

23 Market Place
Wokingham
Berkshire
RG40 1AP

01344 753 120

www.romans.co.uk

Ms Y Qi
46 Fairfield Approach
Wraysbury
Staines-upon-Thames
Berkshire
TW19 5DS

24 January 2019
Our ref: AUC190054

Dear Ms Qi

RE: Land to the rear of 3 Kiln Cottages, Kiln Road, RG4 9PE

Further to your recent instructions, I understand you require advice on the appropriate Gross Development Value to apply for the purposes of assessing the Section 106 contribution for the proposed development.

The site is located at the north edge of Emmer Green, approximately 1km from Emmer Green shopping precinct and Emmer Green town centre is within walking distance located at the southwest end of Kiln Road. The site has public transport connects with regular bus services serving Emmer green, Caversham and Reading town centres and train station.

Proposed Development

From the information received we understand the proposed development will comprise a new part single storey part 2 storey 4 bedroom detached dwelling with permanent parking for 3 cars. From the plans provided we have measured the Gross Internal Area of the property at 192.50 sq m (2,072 sq ft) and an approximate Net Internal Area of 179.50 sq m (1,932 sq ft) excluding the double garage and bike store.

Comparable Evidence

We detail in the rightmove report, evidence of transactions that have taken place within 1 mile of the subject site within the last 9 month period. Whilst none of these are brand new developments, we have supplied a good range varying in smaller and similar size.

Summary & Advice on Gross Development Value

The majority of the comparable evidence has been obtained from transactions which have taken place on smaller properties requiring modernisation in similar locations, although a couple of these are similar size to the proposed and refurbished to a modern standard providing a re-sale value of approximately £387 - £392 per sq ft on a Net Internal basis.

In view of the comparable evidence, we consider the Gross Development Value to be fairly represented at £750,000 for the freehold interest.

We trust the foregoing report is sufficient for your current purposes, but if you have any queries or require any clarification, please contact us.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Daniel Gale".

Daniel Gale
Surveyor

Direct Dial: 01344 753 185 Email: dgale@romans.co.uk



Romans Auctions, 23 Market Place, Wokingham, Berkshire, RG40 1AP
T 0118 453 0353 F 01344 753 121



Best Price Guide

Presented by Romans Auction, Auctions

This **Best Price Guide** provides comparable property information selected by Romans Auction to help establish the best market price.

Selection Criteria	
Search Radius:	0.5 miles
Postcode:	RG4 9PE
Bedrooms:	3+
Marketed by:	All agents
Date From:	24-03-2018
Date To:	25-01-2019

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

EXCLUSIVE TO AGENTS WHO ADVERTISE ON RIGHTMOVE

rightmove 



Romans Auction, Auctions. Romans Auctions, 23 Market Place, Wokingham, Berkshire, RG40 1AP
 Telephone: **0118 453 0353**
 Fax: **01344 753 121**
 Email: **web_auctions@romans.co.uk**

*The below properties were advertised on Rightmove.co.uk during the dates specified. These properties were not marketed by Romans Auction, Auctions unless otherwise stated.

Properties shown on map



The icons indicate the centre of the postcode and not necessarily the exact location



Guide Price £850,000

Jefferson Close, Emmer Green, Reading
 4 bedroom detached

Sold STC

For Sale

1

Marketed from 17 Sep 2018



Offers in Region of £800,000

Peppard Road, Emmer Green, Reading,
 RG4

4 bedroom detached

Sold STC

Archived

2

Marketed from 16 Jan 2018 to 26 Jul 2018 (191 days)

Sold Price History: 27 April 2018: £795,000 25 April 2007: £430,000



Offers in Region of £725,000

EMMER GREEN *Ideal for London
 commuters

4 bedroom detached

For Sale

3

Marketed from 19 Jan 2017

Sold Price History: 16 May 2004: £460,000 19 December 1997: £221,000



Sold Price History

The sold price history information is provided by Her Majesty's Land Registry and the Registers of Scotland and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

© Crown copyright material is reproduced with the permission of Her Majesty's Land Registry (HMLR). This material was last updated on 03 January 2019. It covers the period from 01 January 1995 to 30 November 2018

How can I use this information? This information is intended for research purposes only. Land registry will not permit the use of individual house price information to be re-used commercially. You should not use the information for commercial purposes nor must you copy, distribute, sell or publish the data in anyway.

Disclaimer - Rightmove.co.uk provides this Land Registry data "as is". The burden for fitness of the data relies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the Land Registry data and Rightmove plc does not accept any liability for error or omission.



Romans Auction, Auctions. Romans Auctions, 23 Market Place, Wokingham, Berkshire, RG40 1AP
 Telephone: **0118 453 0353**
 Fax: **01344 753 121**
 Email: **web_auctions@romans.co.uk**

*The below properties were advertised on Rightmove.co.uk during the dates specified. These properties were not marketed by Romans Auction, Auctions unless otherwise stated.



