

Chris Anderson

From: Christina Green <[REDACTED]>
Sent: 22 April 2026 11:35
To: Chris Anderson
Subject: RE: LAND AT BLACKSMITHS LANE REED
Attachments: Austin corner.pdf

Hi Chris

Please see attached, based on rounding the figures to the nearest £5k the average £PSF comes out at £437 but hopefully that's there or thereabouts where you need to be.

Plot	Type	Sq.ft		
			High	High
8	3 Bed semi-detached	1,103	485,000	440
9	3 Bed semi-detached	1,103	485,000	440
10	3 Bed semi-detached	1,103	485,000	440
11	3 Bed semi-detached	1,103	485,000	440
12	3 Bed detached	1,496	635,000	424
13	4 Bed detached	1,778	760,000	427
14	4 Bed detached	1,462	660,000	451
15	3 Bed detached	1,496	635,000	424
16	4 Bed detached	1,778	760,000	427
17	4 Bed detached	1,462	660,000	451
18	3 Bed detached	1,103	485,000	440
19	3 Bed detached	1,103	485,000	440
20	3 Bed detached	1,103	485,000	440
21	3 Bed detached	1,103	485,000	440
	Totals	18,296	7,990,000	437

Austin Corner completed in Feb 2026 for £492,500 – 3 bed terrace, 1550 sq.ft.

Please note my working days are Wednesday, Thursday and Friday each week.

Kind regards,

CHRISTINA GREEN

Associate – Land, Planning, Development & New Homes

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Any communication referencing property transactions are all subject to contract.

Paying us?