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Property Report

Prepared for Julian Stevens

63 Mill End Road
Cambridgeshire
CB1 9JW

A 3 Bedroom
Semi-Detached
House



An Independent Property Report
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Monday 21 May 2007

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Introduction

An accurate valuation is the key to a successful sale

Every homeowner wonders from time to time how much their property might be worth - and what they could sell it for if they put it on the market. But when they reach the stage of actually signing on the dotted line with an estate agent, they need to be 100 per cent certain that the valuation is genuine and accurate.

Estate Agency in the UK is still an unregulated industry - in fact anyone can become an estate agent, visit your home and place a value on your property, and sellers are right to be cautious.

Sometimes values are incorrect because an agent is simply not experienced enough. Sadly, in other cases, agents will price low in order to sell quickly, or try to win your custom by inflating the value, giving you false hope of achieving a higher price.

But just as you won't want to be out of pocket if your house is under-valued, it is also vital that it isn't over-valued. In this situation, your property could simply sit on the market for months - becoming stale and also prevent you from making your move.

You may also think you have a good idea of what your own home is worth - but again beware! Your ideas could be exaggerated by local rumour or be influenced by less than reliable sources such as newspaper adverts or property portal "for sale" listings. The prices achieved on the sale of a property can be well below the initial asking price.

This report provided by Hometrack - the definitive source of UK housing data and information - is based on factual data ensuring your valuation is accurate.

Your personal Hometrack report includes:

- analysis of the local post code area,
- mix of housing stock details
- average prices for different property types
- price trends
- indicators of market activity
- demand trends
- H M Land Registry historic sales data

Your report also lists comparable properties that have recently been sold in your neighbourhood; it gives the actual address, distance from your property and an up-to-date sale price assessment for each one.

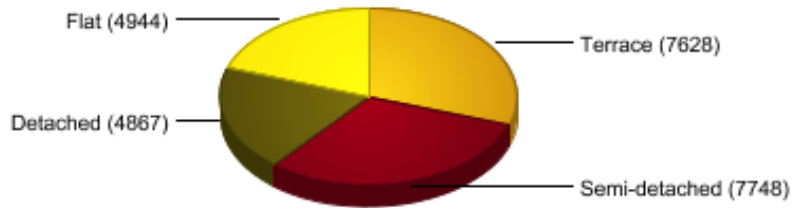
In a typical urban or suburban area, a *Hometrack* report can refer to 25 or more local "comparables" with the same bedroom count, similar numbers of reception rooms and of the same type and style. Most importantly of all, the figures are all based on actual achieved sale prices on properties that have recently sold rather than asking prices.

Our aim is to achieve the best possible result for you and that starts with giving accurate, verifiable price advice.

Residential Stock in CB1

Property Types

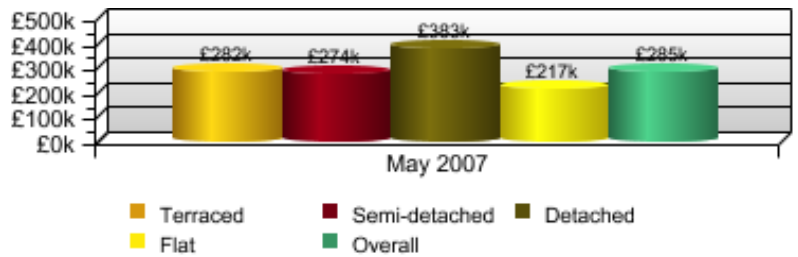
The split of property types in your postcode based on census data. The make up of property stock within your postcode district is not static. However, changes are infrequent being dependent upon publication of Census data.



Average Prices in CB1

Average Prices

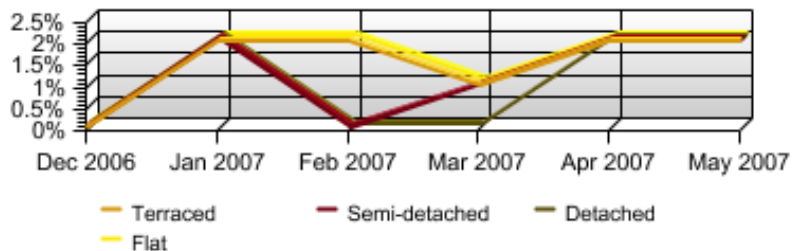
The average value of each property type, in your postcode district, as well as the average price of all properties in this postcode. If you seek a specific value that is above the average the marketing of your property will need to highlight the positive features of the home that make the property "unique".



