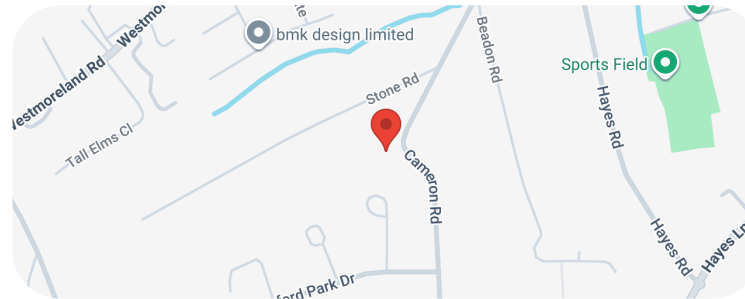




Property Stalker

www.propertystalker.com

PROPERTY REPORT



20 Cameron Road

BR2 9AZ

📅 28th April 2026



PROPERTY TYPE: **Detached**

20 Cameron Road BR2 9AZ

Version: 2.0
Date: 28 April 2026

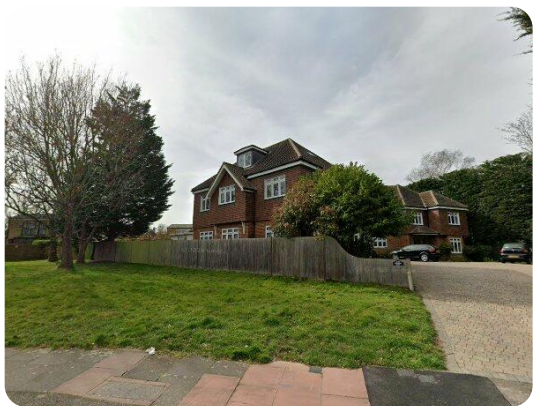
Notes about this report: [Overall Assessment](#)



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User & Client Information




User/ Company Information

 **User Information:**

Job Title: **Property Analyst**

 **ayomitide007+15@gmail.com**

 Tel: **447881172098**

CLIENT INFORMATION

 **Prepared for:**

About Property Stalker
Full internal refurbishment including kitchen, bathrooms, flooring, decoration, and services upgrade.

DISCLAIMER (B)
This report is for informational purposes

DISCLAIMER (B)
This report is for informational purposes

PROPERTY TYPE:

Version: 2.0
Date: 28 April 2026
Location: -

20 Cameron Road

Detached



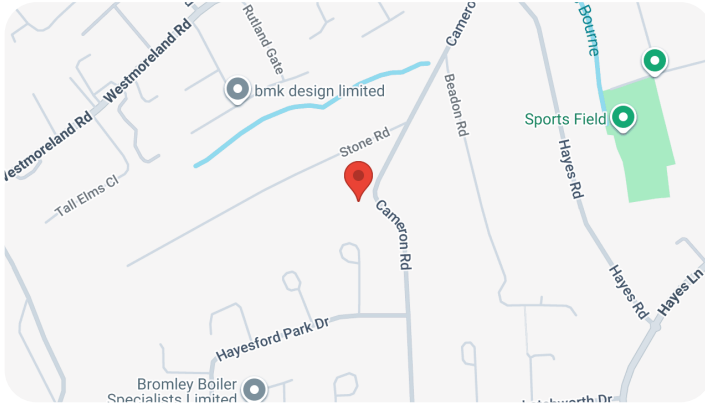
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Deal at a Glance

Graphs, Plans & Notes



ROI Calculation Method

ROI -16.77%, purchase price is 21.1% above estimated market GDV.

Property Notes (C)

Full internal refurbishment including kitchen, bathrooms, flooring, decoration, and services upgrade.

DISCLAIMER (C)

Values are data-driven estimates and not a formal valuation.

DISCLAIMER (C)

Planning outcomes are at the discretion of the local authority.

