Property valuation



PREPARED FOR YOUR NEXT DECISION

48 Rutherford Crescent

Leighton Buzzard, LU7 3GF

CLIENT REFERENCE

[Developer name]

REPORT DATE

[Report date]

PLOT / DEVELOPMENT

[Plot and development]

PREPARED BY

Residential Property Partners Ltd

Property overview

PROPERTY TYPE

Semi-detached house

BEDROOMS

3

EXTERNAL CONDITION

Good

INTERNAL CONDITION

Good

Description & accommodation

The subject property is a three bedroom semi detached house that was built in 2021 by Taylor Wimpey. To the ground floor there is a hallway, lounge/diner, kitchen and a cloakroom. To the first floor are two bedrooms and a family bathroom. To the second floor is the master bedroom with an ensuite. The subject benefits from gas radiator central heating and uPVC double glazing throughout. There is a garden to the rear, with driveway parking for at least two vehicles to the side.

Property history & charges

There is reported to be a service charge of £100 per annum. The subject property was last sold, as new, on 17/12/2021 at a price of £375,000.

Marketing

The subject property has not recently been on the market.

Location

The subject is located in Leighton Buzzard. Nearby there are shops, schools and supermarkets. There is a train station a 13 minute drive from the subject.

Advantages

Good location

Considerations

Agents have reported that the subject needs TLC in some areas

A rightmove.co.uk search based on properties valued between £300,000 to £400,000 offering a minimum of three bedrooms shows the following number of properties as available and under offer:

1/4 Mile = 3 available and 10 under offer/sold
1/2 Mile = 11 available and 29 under offer/sold
1 Mile = 33 available and 65 under offer/sold

The above data suggests that there is some competition in the surrounding area and good demand with properties having sold in the area.

Property photographs



Front elevation



Entrance Hall



Kitchen



Kitchen



Lounge



Cloakroom

Property photographs



Bedroom two



Bedroom two



Bedroom three



Bathroom



Master bedroom



Master bedroom

Property photographs



Ensuite



Garden & rear elevation



Garden & rear elevation



Front outlook



Street View (Left)



Street View (Right)

Location & setting



SUBJECT PROPERTY / IMMEDIATE LOCATION



WIDER AREA

Location notes

There are good amenities nearby.

On-market comparable 1

Wallis Drive, Leighton Buzzard



Front elevation



Living area / kitchen



Bedroom / bathroom



Garden / outside

ASKING PRICE

£395,000

AGENT / DISTANCE

Hunters / 0.06 Miles

Type: Semi Detached · Bedrooms: 3 · Floor area: 1214sq.ft
Marketed from [Insert Date]

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	1214sq.ft	Similar
Condition & specification	Good	Very good	Advantage
Garden & outside space	Rear garden	Rear garden	Similar
Parking & garage	Side driveway	Side driveway	Similar
Location	Good	Good	Similar

Overall comparison & price relevance

This comparable is an identical house type to the subject. The subjects square footage has been obtained from its EPC and the comparables square footage has been obtained from its current floor plan. For the purposes of this report, this comparable has been listed as 'similar' in terms of size as they are an identical house type. It has been on the market since [Insert Date] without agreeing a sale. This property has had low interest. The agent stated that it needs to be marketed at £375,000.

On-market comparable 2

Hopper Lane, Leighton Buzzard



Front elevation



Living area / kitchen



Bedroom / bathroom



Garden / outside

ASKING PRICE

£360,000

AGENT / DISTANCE

Urban & Rural / 0.12 Miles

Type: Semi detached · Bedrooms: 3 · Floor area: 818sq.ft
Marketed from [Insert Date]

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	818sq.ft	Disadvantage
Condition & specification	Good	Very good	Advantage
Garden & outside space	Rear garden	Rear garden	Similar
Parking & garage	Side driveway	Side driveway	Similar
Location	Good	Good	Similar

Overall comparison & price relevance

This comparable property is smaller than the subject property. It has accommodation spread across two floors. To the side is a driveway for two vehicles.

On-market comparable 3

Alexander Way, Leighton Buzzard



Front elevation



Living area / kitchen



Bedroom / bathroom



Garden / outside

ASKING PRICE

£365,000

AGENT / DISTANCE

EweMove / 0.39 Miles

Type: Semi Detached · Bedrooms: 3 · Floor area: 769sq.ft
Marketed from [Insert Date], marketed at £375,000. Reduced on [Insert Date] to the current asking price

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	769sq.ft	Disadvantage
Condition & specification	Good	Good	Similar
Garden & outside space	Rear garden	Rear garden	Similar
Parking & garage	Side driveway	Allocated parking	Disadvantage
Location	Good	Good	Similar

Overall comparison & price relevance

This comparable property has accommodation spread across two floors. There is allocated parking for two vehicles, but it is located to the front, a short walk from the property.

