_planningadvice

From: Polly Harris-Gorf
Sent: 24 June 2022 09:12
To: _planningadvice
Subject: FW: H15-1066-21 Land Off St Margarets Quadring
Attachments: We sent you safe versions of your files; 2 BED Best Price Guide for in PE11 4EB.pdf; 3 Bed Detached Best Price Guide for in PE11 4EB (2).pdf; 3 BED SEMI Best Price Guide for in PE11 4EB (1).pdf; Best Price Guide from rosedale in PE11 4AG.pdf; COMPARABLES1.pdf; LETTER RE SURFLEET.pdf; Table of most recent quadring gosberton sold properties.pdf

6SUP (Applicant's response to independent viability review)

From: Lee Russell <
Sent: 23 June 2022 19:13
To: Polly Harris-Gorf <
Subject: RE: H15-1066-21 Land Off St Margarets Quadring

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Polly,

Can you please review these comments and kindly push back to David Newham, as we do not agree with his viability review outcome, this site is in Quadring, and as he has very little comparable data here, he has reviewed against the likes of Surfleet, which is a much different sales agenda.

There is nil consideration on the specific location impact either. A development solely fronting / accessing off a main highway is much more attractive to any new purchaser than a development accessed through another development, and here you will see that this proposed development is accessed through st margarets, which is a former authority built estate, and whilst there is no issue with that, there are quite drastic effects on values and saleability. Im not sure what evidence you want for that, but maybe David Newham can seek advice from agents, to prove that there is probably a 10-20% effect on sales value for the location here. I have attached some evidence which should be taken into account also.

We produced a very open boo viability of build costs without employing a local agent, which is commonly seen of late. Our build costs were set out, and any that David didn't agree with we can only advise that they 'were' accurate. Given that viability was nov 2021, build costs have risen significantly since then, whilst 'local' house prices havent risen, in fact have stabilised. Therefore, we confirm the build cost has risen 10% since that viability submission.

We note David did redistribute costs to match his categorisation, but wherever the build costs are put doesn't alter the bottom line facts, i.e. David indicates our externals are 31.88% of the build cost.

At 4.12, David advises that he would allow a 10% increase on figures compared to Ashwoods Cowley Park? This is inaccurate comparison, please invite David to site and to discuss with agents due to location. As above, we would suggest a 10-20% decrease compared to those figures! It appears David has accepted where we have placed a slightly higher figure against a detached housetype, obviously by picking on some and 'adopting our cost' where we are higher will only inflate Davids outcome, i.e. if he assumes lower then he should take the lower figure.

I attach some comparables from Quadring house sales that a local agent has put together for us, which are all within the last year, and it is clearly noted that those figures were well low compared to other areas David had used and if you look at the comparison even with neighbouring village Gosberton, the figures are much lower (not considering the access/location as well!).

Going to para 4.15 - A 2 bed semi at this immediate location will not achieve 244/sqft! Our figure at £160,000 sales price is more than adequate. To achieve figures in the £190,000 band would certainly require a 3bed house here. David does go on to agree with our 3bed figure in the final paragraph, albeit again, he compares it and shows that he would see it as lower !

It's the smaller houses where the major difference appears to be here.

At 'Build costs', it has been recently considered that due to the vast level increases on the site, that a piled solution would be necessary. Therefore the foundation contingency at £3000 per plot would need to change to circa £9000 per plot (formerly less), but steel prices has lifted this cost up significantly.

4.22 – Here as I have advised above, is where we show that our site specific viability doesn't necessarily follow CPV Breakdown method, but constitutes a true build reflection.

4.26 – Again, a lower figure than has been accepted elsewhere is now proposed by CPV, and given this site size, the higher percentage on the externals figure may just assist a better comparable, i.e why should it be 15% and not 19.5%, as the figures input are the figures to be used...
With material increases and fluctuations, we would suggest a contingency figure of 5% should now be used.

4.28 – LCC have now requested a footpath link to Main Road, this should be associated with a further 25k of cost within abnormals.

4.34 – Although it doesn't make too much difference, yet another example where we have shown 6.06% professional fees. Other comparison sites showed upto 7%, so why do we need to be knocked down to 6% ! There should be some reasonableness here??

Land Value – We had inserted a very conservative figure below the value / purchase price, in actual fact at over 2 acres in this area, landowners would be looking at circa 180k/acre on land with planning. Some thought should be given here and possibly increase this figure in the CPV assessment if no consideration is being given elsewehere.

