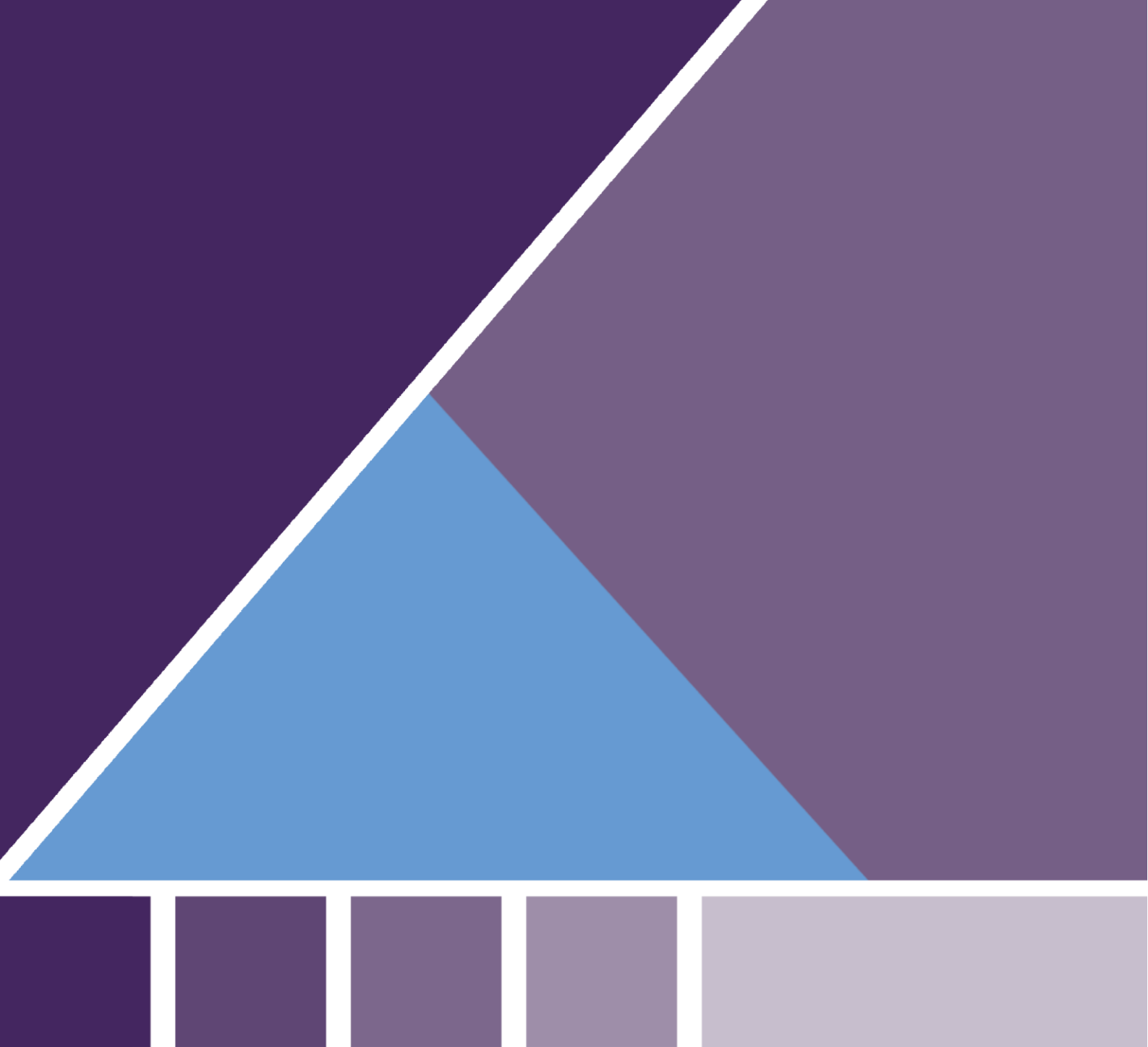






The Stables, Churchfield Farm,
Harley Way, Oundle
Peterborough, PE8 5AU



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— Established 1964 —



Market Valuation

6 The Square

Upton

Northampton

NN5 4EZ

Address:

6 The Square, Upton, Northampton, NN5 4EZ

MARKET VALUATION REPORT

1.0 IDENTIFICATION AND STATUS OF VALUER

Valuer's Name: Charles Parkhouse

Qualifications: AssocRICS

Registered valuer status: Registered number 6661427

Experience and expertise:

I am a Registered Valuer and surveyor with particular skills and experience in valuing residential property in the geographical area in which the property is located and I am competent to undertake this valuation.

Previous involvement with the property or parties to the case:

I confirm that I have no present relationship or involvement, nor have had any relationship or involvement with the property itself or with any of the interested parties to the property.

Declaration of independence and objectivity:

I am a partner of Goldsmiths and have acted as an Independent Valuer, conforming to the requirements of the Royal Institution of Chartered Surveyors, with integrity and objectivity.

I confirm that the property described in this report has been inspected by me, that I valued the property and prepared the report, and that I am not disqualified from reporting on the property.

