detached with Garage & Parking, 3 beds	£720,000	16/02/24		1595	451	High	1.12km
	21, Badminton Road, Maidenhead, Windsor And Maidenhead, SL6 4QS							
	Semi Detached with Garage, Car Port & Parking, 3 beds	£505,000	22/03/24		1244	405	High	1.56km
	95, Wessex Way, Maidenhead, Windsor And Maidenhead, SL6 3DW							
	Semi Detached with Parking, 3 beds	£600,000	28/05/24		1356	442	High	1.57km

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

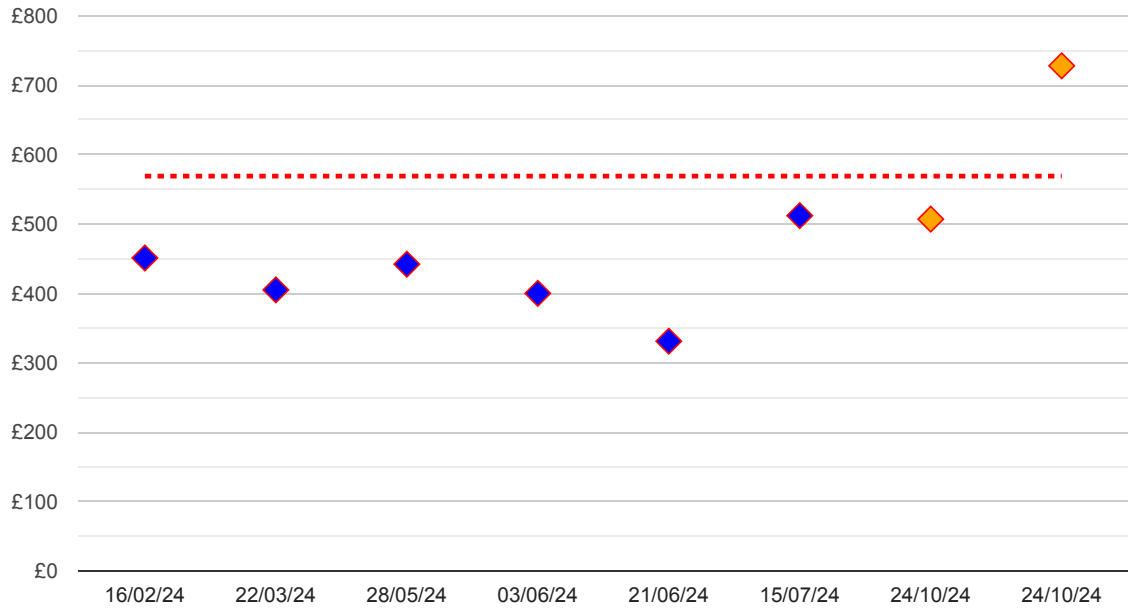
Tranche 12 - Scatter Graph

Resale properties (6) | **New build properties (2)** | **Supportable value (SV) £570000 £569/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 12 - Comparables Landscape

Subject Site

Sample

Comparables

A 41, Larchfield Road, Maidenhead, Windsor And Maidenhead, SL6 2RZ £447,000 (542m)

B 28, Clare Road, Maidenhead, Windsor And Maidenhead, SL6 4DG £575,000 (691m)

C 16, Fane Way, Maidenhead, Windsor And Maidenhead, SL6 2TL £427,500 (819m)

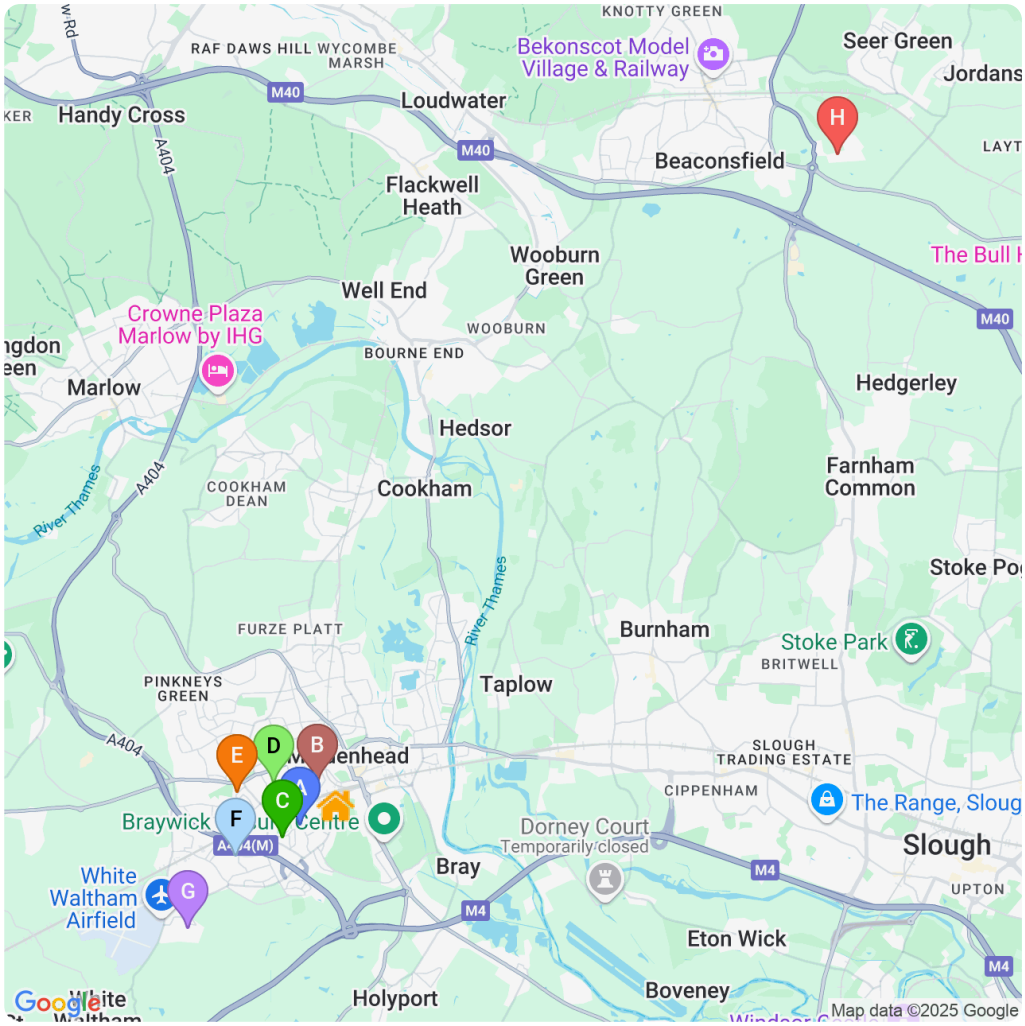
D 20, Rutland Road, Maidenhead, Windsor And Maidenhead, SL6 4HY £720,000 (1122m)

E 21, Badminton Road, Maidenhead, Windsor And Maidenhead, SL6 4QS £505,000 (1561m)

F 95, Wessex Way, Maidenhead, Windsor And Maidenhead, SL6 3DW £600,000 (1573m)

G Heywood Court Close, Maidenhead, Berkshire, SL6 3NB £500,000 (2704m)

H Bewley Homes - Plot 112 The Kew at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)



Tranche 13 - Comparable Evidence

Property Type: Cedar - Detached

Floor Area: 1001sq.ft. | Supportable value £600000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Cippenham Lane, Cippenham, Slough, SL1 5BA							
	Detached with Parking, 3 beds	£549,950	24/10/24	2024	1092	503	Medium	6.72km
	Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1176	765	Medium	12.50km
	Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£950,000	24/10/24	2024	1523	623	Medium	12.50km

Resale comparables

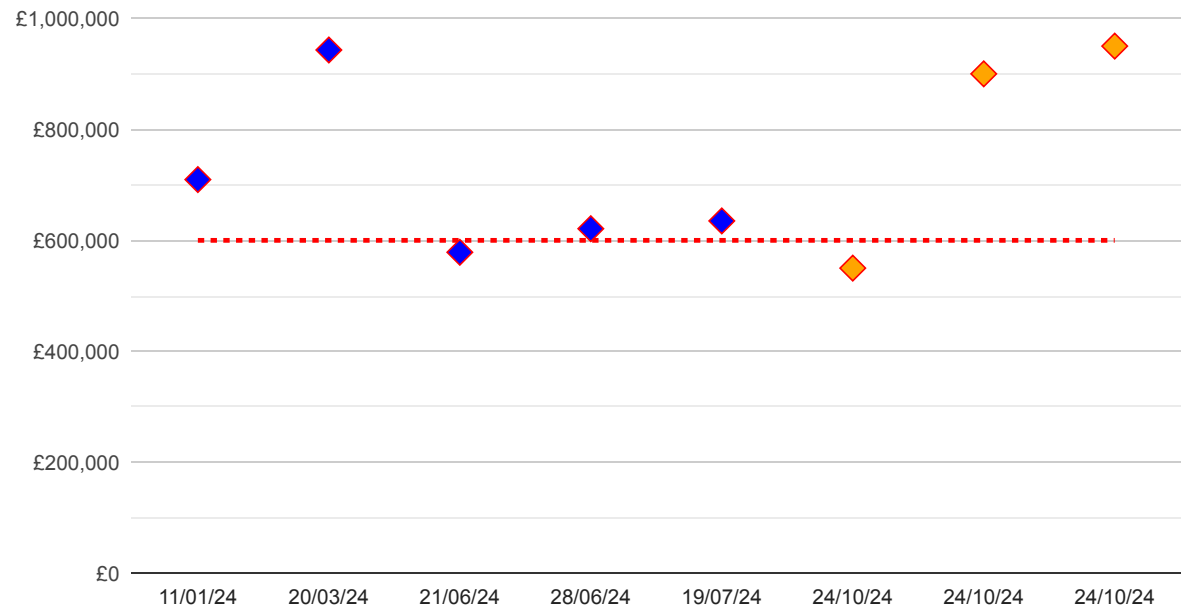
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ							
	Detached with Double Garage & Parking, 3 beds	£943,000	20/03/24		1691	557	High	0.36km
	38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU							
	Detached with Parking, 3 beds	£635,000	19/07/24		1412	449	High	1.31km
	19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ							
	Detached with Parking, 3 beds	£709,500	11/01/24		1296	547	High	1.34km
	17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG							
	Detached, 3 beds	£578,500	21/06/24		877	659	High	1.54km
	19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ							
	Detached, 3 beds	£621,000	28/06/24		1123	552	High	1.57km

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

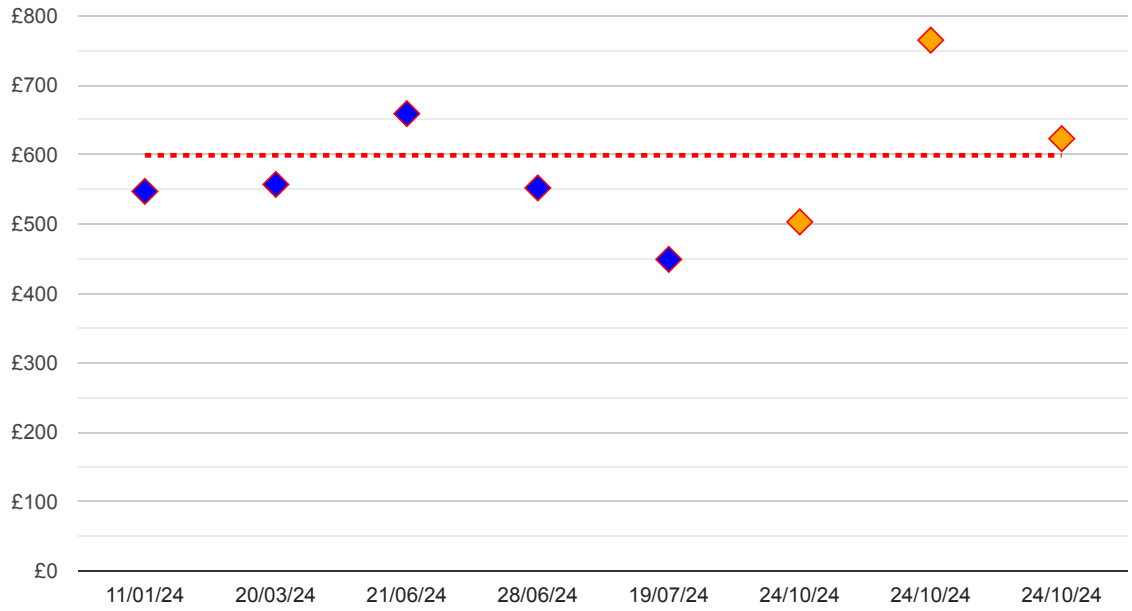
Tranche 13 - Scatter Graph

Resale properties (5) | **New build properties (3)** | **Supportable value (SV) £600000 £599/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 13 - Comparables Landscape

Subject Site

Sample

Comparables

A 26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ £943,000 (363m)

B 38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU £635,000 (1310m)

C 19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £709,500 (1340m)

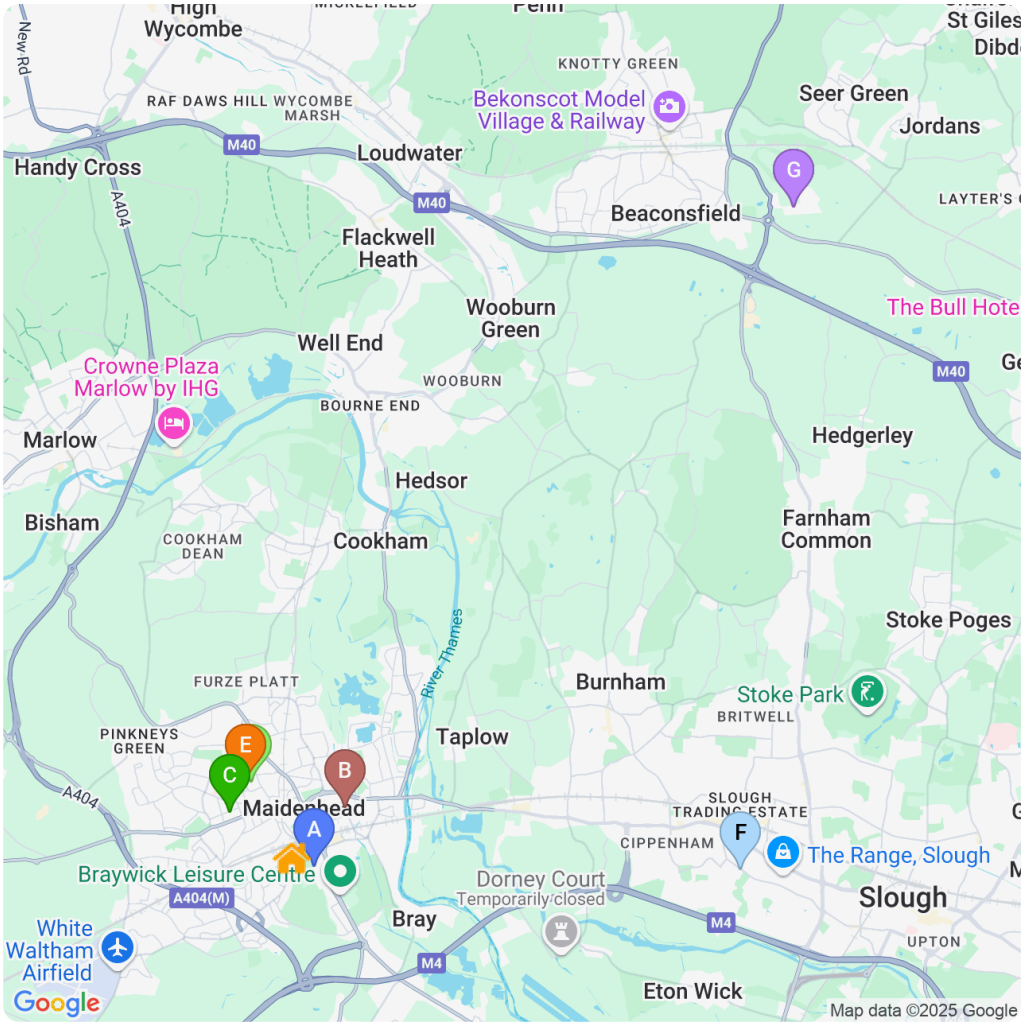
D 17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG £578,500 (1544m)

E 19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ £621,000 (1572m)

F Cippenham Lane, Cippenham, Slough, SL1 5BA £549,950 (6724m)

G Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)

H Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £950,000 (12502m)



