

VALUATION REPORT ON:

Ashford Cemetery Lodge
Long Lane
Staines
TW19 7AD

Chatsworth House
29 Broadway
Maidenhead
Berkshire | SL6 1LY

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Name of client

Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB

For the attention of: Asha Hunjan

Date of inspection

27th January 2025

Weather conditions

Sunny following rain

Our Reference

NH/Vals25/AshfordCemeteryLodge

Name of surveyor

Nathan Hall BSc(Hons) MRICS
RICS Registered Valuer

Valuation report summary



Property:	Ashford Cemetery Lodge, Long Lane, Staines, TW19 7AD
Location:	Residential road on the outskirts of Ashford and Staines
Description:	Three/four bed detached house with garden and parking
Planning use:	Residential
Tenure:	Assumed freehold
Valuation date:	27 th January 2025
Valuation basis:	Market Value
Market Value:	£550,000
Supported by Market Evidence:	Yes

1 Special instructions and assumptions

- 1.1 This Valuation Report has been prepared for internal transfer purposes.
- 1.2 The Market Value indicated within this report is dated 27th January 2025.
- 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 and UK National Supplement.
- 1.4 In accordance with the RICS Valuation – Global Standards 2024 and UK National Supplement, we set out below the special and / or unusual assumptions made in accordance with your instructions during the preparation of this Report: -
 - 1.4.1 The property is undergoing refurbishment but is not yet complete. We have provided a valuation on the basis that it has been completed including finishing bathroom installations, electrics and removal of hoarding.
- 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 or on an investment basis.
- 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.
- 1.8 We confirm that a conflict of interest check has been carried out and confirm that no conflict exists.

2 Date and extent of inspection

- 2.1 Our inspection of the above property was made on 27th January 2025 when the weather was sunny following rain.
- 2.2 The property was inspected by Nathan Hall BSc (Hons) MRICS.
- 2.3 An inspection for valuation purposes was possible to all parts of the property valued herein. Please note there was no electricity in the building, with no lighting, and sight of the ground floor was limited.
- 2.4 At the time of inspection the property was vacant. We were provided access by Asha Hunjan.

3 Situation, communications and amenities

- 3.1 The property is located within Ashford Cemetery, although has its own dedicated access and is fenced/has a hedgerow between itself and the cemetery.
- 3.2 The surrounding properties are therefore either residential or comprise the cemetery.
- 3.3 The property is located off Long Lane which has direct access onto the A30 (London Road). This leads into Staines-upon-Thames to the west or into Feltham and Central London to the east.
- 3.4 Ashford centre is within walking distance, being approximately one mile to the south. It benefits from a good offering of retailers.
- 3.5 Staines is two miles to the west and has more comprehensive banking, retail and leisure facilities.
- 3.6 The property is also within close proximity of Heathrow.
- 3.7 Transport links are very good with the A30 leading onto the M25 and wider motorway network. Rail links are via Ashford mainline railway station which is within walking distance and benefits from regular services into Central London.

4 Description of property

- 4.1 The property comprises a three/four bedroom detached house laid over two floors. There is a drive with parking for two cars at the front and a rear garden.
- 4.2 Internally the property has been recently updated throughout, although works are not yet complete. For our valuation we have assumed that the works have been completed to a good standard.
- 4.3 During our inspection the kitchen and first floor bathroom had been installed. The ground floor bathroom had not yet been completed. At the time of the inspection all of the ground floor windows to the property had been boarded for security purposes. We noted that the windows have, in fact, been replaced, they are simply boarded over externally.
- 4.4 Internally the property has an entrance door leading to a living room, separate kitchen, two bedrooms and a bathroom. On the first floor there are two further bedrooms and family bathroom.
- 4.5 The ground floor has two bedrooms although one could arguably be a dining room.
- 4.6 Externally the property has a good sized garden.
- 4.7 The original property is believed to have been constructed in the 1950's. We estimate the property has an economic life in excess of 50 years, provided regular maintenance and repairs are carried out.

- 4.8 The property has an approximate site area of 0.047 ha (0.115 acres). The site area has been calculated on screen from Ordnance Survey information as issued by Edozo mapping systems.
- 4.9 The property sits on Long Lane which we believe to be an adopted highway. The property forms part of the Title SY789052 a copy of which can be found enclosed. The property itself is not yet registered. We attach a block plan which shows the extent of the house and the area that we have valued. This does not include the small brick building to the rear.
- 4.10 Legal enquiries should confirm that vehicular and pedestrian access rights are allowed at all times in perpetuity.

