

Mr W Harvey c/o Paul Edwards
Paul Edwards Architecture
12 Sandy Lane
Barkham
Wokingham
RG41 4DB

Re: 94-98 Addison Road, Reading, RG1 8EG

Dear Mr Harvey

Thank you for the opportunity to review this scheme, based on the information supplied our initial thoughts on value are outlined below. Our values reflect today's market conditions, and we have assumed 3 of the units will have parking.

Unit	Floor	Beds	Size Sqm	Size Sqft	Parking	Suggested value	Price per Sqft
F1	Ground	1	47	506	Yes	£185,000	£366
F2	1st	1	39	421	No	£160,000	£380
F3	Ground	2	63	678	Yes	£220,000	£324
F4	Ground	1	47	509	No	£170,000	£334
F5	1st	1	44	478	Yes	£180,000	£377
					TOTAL GDV	£915,000	

There will be the opportunity to finesse the pricing as the project progresses, we would be happy to review the values again for you once you have finalised plans.

Yours sincerely



Chris Cullity

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