Tranche 14 - Comparable Evidence

Property Type: Fir - Detached

Floor Area: 1089sq.ft. | Supportable value £630000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Cippenham Lane, Cippenham, Slough, SL1 5BA							
	Detached with Parking, 3 beds	£549,950	24/10/24	2024	1092	503	Medium	6.72km
	Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£900,000	24/10/24	2024	1176	765	Medium	12.50km
	Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 3 beds	£950,000	24/10/24	2024	1523	623	Medium	12.50km

Resale comparables

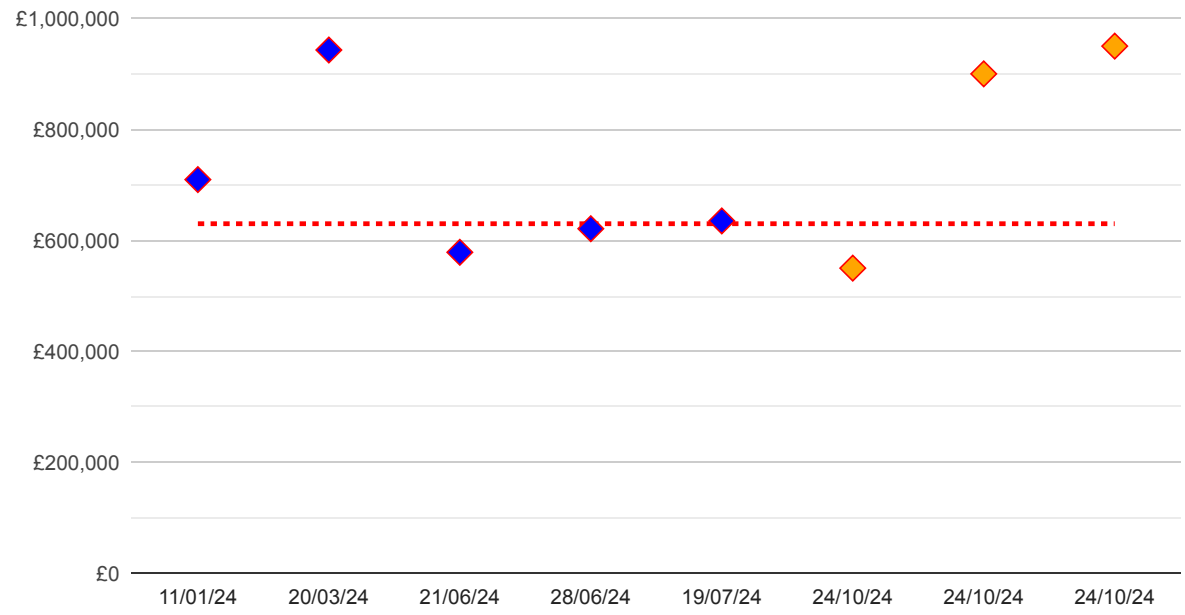
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ							
	Detached with Double Garage & Parking, 3 beds	£943,000	20/03/24		1691	557	High	0.36km
	38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU							
	Detached with Parking, 3 beds	£635,000	19/07/24		1412	449	High	1.31km
	19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ							
	Detached with Parking, 3 beds	£709,500	11/01/24		1296	547	High	1.34km
	17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG							
	Detached, 3 beds	£578,500	21/06/24		877	659	High	1.54km
	19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ							
	Detached, 3 beds	£621,000	28/06/24		1123	552	High	1.57km

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

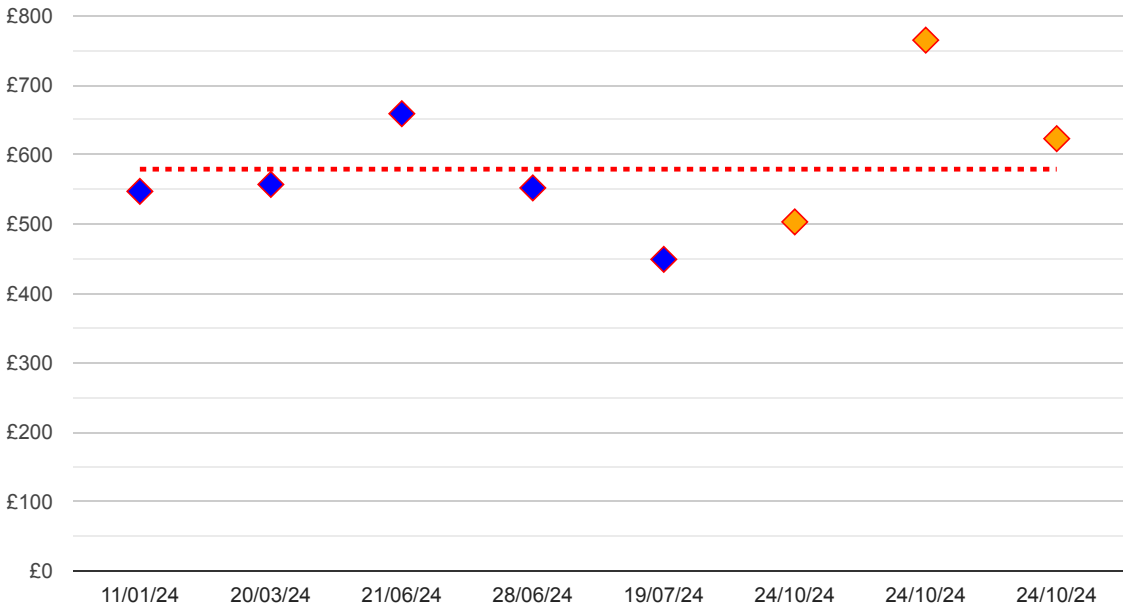
Tranche 14 - Scatter Graph

Resale properties (5) | **New build properties (3)** | **Supportable value (SV) £630000 £579/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 14 - Comparables Landscape

Subject Site

Sample

Comparables

A 26, Rushington Avenue, Maidenhead, Windsor And Maidenhead, SL6 1BZ £943,000 (363m)

B 38, Forlease Road, Maidenhead, Windsor And Maidenhead, SL6 1RU £635,000 (1310m)

C 19, Penyston Road, Maidenhead, Windsor And Maidenhead, SL6 6EJ £709,500 (1340m)

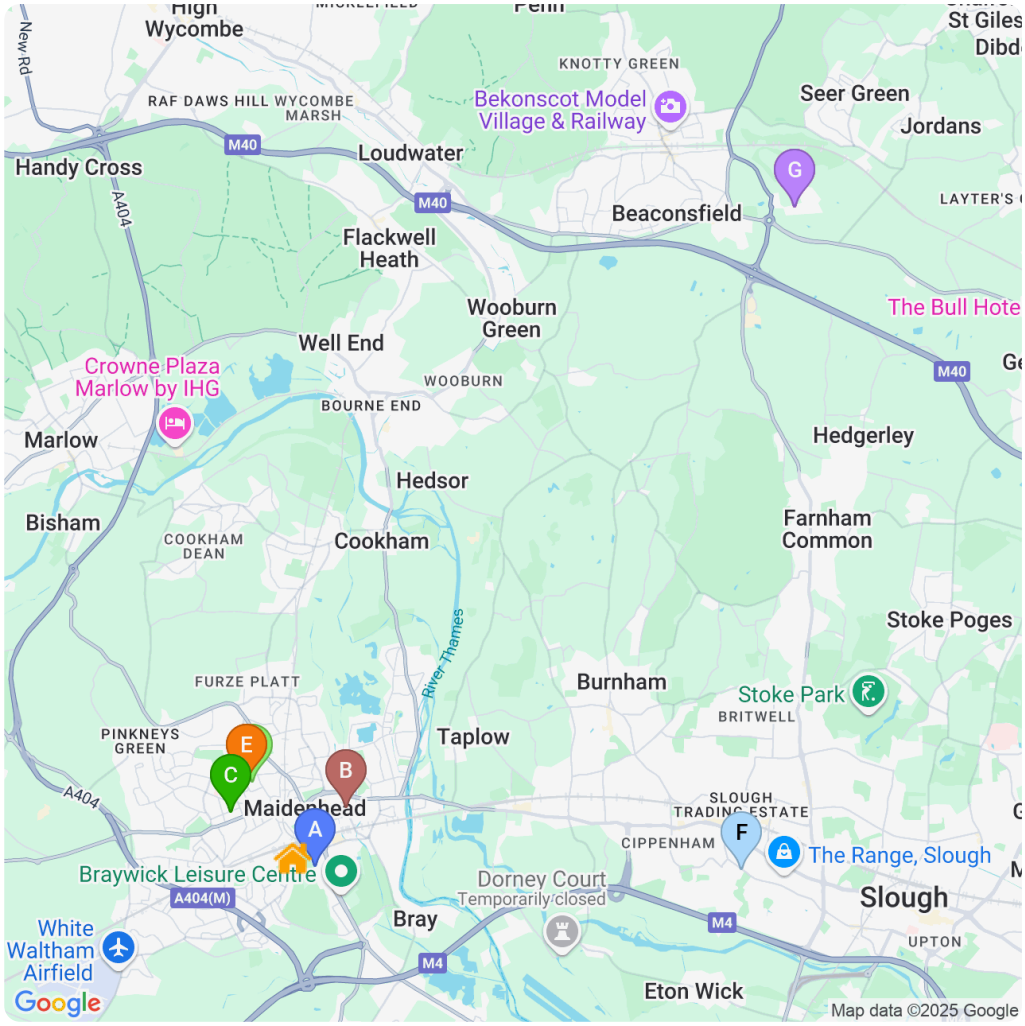
D 17, Alexandra Road, Maidenhead, Windsor And Maidenhead, SL6 6BG £578,500 (1544m)

E 19, Belmont Vale, Maidenhead, Windsor And Maidenhead, SL6 6BQ £621,000 (1572m)

F Cippenham Lane, Cippenham, Slough, SL1 5BA £549,950 (6724m)

G Bewley Homes - Plot 15 The Compton at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £900,000 (12502m)

H Bewley Homes - Plot 124 The Westminster at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £950,000 (12502m)



Tranche 15 - Comparable Evidence

Property Type: 3B NN - Town-House (2.5 / 3 Storey)

Floor Area: 1100sq.ft. | Supportable value £610000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN							
	Townhouse (2.5 Storey) with Parking, 3 beds	£1,250,000	24/10/24	2024	1662	752	Medium	2.75km
	Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP							
	Townhouse (2.5 Storey) with Parking, 3 beds	£500,000	24/10/24	2024	1049	476	High	4.43km

Resale comparables

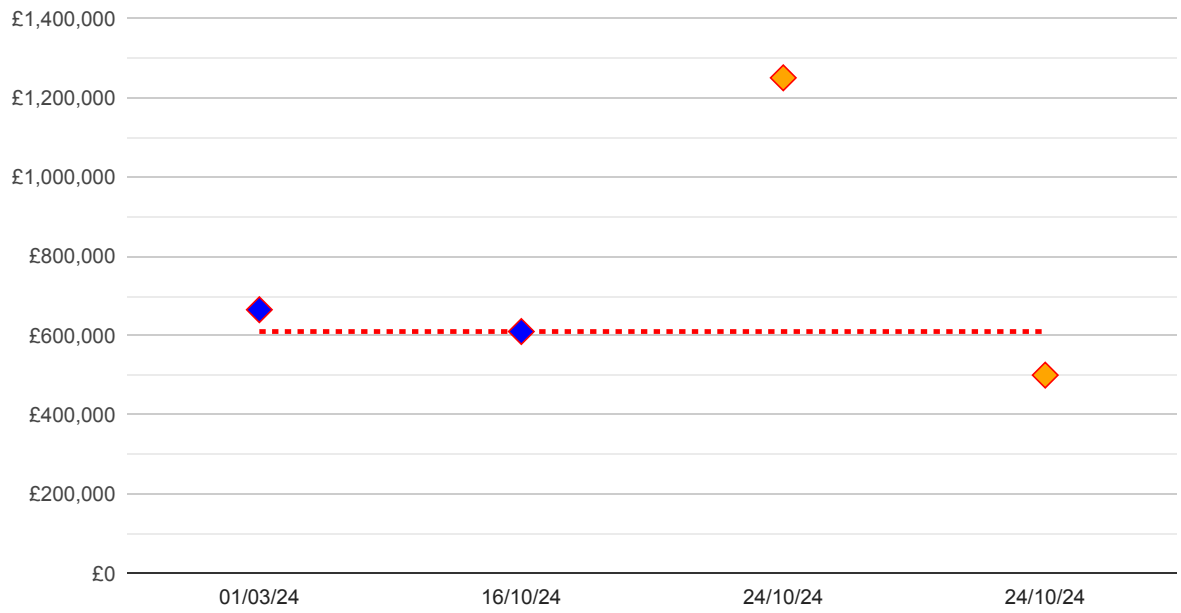
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	St. Marks Road, Maidenhead, S:6 6DL							
	Townhouse (2.5 Storey) with Parking, 3 beds	£610,000	16/10/24		1464	416	High	
	1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH							
	Townhouse (2.5 Storey) with Single Garage & Parking, 3 beds	£665,000	01/03/24		1588	418	High	1.33km

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

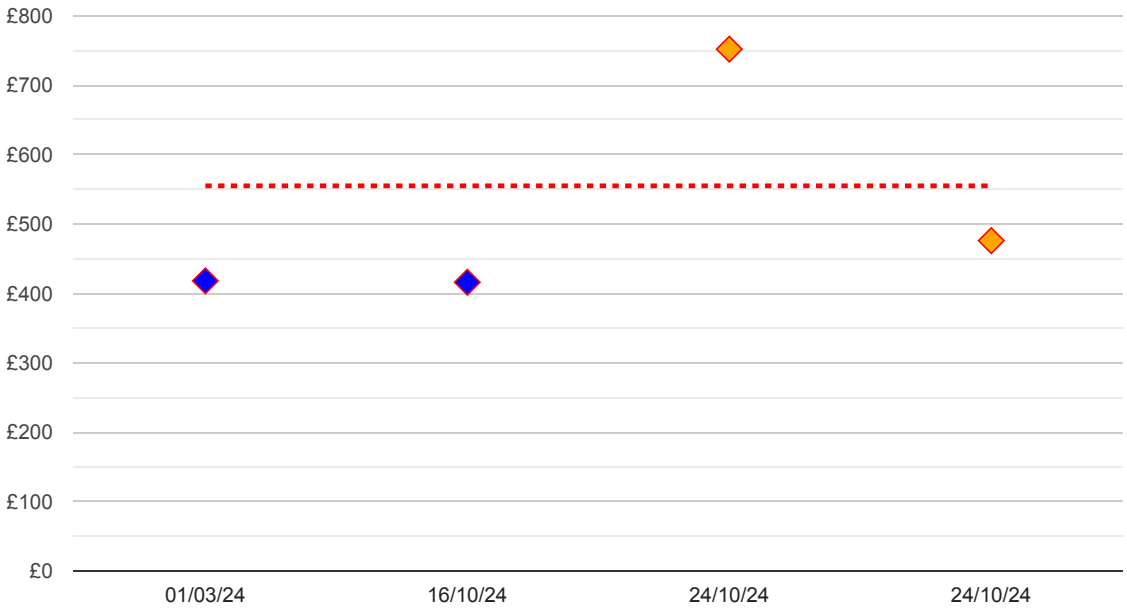
Tranche 15 - Scatter Graph

Resale properties (2) | **New build properties (2)** | **Supportable value (SV) £610000 £555/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 15 - Comparables Landscape

