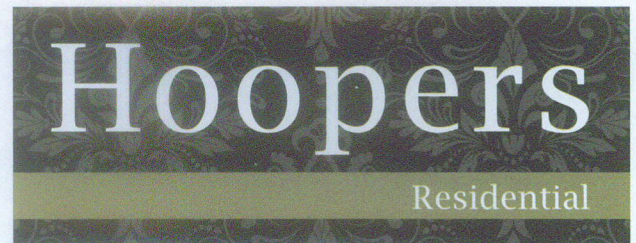


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0118 935 2555



Mr D Seward
Trunkwell View
Beech Hill
Reading
Berkshire
RG7 2AS

3 November 2015

Dear David,

Re: 49 Wokingham Road, Reading, Berkshire, RG6 1LG

Thank you for giving me the opportunity to provide valuation guidance in respect of your planned extension to the above property.

Based on the drawings you have shown me I understand the property will end up with, on the ground floor, an entrance hall, large 'L' shaped Lounge/Diner/Kitchen, double bedroom with en-suite and on the first floor three double bedrooms, an en-suite and a further bathroom.

I would expect the value of the property, subject to its fit and finish, to be approximately £300,000.

As the property would have no garden finding good comparable evidence is difficult but the best that I have come up with in the immediate area is the Palmerstone Place development (copy of details enclosed) where there are three unusually large (129m²) split level duplexes. All were sold in 2012 for around £230,000 and one has been re-sold last year for £285,000. They are probably now worth around £300,000

I hope that the above information is useful to you and trust that you will contact me again if you require revised figures in the future.

I look forward to talking with you again soon and in the meantime assure you of my personal attention at all times.

Kind regards

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Hooper".

Andrew Hooper
Director

Mr David Seward
Trunkwell View
Reading
Berkshire
RG7 2AS

5 November 2015

Dear Mr Seward

Re: Valuation of proposed 4 bedroom house to be built on the plot at the rear of 49 Wokingham Road, Reading, Berkshire, RG6 1LG

Thank you for giving Space the opportunity to provide you with a sales valuation of the property stated above.

In the current market, with the research we have gathered regarding other similar properties in the same proximity that are currently on the open market and have been sold recently, I believe you should market the property for the £320,000.

I would be pleased to place the property on the market at the above price, at a fee of 1% + VAT of the sales price agreed based on a sole agency for a period of 12 weeks.

If I can be of any further assistance please do not hesitate to contact me.

Yours Sincerely



Mr Surbjit Chadda
Director