



## **MARKET RESEARCH REPORT**

**Sample House  
Sample Road  
Sample Town**

**Undertaken on behalf of: Mr Sample  
DATE: 12<sup>th</sup> Jan 2008**

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## 1. SUMMARY

The proposed scheme is for the retention of the existing detached 1650sqft 4 bedroom house and development of one new detached 1800sqft 4 bedroom house in the rear garden. The proposed new house on the western side of the site will use the existing means of access to the site from Sample Road. Each dwelling will have a large garden approximately 40m in length.

## 2. AGENT'S VALUATIONS

Three local estate agents were given details of the existing house with the proposed reduced size of garden as well as floor plans and site plan of the proposed new four bedroom house to the rear of the property.

### Sample Properties

Sample properties valued the existing property with reduced garden at **£485,000** (£294 per square foot).

Assuming the specification of the new house was of high quality including good kitchen with solid worktop and designer sanitary ware and appliances, Sample Properties valued the new house at **£550,000** (£305psf).

### Sample Agents

Sample Agents valued the existing property at **£465,000** (£282psf) and stated that the loss of garden area would have a substantial impact on the resale price.

Sample Agents valued the new property at **£535,000** (£297psf) assuming finishes were good and the garden was well landscaped.

### Sample Estate Agents

Sample Estate Agents valued the existing property at **£495,000** (£300psf) but said that this price could be higher if the kitchen was modernised.

Sample Estate Agents valued the new property at **£570,000** (£308psf) and stated that it would be easier to sell the property if the integral garage was double rather than single.

### **3. SUGGESTED RESALE VALUE**

The resale value suggested for the existing house is:

**£480,000 or £291psf**

The resale value suggested for the proposed new house is:

**£550,000 or £305psf**

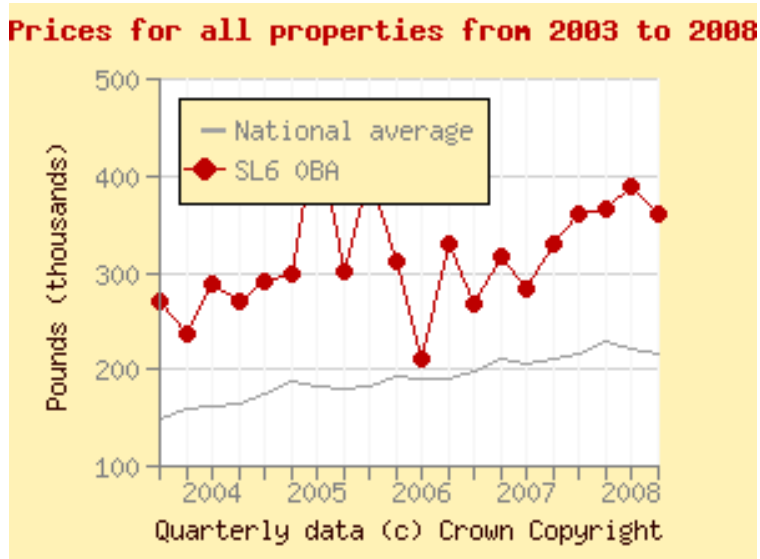
These values are a good indication of the current market value of the development as of 12<sup>th</sup> Jan 2008. Other comparable properties currently on the market, as well as recently sold properties, also suggest that these values are reasonable.

The property market may move up or down and as such, these values may only be accurate as of 12<sup>th</sup> Jan 2008.

#### 4. AERIAL PHOTOGRAPH



## 5. AVERAGE NATIONAL AND LOCAL HOUSE PRICES



## 6. COMPARABLE COMPLETED SALES

24/08/2007	Poynings, Ellington Road, Taplow, SL6 0BA Detached, Freehold	<b>£425,000</b>
15/03/2007	Mandarin House, Ellington Road, Taplow, SL6 0BA Detached, Freehold	<b>£460,000</b>
14/09/2005	Ridgeway, Ellington Road, Taplow, SL6 0BA Detached, Freehold	<b>£445,000</b>
6/11/2001	Wedgewood, Ellington Road, Taplow, SL6 0BA	<b>£475,000</b>

## 7. COMPARABLE PROPERTIES FOR SALE

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5 bedroom detached, Cotswold Close, Maidenhead

**£625,000**

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A spacious five bed detached family home with four reception rooms & large kitchen/diner further complimented by a good size plot all within half a mile of the town centre & within a short walk of highly regarded primary school.

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4 bedroom house for sale, Maidenhead, Berkshire

**£620,000**

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4 bedrooms - 3 reception rooms - 2 bathrooms - Garage - Gardens

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4 bedroom detached for sale, Chantry Road, Maidenhead

**£620,000**

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A stunning detached home built circa 1901 offering four bedrooms, four reception rooms, parking, garage and South facing corner plot gardens.

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4 bedroom detached for sale, Maidenhead - Chantry Road

**£595,000**

SOUTH FACING GARDEN - EXTENDED - A spacious & immaculate four bedroom detached family home with FOUR reception rooms including spacious family room off the kitchen/breakfast room (with granite & appliances) - luxury limestone tiled cloakroom & ensuite shower room, gas central heating



4 bedroom detached for sale, River Area

**£560,000**

An extended detached family home, which in our opinion benefits from both spacious and well presented accommodation and is located in a highly desirable residential road a short distance from the River Thames.

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4 bedroom detached for sale, Chantry Road

**£545,000**

A spacious and individual detached family home with good sized level south facing gardens & double garage in established residential setting within Oldfield School Catchment

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Sample House, Sample Road, Sample Town  
12<sup>th</sup> Jan 2008  
[www.idealplanningpermissions.co.uk](http://www.idealplanningpermissions.co.uk)



4 bedroom detached for sale, Bath Road, Taplow, Maidenhead

**£540,000**

Close to the river at Taplow is this substantial four bedroom detached family home with a recently built ground floor annexe.



4 bedroom detached for sale, Maidenhead - Ray Park Road

**£499,950**

Stroll to the river. This well presented family home is located in the popular river area of Maidenhead, which provides easy access to the Thames, town centre and mainline railway station

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