Subject Site

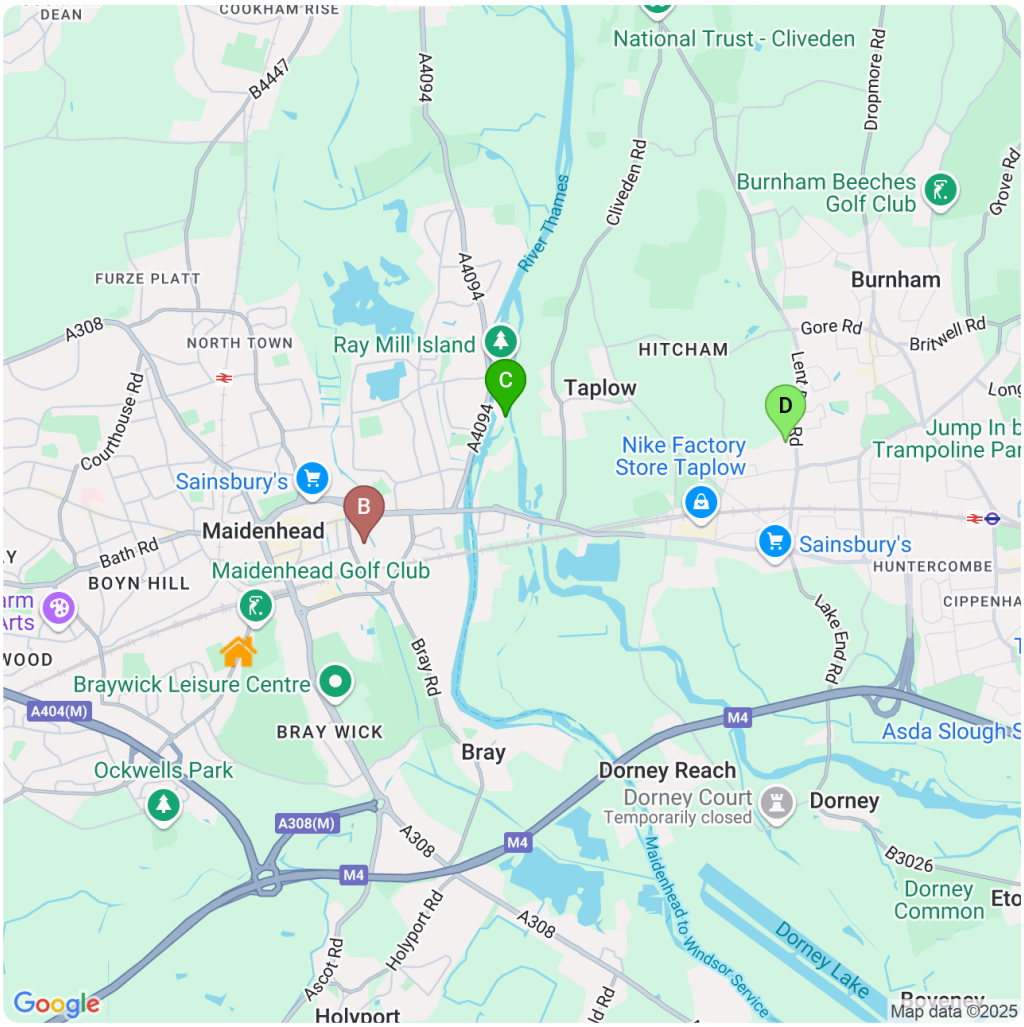
Sample

Comparables

B 1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH £665,000 (1332m)

C Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN £1,250,000 (2747m)

D Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP £500,000 (4431m)



Tranche 16 - Comparable Evidence

Property Type: Foxglove - Terrace (2.5 Storey)

Floor Area: 1132sq.ft. | Supportable value £620000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN							
	Townhouse (2.5 Storey) with Parking, 3 beds	£1,250,000	24/10/24	2024	1662	752	Medium	2.75km
	Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP							
	Townhouse (2.5 Storey) with Parking, 3 beds	£500,000	24/10/24	2024	1049	476	High	4.43km

Resale comparables

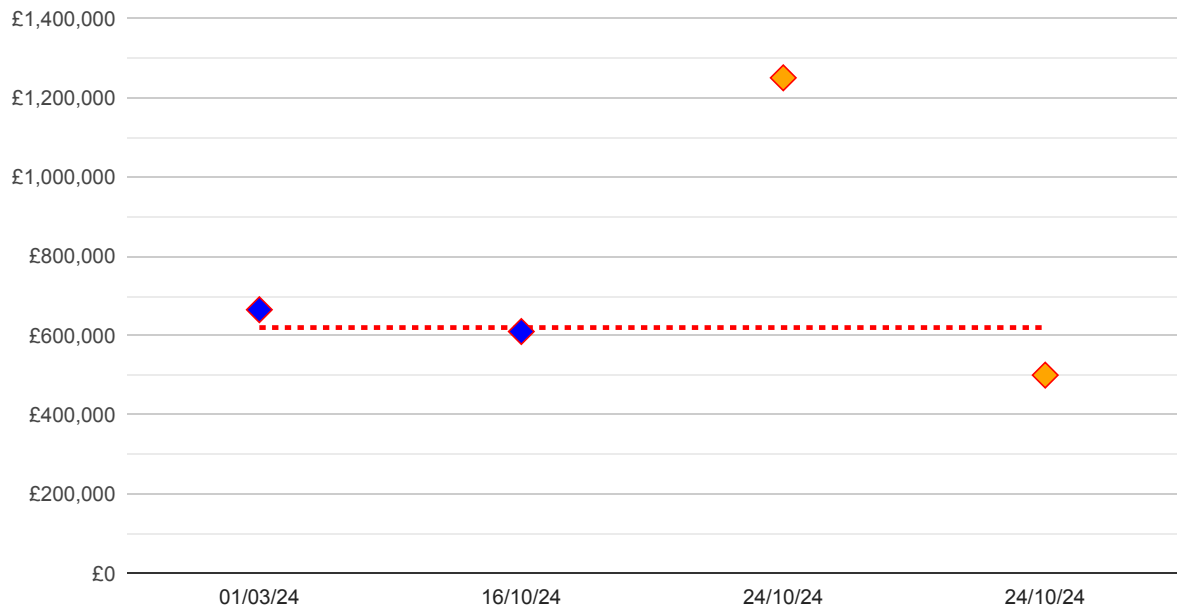
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	St. Marks Road, Maidenhead, S:6 6DL							
	Townhouse (2.5 Storey) with Parking, 3 beds	£610,000	16/10/24		1464	416	High	
	1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH							
	Townhouse (2.5 Storey) with Single Garage & Parking, 3 beds	£665,000	01/03/24		1588	418	High	1.33km

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

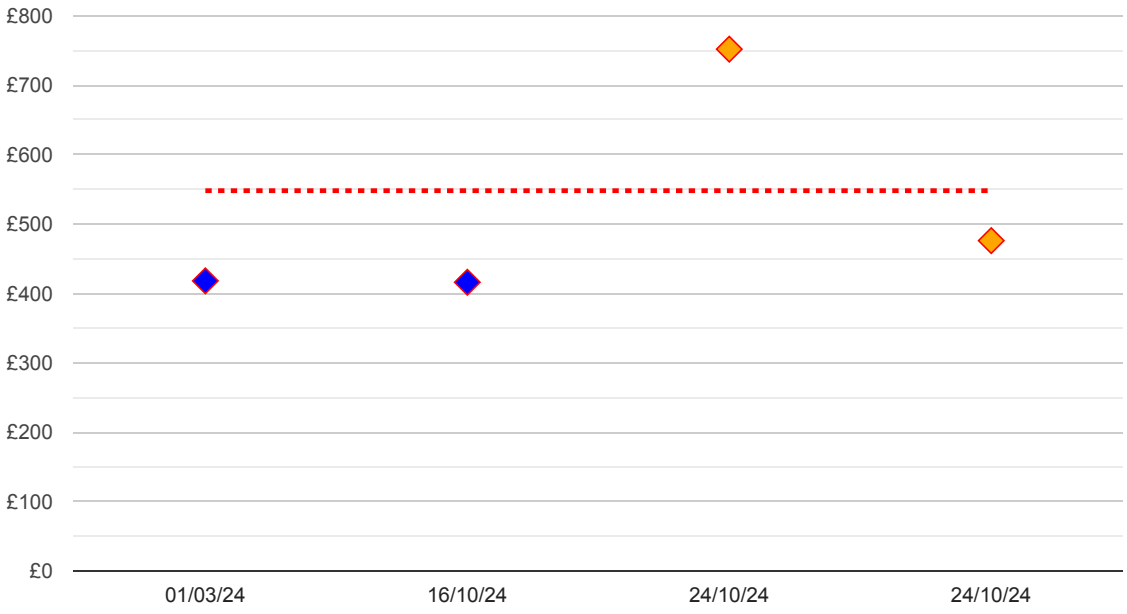
Tranche 16 - Scatter Graph

Resale properties (2) | **New build properties (2)** | **Supportable value (SV) £620000 £548/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 16 - Comparables Landscape

Subject Site

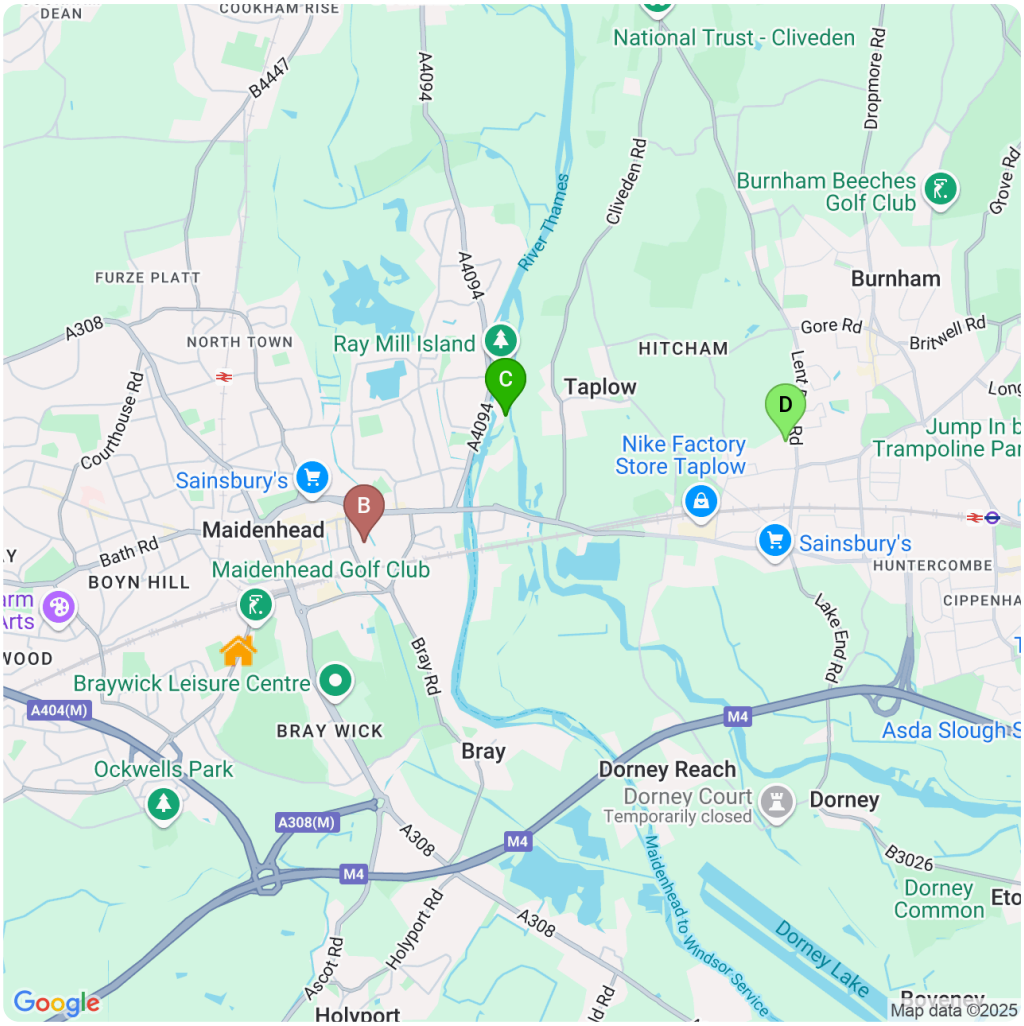
Sample

Comparables

B 1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH £665,000 (1332m)

C Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN £1,250,000 (2747m)

D Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP £500,000 (4431m)



Tranche 17 - Comparable Evidence

Property Type: Foxglove - Semi (2.5 Storey)

Floor Area: 1132sq.ft. | Supportable value £630000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN							
	Townhouse (2.5 Storey) with Parking, 3 beds	£1,250,000	24/10/24	2024	1662	752	Medium	2.75km
	Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP							
	Townhouse (2.5 Storey) with Parking, 3 beds	£500,000	24/10/24	2024	1049	476	High	4.43km

Resale comparables

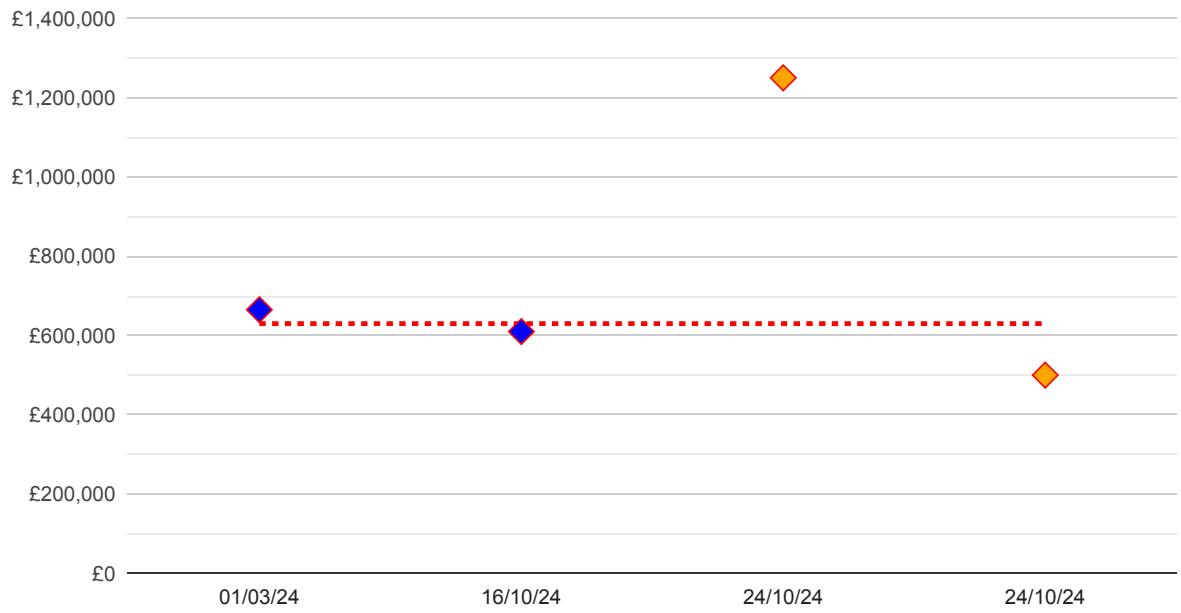
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	St. Marks Road, Maidenhead, S:6 6DL							
	Townhouse (2.5 Storey) with Parking, 3 beds	£610,000	16/10/24		1464	416	High	
	1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH							
	Townhouse (2.5 Storey) with Single Garage & Parking, 3 beds	£665,000	01/03/24		1588	418	High	1.33km

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

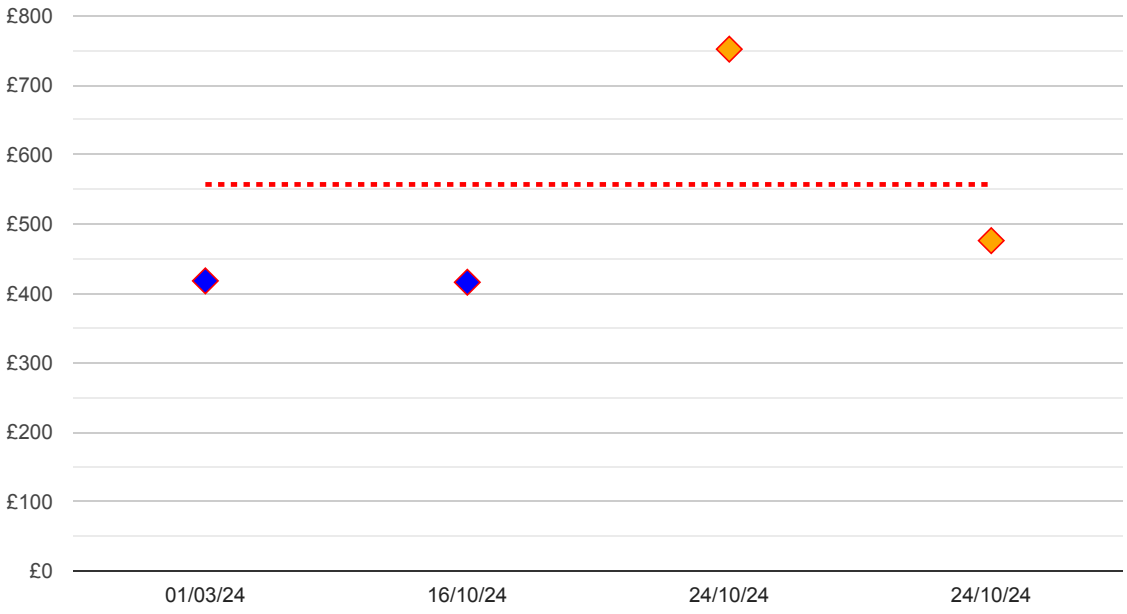
Tranche 17 - Scatter Graph

Resale properties (2) | **New build properties (2)** | **Supportable value (SV) £630000 £557/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 17 - Comparables Landscape

