

## McClure Street Disposal

## APPENDIX 4

### Agent Quotations

Agent	Basis of Assessment	Market Value	Fee	Additional Fee	Marketing Budget	Comments
Agent 1	Social Housing	£400,000 with pp £150,000 without pp	£1,500	0%	£1,250	MV (with pp) based on £15-£20K per unit site price. MV (without pp) based on circa £7K per site unit
Agent 2		£650,000	0.29% of Sale Price	2%	£1,200	
Agent 3	Social Housing	£110,000 - £175,000	Min £1,500 or 0.75% of Sale Price	0%	£880	MV (with pp) based on £5K per unit site price on 22 - 35 units
Agent 4		£100,000	£2,000	0%	£1,400	
Agent 5		£350,000	£2,000	10%	£3,000	

Based on BCC Planning Assessment agents were requested to quote on the following basis:

Estimate of Market Value

Flat Fee up to their estimate of value

Incentivised Fee in excess of estimate of value

Marketing Budget

Planning Assessment - residential use limited by PPS 8 "Open Space"

### Marketing Guide Price

Planning Assessment for 22 residential units @ £20,000/unit site price = **£440,000**

To be sold subject to planning timeframe