I attach some agent reports in justification for sales figures and immediate comparables also.

- There is a 2bed price guide for a best comparison radius around there (not considering the exact location we again add!) Therefore minus 10% of the prices min.
- There is a 3bed detached price guide for a best comparison radius around there (not considering the exact location we again add!) Therefore minus 10% of the prices min.
- There is a 3bed semi-detached price guide for a best comparison radius around there (not considering the exact location we again add!) Therefore minus 10% of the prices min.
- There is a price guide of best comparables also from an alternative selling agent for evidence.
- There is a comparables table which clearly shows some immediate 'Quadring setting' sold prices. Again, shows how Quadring compares to a neighbouring village.
- I attach a local agent letter advising about the values in Quadring and confirming it is not a comparable of Surfleet.

Hope this is all of great assistance.

I would hope that CPV look at this and the location closely.

Regards
Lee

SEAGATE HOMES

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Surfleet, Spalding, Lincolnshire, PE11 4EB

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest	Properties marketed between	Properties marketed by
PE11 4EB + 10 miles	1 Jul 21 - 16 Mar 22	Any Agent

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6 New Road, Spalding, PE11 1DQ

Phone: 01775 766888
Email: info@arkpropertycentre.co.uk

rightmove

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My recommendation for marketing
Surfleet, Spalding, Lincolnshire, PE11 4EB.

2 BED SEMI 10 MILE RADIUS - LAST 6 MONTHS

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E: info@arkpropertycentre.co.uk

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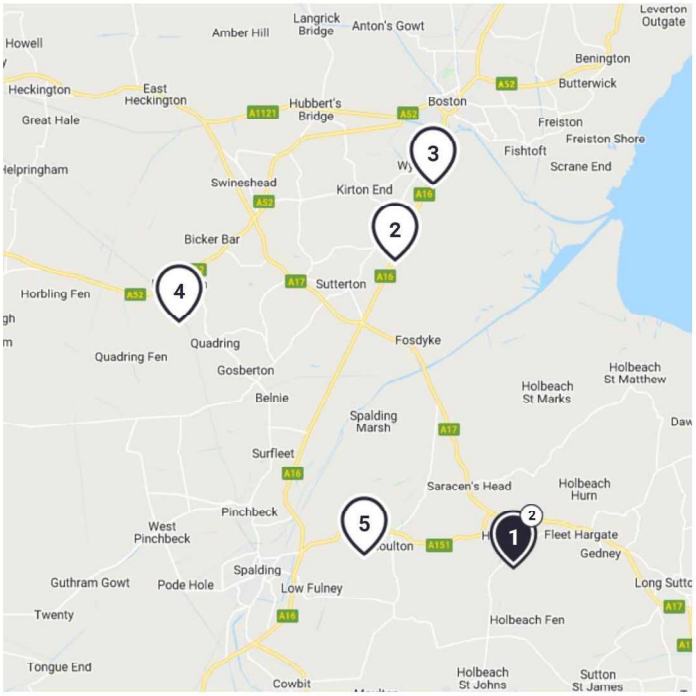
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Comparable properties



£189,950

NO LONGER ADVERTISED SOLD STC

2 bedroom semi-detached house for sale

Fleet Street, Holbeach, PE12

- Brand new house
- Two bedroom semi detached
- Tarmac Driveway with 2 Parking Spaces
- Garage
- High specification
- Underfloor heating to ground floor
- Oak internal doors
- Bi Folding door to rear

Marketed from **11 Jan 2021 to 17 Jul 2021 (186 days)**

* Legal information present on page 4

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£179,500

NO LONGER ADVERTISED SOLD STC

2 bedroom semi-detached house for sale

Fleet Street, Holbeach, PE12

- HELP TO BY AVAILABLE
- Brand new house
- Two bedroom semi detached
- Tarmac Driveway with 2 parking spaces
- Garage
- High specification
- Underfloor heating to ground floor
- Oak internal doors, Bi Folding door to rear

Marketed from **11 Jan 2021 to 16 Nov 2021 (308 days)**

SOLD PRICE HISTORY

23 May 2008	£140,000



£175,000

CURRENTLY ADVERTISED

2 bedroom semi-detached house for sale

London Road Kirton PE20 1JA

- Parking Spaces
- Integrated appliances as standard
- Flooring as standard
- Good sized plot
- 10 Year NHBC Warranty.
- Help to buy Available.
- Showhomes open 10am-5pm

