



Chartered Surveyors and Estate Agents

Mr Peter Hayman
Lettons House
Lettons Way
Dinas Powys
Vale of Glamorgan
CF64 4BY

18 November 2015

Dear Mr Hayman

Lettons House, Lettons Way, Dinas Powys CF64 4BY

Thank you for inviting me to value Lettons House on Friday 13 November 2015.

The substantial, detached, 5 double bedroom property enjoys a unique, rural location on the fringe of Dinas Powys. It also benefits from a sizeable plot with beautiful, landscaped grounds extending to just over 0.80 acres.

The living accommodation, which extends to over 2,500 sq ft (excluding the double garage), is to a degree dated but still presents very well. It also therefore offers an opportunity for a buyer to upgrade the house in areas and put their own stamp on the property.

In terms of price and taking into account current availability and comparable sales (see attached report), we value the property at £650,000 (six hundred and fifty thousand pounds) assuming it is held on a freehold basis and unencumbered by any onerous covenants.

We would therefore, if instructed to market the opportunity, suggest an initial guide price of around £700,000 (seven hundred thousand pounds).

I trust that this information is satisfactory for your purposes at this stage but should you have any queries, or require anything further, please let me know.

Regards

Alex Easton BSc MRICS

Director

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