Property Type **Detached**

ROI (%) **-16.77%** ↗

Profit **£-224,136** +

Post-Works Value (GDV) **£1,112,775** 🏠

Confidence Score **★★★★☆**

Market Position **Above**

Market Speed **Normal**

Total Planning Applications - Overall **50**

Total Planning Applications - Loft and Extensions **32**

Total Planning Approvals **31**

Total Planning Refusals **8**

BELOW MARKET

KEY FACTS



PURCHASE PRICE

£1,225,000

21.1% above market

HIGH END VALUE

£1,310,750

LOW END VALUE

£1,139,250



PROPERTY TYPE: **Detached**

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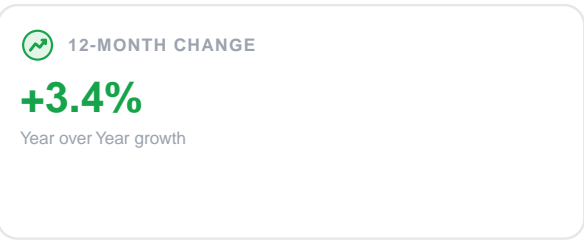
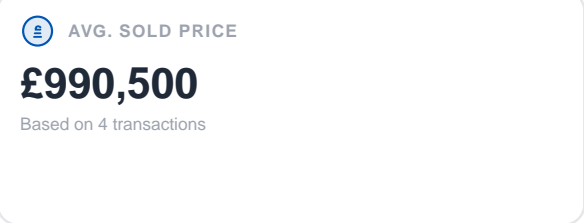
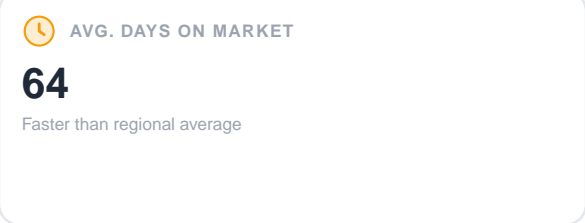
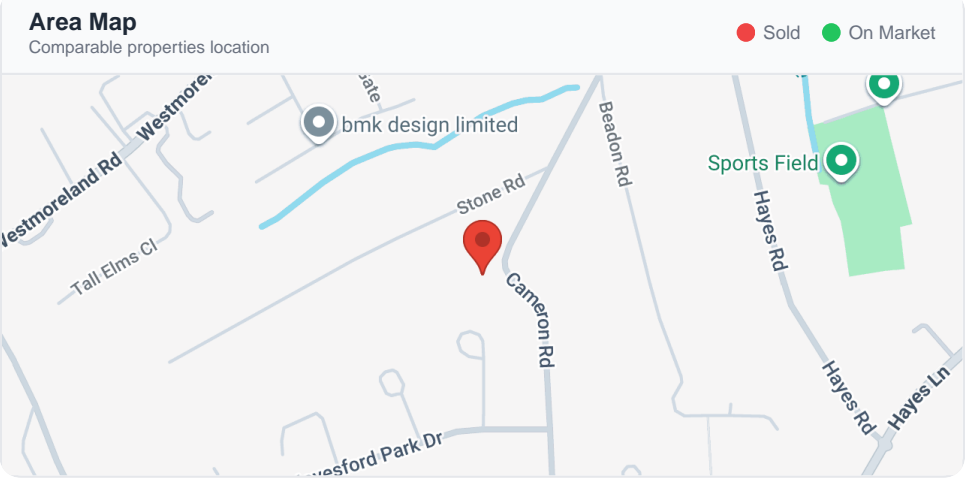


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Market Snapshot



COMPARABLE PROPERTIES

Sold / Under Offer

31, Cheriton Avenue, BR2 9DL
£850,000
4 beds
Sold 28 Mar 2025

Sorry, we have no imagery here. 1, Tall Elms Close, BR2 0TT
£730,000
4 beds
Sold 8 Sept 2025

12, Cameron Road, BR2 9AR
£1,160,000
4 beds
Sold 29 Jul 2025

13, Tall Elms Close, BR2 0TT
£850,000
4 beds
Sold 31 Mar 2025

CURRENTLY ON THE MARKET

Active listings

detached_house, 0.12 miles away
£1,185,000
4 beds

detached_house, 0.14 miles away
£900,000
4 beds

detached_house, 0.19 miles away
£700,000
4 beds

detached_house, 0.21 miles away
£1,350,000
4 beds

PROPERTY TYPE: **Detached**

20 Cameron Road BR2 9AZ

Version: 2.0
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Property Summary