Price Trends in CB1

Price Trends

The percentage change in average prices for your postcode. This graph takes into account a wide range of mortgage valuations together with the sales prices actually achieved within the postcode. These figures change monthly.



Agent's sentiment for CB1

Estate agents Monthly Sentiment

This compass gives a snapshot of how the market is performing in this postcode at the present time. This is reassessed every month and provides a good indicator as to how local estate agents are seeing the market.



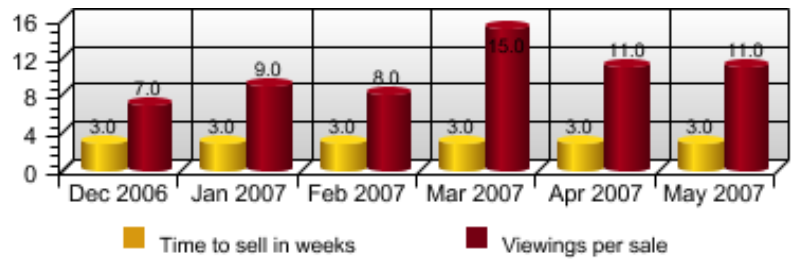
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Market Activity in CB1

Time to Sell

This is an analysis of how long, on average, it takes to get an offer accepted from when the property was first put on the market in your postcode district; the less time it takes to get an offer, the more buoyant the market. Time in addition to this should be allowed for the sale to go through, e.g. surveys, mortgage offer, exchange of contracts, etc.



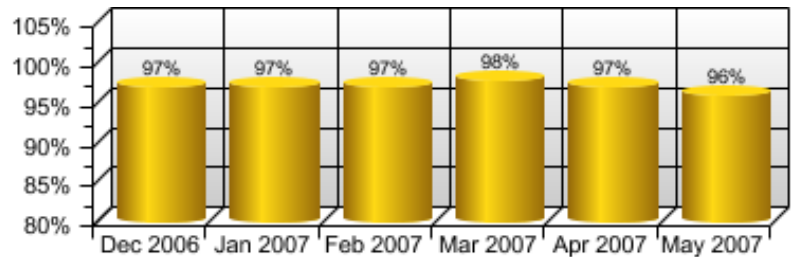
Viewings per Sale

This data gives an indication of the average number of viewings before an offer is made in CB1.

Price Achieved as a Percentage of the Asking price, in CB1

Sales to Asking Price

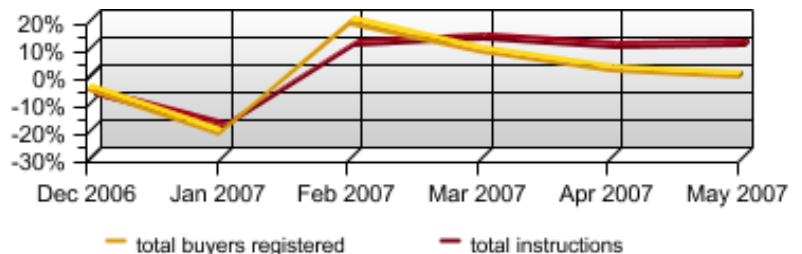
Changes in the ratio between achieved and asking prices are an early indicator of market shifts. In a strong market this percentage is close to 100%, in a weaker market it drops to below 95%.



Market Demand in CB1

Buyers & Sellers

The monthly percentage change in number of new buyers registering and the change in properties available in your postcode district over recent months. Changes in the number of new buyers can be seen as a leading indicator of future market activity for the area. Change in the ratio of new buyers to new properties can have an impact on the overall market in your area.