Subject Site

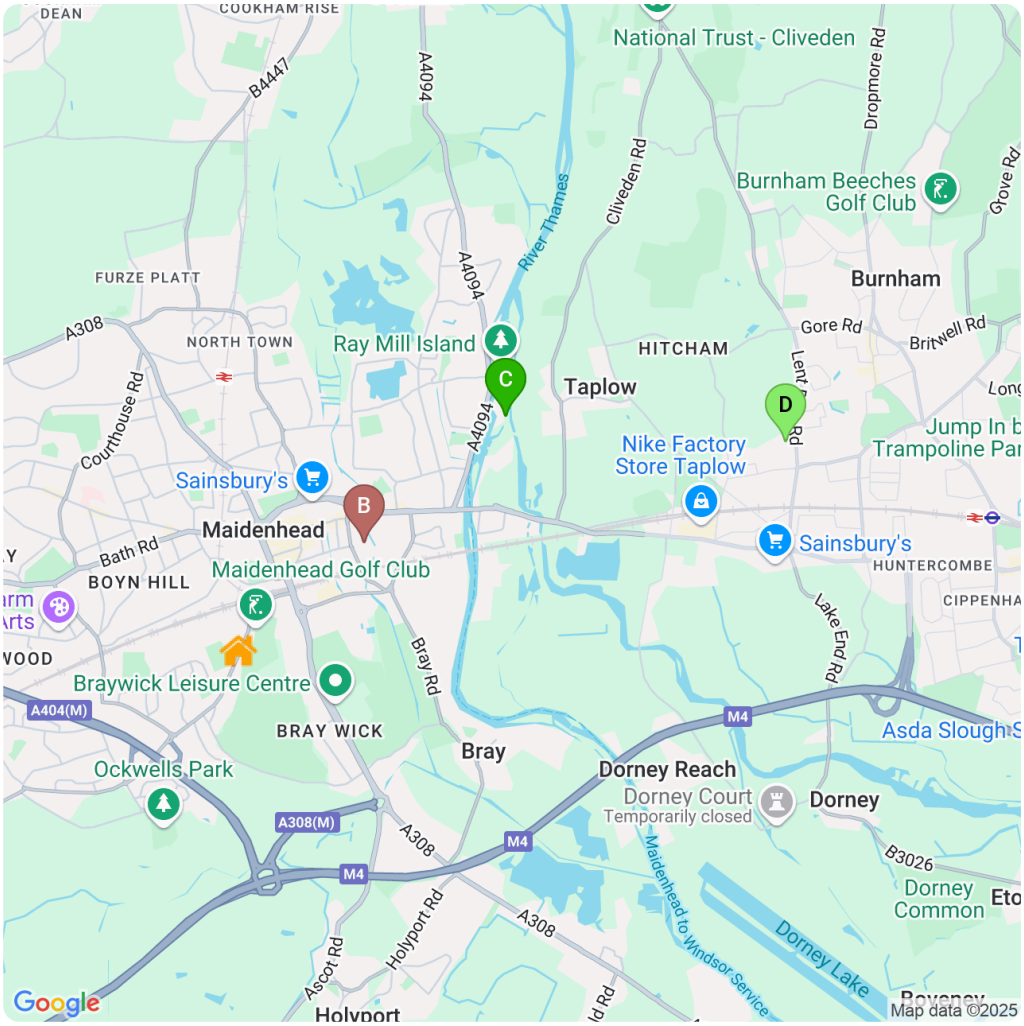
Sample

Comparables

B 1, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH £665,000 (1332m)

C Glen Island, Taplow, Maidenhead, Buckinghamshire, SL6 0BN £1,250,000 (2747m)

D Woodbridge Developments - Milner Road, Burnham, Buckinghamshire, SL1 7BP £500,000 (4431m)



Tranche 18 - Comparable Evidence

Property Type: 4B NN - Town-House (2.5 / 3 Storey)

Floor Area: 1200sq.ft. | Supportable value £720000 | Price expectation

New build comparables

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

Resale comparables

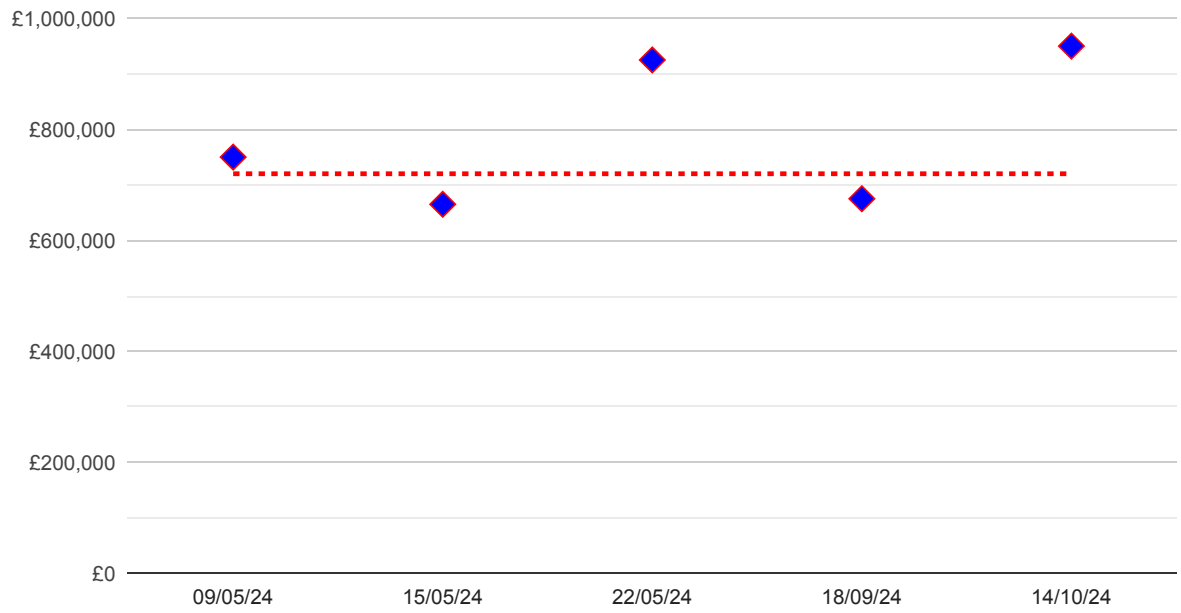
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Woodlands Rise, Maidenhead, Berkshire, SL6 1JE							
	Townhouse (2.5 Storey) with Single Garage & Parking, 4 beds	£950,000	14/10/24		1963	483	High	0.94km
	22 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG							
	Townhouse (3 Storey) with Double Garage & Parking, 4 beds	£925,000	22/05/24		1593	580	High	0.98km
	12, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH							
	Townhouse (2.5 Storey) with Single Garage & Parking, 4 beds	£750,000	09/05/24		1422	527	High	1.33km
	19 Moorland Way, Maidenhead, SL6 1LH							
	Townhouse (3 Storey) with Car Port & Parking, 4 beds	£675,000	18/09/24		1402	481	High	1.33km
	21 Moorland Way, Maidenhead, SL6 1LH							
	Townhouse (3 Storey) with Parking, 4 beds	£665,000	15/05/24		1399	475	High	1.33km

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

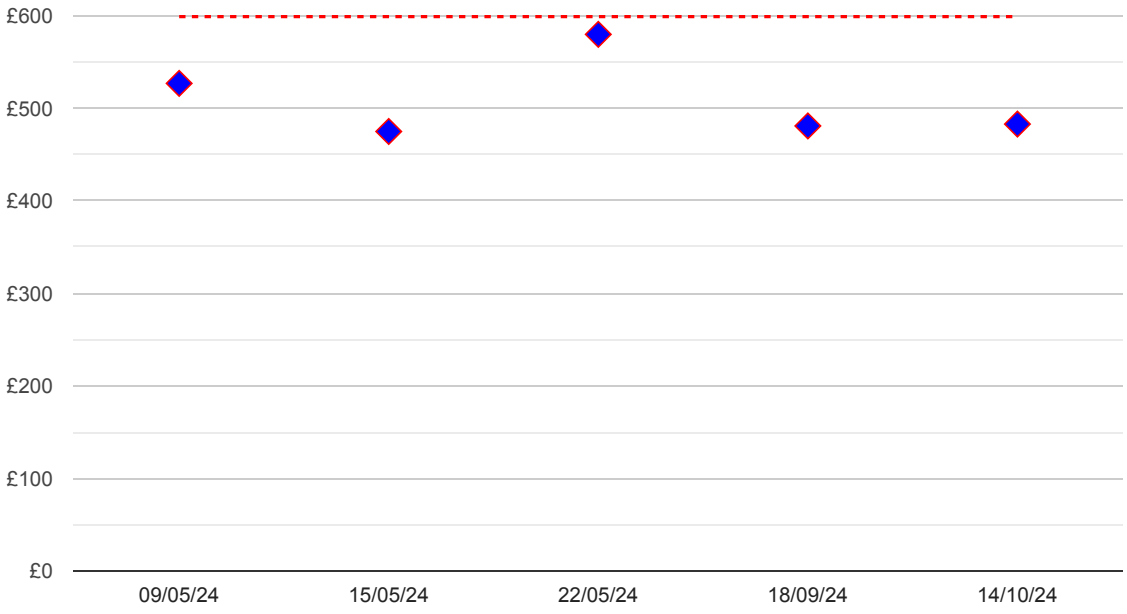
Tranche 18 - Scatter Graph

Resale properties (5) | **New build properties (0)** | **Supportable value (SV) £720000 £600/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



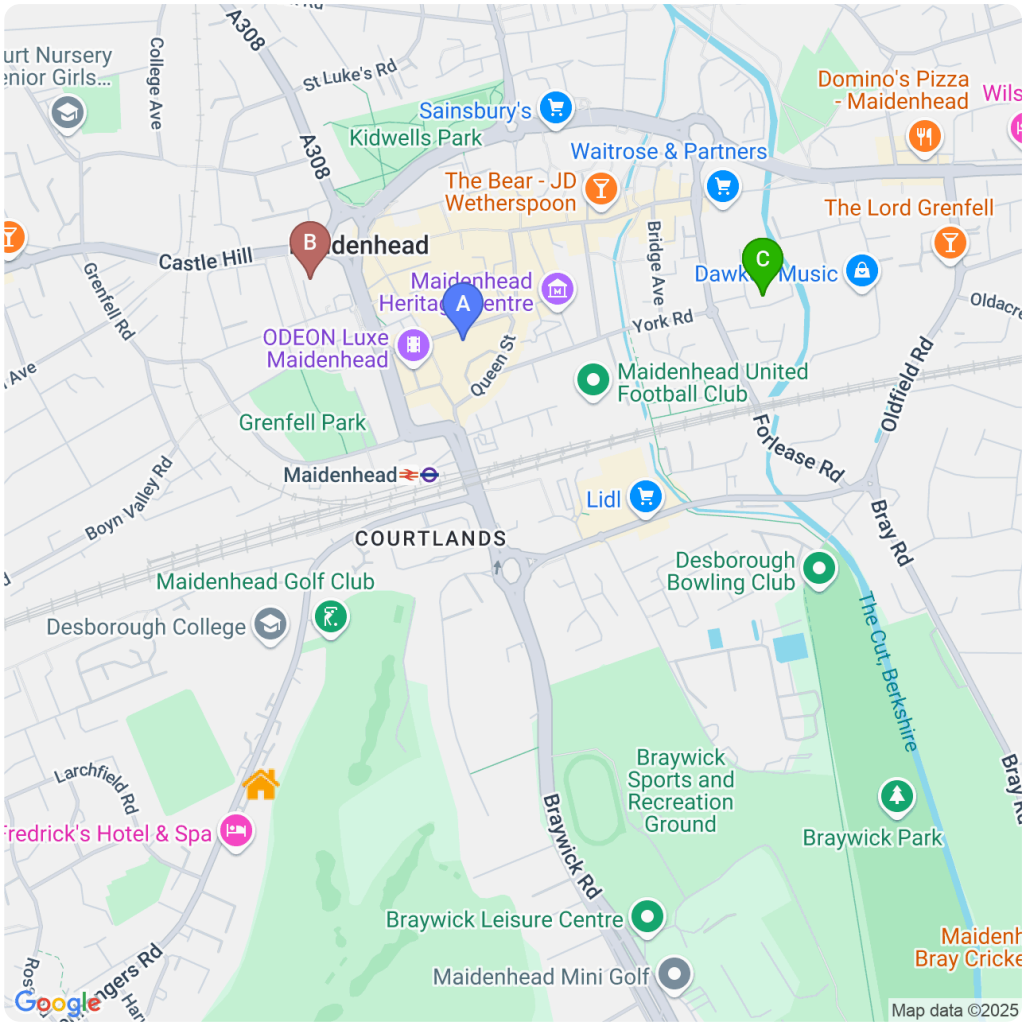
Tranche 18 - Comparables Landscape

Subject Site

Sample

Comparables

- A Woodlands Rise, Maidenhead, Berkshire, SL6 1JE £950,000 (941m)
- B 22 Folly Hill Gardens, Maidenhead, Berkshire, SL6 1PG £925,000 (980m)
- C 12, Moorland Way, Maidenhead, Windsor And Maidenhead, SL6 1LH £750,000 (1332m)
- D 19 Moorland Way, Maidenhead, SL6 1LH £675,000 (1332m)
- E 21 Moorland Way, Maidenhead, SL6 1LH £665,000 (1332m)



Tranche 19 - Comparable Evidence

Property Type: Larch - Detached

Floor Area: 1347sq.ft. | Supportable value £820000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY							
	Detached with Parking, 4 beds	£1,750,000	24/10/24	2024	2583	677	High	2.24km
	Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Parking, 4 beds	£879,950	24/10/24	2024	1468	599	Medium	5.48km
	Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£979,950	24/10/24	2024	1523	643	Medium	5.48km
	Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Integral Garage & Parking, 4 beds	£849,950	24/10/24	2024	1380	615	Medium	5.48km
	Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£824,950	24/10/24	2024	1328	621	Medium	5.48km
	Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB							
	Detached with Single Garage & Parking, 4 beds	£717,500	24/10/24	2024	1603	447	Medium	9.55km
	Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 4 beds	£1,395,000	24/10/24	2024	1427	977	Medium	12.50km

Resale comparables

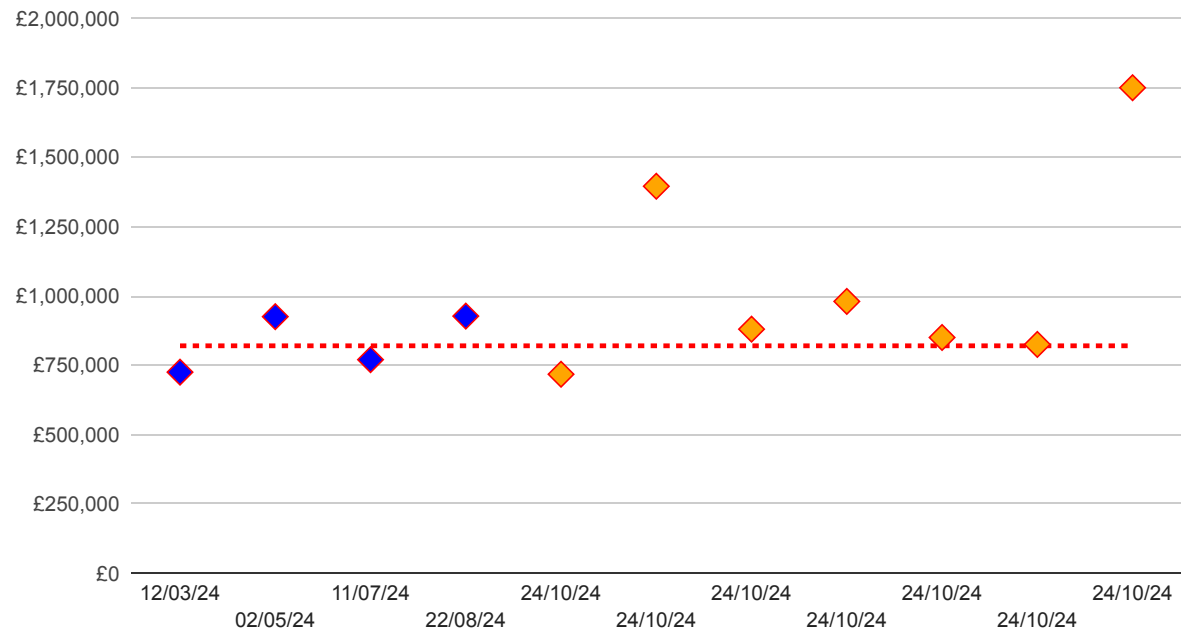
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA							
	Detached with Parking, 4 beds	£927,000	22/08/24		1843	502	High	0.88km
	20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT							
	Detached with Integral Garage & Parking, 4 beds	£925,000	02/05/24		1734	533	High	0.88km
	4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ							
	Detached with Integral Garage & Parking, 4 beds	£725,000	12/03/24		1437	504	High	1.20km
	Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW							
	Detached with Double Garage & Parking, 4 beds	£770,000	11/07/24		1592	483	High	1.31km