Plan not available
No floor plan has been uploaded

2,282
Pre-works sq ft

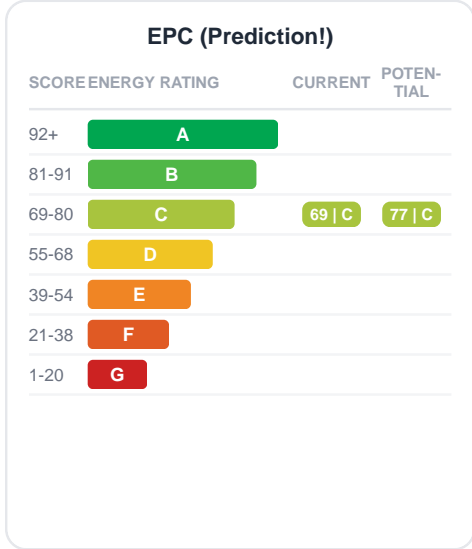
4
Bedrooms

3
Bathrooms

Property Notes
Internal structural changes are permissible subject to building control approval.



DISCLAIMER
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INFO EPC

THE GRAPH SHOWS THE CURRENT ENERGY EFFICIENCY OF YOUR HOME. THE HIGHER THE RATING THE LOWER YOUR FUEL BILLS ARE LIKELY TO BE.

THE AVERAGE ENERGY EFFICIENCY RATING FOR A DWELLING IN ENGLAND AND WALES IS BAND D (RATING 60).

PROPERTY TYPE: **Detached**

Version: 2.0
 Date: 28 April 2026
 Location: —



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Investment Opportunity

20 Cameron Road

Project Scenarios

FLOOR AREA — POST-WORKS
212 m²

FEASIBILITY STATUS
Review ✓

ADDED AREA
0 m²

REFURBISHMENT VALUE ADJUSTMENT
£101,161

ESTIMATED REFURBISHMENT UPLIFT
£101,161

ALL SCENARIOS
Alternatives — not combined

NOTES
 Full internal refurbishment including kitchen, bathrooms, flooring, decoration, and services upgrade.

Build Cost Breakdown (Full Refurbishment)

ITEM DESCRIPTION	METHOD	QUANTITY/BASIS	RATE (£)	COST	RE-REQUIRED
Strip out and preparation	£ per M ²	212 m ²	£25	£5,300	✓
Foundations and slab	—	—	—	—	✗
Groundworks & drainage	—	—	—	—	✗
Structure & shell	—	—	—	—	✗
Structural steel (RSJs)	—	—	—	—	✗
Roofing	—	—	—	—	✗
Windows & doors	—	—	—	—	✗
Insulation & plastering	£ per M ²	212 m ²	£55	£11,660	✓
Internal finishes	£ per M ²	212 m ²	£140	£29,680	✓
Kitchen	Fixed	1 unit	£12000	£12,000	✓
Bathrooms	Fixed	1 unit	£6500	£6,500	✓
Electrical	£ per M ²	212 m ²	£90	£19,080	✓
Plumbing & heating	Fixed	1 system	£2000	£2,000	✓
Waste / skips	Fixed	—	£1200	£1,200	✓
Preliminaries	£ per M ²	212 m ²	£35	£7,420	✓
Professional fees	% of Build	8%	—	£7,587	✓
Contingency	% of Build	10%	—	£9,484	✓

