



HASLAM S

CHARTERED SURVEYORS

Turner Property Limited

Letter/Report

Annexe adjacent to
5 Kendrick Road
Reading
RG1 5DU

10 June 2026

Turner Property Limited
Turner Holiday Rentals Limited

c/o Lloyd Turner
Director
Lloyd@turnerproperty.net

A: Apex Forbury Road Reading
RG1 1AX
D: 0118 921 1524
M: 07879 600058
E: conradhill@haslams.co.uk

Your Ref:
Our Ref: CRBH/LG/34726

Dear Mr Turner

Re: Annexe adjacent to 5 Kendrick Road Reading Berkshire RG1 5DU

We refer to your recent instructions requesting that we provide you with our opinion of the above property's Market Value which is required in connection with your planning application.

We note your instructions are to provide our opinion of the property's Gross Development Value (GDV) assuming it would be a 'stand alone' dwelling.

We would comment further as follows:-

- 1 The subject property forms part of a highly regarded residential road located within the sought after University area of Reading around $\frac{3}{4}$ mile to the south east of Reading town centre.
- 2 The property is prominently located on the east side of Kendrick Road around 500 metres to the south of its junction with London Road.
- 3 The immediate area is principally residential in nature with the Abbey School only a short distance to the south.
- 4 The property is within easy walking distance of central Reading with its multiple shopping and leisure facilities as well as having Reading mainline railway station serving London Paddington and the West Country.
- 5 The subject property being valued comprises of a recently built attached three storey annexe which lies to the northern side of 5 Kendrick Road itself and set well back from the Kendrick Road elevation.
- 6 We attach at Appendix 1 a location plan from which you will note that the green hatched area highlights a shared access driveway.
- 7 The annexe itself is a detached three storey building planned over ground, first and second floor levels.



- 8 The ground floor comprises of a garage/studio space which is also accessed from the main entrance/stairway area.
- 9 The residential element of the annexe comprises of an entrance hall, living/dining room, kitchen, utility and bathroom on the first floor together with 2 double bedrooms at second floor level.
- 10 We attach for your information at Appendix 2 a copy of the internal floor plans.
- 11 Externally the property offers two allocated car parking spaces and a private amenity space.
- 12 The property has been measured in accordance with the RICS Code of Measuring Practice as follows:-

Floor	Accommodation	Dimensions (m)
Ground	Garage/Studio	6.70 x 5.31
First	Living Room/Dining Room	5.18 x 3.67
	Kitchen	3.96 x 2.07
	Utility Room	-
	Bathroom	-
Second	Bedroom 1	3.67 x 5.20
	Bedroom 2	2.82 x 5.20

- 13 We attach for your information at Appendix 3 an external elevations plan of the annexe in question.
- 14 In arriving at our opinion of the Gross Development Value for the annexe, assuming it is a 'stand alone' property, we have had regard of both the availability and recent sales of other properties in the area which we would summarise as follows:-

58 Pell Street Reading

Here, a semi-detached two bedroom annexe was sold in February 2025 for a sale price of £300,000. The property is split across two floors with two bedrooms on the first floor and on the ground floor there is an open plan kitchen/reception room and a bathroom. Externally the property has a small courtyard style enclosed garden and no off-road parking. The property is not finished to as high standard as the proposed subject property. The total floor area extends to approximately 505 sq.ft equating to £594.06 per sq.ft



376 Elgar Road South Reading

Here, a two bedroom semi-detached house sold in February 2026 for a sale price of £375,000. The property is located within a Victorian villa split across two floors with two bedrooms and a shower room on the first floor and on the ground floor there is one reception room, kitchen and a bathroom with a small conservatory extension. The property is reasonable well-presented throughout and has one off road parking space and a private enclosed garden to the rear. The total floor area extends to approximately 825 sq.ft equating to £454.55 per sq.ft.

