

Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)

GVA Grimley
International Property Advisers

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address
 Site Reference
 Scheme Description

Abbey Corner, Reading

Date
 Site Area (hectares)
 Author & Organisation
 Housing Corporation Officer

01.12.2021

S106 Management Ltd

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:

Proposed flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA		42.275				
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units		4				

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
Value of each residential car parking space

(Open Market and Affordable)
(Average value of all parking spaces)

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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

Type of Unit	Capital Value 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)

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			(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)

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			(whole number, minimum 0)

Open Market Values

Open Market Housing Type 1:	Proposed flats	Capital Value (£ psm)
Open Market Housing Type 2:	-	£0
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	

Open Market Housing Type 5: -

Month

Timing of First Open Market Housing Sale

12

(whole number, minimum of 12)

Timing of Last Open Market Housing Sale

16

(whole number, minimum of 12)

Overall Scheme End Date (this must be completed)

Month

Final End Date of Scheme - scheme built and fully let/sold

16

(whole number, minimum of 12)

Social Housing Grant & Other Funding

Grant per unit (£)

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 of 1st Payment

Timing of 2nd Payment

Timing Social Housing Grant Paid

Value (£)

Timing of Payment

Other Sources of Funding for A/H (£)

£0

(could include RSL cross-subsidy from reserves)

(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONSBuilding 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:

Proposed flats

Open Market Housing Type 2:

-

Open Market Housing Type 3:

-

Open Market Housing Type 4:

-

Open Market Housing Type 5:

-

£3,305

82%

* 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)

5.00%

(typically around 5% for new builds)

Section 106 Payments (£) *

Infrastructure / Public Transport

Community Facilities

Public Realm / Environment

Sustainability Issues

Others

Cost (£)

Month of Payment

£0

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs

Contamination Costs

Demolition Costs

Other Costs

Site Specific Sustainability Initiatives**

EITHER

Cost (£)

Month of Payment

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.**

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£)

Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%

(typically around 1%)

(typically around 0.75%)

Cost (£)

Month of Payment

£3,000

Other Acquisition Costs (£)

FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

7.00%

(typically around 1.5% to 3%)

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) - £

3.00%

(typically around 6%)

£1,000

(typically around £600 per unit)

BUILDING PERIOD

Timing
(month)

Construction Start
Construction End

1

12

(whole number, minimum of 0, maximum of 60)

(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

% of Housing
Capital Value

Open Market Housing (%)
Affordable Housing (%)

18.50%

(typically around 15%)

(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)
Size of office scheme (net lettable sq m)

Values

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

Building Costs

Office Building Costs (Gross, £ psm)
Office 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, Advertising & Sale fees

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

Return for risk / profit (% of value)

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

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)

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 Abbey Corner, Reading
 Site Reference
 Scheme Description
 Date 01.12.2021
 Site Area (hectares)
 Author & Organisation S106 Management Ltd
 Housing Corporation Officer

Housing Mix (Affordable + Open Market)

Total Number of Units	4	units
Total Number of Open Market Units	4	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	169	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 (£)
Proposed flats	169	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	169	-	-

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £0

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £0

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£0
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£684,896	£684,896

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
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Total Building Costs	£684,896
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OTHER SITE COSTS

Building Contingencies	5.0%	£34,245
Building Cost Fees (Architects, QS etc):	10.0%	£71,914
Other Acquisition Costs (£)		£3,000

Section 106 Costs (£)

Infrastructure / Public Transport	£0
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

Site Abnormals

Infrastructure Costs	£0
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£109,159
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£0
Legal Fees (per Open Market unit):	£1,000	£4,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£4,000
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:	£798,055.40
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

Total Finance Costs	-
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£0
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£0
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Residual Site Value

SITE VALUE TODAY	-£770,417
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EXISTING USE VALUE	£72,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£842,417

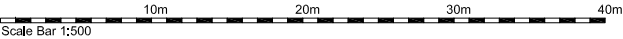
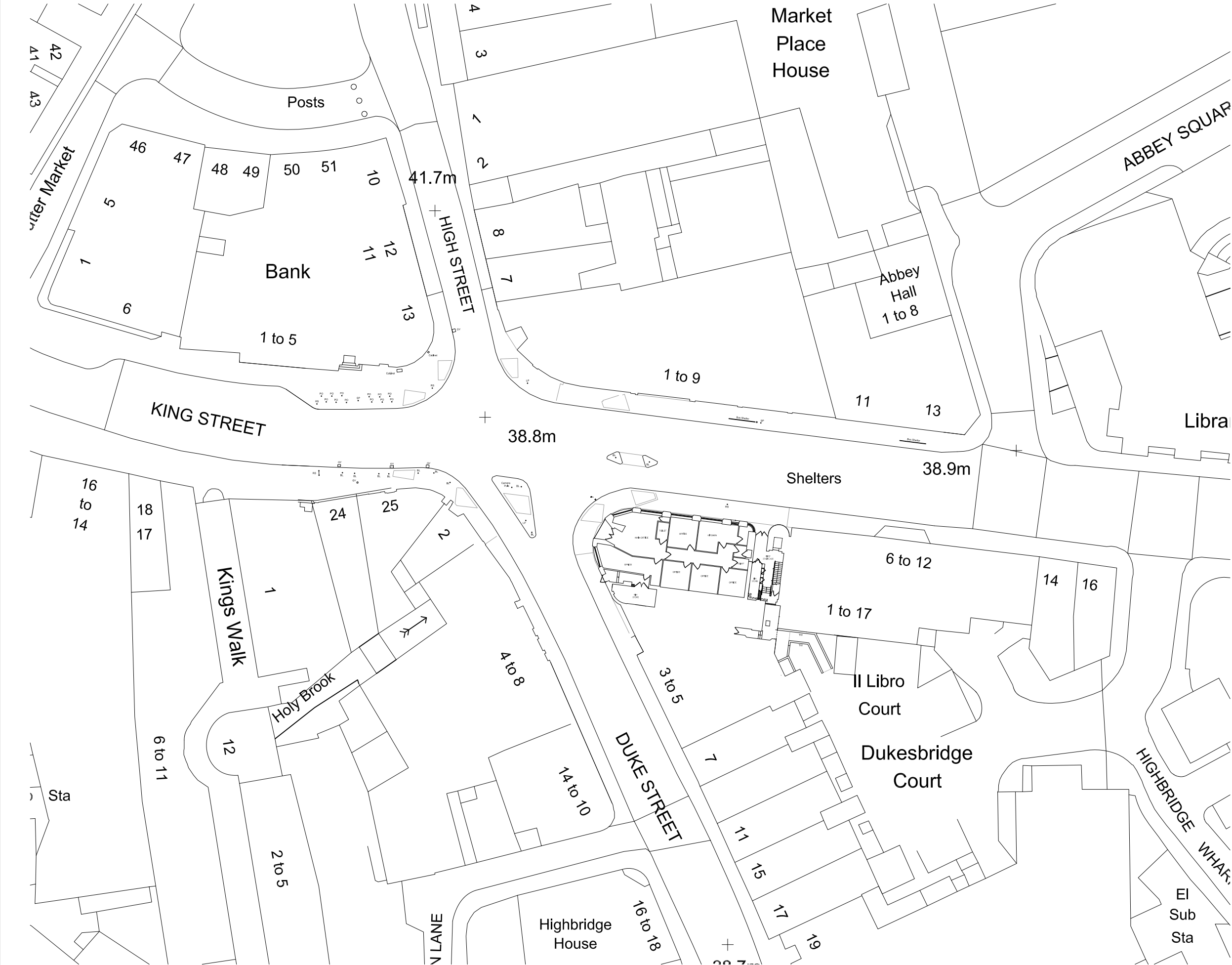
Checks:

Site Value as a Percentage of Total Scheme Value	#DIV/0!
Site Value per hectare	#VALUE!

Schedule 2

SUBJECT TO STRUCTURAL SURVEY, M & E
ASSESSMENT, CONFIRMATION OF LEGAL
BOUNDARIES, CONSTRAINTS, PLANNING AND
HIGHWAYS APPROVAL

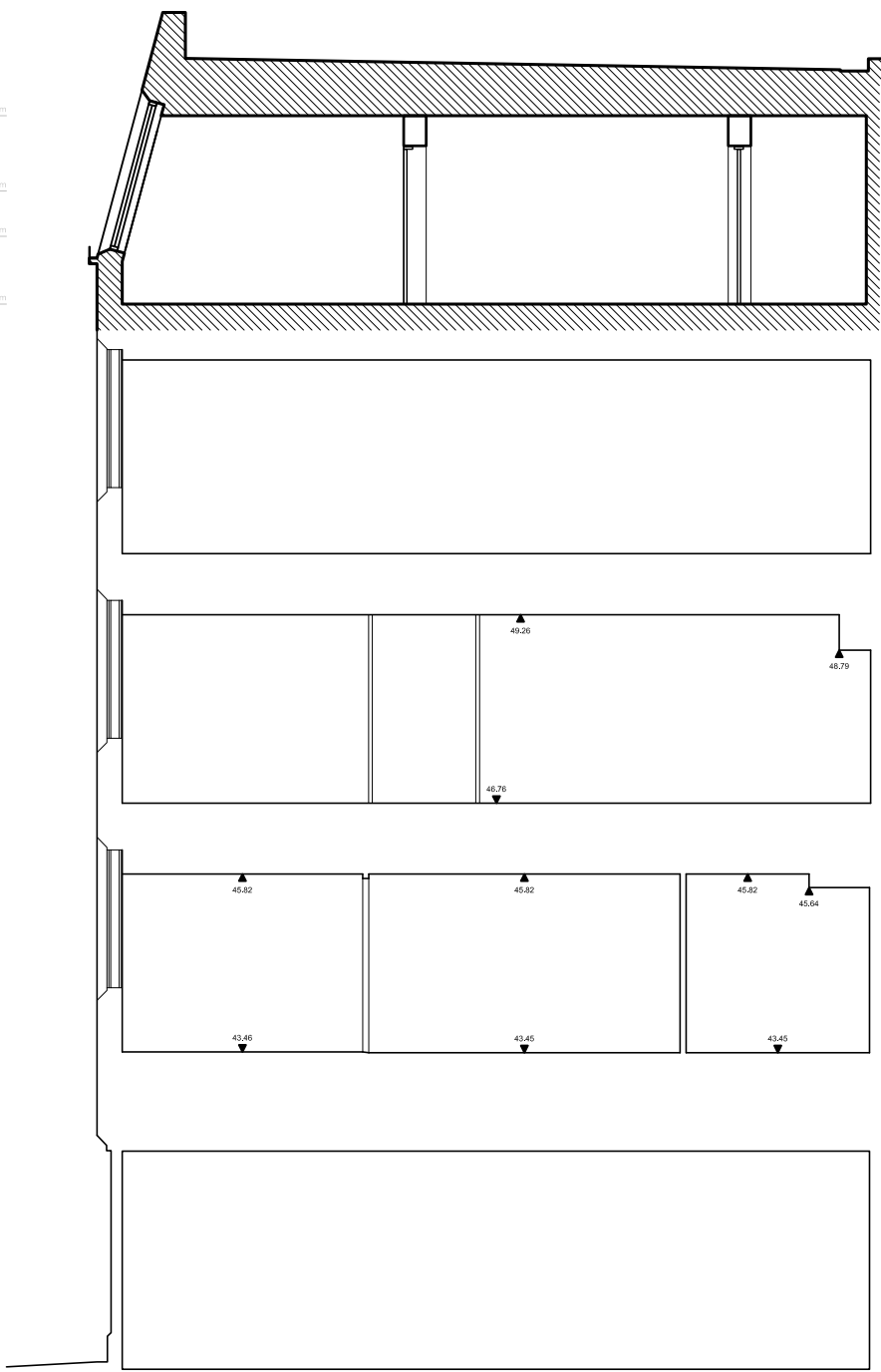
THIS SCHEME IS BASED ON ESTIMATED THIRD
PARTY INFORMATION AD AS SUCH THP ARE
NOT LIABLE FOR ANY DISCREPANCIES



Rev	Date	Description	Rev By	Chk'd By
Project Title		PROPOSED OFFICE CONVERSION		
Client		OOAK DEVELOPMENTS LTD		
Status		PLANNING		
Scale		1:500	Drawing Size	A3
Date		25/10/2021	Drawn By	CBG
			Checked	TVT
Drawing Title		PROPOSED BLOCK PLAN		
Job-Dwg No		17867-161	Rev	-
		☐ 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800 ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211377 ☒ 101 London Road, Reading, RG1 5BY t. 0118 9507700 ☐ 10 Gees Court, 31 Christophers Place, London, W1U 1JJ t. 0207 4091215		
		THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com		



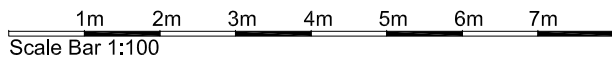
KING'S ROAD ELEVATION - 1:100



INDICATIVE SECTION - 1:100



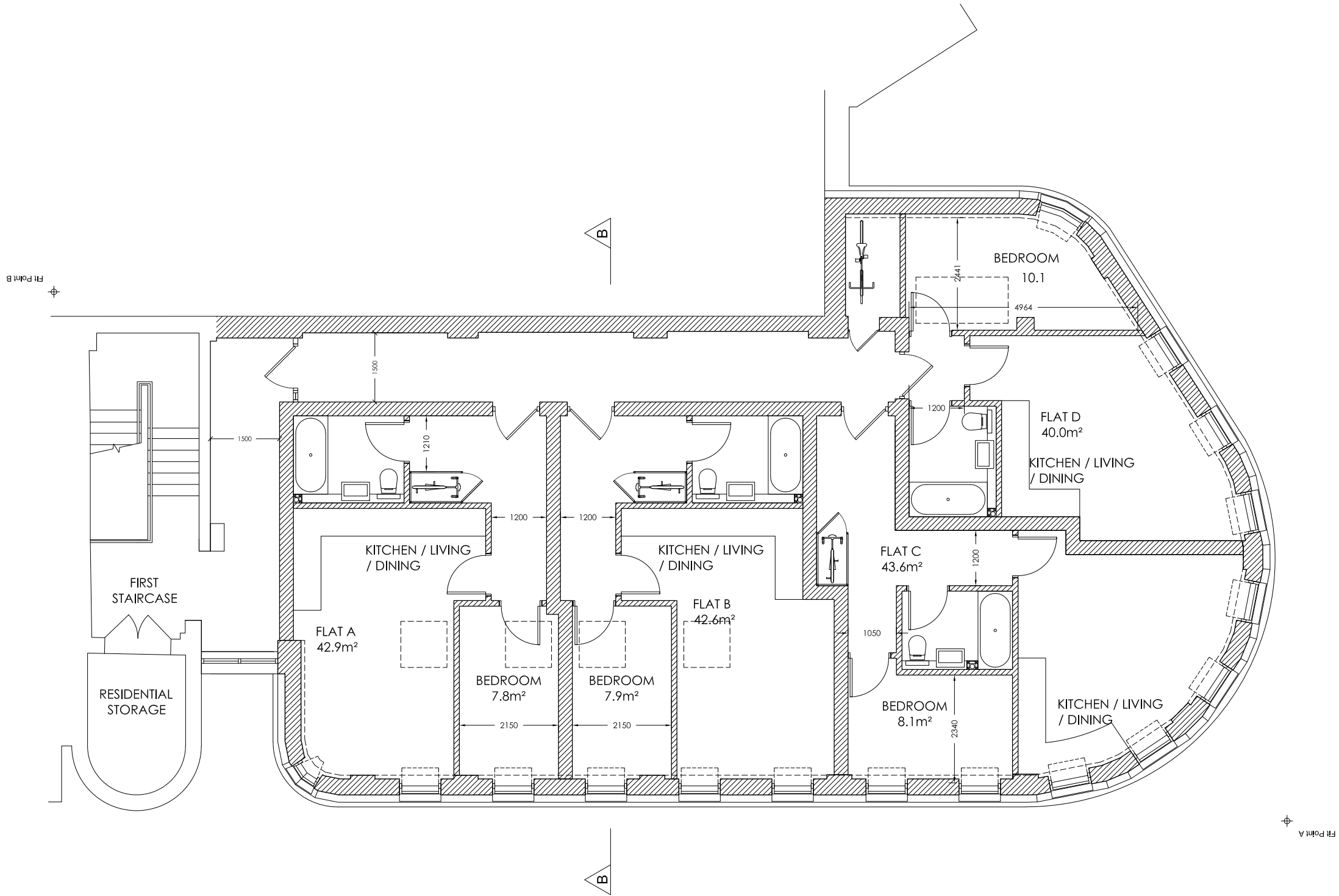
DUKE STREET ELEVATION - 1:100



Project Title	PROPOSED DEVELOPMENT			Rev	Date	Description	Rev By	Chkd By
Client	OOAK DEVELOPMENTS LTD							
Status	PLANNING							
Scale	1:100	Drawing Size	A1					
Date	27/10/2021	Drawn By	CBG	Checked	TVT			
Job-Dwg No	17867-165	Rev	-					
☐ 2 St. Johns North, Wakefield, WF1 3QA 1. 01224 297800 ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG 1. 0161 2388555 ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB 1. 01908 211577 ☒ 101 London Road, Reading, RG1 8BY 1. 0118 9507700 ☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ 1. 0207 4091215 THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com								

