MARKETING REPORT & VALUATION

25 JUNE 2026

QUANTUMA

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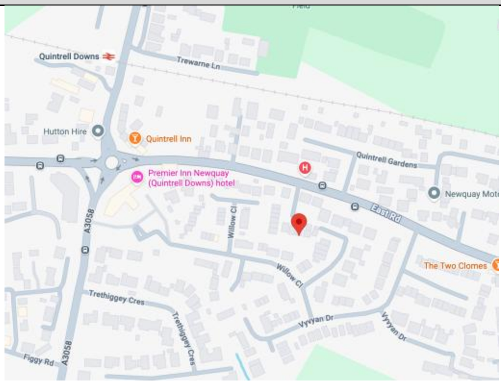
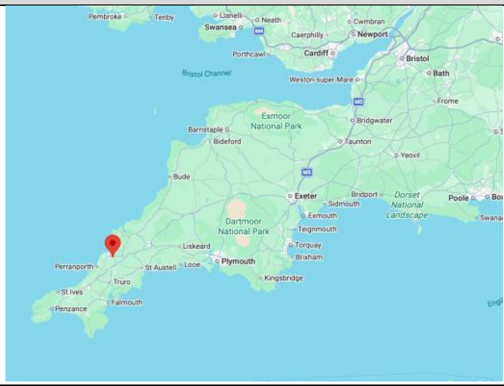
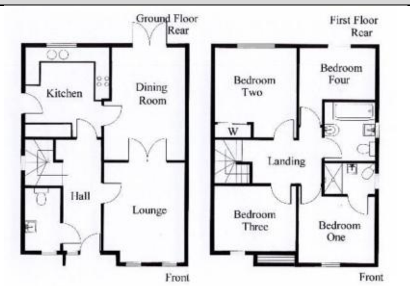
MARKETING REPORT AND VALUATION
Property Address: 2 Quintrell Close, Quintrell Downs, Newquay TR8 4QF
Case Name: Paul Stephens
Valuation Type: Desk top report
Valuation Purpose: Valuation for bankruptcy purposes
Valuation Date: 23 June2026
Valuer: Richard Reed MRICS FNAVA & Bradley Hever

Property	
	
Image taken by RPRS 23 June 2026	Image taken by RPRS 23 June 2026

Location	
	
NB: used for identification purposes only	

Floor plan – Taken from 4 Quintrell Close historic sales particulars (assumed same design)	
	
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Summary Description & Assumptions
• Detached house • Four bedrooms • Modern construction • Village location • Ground floor WC • Kitchen diner • Master bedroom ensuite • Modern bathroom • Front and rear gardens • Driveway • Electric heating throughout • Approx gross internal area – 78m2 / 839ft2 (Taken from old EPC) • EPC Rating – D (expired) • The property has mains electricity, water and drainage • Full planning consents and building regulation approvals

Condition	Tenure	Current status - Vacant / Occupied
Poor	Freehold	Vacant

Comments
The property is a four bedroom detached modern home located in Quintrell Downs, Newquay. The ground floor of the property comprises an entrance hallway providing access to the WC, the lounge and kitchen diner. The first floor comprises three bedrooms and a family bathroom with the master bedroom having en-suite facilities. Externally there is a rear garden and off street parking. The property is small for a four bedroom house. There is no previous sales history available for the property. The property looks to have been occupied as a rental property for some time and would benefit from a project of renovation throughout. With a basic clear and clean it would still be suitable as a rental property. **Important:** The property is valued using assumptions. If any of our assumptions are incorrect, our valuation, comments and strategy may need reviewing and amendment.

Sale Valuation – Comparable Evidence

10, Gwarak Esels, Nansledan, Newquay TR8 4SD

4 Bed, detached

£485,000 19 December 2025 Freehold

144.5m2 / 1,556ft2

Very good condition, modern home, detached garage, modern specification throughout

1, Garden Way, Newquay TR8 4LG

4 Bed, detached

£450,000 12 December 2025 Freehold

140m2 / 1,506ft2

Average condition, extended ground floor, double garage, GF 4th bedroom / 3rd reception room

2, Stret Lugan, Nansledan, Newquay TR8 4FG

3 Bed, detached

£375,000 27 November 2025 Freehold

99m2 / 1,065ft2

Good condition, modern home, detached car port, master bedroom ensuite, village location

1, Garth Woryan, Nansledan, Newquay TR8 4FP

3 Bed, detached

£325,000 27 November 2025 Freehold

72m2 / 775ft2

Good condition, modern home, allocated parking, rear garden,

Important: the above comparable evidence should be considered historic as there is only evidence available pre Middle Eastern conflict. This has affected achievable prices across the UK in the current marketplace.

Private Treaty Sale Valuation
If sold with vacant possession we anticipate a sales value in the region of £300,000 – £335,000. We recommend an initial asking price of £335,000. **NOTE:** We reserve the right to re-value the property at a later date to reflect market conditions at that time.
Anticipated Interest Levels
We anticipate the property will achieve average interest levels due to current market conditions and the location of the property.
Private Treaty Timescales
A time period in the region of six months should be anticipated to complete this property transaction from instructions.

