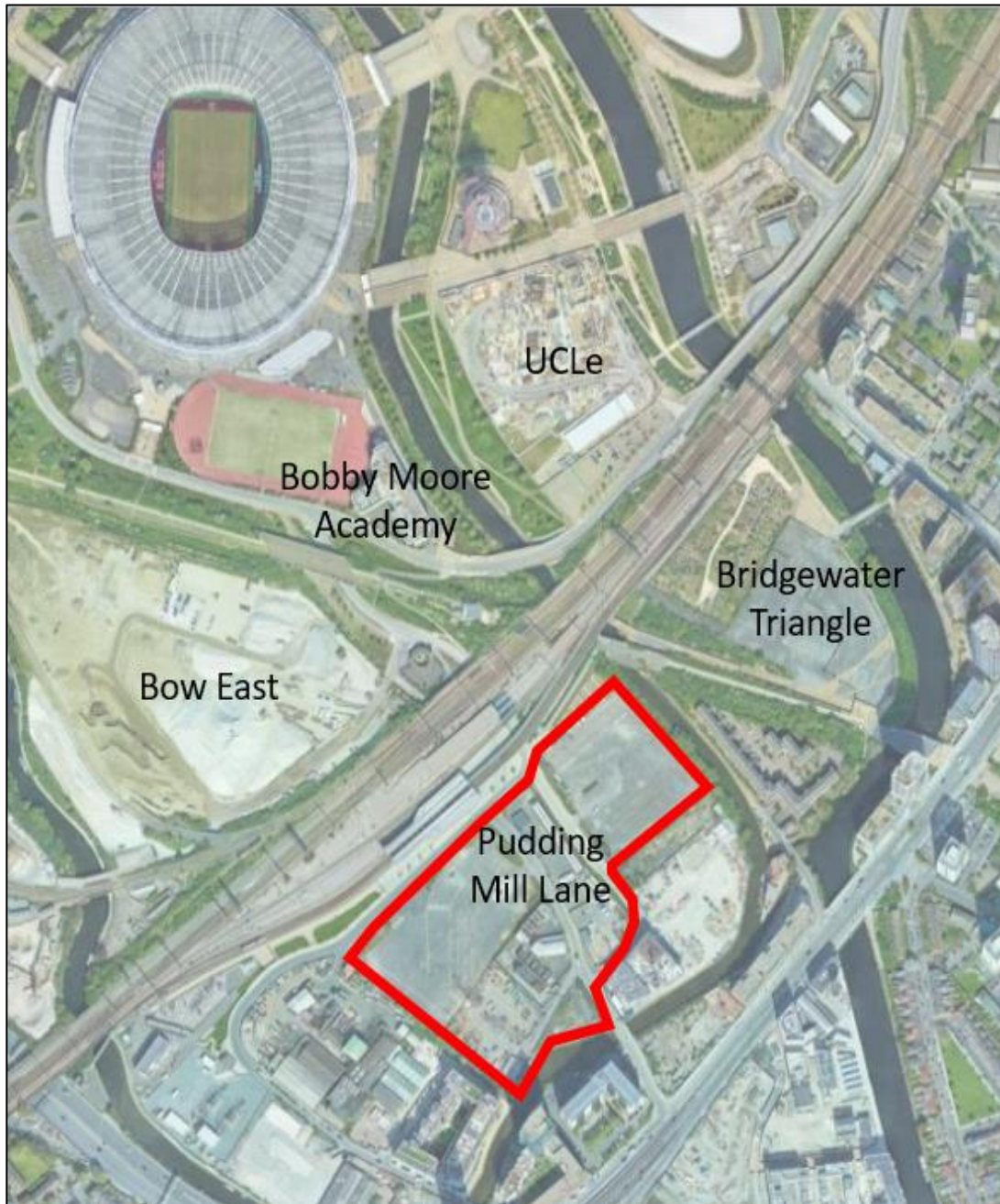


Appendix A – Plan of Pudding Mill Lane Site



Victoria Knight
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London E20 1EJ

Our ref CQS/435003
Direct line 020 7399 5848
Email: Chris.strathon@eu.jll.com

Angela Robinson
Transport for London
5 Endeavour Square
London E20 1JN

27th January 2021

Dear Victoria and Angela,

**Plots of Land at Pudding Mill Lane DLR Station and Barbers Road, London
Market Value**

In accordance with your instructions we have undertaken a desktop valuation for land swap transfer purposes of a number of plots of land on Pudding Mill Lane and Barbers Road. We understand that these valuations are required for a proposed land swap between the London Legacy Development Corporation (LLDC) and Transport for London (TFL). Our investigations and valuations have been undertaken in accordance with the attached 'General Principles' and 'Terms of Business' which are drawn to your attention. We report as follows.

