

Property valuation

29 June 2021

[Edit inputs](#)[Download PDF](#)[Local Data](#)[Plot Map](#)[Time machine](#)

You asked us to value a 990 sqft flat with 3 bedrooms and 2 bathrooms at ch14jz . You told us the property was constructed 1914-2000 and currently has a average finish quality. Outside, the property has a garden and 0 off-street parking spaces.

SALE VALUATION

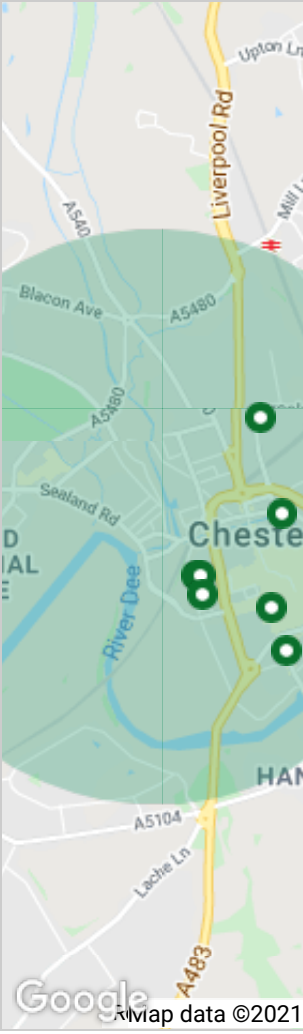
£190,000

+/- £10,000

RENTAL
VALUATION**£773pm**

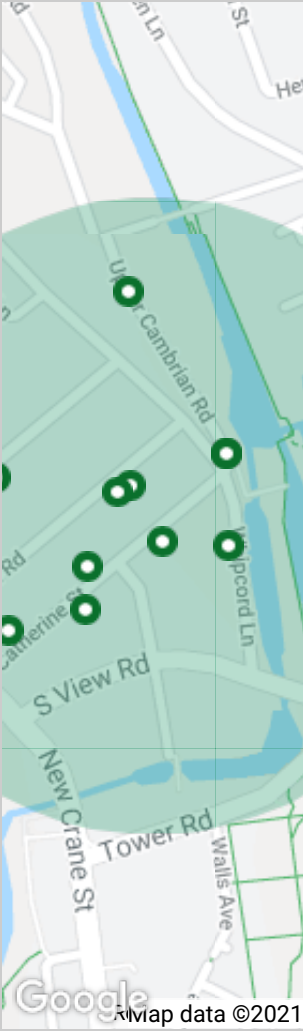
4.9% gross yield

The average asking price of 3 bedroom flats in a 0.94mi radius is
£320,000 :