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

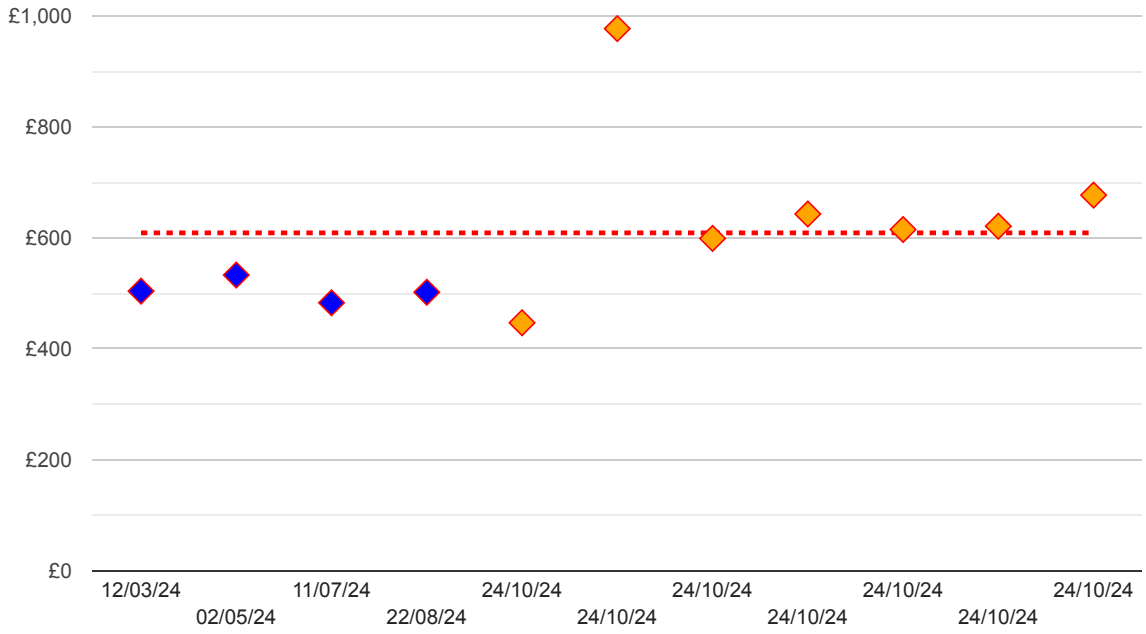
Tranche 19 - Scatter Graph

Resale properties (4) | **New build properties (7)** | **Supportable value (SV) £820000 £609/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 19 - Comparables Landscape

Subject Site

Sample

Comparables

A 43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA £927,000 (877m)

B 20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT £925,000 (884m)

C 4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ £725,000 (1198m)

D Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW £770,000 (1312m)

E Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY £1,750,000 (2237m)

F Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £879,950 (5483m)

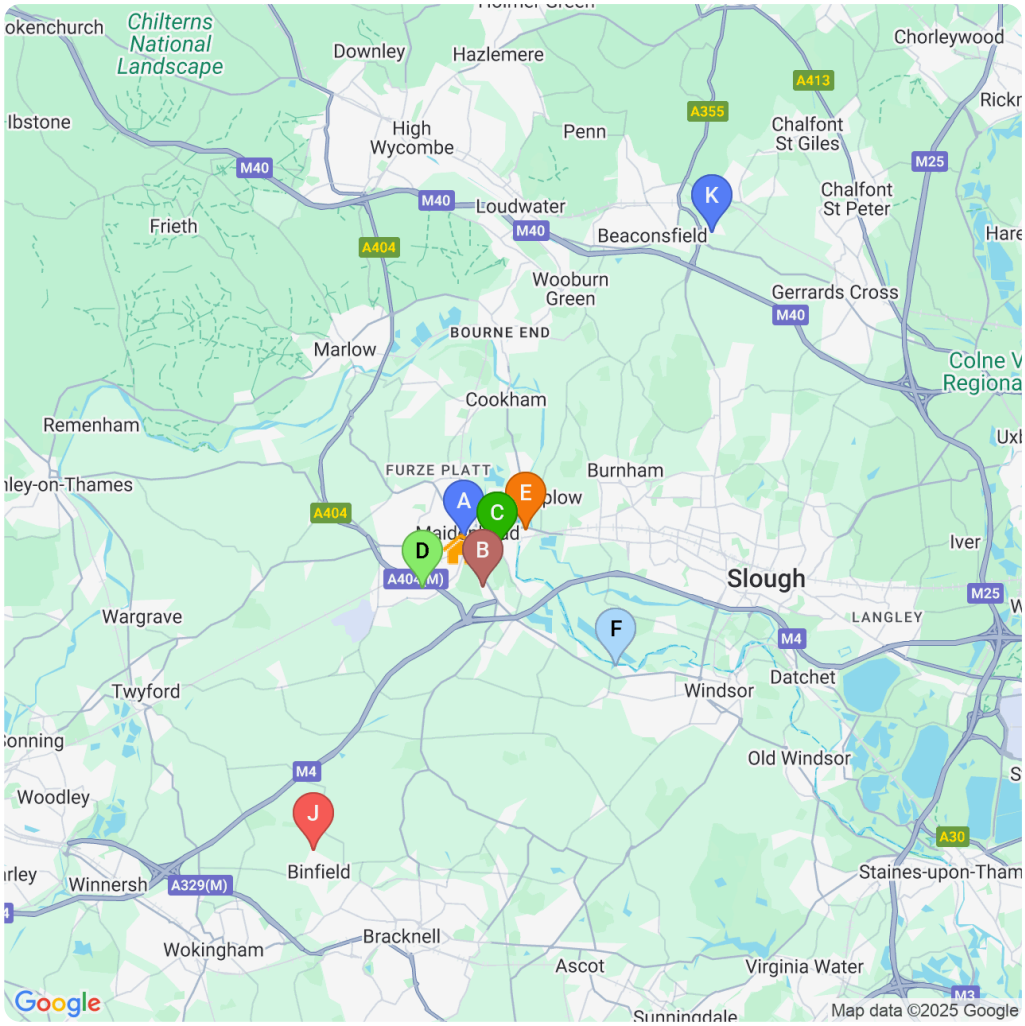
G Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £979,950 (5483m)

H Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £849,950 (5483m)

I Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £824,950 (5483m)

J Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB £717,500 (9547m)

K Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £1,395,000 (12502m)



Tranche 20 - Comparable Evidence

Property Type: Laurel - Detached

Floor Area: 1357sq.ft. | Supportable value £820000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY							
	Detached with Parking, 4 beds	£1,750,000	24/10/24	2024	2583	677	High	2.24km
	Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Parking, 4 beds	£879,950	24/10/24	2024	1468	599	Medium	5.48km
	Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£979,950	24/10/24	2024	1523	643	Medium	5.48km
	Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Integral Garage & Parking, 4 beds	£849,950	24/10/24	2024	1380	615	Medium	5.48km
	Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£824,950	24/10/24	2024	1328	621	Medium	5.48km
	Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB							
	Detached with Single Garage & Parking, 4 beds	£717,500	24/10/24	2024	1603	447	Medium	9.55km
	Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 4 beds	£1,395,000	24/10/24	2024	1427	977	Medium	12.50km

Resale comparables

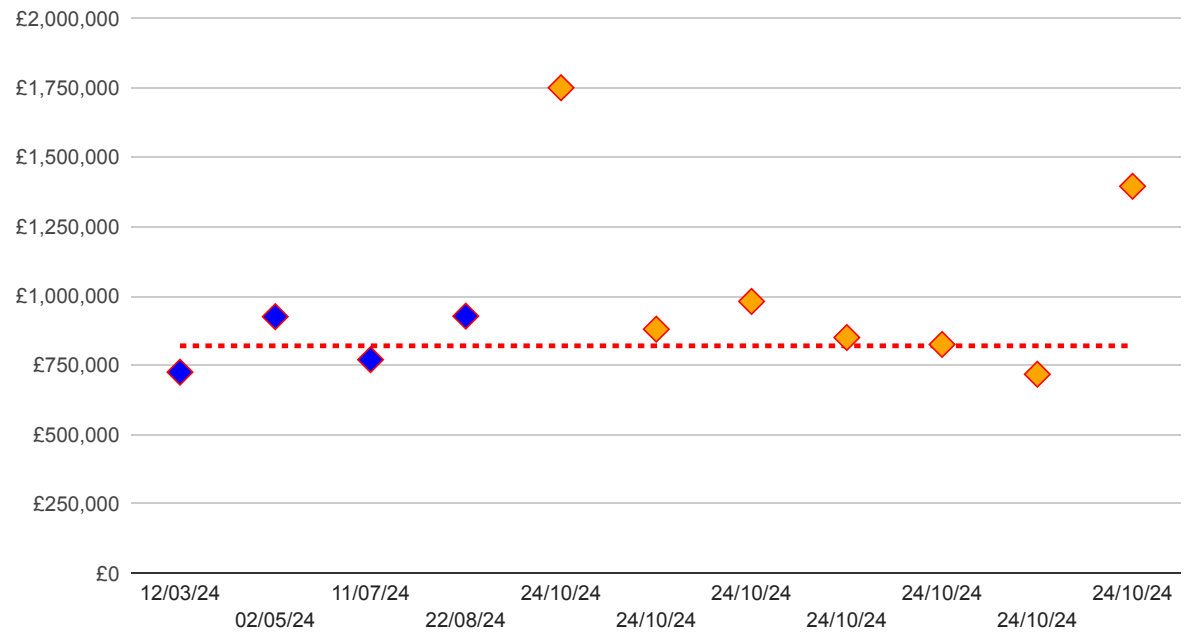
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA							
	Detached with Parking, 4 beds	£927,000	22/08/24		1843	502	High	0.88km
	20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT							
	Detached with Integral Garage & Parking, 4 beds	£925,000	02/05/24		1734	533	High	0.88km
	4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ							
	Detached with Integral Garage & Parking, 4 beds	£725,000	12/03/24		1437	504	High	1.20km
	Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW							
	Detached with Double Garage & Parking, 4 beds	£770,000	11/07/24		1592	483	High	1.31km

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

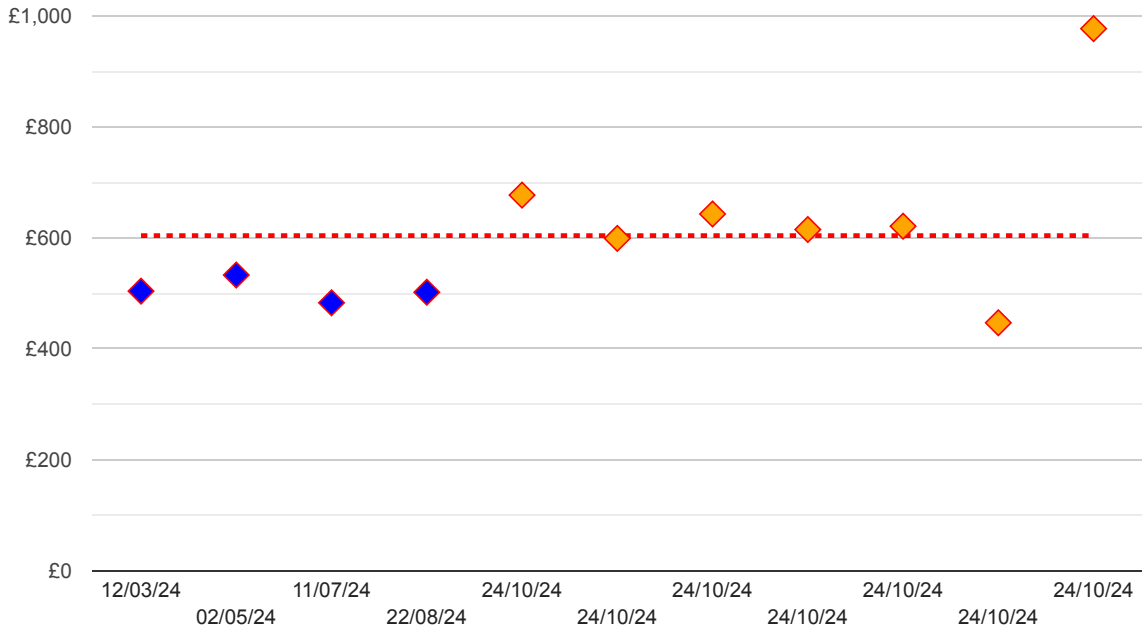
Tranche 20 - Scatter Graph

Resale properties (4) | **New build properties (7)** | **Supportable value (SV) £820000 £604/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 20 - Comparables Landscape

Subject Site

Sample

Comparables

A 43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA £927,000 (877m)

B 20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT £925,000 (884m)

C 4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ £725,000 (1198m)

D Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW £770,000 (1312m)

E Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY £1,750,000 (2237m)

F Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £879,950 (5483m)

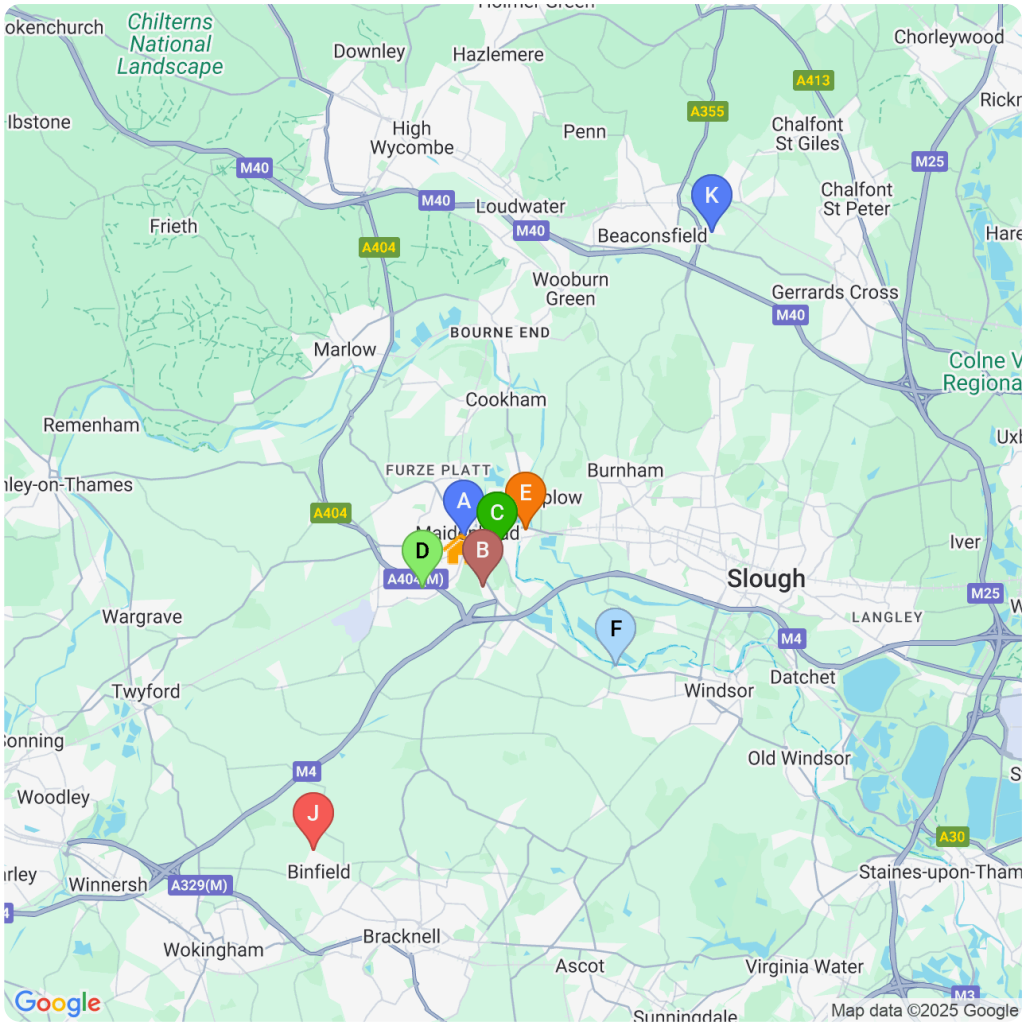
G Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £979,950 (5483m)

H Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £849,950 (5483m)

I Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £824,950 (5483m)

J Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB £717,500 (9547m)

K Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £1,395,000 (12502m)



Tranche 21 - Comparable Evidence

Property Type: Poplar - Detached

Floor Area: 1553sq.ft. | Supportable value £870000 | Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY							
	Detached with Parking, 4 beds	£1,750,000	24/10/24	2024	2583	677	High	2.24km
	Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Parking, 4 beds	£879,950	24/10/24	2024	1468	599	Medium	5.48km
	Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£979,950	24/10/24	2024	1523	643	Medium	5.48km
	Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Integral Garage & Parking, 4 beds	£849,950	24/10/24	2024	1380	615	Medium	5.48km
	Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£824,950	24/10/24	2024	1328	621	Medium	5.48km
	Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB							
	Detached with Single Garage & Parking, 4 beds	£717,500	24/10/24	2024	1603	447	Medium	9.55km
	Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 4 beds	£1,395,000	24/10/24	2024	1427	977	Medium	12.50km

Resale comparables

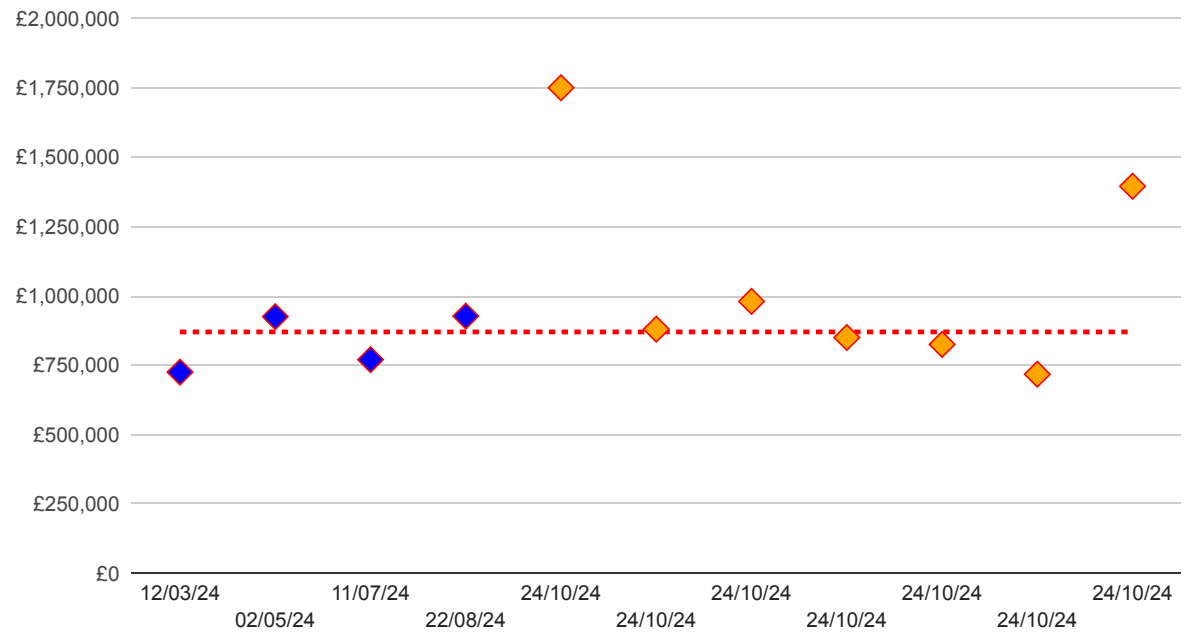
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA							
	Detached with Parking, 4 beds	£927,000	22/08/24		1843	502	High	0.88km
	20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT							
	Detached with Integral Garage & Parking, 4 beds	£925,000	02/05/24		1734	533	High	0.88km
	4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ							
	Detached with Integral Garage & Parking, 4 beds	£725,000	12/03/24		1437	504	High	1.20km
	Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW							
	Detached with Double Garage & Parking, 4 beds	£770,000	11/07/24		1592	483	High	1.31km

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

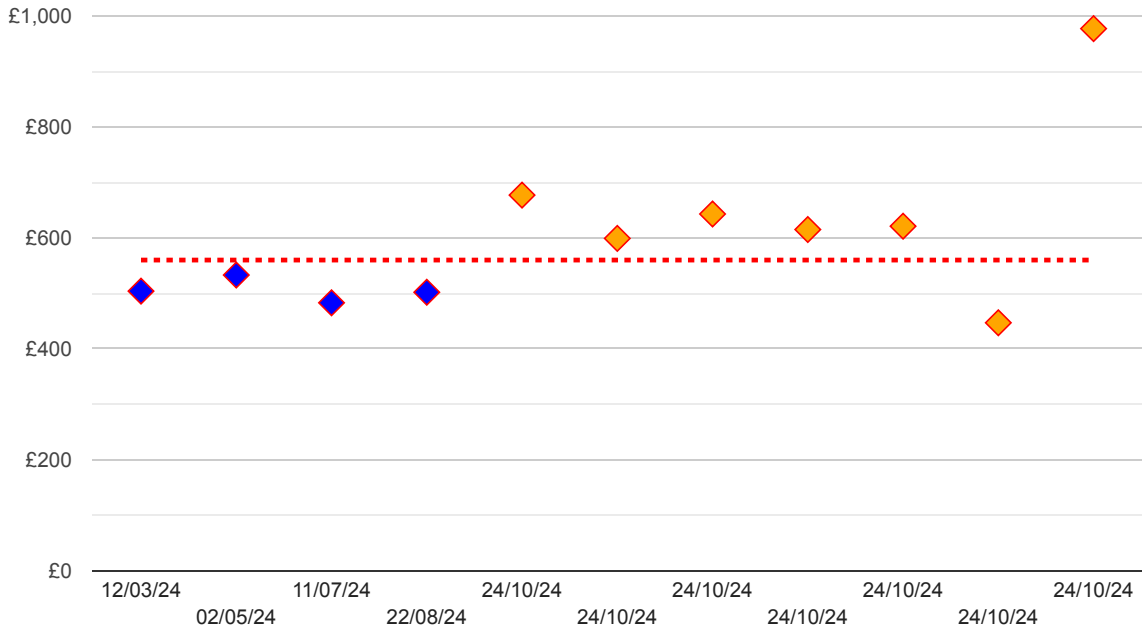
Tranche 21 - Scatter Graph

Resale properties (4) | **New build properties (7)** | **Supportable value (SV) £870000 £560/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 21 - Comparables Landscape

Subject Site

Sample

Comparables

A 43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA £927,000 (877m)

B 20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT £925,000 (884m)

C 4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ £725,000 (1198m)

D Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW £770,000 (1312m)

E Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY £1,750,000 (2237m)

F Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £879,950 (5483m)

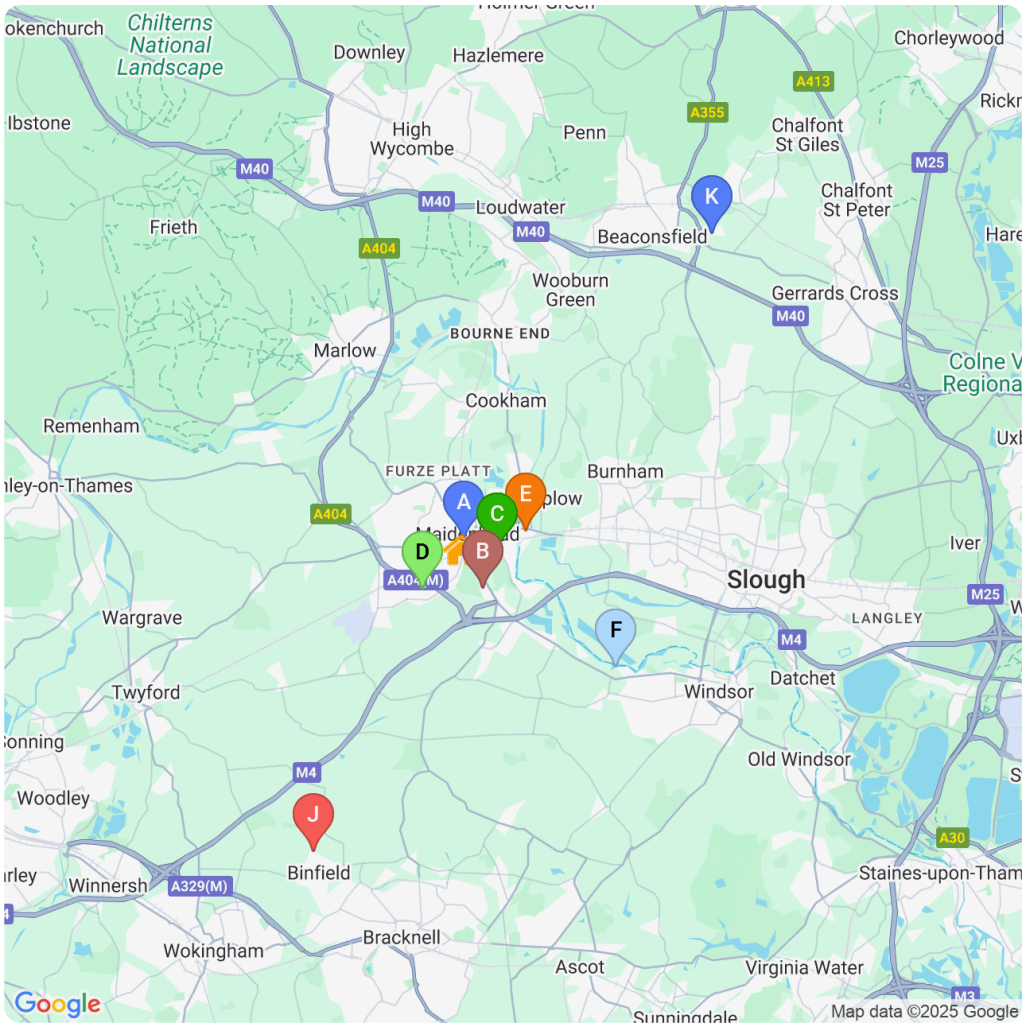
G Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £979,950 (5483m)

H Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £849,950 (5483m)

I Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £824,950 (5483m)

J Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB £717,500 (9547m)

K Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £1,395,000 (12502m)



Tranche 22 - Comparable Evidence

Property Type: Bespoke - Detached

Floor Area: 1530sq.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
	Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY							
	Detached with Parking, 4 beds	£1,750,000	24/10/24	2024	2583	677	High	2.24km
	Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Parking, 4 beds	£879,950	24/10/24	2024	1468	599	Medium	5.48km
	Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£979,950	24/10/24	2024	1523	643	Medium	5.48km
	Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Integral Garage & Parking, 4 beds	£849,950	24/10/24	2024	1380	615	Medium	5.48km
	Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£824,950	24/10/24	2024	1328	621	Medium	5.48km
	Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB							
	Detached with Single Garage & Parking, 4 beds	£717,500	24/10/24	2024	1603	447	Medium	9.55km
	Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 4 beds	£1,395,000	24/10/24	2024	1427	977	Medium	12.50km

Resale comparables

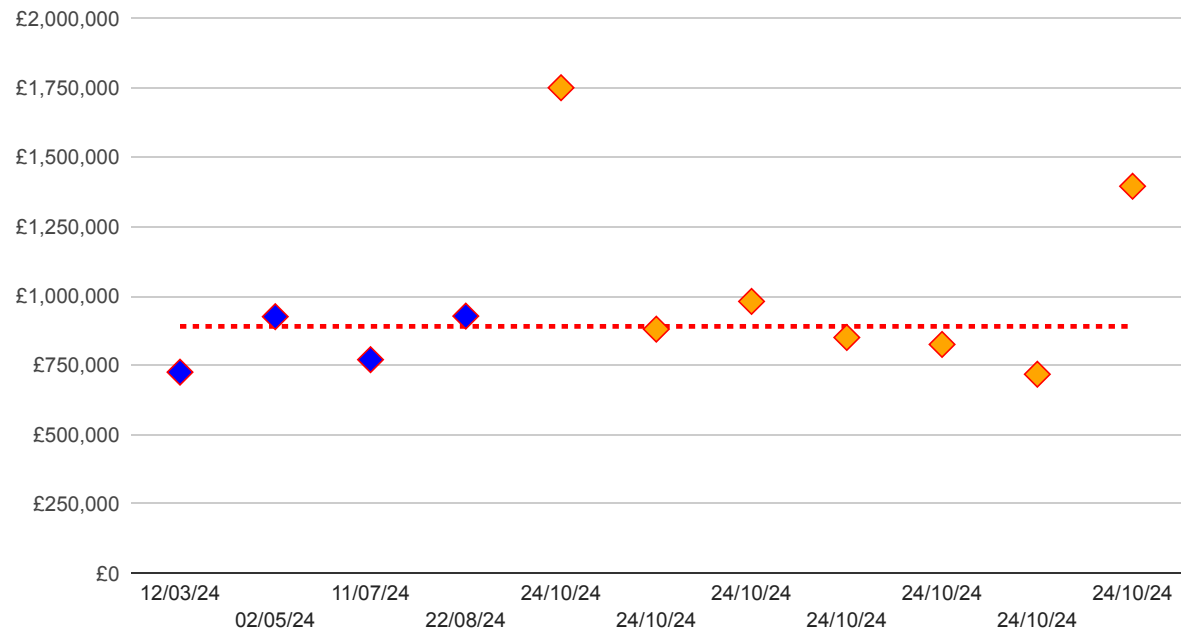
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA							
	Detached with Parking, 4 beds	£927,000	22/08/24		1843	502	High	0.88km
	20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT							
	Detached with Integral Garage & Parking, 4 beds	£925,000	02/05/24		1734	533	High	0.88km
	4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ							
	Detached with Integral Garage & Parking, 4 beds	£725,000	12/03/24		1437	504	High	1.20km
	Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW							
	Detached with Double Garage & Parking, 4 beds	£770,000	11/07/24		1592	483	High	1.31km

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

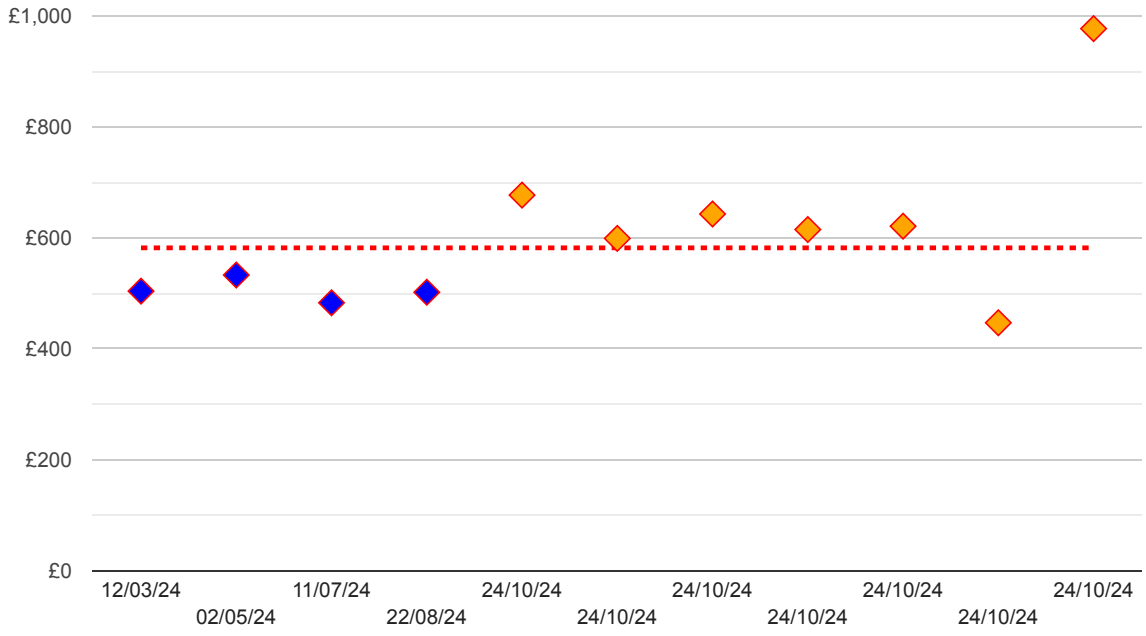
Tranche 22 - Scatter Graph

Resale properties (4) | **New build properties (7)** | **Supportable value (SV) £890000 £582/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 22 - Comparables Landscape

Subject Site

Sample

Comparables

A 43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA £927,000 (877m)

B 20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT £925,000 (884m)

C 4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ £725,000 (1198m)

D Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW £770,000 (1312m)

E Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY £1,750,000 (2237m)

F Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £879,950 (5483m)