SUBJECT TO STRUCTURAL SURVEY, M & E
ASSESSMENT, CONFIRMATION OF LEGAL
BOUNDARIES, CONSTRAINTS, PLANNING AND
HIGHWAYS APPROVAL

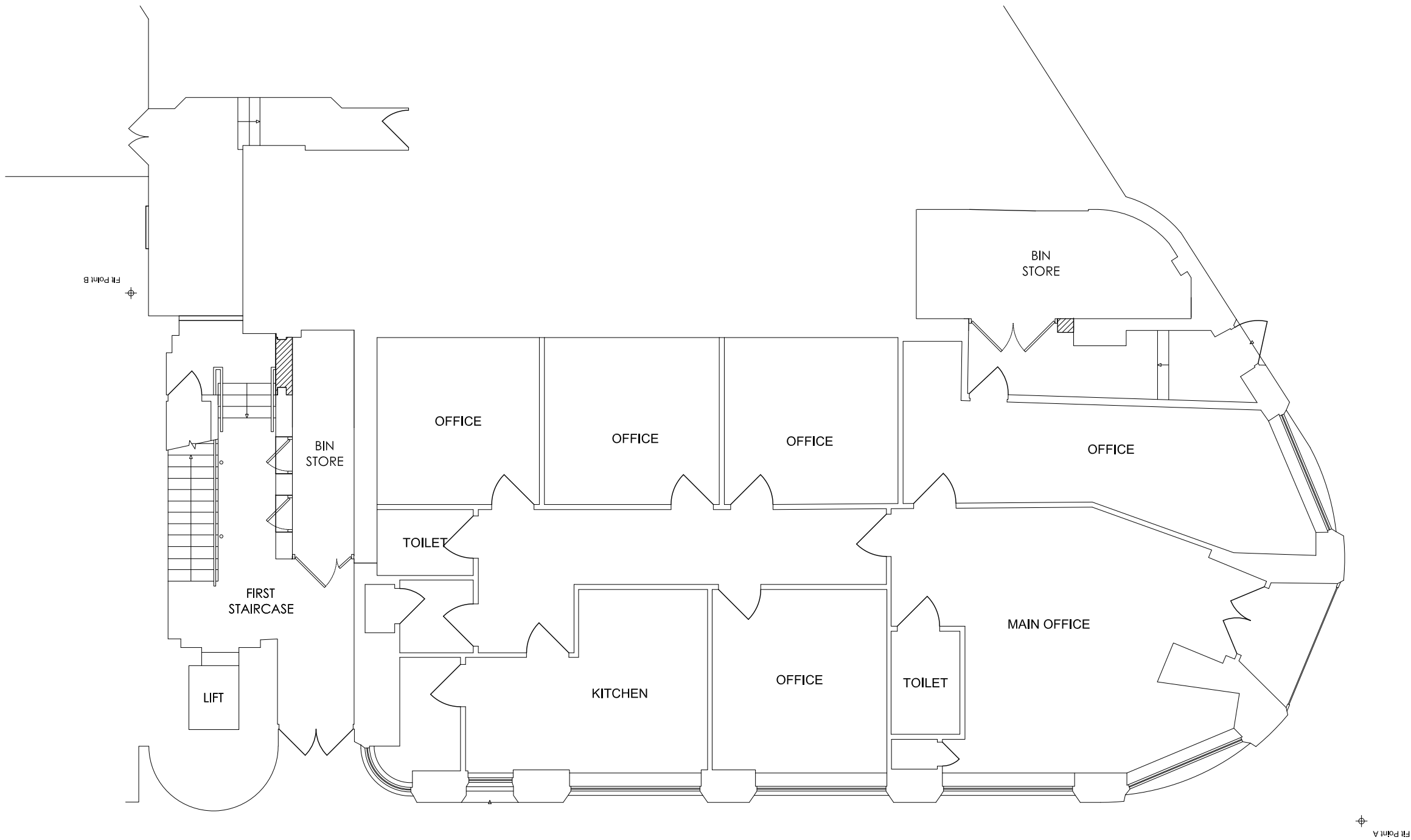
THIS SCHEME IS BASED ON ESTIMATED THIRD
PARTY INFORMATION AD AS SUCH THP ARE
NOT LIABLE FOR ANY DISCREPANCIES



A	28/10/21	ROOF LIGHTS ADDED			CBG	TVT
Rev	Date	Description			Rev By	Chk'd By
Project Title		PROPOSED DEVELOPMENT				
		ABBEY CORNER 2-4 KINGS ROAD READING RG1 3AA				
Client		OOAK DEVELOPMENTS LTD				
Status		PLANNING				
Scale		1:100	Drawing Size		A3	
Date	27/10/2021	Drawn By	CBG	Checked	TVT	
Drawing Title		PROPOSED FOURTH PLAN				
Job-Dwg No		17867-163			Rev	A
☐ 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800 ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577 ☒ 101 London Road, Reading, RG1 5BY t. 0118 9507700 ☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215 THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com						

SUBJECT TO STRUCTURAL SURVEY, M & E
ASSESSMENT, CONFIRMATION OF LEGAL
BOUNDARIES, CONSTRAINTS, PLANNING AND
HIGHWAYS APPROVAL

THIS SCHEME IS BASED ON ESTIMATED THIRD
PARTY INFORMATION AD AS SUCH THP ARE
NOT LIABLE FOR ANY DISCREPANCIES

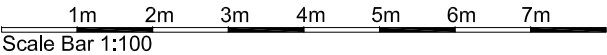


Rev	Date	Description	Rev By	Chk'd By
Project Title		PROPOSED DEVELOPMENT		
		ABBAY CORNER 2-4 KINGS ROAD READING RG1 3AA		
Client		OOAK DEVELOPMENTS LTD		
Status		PLANNING		
Scale		1:100	Drawing Size	A3
Date	25/10/2021	Drawn By	CBG	Checked TVT
Drawing Title		PROPOSED GROUND FLOOR PLAN		
Job-Dwg No		17867-166	Rev	-

- ☐ 2 St. Johns North,
Wakefield, WF1 3QA
t. 01924 291800
- ☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555
- ☐ The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
t. 01908 211377
- ☒ 101 London Road,
Reading, RG1 5BY
t. 0118 9507700
- ☐ 10 Gees Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215



ARCHITECTS
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Schedule 3



HOUSE PRICES IN

RG1 3AA

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Properties sold

[Filter results](#)

61 sold properties

Date sold ▼

11, Deansgate Road, Reading RG1 2RZ

2 bed, flat

£240,000

28 Jul 2021

£235,500

11 Sep 2015

£179,000

5 Oct 2010

**Flat 1, Blackall Court, 25, Castle Street, Reading RG1 7RY**

Flat

£230,000

23 Jul 2021

£148,000

29 Sep 2004

£135,000

19 Sep 2001

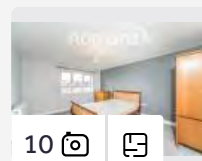
**Flat 18, Kings Oak Court, Queens Road, Reading RG1 4PX**

2 bed, flat

£270,000

13 Jul 2021

£209,995

28 Jun 2002
(New Build)

No other historical records

Flat 22, Q2, Watlington Street, Reading RG1 4AY

2 bed, flat

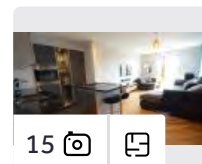
£330,000

18 Jun 2021

£196,000

9 Oct 2009
(New Build)

No other historical records

**Flat 6, 181, Kings Road, Reading RG1 4EQ**

Flat

£260,000

11 Jun 2021

£270,000

13 Jun 2018

£215,000

28 Apr 2011
(New Build)**Flat 7, 36, London Road, Reading RG1 5AG**

Flat

£345,000

25 May 2021

£360,000

3 Nov 2017
(New Build)

No other historical records

**83, The Meridian, Kenavon Drive, Reading RG1 3DP**

Flat

£222,500

21 May 2021

£76,800

28 Jan 2005
(New Build)

No other historical records

**Flat 1, 21, East Street, Reading RG1 4FF**

Flat

£145,000

7 May 2021

£147,000

21 Dec 2016



£146,948

11 Dec 2015
(New Build)

Flat 2, 24, London Road, Reading RG1 5AG

Flat

£320,000

7 May 2021

£325,000

23 Mar 2018
(New Build)

No other historical records



15, Swan Place, Reading RG1 6QD

1 bed, flat

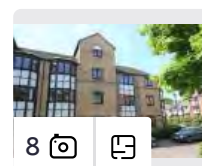
£220,000

7 May 2021

£143,500

30 May 2003

No other historical records



Flat 17, Il-libro Court, Kings Road, Reading RG1 3AF

Flat

£250,000

30 Apr 2021

£220,000

16 Jun 2006
(New Build)

No other historical records



17, St James Wharf, Forbury Road, Reading RG1 3JJ

Flat

£325,000

30 Apr 2021

£250,000

11 Aug 2005
(New Build)

No other historical records



Flat 28, 8, Oscar Wilde Road, Reading RG1 3FH

Flat

£300,000

29 Apr 2021



£279,950

18 Aug 2016
(New Build)

No other historical records

Flat 22, Greys Court, Sidmouth Street, Reading RG1 4PP

1 bed, flat

£218,000

20 Apr 2021

£105,000

14 Apr 2000

£53,000

5 Dec 1996

8 

Flat 601, Verto, 120, Kings Road, Reading RG1 3FR

Flat

£280,000

25 Mar 2021
(New Build)

No other historical records



Flat 2, 2, Silver Street, Reading RG1 2BP

Flat

£336,000

23 Mar 2021
(New Build)

No other historical records



Flat 103, Verto, 120, Kings Road, Reading RG1 3FR

Flat

£331,000

19 Mar 2021
(New Build)

No other historical records



40, Maltings Place, Reading RG1 6QG

1 bed, flat

£222,500

15 Mar 2021

£220,000

1 Nov 2019

£143,000

10 Sep 2012

6 



Showing the 3 most recent transactions

Flat 1, 25, Eldon Square, Reading RG1 4DP

Flat

£480,000 12 Mar 2021

£395,000 13 Feb 2015

£217,500 8 Aug 2000

Showing the 3 most recent transactions



Flat 17, Shelley Court, 46, London Road, Reading RG1 5DG

Flat

£240,000 5 Mar 2021

£104,995 30 Dec 1998

No other historical records



6, Abbey Hall, Abbey Square, Reading RG1 3FB

Flat

£151,000 26 Feb 2021

No other historical records



9, Albion Terrace, London Road, Reading RG1 5BG

Flat

£225,250 23 Feb 2021

£181,000 7 Oct 2013

No other historical records



8, Katesgrove Lane, Reading RG1 2ND

1 bed, flat

£165,000 22 Feb 2021

No other historical records

6



8, Osprey Court, Sidmouth Street, Reading RG1 4QZ

Flat

£225,000

17 Feb 2021

£135,000

2 Nov 2010

£32,000

5 Sep 1997



4, St James Wharf, Forbury Road, Reading RG1 3JJ

Flat

£340,000

16 Feb 2021

£220,000

13 Jan 2010

£236,500

19 Aug 2005
(New Build)



Page

1

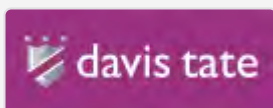


of 3



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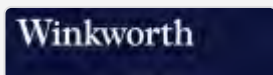
Davis Tate
Reading



Prospect Estate Agency
Reading



Roger Platt
Lower Earley



Winkworth
Reading



Sansome & George Residential Sales Ltd
Tilehurst

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HOUSE PRICES IN

RG1 3AA

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Properties sold

[Filter results](#)

61 sold properties

Date sold ▼

26, Luscinia View, Napier Road, Reading RG1 8AB

Flat



£325,000

15 Feb 2021

£325,000

1 Jul 2016

£244,995

25 Jun 2004
(New Build)

17, Albion Terrace, London Road, Reading RG1 5BG

Flat



£238,000

15 Feb 2021

£185,000

21 Aug 2013

No other historical records

Flat 13, Shelley Court, 46, London Road, Reading RG1 5DG

Flat



£250,000

9 Feb 2021

£238,000

30 Apr 2015

£189,950

25 Oct 2002

£100,000

23 Oct 2002

Showing the 3 most recent transactions

3 Oswald House, 24 - 26, Queens Road, Reading RG1 4AU

Flat



£345,000

5 Feb 2021

£292,000

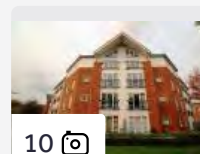
2 Oct 2013

£277,500

23 Jul 2010

52, Kennet Walk, Reading RG1 3GF

1 bed, flat



£187,500

5 Feb 2021

£93,000

26 Oct 2001
(New Build)

No other historical records

1, Grantley Heights, Kennet Side, Reading RG1 3EG

Flat



£252,000

5 Feb 2021

£108,995

23 Dec 1999
(New Build)

No other historical records

24, Blakes Quay, Reading RG1 3EW

Flat



£285,000

5 Feb 2021

£245,000

6 Dec 2013

£214,995

21 Jun 2004
(New Build)

Flat 1401, Verto, 120, Kings Road, Reading RG1 3FS

Flat



£740,000

2 Feb 2021
(New Build)

(New Build)

No other historical records

24, Selborne Court, Reading RG1 3BW

1 bed, flat

£215,000

1 Feb 2021

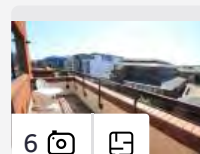
£157,000

10 Feb 2006

£139,000

10 Nov 2004

Showing the 3 most recent transactions



Flat 3, 7, Eldon Square, Reading RG1 4DR

Flat

£355,000

27 Jan 2021

£250,000

30 Aug 2012

£170,000

13 Feb 2009



4, The Old British School, 153, Southampton Street, Reading RG1 2BL

Flat

£325,000

25 Jan 2021

£125,000

14 Nov 2012
(New Build)

No other historical records



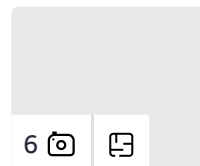
29 Compass House, South Street, Reading RG1 4GQ

2 bed, flat

£229,000

15 Jan 2021

No other historical records



Flat 21, 6, Oscar Wilde Road, Reading RG1 3FG

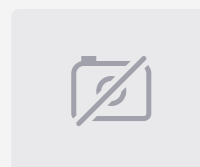
Flat

£320,000

15 Jan 2021

£282,500

8 Jul 2016
(New Build)



(New Build)

No other historical records

Flat 1, 40, London Road, Reading RG1 5AG

Flat

£312,000

11 Jan 2021

£320,000

28 Nov 2017
(New Build)

No other historical records



7, Indigo Apartments, 45, Crown Street, Reading RG1 2SW

Flat

£247,500

11 Jan 2021

£203,500

26 Aug 2005

£210,000

23 Jul 2004
(New Build)



Flat 8, 1 - 2, Wesley Gate, Reading RG1 4FR

Flat

£237,500

8 Jan 2021

No other historical records



88, The Meridian, Kenavon Drive, Reading RG1 3DP

Flat

£240,000

22 Dec 2020

£57,600

28 Jan 2005
(New Build)

No other historical records



Flat 201, Verto, 120, Kings Road, Reading RG1 3FR

Flat

£262,500

18 Dec 2020
(New Build)

No other historical records



NO OTHER HISTORICAL RECORDS

Flat 21, 2, Silver Street, Reading RG1 2BP

Flat

£333,000

18 Dec 2020
(New Build)



No other historical records

Flat 41, 8, Oscar Wilde Road, Reading RG1 3FH

Flat

£400,000

18 Dec 2020



£325,000

27 Sep 2016
(New Build)

No other historical records

Flat 2, Garrard House, 30, Garrard Street, Reading RG1 1NR

Flat

£210,000

18 Dec 2020



£220,000

20 Jun 2016
(New Build)

No other historical records

5, St James Wharf, Forbury Road, Reading RG1 3JJ

Flat

£375,000

18 Dec 2020



£361,500

12 Aug 2016

£210,000

6 Mar 2009

Showing the 3 most recent transactions

43, Maltings Place, Reading RG1 6QG

1 bed, flat

£235,000

17 Dec 2020



9



No other historical records

Flat 1, 36, London Road, Reading RG1 5AG

Flat

£325,000

17 Dec 2020

£318,000

3 Nov 2017
(New Build)

No other historical records



29, Aveley House, Iliffe Close, Reading RG1 2QF

Flat

£220,000

11 Dec 2020

£181,000

30 Nov 2004

No other historical records



Page

2



of 3

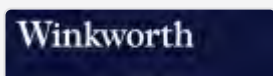


Find out how much your property is worth

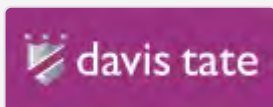
The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.