7 Highgrove Mews Reading

Here, a two bedroom semi-detached mews style house sold in January 2026 for a sale price of £400,000. The property is of modern construction split across two floors. On the first floor there are two bedrooms and a bathroom and on the ground floor there is an open plan kitchen/ lounge / dining room with a WC. The property is well presented. Externally there is one off road parking space and a small private enclosed garden to the rear. Similar to the proposed subject property the property is located in a desirable area. The total floor area extends to approximately 844 sq.ft equating to £483.93 per sq.ft.

19 Hayes Drive Reading

Here, a modern three bedroom detached house sold in February 2026 for a sale price of £465,000. The property is split across two floors with three bedrooms and a bathroom on the first floor and on the ground floor there is one reception room and a kitchen. The property has one off road parking space and a single garage and a private enclosed garden to the rear. The property is slightly larger than the proposed subject property but is in a less desirable location. The total floor area extends to approximately 1,219 sq.ft equating to £381.46 per sq.ft.

18 Iliffe Close Reading

Here, a semi-detached three bedroom town house was sold in March 2025 for a sale price of £500,000. The property is split across three floors with three bedrooms, a bathroom and the lounge located on the first and second floors. On the ground floor there is an integral single garage with a kitchen/dining room and WC to the rear. The property has an off-road parking space and a small private enclosed garden to the rear. The total floor area extends to approximately 1,330 sq.ft equating to £375.94 per sq.ft.

2 Glebe Road Reading

Here, a three bedroom maisonette is currently on the market for sale for a guide price of £530,000. The property is located within a converted Victorian villa. The property is split level and has been refurbished to a high standard with two bedrooms on the second floor and on the ground floor there is a further bedroom with an ensuite bathroom, a family bathroom, reception room and a separate kitchen/ dining room. The property has off road parking and a private enclosed garden to the rear. The property is larger than the proposed subject property. The total floor area extends to approximately 1,854 sq.ft equating to £285.87 per sq.ft



- 15 It is evident from our research that the local residential market can at best be described as patchy and highly price sensitive as a result of the general state of the UK economy and the as yet unknown impact of war in the Middle East.
- 16 Taking into account all of the above we are of the opinion that the property has a Gross Development Value (GDV) of **£450,000 (four hundred and fifty thousand pounds)**.
- 17 We have assumed a marketing period of six months is required to achieve this value.

We trust the above comments are of assistance and should you require any further information then please do let us know.