5 Construction

- 5.1 We have not arranged for an investigation to be carried out to determine whether or not high alumina cement concrete, 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 an age whereby the use of asbestos containing materials in its construction cannot be ruled out. You are advised to obtain further advice upon the management of asbestos in premises and prior to considering the removal or modification of this material, we would refer you to the Health & Safety Executive's web site www.hse.gov.uk/asbestos.
- 5.3 The property is of traditional design and construction with cavity brickwork underneath clay pitched and clay tiled roofs.
- 5.4 The ground is solid and first floor is of suspended timber construction.
- 5.5 Windows and doors are of uPVC double glazed specification.
- 5.6 Heating is provided to the property via a gas fired boiler servicing radiators throughout.
- 5.7 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 As noted above, we have assumed the property has been completed to a good standard and is in good condition throughout.

7 Accommodation

- 7.1 In accordance with the RICS Property Measurement 2nd edition, January 2018 all areas quoted herein have been calculated in accordance with IPMS 3B.
- 7.2 The accommodation briefly comprises:-

Description	Dimensions in Metres
Ground floor	
Lounge	3.92 x 3.65
Kitchen	2.87 x 4.17
Bathroom	2.55 x 1.97
Bedroom/Study	3.64 x 2.27
Bedroom	3.54 x 3.67
First floor	
Bedroom	3.58 x 3.66
Bedroom	3.65 x 3.34
Bathroom	3.11 x 2.87

- 7.3 The total size of the property is approximately 125.95 sq. m (1,356 sq. ft).
- 7.4 We have adopted a conversion multiplier of 10.764 between sq. m and sq. ft.

8 Tenure and tenancies

- 8.1 The property is not yet registered but we are valuing it on a freehold basis. We assume that full vacant possession will be available.
- 8.2 We have assumed that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing.

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 Radon gas is a naturally-occurring substance, particularly, but not exclusive, prevalent in areas with granite sub-strata. We are unable to confirm whether or not the site is affected by radon gas affecting the property or future occupants.

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 There was no evidence of any Japanese Knotweed within the property or the immediate vicinity.

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 on an Energy EPC. The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. A civil penalty of up to £4,000 will be imposed for breaches. There are separate regulations effective from 1st April 2016 under which a tenant can apply for consent to carry out energy efficiency improvements in privately rented properties.
- 13.2 This means investors could face significant improvement costs in order to rent a property which does not meet the minimum requirements. For the purposes of our valuation we have assumed that the property has an energy rating of E or better and it will not be affected by the changes in legislation in the future.
- 13.3 No EPC Certificate was made available during our inspection and there are none on the EPC register. For the purpose of this valuation we have assumed that the property would be an E or higher.

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 We found no historic or active planning applications/consents that would affect our valuation.
- 15.2 Planning application reference 24/00681/HOU for the insulation of vehicular crossover was granted consent in August 2024. Again this does not affect our valuation.
- 15.3 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 Our internet enquiry of the Valuation Office website reveals that the property is in Band B.

17 Market conditions and trends

December 2024: UK Residential Market Survey

Market conditions still reasonably solid to end the year but the recent macro environment presents headwinds moving forward

- Sales volumes improve slightly in December
- Buyer enquiries metric turns a little flatter, while respondents report a further increase in new instructions
- House prices now seen rising across all parts of the UK

The December 2024 RICS Residential Market Survey results point to the slightly brighter picture seen over recent months remaining in place, with most activity metrics still in modestly positive territory. That said, while near-term expectations are, for the time being, consistent with this trend being broadly sustained over the coming months, the macroeconomic environment looks to have turned more challenging of late. Indeed, the recent rise in bond yields along with other lending rates, if sustained, may prove to be a significant headwind moving forward.

During the final month of the year, a headline net balance of +5% of respondents cited an increase in new buyer enquiries. This is slightly down from the +11% reading registered in each of two previous months and does in fact mark the least positive return since July. As

such, the December figure is signalling a flatter trend now coming through in terms of buyer demand.

Notwithstanding this, respondents did report that the volume of agreed sales improved slightly over the month, evidenced by the net balance moving to +7% from a reading of +1% in November. Looking ahead, near-term sales expectations are mildly positive, albeit the latest net balance of +16% has been scaled back from readings of +19% and +29% submitted over the two months prior. Regarding the twelve-month outlook, a net balance of +37% of contributors foresee sales activity rising, broadly in-line with the results across the previous three months.

Looking at supply, the new instructions indicator posted a net balance of +14%, representing the sixth successive report in which this measure has been in positive territory. Alongside this, when compared to the equivalent period twelve months ago, the number of market appraisals undertaken appears to have levelled off recently, with the net balance now sitting in neutral territory at -3% (the softest reading since December 2023). Consequently, this may translate into a more subdued flow of new listings coming through in due course.

