



## Property Market Report

07 October 2015

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Ashtrees,  
**TD6 9LZ**

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139574

## valuation estimates

Reference:	147286/139574
Valuation date:	07 Oct 15
Estimated current value:	£321,000
Forecast std. deviation:	16.80%
Valuation range:	£267,100 to £375,000
Rental valuation:	£1,160 pcm
Rental range:	£970 to £1,350 pcm
Address:	Ashtrees, Melrose, TD6 9LZ

### **Valuation estimate:**

The automated valuation model predicts that the most probable current open market value for the property in question is £321,000. This valuation estimate is based upon the information submitted.

### **Forecast standard deviation:**

The forecast standard deviation of the valuation estimate above is 16.80%. The percentage describes the amount of variation that can occur between the actual market value and the value forecasted by the automated valuation model.

## comparable properties

The table below shows similar homes in the vicinity of the property in question. "Last sale" refers to the price and date of the most recent transaction in the Land Registry database. The Listing data is from the last time an estate agent marketed the property online.

The Crest Waverley Road, TD6 9SL Distance : 0.7km



Last sale price: £350,000  
 Last sale date: 10 Sep 13  
 Property type: Detached  
 Year built: 1875

Bedrooms: 4  
 Floor area: *na*  
 Worth: *na*  
 Tax band: F

Listing price: £349,999  
 Listing start: 24 Mar 12  
 Listing end: 27 Jun 13  
 Status: Archived as under offer

Eildon View Dingleton Road, TD6 9QP Distance : 1.3km



Last sale price: £420,000  
 Last sale date: 19 Aug 13  
 Property type: Detached  
 Year built: 1900

Bedrooms: 5  
 Floor area: *na*  
 Worth: *na*  
 Tax band: F

Listing price: £450,000  
 Listing start: 23 May 13  
 Listing end: 14 Jul 13  
 Status: Archived as under offer

22 Montgomerie Terrace, TD6 9NT Distance : 0.6km



Last sale price: £250,000  
 Last sale date: 17 Jan 13  
 Property type: Detached  
 Year built: *na*

Bedrooms: 3  
 Floor area: *na*  
 Worth: *na*  
 Tax band: F

Listing price: £250,000  
 Listing start: 07 Jul 12  
 Listing end: 11 Jul 12  
 Status: Archived

Kennaquhair Douglas Road, TD6 9QT Distance : 1.2km

Last sale price: £239,000  
 Last sale date: 29 Oct 13  
 Property type: Terrace  
 Year built: 1890

Bedrooms: 3  
 Floor area: *na*  
 Worth: *na*  
 Tax band: F

Listing price: £249,999  
 Listing start: 17 Nov 11  
 Listing end: 30 Oct 13  
 Status: Archived as under offer

8 Ormiston Grove, TD6 9SR Distance : 1.0km



Last sale price: £347,000  
 Last sale date: 24 Nov 09  
 Property type: Detached  
 Year built: *na*

Bedrooms: 4  
 Floor area: *na*  
 Worth: *na*  
 Tax band: F

Listing price: £390,000  
 Listing start: 28 Sep 07  
 Listing end: 21 Nov 07  
 Status: Archived

Springbank, TD6 9NH Distance : 0.3km



Last sale price: £408,000  
 Last sale date: 07 Jun 11  
 Property type: Detached  
 Year built: *na*

Bedrooms: 4  
 Floor area: *na*  
 Worth: *na*  
 Tax band: E

Listing price: £360,000  
 Listing start: 07 Jul 09  
 Listing end: 17 Dec 09  
 Status: Archived as under offer

