



EAGLE EYE
VALUERS AND CHARTERED
SURVEYORS

VALUATION REPORT OF:

Flat 18 Redland House
Arnett Avenue
Finchampstead
Wokingham
Berkshire
RG40 4AD

Name of clients:

Danielle Clark
& Loddon Homes

**Date of
inspection**

8th October 2025

**Weather
conditions**

Dry.

Our Reference

EE/VAL/2025/10/007

**Name of
surveyor**

Lee Haddock MRICS (RICS Nr 1151745)
RICS Registered Valuer

Valuation report summary

Property:	Flat 18, Redland House, Arnett Avenue, Finchhampstead, Wokingham, Berkshire, RG40 4AD
Location:	Residential estate in Finchhampstead, Berkshire
Description:	1 Bedroom flat with balcony and allocated parking space.
Planning use:	Residential
Tenure:	Leasehold – 121 years remaining
Valuation date:	10th October 2025
Valuation basis:	Open market value
Market Value:	£250,000 – 100% share £150,000 – 60% share
Supported by Market Evidence:	Yes

1 Special instructions and assumptions

1.1 This Valuation Report has been prepared for the purpose of considering the subject property for sale purposes, the property being part of a Discounted Homes Scheme.

1.2 The Market Value indicated within this report is dated above.

1.3 This Valuation Report has been prepared in accordance with our standard Conditions of Engagement – Residential Property and in accordance with the RICS Valuation Global Standards 2024, incorporating the IVSC International Valuation Standards.

1.4 No special instructions have been given in connection with the inspection of the property, or the preparation of this Report, nor have any special or unusual assumptions been made in the preparation of this Valuation Report.

1.5 Within our report we have provided the following:

1.5.1 A Market Value of the property on the assumption of vacant possession.

1.6 In preparing our valuation here we have obtained what we consider to be adequate comparable valuation evidence to support the values provided.

1.7 There are no, or no further, special assumptions that would affect our valuation.

2 Date and extent of inspection

2.1 Our inspection of the above property was made on the 8th October 2025.

2.2 An inspection for valuation purposes was possible to all parts of the property valued herein.

2.3 At the time of inspection, the property was occupied by the owners.

3 Situation, communications and amenities

3.1 The property is located in a residential area in Finchampstead, Berkshire. The surrounding properties are a mixture of houses and flats.

3.2 The property is excellently located for road and rail links.

4 Description of property

4.1 The property comprises a 1-bedroom flat.

4.2 The property was built in 2021.

4.3 Legal enquiries should confirm that vehicular and/or pedestrian access rights are allowed at all times in perpetuity.

5 Construction

5.1 We have assumed calcium chloride additive, or any other potentially deleterious or hazardous materials or techniques were used in the construction of this property or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation, we have assumed that such investigation would not disclose the presence of any such material to any significant extent.

5.2 The property is of modern, traditional design and construction

5.3 Windows and doors are of double-glazed specification.

5.4 All mains services are provided to the property.

6 Condition and state of repair

6.1 We have not carried out a building survey, nor have we inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of uninspected parts and this Report should not be taken as making any implied representation or statement about such parts. For the purposes of this valuation, we have assumed that an inspection of those parts that have not been inspected would neither reveal material defects nor cause the valuer to alter the valuation materially.

6.2 At the time of inspection, the property was in good condition and work was not required.

7 Accommodation

7.1 The accommodation is 53M2 and a 1-bedroom flat which briefly comprises: -

Description:
Kitchen/living/dining room
Master bedroom
Bathroom

8 Tenure and tenancies

8.1 We have valued the property, assuming it is leasehold and vacant possession.

9 Environmental factors

9.1 We are unaware of any environmental factors affecting the property which could adversely affect its occupation in the future or be detrimental to the value. Legal enquiries should verify that the property complies with all statutory requirements.

10 Radon Gas

10.1. We are unable to confirm whether or not the site is affected by radon gas.

11 Flooding

11.1 From informal enquiries of The Environment Agency's website the property does not lie in a recognised flood plain. Legal enquiries should verify and confirm that all the necessary insurance policies are in place, if required.

12 Invasive species

12.1 n/a

13 Energy Performance Certificates (EPC)

13.1 As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E. The Energy Efficiently Rating is assumed to be b.

14 Contamination

14.1 Our enquiries have not revealed any contamination affecting the property or neighbouring property which would affect our valuation. However, should it be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.