Turning to house prices, the survey's headline gauge posted a net balance of +28% in December, rising slightly from +24% last time. Moreover, this measure has now gathered momentum in each of the past five months, with all parts of the UK seeing prices move higher (to a greater or lesser degree). Leading the way, house price growth remains particularly strong in Northern Ireland and Scotland.

Moving forward, national house prices are expected to continue to rise at both the three and twelve month time horizons. In terms of the latter, a net balance of +53% of survey participants envisage prices climbing higher over the year ahead (at the headline level). When disaggregated, all areas exhibit firmly positive house price expectations for the coming twelve months.

In the lettings market, for the second month in a row, contributors noted a more or less flat picture for tenant demand (net balance -3% vs -2% previously). Again, while some of this may be reflecting seasonal patterns (given the monthly lettings series are not adjusted for this), it still marks the first period since 2020 in which the tenant demand indicator has fallen below zero. At the same time, landlord instructions continue to slip, with the latest net balance falling to -27% from -13% beforehand. As for rental prices, near-term expectations continue to point to an upward trend, with the net balance increasing to +37% from +29% previously.

18 Market evidence

18.1 The following comparable evidence has been used in the preparation of our report and in determining our opinion of the Market Value

19 Sales comparables

40 Orchard Way, Ashford
This detached three bedroom bungalow sold in August 2024 for £600,000. The property was generally well presented internally and benefitted from a good sized garden, drive and large garage. It had been extended to 1,413 sq. ft.
The property was in a similar location, less than 200 metres from the subject property. It sold for £425 psf. It would achieve a slightly higher price than the subject property benefitting from both a garage and a workshop.
1 Milton Gardens, Ashford
This three bedroom detached house sold in June 2024 for £465,000. The property comprised a more modern three bedroom detached house with a rear garden, parking and garage. It was presented in generally good order throughout. It totalled 982 sq. ft. including the garage. The property sold for £474 psf.
76 Desford Way, Ashford
This four bedroom semi-detached house sold in September 2024 for £590,000. The property was generally well presented internally and totalled 1,299 sq. ft. It benefitted from a drive to the front and good size rear garden and drive. The property was located in Desford Way, less than 100 metres from the subject property. The property sold for £454 psf.
1a Orchard Way, Ashford
This four bedroom semi-detached house sold in June 2024 for £620,000. The property was very well presented internally and benefitted from a drive, rear garden and outbuildings. It totalled 1,363 sq. ft. achieving £455 psf. The house was in Orchard Way, a short distance from the subject property. It would achieve a higher price than the subject property being finished to a higher standard with better garden and amenities.

20 Comparables Analysis and Valuation Commentary

- 20.1 Whilst the property has three bedrooms, only two are on the first floor. The front bedroom would likely be used as a study, rather than a bedroom.
- 20.2 The house is finished to basic standard, to a buy-to-let style finish. The comparables are finished to an owner/occupier standard which would command higher values.
- 20.3 The property has parking for at least two cars and a good sized garden to the rear.

20.4 We are mindful that the property is bordered on all sides by a cemetery that will deter some purchasers.

20.5 We have adopted a value of £550,000. This equates to £403 psf. This is on the lower side of the range, but reflects the basic finish, location within the cemetery and arguably not a standard four bedroom house.

20.6 When valuing this property we have utilised the “market approach” and have utilised our knowledge of transactions within the local area.

21 Material valuation uncertainty

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

22 Basis of valuation

22.1 This Valuation Report is prepared in accordance with the RICS Valuation – Global Standards 2024 and UK National Supplement.

22.2 The Basis of Valuation is:-

23 Market Value

23.1 We confirm that the Interpretive Commentary within defined in IVS 104 paragraph 30.1 has been applied when within our valuation, defined as:-

23.1.1 *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.*

24 Valuations

24.1 Market Value:

£550,000 (five hundred and fifty thousand pounds)

25 Legal enquiries

25.1 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.

25.2 Confirmation that the property will enjoy free and uninterrupted rights of vehicular and pedestrian access from Long Lane.

- 25.3 Local Searches should assess and verify the risk of flooding, contaminated land, radon and environmental concerns relating to the site.
- 25.4 Rights and obligations in respect of the boundary ownership and liabilities.
- 25.5 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.
- 25.6 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.
- 25.7 Legal enquiries should confirm the property is held freehold. If long leasehold it should be confirmed the length of lease, service charges and ground rents and that there is nothing within the lease that would affect our valuation.

