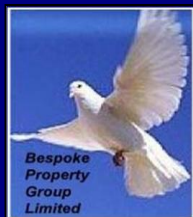


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)



GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	13-15 Station Road, Reading, RG1 1LG
Site Reference	
Scheme Description	Conversion of uppers into 7 flats and upgrading of Lower level commercial space.
Date	22 05 2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: Intermediate - Shared Ownership

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1:

flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						56.4286
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						7

Open Market Housing Type 2:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces

(Open Market and Affordable)

Value of each residential car parking space

(Average value of all parking spaces)

GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

	Capital Value	
Type of Unit	pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
% of Open Market Value	100.0%	
	Start Month	End Month
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0
		(whole number, minimum 0)

Affordable Housing Tenure 4:Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum:
Voids / bad debts (% of rent)		(% of gross rent per annum:
Repairs Fund (% of rent)		(% of gross rent per annum:
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 4 Purchase Payment	Start Month	End Month
		(whole number, minimum 0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 5 Purchase Payment	Start Month	End Month
		(whole number, minimum 0

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: flats	£4,916
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
Timing of First Open Market Housing Sale	Month
Timing of Last Open Market Housing Sale	12
	14
	(whole number, minimum 0

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	14
	(whole number, minimum 0

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
Affordable Housing Tenure 1: Social Rented			
Affordable Housing Tenure 2: Intermediate - Shared Ownership			
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale			
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity			
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented			

Timing Social Housing Grant Paid

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

	Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1: Social Rented		
Affordable Housing Tenure 2: Intermediate - Shared Ownership		
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented		
Open Market Housing Type 1: flats	£1,521	90%
Open Market Housing Type 2: -		
Open Market Housing Type 3: -		
Open Market Housing Type 4: -		
Open Market Housing Type 5: -		

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)	
Residential Car Parking Building Costs (£ / car parking space)		
	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	8.00%	(typically around 5% for new)
Section 106 Payments (£) *	Cost (£)	Month of Payment
CIL		
Part L Building Regs	£40,053	
Biodiversity Net Gain	£5,007	
Planning Fees		
Others		

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£33,377	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
Building Cost Percentage Increase (if any)	%	
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

** Only one sustainability initiatives box should have a value / percentage.

	Amount (£)	Month of Payment
Subsidies (possibly EP Gap Funding)		
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

	%	
Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)	5.00%	
	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	8.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

Marketing Costs

Affordable Housing Marketing Costs

Developer cost of sale to RSL (£)
RSL on-costs (£)
Intermediate Housing Sales and Marketing (£)

Cost (£) Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

2.50% (typically around 6%)
£1,000 (typically around £600 per t

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	12	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	18.50%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)	232
Size of office scheme (net lettable sq m)	117
Values	
Rent (£ psm)	£275
Yield (%)	8.00%
Purchaser's costs (% of value)	5.75%
Building Costs	
Office Building Costs (Gross, £ psm)	£1,034
Office Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	8.00%
Timing	Timing (month)
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	10.00%
Advertising fees (% of annual income)	1.00%
Sale fees (% of sale price)	1.75%
Return for risk / profit (% of value)	18.50%

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	
Size of retail scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	Timing (month)
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)**LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)
 Size of Community-use scheme (net lettable sq m)

Values

Rent (£ psm)
 Yield (%)
 Purchaser's costs (% of value)

Building Costs

Community-use Building Costs (Gross, £ psm)
 Community-use Building Professional Fees (% of building costs)
 Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
 (month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

GVA GRIMLEY & BESPOKE PROPERTY GROUP

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	13-15 Station Road, Reading, RG1 1LG
Site Reference	
Scheme Description	Conversion of uppers into 7 flats and upgrading of Lower level commercial space.
Date	22 05 2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	7	units
Total Number of Open Market Units	7	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	395	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £0

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
flats	395	£4,916	£1,942,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	395	-	£1,942,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £1,942,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £1,942,000

Non-Residential Values

Office	£380,319	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£380,319

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£380,319
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TOTAL VALUE OF SCHEME	£2,322,319
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£667,550	£667,550

Cost Multipliers

Site Specific Sustainability Initiatives (%)**	0.0%	£0
Wheelchair provision (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs	£0
-------------------------------------	----

Total Building Costs	£667,550
-----------------------------	-----------------

OTHER SITE COSTS

Building Contingencies	8.0%	£53,404
Building Cost Fees (Architects, QS etc):	10.0%	£72,095
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£0
Part L Building Regs	£40,053
Biodiversity Net Gain	£5,007
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£33,377
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£203,937
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£48,550
Legal Fees (per Open Market unit):	£1,000	£7,000

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)	£0
RSL on-costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs	£55,550
------------------------------	----------------

Non-Residential Building & Marketing Costs**Building Costs**

Office	£259,079	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£259,079

Professional Fees (Building, Letting & Sales)