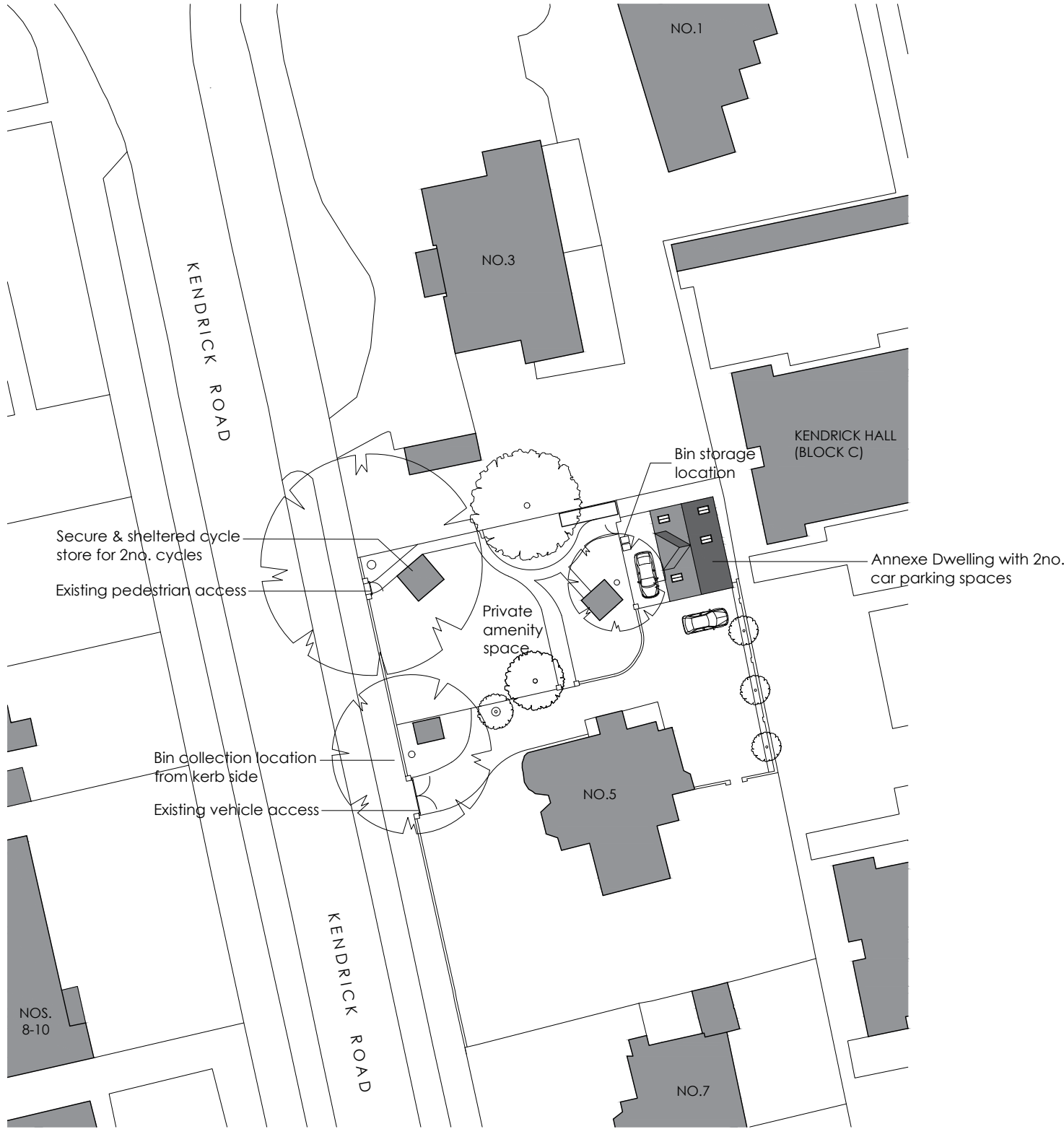
Yours sincerely

Conrad Hill
Haslams

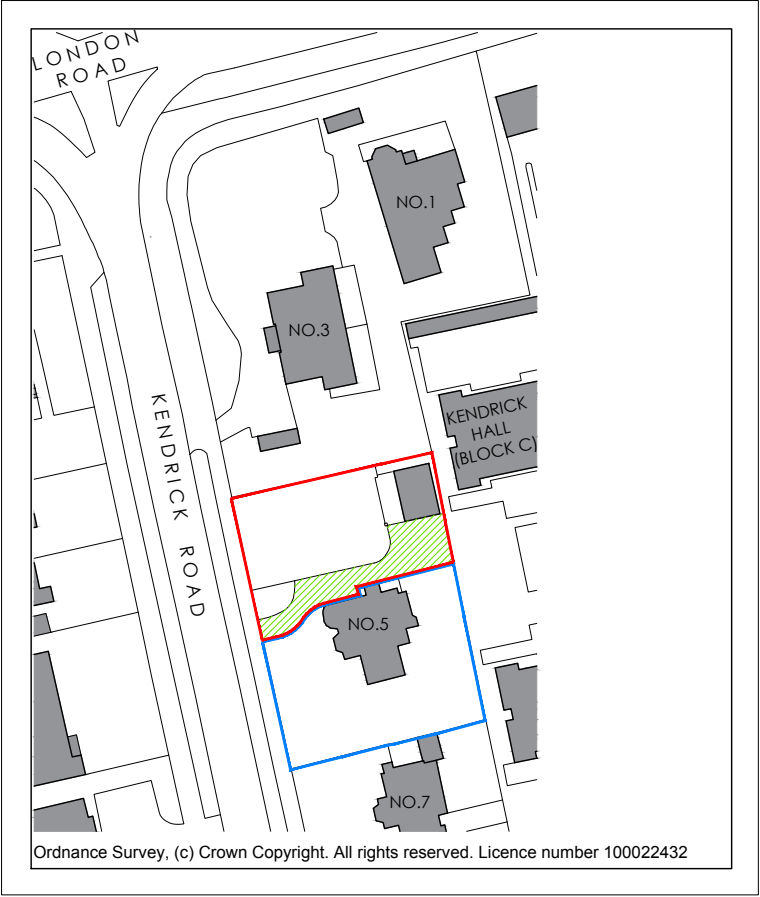
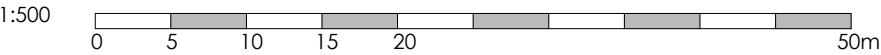


