SMART PROPERTIES HD incorporating ryanjay estate agents

58a Market Street | Huddersfield,
West Yorkshire | HD1 4SH
Tel: 01484 971 300

Our Reference: TW/PH/SV-PL1-PL2
Date: 18th July 2024

Parkview Property (Lancashire) Limited
Paul Hargreaves
14 The Rowans,
Ormskirk,
Lancashire
L39 6TD

Dear Mr Hargreaves,

Re: Property valuation Plot 1 & Plot 2 – Paddock Fields HD4 5BB

As per my visit to the property I am writing to provide you with a comprehensive property valuation [redacted] elds' HD4 5BB as per your request. After conducting a thorough [redacted] roperty, I am pleased to present you with the following valuation

1. Property Details:
   - Property Address: Plot 1&2, Paddock Fields, HD4 5BB
   - Property Type: Residential
   - Property Features: Detached Bungalow, Double driveway, Rear garden.

2. Market Analysis:
   Based on recent market trends and comparable commercial property lets in the area, I have evaluated the market value of the property. The current real estate market conditions and demand for properties in the vicinity were taken into consideration.

3. Valuation Result:
   After careful examination, the estimated market value of the property upon completion is to be in the regions of £155,000.00 per plot. Please note that this valuation is an estimate and is subject to change based on further inspection or market fluctuations.

4. Methodology:
   The valuation was carried out using a combination of the following methods:
   a. Sales Comparison Approach: This method involves comparing the subject property to recent sales of similar properties in the area.
   b. Income Approach: This method is applicable for income-generating properties and considers the potential income it can generate.
   c. Cost Approach: This method determines the value based on the cost of replacing the property or its components.

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5. Assumptions and Limitations:
- The valuation is based on the information available at the time of assessment.
- The condition of the property was assessed visually and may not account for hidden defects.
- The valuation assumes that the property is free from any legal encumbrances.
- The market value is subject to change based on market conditions and buyer interest.

Should you have any further questions or require additional information, please do not hesitate to contact me. I am available to discuss the valuation further and address any concerns you may have.

Thank you for considering our valuation services. We look forward to the opportunity of marketing your property.

Sincerely,

Tayyib Waheed
Sales & Lettings Manager
UK Owens Properties LTD T/A Smart Properties HD