Location

The sites are located within the London Borough of Newham in Stratford. Surrounding boroughs include; Waltham Forest to the north, Redbridge to the north east, Barking and Dagenham to the east, Greenwich to the south, Tower Hamlets to the west and Hackney to the north west. Stratford is situated approximately 6.5 miles to the north east of central London and is approximately 0.4 miles north of the junction connecting the A11 and A12.

Situation

Plot 1 is situated on the verge of the southern side of Barbers Road. The surrounding uses primarily comprise amenity land, with a car park situated to the north as well as directly adjacent to the east. Industrial units are to the south and Pudding Mill Lane DLR station is to the west.

Plot 2 is situated on the kerb of Barbers Road (to the north) and Pudding Mill Lane (to the south). Plot 2 is situated directly to the north of plot 1. The parcel is immediately surrounded by Barbers Road adjacent to the north, a car park to the east, Pudding Mill Lane to the south and Pudding Mill Lane DLR station to the west.

Plot 3 is situated over concrete ground, with Water Works River to the north, Pudding Mill Allotments to the east, amenity land to the south and a wall immediately to the west which is approximately 8 metres east of the railway track.

Plot 4 comprises of three parcels of land; Parcel 1 is situated partly under Pudding Mill Lane DLR station to the south east. Parcel 2 is located just north east of parcel 1 and is situated directly adjacent of the railway track to the south. Immediately surrounding parcel's 1 and 2 comprises; the railway track to the north and west, Marshgate Lane to the east and Barbers Road



and Pudding Mill Lane to the south. Parcel 3 is situated on Greenway and is immediately surrounded by amenity land to the north and east, Marshgate Lane and Barbers Road to the south and the railway track to the west.

Description

There is a total of six plots of amenity land within a small radius of each other.

Plot 1 is a narrow strip, comprising predominantly of grass, partly concrete ground where the parcel verges to the south, and some tarmacadamed land to the south of the parcel where there is an access entrance from Barbers Road into the car park. The boundaries are not marked on the ground, but we assume the fence to the east and the edge of the pavement to the west, bounds the parcel land. The land appears to be level and covers an area of approximately 0.17 acres (7,389 Sq. Ft).

Plot 2 comprises kerb land, incorporating grass and part of the tarmacadamed pavement. The boundaries are not marked on the ground. The land appears to be level and covers an area of approximately 0.02 acres (1,035 Sq. Ft).

Plot 3 covers a small piece of concrete land. The land covers an irregular shaped site which turns narrow to the north. The boundaries are not marked on the ground. The land appears to be level and we have been advised that this plot extends to approximately 0.01 acres (552 Sq. Ft).

Plot 4 comprises of three parcels of land. Parcel 1 covers part of Pudding Mill DLR station to the south east and part of the land to the north east of this. The land appears to be level and we have been advised that it extends to approximately 0.011 acres (483 Sq. Ft). Parcel 2 comprises a small piece of concrete ground just south of the railway track. The land appears to be level and we have been advised that it extends to 0.001 acres (48 Sq. Ft). Parcel 3 also comprises a small piece of concrete ground. The land appears to be level and extends to approximately 0.003 acres (135 Sq. Ft).

Tenure

We understand the properties are held freehold, with no unusual or onerous restrictions or covenants.

Town Planning

The subject properties fall within an area predominately owned by The London Legacy Development Corporation (“LLDC”). The LLDC was created in 2012 and has the responsibility for looking after the development of buildings and outdoor spaces in and round Queen Elizabeth Olympic Park. According to the LLDC Planning Area Map, the subject plots of land fall within the London Legacy Development Corporate boundary.