£675,000

Crawshay Drive, Emmer Green, Reading
 3 bedroom detached

Sold STC

Archived

4

Marketed from **27 Feb 2018 to 11 Jan 2019 (318 days)**



£675,000

Emmer Green
 4 bedroom detached

Sold STC

Archived

5

Marketed from **01 Mar 2018 to 10 Jul 2018 (131 days)**

Sold Price History: 13 July 2018: £670,000



£590,000

Phillimore Road, Emmer Green
 4 bedroom detached

Under Offer

Archived

6

Marketed from **06 Aug 2018 to 20 Dec 2018 (137 days)**



£545,000

Rosehill Park, Emmer Green, Reading
 3 bedroom detached bungalow

Sold STC

For Sale

7

Marketed from **11 Sep 2018**

Sold Price History: 04 April 2012: £375,000



£499,950

Emmer Green
 4 bedroom bungalow

Sold STC

Archived

8

Marketed from **06 Sep 2017 to 25 May 2018 (261 days)**



£495,000

Rosehill Park, Emmer Green, Reading
 3 bedroom bungalow

Sold STC

Archived

9

Marketed from **18 Jul 2018 to 15 Nov 2018 (121 days)**

Sold Price History

The sold price history information is provided by Her Majesty's Land Registry and the Registers of Scotland and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

© Crown copyright material is reproduced with the permission of Her Majesty's Land Registry (HMLR). This material was last updated on 03 January 2019. It covers the period from 01 January 1995 to 30 November 2018

How can I use this information? This information is intended for research purposes only. Land registry will not permit the use of individual house price information to be re-used commercially. You should not use the information for commercial purposes nor must you copy, distribute, sell or publish the data in anyway.

Disclaimer - Rightmove.co.uk provides this Land Registry data "as is". The burden for fitness of the data relies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the Land Registry data and Rightmove plc does not accept any liability for error or omission.



Romans Auction, Auctions. Romans Auctions, 23 Market Place, Wokingham, Berkshire, RG40 1AP
Telephone: **0118 453 0353**
Fax: **01344 753 121**
Email: **web_auctions@romans.co.uk**

*The below properties were advertised on Rightmove.co.uk during the dates specified. These properties were not marketed by Romans Auction, Auctions unless otherwise stated.



£450,000

**Marchwood Avenue, Emmer Green,
Reading**
3 bedroom bungalow

Sold STC

Archived

10

Marketed from **28 Jul 2017 to 10 Apr 2018 (256 days)**

Sold Price History

The sold price history information is provided by Her Majesty's Land Registry and the Registers of Scotland and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

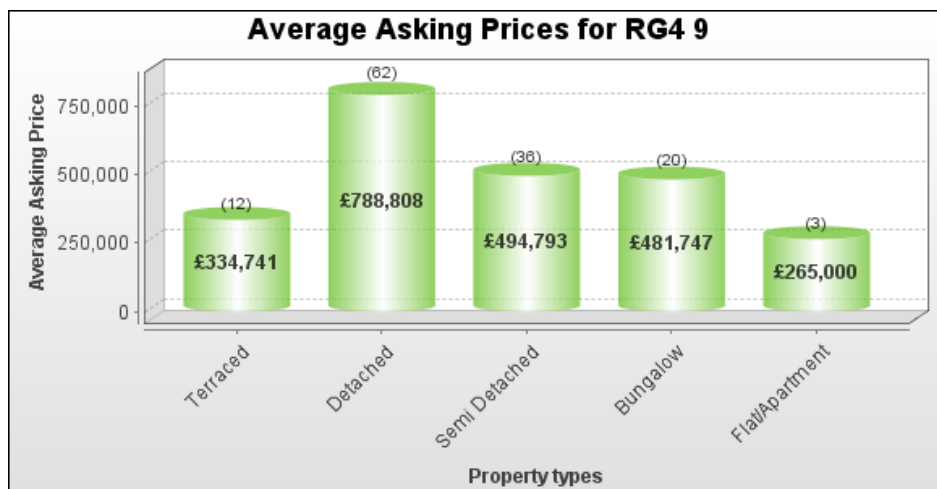
© Crown copyright material is reproduced with the permission of Her Majesty's Land Registry (HMLR). This material was last updated on 03 January 2019. It covers the period from 01 January 1995 to 30 November 2018

How can I use this information? This information is intended for research purposes only. Land registry will not permit the use of individual house price information to be re-used commercially. You should not use the information for commercial purposes nor must you copy, distribute, sell or publish the data in anyway.

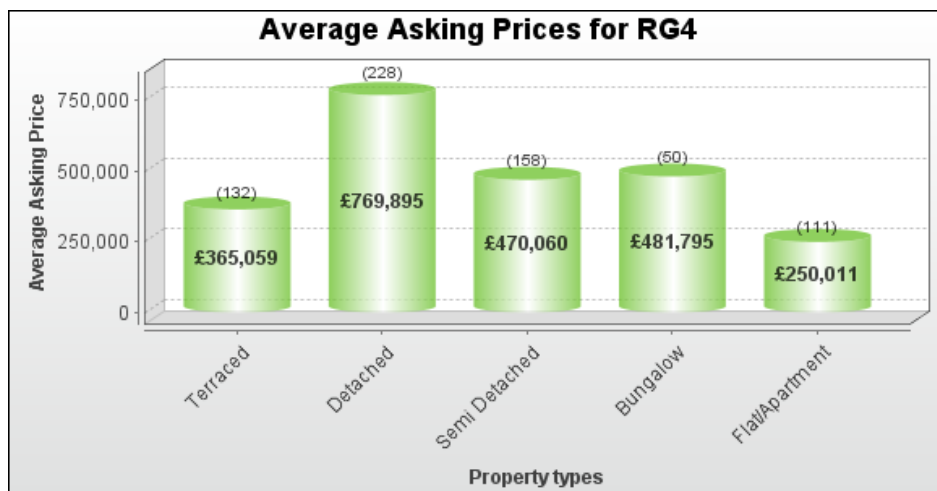
Disclaimer - Rightmove.co.uk provides this Land Registry data "as is". The burden for fitness of the data relies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the Land Registry data and Rightmove plc does not accept any liability for error or omission.



Romans Auction, Auctions. Romans Auctions, 23 Market Place, Wokingham, Berkshire, RG40 1AP
Telephone: 0118 453 0353
Fax: 01344 753 121
Email: web_auctions@romans.co.uk



This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days.



This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days.