

Site Name: Station Road, Kings Langley,
Date: 24th May 2021
Produced by: Emily Armstrong & Kelly Williams

Plot	Description	Floor	Sqm	SqFt	Value	£ PSF	Observations
1	4 bed, 7 persons semi-detached house	2.5 storeys	106	1141	£625,000	£548	
2	4 bed, 7 persons semi-detached house	2.5 storeys	106	1141	£625,000	£548	
3	4 bed, 7 persons semi-detached house	2.5 storeys	106	1141	£625,000	£548	
4	4 bed, 7 persons semi-detached house	2.5 storeys	106	1141	£625,000	£548	
5	3 bed, 5 persons end-terrace house	2.5 storeys	102	1098	£575,000	£524	
6	3 bed, 5 persons mid-terrace house	2.5 storeys	102	1098	£575,000	£524	
7	3 bed, 5 persons mid-terrace house	2.5 storeys	102	1098	£575,000	£524	
8	3 bed, 5 persons end-terrace house	2.5 storeys	102	1098	£575,000	£524	
9	3 bed, 5 persons end-terrace house	2 storeys	87	936	£585,000	£625	
10	2 bed, 4 persons mid-terrace house	2 storeys	83	893	£475,000	£532	
11	2 bed, 4 persons end terrace house	2 storeys	83	893	£475,000	£532	
12	1 bedroom, 2 persons apartment	Ground	50	538	£275,000	£511	
13	1 bedroom, 2 persons apartment	Ground	50	538	£275,000	£511	
14	2 bedroom, 4 persons apartment	Ground	70	753	£370,000	£491	
15	2 bedroom, 4 persons apartment	Ground	70	753	£370,000	£491	
16	1 bedroom, 2 persons apartment	First	50	538	£280,000	£520	
17	1 bedroom, 2 persons apartment	First	50	538	£280,000	£520	
18	2 bedroom, 4 persons apartment	First	70	753	£375,000	£498	
19	2 bedroom, 4 persons apartment	First	70	753	£375,000	£498	
20	2 bedroom, 4 persons apartment	Second	70	753	£380,000	£504	
			1635	17599	£9,315,000	£526	

Comments: The prices quoted in this schedule are our opinion of achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature & that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your companies exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning & building regulations will be sought and adhered to.

Assumptions: We have assumed two allocated parking spaces per house and one allocated space per apartment.

Sewell & Gardner in partnership with Perry Holt & Co