Sub Total — This Uplift Option **£111,911**

Grand Total — All Uplifts **£111,911**

Property Area

Existing Internal Area **212 m²**

Added Area **0 m²**

Refurbishment **Internal refurbishment**

CALCULATED AREA — POST WORKS

212 m²



1
Full Refurbishment

PROPERTY TYPE: **Detached**

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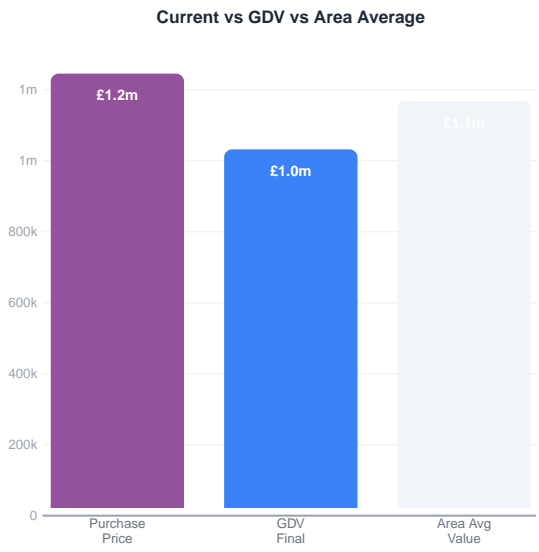
Version: 2.0
Date: 28 April 2026



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GDV Calculations & Bands



GDV Calculations & Bands

GDV SOLD Based on recent sold prices	£990,500
GDV ON MARKET Current market listings	£956,000
GDV AREA Regional average	£1,147,819

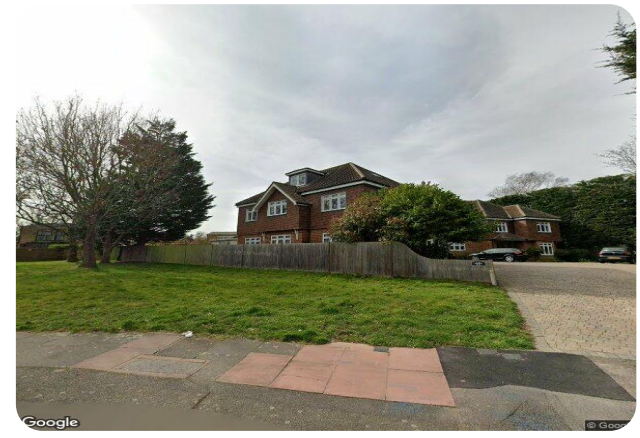
GDV Final (Weighted)
£1,011,614
Weighted calculation based on sold/market/area data

Purchase Price £1,225,000	Projected GDV £1,011,614 -17% Below Current	Area Avg £1,147,819
-------------------------------------	--	-------------------------------

Analyst Note
GDV weighted across sold comparables (50%), on-market listings (30%), and area average (20%). Scenario assessed: Full Refurbishment. Contingency remains at 10%.

VALUATION BANDS

- Cautious** **£940,801**
- Our Valuation** **£1,011,614**
- Optimistic** **£1,082,427**



Band Note
Valuation bands apply a ±7% adjustment to the base GDV to reflect market uncertainty. Use the Cautious band for conservative appraisal and the Optimistic band for best-case scenario planning.

PROPERTY TYPE: **Detached**

20 Cameron Road BR2 9AZ

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Market Analysis

Uplift vs Area Growth

This property has strong value-add potential with an estimated -9% uplift following the proposed Full Refurbishment.

NOTES(K)

The depth assumption is based on the maximum allowable extension under permitted development rights for this property type. Storey height includes standard ceiling height plus floor/ceiling void allowance.

VALUATION CONFIDENCE

★★★★☆

4/5 High Confidence

Based on 4 comparable sales

LOCAL AREA AVERAGE

£5,414 £/m²

Price Trend Score

↗ **5.5** / 10

Moderate Growth

Purchase Price (Pre-Works)