Marketed from **28 Feb 2022**



£174,950

NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

Field Drive, Wyberton, Boston, PE21

- Brand New
- Ex-show home
- High Specification
- 2 Double Bedrooms
- Downstaris WC
- Upgraded Kitchen
- Light fittings included
- Window Dressings included

Marketed from **12 Mar 2021 to 25 Aug 2021 (165 days)**



£172,000

NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

Towndam Lane, Donington, PE11 4TP

- Integrated Appliances as standard
- Flooring Package as standard
- 10 Year NHBC Warranty
- Good commuting distance to local towns and cities
- Patio doors leading into the rear garden
- Good local amenities
- 2 offroad parking spaces

Marketed from **3 Jan 2022 to 23 Jan 2022 (19 days)**

* Legal information present on page 4

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£170,000

NO LONGER ADVERTISED SOLD STC

2 bedroom semi-detached house for sale

Greenfields, Weston

- Semi Detached House
- 2 Bedrooms
- Cloakroom & Bathroom
- 10 Year Warranty
- Help to Buy Available
- Off Road Parking

Marketed from **19 Jul 2021 to 21 Oct 2021 (93 days)** by **Ark Property Centre, Spalding**

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Surfleet, Spalding, Lincolnshire, PE11 4EB

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The best data and local market trends to help you understand how to price your property based on the following:

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6 New Road, Spalding, PE11 1DQ

Phone: 01775 766888
Email: info@arkpropertycentre.co.uk

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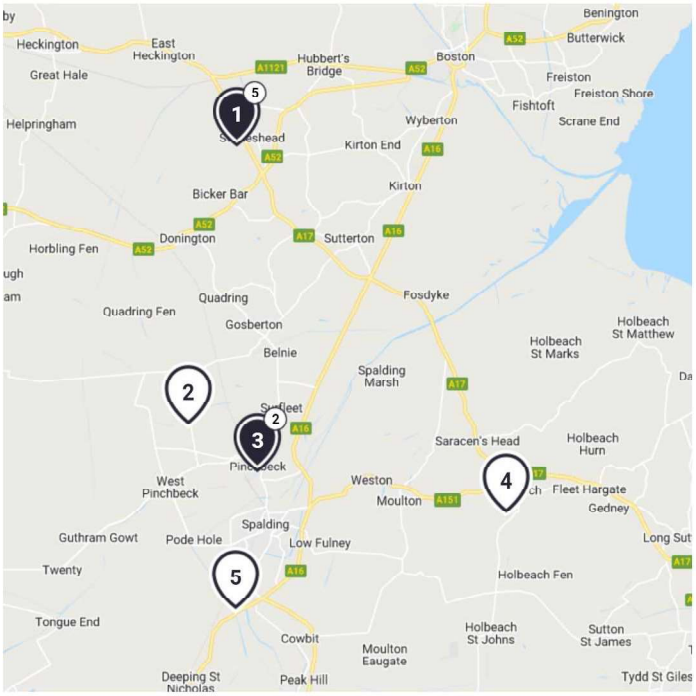
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Comparable properties



£289,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Plot 37 The Dovedale, The Nursery, Swineshead,

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **25 Feb 2022**

* Legal information present on page 4

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£285,000

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Plot 32 The Nursery, Station Road, Swineshead

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **17 Aug 2021 to 13 Jan 2022 (148 days)**



£260,000

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Beach Lane, Gosberton Risegate, Spalding

- Brand New three bedroom detached house built by Belm...

Marketed from **14 Apr 2021 to 9 Aug 2021 (116 days)**



£259,950

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

The Nursery, Station Road, Swineshead, Boston

- Detached house
- Three bedrooms
- Dining kitchen & utility room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **15 Jul 2021 to 17 Dec 2021 (154 days)**



£259,950

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Plot 22 The Hollydale, The Nursery, Swineshead

- Detached house
- Three bedrooms
- Dining kitchen & utility room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **28 Sep 2021**

* Legal information present on page 4

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£259,950

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

The Nursery, Station Road, Swineshead, Boston

- Detached house
- Three bedrooms
- Dining kitchen & utility room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **31 Jan 2022**



£245,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Milestone Lane, Pinchbeck, Nr Spalding

- DETACHED FAMILY HOME
- NEW BUILD
- THREE BEDROOMS
- EN-SUITE
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN
- 10 YEARS LABC GUARANTEE

Marketed from **26 Oct 2021**



£239,950

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Northons Lane, Holbeach, PE12 7PZ

- The Linnet is a 3 bed detached house, with single garage,..