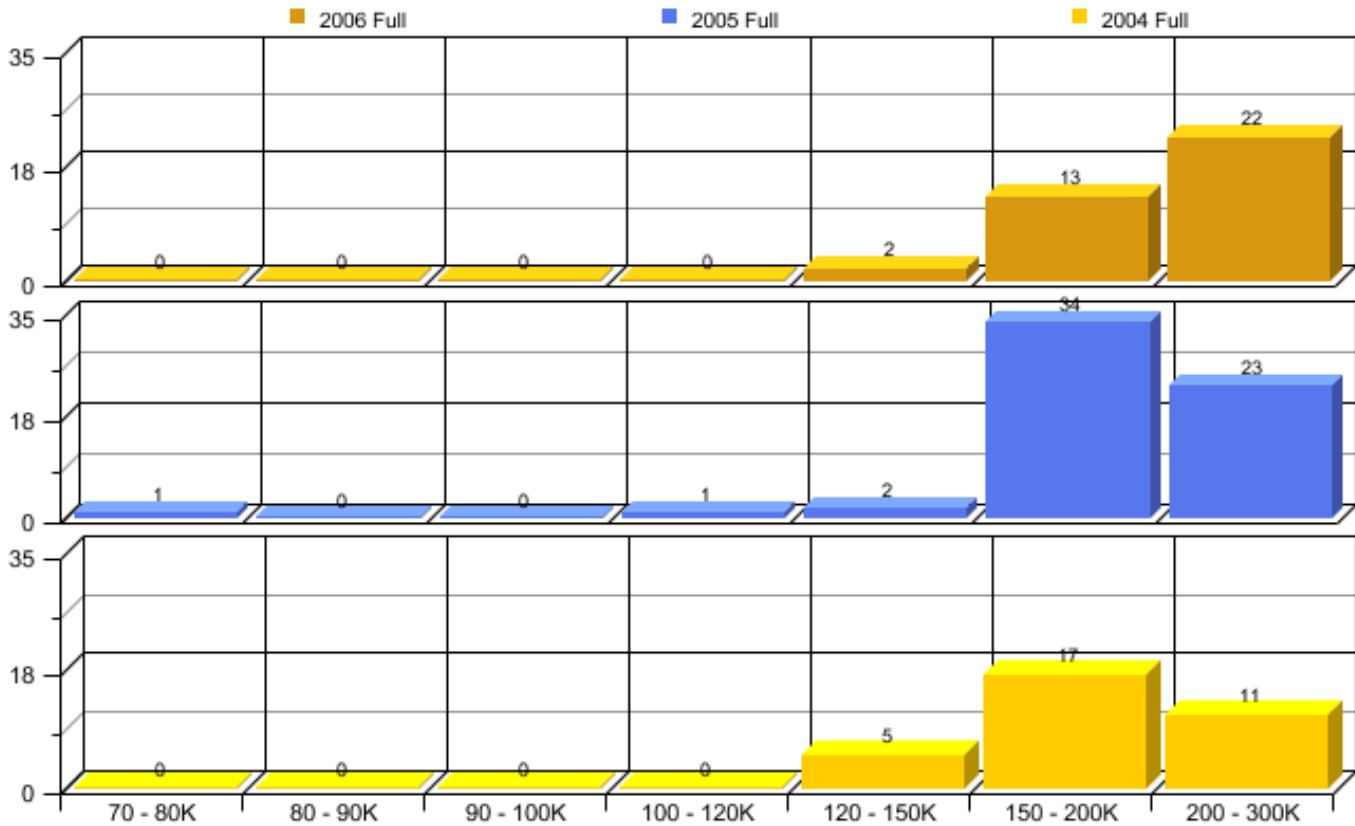
	December	January	February	March	April	May
Change in buyers registered	-5	-21	19	9	2	0
Change in instructions	-8	-20	10	12	9	10

Residential Stock in CB1 9

HM Land Registry

Historic sales data from the HM Land Registry illustrates the local price band activity for your property type within your Postcode Sector e.g. CB1 9.

Although HM Land Registry data is precise for those property sales recorded it may not be fully representative of your market. Each property sale has to be registered with HM Land Registry within 6 months of completion. HM Land Registry applies no weighting or adjustment to the information collected. The published data provides simple averages. HM Land Registry also states that not all properties are registered within a postcode sector.



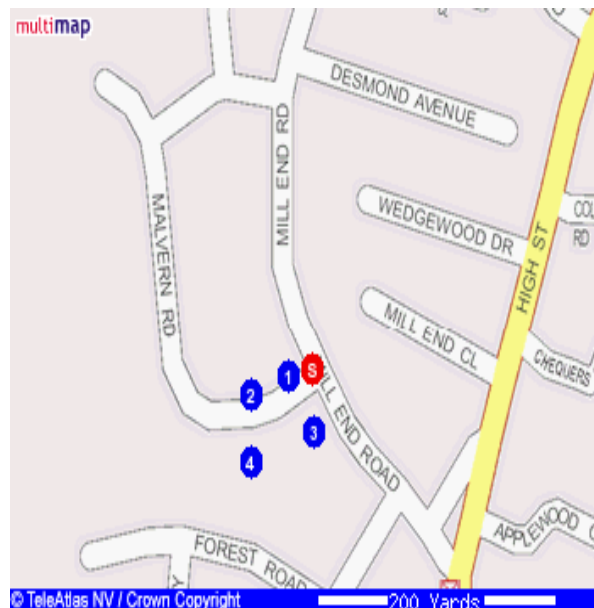
	2006 Full	2005 Full	2004 Full
Property Count	37	61	33
Average Price	205800	198702	185822

Comparables

The comparable properties shown here have been selected based on recent sales, valuations, and properties on the market in your area.