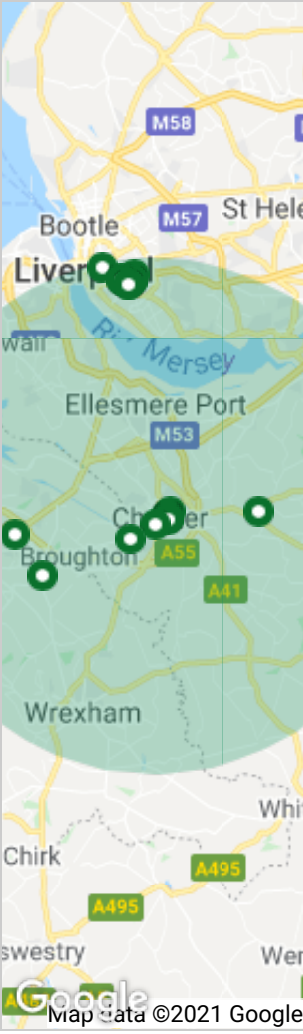
Address	Price	Dist	View
City Walls Road, Chester, CH1 2NY	£600,000	0.24	View
City Walls Road, Chester, CH1 2NY	£595,000	0.25	View
Stanley Street, Chester, CH1, CH1 2LU	£400,000	0.30	View
Landal Barnsoul, Shawhead, CH1 3EQ	£84,950	0.43	View
Duchess Place, Chester CH2, CH2 2JL	£290,000	0.48	View
Bridge Street Row, Chester, CH1, CH1 1NP	£275,000	0.49	View
Walter Street, Chester, CH1, CH1 3JG	£165,000	0.58	View
Heritage Court, Lower Bridge Street, CH1 1RS	£375,000	0.62	View
Egerton Street, Chester, CH1, CH1 3NR	£196,000	0.67	View
The Square, Chester, CH1 3AN	£375,000	0.74	View
Winchester House, The Square, Seller Street, Chester...	£170,000	0.76	View
Grosvenor Park Road, Chester CH1, CH1 1QL	£200,000	0.77	View
Bakers Court, Chester, CH3 5AD	£245,000	0.85	View
1875 Bakers Court, Chester, CH3 5AD	£250,000	0.85	View
156 Foregate Street, Chester, CH1 1HJ	£369,950	0.85	View
Alexander Court, Chester, CH3, CH3 5AW	£450,000	0.86	View
Handbridge, Chester, CH4 7JE	£230,000	0.88	View
The Shot Tower, Shot Tower Close, Chester, CH1, CH1 3BB	£395,000	0.94	View
Shot Tower Close, Chester, CH1, CH1 3BB	£445,000	0.94	View
Shot Tower Close, Chester, CH1, CH1 3BB	£475,000	0.94	View

In the last 18 months the average sold £/sqft for similar properties in
a 0.13mi radius was £216/sqft :



Date	Address	Sqft	£/sqft	Price	Dist	View
2020-12-18	52, Catherine Street, CH1...	990	£177	£175,000	0.01	View
2021-03-05	56, Vernon Road, CH1 4JS	1,066	£164	£175,000	0.02	View
2020-07-27	52, Vernon Road, CH1 4JS	1,152	£156	£180,000	0.02	View
2020-11-25	13, Whipcord Lane, CH1 4DH	883	£216	£191,000	0.03	View
2021-04-16	33, Catherine Street, CH1...	969	£155	£150,000	0.03	View
2020-02-18	34, Catherine Street, CH1...	1,313	£149	£196,000	0.04	View
2020-06-19	Lock Court, 32, Upper Cam...	700	£286	£200,000	0.04	View
2020-02-14	Lock Court, 38, Upper Cam...	700	£291	£203,750	0.04	View
2020-03-03	29, Vernon Road, CH1 4JT	893	£171	£153,000	0.05	View
2020-03-16	26, Catherine Street, CH1...	891	£185	£165,000	0.05	View
2020-10-30	40, Gladstone Avenue, CH1...	850	£218	£185,000	0.07	View
2020-10-23	34, Gladstone Avenue, CH1...	883	£266	£235,000	0.07	View
2020-10-21	28, Gladstone Avenue, CH1...	904	£238	£215,000	0.08	View
2020-03-20	3, Catherine Street, CH1 4JY	904	£164	£148,500	0.08	View
2020-12-18	Lock Court, 11, Upper Cam...	667	£307	£205,000	0.09	View
2020-10-30	6, Gladstone Avenue, CH1 4JU	840	£306	£257,000	0.10	View
2021-02-10	37, Handbridge Square, CH...	732	£265	£194,000	0.11	View
2021-01-12	32, Sealand Road, CH1 4LB	1,216	£206	£250,000	0.11	View
2020-01-17	9, Newton Close, CH1 4GH	1,184	£241	£285,000	0.12	View
2020-09-09	15, Newton Close, CH1 4GH	1,184	£243	£287,500	0.13	View

The average asking rent of 3 bedroom flats in a 13.49mi radius is
£1,023pm :