Office	£36,103	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£36,103

Total Non-Residential Costs	£295,182
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TOTAL DIRECT COSTS:	£1,222,218.28
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£5,344
Legal Fees	£4,008
Stamp Duty	£26,720
Total Interest Paid	£99,993

Total Finance Costs	£136,065
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£359,270
Affordable Housing 'Profit'	£0

Non-residential

Office	£70,359	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£70,359

Total Operating Profit	£429,629
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Residual Site Value

SITE VALUE TODAY	£534,406
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EXISTING USE VALUE	£850,000
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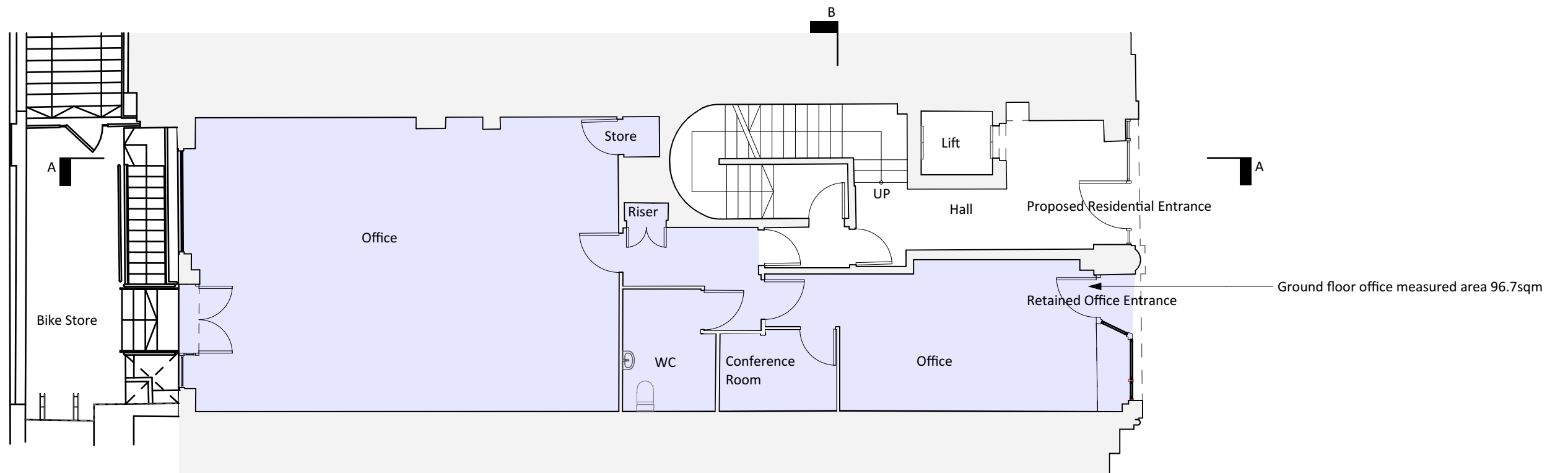
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£315,594
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Checks:

Site Value as a Percentage of Total Scheme Value	23.0%
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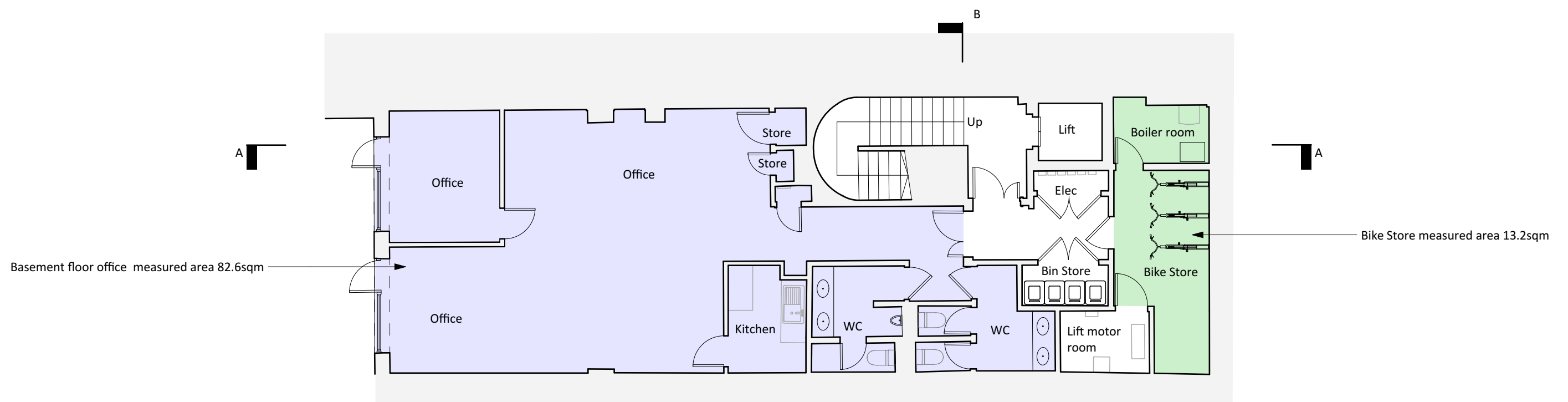
Site Value per hectare	#VALUE!
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Schedule 2



