

Seagate Homes Ltd
 Pudding Lane
 Pinchbeck
 Spalding
 PE11 3TJ

Date 11/04/2025

Dear Mr Buddle

Re: Development at Horseshoe Road, Spalding

Further to our recent conversations I write to confirm the following values in respect of the intended house types for the above site.

Horseshoe Road, Spalding.						
House Type	Parking	Bedrooms	GIA	Rosedale	£Sq Ft	£ per Sq M
S107	1 Space	1	562	£120,000	£214	£2,298
Maisonette	1 Space	1	516	£115,000	£223	£2,399
Maisonette	1 Space	1	559	£120,000	£215	£2,311
S213 V3	2 Spaces	2	738.5	£185,000	£251	£2,696
S301 V4	2 Spaces	3	932	£240,000	£258	£2,772
S303 V2	2 Spaces	3	894	£225,000	£252	£2,709
S303 V5	2 Spaces	3	894	£220,000	£246	£2,649
S305 V2	Single Garage	3	934	£240,000	£257	£2,766
S306 V3	Single Garage	3	934	£240,000	£257	£2,766
S306 V3	2 Spaces	3	934	£235,000	£252	£2,708
S312 V2	Single Garage	3	961	£240,000	£250	£2,688
S318 V2	2 Spaces	3	882	£225,000	£255	£2,746
S319 V2	2 Spaces	3	898	£225,000	£251	£2,697
S405	Single Garage	4	1156	£295,000	£255	£2,747
S406 V2	Double Garage	4	1278	£325,000	£254	£2,737
S407	Double Garage	4	1156	£295,000	£255	£2,747
S409 V1	Double Garage	4	1224	£315,000	£257	£2,770
S409 V1	Single Garage	4	1224	£310,000	£253	£2,726
S409 V2	Double Garage	4	1224	£315,000	£257	£2,770
S415	Double Garage	4	2777	£580,000	£209	£2,248
S422	Single Garage	4	1539	£360,000	£234	£2,518
S423	Double Garage	4	2024	£465,000	£230	£2,473
S503	Double Garage	5	2304	£525,000	£228	£2,453

Rosedale Land and New Homes offers a personalised service to land owners, focusing on the individual needs of our clients and utilising the breadth of our experience within this sector. We understand that land sales are very different from the second-hand property market; there are commercial realities facing house builders, whether in a challenging or buoyant market - therefore, we offer a service that goes beyond the traditional estate agent and is right for you.

Already working with some of the largest new homes developers, as well as local, bespoke builders, our aim is to market your land with the utmost professionalism, enthusiasm and consistency.

We have a specific 'Land and New Homes' website www.rosedalenewhomes.co.uk to enable us to market your land to the wider market along with property portals such as Rightmove and Zoopla. Our list of retained clients also allows us to sell land and property directly, sometimes before being listed online.

Rosedale Property Agents is an independent agent with a strong four branch network with offices in Peterborough, Stamford, Market Deeping and Bourne. We're celebrating over 17 years of trading, during which we have developed an enviable reputation for delivering the highest standards of service to our clients. Furthermore, our membership of Movewithus allows you to have the potential to reach additional buyers through more than 200 offices within the M25 and over 1200 offices throughout England, Scotland and Wales.

Should you require anything further please let me know.

Yours sincerely,

Ian Bradberry
Rosedale Land and New Homes Manager
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