Sansome & George Residential Sales Ltd
Tilehurst



Winkworth
Reading



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Reading



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Reading



Roger Platt
Lower Earley

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RG1 3AA



+ 1/2 mile ▾

Filters (1) ▾

Flats For Sale in RG1 3AA, within 0.5 miles > Save search Create Alert

86 results

Highest Price ▾



Prioritise properties with... Add keyword



FEATURED NEW HOME - BALCONY

£213,750

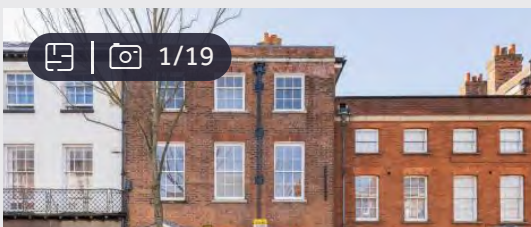
Shared ownership

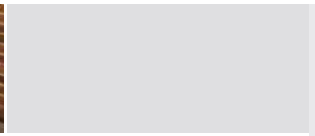


1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles





£1,900,000

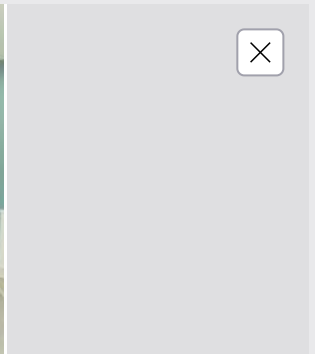
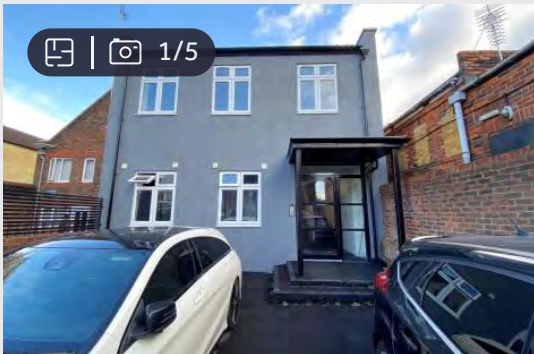
Offers in Excess of

2 bedroom block of apartments for sale

Reading, Berkshire, RG1

0.32 miles

Reduced on 03/11/2021



£1,000,000

Guide Price

Plot for sale

London Street, Reading, Berkshire, RG1

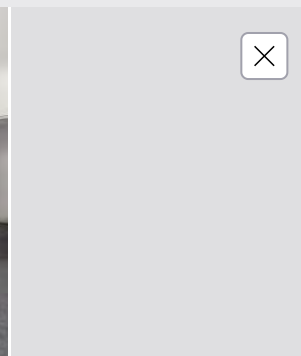
0.23 miles



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Stephen Pick - January 2021



£900,000

Guide Price

Plot for sale

London Street, Reading, Berkshire, RG1

0.22 miles





£675,000

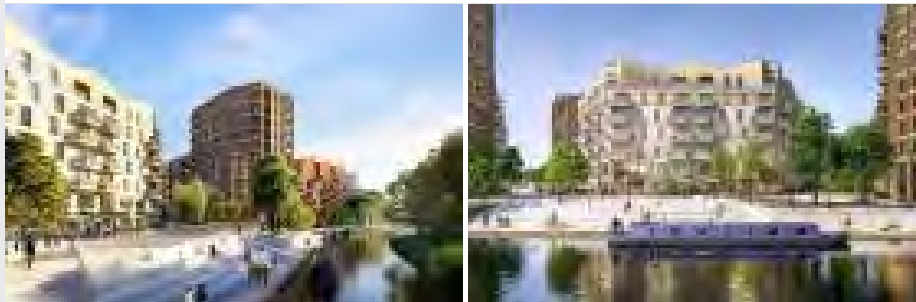
PENTHOUSE
APARTMENT

3 bedroom apartment for sale
Blakes Quay, Reading, Reading, RG1

0.43 miles

Added on 08/10/2021





£443,000

RIVERSIDE
LOCATION

2 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

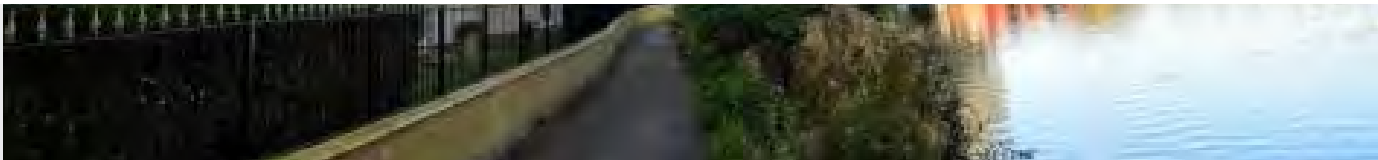
0.36 miles

NEW HOME

Added on 22/09/2021

Berkeley
Designed for life





£410,000

2 bedroom apartment for sale

40 Regents RiversideBrigham RoadReadingBerkshire

0.49 miles

Added on 17/11/2021



£405,000

PREMIUM
LISTING

4 bedroom flat for sale

South St, Reading

0.21 miles

Added on 19/08/2020



£400,000

VIEWING
ADVISED

2 bedroom apartment for sale

Thames Court, Norman Place, Reading, Berkshire, RG1

0.48 miles

Added on 10/11/2021





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£369,950

2 bedroom apartment for sale

London Road, Reading, RG1

0.40 miles

Added on 17/11/2021





£365,000

2 bedroom apartment for sale

London Road, Reading

0.32 miles

Added on 18/11/2021



£360,000

2 bedroom apartment for sale

3 Kendrick Road, Reading

0.31 miles

Added on 19/11/2021



1/10



£350,000

Offers in Excess of

PENTHOUSE
APARTMENT

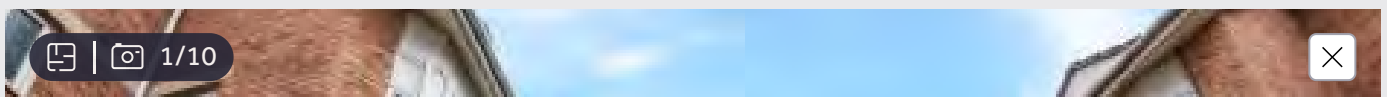
3 bedroom apartment for sale

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

0.32 miles

ONLINE VIEWING

Reduced on 25/11/2021



1/10





£350,000

Guide Price

2 bedroom flat for sale
Reading, Berkshire, RG1

0.34 miles

Added on 17/11/2021





£335,000

Guide Price

2 bedroom apartment for sale

Katesgrove Lane, Reading

0.47 miles

Added on 09/09/2021

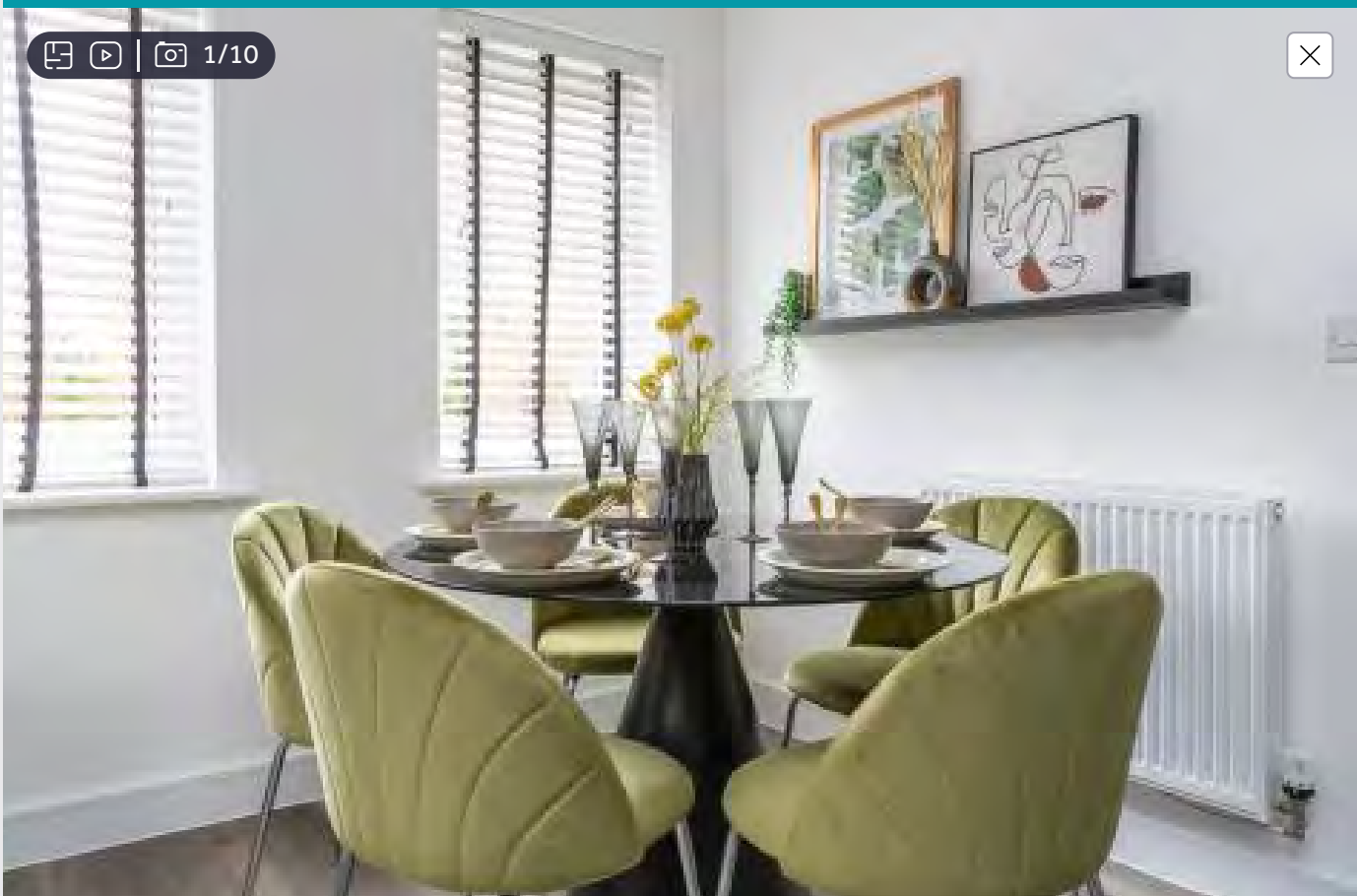


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£333,750

Shared ownership

**RIVERSIDE
LOCATION**

2 bedroom duplex for sale

Kenavon Drive, Reading, RG1 3DH

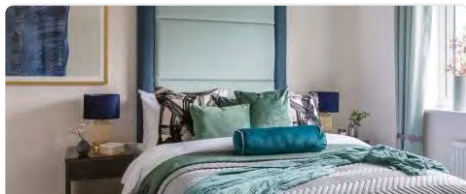
0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£262,500

Apartment

x2 x1



£226,875

Flat

x1 x1



£222,500

Duplex

x2



£330,000

Guide Price

PREMIUM
LISTING

2 bedroom flat for sale
Reading, Berkshire, RG1

0.40 miles

Added on 22/10/2021



£330,000

Offers in Excess of

1 bedroom apartment for sale
40 London Road, Reading, RG1

0.33 miles

Reduced on 08/11/2021





£326,000

RIVERSIDE
LOCATION

1 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

0.36 miles

NEW HOME

Added on 22/09/2021





£325,000

Guide Price

PREMIUM
LISTING

2 bedroom flat for sale
Reading, Berkshire, RG1

0.39 miles

Added on 11/09/2021



📄 | 🎥 | 📷 1/17



£325,000

ROOF
TERRACE

1 bedroom penthouse for sale

Indigo Apartments, Crown Street, Reading

0.34 miles

ONLINE VIEWING

Added on 10/09/2021



£325,000

Guide Price

PREMIUM
LISTING

2 bedroom flat for sale

Kenavon Drive, Reading, RG1

0.36 miles

Reduced on 14/09/2021



1/11



£321,000

RIVERSIDE
LOCATION

1 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG
0.36 miles

NEW HOME

Added on 22/09/2021



1/7





£320,000

1 bedroom apartment for sale
Verto Building, Kings Road, RG1

0.19 miles

Added on 21/09/2021





£316,000

RIVERSIDE
LOCATION

1 bedroom apartment for sale

Kenavon Drive, Reading, RG1 3DG

0.36 miles

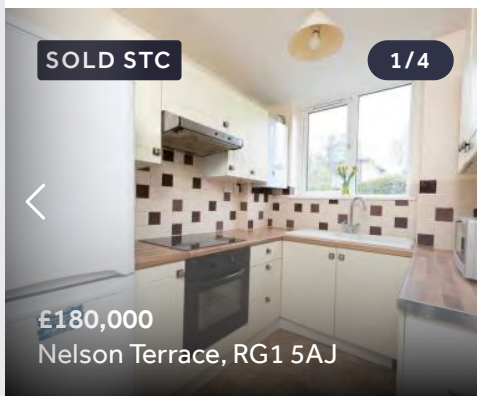
NEW HOME

Added on 21/10/2021



RECENTLY SOLD NEAR

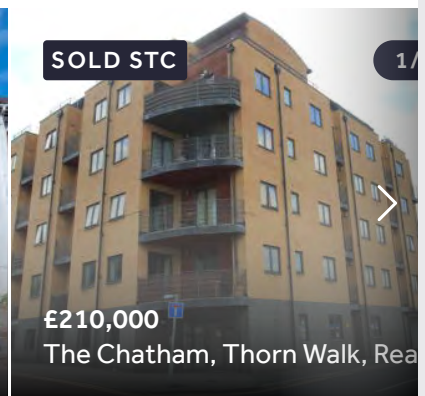
RG1 by Hunters



£180,000
Nelson Terrace, RG1 5AJ



£350,000
Mount Pleasant, Reading, Berks...



£210,000
The Chatham, Thorn Walk, Rea...