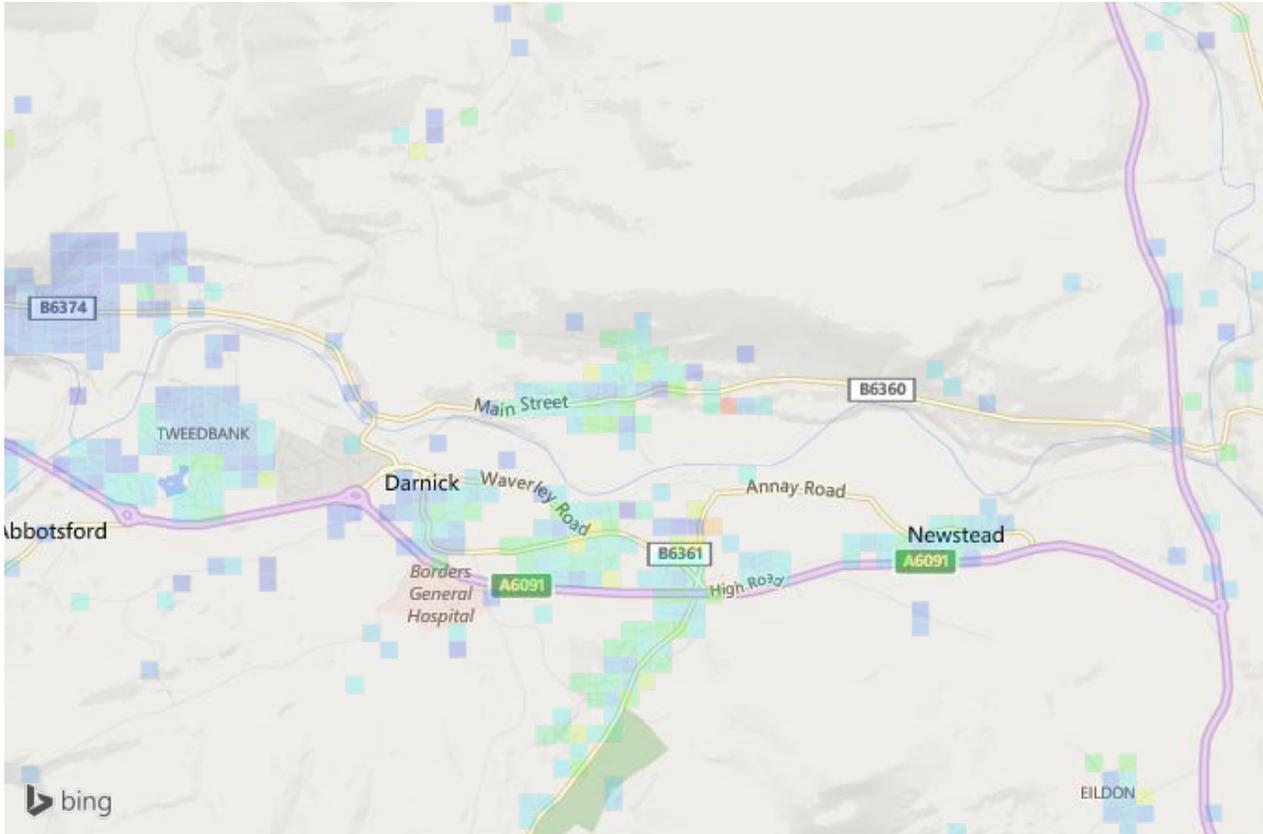
# average heatmap

The heatmap of average prices is based on the median current value of property in each square visible on the map. Where we have no data on any residential property within a square, we do not show a value.



# £ sqm heatmap

This heatmap is based on the median £ per sqm of property in each square visible on the map. We calculate the £ per sqm for each property by an automated valuation divided by our estimated area of a property. Where we have no data on any residential property within a square, we do not show a value.

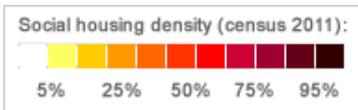


# £ census heatmap

Density of housing owned by either a social landlord or local authority - split by 2011 census output areas. Data available only for England and Wales.



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## currently on market

The information below shows a selection of nearby properties currently on the market. Street name, postcode district, asking price, bedroom number, property type and number of days on market are shown for each property where available.