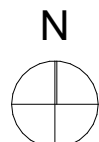
PROPOSED GROUND FLOOR

1:100



PROPOSED BASEMENT FLOOR

1:100



Project | **13-15 Station Road**
Station Road, Reading

Client | **Faye and Yara Limited**

Drawing | **Proposed Floorplans 01**

Scale | **1:100 @ A3**

Date | **07/03/2023**

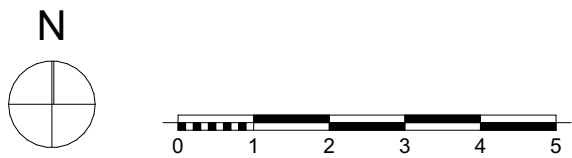
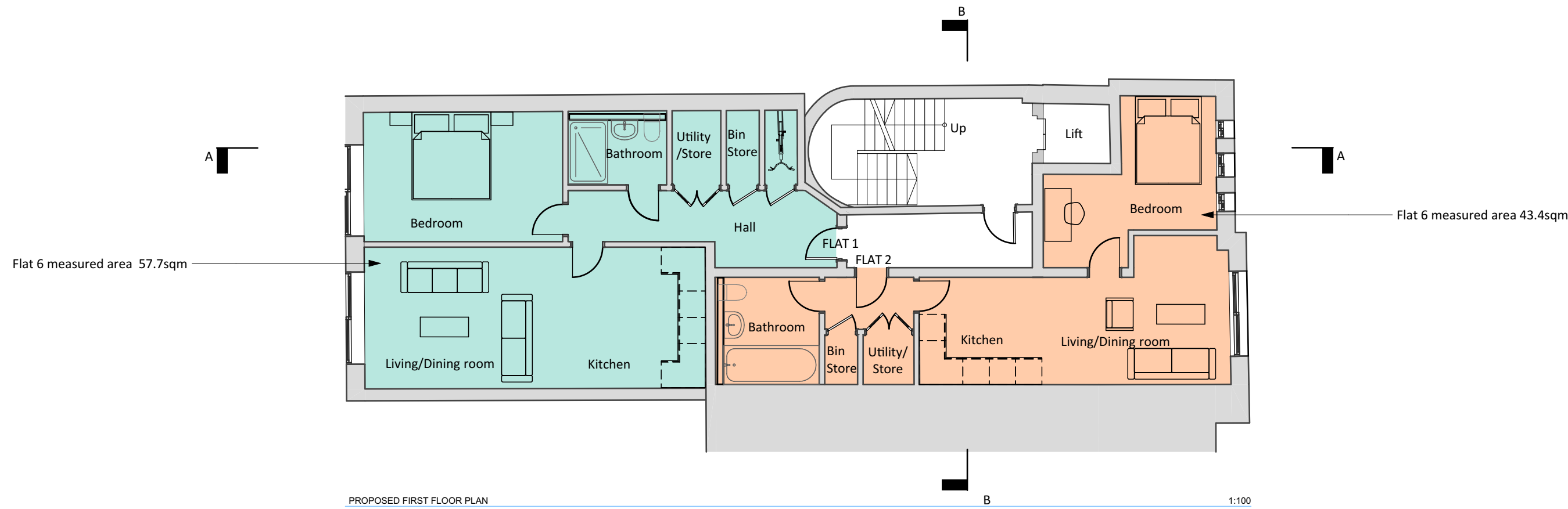
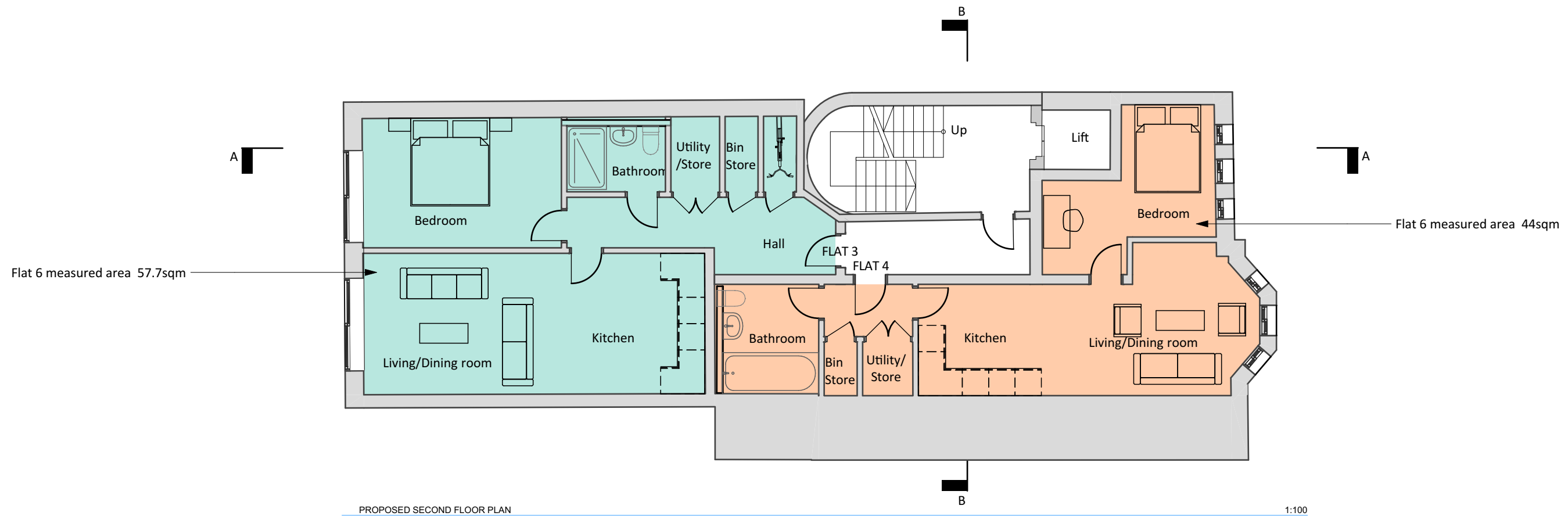
Drawn by | **JS**