Auction Sale Valuation
We anticipate an auction sales value in the region of £160,000 - £200,000. We recommend a guide price of £175,000+.
Anticipated Interest Levels
We anticipate the property will achieve good interest levels due to the property price.
Auction Timing
RPRS will hold a standalone auction for this property. The primary benefit of this is the auction can be set on any date, with any length of marketing period, and any length of completion date.

Recommended Auction Timings	
Marketing Period	8 Weeks
Auction Date	TBC
Auction Bidding Time	24 hours
Exchange of Contracts	Immediate, assuming reserve price has been reached
Completion Period	20 working days

Recommended Strategy & Sale Method
Sale by private treaty with vacant possession is recommended for this property type to maximise realisations. We advise RPRS market and sell the property, as sole agents, on your behalf, should the property need to be sold. RPRS will be able to effectively manage the sale process, maximise the value and mitigate any potential issues prior to any transaction being agreed.

RPRS

Sales and Marketing Strategy
To maximise the number of enquiries and sales value for the property, RPRS recommends the following local and national sales and marketing strategy: ● Full marketing strategy and campaign ● Inspection and measurement of property ● Photographs ● Floorplans ● RPRS marketing particulars ● For Sale board ● Contact all property investors and developers on the RPRS database ● Advertise on Rightmove ● Advertise on RPRS website ● Advertise on EIG Auctions website – thousands of auction buyers ● Contact local property agencies ● Accompanied viewings ● Negotiation of offers ● Regular feedback to client throughout sale process ● Production of Sales Memorandum ● Progress sale to completion With the RICS advice provided, together with a comprehensive marketing campaign and appropriate sale method selected for the subject property, the property will achieve the best price will be achieved within the desired timescale.

Sale Fees		
Private Treaty (Sole Agency)	Sale Fee	2% (min. £3,500) plus VAT
	Disbursements	£600 plus VAT
Auction (Sole Agency)	Sale Fee	1% (min. £2,000) plus VAT
	Disbursements	£600 plus VAT
	Buyer’s Premium	2% (min. £2,000) plus VAT

Property Development & Renovation
TBC
RPRS Property Development & Renovation Fees
TBC

Vacant Property Services
RPRS will manage all of your vacant property requirements. RPRS will conduct a full review of the property and assess which sub-contractor will be best suited to undertake the works based on the nature of the works, property location and timeframes required. RPRS has a national panel of approved sub-contractors with bespoke RPRS rates agreed. In addition to this, RPRS has agreed lines of credit with its sub-contractors, meaning their services can be paid for once the case has funds, or the property has been sold. This is a unique arrangement for RPRS and its clients.
RPRS Vacant Property Services Fees
£100 plus VAT per month (minimum £500 plus VAT)
RPRS Sub-Contractors Fees
If you need to gain possession of the property, we can provide the following services through our sub-contractors: ● £450 plus VAT - HAB Services (water drain down, isolate gas and electric, meter readings, secure letterbox, change two basic locks). ● £50 per VAT per inspection – vacant property inspections to be undertaken fortnightly ● £55 plus VAT per month for keyholding **or** £132 plus VAT for key safe These are approximate costs and will be firmed up once access is granted.

Property Management – Rent Collection
If you require rents collecting from the tenants, RPRS can undertake this service on your behalf. Our property management fee for rent collection is 10% plus VAT of rent.

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Valuation Conditions & Assumptions

Our valuations will be subject to the following Conditions and Assumptions:

Composite Panels and Insurance - RPRS will not test any panels within the Property to see whether there are any polystyrene insulated composite panels. The presence of such panels may result in the Property being uninsurable, which would have an adverse impact on value.

Defective Premises Act 1972 - RPRS will not make any allowance for rights, obligations or liabilities arising under the Defective Premises Act 1972 and it had been assumed that fixed plant and machinery and the installation thereof complies with relevant UK and EEC legislation.

Energy Performance Certificates - Energy Performance Certificates (EPC's) are required for the sale, rental or construction of commercial buildings. Non compliance may lead to sanction under civil legislation, involving a financial penalty. RPRS valuation assumes that the Property has an Energy Performance Certificate (if required under the Energy Performance of Building Directive) and that the Certificate will be maintained as required.

Environmental Considerations - Where RPRS are not provided with a formal environmental assessment, the Property will be valued on the assumption that there is no contamination. If however, RPRS is provided with an environmental audit, land quality statement or similar environmental report prepared by a specialist advisor and is required to reflect its contents within its Report and Valuation, RPRS may require You to appoint a consultant to provide an estimate of remedial costs.

If the Property lies on or close to a recognised flood plain RPRS will make the assumption that adequate insurance is available and in place without there being any significant penalty through excessive premiums.

Floor Areas - RPRS will inspect the property and will either carry out a measured survey or will calculate floor areas from plans provided having first taken check measurements on site. Measurement and floor area calculations will be in accordance with the current Code of Measuring Practice prepared by the Royal Institution of Chartered Surveyors.

Goodwill - No account will be taken account of any additional value attributable to goodwill that may exist as part of the current occupation of the Property.