We have reviewed the schemes supplied to us by LLDC in 2020. This consists of Pudding Mill Lane which comprises two sites – Pudding Mill Lane and Bridgewater Triangle. Together, the sites will deliver around 1,500 new homes and workspace for around 2,000 people.

The first scheme: Olympic Park – Pudding Mill Lane ‘Main Site’ (PDZ 8), comprises; 945 residential units (flats). In addition, it incorporates 38,943 Sq. M of commercial space, the larger proportion of which is offices (36,000 Sq. M) plus a health centre (1,000 Sq. M), nursery (468 Sq. M), leisure (170 Sq. M) and retail (1,945 Sq. M) with community space. The residential element is to be split to provide 619 units for private sale and 326 Affordable Housing units. The latter is to be split to provide 70% Shared Ownership and 30 London Affordable Rent. We note that there is a stipulation that at least 50% of the first phase of delivery of residential must be affordable units.

The second scheme: Olympic Park – Pudding Mill Lane ‘Bridgewater Triangle Site’ (PDZ 8); comprises a site extending to 5.93 acres (2.4 hectares) and is separated from the main Pudding Mill site by City Mill River. The scheme comprises 592 residential units (flats). The residential element is to be split to provide 378 units for private sale and 214 Affordable Housing units. The latter is to be split to provide 70% Shared Ownership and 30 London Affordable Rent.

With regard to the specific plots, plot 4 parcel 1 is situated underneath the DLR station and is therefore not allocated for development, however the other plots are identified for residential development. We have disregarded the development schemes in line with the land compensation principles as requested for valuation purposes.



Property Market Commentary

Amenity land is rarely traded, and the market is typically purchased on a speculative basis or by a Special Purchaser who would have very specific requirements for the land. As a result, even when there are transactions it is difficult to analyse the evidence.

Land values tend to exaggerate the movements in the relevant markets. Values are site-specific and one needs to be cautious in extrapolating from a limited number of transactions. Nevertheless, our experience has been that of successively record-breaking prices for commercial development land, with land values continuing to grow in the vicinity of the subject property during the course of the year. Residential transactions, however, have been more limited and are more site-specific.

Overall, the UK property market continues to be impacted by the uncertainty around Covid 19 pandemic and negative impact on the economy.

Comparables

Sales evidence for amenity land values are scarce, with the immediate area being heavily developed with both residential and commercial uses. As a result, the sales that do take place are situated behind residential dwellings and have therefore been purchased by a Special Purchaser (owner of the house) who are able to unlock value that no other purchaser in the market could. We have therefore widened our search radius and extended our time frame so that we can identify transactions that show the true value of amenity land. The most relevant sales comparables are summarised below:

- Shanklin Close, Cheshunt, Waltham Cross, EN8 – is currently on the market for £5,000 reflecting **£16,233 per acre**. This strip of land is on the verge of the pavement similar to the subject property plot 1 and covers an area of 0.308 acres.
- Ankerdine Crescent, London, Woolwich, SE18 – is currently on the market for £2,000 reflecting **11,764 per acre**. This piece of land covers an area of 0.17 acres and is situated on the edge of a passageway.
- Shaw Avenue, Barking, IG11 – is currently on the market for £1,000 reflecting **52,631 per acre**. This piece of land covers an area of 0.19 acres and covers grass land, situated to the west of a residential house.
- Walnut Tree Road, Erith, DA8 – sold in October 2018 for £21,250 reflecting **£36,956 per acre**. Amenity land covering 0.575 acres and has no road access.
- Land fronting Vicarge Road, Bexley, DA5 – sold in June 2018 for £340,000 reflecting **£31,579 per acre**. This was a substantial parcel of land within the green belt.

The sales above reflect a range between £11,764 to £52,631 per acre, with the rates being dependant on the location, size, and quality of the land. As the subject plots of land are located within the centre of Stratford, and are relatively smaller, we would expect the plots to achieve sale prices towards the upper end of this range.

Valuation Rationale

We have had reference to the title plans in which we have been provided with and, as requested, we have undertaken the valuations in line with the land compensation principles, ignoring any proposed development schemes. We have therefore used the comparative method of valuation to determine Market Value, being mindful that the parcels are in effect either amenity land or kerb land with limited material value.