Marketed from **14 Jul 2020 to 19 Oct 2021 (461 days)**



£235,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Spalding Common, Spalding, Lincolnshire

- DETACHED FAMILY HOME
- THREE BEDROOMS
- NEW BUILD
- OFFICE
- REAR GARDEN
- OFF ROAD PARKING

Marketed from **24 Feb 2021**

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£235,000

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Milestone Lane, Pinchbeck, Lincolnshire

- NEW BUILD
- DETACHED FAMILY HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- FIELD VIEWS TO THE FRONT
- NO FORWARD CHAIN

Marketed from **4 Aug 2021 to 25 Nov 2021 (112 days)**

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Surfleet, Spalding, Lincolnshire, PE11 4EB

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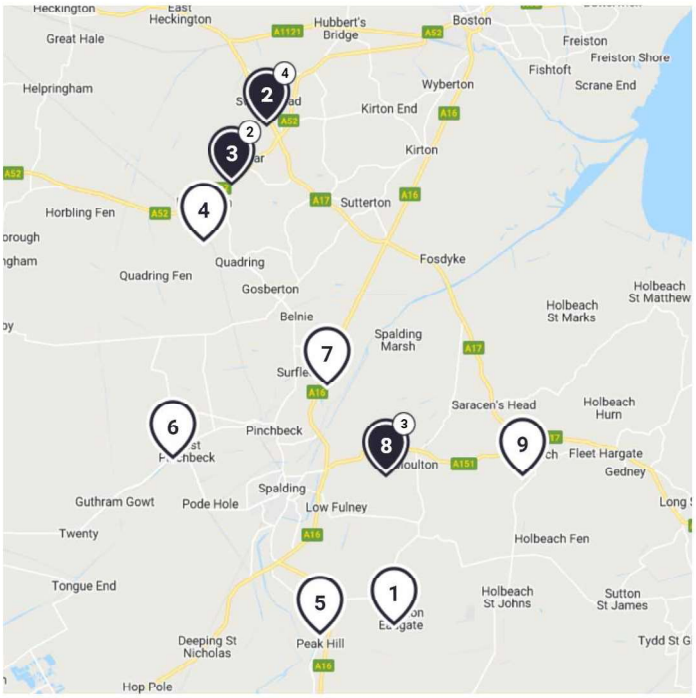
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Comparable properties



£250,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Plot 53 Centurion Park Roman Road, Moulton Chape...

- THE ASHTON - PLOT 53 - THREE BEDROOM SEMI-DETA..
- Single Garage and Parking
- Sheet Vinyl flooring to kitchen •breakfast room, cloak roo..
- En-Suite Shower room to Master Bedroom
- COMING SOON
- LAUNCH WEEKEND 23RD-24TH OF OCTOBER CALL TO...
- Generous patio area
- Turfed Gardens

Marketed from **14 Mar 2022**

* Legal information present on page 5

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£249,950

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 4, The Mayo, The Nursery

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & integral garage
- Rear garden
- HELP TO BUY AVAILABLE
- NEW DEVELOPMENT

Marketed from **8 Jul 2021 to 20 Dec 2021 (165 days)**



£249,950

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 5, The Mayo, The Nursery

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & integral garage
- Rear garden
- HELP TO BUY AVAILABLE
- NEW DEVELOPMENT

Marketed from **8 Jul 2021 to 21 Oct 2021 (104 days)**



£245,000

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 2 The Mayo, The Nursery, Swineshead

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & integral garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **5 Mar 2021 to 30 Sep 2021 (208 days)**



£245,000

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 3 The Mayo, The Nursery, Swineshead

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & integral garage
- Rear garden
- Gas central heating & double glazing
- NEW DEVELOPMENT

Marketed from **5 Mar 2021 to 25 Oct 2021 (233 days)**

* Legal information present on page 5

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£235,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Rookery Close, Bicker, Boston

- IMPRESSIVE 3 BEDROOM FAMILY HOME
- KITCHEN DINER WITH BI-FOLD DOORS TO GARDEN
- SPACIOUS LIVING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- TWO PARKING SPACES
- POPULAR VILLAGE LOCATION