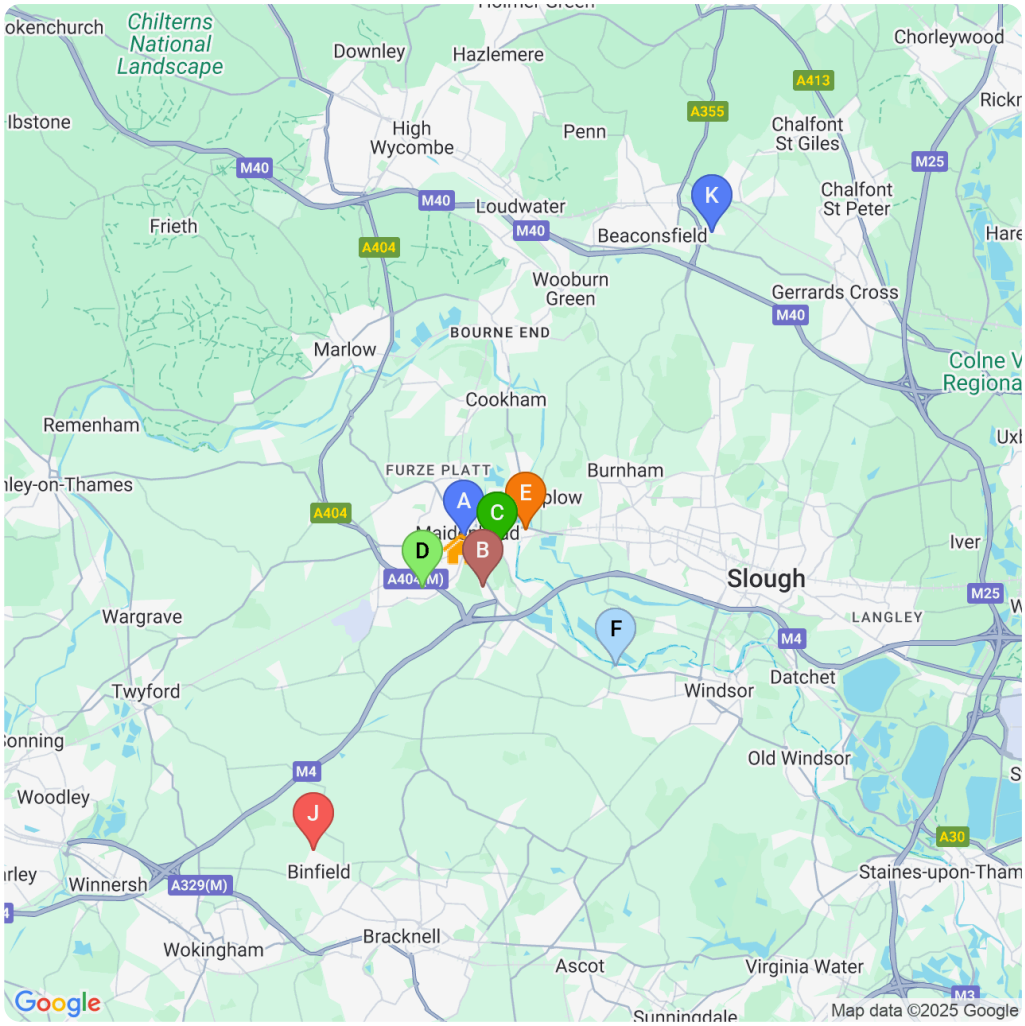
G Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £979,950 (5483m)

H Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £849,950 (5483m)

I Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £824,950 (5483m)

J Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB £717,500 (9547m)

K Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £1,395,000 (12502m)



Tranche 23 - Comparable Evidence

Property Type: Rowan - Detached

Floor Area: 1622sq.ft.

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

43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA Detached with Parking, 4 beds £927,000 22/08/24 1843sqft £502/sqft 880mtrs 221sqft bigger adds £70k (£855k) new build premium 5-10% (£920k)

Tranche 23 - Comparable Evidence

Supportable value £920000 - Price expectation

New build comparables

	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
	Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY							
	Detached with Parking, 4 beds	£1,750,000	24/10/24	2024	2583	677	High	2.24km
	Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Parking, 4 beds	£879,950	24/10/24	2024	1468	599	Medium	5.48km
	Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£979,950	24/10/24	2024	1523	643	Medium	5.48km
	Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Integral Garage & Parking, 4 beds	£849,950	24/10/24	2024	1380	615	Medium	5.48km
	Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ							
	Detached with Single Garage & Parking, 4 beds	£824,950	24/10/24	2024	1328	621	Medium	5.48km
	Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB							
	Detached with Single Garage & Parking, 4 beds	£717,500	24/10/24	2024	1603	447	Medium	9.55km
	Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW							
	Detached with Car Port & Parking, 4 beds	£1,395,000	24/10/24	2024	1427	977	Medium	12.50km

Resale comparables

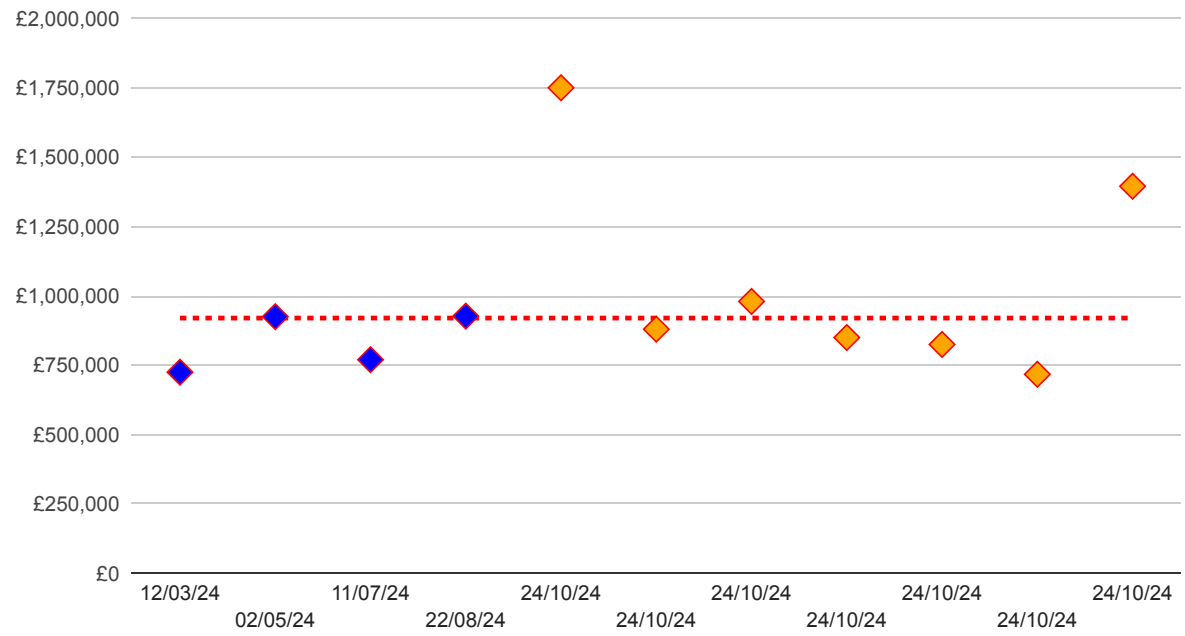
	Property Details	Last Sale Price	Last Sale Date	Year Built	Floor Area	£sq.ft. (£)	Relevance	Distance
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	Detached with Parking, 4 beds	£927,000	22/08/24		1843	502	High	0.88km
	20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT							
	Detached with Integral Garage & Parking, 4 beds	£925,000	02/05/24		1734	533	High	0.88km
	4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ							
	Detached with Integral Garage & Parking, 4 beds	£725,000	12/03/24		1437	504	High	1.20km
	Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW							
	Detached with Double Garage & Parking, 4 beds	£770,000	11/07/24		1592	483	High	1.31km

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

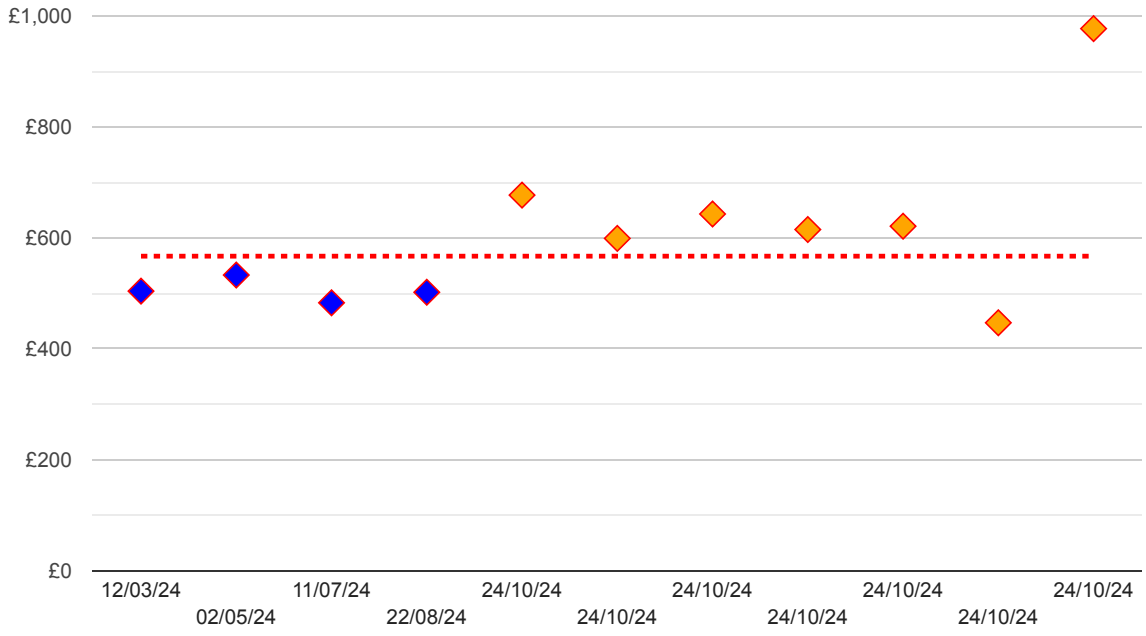
Tranche 23 - Scatter Graph

Resale properties (4) | **New build properties (7)** | **Supportable value (SV) £920000 £567/sq.ft.** | **Price expectation**

Capital Values



£ per Sq.Ft. Values



Tranche 23 - Comparables Landscape

Subject Site

Sample

Comparables

A 43, High Town Road, Maidenhead, Windsor And Maidenhead, SL6 1PA £927,000 (877m)

B 20, Walker Road, Maidenhead, Windsor And Maidenhead, SL6 2QT £925,000 (884m)

C 4, Green Lane, Maidenhead, Windsor And Maidenhead, SL6 1XZ £725,000 (1198m)

D Lynton, Cox Green Lane, Maidenhead, Windsor And Maidenhead, SL6 3EW £770,000 (1312m)

E Ellington Gardens, Taplow, Maidenhead, Berkshire, SL6 0AY £1,750,000 (2237m)

F Crest Nicholson - Home 12 The Winkfield at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £879,950 (5483m)

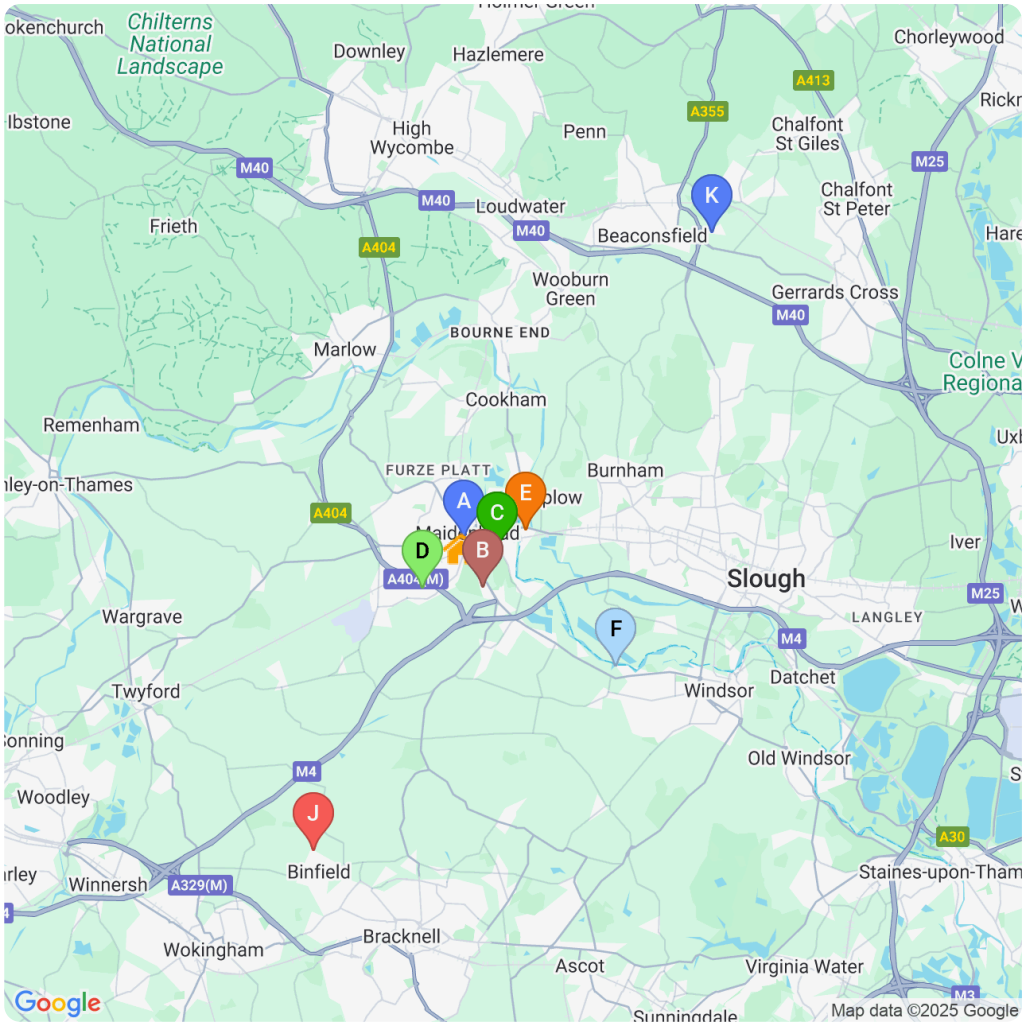
G Crest Nicholson - Home 11 The Dorking at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £979,950 (5483m)

H Crest Nicholson - Home 15 The Bingham at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £849,950 (5483m)

I Crest Nicholson - Home 13 The Romsey at Windsor Gate, Wimdsor, Berkshire, SL4 5TZ £824,950 (5483m)