Hunters
Reading

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Nearby RG1 3AA



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Rightmove PLC



Locations



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RG1 3AA



+ 1/2 mile

Filters (1)

Flats For Sale in RG1 3AA, within 0.5 miles > Save search Create Alert

86 results

Highest Price



Prioritise properties with... Add keyword



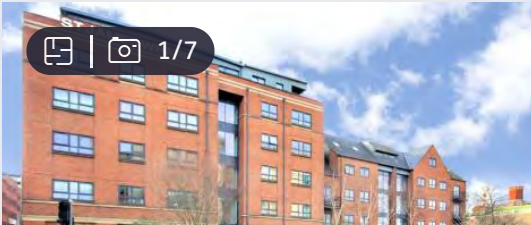
FEATURED NEW HOME - BALCONY

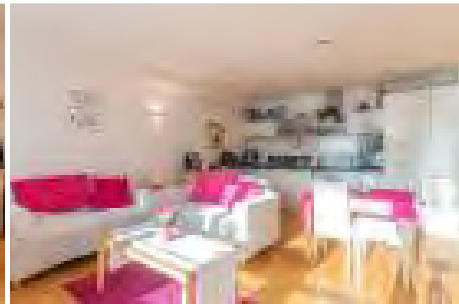
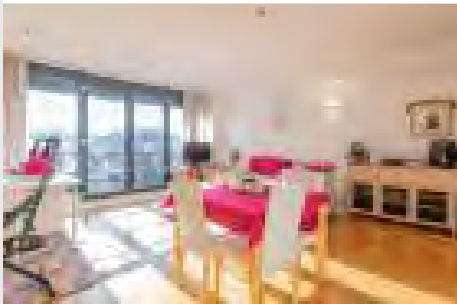
£213,750

Shared ownership



1 bedroom flat for sale
Kenavon Drive, Reading, RG1 3DH
0.43 miles





£300,000

Offers in Excess of

TOWN
CENTRE
LOCATION

2 bedroom apartment for sale

Forbury Road, Reading, RG1

0.20 miles

Reduced on 22/11/2021



📷 | 📷 1/15



£300,000

2 bedroom flat for sale

Kenavon Drive, Reading, Berkshire

0.37 miles

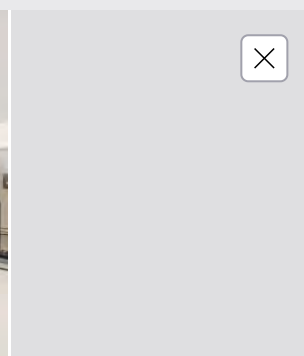
Added on 01/12/2021

the
flatman
partnership



New Landlords introductory offer

[click here](#)



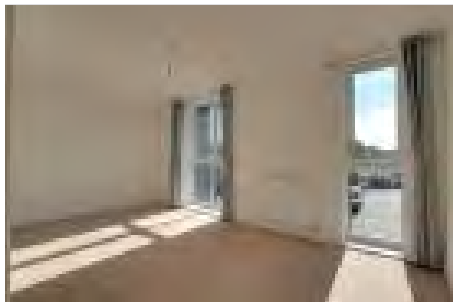
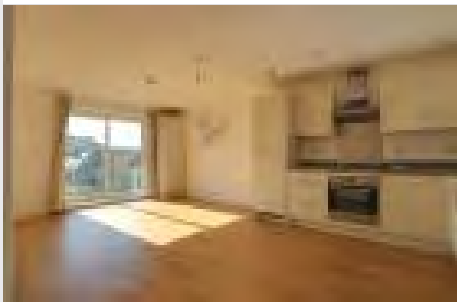
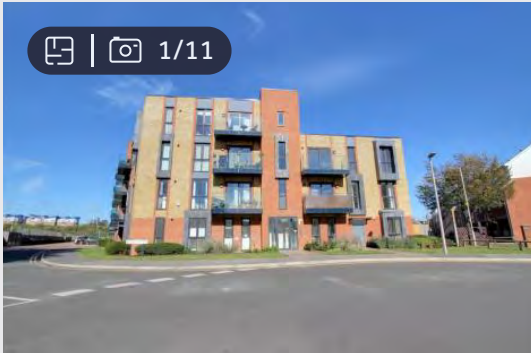
£300,000

2 bedroom apartment for sale

Thomsons Yard, 106 Southampton Street, Reading, Berkshire, RG1

0.38 miles

Added on 26/10/2021



£300,000

TOWN
CENTRE
LOCATION

2 bedroom apartment for sale

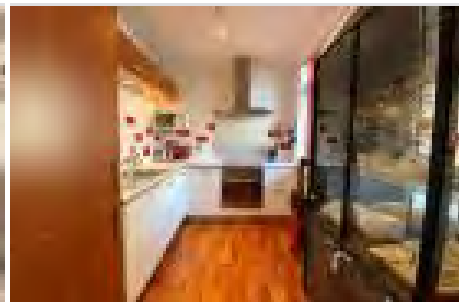
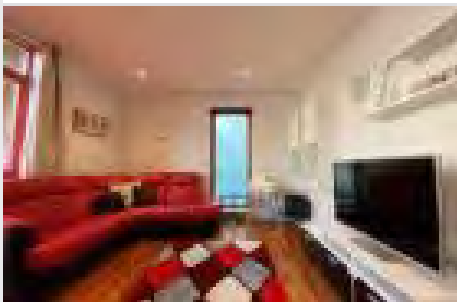
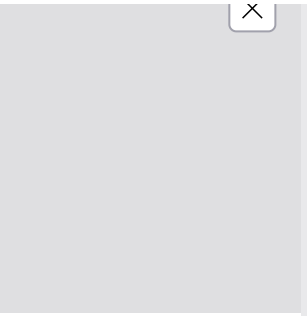
Oscar Wilde Road, Reading, Berkshire, RG1

0.46 miles

ONLINE VIEWING

Reduced on 21/10/2021





£300,000

Guide Price

TOWN
CENTRE
LOCATION

2 bedroom apartment for sale
Crown Street, Reading, Berkshire, RG1

0.33 miles

ONLINE VIEWING

Added on 21/07/2021





£300,000

Offers in Excess of

TOWN
CENTRE
LOCATION

2 bedroom maisonette for sale
Oscar Wilde Road, Reading, RG1

0.49 miles

ONLINE VIEWING

Reduced on 23/09/2021



1/10





£290,000

PREMIUM
LISTING

2 bedroom apartment for sale

Hunters Wharf, Katesgrove Lane, Reading

0.47 miles

ONLINE VIEWING

Reduced on 19/10/2021





£280,000

PREMIUM
LISTING

2 bedroom apartment for sale

The Meridian, Kenavon Drive, Reading

0.37 miles

Added on 18/11/2021



Do you want to know what
your property is worth?...
Probably more than you think.

Click here



£280,000

2 bedroom flat for sale

Capital Point, Reading, RG1

0.49 miles



1/9



£280,000

PREMIUM LISTING

2 bedroom apartment for sale
Eldon Lodge, Kings Road, Reading, RG1
0.35 miles

Reduced on 06/11/2021



1/5





£275,000

2 bedroom apartment for sale
South Street, Reading, Berkshire

0.18 miles

Added on 11/11/2021





£270,000

Guide Price

FIRST TIME
BUYERS

1 bedroom apartment for sale

The Dukesbridge, 1 Duke Street, Reading, RG1

0.07 miles

NEW HOME

ONLINE VIEWING

Added on 19/08/2021



1/6



£270,000

ATTENTION
INVESTORS

Offers in Region of

1 bedroom apartment for sale

Kennet House, 80 Kings Road, Reading RG1 3BJ

0.11 miles

Added on 20/09/2021



L&Q AT HUNTLEY WHARF - NEW HOMES



£262,500

Shared ownership

LAST AVAILABLE

2 bedroom apartment for sale

Kenavon Drive, Reading, RG1 3DH

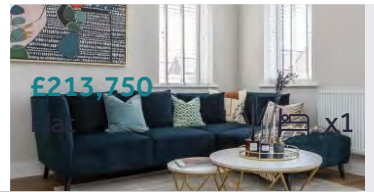
0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



Estate and Letting Agents that
are driven on traditional values

0118 9511011



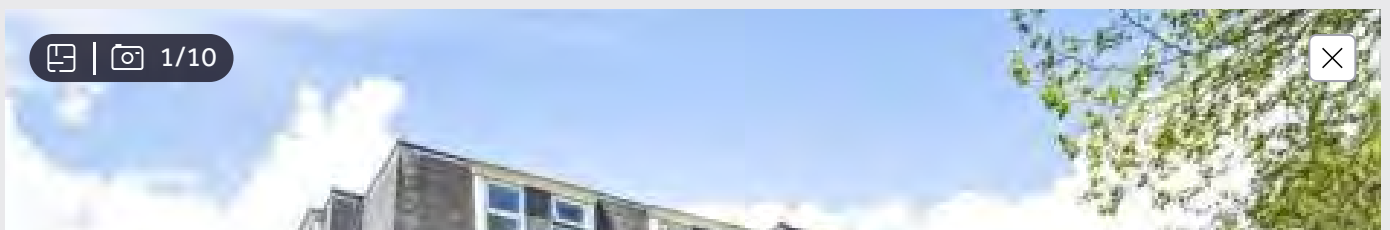
£260,000

2 bedroom apartment for sale

Edward Place, 240 Kings Road, Reading

0.45 miles

Added on 03/11/2021





£260,000

PREMIUM
LISTING

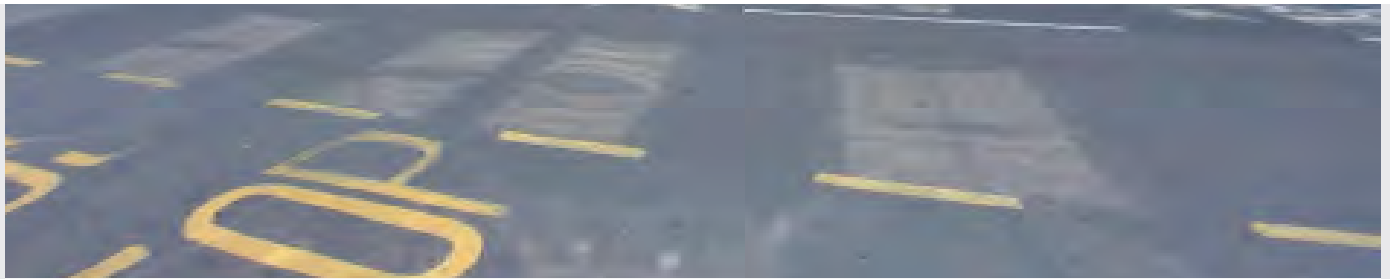
2 bedroom apartment for sale

Brechin Court, Kendrick Road, Reading, RG1

0.44 miles

Reduced on 07/10/2021





£259,950

2 bedroom apartment for sale

Kings Road, Reading

0.08 miles

ONLINE VIEWING

Reduced on 12/11/2021



🗨️ 🎥 📷 1/10



£255,000

Offers in Excess of

2 bedroom flat for sale

Reading, Berkshire, RG1

0.32 miles

Reduced on 07/09/2021





1/6



£250,000

Guide Price

2 bedroom apartment for sale

Greys Court, Sidmouth Street, Reading, Berkshire, RG1

0.27 miles

ONLINE VIEWING

Reduced on 22/11/2021



1/8





£250,000

PREMIUM
LISTING

2 bedroom apartment for sale
Aveley House, Iliffe Close, Reading

0.42 miles

Added on 13/09/2021



1/6



£250,000

Guide Price

2 bedroom apartment for sale

Shelley Court, 46 London Road, Reading, Berkshire, RG1

0.48 miles

Added on 14/05/2021



£250,000

PREMIUM
LISTING

2 bedroom flat for sale

Blenheim Court, London Street, Reading, RG1 4PH

0.25 miles

Added on 30/08/2021





£250,000

1 bedroom apartment for sale
The Forbury, Reading, Berkshire

0.14 miles

Reduced on 25/06/2021





£240,000

2 bedroom apartment for sale

Kings Road, Reading, RG1 4NY

0.46 miles

Added on 13/10/2021



Previous

Page 2 of 4

Next

Sold House Prices



Nearby RG1 3AA



Suggested Links



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Quick links



Rightmove PLC



Locations



Professional



RG1 3AA



+ 1/2 mile

Filters (1)

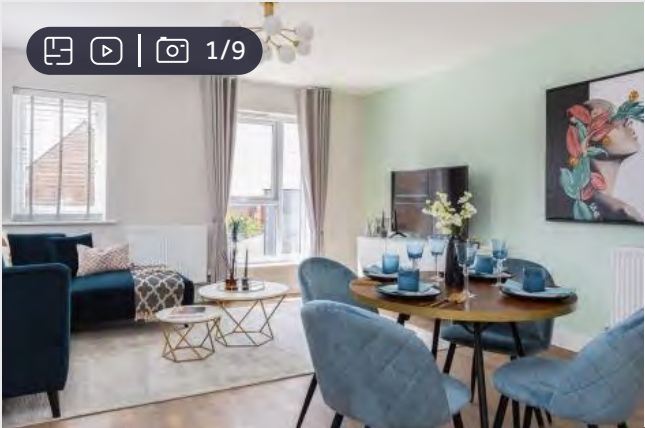
Flats For Sale in RG1 3AA, within 0.5 miles > Save search Create Alert

86 results

Highest Price



Prioritise properties with... Add keyword



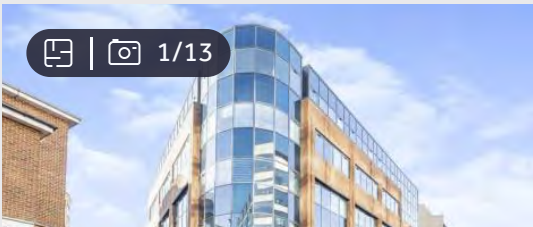
FEATURED NEW HOME - BALCONY

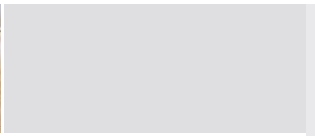
£71,250

Shared ownership



1 bedroom flat for sale
Kenavon Drive, Reading, RG1 3DH
0.43 miles





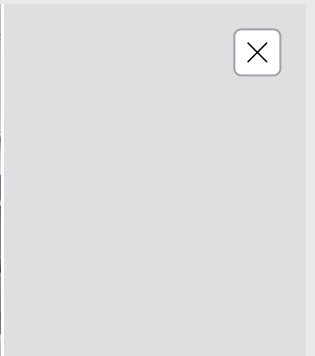
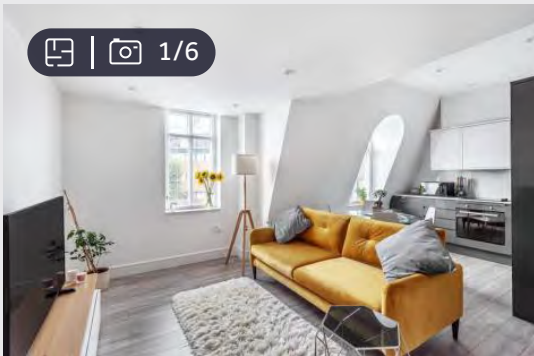
£239,950

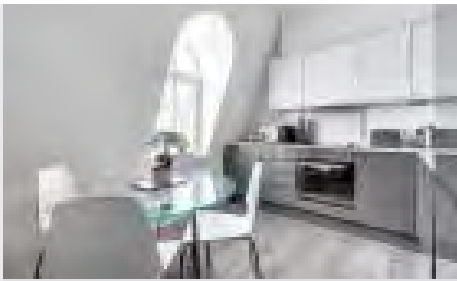
1 bedroom flat for sale

38-50 Kings Road, Reading, RG1

0.02 miles

Added yesterday





£235,000

TOWN
CENTRE
LOCATION

1 bedroom flat for sale
Castle Street, Reading, RG1

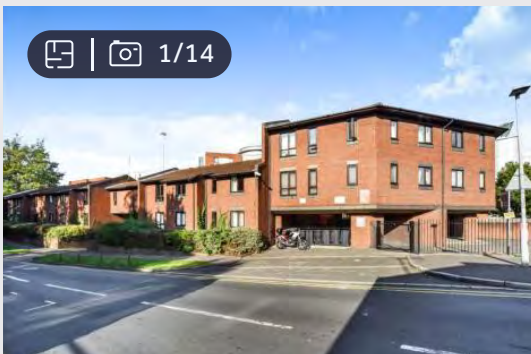
0.41 miles

Added on 21/09/2021



 **Queensgate Residential**

New Landlords introductory offer [click here](#)



1/14



£230,000

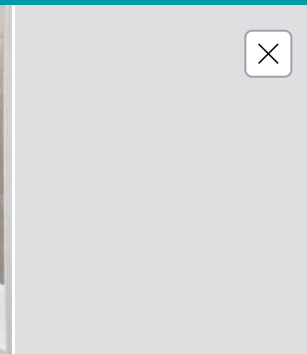
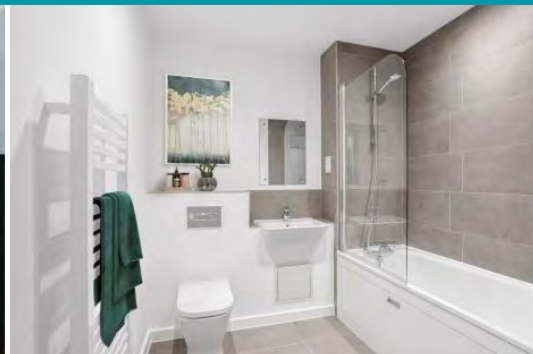
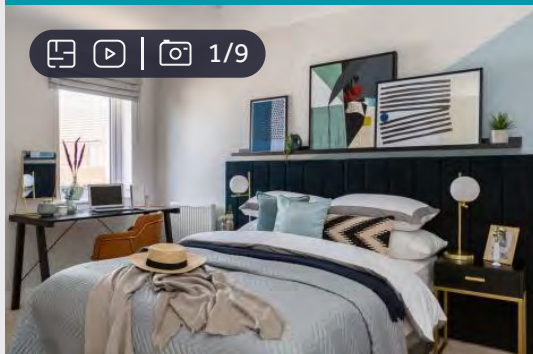
1 bedroom ground floor flat for sale
Deansgate Road, Reading, RG1

0.27 miles

Added on 17/10/2021



L&Q AT HUNTLEY WHARF - NEW HOMES



£226,875

Shared ownership

HOME OF THE
WEEK

1 bedroom flat for sale
Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£222,500
Duplex