Status | **Planning**

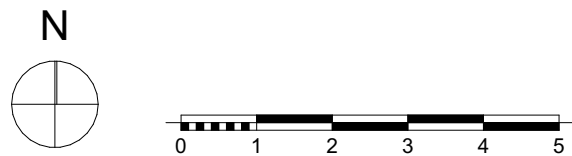
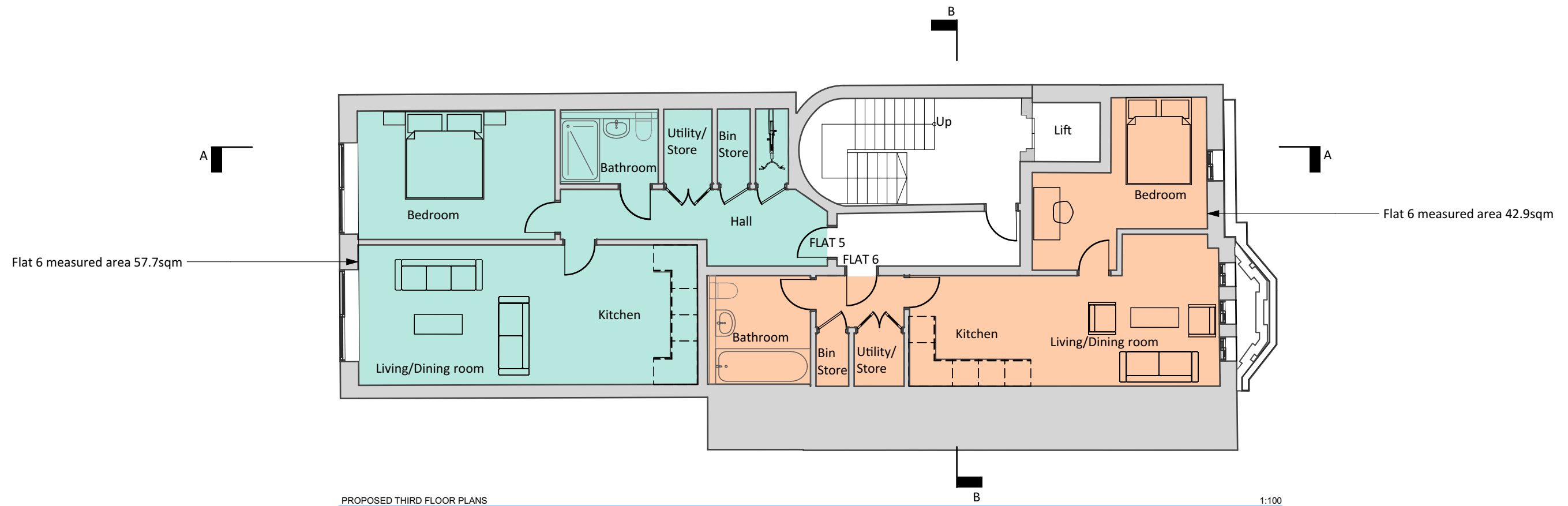
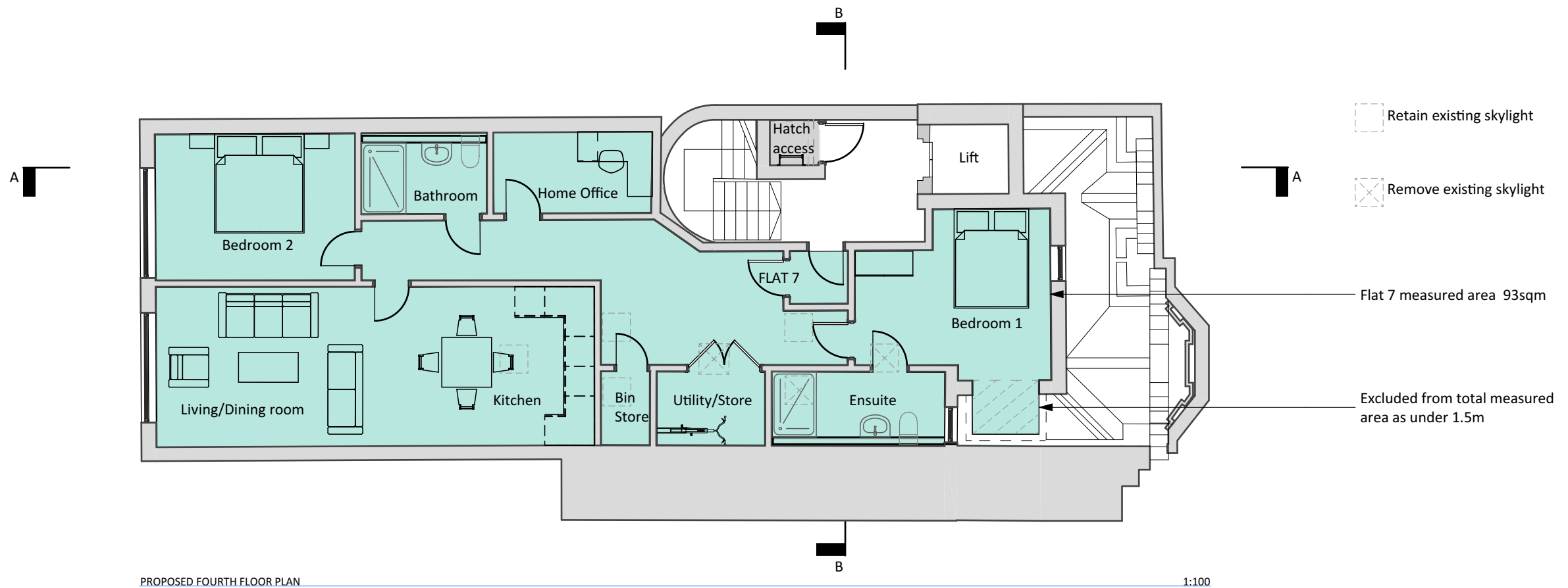
Drawing Number | **2209 - PL09/b**