The table provides summary details:

- location
- distance from the selected property
- the historic price of the property
- the status of the historic price (e.g. "valued", "sold")
- the date at which the price was applicable
- **PLEASE NOTE:** Property details such as Floor Area, Reception Rooms etc are provided by a third party and have not been verified by Hometrack. Therefore Hometrack accept no responsibility for errors in this data.



4 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
4 Bed Semi-Detached 49 MILL END ROAD CAMBRIDGE CB1 9JW	23m	1345	£178	Sold (Land Reg)	£240K	26/05/06	Year Built: 1975 Tenure: Freehold New Build: No
4 Bed Semi-Detached 53 MALVERN ROAD CAMBRIDGE CB1 9LH	37m	1464	£191	Mortgage Valuation	£280K	06/03/07	Year Built: 1972 Tenure: Freehold New Build: No
Semi-Detached 43 MILL END ROAD CAMBRIDGE CB1 9JW	60m	N/A	N/A	Sold (Land Reg)	£220K	13/01/06	Year Built: N/A Tenure: Freehold New Build: No
4 Bed Semi-Detached 146 MALVERN ROAD CAMBRIDGE CB1 9LH	72m	1399	£159	Sold (Land Reg)	£222K	30/06/05	Year Built: 1920 Tenure: Freehold New Build: No

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Company profile

Since it was formed in 1992, Hunters has become one of Yorkshire's most successful and fastest growing property services companies.



Hunters attribute this success to a total commitment to their clients. Whether you are buying or selling a property, they understand that moving home can be a daunting, stressful prospect. Hunters are dedicated to providing support and advice at every stage of the buying process, helping to make your property transaction run as smoothly as possible.

Hunters have branches covering the North & West of Yorkshire and Manchester City Centre. In addition to residential sales, they offer Lettings, New Homes, Overseas Homes, Mortgage Services, Commercial Property, Land, Conveyancing, Survey & Franchising.

Since its launch in 2005 the Hunters Franchising Department have successfully opened 5 franchise offices and have a further 45 locations sold.

Most importantly their 'people ethic' has not been diluted through growth. Hunters' awards include Investors in People, Best Agent in the UK 1999 & 2004 & Champion Employers 2003. Hunters have also been named in the Sunday Times Top 100 Companies for the third year in a row.

In addition Hunters Property Group is the first UK Company to receive official accreditation by City & Guilds and The Institute of Leadership & Management for its in-house training courses. City & Guild and ILM are the UK's leading awards body in work related qualifications, and Hunters Property Group is delighted to have been recognised in this way.



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About The Data

This report provides you with an in-depth analysis of price trends in your area. The report is based upon information provided by hometrack, the only independent property research and database company in the UK.

The report contains independent, up-to-date information that gives a clear picture of price trends for each type of property in your area. The report also gives information on how many viewings each type of property will typically get before it sells, how quickly properties are selling in the area and how many local buyers and sellers are entering the market at that time.

Conflicting reports about whether national and regional house prices are going up or down are creating confusion and uncertainty amongst home owners and making the choice of whether to buy, sell or rent property even more difficult than it needs to be. By offering this report we hope to remove some of this confusion, let you know what is really going on in your area and give you enough information to make an informed choice.

As Approved Agents for hometrack we are licensed to use the latest available data collected from authorised agents up and down the country. According to hometrack Approved Agents are amongst the top 30% in the UK, as assessed by a team of mystery shoppers. The mystery shopping approach encourages Approved Agents to strive to maintain the highest standards within the industry. In the assessment, we were judged against various standards of service that included: quality of customer care, our depth of local market knowledge, how we market properties and how we advertise them in print and on the web.

In choosing a hometrack Approved Agent we believe you will get more informed and better-qualified advice and you will be presented with personalised reports on the market place and the property being bought or sold. This is designed to provide you with a more secure and less stressful way of buying or selling your home. Further details are available at www.hometrack.co.uk.

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