14.2 We found no evidence on site during our inspection to indicate that the property has ever been used for a contaminating use in the past. If however, solicitors' searches reveal that the site was previously under an ownership or a planning use considered likely to create chemical contamination, (e.g. asbestos production, petrochemical or paintworks), or that the site was used for the disposal of waste by land fill tipping this information should be referred back to us so that we can advise further.

15 Planning and use – planning consents and permitted use

15.1 Solicitors' enquiries should undertake all the required searches on the property and refer back to us so that we can comment upon the effect, if any, these may have upon our valuation.

16 Council tax

16.1 The council tax is band to be confirmed by the local authority.

17 Market evidence

17.1 The following comparable evidence has been used in the preparation of our report.

Address	Comparison to Subject Property
70 Bucklers Ride Crowthorne Wokingham Berkshire RG45 6HQ	Sold for £259,000 on 8th August 2025 1-bedroom flat Floor Area 61 m2 Leasehold Although this property is slightly bigger, we have not made any deductions from the comparative value as this property does not have a balcony. Comparative value of £259,000.
Flat 45, Beechy Place Wokingham Berkshire RG40 1LQ	Sold for £245,000 on 19th December 2024 1-bedroom Flat Floor area 55 m2 Leasehold Comparative value £245,000.
Flat 18, Ascot House Finchampstead Wokingham Berkshire RG40 2NW	Sold for £230,000 on 2nd December 2024 1- Bedroom flat Floor Area 41 m2 Leasehold This property is slightly smaller and in a less desirable location, so we have added £15,000 to the comparative value to reflect this Comparative value of £245,000.

19 Comparables Analysis and Valuation Commentary

We carried out a search of comparable properties within a 1-mile radius of RG40 4AD that have sold in the last twelve months, and the above properties were recorded, and we have taken the average of the three sold properties and rounded them up to the nearest thousand pounds.

Basis of valuation

This Valuation Report is prepared in accordance with the RICS Valuation Global Standards 2024, incorporating the IVSC International Valuation Standards.

20 Market Value

20.1 We confirm that the Interpretive Commentary within defined in IVS 102 paragraph A10.01 has been applied when within our valuation, defined as: -

A10.01 Market value is the estimated amount for which an asset and/or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

21 Valuations

Market Value: £250,000 – 100% share (two hundred and fifty thousand British pounds)

23 Legal enquiries

23.1 We strongly advise that Legal Enquiries must confirm the suitability of the following points and refer back to us if any are incorrect so we may amend our valuation accordingly.

23.2 Confirmation that the property will enjoy free and uninterrupted rights of vehicular and pedestrian access.

23.3 Local Searches should assess and verify the risk of flooding, contaminated land, radon and environmental concerns relating to the site.

23.4 Rights and obligations in respect of the boundary ownership and liabilities.

23.5 We are unaware of any adverse features affecting the subject property and for the purposes of this valuation have assumed that no such adverse features exist. If any adverse features are identified during solicitors' searches these should be notified to us as this may affect our valuation of the property.

23.6 We have assumed that a good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings.

23.7 Legal enquiries should confirm the property will be held as leasehold.

24 Sources, extent and non-disclosure of information

We set out herein the nature and source of information relied upon when producing our valuation in regard to the following areas. Should any of this information be inaccurate our valuation may change: -

24.1 Tenure/Title – HMLR documents have not been consulted.

24.2 Planning consents – We have not undertaken checks of these.

24.4 Planning proposals – We have not undertaken checks of these.

24.5 Licences, Permits, Consents, Approvals or Certificates to Operate – We have not assessed any of these and assume current use of the property benefits from the relevant approvals.

25.6 Open market data such as Rightmove have been the source used as the basis of property comparisons.

24.6 Building Regulations – We have not undertaken any investigations to assess whether the property is compliant with current Building Regulations.

25 Third party reference

25.1 This Report is provided for the stated purpose and for the sole use of the named Clients. It will be confidential to the Clients and the Clients' professional advisers. The Valuer accepts responsibility to the Clients alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor and accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of this Report, nor any reference to it, may be included in any published document, circular or statement, nor published in any way without the Valuer's written approval of the form and context in which it may appear.

26 Status of the valuer

26.2 The valuer preparing this report has the knowledge, skills and understanding of the property and market in order to undertake the valuation competently.

27 Certification

27.1 The valuation has been prepared in accordance with the RICS Valuation Global Standards 2024, incorporating the IVSC International Valuation Standards. During the preparation of our valuation we have made assumptions in regard to the property, which are set out within our Conditions of Engagement and these assumptions form an integral part of this report.



Lee Haddock MRICS
RICS Registered Valuer
For and on behalf of Eagle Eye Valuers and Chartered Surveyors

10th October 2025