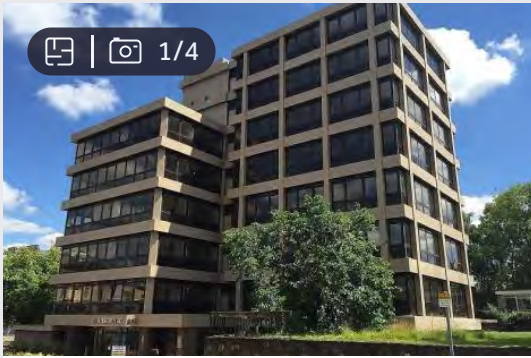
🛏 x2 🚿 x2

£213,750
Flat

🛏 x1 🚿 x1

£262,500
Apartment

🛏 x2



🖼 | 📷 1/4



✕

£225,000

Offers in Excess of

1 bedroom flat for sale
Kings Road, Reading, RG1

0.39 miles

Reduced on 12/07/2021

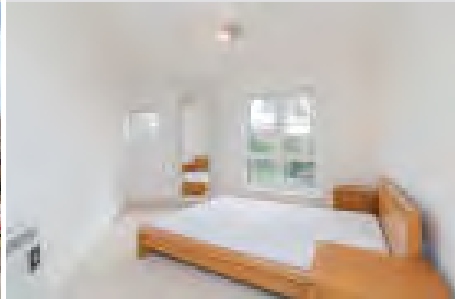
bettermove®



🖼 | 📷 1/8



✕



£225,000

PREMIUM
LISTING

2 bedroom apartment for sale
Kennet Walk, Reading, Berkshire

0.49 miles

Added on 15/10/2021



£225,000

1 bedroom apartment for sale
Southampton Street, Reading

0.46 miles

Reduced on 07/07/2021

LANSLEY



L&Q AT HUNTLEY WHARF - NEW HOMES



£222,500

Shared ownership

MOVE IN THIS
AUTUMN

2 bedroom duplex for sale
Kenavon Drive, Reading, RG1 3DH

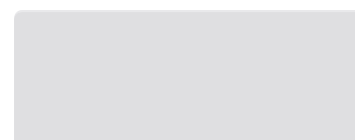
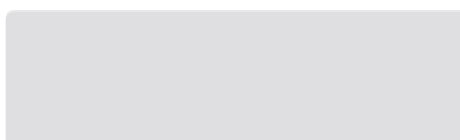
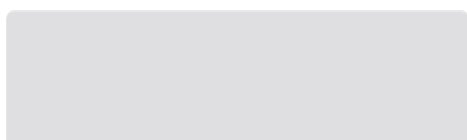
0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development





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Winkworth

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for every s



£215,000

Guide Price

1 bedroom apartment for sale

The Dukesbridge, 1 Duke Street, Reading, RG1

0.07 miles

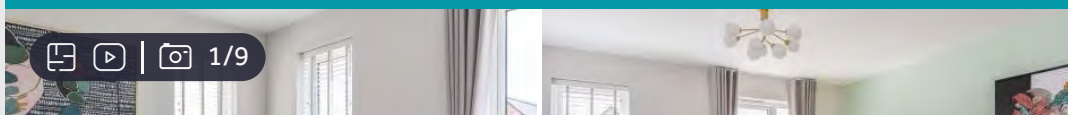
NEW HOME

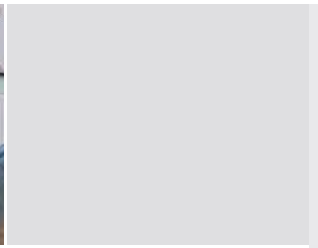
ONLINE VIEWING

Added on 24/03/2021



L&Q AT HUNTLEY WHARF - NEW HOMES





£213,750

Shared ownership

BALCONY

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£222,500

Duplex

Bed x2 Bath x2



£226,875

Flat

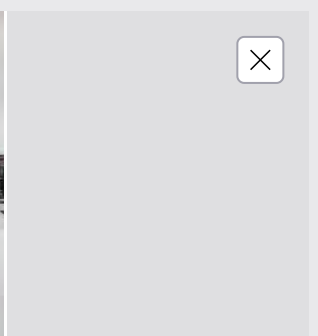
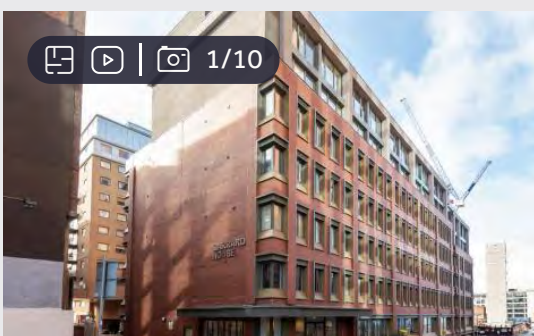
Bed x1 Bath x1



£175,000

Apartment

Bed x2



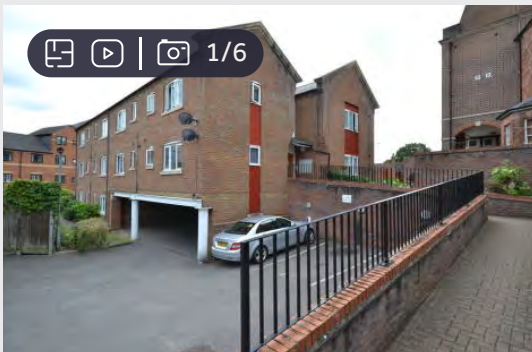


£212,000

Offers in Excess of

1 bedroom flat for sale
Reading, Berkshire, RG1
0.23 miles

Reduced on 19/10/2021



£210,000

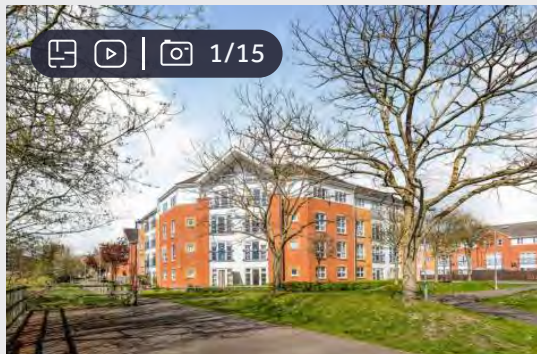
1 bedroom apartment for sale

Castle Street, Reading

0.38 miles

Reduced on 19/11/2021

LANSLEY



£210,000

1 bedroom flat for sale

Kennet Walk, Reading, RG1

0.49 miles

Added on 01/12/2021



£200,000

Guide Price

1 bedroom flat for sale
Reading, Berkshire, RG1

0.46 miles

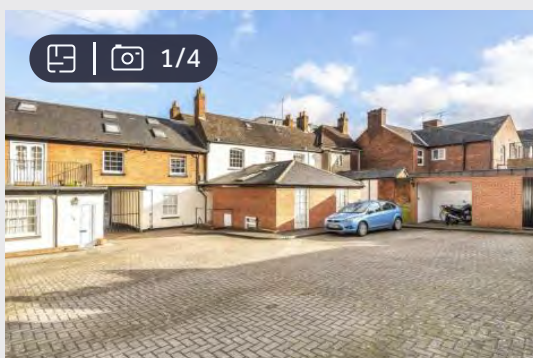
Reduced on 16/11/2021



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A background image for the banner showing two people in a red kayak on a body of water, with one person holding a paddle.

🏠 | 📷 1/4



£186,500

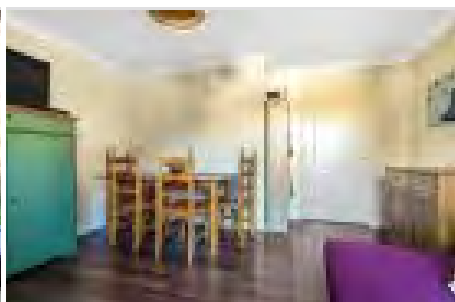
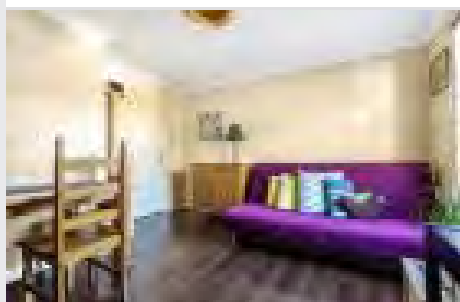
1 bedroom apartment for sale

Thomsons Yard, Reading, RG1

0.38 miles

Reduced on 19/11/2021

HASLAMs
.net



£185,000

Guide Price

CLOSE TO
STATION

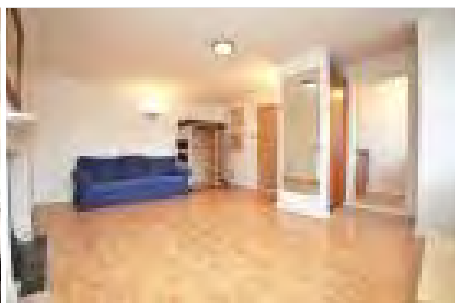
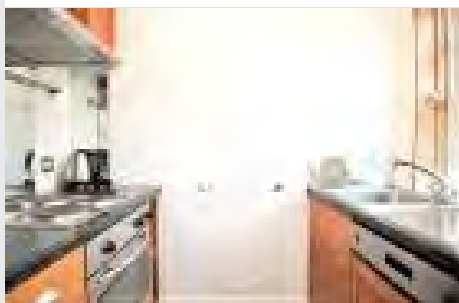
1 bedroom flat for sale

Reading, Berkshire, RG1

0.25 miles

Chancellors

Added on 10/11/2021



£185,000

Offers in Excess of

VIEWING
ADVISED

1 bedroom apartment for sale
Castle Street, Reading, Berkshire, RG1

0.34 miles

Reduced on 22/11/2021

Winkworth



1





£180,000

1 bedroom apartment for sale

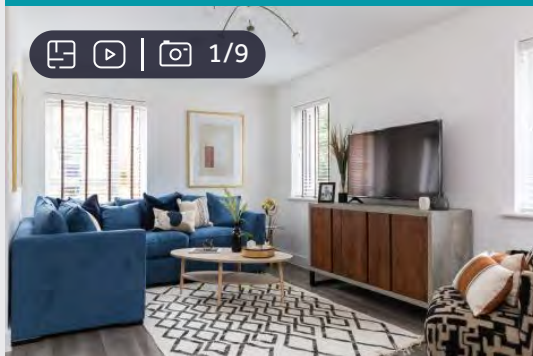
Newark Street, Reading, Berkshire, RG1

0.34 miles

Added on 24/11/2021



L&Q AT HUNTLEY WHARF - NEW HOMES



£175,000

Shared ownership

LAST AVAILABLE

2 bedroom apartment for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£151,250

Flat

Bed x1 Bath x1



£145,000

Flat

Bed x1 Bath x1



£142,500

Flat

Bed x1



1/6



X

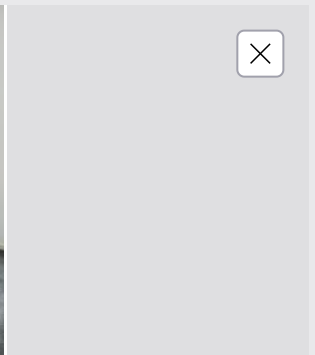
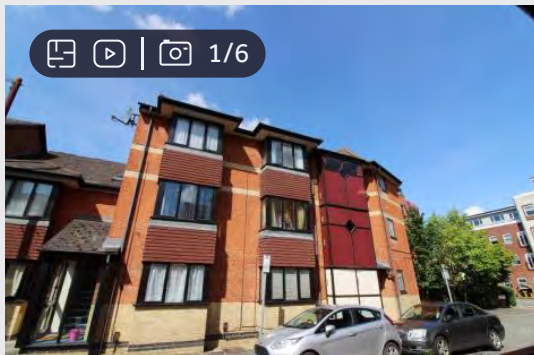
£170,000

1 bedroom apartment for sale

Abbey Hall, Abbey Square, Reading

0.06 miles

Added on 01/10/2021



£169,995

Guide Price

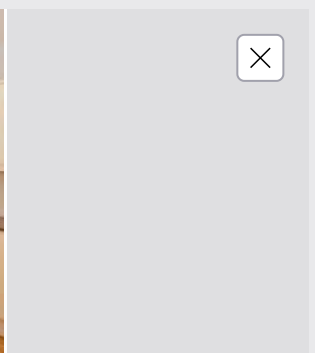
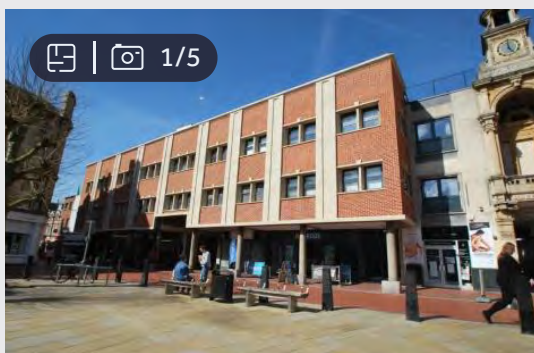
1 bedroom apartment for sale

Newark Street, Reading, Berkshire

0.35 miles

ONLINE VIEWING

Reduced on 09/10/2021



£169,995

Studio flat for sale

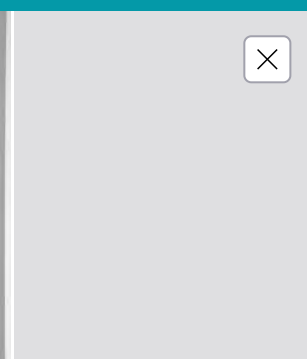
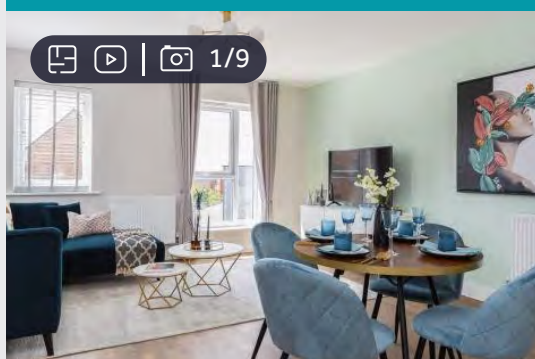
Market Place, Reading, Berkshire, RG1

0.14 miles

Reduced on 18/02/2020



L&Q AT HUNTLEY WHARF - NEW HOMES



£151,250

Shared ownership

**HOME OF THE
WEEK**



1 bedroom flat for sale
Kenavon Drive, Reading, RG1 3DH
0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£145,000
Flat

Bed x1 Bath x1



£142,500
Flat

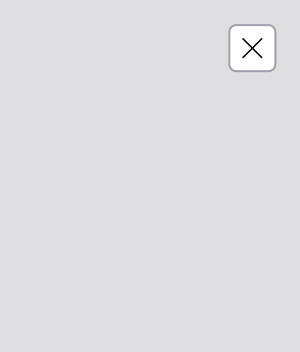
Bed x1 Bath x1



£175,000
Apartment

Bed x2

L&Q AT HUNTLEY WHARF - NEW HOMES



£145,000

Shared ownership

JUST
LAUNCHED

1 bedroom flat for sale
Kenavon Drive, Reading, RG1 3DH
0.43 miles



NEW HOME

Added on 04/10/2021



More properties available at this development



£142,500

Flat

x1 x1



£151,250

Flat

x1 x1



£175,000

Apartment

x2

Previous

Page **3** ▼ of 4

Next

Sold House Prices



Nearby RG1 3AA



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Rightmove PLC



Locations



Professional



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RG1 3AA



+ 1/2 mile

Filters

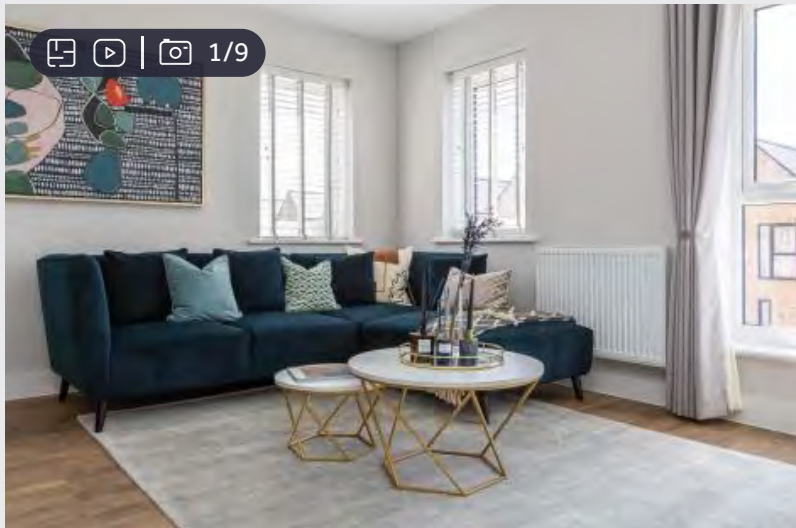
Flats For Sale in RG1 3AA, within 0.5 miles > Save search Create Alert