Marketed from **26 Dec 2021**



£230,000

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Willow Court, Cowbit, Spalding

- THREE BEDROOM
- SEMI DETACHED HOUSE
- EXTENDED GARDEN
- SINGLE GARAGE
- 7 YEARS NHBC
- QUIET VILLAGE LOCATION
- FAMILY BATHROOM, EN-SUITE & CLOAKROOM

Marketed from **10 Aug 2021 to 15 Dec 2021 (126 days)**



£230,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Rookery Close, Bicker, Boston

- A SPACIOUS 3 BED SEMI DETACHED FAMILY HOME
- KITCHEN DINER WITH BI-FOLD DOORS TO GARDEN
- BEDROOM 4 / STUDY
- SEPARATE LIVING ROOM
- 2 PARKING SPACES
- POPULAR VILLAGE LOCATION

Marketed from **26 Dec 2021**



£230,000

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Towndam Lane, Donington, PE11 4TP

- Integrated Appliances as standard
- Utility Room and downstairs storage cupboard
- Good sized lounge
- Flooring Package as Standard
- Help to buy available for first time buyers
- Good local amenities
- Patio doors leading into the rear garden
- Move in this August

Marketed from **1 Feb 2022 to 13 Feb 2022 (11 days)**

* Legal information present on page 5

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£225,000

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Six House Bank, West Pinchbeck, Spalding

- Brand new three bedroom semi detached home
- Village location with field views to rear
- Open plan kitchen/diner with bi fold doors to garden
- Utility room & cloakroom
- En-suite to master bedroom
- Driveway to side and rear

Marketed from **14 Apr 2021 to 28 Oct 2021 (196 days)**



£215,000

NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Bracken Road, Surfleet

- BRAND NEW
- READY IMMEDIATELY
- Linked Semi Detached House
- 3 Bedrooms Master with En-suite
- Kitchen/Diner
- Lounge
- 10 Year Warranty
- Gardens

Marketed from **17 Sep 2021 to 26 Nov 2021 (70 days)**



£215,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Greenfields, Weston

- Semi Detached
- 3 Bedrooms
- En-suite & Cloakroom
- 10 year Warranty
- Help to Buy available
- Single Garage

Marketed from **26 Oct 2021** by **Ark Property Centre, Spalding**



£210,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Greenfields, Weston

- Semi Detached
- 3 Bedrooms
- En-suite & Cloakroom
- 10 year Warranty
- Help to Buy available
- Single Garage

Marketed from **23 Jun 2021** by **Ark Property Centre, Spalding**

* Legal information present on page 5

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Ark Property Centre unless otherwise stated.

rightmove

Ark Property Centre, 6 New Road, Spalding, PE11 1DQ

T: 01775 766888 | E: info@arkpropertycentre.co.uk



£210,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Greenfields, Weston

- Semi Detached
- 3 Bedrooms
- En-suite & Cloakroom
- 10 year Warranty
- Help to Buy available
- Single Garage

Marketed from **19 Jul 2021** by **Ark Property Centre, Spalding**



£209,950

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Northons Lane, Holbeach, PE12 7PZ

- The Plover is a open plan 3 bed semi-detached house, bu...

Marketed from **14 Jul 2020**

The sold price history information is provided by Her Majesty's Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland) and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

This material was last updated on the 7th of March 2022. Land Registry data covers the period from the 1st of January 1995 to the 28th of January 2022 and contains property transactions which have been registered during that period. Registers of Scotland data covers the period from the 18th of October 1996 to the 31st of January 2022 based on the date of entry provided in the application for registration. Please note the dates shown relate to the property's registered date not sold date.

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Adam Murfet

Surfleet recent sales last year

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest	Properties marketed between	Properties marketed by
PE11 4AG + 1 mile	25 Jan 21 - 25 Apr 22	Any Agent

Rosedale Land & New Homes, Peterborough

1110 Lincoln Road, Werrington, Peterborough, PE4 6BP

Phone: 01733 574969

Email: Info@Rosedalenewhomes.co.uk

rightmove

Exclusive to agents who advertise on Rightmove. This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,200,000 properties for sale or rent in the UK and Overseas.