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Project	13-15 Station Road Station Road, Reading	Drawing	Proposed Floorplans 02	Status	Planning
			Scale 1:100 @ A3		
Client	Faye and Yara Limited	Date	07/03/2023	Drawing Number	2209 - PL10/b
			Drawn by JS		



Project | **13-15 Station Road**
Station Road, Reading

Client | **Faye and Yara Limited**

Drawing | **Proposed Floorplans 03**

Scale | **1:100 @ A3**

Date | **07/03/2023**

Drawn by | **JS**

Status | **Planning**

Drawing Number | **2209 - PL11/b**

Secondary glazing added inside of the front windows,
from first floor and above.



Project | **13-15 Station Road**
Station Road, Reading

Client | **Faye and Yara Limited**

Drawing | **Proposed Elevation 01**

Scale | **1:100 @ A3**

Date | **01/03/2023**

Drawn by | **JS**

Status | **Planning**

Drawing Number | **2209 - PL13/b**

Schedule 3

RG1 1LG

Search

House Prices around RG1 1LG

Sales of flats around RG1 1LG had an overall average price of £223,680 over the last year.

Overall, sold prices for flats around RG1 1LG over the last year were 52% down on the 2017 peak of £470,000.

Who provides this information?

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 4 May 2023.

Properties sold

Filter:

Within ¼ mile

▼

Last 1 year

▼

Flat

▼

All tenures

▼

10 sold properties

Date sold ▼

10, The Chatham, Thorn Walk, Reading RG1 7BJ

Flat

£200,000

4 Nov 2022

Leasehold

£180,000

25 Aug 2015

Leasehold

£142,000

1 Apr 2003
(New Build)

Leasehold

Flat 220, Garrard House, 30, Garrard Street, Reading RG1 1NR

Flat

£200,000

4 Nov 2022

Leasehold

£212,500

24 Jun 2016

Leasehold

No other historical records

2, The Chatham, Thorn Walk, Reading RG1 7BJ

Flat

£220,000

30 Sep 2022

Leasehold

£225,000

26 Aug 2016

Leasehold

£149,000

11 Apr 2005

Leasehold

Flat 606, Garrard House, 30, Garrard Street, Reading RG1 1ED

Flat

£330,000

23 Sep 2022

Leasehold

£470,000

6 Oct 2017

Leasehold

No other historical records

Flat 14, Il-libro Court, Kings Road, Reading RG1 3AF

2 bed, flat

£252,500	23 Sep 2022	Leasehold
£227,500	17 May 2019	Leasehold
£184,950	14 Nov 2006 (New Build)	Leasehold