Address	Price	Dist	View
Grey Friars, Chester, Cheshire, CH1, CH1 2NW	£1,499pm	0.46	View
The Quarter, Egerton Street, Chester, CH1 3NJ	£1,001pm	0.68	View
City Way Apartments, 33 City Road, Chester, CH1 3AB	£949pm	0.79	View
Steam Mill Street, Chester CH3, CH1 3AE	£1,196pm	0.81	View
1875 Bakers Court, Chester, CH3 5AD	£1,200pm	0.85	View
Apartment 46, 156 Foregate Street, Chester, CH1 1HJ	£1,352pm	0.85	View
Thomas Brassey Close, Chester, CH2 3AE	£997pm	0.97	View
Victoria Road, Saltney, Chester CH4, CH4 8SS	£650pm	1.74	View
Hockenhull Crescent, CHESTER, CH3 8HZ	£1,248pm	5.61	View
Chester Road, Chester, CH4, CH4 0JZ	£624pm	6.66	View
Ty'r Dderwen, Buckley CH7 3, CH7 3PU	£849pm	7.50	View
Woodlands Rd, Aigburth L17, L17 0BP	£776pm	12.32	View
Lucan Road, Aigburth, L17, L17 0BR	£823pm	12.37	View
Woodlands Road, Liverpool, Merseyside L17, L17 0AN	£1,499pm	12.51	View
Woodlands Road, Aigburth, Liverpool, Merseyside, L17...	£1,499pm	12.56	View
Aigburth Road, Liverpool, Merseyside L17, L17 9PJ	£650pm	12.63	View
Aigburth Drive, Sefton Park, Liverpool, Merseyside L...	£1,200pm	12.74	View
Park Avenue, Mossley Hill, L18 8BT	£2,500pm	12.85	View
Southampton Way , Murdishaw , Runcorn , WA76JD, WA7 6JD	£455pm	13.44	View
High Park Street, Liverpool, Merseyside, L8 (Academi...	£390pm	13.49	View

The area is a urban city and town, the internet speed is 30+ Mbps fibre and the flood risk is very low (< 0.1% pa) . The local authority will pay an LHA rate of £648pm for 3 bedroom properties.

Valuations are strictly estimates only and you should use them on that basis. Our Automated Valuation Model analyses prices for similar properties sold or offered in the area. These properties may differ in ways which we do not or cannot take into account. Valuations are subjective and based on market forces which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before making any decision whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffers as a result of relying on the valuations. This includes not being liable for any loss of profit, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.

Refer a friend to PropertyData and you'll split £150 in account credit

Refer now [➔](#)



Research

- Local Data
- Postcode Data
- Yield Hotspots
- Newsroom
- House Prices
- Market Health
- Economic Data
- Expert Forecasts
- Growth Zones
- Browser Extension
- Construction Costs
- Council Tax Index
- Data by City
- Plots by Company

Source

- Unmodernised
- Quick sale
- Reposessed
- Land / plots
- Cash buyers only
- Price reduced
- HMO licenced
- Back on market
- Investment portfolios
- Slow to sell
- Growth zones
- Planning granted
- Tenanted
- Auction
- On a corner plot
- High yield
- Cheap £/sqft
- Holiday lets
- Chain free
- Large properties
- Short lease
- Good views
- Bungalow
- With annexe
- New build
- Near a university
- Near great school

Evaluate

- Plot Map
- Valuation
- Finance Finder
- Comparables
- Development Calculator
- Rebuild Cost Calculator
- Build Cost Calculator
- Internal Area Lookup
- Stamp Duty Calculator
- Yield Calculator
- Cash Flow Calculator

About

- Tutorials
- Pricing
- Sources
- Coverage
- £/sqft
- Features
- Resources
- Contact



API

[Overview](#)

[Documentation](#)

[Pricing / Sign up](#)

[Status](#)

[Account](#)

[Logout](#)

[Affiliate program](#)

[Contact us](#)

[Terms & conditions](#)

[Fair usage policy](#)

[Privacy policy](#)

[Cookie policy](#)

Liberty Tech Limited • Company number 7689724 • VAT number 132 0271 67