Information supplied by You - RPRS have made the assumption that all information supplied by You and its respective professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources, is correct and up to date.

Leases / Tenants - RPRS will read all leases and associated legal documentation provided and will assume that all such information will be true copies of the originals, relevant, complete and up to date. RPRS will also assume that all tenants, unless otherwise advised, are able to meet their financial obligations and there are no significant arrears of rent or service charge, breaches of covenant or disputes.

Legal Issues - Any interpretation of leases and other legal documents and legal assumptions given by RPRS must be verified by You using a suitability qualified lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of You or other parties in respect of the valuation of the Property.

Plant & Machinery / Fixtures & Fittings - RPRS will not make any allowance for Plant & Machinery that does not specifically serve the building. RPRS will also exclude furniture and furnishings, fixtures and fittings and stock.

Reinstatement Cost Assessment - Where RPRS is instructed to prepare a Report and Valuation for secured lending, or mortgage purposes, and a lender requests an opinion as to current rebuilding costs for insurance purposes of the Property, RPRS will provide an indicative figure only. It should be noted that RPRS' opinion is a broad estimate of the likely reinstatement cost and should be used for guidance purposes only. It should not be relied upon in arranging actual insurance cover as a formal estimate would need to be sought from a Quantity Surveyor, Structural Engineer or similar expert.

RPRS recommend that any informal assessment provided is only used to compare against the existing insurance cover. If there are any discrepancies between the actual cover taken out and RPRS' informal assessment, RPRS recommends that a formal Reinstatement Cost Assessment is commissioned to ensure that the replacement cost of the property is maintained.

Services - RPRS assume that the property is connected, or is capable of being connected without undue expense, to the public service of gas, electricity, water and sewerage. RPRS will not undertake any tests to ascertain the condition or the capacity of these services and will assume they are fit for purpose.

Site Plans - Where RPRS Report and Valuation includes site plans of the property these will be based upon the physical inspection and information provided, such as copy title plans and any site plan included within RPRS' Report and Valuation is intended for identification purposes only.

Statutory Enquiries - Planning enquiries are limited to either telephone enquiry or where appropriate, inspection of the Planning Register. These may not reveal the complete planning position. Local Planning Authorities are sometimes unable to provide answers to verbal enquiries and may require up to 28 days to reply to written enquiries, which are likely to be subject to a charge. Such enquiries as are possible within the timescale required for RPRS to produce the required Report and Valuation may not reveal all relevant matters and unless stated to the contrary, a full planning search should be commissioned before commitments are entered into.

Unless specifically notified in writing to the contrary, RPRS will assume that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

Unless otherwise stated RPRS will assume for the purposes of the required Report and Valuation that all roads and sewers are adopted and maintainable at public expense.

Generally it is assumed that buildings are constructed and used in accordance with valid Planning Consents, Permits, Licences and Building Regulation Approval, with direct access from a publicly maintained highway, that Town Planning Consents do not contain restrictions which may adversely affect the use of a property and that there are no outstanding statutory or other notices in connection with a property or its present or intended use.

Structure and Condition of the Property - The inspection by RPRS does not constitute a structural survey. As part of the Reports and Valuation, RPRS do not give any assurances or warranties as to the condition of the structure, foundations, walls roof or services etc. RPRS assume that the building(s) has/have been constructed and used in accordance with all statutory and bye-law requirements. RPRS Report and Valuation assumes, unless otherwise stated, that the property is in reasonable repair and condition, structurally sound and free from any latent or other material defects, including rot and inherently dangerous or unsuitable materials or techniques that would potentially have an adverse effect of value. The valuation report will not constitute a building survey or condition survey.

RPRS will have regard to the apparent state of repair and condition of the Property but a condition survey will not be undertaken. Therefore, RPRS will not be able to confirm that the Property is structurally sound or free from any defects. However, in instances where RPRS has been provided with a condition survey report, RPRS will, where possible, reflect the contents of that report within its Report and Valuation.

RPRS will not be investigating the potential presence of any deleterious materials used within the construction process and therefore will not be able to confirm that the property is free from risk in this regard. Such deleterious materials include, but are not limited to High Alumina Cement, Calcium Chlorides, Woodwool Slabs and Asbestos. RPRS will assume that, where relevant, an Asbestos Register exists and a Management Plan is in place and that there are no cost implications and there is no health risk or breach of HSE regulations.

Taxation - No allowance will be made for any expense of realisation or for taxation, such as Capital Gains Tax (CGT), which might arise in the event of a disposal. All valuations reported will be exclusive of Value Added Tax (VAT).

Title - RPRS will not necessarily have had sight of the Title Deeds or extracts from the Land Registry in respect of the property. In the case of both freehold and leasehold property, unless advised in writing to the contrary by a qualified adviser, RPRS will assume that the property is not subject to any defect in title, any adverse covenant, or subject to any unusual or other onerous restrictions, rights or outgoings or disputes.

RPRS also assumes that the property is free from mortgages, charges or any other encumbrances and that the property benefits from good and marketable title. If leasehold RPRS will assume the lease is for 999 years at a peppercorn rent unless otherwise advised.