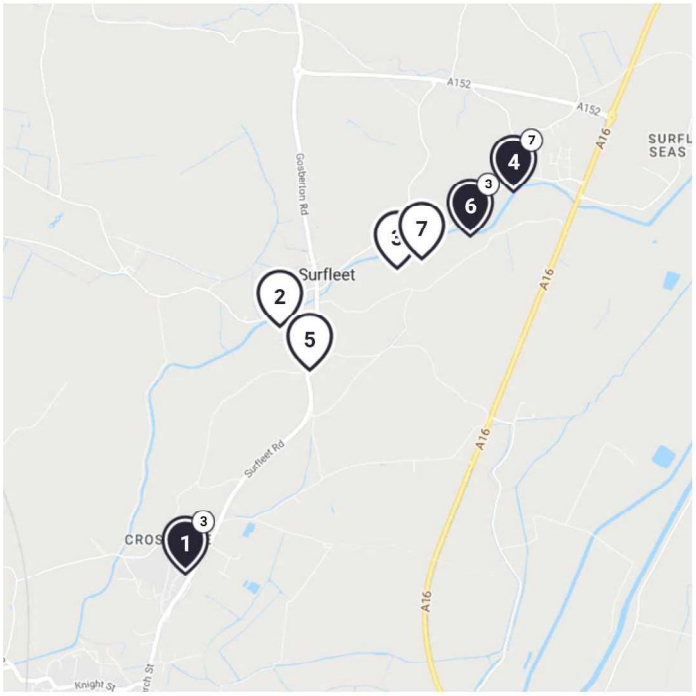
Rosedale Land & New Homes, 1110 Lincoln Road, Werrington, Peterborough, PE4 6BP

T: 01733 574969 | E: Info@Rosedalenewhomes.co.uk

Introduction

The Best Price Guide provides comparable property information selected by Rosedale Land & New Homes to help establish the best market price.

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,200,000 properties for sale or rent in the UK and Overseas.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.

This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (1 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (3 in this case).

Comparable properties



£175,000

NO LONGER ADVERTISED | SOLD STC

3 bedroom semi-detached house for sale

Meadow Close, Pinchbeck, Spalding, PE11

- Three bedooms
- Semi Detached Home
- Solar Panels
- Off Road Parking
- cul-de-sac location
- Village Location
- Walking Distance to Local Amenities
- Council Tax Band B

Marketed from **21 Sep 2020 to 19 Mar 2021 (179 days)**

SOLD PRICE HISTORY

29 Mar 2021	£173,000
30 Jan 2007	£136,000
28 Sep 2001	£73,000

* Legal information present on page 6

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rightmove

Rosedale Land & New Homes, 1110 Lincoln Road, Werrington, Peterborough, PE4 6BP

T: 01733 574969 | E: Info@Rosedalenewhomes.co.uk



£189,950

CURRENTLY ADVERTISED

2 bedroom semi-detached house for sale

Stockhouse Lane, Surfleet.

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- LOUNGE/DINER
- SEPARATE STUDY AREA
- GENEROUS GARDENS
- GARAGE
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION

Marketed from **5 Apr 2022**

SOLD PRICE HISTORY

16 Jul 1999	£52,000



£215,000

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Station Road, Surfleet, Spalding

- NEW BUILD ~ FAMILY HOME
- DOUBLE ASPECT LOUNGE
- KITCHEN / DINER
- UTILITY ROOM & CLOAKROOM
- THREE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- THREE PIECE FAMILY BATHROOM
- INTEGRATED APPLIANCES

Marketed from **12 Apr 2021 to 13 Apr 2021**



£220,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

The Dove, Coalbeach Lane South, Surfleet, Spalding

- NOW RESERVED**** NOW RESERVED****NOW RESERV..

Marketed from **4 Apr 2022**



£235,000

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Milestone Lane, Pinchbeck, Lincolnshire

- NEW BUILD
- DETACHED FAMILY HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- FIELD VIEWS TO THE FRONT
- NO FORWARD CHAIN

Marketed from **4 Aug 2021 to 25 Nov 2021 (112 days)**

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£239,995

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Milestone Lane, Pinchbeck

- Brand New Build
- Three Bedroom Detached Home
- Off Road Parking
- Enclosed Rear Garden
- Master with Ensuite
- Village Location

Marketed from **21 May 2021 to 23 Oct 2021 (154 days)**



£260,000

CURRENTLY ADVERTISED

3 bedroom detached house for sale

The Kingfisher, Coalbeach Lane South, Surfleet, Spa...