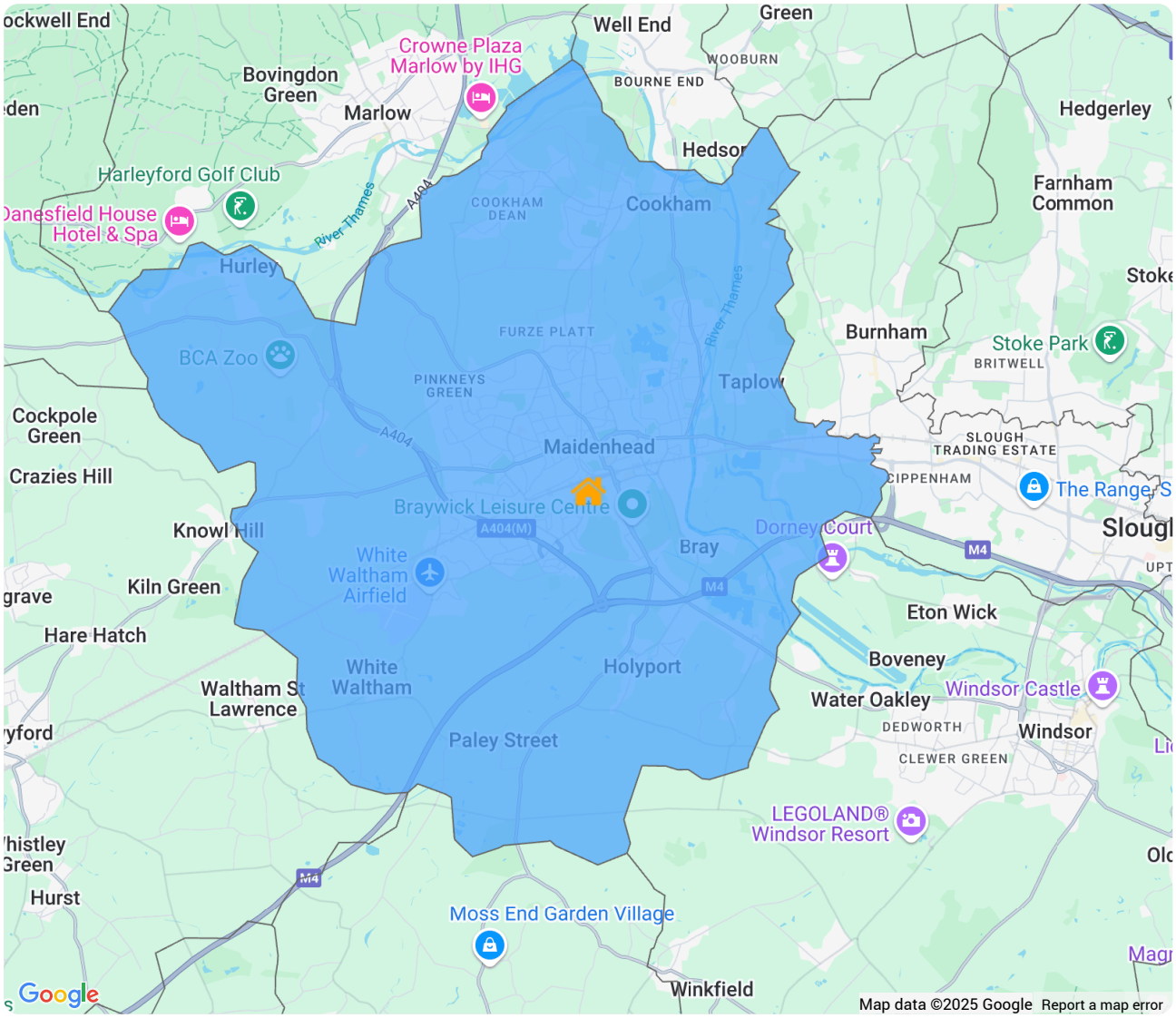
J Berkeley Homes Property 628 at Woodhurst Park, Harvest Ride, Warfield, RG42 5AB £717,500 (9547m)

K Bewley Homes - Plot 132 The Buckingham v3 at Wilton Park, Gorell Road, Beaconsfield, Buckinghamshire, HP9 2RW £1,395,000 (12502m)



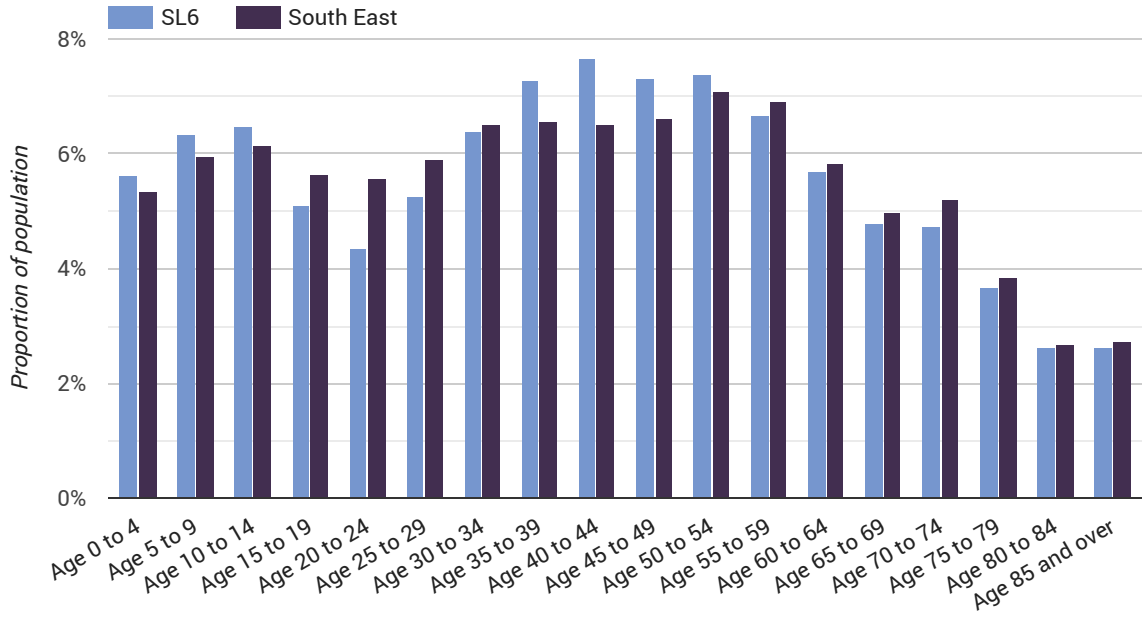
Section 4 - Analytics and other supporting data

SL6 Location Map

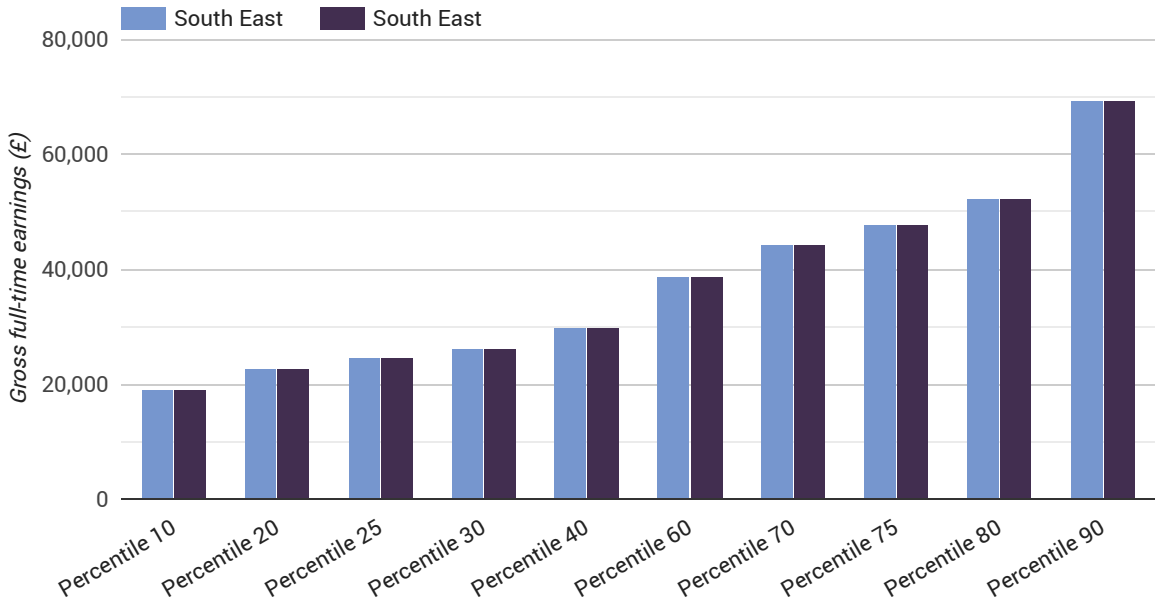


Demographics

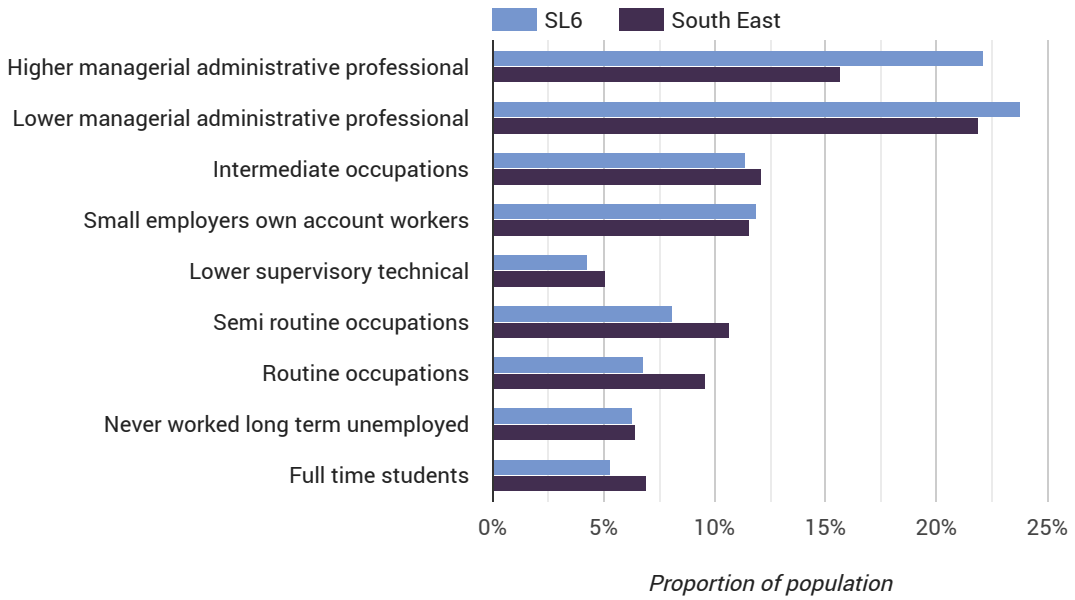
Age structure for SL6



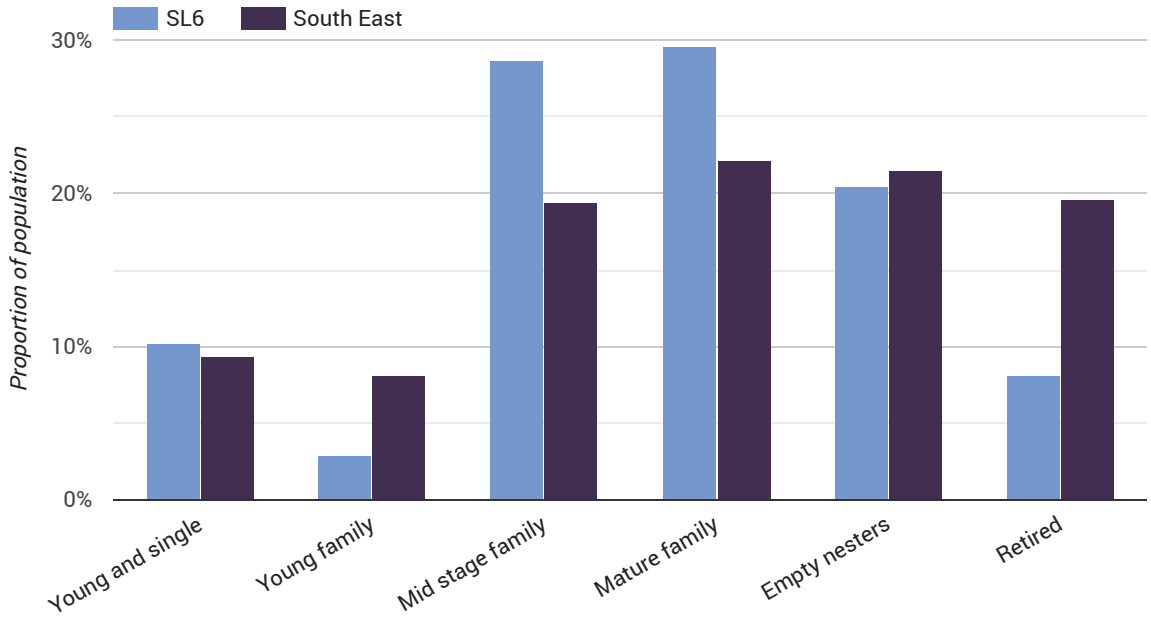
Earnings for SL6



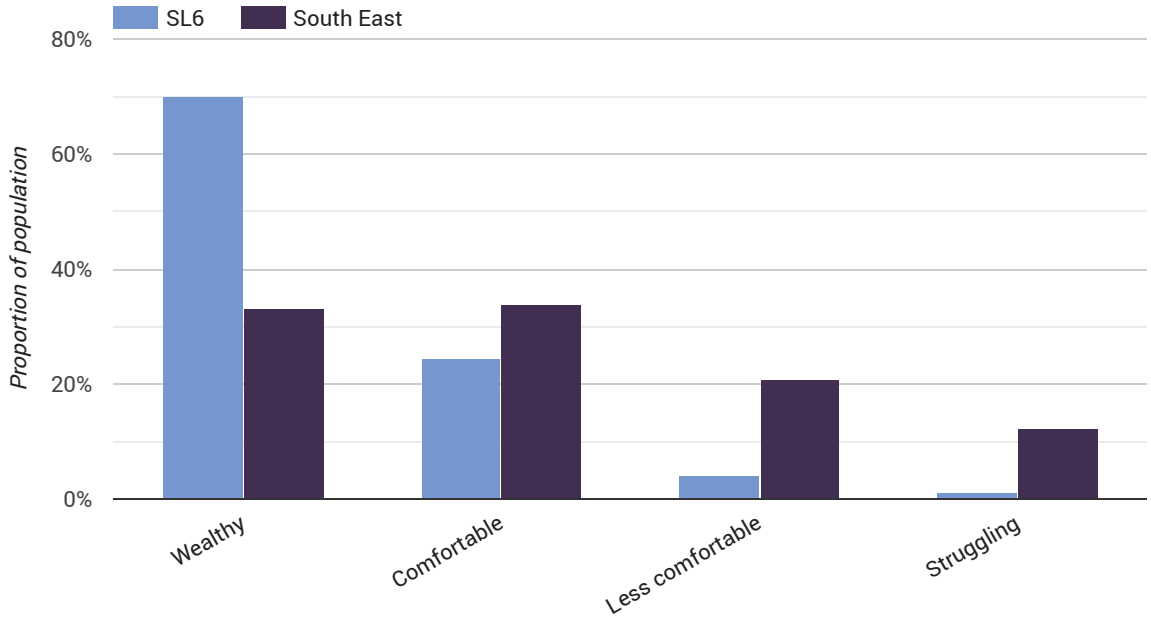
Socio-economic classification



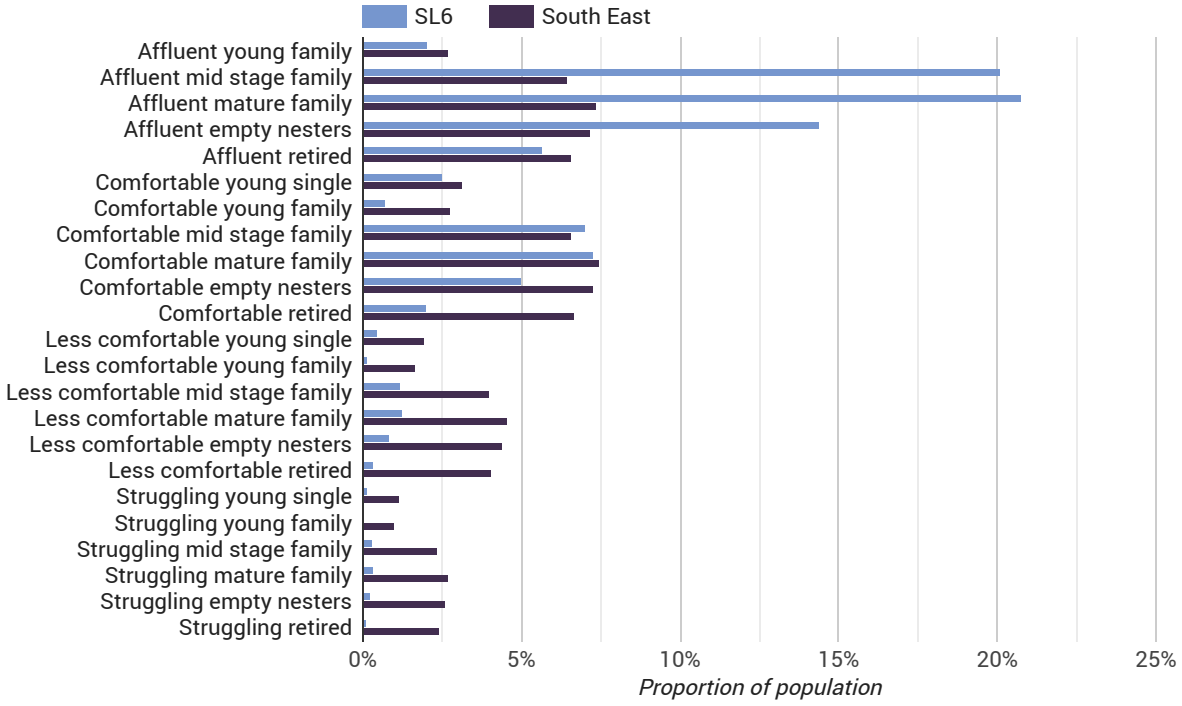
Lifecycle



Affluence for SL6



SONAR for SL6



Sample

Pricing Viability Appraisal & Valuation (RICS Researcher) 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.

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