23 results

Highest Price



Prioritise properties with... Add keyword



FEATURED NEW HOME - BALCONY

£213,750

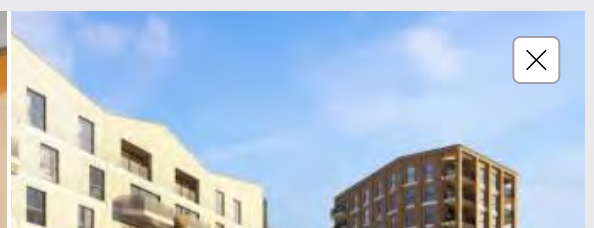
Shared ownership



1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles



RG1 3AA



+ 1/2 mile

Filters



£443,000

RIVERSIDE
LOCATION

2 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

0.36 miles

NEW HOME

Added on 22/09/2021

Berkeley
Designed for life



L&Q AT HUNTLEY WHARF - NEW HOMES

1/10

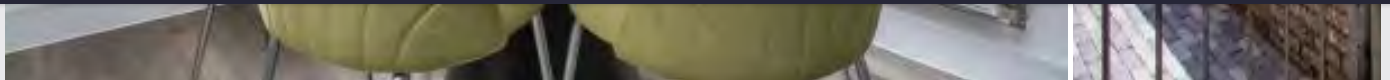


RG1 3AA



+ 1/2 mile

Filters



£333,750

Shared ownership

RIVERSIDE
LOCATION

2 bedroom duplex for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

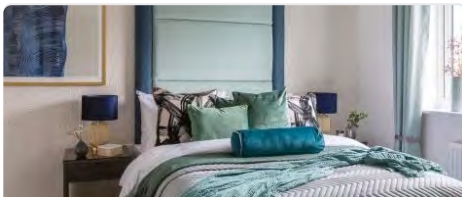
NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£262,500

Apartment

x2 x1



£226,875

Flat

x1 x1



£222,500

Duplex

x2

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Winkworth

for every s

1/12



RG1 3AA



+ 1/2 mile

Filters



£326,000

RIVERSIDE
LOCATION

1 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

0.36 miles

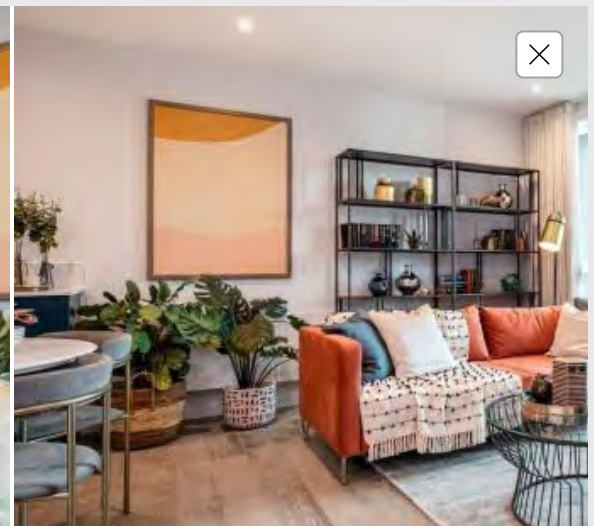
NEW HOME

Added on 22/09/2021

Berkeley
Designed for life



1/11

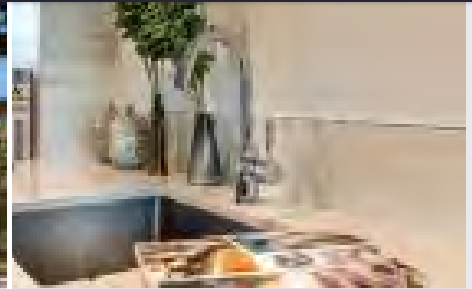
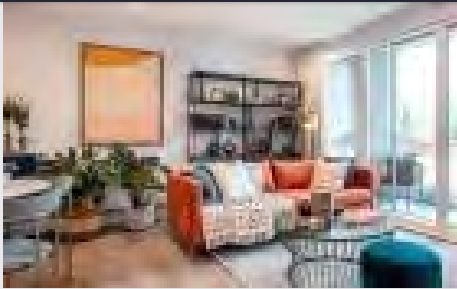


RG1 3AA



+ 1/2 mile

Filters



£321,000

RIVERSIDE
LOCATION

1 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

0.36 miles

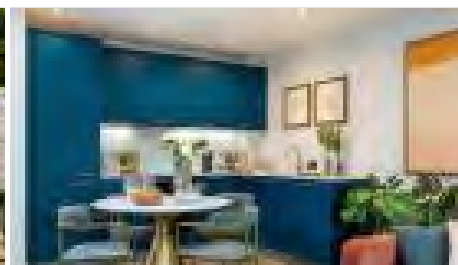
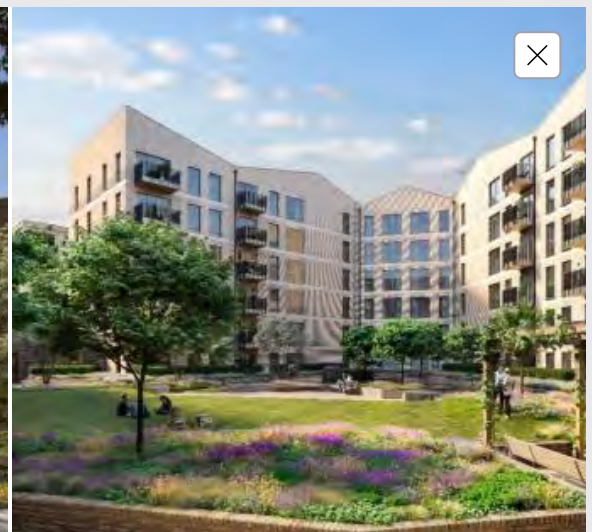
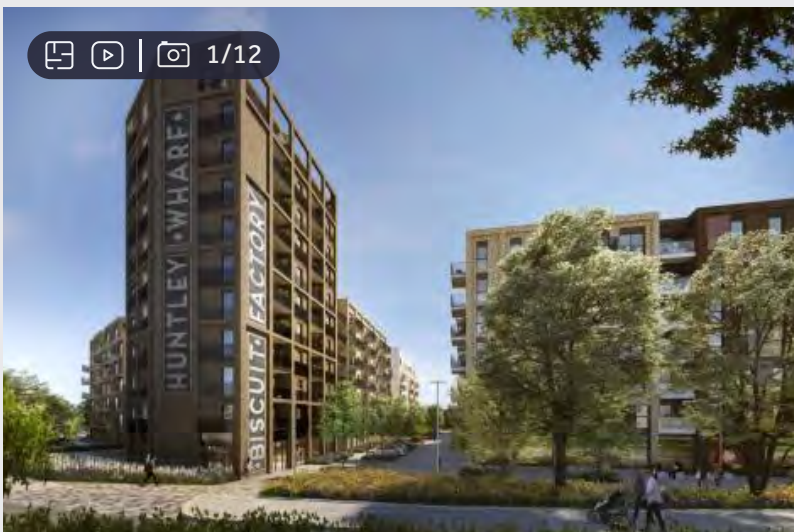
NEW HOME

Added on 22/09/2021

Berkeley
Designed for life



1/12



RG1 3AA



+ 1/2 mile

Filters

RIVERSIDE
LOCATION

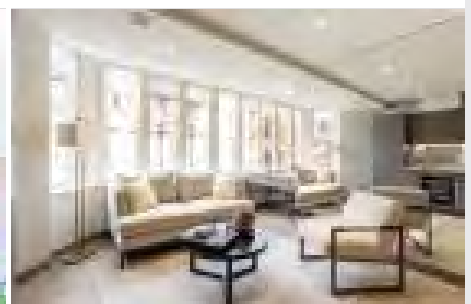
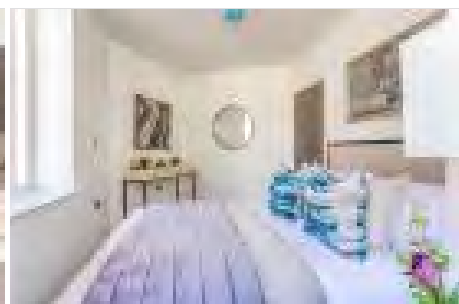
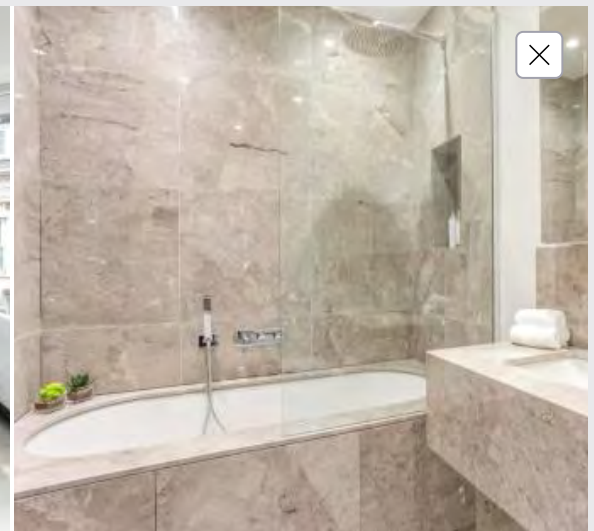
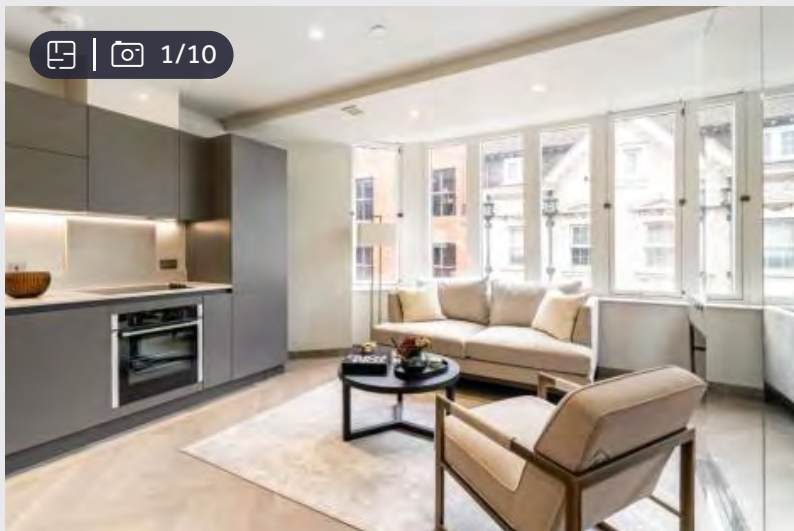
1 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DG

0.36 miles

NEW HOME

Added on 21/10/2021

Berkeley
Designed for life



£270,000

Guide Price

FIRST TIME
BUYERS

1 bedroom apartment for sale
The Dukesbridge, 1 Duke Street, Reading, RG1

0.07 miles

savills

RG1 3AA



+ 1/2 mile

Filters



L&Q AT HUNTLEY WHARF - NEW HOMES



£262,500

Shared ownership

LAST AVAILABLE

2 bedroom apartment for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£226,875

Flat

Bed x1 Bath x1



£222,500

Duplex

Bed x2 Bath x2



£213,750

Flat

Bed x1

RG1 3AA



+ 1/2 mile

Filters

1/9



£226,875

Shared ownership

HOME OF THE
WEEK

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£222,500

Duplex

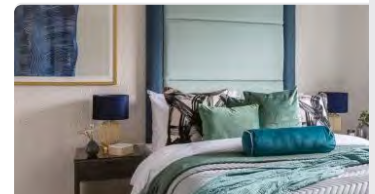
Bed x2 Bath x2



£213,750

Flat

Bed x1 Bath x1



£262,500

Apartment

Bed x2

RG1 3AA



+ 1/2 mile

Filters

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L&Q AT HUNTLEY WHARF - NEW HOMES

1/10



£222,500

Shared ownership

MOVE IN THIS
AUTUMN

2 bedroom duplex for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£226,875



£213,750



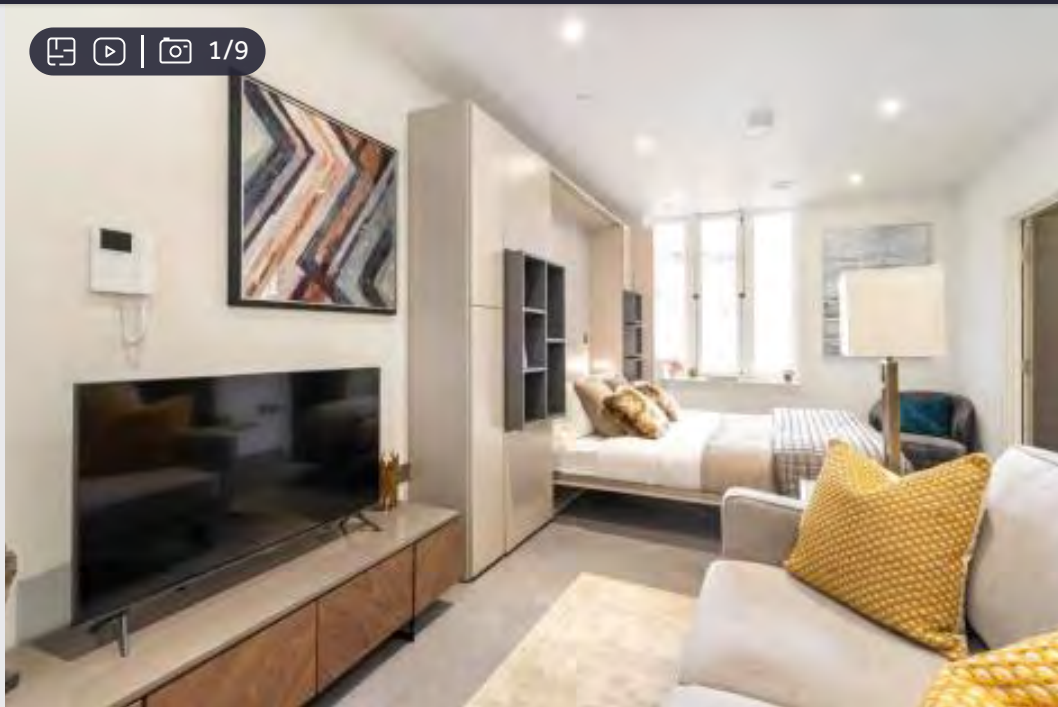
£262,500

RG1 3AA



+ 1/2 mile

Filters



£215,000

Guide Price

1 bedroom apartment for sale

The Dukesbridge, 1 Duke Street, Reading, RG1

0.07 miles

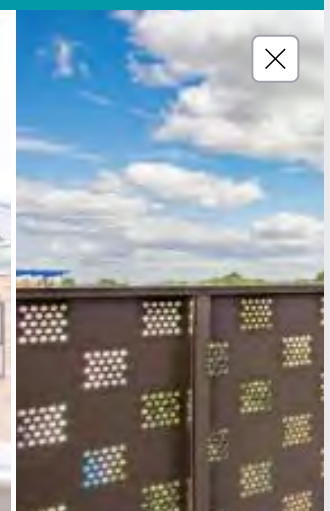
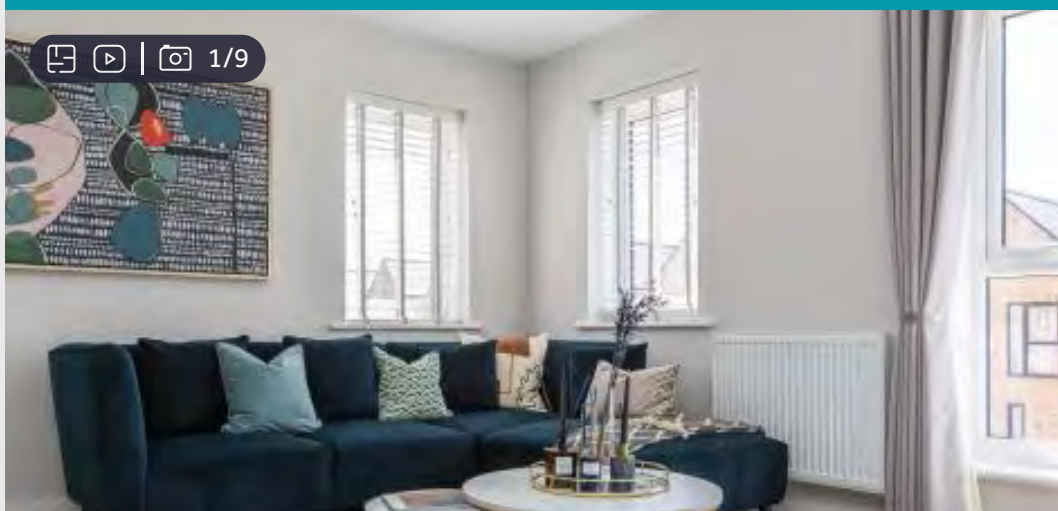
NEW HOME