PROPERTY TYPE
Detached

£1,225,000 £/m²

Market Velocity

Avg. Days on Market

36 days

BALANCED MARKET

Speed Indicator

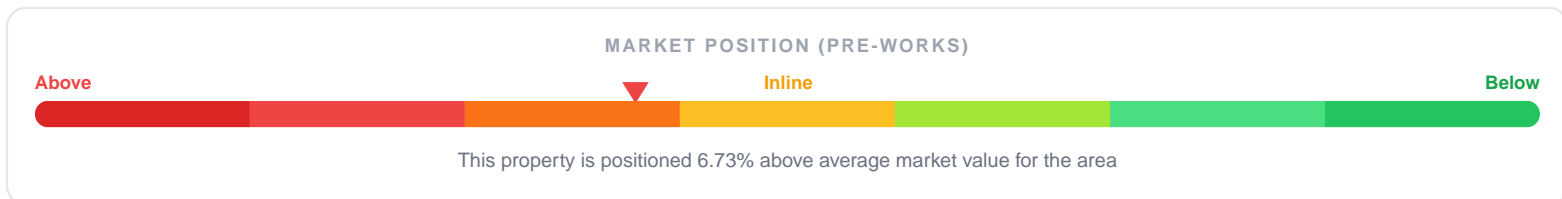
Fast

Post-Works Valuation

£1,112,775 £/m²

-9.16% Projected Value Increase

Estimated after proposed Full Refurbishment



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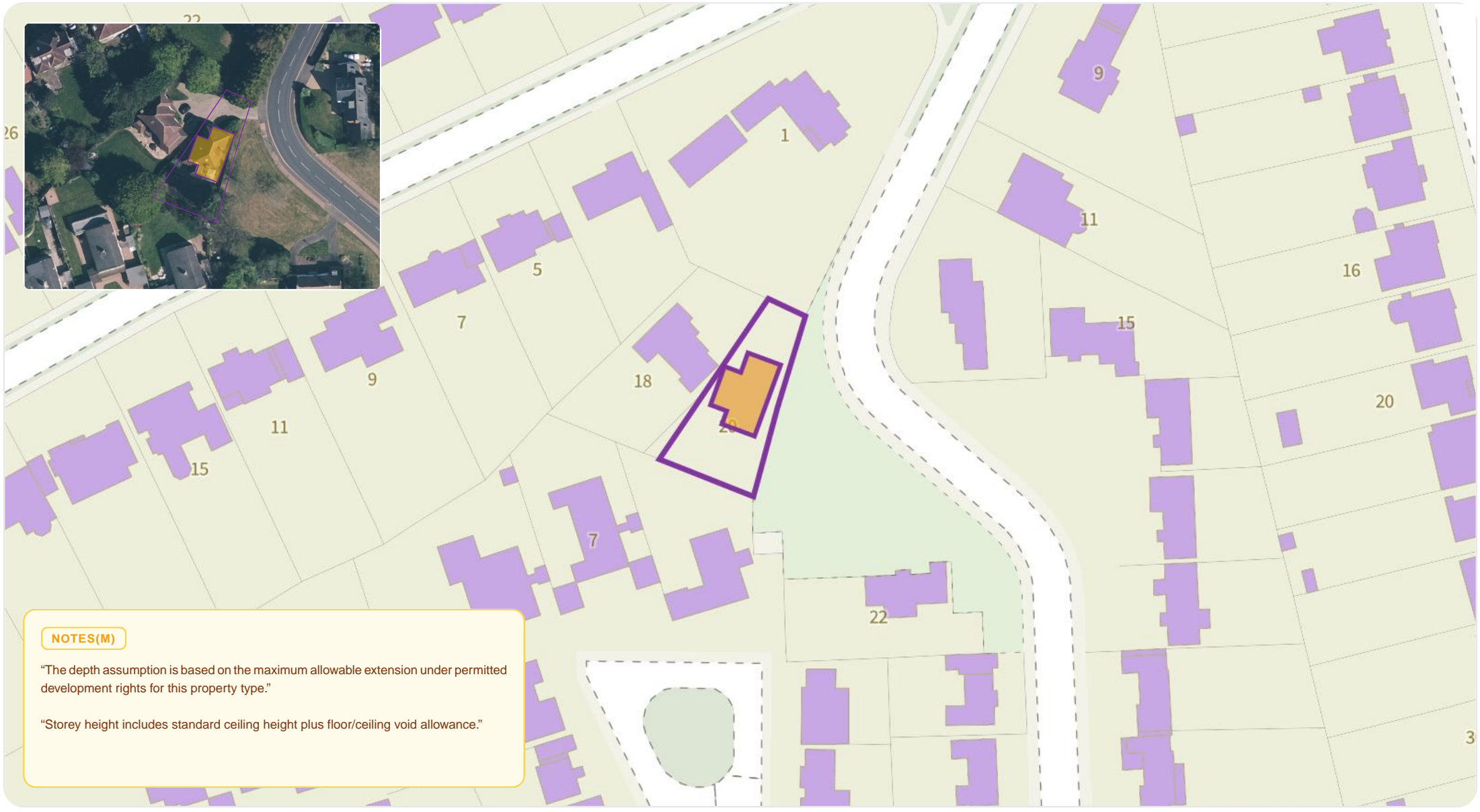


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Boundary Map



NOTES(M)
"The depth assumption is based on the maximum allowable extension under permitted development rights for this property type."
"Storey height includes standard ceiling height plus floor/ceiling void allowance."