Wyndhead Way, TD2 6TY  
£275,000, 5 bed Detached, 23 days



Dunion Road, TD8 6TA  
£349,950, 4 bed Detached, 44 days



Minto, Hawick, Roxburghshire, Scottish Borders...  
£380,000, 4 bed Detached, 50 days



Abbotsford Road, TD1 3HN  
£299,500, 3 bed Flat, 91 days



Bowmont Court, TD5 8JY  
£329,995, 5 bed Detached, 131 days



Queen Street, TD8 6EP  
£335,000, 4 bed Detached, 146 days



Scottsdale, TD6 9QE  
£370,000, 4 bed Detached, 147 days



Beech Walk, TD8 6JE  
£349,950, 4 bed Detached, 152 days



Broadmeadows, Yarrowford, Selkirk, Scottish Borders...  
£280,000, 4 bed Detached, 162 days



Northbank, Melrose, TD6  
£330,000, 3 bed Detached, 175 days



Broadmeadows Farm Cottages, Selkirk, Scottish Borders...  
£270,000, 4 bed Detached, 245 days



The Beeches, TD1 3SY  
£290,000, 6 bed Detached, 324 days



Earlston, Berwickshire, Scottish Borders...  
£355,000, 5 bed Semi-D, 343 days



Railea, East Morriston, Earlston, TD4  
£355,000, 5 bed Detached, 439 days



Alder Bank, Selkirk, TD7  
£285,000, 4 bed Detached, 455 days



Crailling, Roxburghshire, Jedburgh, Scottish Borders...  
£339,995, 4 bed Detached, 525 days

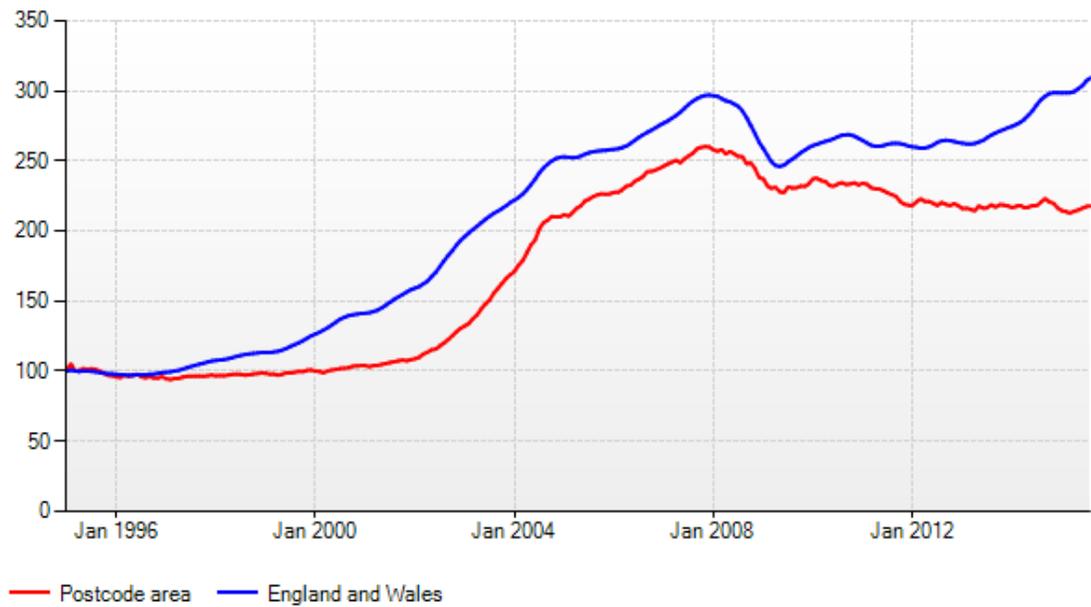
## recent sales

The list of property transactions below represents the most recent sales of the properties in the same postcode district. The sales are ordered by date, starting with the most recently available information. Transaction details are obtained from HM Land registry -all © Crown copyright material is reproduced with the permission of Land Registry.