26 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:-

- 26.1 Tenure/Title – Assumptions made as not registered.
- 26.2 Planning consents – Internet based enquiry of Spelthorne Borough Council.
- 26.3 Tenancies – Valued on a vacant possession basis.
- 26.4 Planning proposals – Internet based enquiry of Spelthorne Borough Council.
- 26.5 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.
- 26.6 Building Regulations – We have not undertaken any investigations to assess whether the property is compliant with current Building Regulations.

27 Third party reference

- 27.1 This Report is provided for the stated purpose and for the sole use of the named Client. It will be confidential to the Client and the Clients' professional advisers. The Valuer accepts responsibility to the Client 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 party's 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.

- 27.2 Neither the whole, nor any part of our report, nor any reference thereto may be included in any published document, circular or statement, or published in any way, with the valuer's written consent. Such consent is required whether or not Kempton Carr Croft is referred to by name and whether or not the contents of our report are combined with others. Such publication of, or reference to, the report may not be made unless it contains a sufficient contemporaneous reference to any Special Assumptions set out therein of departures from the RICS Valuation – Global Standards.
- 27.3 This report should not be assigned or transferred to any third party without our prior written consent. Any successor in title or assignee will be bound by the terms and conditions of our contract with the Client (including the liability cap) and any liability cap is in aggregate in respect of claims by the Client and third parties.

28 Status of the valuer

- 28.1 The valuer preparing this valuation is an External Valuer who has no current or presently foreseeable potential fee earning relationship concerning the subject property/properties apart from the valuation fee and who has disclosed in writing to you, the client, any present relationship, or a relationship within the past 2 years of receipt of the valuation instruction, with any of the interested parties and any previous involvement with the subject property/properties.
- 28.2 The valuer preparing this report has the knowledge, skills and understanding of the property and market in order to undertake the valuation competently.

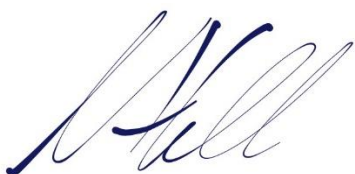
29 Limitations on liability

- 29.1 Liability Cap: The Royal Institution of Chartered Surveyors (RICS) recommends the use of liability caps to members as a way in which to manage the risk in survey and valuation work. Our aggregate liability arising out of, or in connection with this valuation, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed £2,000,000 (Two Million Pounds). This clause shall not exclude or limit our liability for actual fraud, and shall not limit our liability for death or personal injury caused by our negligence.
- 29.2 Contracting entity: for the avoidance of doubt, this report is provided by us as a corporate entity and accordingly no director, member, employee or consultant of Kempton Carr Croft assumes any personal responsibility for it, nor shall owe a duty of care in respect of it. You agree that you will not bring any claim against any such individuals personally on connection with our services.
- 29.3 Proportionate liability: if you suffer a loss as a result of our breach of contract or negligence, our liability shall be limited to a just and equitable proportion of your loss having regard to the extent of responsibility of any other party, whether that shortfall arises from an agreement between you and them, your difficulty in enforcement, or any other cause.

29.4 Governing law and jurisdiction: our contract with you for the provision of this valuation is subject to English Law. Any dispute in relation to this contract, or any aspect of the valuation, shall be subject to the exclusive jurisdiction of the Courts of England and Wales, and shall be determined by the application of English Law, regardless of who initiates proceedings in relation to the valuation.

30 Certification

30.1 The valuation has been prepared in accordance with the RICS Valuation – Global Standards 2024 and UK National Supplement. 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.