ONLINE VIEWING

Added on 24/03/2021



L&Q AT HUNTLEY WHARF - NEW HOMES

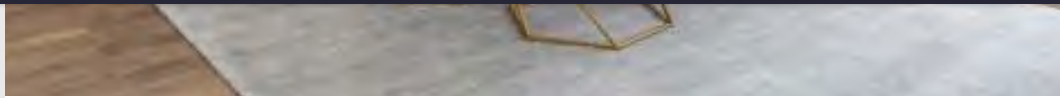


RG1 3AA



+ 1/2 mile

Filters



£213,750

Shared ownership

BALCONY

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£222,500

Duplex

Bed x2 Bath x2



£226,875

Flat

Bed x1 Bath x1



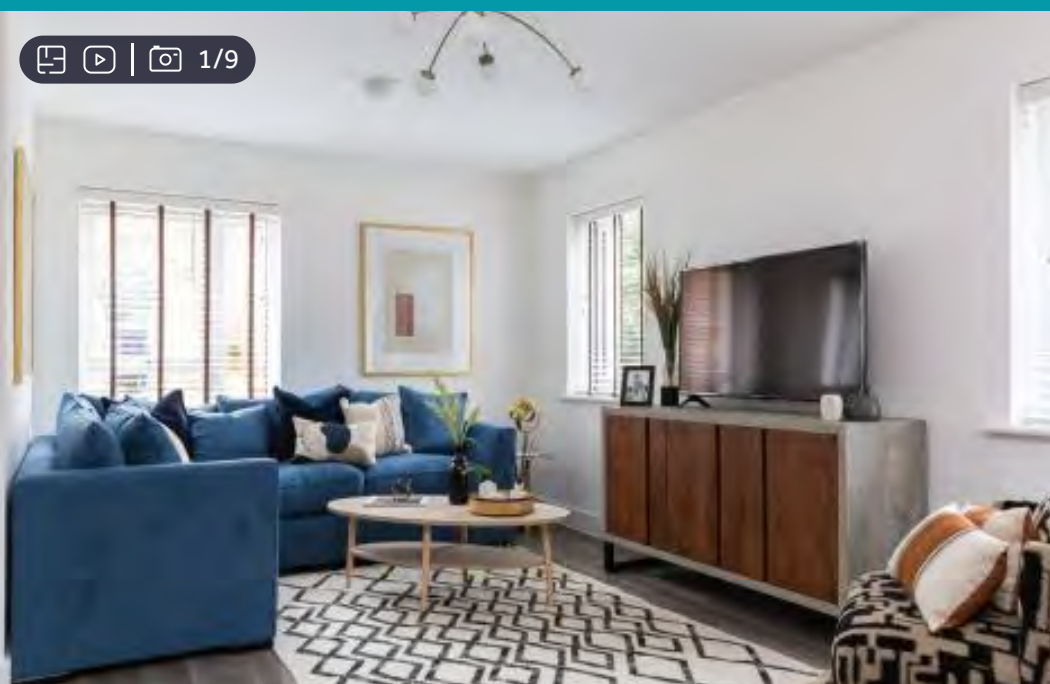
£175,000

Apartment

Bed x2

L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



RG1 3AA



+ 1/2 mile

Filters

£175,000

Shared ownership

LAST AVAILABLE

2 bedroom apartment for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£151,250

Flat

x1 x1



£145,000

Flat

x1 x1



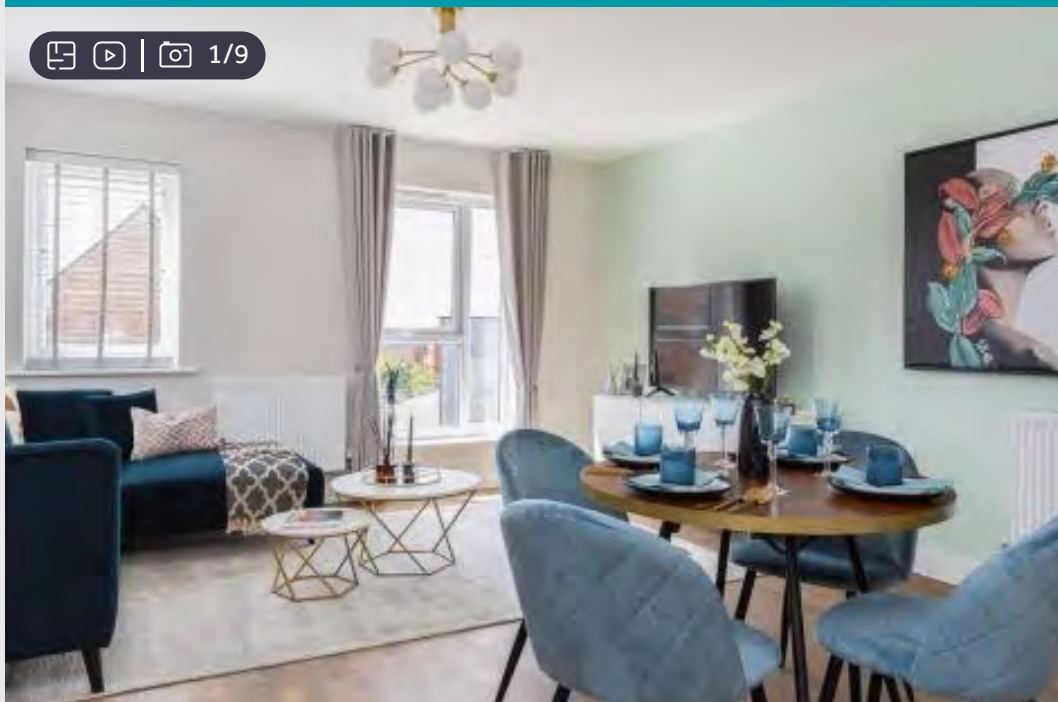
£142,500

Flat

x1

L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



RG1 3AA



+ 1/2 mile

Filters

£151,250

Shared ownership

HOME OF THE
WEEK

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



More properties available at this development



£145,000

Flat

x1 x1



£142,500

Flat

x1 x1

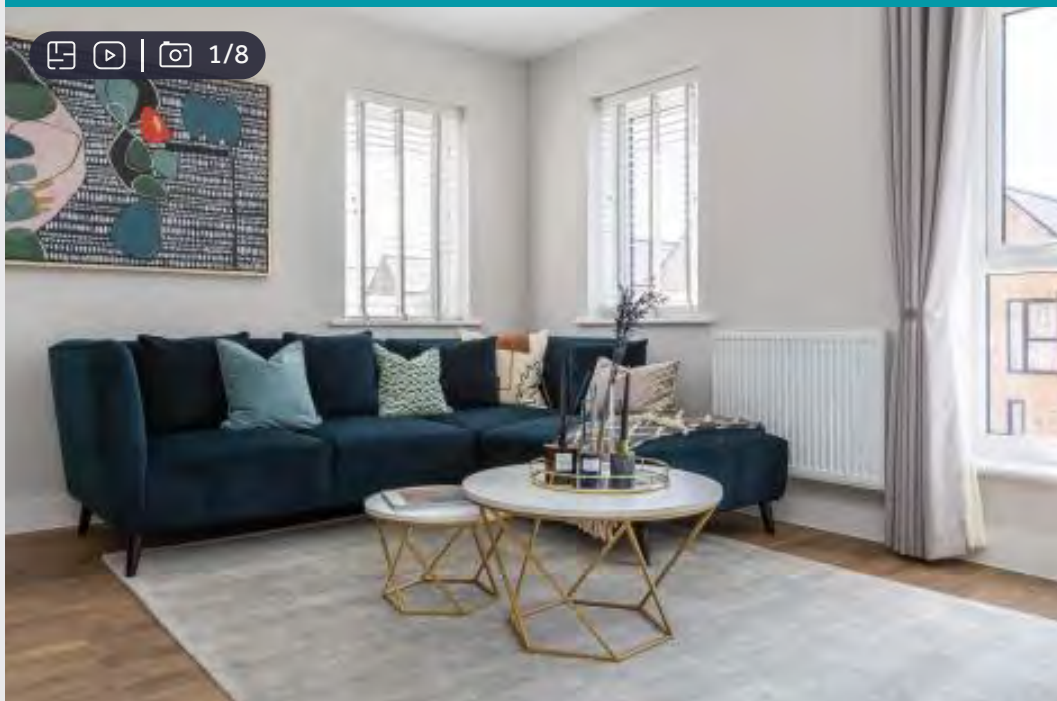


£175,000

Apartment

x2

L&Q AT HUNTLEY WHARF - NEW HOMES



£145,000

JUST
LAUNCHED

RG1 3AA



+ 1/2 mile

Filters

L&Q

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 04/10/2021



More properties available at this development



£142,500

Flat

x1 x1



£151,250

Flat

x1 x1



£175,000

Apartment

x2

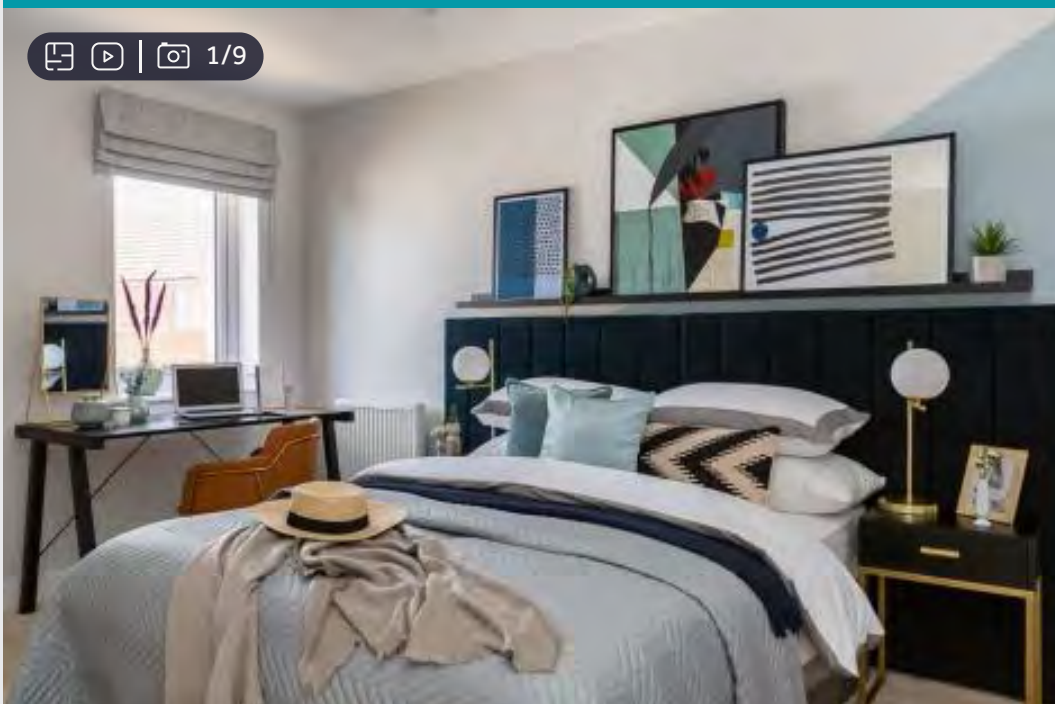
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L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



RG1 3AA



+ 1/2 mile

Filters

Shared ownership

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021

L&Q



More properties available at this development



£145,000

Flat

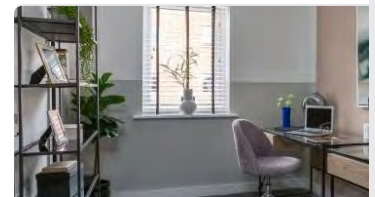
x1 x1



£151,250

Flat

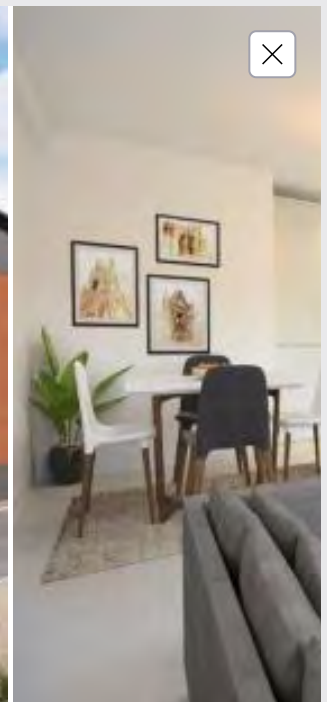
x1 x1



£111,250

Duplex

x2



£130,000

RG1 3AA



+ 1/2 mile

Filters

0.30 miles

NEW HOME

Reduced on 20/07/2021



L&Q AT HUNTLEY WHARF - NEW HOMES



£111,250

Shared ownership

OUTSIDE SPACE

2 bedroom duplex for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

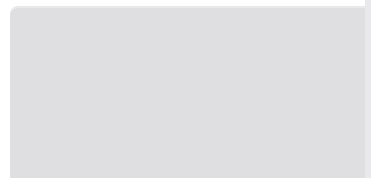
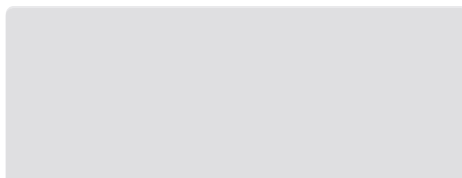
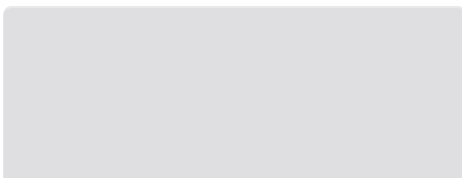
NEW HOME

Added on 30/09/2021



L&Q

More properties available at this development



RG1 3AA



+ 1/2 mile

Filters

L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



£87,500

Shared ownership

LAST AVAILABLE

2 bedroom apartment for sale
Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



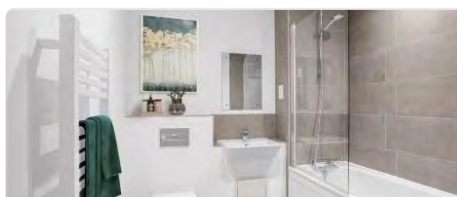
More properties available at this development



