



Mr P Spokes
Richard McCarthy Homes Ltd
Manor Farm
Manor Farm Lane
Tidmarsh
RG8 8EY

16th March 2026

Dear Mr Spokes,

RE: Proposed development at Yeomanry House 131 Castle Hill Reading RG1 7TA

Thank you for the opportunity to appraise the market value of the above properties with a view to achieving a timely sale. This valuation is made considering all aspects of the prevailing market as well as the expertise of our sales team who guarantee to proactively market your property and achieve the best price possible.

I have pleasure in confirming that the following current market values-

Plot 1. One-bed ground floor flat circa 500sqft	£275'000
Plot 2. One-bed first floor flat circa 580sqft	£300'000
Plot 3. One-bed top floor flat circa 600sqft	£300'000
Plot 4. One-bed first floor flat circa 495sqft	£275'000
Plot 5. One-bed ground floor flat circa 500sqft	£275'000
Plot 6. Three-bed town house circa 1442sqft	£800'000
Plot 7. Three-bed town house circa 1507sqft	£800'000
Plot 8. Three-bed town house circa 1432sqft	£800'000

You will be pleased to know that we have a significant database of customers looking in these price ranges and therefore feel confident that we can market the property successfully.

In this instance Lansley will charge the discounted rate of 1.75%+vat acting as a sole agent.

We want to assure you that your property sales are in the best of hands and to this end you will be pleased to know that all Lansley sales personnel are mature professionals with the highest standards of customer service, each having had many years of experience in the property business. Our aim is to give you the highest level of professional, friendly service and to keep you informed every step of the way so that you have complete peace of mind.

For your convenience, our offices are open Monday to Saturday so please feel welcome to call me anytime if there is anything you wish to discuss further and to instruct me when to commence marketing your property.

Daniel M J Stubbs MNAEA MARLA FPCS

Email: daniel@ahlansley.co.uk