Nathan Hall BSc (Hons) MRICS

RICS Registered Valuer

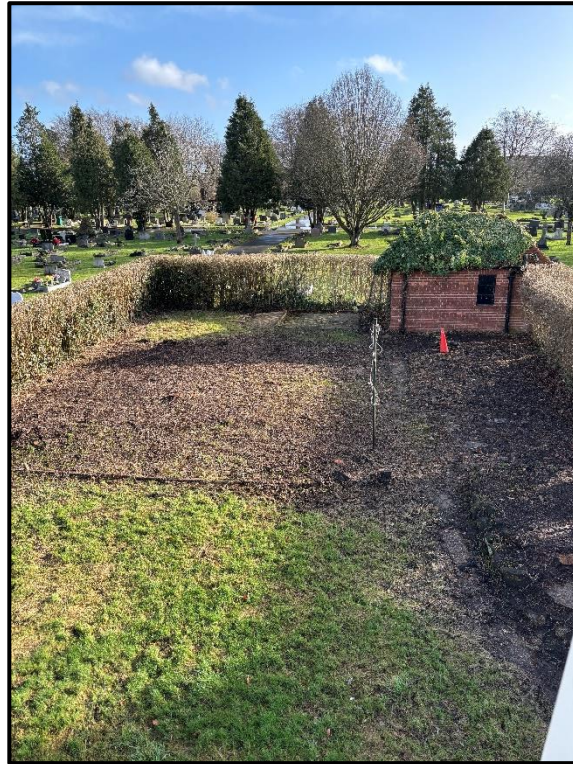
For and on behalf of Kempton Carr Croft

30 January 2025

Encl: Photographs
HMLR Plan
Block Plan of Property

PHOTOGRAPHS

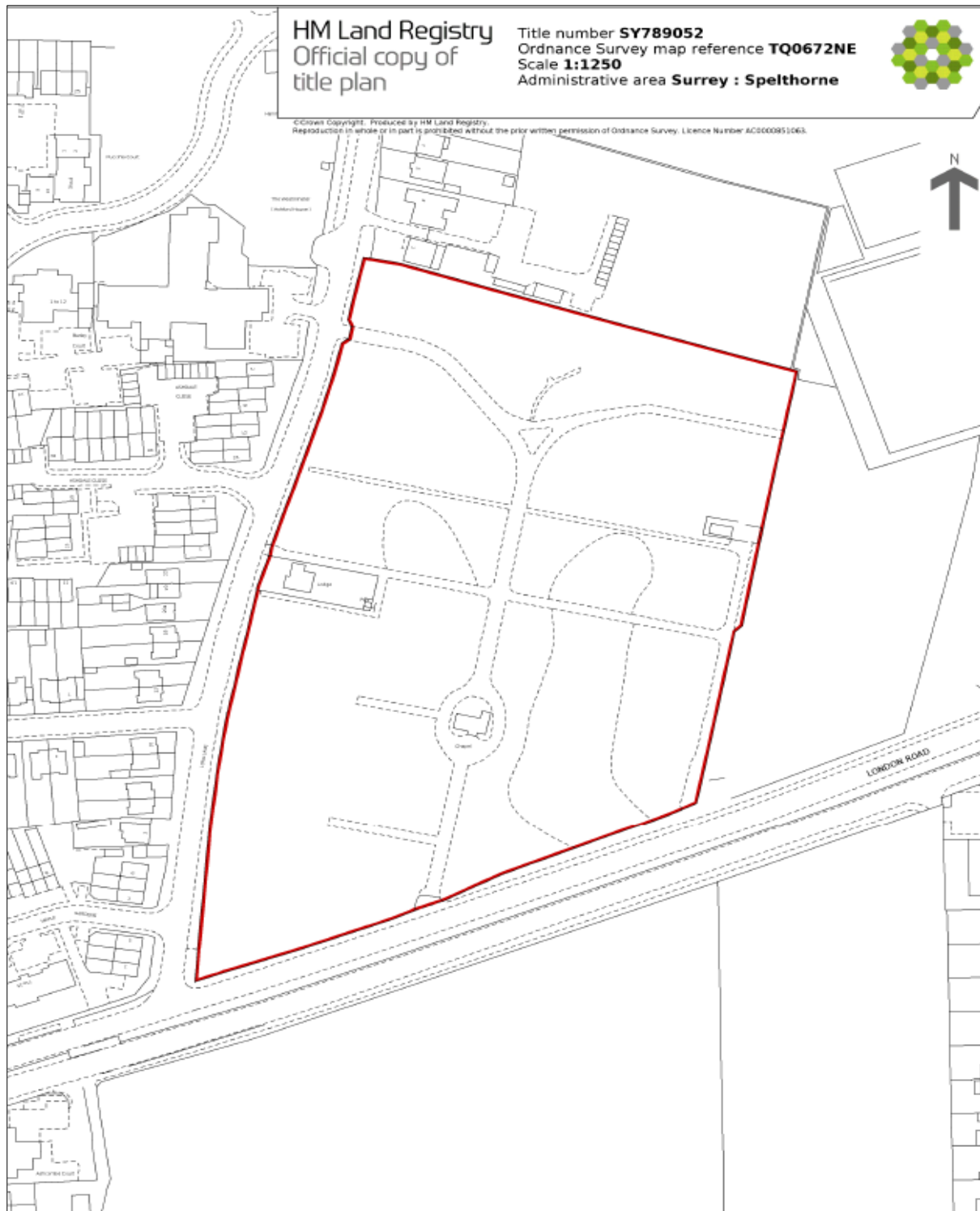








HMLR PLAN



BLOCK PLAN AS EXISTING