- THE PEACOCK
- FOUR BEDROOM
- DOUBLE GARAGE
- UTILITY ROOM
- DINING ROOM
- CHOICE OF KITCHEN
- UPGRADES AVAILABLE
- 10 YEAR LABC WARRANTY

Marketed from **4 Apr 2022**



£260,000

CURRENTLY ADVERTISED

3 bedroom detached house for sale

The Kingfisher, Coalbeach Lane South, Surfleet, Spa...

- THE PEACOCK
- FOUR BEDROOM
- DOUBLE GARAGE
- UTILITY ROOM
- DINING ROOM
- CHOICE OF KITCHEN
- UPGRADES AVAILABLE
- 10 YEAR LABC WARRANTY

Marketed from **4 Apr 2022**



£260,000

NO LONGER ADVERTISED

3 bedroom detached house for sale

The Swallow, Coalbeach Lane South, Surfleet, Spald...

- THE PEACOCK
- FOUR BEDROOM
- DOUBLE GARAGE
- UTILITY ROOM
- DINING ROOM
- CHOICE OF KITCHEN
- UPGRADES AVAILABLE
- 10 YEAR LABC WARRANTY

Marketed from **4 Apr 2022 to 15 Apr 2022 (10 days)**

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rightmove

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T: 01733 574969 | E: Info@Rosedalenewhomes.co.uk



£269,995

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Surfleet Road, Surfleet

- Individual Detached Property
- Full UPVC Double Glazed Windows, Doors, Fascias and G...
- Oil Central Heating
- 4 Double Bedrooms
- Conservatory

Marketed from **29 Feb 2020 to 7 May 2021 (433 days)**

SOLD PRICE HISTORY

7 May 2021	£260,000
20 Jun 2001	£119,000
29 May 1998	£96,000



£275,000

NO LONGER ADVERTISED

3 bedroom detached house for sale

Coalbeach Lane South, Surfleet

- EXECUTIVE DETACHED NEW BUILD PROPERTY
- OPEN PLAN KITCHEN, BREAKFAST AND LIVING AREA
- SEPARATE LOUNGE
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM WITH DOUBLE SHOWER CUB..
- INTEGRAL APPLIANCES TO KITCHEN
- ELECTRIC REMOTE CONTROLLED GARAGE DOOR
- NATURAL OAK PORCH

Marketed from **16 Sep 2020 to 1 Feb 2021 (137 days)**



£285,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Station Road, Surfleet, Spalding

- NEW BUILD ~ DETACHED FAMILY HOME
- DOUBLE ASPECT LOUNGE
- KITCHEN / DINER
- UTILITY ROOM & CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE TO BEDROOM ONE
- THREE PIECE FAMILY BATHROOM
- INTEGRATED APPLIANCES

Marketed from **19 Apr 2021 to 23 Jun 2021 (64 days)**



£360,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

The Peacock, Coalbeach Lane South, Surfleet, Spald...

- THE PEACOCK
- FOUR BEDROOM
- DOUBLE GARAGE
- UTILITY ROOM
- DINING ROOM
- CHOICE OF KITCHEN
- UPGRADES AVAILABLE
- 10 YEAR LABC WARRANTY

Marketed from **4 Apr 2022**

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£450,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Station Road, Surfleet

- New Build Within Exclusive Development
- Sought After Location of Surfleet
- 4 Bedrooms, 2 En-Suites
- Due For Completion Spring 2021
- Open Plan Kitchen, Diner, Family Room
- High Specification, Underfloor Heating
- Driveway & oversized Garage
- Local Developer

Marketed from **6 Feb 2021 to 30 Sep 2021 (235 days)**



£475,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Station Road, Surfleet

- New Build Within Exclusive Development
- Sought After Location of Surfleet
- 4 bedrooms, 2 En-Suites, Dressing Room to Main
- Due For Completion Spring 2021
- Open Plan Kitchen, Diner, Family Room
- High Specification, Underfloor Heating
- Driveway & oversized Garage
- Local Developer