We have approached the valuation of the plots of land by estimating an appropriate market price per acre for land, having regard to the location of the plots, size of the plots and what the plots of land cover. We have valued the plots of land reflecting the fact that they will all remain as amenity land and they do not add value to the existing use of the surrounding land, for example plot 1 does not add value to the existing car park. As a result, we have assumed that there is no marriage value in relation to the existing use.

With regards to Plot 1, although this covers an access point into the existing car park from Barbers Road, we are aware from the Land Registry Title Plan that there is no right of way across the land. We understand that the access is currently not used so does not impact the existing use value as the main access point is via Pudding Lane. Potentially the additional access point would assist a residential use on the sites but as the valuation is on the basis of CPO Land compensation principals our valuation ignores the development scheme.



Market Value

We have set out the summary of the values as at 21st January 2021 in the below table.

Plot	Size (acres)	£ per acre	Market Value
Disposal Plan 1 - TfL to LLDC	0.17	£50,000	£8,500
Disposal Plan 2 - TfL to LLDC	0.02	£50,000	£1,000
Disposal Plan 3 - LLDC to TfL	0.01	£50,000	£500
Disposal Plan 4 - LLDC to TfL: Parcel 1	0.011	£50,000	£550
Disposal Plan 4 - LLDC to TfL: Parcel 2	0.001	£50,000	£50
Disposal Plan 4 - LLDC to TfL: Parcel 3	0.003	£50,000	£150
TOTAL			£10,750
Total of TfL	0.19		£9,500
Total of LLDC	0.025		£1,250

Confidentiality and Publication

Finally, and in accordance with our normal practice, we confirm that the Report is confidential to the party to whom it is addressed for the specific purpose to which it refers. No responsibility whatsoever is accepted to any third party and neither the whole of the Report, nor any part, nor references thereto, may be published in any document, statement or circular, nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

We trust that the contents of this letter meet your requirements but, should you have any queries, please do not hesitate to contact us.

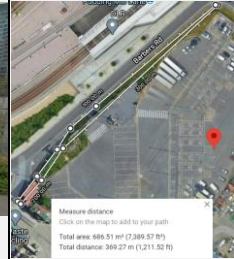
Yours faithfully

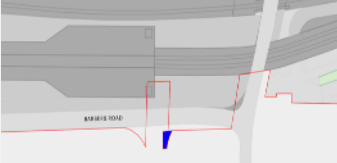
Emma Grahame MRICS
Surveyor
For and on behalf of
Jones Lang LaSalle Limited

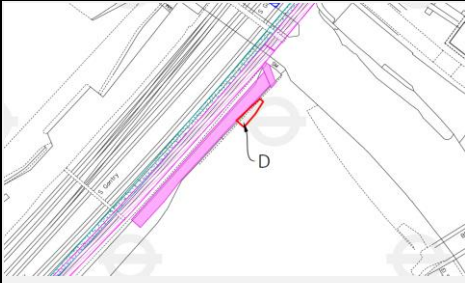
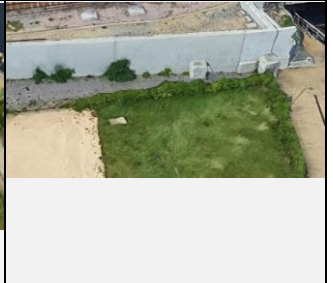
Chris Strathon FRICS
Director
For and on behalf of
Jones Lang LaSalle Limited