APPENDIX 1

Rev.	Date	Note	Author	Checked
-	dd/mm/yy	Note	XXX	XXX

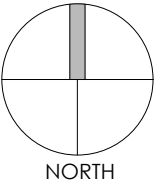
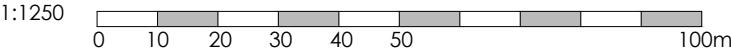


PROPOSED BLOCK / ROOF PLAN 1:500



LOCATION PLAN 1:1250

- Red line indicates application site extent
- Blue line indicates additional land within same ownership
- Green hatch highlights shared access driveway

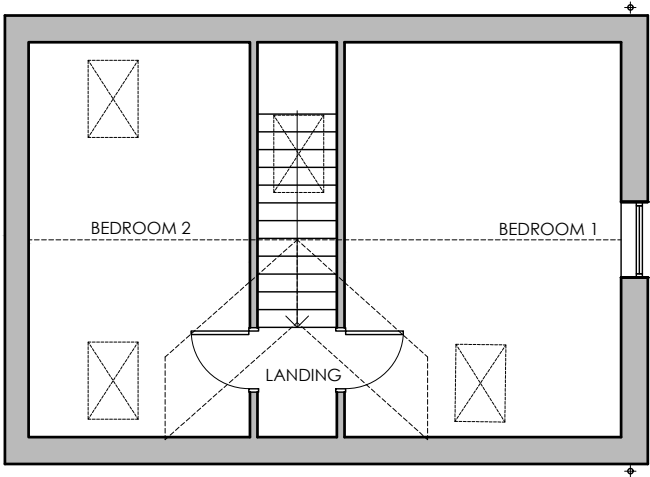


Project	Annexe Dwelling 5 Kendrick Road Reading RG1 5DU					Drawing	Location & Block / Roof Plans			
						Job-Dwg Number	26003-PL-1		Rev.	-
Client	Mr & Mrs Turner					WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4RJ T. 0118 375 0252 www.weston-co.com				
Status	Planning									
Scale	1/500 & 1/1250		Sheet Size A3							
Author	CTW	Checked	CTW	Date	02/06/2026					