£75,625

Flat

Bed x1 Bath x1



£73,750

Flat

Bed x1 Bath x1



£71,250

Flat

Bed x1

RG1 3AA



+ 1/2 mile

Filters



£81,875

2 bedroom apartment for sale

Sterling Square, 2 Silver Street, Reading

0.30 miles

NEW HOME

Reduced on 20/07/2021



1/8



RG1 3AA



+ 1/2 mile

Filters

£81,250

2 bedroom apartment for sale

Sterling Square, 2 Silver Street, Reading

0.30 miles

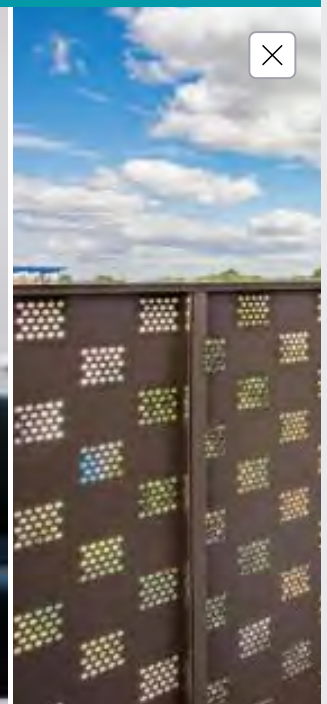
NEW HOME

Reduced on 20/07/2021



L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



£75,625

Shared ownership

SHARED
OWNERSHIP

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles



RG1 3AA



+ 1/2 mile

Filters



More properties available at this development



£73,750

Flat

x1 x1



£71,250

Flat

x1 x1



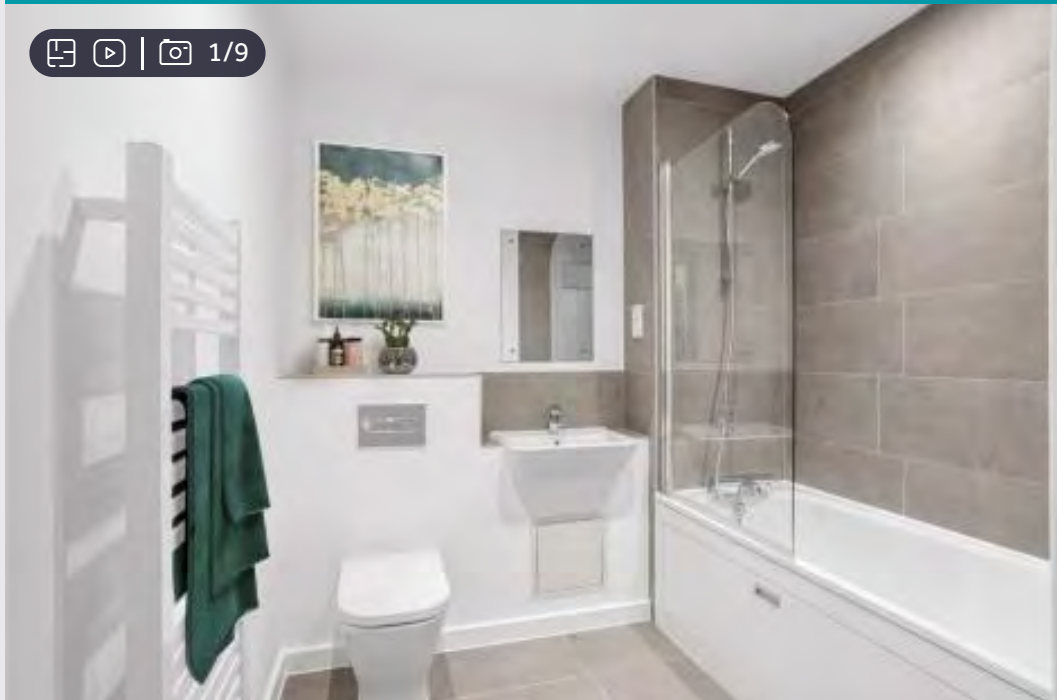
£87,500

Apartment

x2

L&Q AT HUNTLEY WHARF - NEW HOMES

1/9



£73,750

Shared ownership

JUST
LAUNCHED

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 04/10/2021



RG1 3AA



+ 1/2 mile

Filters



£75,625

Flat

🛏 x1 🚿 x1



£71,250

Flat

🛏 x1 🚿 x1



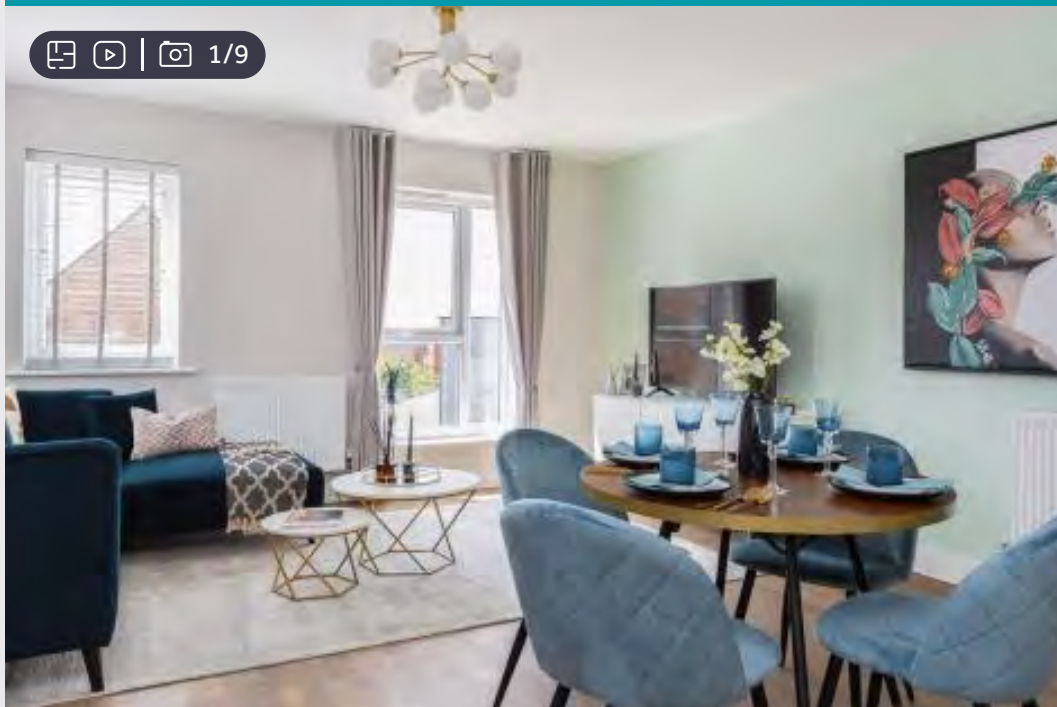
£87,500

Apartment

🛏 x2

L&Q AT HUNTLEY WHARF - NEW HOMES

🏠 | 🎥 | 📷 1/9



£71,250

Shared ownership

BALCONY

1 bedroom flat for sale

Kenavon Drive, Reading, RG1 3DH

0.43 miles

NEW HOME

Added on 30/09/2021



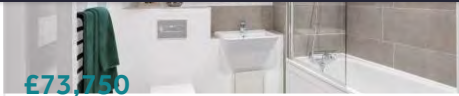
🏠 More properties available at this development

RG1 3AA



+ 1/2 mile

Filters



£73,750

Flat



x1



x1



£75,625

Flat



x1



x1



£87,500

Apartment



x2

Previous

Page

1



of 1

Next

Sold House Prices



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Schedule 4

BUDGET ESTIMATE OF COSTS

FOR CONSTRUCTION OF

4NR APARTMENTS ON TOP OF EXISTING BUILDING

AT

**ABBEY CORNER, 2-4 KINGS ROAD, READING,
RG1 3AA**

FOR

OOAK DEVELOPMENTS LTD

David R Parker MRICS BSc Hons
Chartered Quantity Surveyor
4 Park Road
Banstead
Surrey
SM7 3BY

NOVEMBER 2021

ABBHEY CORNER, 2-4 KINGS ROAD, READING, RG1 3AA

	<u>CONTENTS</u>	<u>PAGE</u>
1.00	INTRODUCTION	1
2.00	INFORMATION USED	1
3.00	BASIS OF ESTIMATING	1
4.00	APPROXIMATE ESTIMATE OF COSTS	2
5.00	EXCLUSIONS	7

1.00 2.00 3.00	INTRODUCTION This report has been produced in order to provide budget estimate of costs for construction of 4nr apartments on top of existing building at Abbey Corner, 2-4 Kings Road, Reading, RG1 3AA for OOAK Developments Ltd. INFORMATION USED The following information prepared by The Harris Partnership Architects has been used in formulating the estimate: - Existing plans and elevations 17867/101-107. - Plans, elevations and sections 17867/163A, 165, 166. - Design and Access statement dated November 2021. - Proposed site plan 17867/161, 162. BASIS OF ESTIMATING The estimate has been set out on an elemental basis and priced upon approximate quantity measurements taken from the drawings described in item 2.00 and priced upon competitive tender return levels anticipated for a commencement at current levels. It has been assumed that the works will be carried out as one continuous operation and as one contract and with the building vacant at all times and the level of specification to a medium standard. Costs have been based upon a contract period of approximately 9 months. The location and vicinity of other buildings has been considered in the preparation of this estimate. Costs may be subject to revision on receipt of building regulation and structural drawings.		

4.00	APPROXIMATE ESTIMATE OF COSTS		
4.01	DEMOLITIONS / ALTERATIONS		
-	Infill bin store door and demolish wall to form bin store, make good.	1,000	
-	Remove staircase and form bin store including pair of doors and adapting opening, infill floor etc – say.	5,000	
-	Remove skylight over staircase; infill and make good.	1,500	
-	Remove plant enclosure including any redundant plant.	6,500	
-	Remove all redundant plant to roof.		
-	Remove metal capping/coping to top of wall.	700	
-	Asbestos survey and subsequent removal – say.	1,500	
			16,200
4.02	FRAME		
-	Steel frame to walls, floor and roof to support/form structure – say.		38,000
4.03	EXTERNAL WALLS		
-	Clean brickwork/repair where metal coping/covering removed.	2,500	
-	Brickwork and coping to top of wall to match existing (44m).	5,000	
-	Brickwork to corridor to raise wall (32m ²).	5,800	
-	Mansard wall comprising timber framework, insulation, plywood, breather membrane, metal zinc cladding including all flashings, parapets etc (220m ²).	55,000	
-	Extra forming window openings (17nr).	3,000	
-	Rainwater installation to base of mansard – say.	1,500	
-	Thermal board and skim mansard walls including to reveal of window.	9,900	
-	Plaster to raised and existing wall corridor.	1,200	
			83,900
4.04	ROOFS		
-	Structure and insulation to form roof comprising timber joists, firrings, insulation, WBP plywood (187m ²).	19,500	
-	Extra forming openings for rooflight (5nr).	1,500	
-	Extra for gutter.	2,000	
-	Cover roof in metal zinc to same spec as walls including all flashings, trims etc (187m ²).	23,000	
-	Extra around rooflights (5nr).	1,000	
	C/F £	47,000	138,100

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)			
		B/F £	47,000	138,100
4.04	ROOFS (CONT)			
-	Extra for gutter.		3,000	
-	Man safe fall restraint system to roof.		2,500	
-	Rainwater installations.		2,500	
-	Rooflights including all flashings (5nr).		7,000	
				62,000
4.05	UPPER FLOORS			
-	Timber floor laid on existing roof structure comprising joists on and including resilient pads, 18 thick chipboard and 12 thick t and g plywood, insulation, layer of plasterboard for fire (202m ²).		18,200	
-	Allow for sound proofing and fireproofing around perimeters.		1,700	
				19,900
4.06	STAIRCASES			
-	Works to ground floor steps including balustrading.		2,000	
-	Works existing main staircase. Assumed no works.		-	
				2,000
4.07	WINDOWS, DOORS AND SCREENS			
-	Windows double glazed aluminium (17nr).		30,600	
-	Window boards internally (17nr).		900	
-	Ironmongery to doors and windows including door release/entry to common door (cost included above).		-	
-	Note all windows/doors pre-finished.		-	
-	All to be Secured by Design.		-	
				31,500
4.08	INTERNAL PARTITIONS			
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (128m ²).		9,000	
-	Separating wall between apartments; staggered stud, insulation, two layers plasterboard and skim both sides including forming door openings (112m ²).		12,900	
		C/F £	21,900	253,500

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)	B/F £	21,900	253,500
4.08	INTERNAL PARTITIONS (CONT)			
-	Plaster to existing wall staircase previously external (15m ²).		400	
-	Make good plaster after forming openings ground floor.		400	
				22,700
4.09	INTERNAL DOORS AND ENTRANCE DOORS			
-	Door to corridor including vision panel and side panel.		1,500	
-	Front door to each apartment, composite door and frame including all ironmongery, all to Secured by Design (4nr).		4,000	
-	Doors within apartment, flush plywood faced to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (12nr).		7,200	
-	Door to bike store and bin stores (3nr) (ventilated).		1,500	
-	Pair of doors to residential storage and bin store including ironmongery and lining (2nr).		1,500	
				15,700
4.10	JOINERY			
-	Supply and fit kitchen including worktops, splashbacks and white goods (washing machine, fridge/freezer, dishwasher, hob, oven, extractor, sink and taps) (supply £8,500.00 allowed) (4nr).		40,000	
-	Spray painted built in wardrobes to bedrooms (4nr).		8,000	
-	Skirting's simple profile softwood or mdf to all rooms and common areas.		4,900	
-	Mirrors to bathrooms (4nr).		800	
-	Sundry boxing and the like.		2,500	
-	Service risers/smoke outlets extended from existing.		1,800	
-	Letter boxes to ground common area.		500	
-	Signage.		300	
-	Timber batten over windows for future curtain rail (16nr).		800	
				59,600
4.11	FLOOR FINISHES			
-	Renew floor finishes ground common area – say.		3,000	
-	Laminate wood effect flooring on underlay to all rooms except bathrooms (£30/m ² supply) (155m ²).		7,800	
-	Tiles to bathrooms on and including ditra matting (£25/m ² supply) (14m ²).		1,700	
		C/F £	12,500	351,500

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)	B/F £	12,500	351,500
4.11	FLOOR FINISHES (CONT)			
-	Carpet to staircase from third to fourth floor.		1,500	
-	Carpet to landings/corridors (40m ²).		1,700	
				15,700
4.12	WALL FINISHES			
-	For wall plaster and plasterboard see internal partitions and external walls.		-	
-	Kitchen splash backs (£15/m ² supply) (see 4.11).		-	
-	Tiling to bathrooms (£25m ² supply) (includes plastic edge trims at corner) (18m ² /bathroom = 72m ²).		5,500	
				5,500
4.13	CEILING FINISHES			
-	Insulated plasterboard and skim to ceilings abutting roofs including mansard sides (306m ²).		12,200	
-	Extra around rooflights (5nr).		500	
				12,700
4.14	DECORATIONS (externally all self-finished)			
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork).			
-	Decorations to common areas ground to fourth floor.			
				24,000
4.15	SANITARY INSTALLATION			
-	White sanitaryware, with chrome plated taps, showers, screens and trays, bath panel, heated towel rails (4nr bathrooms).		12,000	
-	Fit sanitaryware.		13,000	
-	Provide bathroom fixtures (toilet roll holders, hooks, toilet brush holders etc) (£50/bathroom) (4nr).		200	
-	Fit the above.		200	
-	Provide waste and stack installation to suit layout connected to existing.		Incl above	
				25,400
4.16	PLUMBING INSTALLATION			
-	Combination boiler, controls, pumps, plant etc to all units (4nr).		14,000	
-	Gas supply to boiler including rising main (4nr).		4,000	
-	Hot and cold water.		16,000	
		C/F £	34,000	434,800

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)		
		B/F £	34,000
4.16	PLUMBING INSTALLATION (CONT)		434,800
-	Cold water riser.	4,000	
-	Supply to towel rails (4nr).	1,200	
-	Heating installation – standard stelrads or similar (12nr).	4,200	
-	Allow for testing and commissioning, design.	2,000	
-	Allow for all builders work.	2,000	
			47,400
4.17	ELECTRICAL INSTALLATION		
-	Extend/divert extracts serving third floor – say.	3,000	
-	Fuse board and sub main to suit (4nr).	5,600	
-	Power for heating controls, boiler etc (4nr).	1,600	
-	Extract fans and all ductwork to bathrooms, kitchens (8nr).	3,200	
-	TV/satellite to living rooms run to shared dishes and aerials (4nr).	800	
-	Satellite dishes and TV aerials to suit 4nr apartments (assumed use existing).	600	
-	Telephone points to living room run back to service riser (4nr).	600	
-	LED low energy downlighters to all rooms including all white standard switch plates (£10/light to supply) (100nr).	7,000	
-	Power installation generally (4nr living, 3nr beds, 1nr hall, 2nr dining) (40nr).	2,800	
-	Power to kitchen including to white goods, cooker etc, all standard white.	1,600	
-	Shaver points to bathrooms (4nr).	600	
-	Lighting to under kitchen units.	1,200	
-	Mirror light to bathrooms (4nr).	600	
-	Mains wired smoke heat detectors within flats (8nr).	800	
-	Mains wired carbon monoxide detector to each apartment (4nr).	400	
-	Video door entry system extended from existing.	3,000	
-	Lighting and power to extended staircase/corridor, residential storage.	2,500	
-	Earthing.	1,600	
-	Extend fire alarm to suit including emergency lighting.	2,400	
-	Testing/commissioning/design.	2,500	
-	Builders work in connection.	2,400	
-	(Note all standard white MK logic range).		
			44,800
		C/F £	527,000

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)	B/F £	527,000
4.18	INCOMING SERVICES		
-	Incoming water, gas and electrical mains including all builders work.	}	24,000
-	Incoming telephone ducting rising to each flat.		
4.19	ACOUSTIC TESTING		
-	Test each apartment for acoustic and provide certificates.		2,400
4.20	UNDERGROUND DRAINAGE		
-	Assumed part connected to existing, part new – say.		6,000
4.21	NHBC/WARRANTY		
-	NHBC or similar warranty.		18,000
4.22	EXTERNAL WORK (see stairs for foundations)		-
			577,400
	MAIN CONTRACTORS PRELIMINARIES (high due to access)		86,700
	SCAFFOLDING AND HOIST (includes hoist for access and crash deck/fan at roof level/permits for pavement etc)		20,000
			£684,100
	MAIN CONTRACTORS PROFIT AND OVERHEAD 10% (included in rates)		-
	TOTAL APPROXIMATE COSTS FOR APARTMENTS		£684,100
	<u>Cost/m²</u>		
	Gross internal residential floor area = 169m ²		
	Therefore cost/m ² = £684,100 ÷ 169m ² = £4,048/m ²		
	Gross residential floor area including common areas fourth floor = 207m ²		
	Therefore cost/m ² = £684,100 ÷ 207m ² = £3,305/m ²		
5.00	EXCLUSIONS		
-	VAT.		
-	District surveyors/planning fees.		
-	Contingency.		
-	Security alarms to apartments.		
-	Works to existing offices other than that caused through the works.		