**Flat 210, Garrard House, 30, Garrard Street, Reading RG1 1NR**

Flat

£208,000	20 Sep 2022	Leasehold
£222,500	23 Jun 2016	Leasehold

No other historical records

**Flat 28, Jeffrey Place, Caversham Road, Reading RG1 7AY**

2 bed, flat

£216,000	1 Aug 2022	Leasehold
£273,000	23 Aug 2016	Leasehold
£160,000	30 May 2012	Leasehold

**Flat 16, Jeffrey Place, Caversham Road, Reading RG1 7AY**

2 bed, flat

£243,300	27 Jul 2022	Leasehold
£234,000	30 Oct 2020	Leasehold
£117,600	26 Jul 2007 (New Build)	Leasehold

**11, Regent Court, Reading RG1 7HW**

1 bed, flat

£182,000	23 Jun 2022	Leasehold
£133,000	11 Jul 2014	Leasehold

No other historical records

**Flat 203, Garrard House, 30, Garrard Street, Reading RG1 1NR**

Flat

£185,000	6 Jun 2022	Leasehold
£215,000	27 Jun 2016	Leasehold

No other historical records

[← Previous](#)

Page 1 of 1

[Next →](#)**Find out how much your property is worth**

The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.



sansome & george
Residential Sales & Lettings

Sansome & George Residential Sales Ltd
Tilehurst

RG1 1LG

x

+ 1/4 mile

Min Price

to

Max Price

Filters (1)

Flats For Sale in RG1 1LG, within 0.25 miles, don't show buying schemes > ☆ Save search 📍 Create Alert

20 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword

1/9 FEATURED NEW HOME

**Market Place, Reading, Berkshire, RG1**

Flat 🏠 1 🚗 1

0.16 miles

We are delighted to offer this spacious one double bedroom apartment located in the heart of Reading town center and within a few minutes walk of Reading train station and the Jubilee Line giving easy access to Paddington & Euro Star. Ideal first time buyer / Investor apartment. No Chain

NEW HOME

Added on 26/04/2023 by Queensgate Residential, Reading

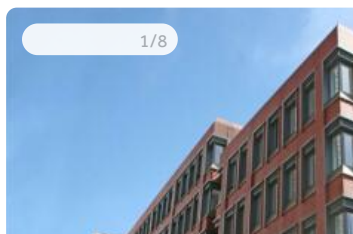
£245,000

Guide Price

0118 230 1828
Local call rate

✉ Contact

❤ Save



1/8

Garrard House, 30 Garrard Street, Reading, Berkshire, RG1

Apartment 🏠 1 🚗 1

0.04 miles

Offered to the market with no onward chain, a superb one bedroom top floor apartment situated directly opposite the train station, in the heart of the town centre. Internally comprising open plan kitchen/living space with skylight and

Added on 19/05/2023 by Winkworth, Reading

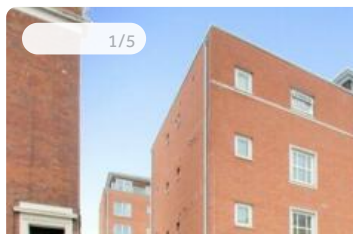
£250,000

Offers in Excess of

0118 230 5501
Local call rate

✉ Contact

❤ Save



1/5

Caversham Road, Reading, Berkshire, RG1

Apartment 🏠 1 🚗 1

0.24 miles

Offered to the market with no onward chain and located within Reading town centre and a short walk from the mainline railway station, this one bedroom apartment is ideal for first time buyers and investment buyers alike. The property

Reduced on 19/05/2023 by Parkers Estate Agents, Reading

£180,000

Offers Over

0118 957 5455
Local call rate

✉ Contact

❤ Save

When you just want an honest price... We're here.

CLICK HERE TO BOOK YOUR FREE MARKET APPRAISAL

Winkworth

for every step...



1/7

Regent Court, Reading RG1 7HW

Apartment 🏠 2

0.23 miles

EweMove - Buy Me! This Spacious Split Level Two Bedroom Apartment. Within Walking Distance to Reading Mainline Train Station and Reading Town Centre. The property includes barrier controlled Allocated Parking and is Available with NO ONWARD CHAIN! Request Video Tour Now!