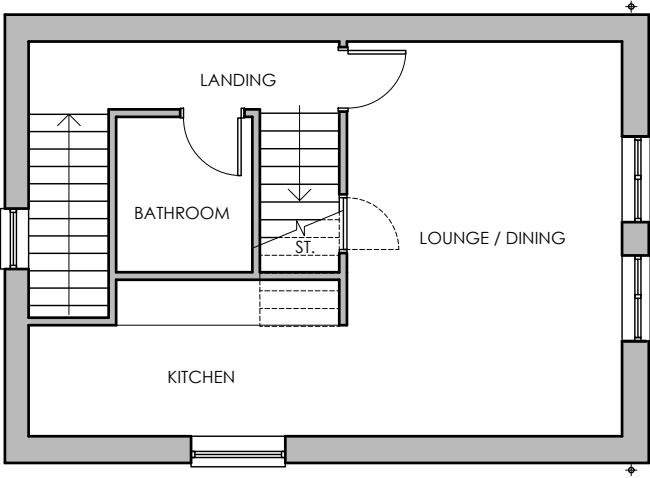


APPENDIX 2

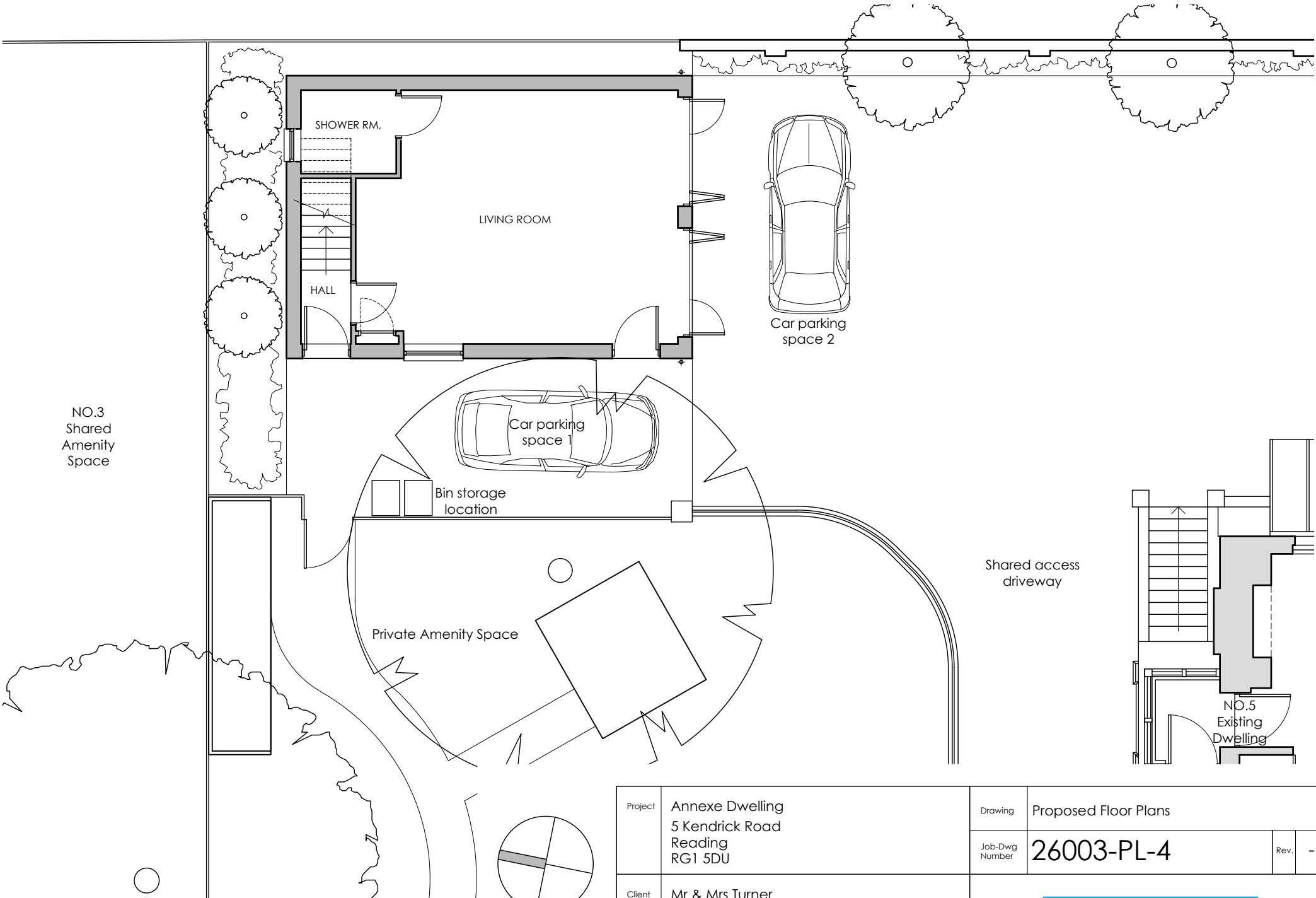
Rev.	Date	Note	Author	Checked
-	dd/mm/yy	Note	XXX	XXX