Marketed from **16 Oct 2020 to 29 Jun 2021 (255 days)**



£565,000

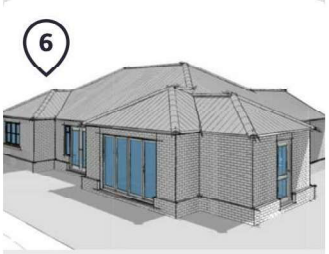
CURRENTLY ADVERTISED

3 bedroom detached bungalow for sale

Station Road, Surfleet

- New Build Within Exclusive Development
- Sought After Location
- 3 Bedrooms Master with En-Suite
- Dressing Room
- Lounge
- High Specification
- Kitchen/Diner
- Double Garage

Marketed from **14 Apr 2022**



£565,000

CURRENTLY ADVERTISED

3 bedroom detached bungalow for sale

Station Road, Surfleet

- New Build Within Exclusive Development
- Sought After Location of Surfleet
- 3 Bedrooms Master with Ensuite
- Dressing Room
- Lounge
- Kitchen/Dining room
- High Specification
- Driveway

Marketed from **14 Apr 2022**

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Market Information



New vs. sold subject to contract (STC) properties within 1 mile of PE11 4AG

This graph shows the number of newly listed and sold subject to contract (STC) properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Average prices of properties within 1 mile of PE11 4AG

This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.

ADDRESS	BEDROOMS	COMPLETED	PRICE	SQ M2	SQ FT	PP SQ FT
QUADRING:						
42 Casswell Drive, Quadring Spalding, Lincolnshire PE11 4QW	5 bed detached	3.12.21	£267,000.00	111	1195	£223.00
18 Casswell Drive, Quadring Spalding, Lincolnshire PE11 4QW	4 bed detached	31.03.21	£255,000.00	124	1335	£191.00
1, Ashwin Gate, Quadring, Spalding, Lincolnshire PE11 4QG	4 bed detached	16.09.21	£380,000.00	212	2282	£166.00
31 Casswell Drive, Quadring Spalding, Lincolnshire PE11 4QW	3 Bed Detached	18.06.21	£225,000.00	109	1173	£192.00
7, Dovecotes, Quadring, Spalding, Lincolnshire PE11 4QJ	3 Bed Detached	18.11.21	£256,000.00	108	1163	£220.00
54, Town Drove, Quadring, Spalding, Lincolnshire PE11 4PU	3 Bed Detached	25.06.21	£268,500.00	133	1432	£188.00
86, Water Gate, Quadring, Spalding, Lincolnshire PE11 4PL	3 Bed Semi	28.07.21	£161,000.00	69	743	£217.00
GOSBERTON						
3, Bowgate, Gosberton, Spalding, Lincolnshire PE11 4ND	5 bed detached	10.09.21	£340,000.00	163	1755	£194.00
18 Mill Lane, Gosberton, Lincolnshire PE11 4NN	4 bed detached	21.12.21	£262,500.00	125	1346	£195.00
4, Hall Drive, Gosberton, Spalding, Lincolnshire PE11 4LX	4 bed detached	22.06.21	£346,500.00	156	1679	£206.00
30, Belchmire Lane, Gosberton, Spalding, Lincolnshire PE11 4HG	3 bed detached	30.09.21	£220,000.00	82	883	£249.00
34, Mill Lane, Gosberton, Spalding, Lincolnshire PE11 4NN	3 bed detached	20.09.21	£275,000.00	113	1216	£226.00
32, Mill Lane, Gosberton, Spalding, Lincolnshire PE11 4NN	3 bed detached	14.06.21	£220,000.00	100	1076	£204.00
61, Bowgate, Gosberton, Spalding, Lincolnshire PE11 4LL	3 bed demit	25.05.21	£175,000.00	70	753	£232.00

Kind Regards

Tracey Boyton

ARK PROPERTY CENTRE

***e:** tracey@arkpropertycentre.co.uk **t:** 01775 766888*

See all of our properties at http://www.arkpropertycentre.co.uk/

25.04.22

Dear Sirs,

Thank you for inviting us to provide you with an up-to-date comparison between prices in the villages of Quadring and Surfleet. Unfortunately, our research suggests there is a lack of resale evidence within the last 12 – 18 months in either village to give a true and fair comparison.

As agents we would suggest that Quadring on average would normally be approximately 10% below the market value of a neighbouring village. Also, the demand for Surfleet is far greater and is deemed a more desirable area with the Golf Club, Surfleet Village Hall with outside amenities and The River Glen, it is not a comparable.

Yours Faithfully



Trace Boyton
ARK PROPERTY CENTRE

www.arkpropertycentre.co.uk info@arkpropertycentre.co.uk
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