Postcode	Address	Beds	Type	Date	Sale price
TD6 9JY	10 Glentress Apartments Chiefswood Road	2	House	31 Jul 2015	£185,000
TD6 0DA	41 Orchard Park	1	Terrace	31 Jul 2015	£79,000
TD6 9QE	11 Scottsdale	5	Detached	29 Jul 2015	£465,000
TD6 9JD	Viola Cottage		Terrace	22 Jul 2015	£155,000
TD6 9RB	2 Priors Walk	3	Semi-D	17 Jul 2015	£163,750
TD6 0PG	Stanley House Tweedside Road	3	Detached	10 Jul 2015	£210,000
TD6 9HL	27 Fairways	4	Semi-D	07 Jul 2015	£197,500
TD6 0PW	5 Railway Court	4	Flat	01 Jul 2015	£102,500
TD6 9ER	Bewlie Lodge		Detached	30 Jun 2015	£310,000
TD6 9JZ	4 Harleyburn Avenue		House	29 Jun 2015	£170,000
TD6 9SP	The Orchards Ormiston Terrace	3	Detached	24 Jun 2015	£500,000
TD6 9AY	Setter Aldie Crescent	3	Semi-D	23 Jun 2015	£220,000
TD6 0PQ	3 Deanburn Tweedside Road	2	Flat	15 Jun 2015	£64,856
TD6 0SS	Manor Cottage	4	Detached	15 Jun 2015	£280,000
TD6 9RH	43 Eildon View	3	Semi-D	12 Jun 2015	£156,000
TD6 0PS	29 Bowden Road	2	Detached	12 Jun 2015	£77,500
TD6 0BT	31 Weirgate Avenue	2	Semi-D	11 Jun 2015	£105,000
TD6 0HB	24 Buccleuch Chase	5	Detached	09 Jun 2015	£305,000
TD6 9QN	1-4 Old Nurses Homes Dingleton Road		House	08 Jun 2015	£476,000
TD6 9BU	1 Townhead Way	3	Semi-D	03 Jun 2015	£187,500
TD6 0AZ	1 Blinkbonny Cottages Main Street	2	Terrace	11 May 2015	£130,000
TD6 9RH	32 Eildon View	2	Semi-D	06 May 2015	£120,000
TD6 9QL	35 Eildon Crescent	2	Flat	30 Apr 2015	£110,000
TD6 9HL	6 Fairways	4	Detached	23 Apr 2015	£183,850
TD6 9AL	Post Box Cottage Smiths Road	1	Semi-D	23 Apr 2015	£97,250

house  
price  
index

The graph below shows the house price index for the postcode area as compared with an index for England & Wales as a whole. The graph is a good way to visualise how prices have changed over time. The index is a Laspeyres type index that aims to answer the question, "How much is the sales price today for the same quality house as in 1995?". The base year we are using is 1995; its index value is set to 100. Quality includes not only the physical size and amenities of the house, but also its geographic location. A hypothetical calculation is made in which the base year kind of house is held constant over time while its selling price is calculated in current pound sterling.



**flips &  
flops**

This table shows the top ten and bottom ten recent transactions ordered by annualised price change. These represent repeat sales added to the Land Registry database within the last month. It is important to note that the figures are not adjusted for any home improvement spend that may or may not have occurred. "AER" is annual equivalent rate of price change.

**Recent market activity - flips**

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£48,297	03 May 05	£102,500	01 Jul 15	112.23%	7.68%	5 Railway Court
£94,549	01 Oct 03	£163,750	17 Jul 15	73.19%	4.76%	2 Priors Walk
£67,000	23 Jun 06	£79,000	31 Jul 15	17.91%	1.83%	41 Orchard Park
£155,000	12 Aug 11	£156,000	12 Jun 15	0.65%	0.17%	43 Eildon View
£112,000	16 Dec 08	£105,000	11 Jun 15	-6.25%	-0.99%	31 Weirgate Avenue

**Recent market activity - flops**

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£112,000	16 Dec 08	£105,000	11 Jun 15	-6.25%	-0.99%	31 Weirgate Avenue
£155,000	12 Aug 11	£156,000	12 Jun 15	0.65%	0.17%	43 Eildon View
£67,000	23 Jun 06	£79,000	31 Jul 15	17.91%	1.83%	41 Orchard Park
£94,549	01 Oct 03	£163,750	17 Jul 15	73.19%	4.76%	2 Priors Walk
£48,297	03 May 05	£102,500	01 Jul 15	112.23%	7.68%	5 Railway Court

price  
history

Source	Price	Date	Details
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No data found

**Notes:**

**HMLR:** HM Government Land Registry price paid record.

**New build:** Recorded in Land Registry as being a new build property.

**Not new:** Not recorded in Land Registry as a new build.

**ROS:** Registers of Scotland price paid record.

**Listing:** Estate agent for sale or rent listing on Mouseprice.com.

**Surveyor:** Assesment by a qualified surveyor.

## general notes

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