

28 Youens Drive
Thame
Oxfordshire
OX9 3ZG

PE/ZH – 22/570
17 May 2022

Dear [REDACTED]

Valuation of Land at Youens Drive Thame Oxfordshire OX9 3ZG

Further to recent instructions, we confirm we have inspected the land as shown on David Buchanan's drawing B1136.201.

The plot of land is to the side of 28 Youens Drive and is currently overgrown with vegetation. To the rear there are trees and a fence, with the Phoenix Trail behind.

The area of land does not adversely affect the open green area but would require re-fencing.

The land is unlikely to give any development opportunity and would add direct access to the rear garden.

The land is in an area indicated at risk of flooding by the Environment Agency.

28 Youens Drive currently has a small garden, as such the additional amenity space would add value, albeit limited.

The path to the side would still open to the common land, rather than being accessed from the frontage.

With regard to value, it is our opinion that the enhanced amenity value and access would have a value of £10,000 (Ten Thousand Pounds).

In addition to this, it would be normal for the purchaser to pay all legal fees with regard to registering the land and payment for the erection of the agreed fence or boundary treatment.

This valuation has not been discussed with any third party.



The valuation is prepared for the purposes of the addressees in current transactions, with no liability extending to any third party.

The copyright of this report remains vested in Andrews Eades Limited.

We have attached our invoice for your kind attention and look forward to receiving payment in due course.

Yours sincerely

A rectangular grey box redacting the signature of the sender.

Philp Eades Dip (Surv) MRICS
Andrews Eades
Chartered Surveyors

Att.