Sold comparable 1

Briggington Way, Leighton Buzzard



Front elevation


Living area / kitchen


Bedroom / bathroom


Garden / outside

SALE / AGREED PRICE

£363,000

AGENT / DISTANCE

Hunters / 0.18 Miles

Type: Semi Detached · Bedrooms: 3 · Floor area: 1255sq.ft (including the garage)
Marketed from [Insert Date], at a price of £425,000. Reduced on [Insert Date] to £400,000. Reduced on [Insert Date] to £390,000. Reduced on [Insert Date] to £380,000. SSTC on [Insert Date]

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	1255sq.ft (incl. garage)	Advantage
Condition & specification	Good	Good	Similar
Garden & outside space	Rear garden	Front and rear gardens	Advantage
Parking & garage	Side driveway	Driveway and garage	Advantage
Location	Good	Good	Similar

Overall comparison & price relevance

This comparable property is well presented throughout. To the ground floor is an entrance hall, study, kitchen/diner and a cloakroom. To the first floor is a bedroom with an ensuite, and a lounge. To the second floor are two bedrooms and a family bathroom.

Sold comparable 2

2 Rutherford Crescent, Leighton Buzzard



Front elevation



Living area / kitchen



Bedroom / bathroom



Garden / outside

SALE / AGREED PRICE

£373,000

AGENT / DISTANCE

Brown & Merry / On the subjects road

Type: Semi Detached · Bedrooms: 3 · Floor area: 1119sq.ft
Marketed from [Insert Date] to [Insert Date] at a price of £375,000

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	1119sq.ft	Similar
Condition & specification	Good	Very good	Advantage
Garden & outside space	Rear garden	Rear garden	Similar
Parking & garage	Side driveway	Rear driveway	Similar
Location	Good	Good	Similar

Overall comparison & price relevance

This comparable property is located on the subjects road. It has a similar layout to the subject. To the ground floor is an entrance hall, lounge, kitchen/diner and a cloakroom. To the first floor are two bedrooms and a bathroom. To the second floor is the master bedroom with an ensuite. There are two allocated parking spaces to the rear of the property. This property agreed a sale in an arguably better market than the current market. For the purposes of this report, this comparable has been listed as 'similar' in terms of size as they are an identical house type.

Sold comparable 3

67 Rutherford Crescent, Leighton Buzzard



Front elevation



Living area / kitchen



Bedroom / bathroom



Garden / outside

SALE / AGREED PRICE

£370,000

AGENT / DISTANCE

EweMove / On the subjects road

Type: End of Terrace · Bedrooms: 3 · Floor area: 1053sq.ft
Marketed from [Insert Date] at a price of £365,000

At a glance: compared with the subject

Advantage = comparable is better · Disadvantage = comparable is worse

Feature	Subject property	This comparable	Comparable has…
Size & accommodation	1162sq.ft	1053sq.ft	Similar
Condition & specification	Good	Very good	Advantage
Garden & outside space	Rear garden	Rear garden	Similar
Parking & garage	Side driveway	Rear driveway	Disadvantage
Location	Good	Good	Similar

Overall comparison & price relevance

This property is an end of terrace house. It has driveway parking to the rear. Internally, it is an identical layout and it is located on the subjects road. We were unable to obtain as to when the property agreed a sale. For the purposes of this report, this comparable has been listed as 'similar' in terms of size as they are an identical house type.

Valuation & recommendation

RECOMMENDED ASKING PRICE

£375,000

TARGET SALE PRICE

£367,500

Agent opinions

Michael Anthony EA - Attended on [Insert Date]

Marketing: £375,000
Target: £370,000
Lowest expectation: £360,000

The subject property is well presented throughout. There is driveway parking and a large master bedroom. It has had a new kitchen, and fitted wardrobes have been added. The rear garden is mildly overgrown. It is well located. There are minor aesthetic “wear and tear” damages that can easily be repaired for a low cost.

Quarters EA - Attended on [Insert Date]

Marketing: £375,000
Target: £365,000 - £375,000
Lowest expectation: £360,000

The subject property is well presented throughout. It is well located. It has the lounge on the ground floor and an ensuite. Townhouses aren't for everyone.

RPP rationale

The subject is a well presented three bedroom semi-detached house. There is driveway parking, and a rear garden.

It is well located for amenities such as shops, schools and transport links.

When priced correctly, there is good demand in the area for three bedroom homes.

PREPARED / REVIEWED BY

Dan Johnson

VALUATION DATE

[Insert Date]

Important: The findings and conclusions of this valuation report are provided as a guide to inform purchase decision making. Accuracy is limited by the information provided and available at the time the valuation was carried out. Residential Property Partners Ltd are not responsible for the accuracy of information provided by third parties. This report does not replace or reduce the requirement for any potential purchaser to carry out appropriate due diligence, including surveys and searches carried out by an appropriately qualified person.