Reduced on 05/05/2023 by EweMove, Covering South East England

£300,000

Guide Price

NO CHAIN

01274 015965
Local call rate

✉ Contact

❤ Save

x

+ 1/4 mile

Min Price

to

Max Price

**£245,000**

Guide Price

Flat 1 1

0.16 miles

We are delighted to offer this spacious one double bedroom apartment located in the heart of Reading town center and

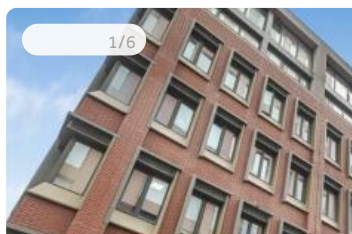
NEW HOME

Added on 26/04/2023 by Queensgate Residential, Reading

0118 230 1828
Local call rate

Contact

Save



1/6

£190,000

Garrard Street, Reading

Apartment 1 1

0.05 miles

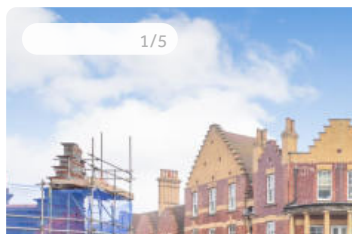
HASLAMs: Offered to the market with no onward chain is this first floor one bedroom apartment. This property offers great amenities at your fingertips including plenty of eateries and retail too. The mainline Reading train station is

Added on 20/04/2023 by Haslams Estate Agents, Reading

0118 230 1217
Local call rate

Contact

Save



1/5

£165,000

Offers in Excess of

Oxford Road, Reading

Apartment 1 1

0.21 miles

Lansley - Offered to the market with no onward chain complications is this, in our opinion, excellently presented apartment located in the heart of Reading town centre. Positioned on the fourth floor the internal accommodation

Reduced on 20/04/2023 by AH Lansley Residential, Reading

0118 230 2652
Local call rate

Contact

Save



1/7

£200,000

Guide Price

Summit House, 49-51 Greyfriars Road, Reading, Berkshire, RG1

Apartment 1 1

0.16 miles

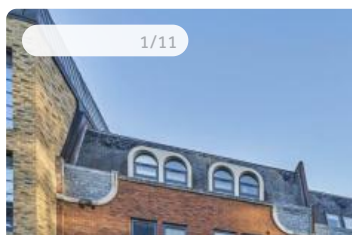
NO ONWARD CHAIN COMPLICATIONS A modern and well presented first floor apartment located in the centre of Reading, with the benefit of no onward chain. The property would lend itself well for an investment or first time

Added on 13/04/2023 by Prospect Estate Agency, Reading

0118 230 3819
Local call rate

Contact

Save



1/11

£200,000

Offers in Excess of

Reading, Berkshire, RG1

Flat 1

0.10 miles

Purpose built apartment located in a central location with access to Reading town centre, the Oracle shopping centre and Reading mainline railway station.

Reduced on 27/03/2023 by Chancellors, Reading

0118 230 1565
Local call rate

Contact

Save

“Knowledgeable, thoughtful and Supportive”

Stephen Pick - January 2021



New Homes and Developments For Sale in RG1 1LG, within 1 miles, including sold STC, don't show buying schemes, flat > ☆ Save search 🔔 Create Alert

14 results

Sort: Newest Listed ▾

☰

📍

☰ Prioritise properties with... + Add keyword

1/9

FEATURED NEW HOME



Market Place, Reading, Berkshire, RG1

Flat 🏠 1 🛏 1

0.16 miles

We are delighted to offer this spacious one double bedroom apartment located in the heart of Reading town center and within a few minutes walk of Reading train station and the Jubilee Line giving easy access to Paddington & Euro Star. Ideal first time buyer / Investor apartment. No Chain

NEW HOME

Added on 26/04/2023 by Queensgate Residential, Reading

£245,000

Guide Price

 0118 230 1828
Local call rate

✉ Contact

📍 Save

1/11



Flat 3 Cadogan House, Rose Kiln Lane, Reading, RG2 0HP

Apartment 🏠 1 🛏 1

0.84 miles

ATTENTION INVESTORS ## A package purchase to include a fully furnished apartment, with tenant in situ, and guaranteed gross rental yield of 8% for

NEW HOME

Added on 02/05/2023 by Haslams Estate Agents, Reading

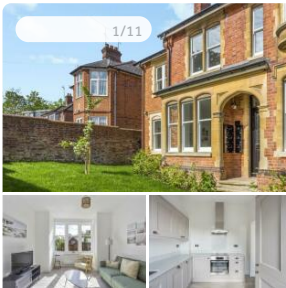
£172,500

 0118 230 1217
Local call rate

✉ Contact

📍 Save

1/11



Brunswick Hill House, 39 Brunswick Hill, Reading, RG1

Apartment 🏠 1 🛏 1

0.83 miles

A spacious one bedroom home with electric vehicle parking positioned within this stunning Edwardian Villa offering private terrace offer looking the stunning communal gardens.

NEW HOME ONLINE VIEWING

Reduced on 27/04/2023 by Savills New Homes, Reading New Homes

£279,950

Guide Price

 0118 230 8394
Local call rate

✉ Contact

📍 Save

PARKING

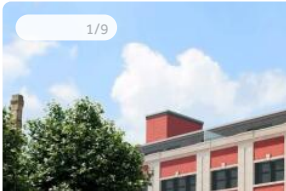
Change up where you're sitting!

