



Partners:

Dennis Pauley, FRICS  
Anthony Smith, FRICS  
Graham Smith, FRICS, FRVA  
James Warner, FRICS  
Graham Wright, ARICS  
Bernard S. Quinton-Jones,  
FRICS, FRVA, FSV  
(Tankerton Partner)

Associates:

Michael Taylor  
Trevor Hubbard  
Michael Hubbard, FNAEA  
John L. Masters  
(Partnership Secretary)  
Michael Terry, FNAEA  
Kim Foster, FNAEA

Norman Thomas, FNAEA  
Trevor Bodycombe, ANAEA  
Raymond Crosby, FNAEA  
David Allen, FNAEA  
John Wood, FNAEA  
Walter F. Tribe, FNAEA (Canterbur)  
Clive R. Emson, FNAEA  
Philip E. Strett, FSV (Folkestone)

## Chartered Valuation Surveyors, Auctioneers and Estate Agents

Your ref.

239 Northdown Road, Cliftonville, Kent  
CT9 2PJ. Tel. Thanet (0843) 296621

Our ref. GMP/EMS

29 October 1986

Mr P Miles  
East Northdown House  
East Northdown  
MARGATE  
kent

Dear Mr Miles

RE: EAST NORTHDOWN HOUSE EAST NORTHDOWN

Further to my visit to the above mentioned property, we would estimate the current market value of the Freehold premises complete with the orchard, the paddock and a written agreement for maintenance of the approach roads with ease of access over them to be somewhere in the region of £225,000 - £250,000. If, however, the property were sold without the orchard we would estimate a reduction of approximately £30,000, similarly with the paddock and also with the road maintenance agreement being withheld. If planning permission were to be granted for wedding receptions to be held there or commercial letting with the cottage we would estimate the value of the premises to go up to just under the £300,000 mark i.e., approximately £280,000.

As you will appreciate, it is very difficult to judge these things when they haven't actually happened. Therefore, these figures are as accurate as we can give, taking into account the current market trends, interest rates and the fluctuation in house prices.

We hope this is of some help to you and if we can be of any further assistance to you, please do not hesitate to contact us.

Yours sincerely  
pp WARD & PARTNERS

GEOFF POTTER ANAEA  
Branch Manager