

**VALUATION FOR ENFRANCHISEMENT
LEASEHOLD REFORM ACT 1967**

No. 1 to 32 Wyatt Close, Farncombe, Godalming, Surrey, GU7

Subject to Contract/Without Prejudice

25/05/2021

Building:	Single Storey Cottages
Lease Details:	99 years from 24th June 1956
Unexpired lease:	34.08
Ground Rent:	£1.56
Capitalisation Rate:	5.50%
Modern Ground Rent De	4.75%

Stage 1 - Term - Ground Rental

Ground Rent	£1.56	
YP @ 5.5% for 33.42 year	£15.14	£24

Stage 2 - First Reversion

Freehold vacant possessi		£330,000.00	
Site value assumed to be		£115,500.00	
Decapitalise Modern Ground Rent @ 4.75%		£5,486.25	
YP 50 years @ 4.75%	18.98437312	£104,153	
PV of £1 def'd 34.08	0.205660365	£21,420.15	£21,420.15

Stage 3 - Second Reversion

Standing House Value		£330,000.00	
Less 2.5% to reflect Sec. 10 LGFA 1989		£8,250.00	
Standing House Value to reflect Sec. 10 Discount		£321,750.00	
PV of £1 def'd 84.08 years @4.75%		0.020204542	
Value of Second Reversion		£6,500.81	£6,501

Enfranchisement Per unit £27,945

Aggregate Compensator No. 32 Dwellings £894,226.68