Find your next home here >





1/9



Market Place, Reading, Berkshire, RG1

Flat 🏠 1 🛏 1

0.16 miles

We are delighted to offer this spacious one double bedroom apartment located in the heart of Reading town center and within a few minutes walk of Reading

NEW HOME

Added on 26/04/2023 by Queensgate Residential, Reading

£245,000

Guide Price

 0118 230 1828
Local call rate

✉ Contact

📍 Save

1/13



Brunswick Hill House, 39 Brunswick Hill, Reading, RG1

Duplex 🏠 2 🛏 2

0.83 miles

A stunning duplex two bedroom apartment boasting from character charm throughout with electric vehicle parking. Located within close proximity to Reading town centre and train station.

NEW HOME ONLINE VIEWING

Reduced on 23/03/2023 by Savills New Homes, Reading New Homes

£495,000

Guide Price

 0118 230 8394
Local call rate

✉ Contact

📍 Save

COMMUNAL GARDENS



+ 1 mile

Min Price to Max Price



Maisonette 1 1

0.83 miles

A one bedroom maisonette situated behind gates with electric vehicle parking situated within walking distance to Reading town centre and train station.

NEW HOME ONLINE VIEWING

Added on 10/02/2023 by Savills New Homes, Reading New Homes

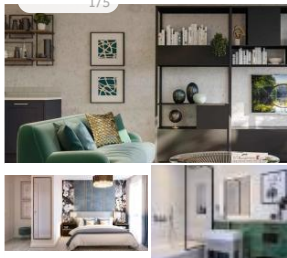
£320,000

Guide Price

0118 230 8394
Local call rate

Contact

Save



1/5

Discovery House South, Huntley Wharf, Reading, RG1

Apartment 2 2

0.55 miles

RARE TO MARKET, 2 Bed 2 Bath Apartment on 2nd Floor with Riverview at Huntley Wharf RG1. Parking Space Included. Huntley Wharf enjoys a prime south-facing riverside location, within walking distance of Reading town centre and the main train station. The development offers a choice of...

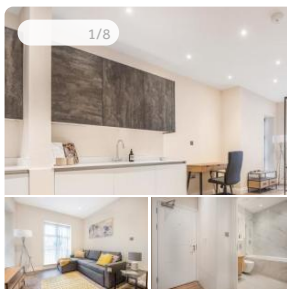
NEW HOME SOLD STC

Added on 08/02/2023 by Ernest-Brooks International, Canary Wharf

£449,000PREMIUM
LISTING020 3909 0407
Local call rate

Contact

Save



1/8

Flat 11 Cadogan House, Rose Kiln Lane, Reading, RG2 0HP

Apartment 2 1

0.84 miles

This exclusive gated development lies just to the South of Reading's vibrant town centre filled with numerous bars, shops and restaurants. If you want to venture further afield then Reading's mainline station (home to the Elizabeth Line) is under 2 miles away and junction 11 of the M4 under 3 miles...

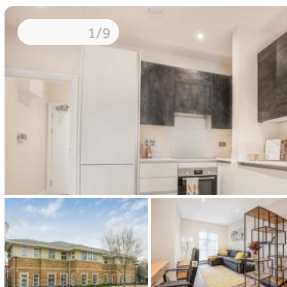
NEW HOME

Added on 13/01/2023 by Haslams Estate Agents, Reading

£294,000OPEN
PLAN
LIVING0118 230 1217
Local call rate

Contact

Save



1/9

Flat 1 Cadogan House, Rose Kiln Lane, Reading, RG2 0HP

Apartment 1 1

0.84 miles

This exclusive gated development lies just to the South of Reading's vibrant town centre filled with numerous bars, shops and restaurants. If you want to venture further afield then Reading's mainline station (home to the Elizabeth Line) is under 2 miles away and junction 11 of the M4 under 3 miles...

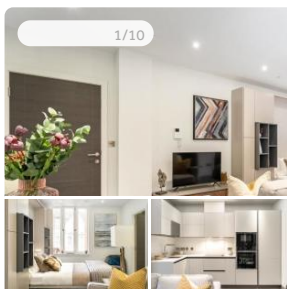
NEW HOME

Added on 13/01/2023 by Haslams Estate Agents, Reading

£220,000OFF-
STREET
PARKING0118 230 1217
Local call rate

Contact

Save

Landlords, instruct us to let your property and receive your first 3 months management fee's free**New instructions only. Tenancy agreement & inventory costs apply**>> Call our dedicated team today <<**

1/10

The Dukesbridge, 1 - 4 Duke Street, Reading, RG1

Apartment 1 1

0.23 miles

Enjoy town central living from The Dukesbridge! This delightful Studio apartment with marble bathrooms to its Fully Integrated Kitchen with Compac Quartz worktop. Ready to move into!

NEW HOME ONLINE VIEWING

Reduced on 03/11/2022 by Savills New Homes, Reading New Homes

£220,000

Guide Price

CLOSE
TO
STATION0118 230 8394
Local call rate

Contact

Save