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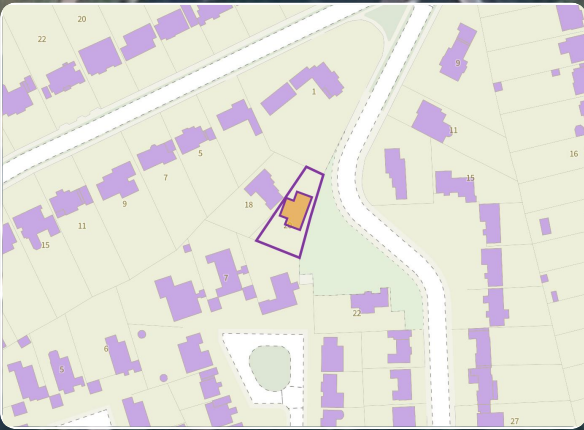
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Boundary Map

LOCATION OF PROPERTY WITHIN AREA



PROPERTY TYPE: **Detached**

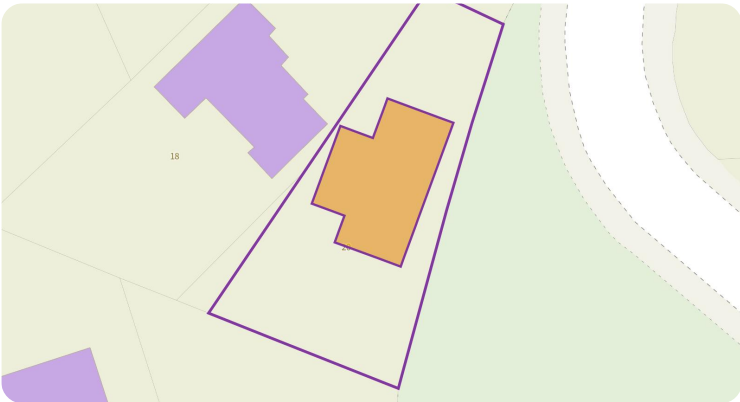
Version: 2.0
Date: 28 April 2026
Location: —



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Financial Summary

20 Cameron Road



Purchase Price	£1,225,000
ROI (%) — Return After Costs	-16.77%
Profit	£-224,136
GDV	£1,112,775

TOTAL BUILD COST
£111,911

ADDITIONAL COSTS
£0

ROI Calculation Method

We have calculated ROI using RIBA best practices, factoring in total investment (purchase price + build cost) against projected net uplift after works.

Property Notes

Internal structural changes are permissible subject to building control approval.

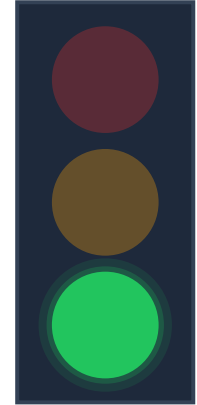
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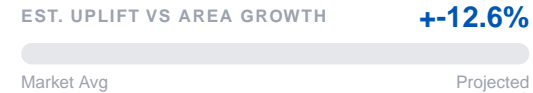








