



PELHAM JAMES

UNIQUE HOMES

8th July 2020

Mr G Turner
60 Apollo Avenue
Peterborough
PE2 8GB

Dear Geoff

Re: Building Plot, Askews Lane, Yaxley

Thank you for asking Pelham James to provide a valuation of the above plot which has planning permission.

With my local knowledge, studying the plans and planning permission and taking into consideration the current local market conditions, I value the plot at £150-160,000.

I arrived at this figure by looking at the size of the bungalow, 2,080sqft, the estimated build costs at £150 per sqft, £312,000 and the market value once complete of £575,000. The value is based on a self-build. The value to a developer would be slightly less.

This valuation is based on current market conditions which is positive and doesn't take into consideration the general feeling that the predicted recession towards the end of the year will have a negative impact on the market value of property in the local area.

If you require any further information, please let me know?

Please find enclosed our invoice.

Yours sincerely

David Crooke
Managing Director

3 SADDLER'S COURT
OAKHAM, RUTLAND LE15 7GH
STAMFORD: 01780 437 360
RUTLAND: 01572 497 070
E: team@pelhamjames.co.uk
www.pelhamjames.co.uk