2.0 CLIENT(s)

Name: Miss R Harris

Address: 6 The Square, Upton, Northampton

Post code: NN5 4EZ

Other parties known to be relying upon this report:

Metropolitan Thames Valley Housing Association

3.0 PURPOSE OF VALUATION

I have been advised that the valuation is required in connection with the Housing Association requirement for a proposed sale

Address:

6 The Square, Upton, Northampton, NN5 4EZ

4.0 THE PROPERTY

Address: 6 The Square, Upton, Northampton

Post code: NN5 4EZ

Interest to be valued: Leasehold

The specific details of the lease are not known. For the purpose of the valuation I assume that there is a minimum unexpired term of 85 years at a ground rent and service charge in keeping with similar leasehold properties in the locality.

Tenancies, if any: None known

5.0 DESCRIPTION OF PROPERTY TO BE VALUED

Type and use of property

A purpose built apartment within a block over three floors containing six apartments in total

Main construction

Conventional masonry construction with main walls of cavity brick and blockwork beneath a pitched roof with a slate covering.

Situation and location

The property is situated on a recently built housing development comprising privately owned housing of a similar age and style. It is within easy reach the usual range of shopping and schooling facilities.

Approx. age

17 years.

Brief summary of accommodation

Communal Areas – Communal entrance, stairs and landings

Subject Apartment – Entrance hall, bathroom, two bedrooms, live-in lounge/diner/kitchen

Garage and outbuildings

There is no garage or outbuilding however, there is a single allocated parking space in the communal parking area and a communal bin and bike store.

Address:

6 The Square, Upton, Northampton, NN5 4EZ

Approx. area (gross internal)

64 Square metres.

Brief description of site

The property is on a typical communal plot with no exclusive use area other than the parking space previously mentioned.

General Observations

The general condition of the property appears consistent with its age and construction.

6.0 BASIS OF MARKET VALUE

The market value is 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.

7.0 VALUATION DATE

Unless specifically agreed prior to the inspection the Valuation date will be same as the date of report.

8.0 SPECIAL ASSUMPTIONS

The valuation assumes full vacant possession even though it may not be vacant at the time of the inspection.

Where a "new build" property is incomplete the valuation assumes satisfactory completion.

Where alterations/improvement/extension of the property is incomplete the valuation assumes satisfactory completion.

9.0 THE INSPECTION

Assumptions and extent of investigations and any limitations

In order to provide you with a market valuation report within a reasonable period of time and at an economic price the parties to this agreement accept and agree that I have undertaken a limited visual inspection of as much of the exterior and interior of the property as was accessible without undue difficulty as appropriate and possible within the particular circumstances. It follows therefore that I have made certain assumptions as to the condition of the property or services that I could not see.

I have not carried out a Building Survey or other form of detailed survey and no warranty as to condition of the property is given or implied.

I have not inspected any parts of the structure which are covered, unexposed or otherwise inaccessible and therefore I am unable to report that any such parts of the property are free from defects which materially affect value, nor have I carried out any testing of electrical, heating or other services. I have assumed that these services are in good working order.

I have excluded buildings of a non-permanent nature from the inspection and report.

I have not included any element of value attributable to furnishings, removable fittings and sales incentives of any description when arriving at the opinion of market value.

Circumstances of inspection

At the time of my inspection the property was occupied and fully furnished with fitted floor coverings laid throughout.

Assumptions

In order to provide you with a market valuation report within a reasonable period of time and at an economic price, the parties to this agreement accept and agree that I have not undertaken an investigation of the title to the property nor have I carried out an Environmental Audit and specifically I have not undertaken a mining search, radon test, investigation in to flooding and land contamination or made enquiries to the Planning Authority.

It follows therefore, unless specifically agreed to the contrary, I will have made the following assumptions and will have been under no duty to have verified these assumptions:-

Title:

that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown;

that the property and its value are unaffected by any matters which would be revealed by inspection of any register or by a local search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful; and moreover that the value of the property would not be affected by the possibility of any entry being made in any register.

Condition of buildings:

that an inspection of those parts which have not been inspected would not reveal material defects or cause me to alter the valuation materially;

that in the case of a newly constructed property (i.e. one that is less than 10 years old), the builder was a registered member of the NHBC or equivalent and has registered the subject property in accordance with the relevant scheme;

that where the subject property is part of a building comprising flats or maisonettes, unless instructed or otherwise aware to the contrary, the cost of repairs and maintenance to the building and grounds are shared proportionately between all the flats and maisonettes forming part of the block, and that there are no onerous liabilities outstanding.

(Please note: Because I have made no formal enquiries, the client's legal adviser should have sight of this report and be asked to verify:

- (i) the assumptions given above;
- (ii) any information provided to me which is set out in the report;
- (iii) in respect of leasehold properties the details and adequacy of the lease;
- (iv) matters relating to town planning, statutory or environmental factors, mining, roads or services or contravention of building regulations).

Services

that the property is connected to main services for water, electricity and drainage and has a system of radiator central heating powered by an electric boiler.