Overall Risk Profile



Low Risk

TOTAL INVESTMENT
£1,336,911

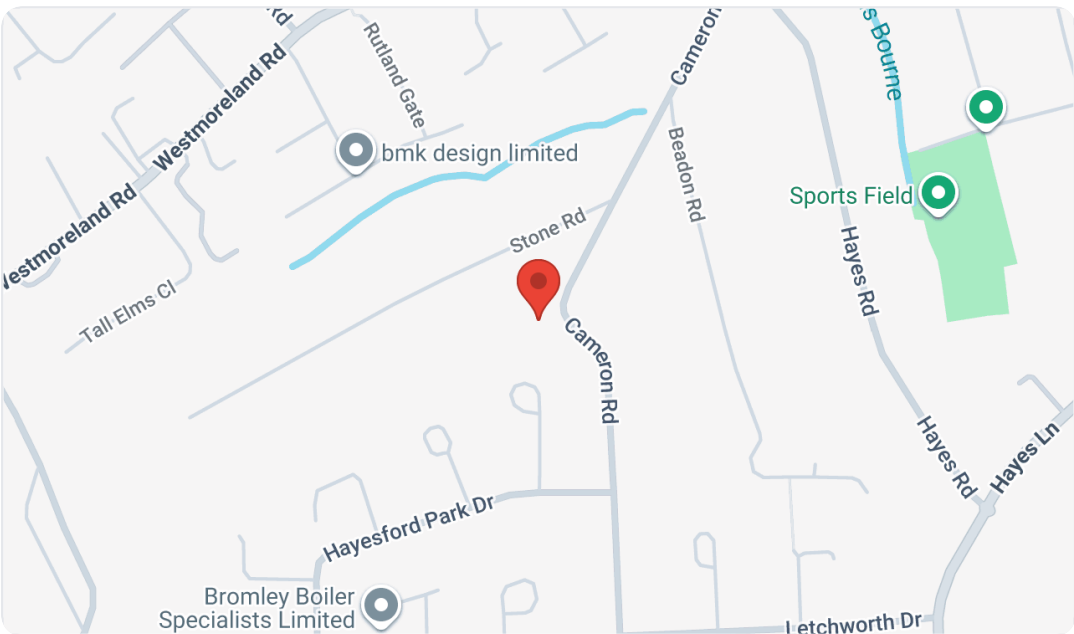


 TOTAL APPLICATIONS 50 <small>All Types</small>	 APPROVALS 31 <small>Granted permission</small>	 REFUSALS 8 <small>Permission denied</small>	 APPROVAL RATE 79% <small>Success probability</small>	 MEDIAN DECISION TIME 56 days <small>From submission</small>	 LOFT & EXTENSION APPS 32 <small>Relevant applications</small>
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Insight: The area has seen 50 planning applications with an approval rate of 79%. Loft & Extensions applications represent the primary category for this postcode, although individual outcomes will vary.

Planning information is derived from third-party planning datasets and is provided for contextual purposes only. It does not constitute planning advice or confirmation of permitted development rights. Always verify details with the relevant local planning authority.

Geospatial View




Approved Applications — Loft & Extensions

#	REFERENCE	STATUS	DATE
1	a0ITv0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA <small>Single storey rear extension, garage roof ...</small>	✓ Approved	17/04/2026
2	a0ITv000002pP6TIAU 1 LETCHWORTH DRIVE, BROMLEY, BR2 9BA <small>Construction of a single storey side exten...</small>	✓ Approved	04/03/2026
3	SIMHUSBTGDK00 2 Benenden Green Bromley BR2 9DJ <small>T1 Eucalyptus in rear garden - Option 1: R...</small>	⌚ Pending	25/11/2024
4	a0ITv000002puv3IAA 10 CHERITON AVENUE, BROMLEY, BR2 9DD <small>Demolition of the existing front porch and...</small>	✓ Approved	23/02/2026
5	SCT8L8BTK9O00 9 Teynham Green Bromley BR2 9BY <small>Demolition of chimney, conversion of garag...</small>	✓ Approved	27/06/2024
6	a0ITv000002r0gfIAA 16 CHERITON AVENUE, BROMLEY, BR2 9DD <small>Ash trees in front garden - Fell tree clos...</small>	✓ Approved	12/03/2026

Methodology Used

Build costs presented in this report are **estimates only**. They are calculated based on regional averages and standard construction types.

 Final costs may vary materially depending on specific architectural specification, site conditions, and contractor pricing at the time of works.

The Energy Performance of Buildings Register is the official place for all EPCs in England, Wales and Northern Ireland. EPC ratings reflect the energy efficiency of the property at the time of assessment.