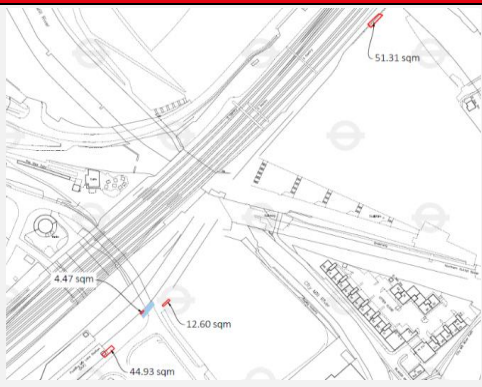
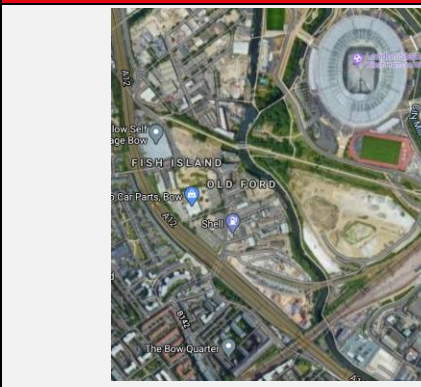
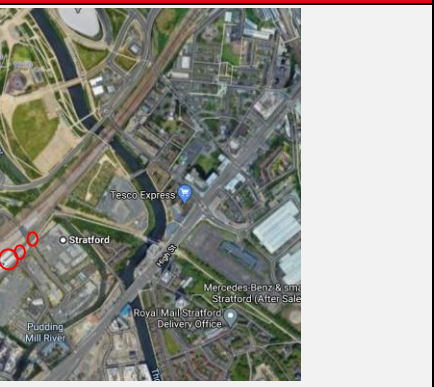
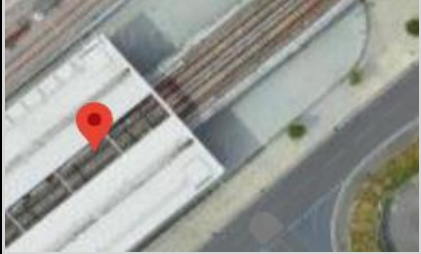


Location Plans and Maps

Size	Notes	Proposed Plan	Map	Areal View	Google Earth View	Measurement
7,389 Sq. Ft 0.17 Acres	Land Verge on southern side of Barbers Road: This parcel of land is part of Title Number: EGL558330. The strip of land comprises grass land and a small bit of tarmacked land, which runs over the car park and onto part of the Recycling Waste land. It comprises an entrance through it. It is surrounded by Pudding Mill Lane to the north, a car park to the east, Regional Waste Recycling to the south and Barbers Road to the west. There are two access points: to the north via Pudding Mill Lane and to the west via Barbers Road.					 Maximum distance Click on the map to add to your path Total area: 686.51 m² (7,389.57 ft²) Total distance: 366.27 m (1,211.52 ft)

Size	Notes	Proposed Plan	Map	Areal View	Google Earth View	Measurement
1,035 Sq. Ft 0.02 Acres	This parcel of land is part of Title Number: TGL368143. The land covers part of a tarmacked road (Pudding Mill Lane) and part is green grass. It is situated east of Barbers Road and the north west of Pudding Mill Lane. To the east of it is a car park and to the west is Barbers Road and Pudding Mill Lane overground station.					 Measure distance Click on the map to add to your path Total area: 96.24 m² (1,035.87 ft²) Total distance: 45.45 m (149.13 ft)

Size	Notes	Proposed Plan	Map	Areal View	Google Earth View
552 Sq. Ft 0.01 Acres (Areas provided)	This parcel of land is part of Title Number: EGL533915. The land covers a paved part of land, which is bounded by a pavement and Waterworks River to the north, allotments to the east, paved land to the south and a wall and railway track to the west.				

Size	Notes	Proposed Plan	Areal View		Google Earth View
Total: 666 Sq. Ft 0.025 Acres (Areas provided)	Plan 4 comprises of three parcels of land.				
483 Sq. Ft 0.011 Acres (Areas provided)	Parcel 1: This piece of land covers part of the DLR building and part of concrete land to the north of the building. The surrounding areas comprise of open concrete ground to the north, Barbers Road and a car park to the east, DLR station to the south and the railway track to the west.				
48 Sq. Ft 0.001 Acres (Areas provided)	Parcel 2: This piece of land comprises concrete ground just the south of Marshgate Lane. It is bounded by Marshgate Lane to the north, Barbers Road to the east, entrance to the DLR station to the south and the railway line to the west.				
135 Sq. Ft 0.003 Acres (Areas provided)	Parcel 3: This piece of land comprises concrete ground. It is surrounded by a development site to the east, Marshgate Lane to the south and the railway track to the west.	