Planning

that planning permission and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained. To confirm this a written enquiry has to be made to the Local Authority Planning Department. Such an enquiry has not been undertaken;

Highways

The road fronting the property is a private road which is unlikely to be made up to adoption standards in the foreseeable future.

Contamination and hazardous or deleterious materials

I have not investigated the site or neighbouring land, or made any enquiries to establish whether any contamination exists, or has existed or potential contamination is likely. No environmental audit, soil survey or other such investigation has been undertaken and I have not been made aware of the content of any reports on such matters. The valuation assumes that no such contamination or potential contamination exists on the site or neighbouring land.

I also assume that no deleterious or hazardous materials or techniques have been used in the construction of the property.

Environmental matters:-

Mining

I have made no enquiries to establish if the property is in an area affected by mining activity. Unless otherwise stated in the report I have assumed that the property is not affected by past or present mining.

Flooding

I have made no enquiries to establish if the property is in an area affected by flooding. Unless otherwise stated in the report I have assumed that the property has not been, nor is likely to be, affected by flooding.

Radon Gas

I have not undertaken any tests for Radon gas and I have no knowledge of the property being affected by Radon gas and I assume that if Radon gas is present in the property the levels are below the action levels of 200 Bq.

Sustainability

If I have knowledge of sustainable features that affect value, I will have made reference to these in the report and these will be reflected in the valuation.

10.0 SOURCE OF INFORMATION

For the purpose of arriving at the valuation I have obtained detailed comparable information from the Land Registry web site Net House Prices as well as sites such as Rightmove and local Agents published information and direct discussion with the Estate Agents.

11.0 RESTRICTIONS ON PUBLICATION

The report must not be published without the written permission of Goldsmiths.

12.0 THIRD PARTY LIABILITY

This valuation is provided by Goldsmiths for your benefit alone and solely for the purposes of the instruction to which it relates. Our valuation may not, without our written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, or is permitted to see a copy of our valuation report. If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of our engagement.

13.0 RICS VALUATION STANDARDS

The Valuation and Report is prepared in accordance with the RICS Valuation – Global Standards (The Red Book).

There is no departure from those standards.

14.0 VALUATION

Method of Valuation

My valuation has been arrived at by using the market approach. That is comparing the subject property with sales of similar properties in similar location within the general locality.

In this connection, to arrive at my opinion of market value, I have made reference to three actual sales of similar properties which are summarised below.

I would point out that I have not inspected the comparable properties used but detailed information including an indication of condition has been obtained from the Estate Agents published information and online data bases or from direct discussion with the Estate Agents.

Marketability and Current Market Conditions

There is currently a reasonable demand for properties of this age and type in this location

Summary of Comparables

1. 178 High Street, NN5 4AX – two bedroom purpose built apartment with off-road parking, sold 5 June 2026 at £175,000
2. 72 Scribes Drive, NN5 4ES – two bedroom purpose built apartment with off-road parking, sold 16 April 2026 at £185,000
3. 71 Knot Tiers Drive, NN5 4DA – two bedroom purpose built apartment with off-road parking, sold 10 February 2026 at £175,000

Valuation Reasoning

All three comparable properties are situated within 300 metres of the subject property upon the same development. They offer broadly similar accommodation. The second comparable was in fact a 50% shared ownership property. Allowing for condition, balconies, off-road parking and timing of sale I have valued the subject property as detailed below.

Market Valuation

I am of the opinion that the 100% Market Value of the property with the benefit of full vacant possession is **£175,000 (one hundred and seventy five thousand pounds)**.

Address:

6 The Square, Upton, Northampton, NN5 4EZ

Due to the current geo-political and UK economic uncertainty the property market is likely to fall and it is quite probable that a similar value may not be achieved in the event of short to medium term resale.

15.0 LEGAL ISSUES

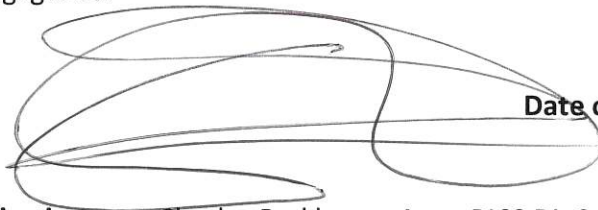
Where I have made assumptions in respect of the lease details it is important that these are verified by your legal adviser. If the actual lease details are different to my assumptions, then my valuation is likely to require amendment.

16.0 LIMITATIONS OF LIABILITY

Your contract is Goldsmiths. None of our employees, partners or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

Our aggregate liability arising out of, or in connection with this report whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed £50,000. 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.

Signed:



Date of Report: 13 October 2026

Name and qualifications: Charles Parkhouse AssocRICS DipSurv RVal
For and on behalf of:

Firm: Goldsmiths

Address: The Stables, Churchfield Fram, Harley Way, Oundle, Peterborough,
Northamptonshire, PE8 5AU.

Telephone: 01832 272349 **Email:** info@goldsmithsofoundle.com

CHARTERED SURVEYORS

Partners: Paul A. Goldsmith FRICS
Charles W. Parkhouse AssocRICS



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