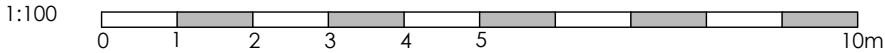
PROPOSED SECOND FLOOR PLAN 1:100
(REMAINS AS EXISTING)



PROPOSED FIRST FLOOR PLAN 1:100
(REMAINS AS EXISTING)



PROPOSED SITE AND GROUND FLOOR PLAN 1:100



Project	Annexe Dwelling 5 Kendrick Road Reading RG1 5DU					Drawing	Proposed Floor Plans			
						Job-Dwg Number	26003-PL-4		Rev.	-
Client	Mr & Mrs Turner					WESTON + CO ARCHITECTS Watlington house 44 Watlington Street Reading, RG1 4RJ T. 0118 375 0252 www.weston-co.com				
Status	Planning									
Scale	1/100		Sheet Size A3							
Author	CTW	Checked	CTW	Date	02/06/2026					



APPENDIX 3

This drawing may be scaled with reference to the scale bar for planning application purposes only. Do not scale for any other purpose, use only annotated dimensions. All dimensions are to be checked by parties using the drawing, and any errors or omissions are to be reported to Weston & Co Architects Ltd.

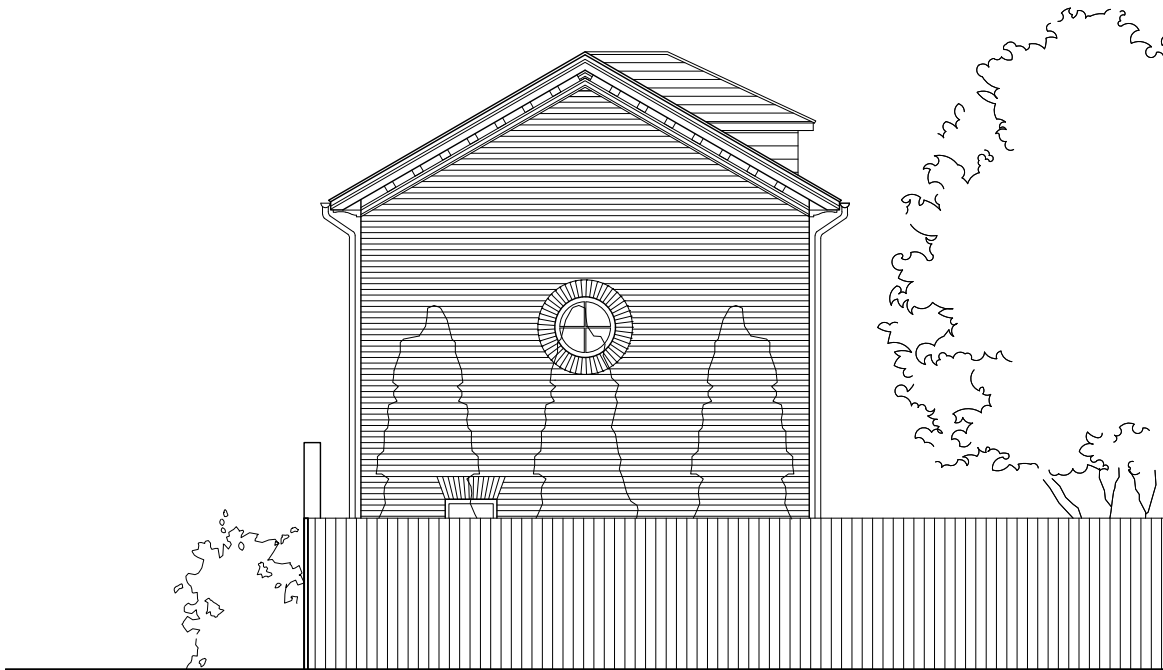
Rev.	Date	Note	Author	Checked
-	dd/mm/yy	Note	XXX	XXX



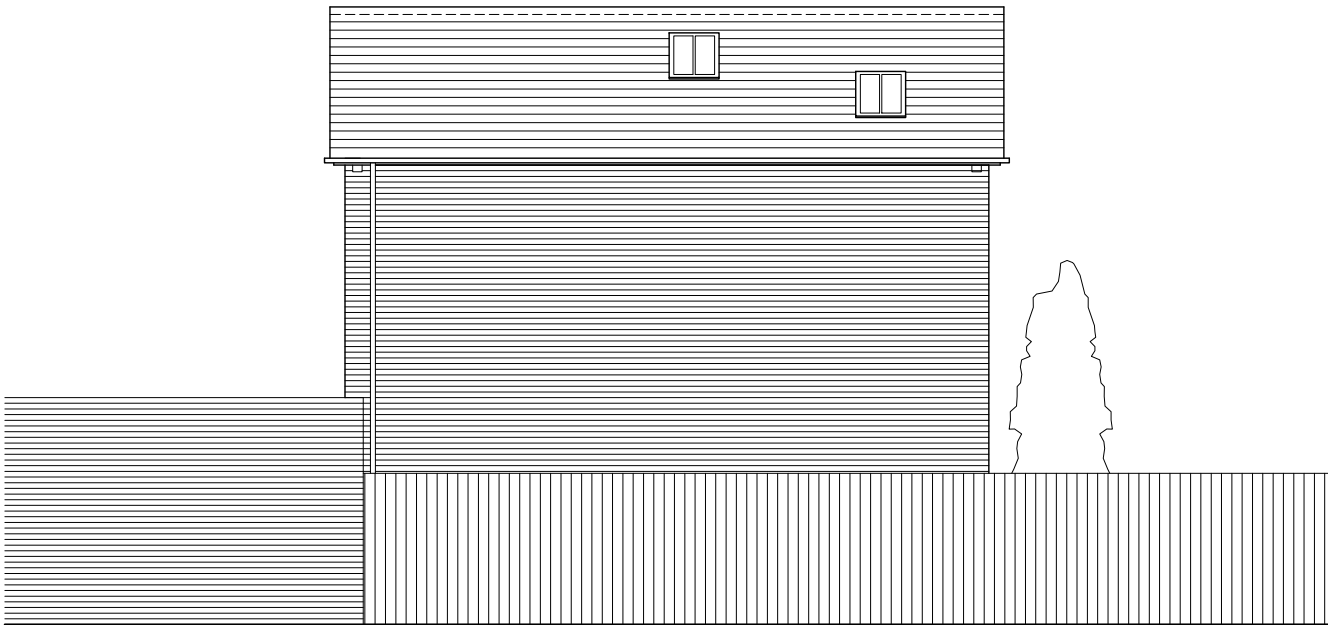
PROPOSED SOUTH ELEVATION 1:100
(REMAINS AS EXISTING)



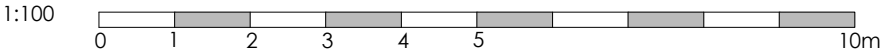
PROPOSED WEST ELEVATION 1:100
(REMAINS AS EXISTING)



PROPOSED NORTH ELEVATION 1:100
(REMAINS AS EXISTING)



PROPOSED EAST ELEVATION 1:100
(REMAINS AS EXISTING)



Project	Annexe Dwelling 5 Kendrick Road Reading RG1 5DU				Drawing	Proposed Elevations			
					Job-Dwg Number	26003-PL-5		Rev.	-
Client	Mr & Mrs Turner				WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4RJ T. 0118 375 0252 www.weston-co.com				
Status	Planning								
Scale	1/100		Sheet Size A3						
Author	CTW	Checked	CTW	Date					

