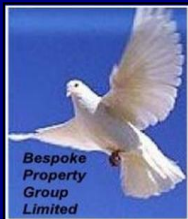


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



[Click here to proceed](#)

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	39 Brunswick Hill
Site Reference	
Scheme Description	conversion and extension to provide 8 x flats
Date	30.4.20
Site Area (hectares)	
Author & Organisation	S106 Management
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:

PROPOSED

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			60.333			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			8			

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:

freehold ground rents

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

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)
Timing of Affordable Housing Tenure 1 Purchase Payment	Start Month	End Month
		(whole number, minimum of

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)
Timing of Affordable Housing Tenure 2 Purchase Payment	Start Month	End Month
		(whole number, minimum of

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%
Timing of Affordable Housing Tenure 3 Purchase Payment	
Start Month	End Month
0	0
(whole number, minimum of	

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 of

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 of

Open Market Values

Open Market Housing Type 1:	PROPOSED	Capital Value (£ psm)
Open Market Housing Type 2:	-	£4,723
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	freehold ground rents	£40,000
Timing of First Open Market Housing Sale		Month
Timing of Last Open Market Housing Sale		14
		16

Overall Scheme End Date (this must be completed)

Final End Date of Scheme - scheme built and fully let/sold	Month	16	(whole number, minimum of
--	-------	----	---------------------------

Social Housing Grant & Other Funding

Affordable Housing Tenure 1:	Social Rented	Grant per unit (£)
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

Timing of 1st Payment

Timing of 2nd Payment

Other Sources of Funding for A/H (£)
(could include RSL cross-subsidy from reserves)Value (£)
£0

Timing of Payment

(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:	PROPOSED	£1,256	89%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	freehold ground rents		

* 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)	% of Building Costs	
Residential Car Parking Building Costs (£ / car parking space)		10.00%	(typically around 10%)
Building Cost Fees % (Architects, QS etc)		5.00%	(typically around 5% for new)
Building Contingencies (% of Building Costs)			

Section 106 Payments (£) *

CIL
Community Facilities
Public Realm / Environment
Sustainability Issues
Others

Cost (£) Month of Payment
£24,101

* 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
£68,000

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
£35,000

Other Acquisition Costs (£)

FINANCE COSTS

Arrangement Fee (£)

£15,000

Interest Rate (%)	7.00%	(typically around 1.5% to 3%
Misc Fees - Surveyors etc (£)	£10,000	

Marketing Costs**Affordable Housing Marketing Costs**

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

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	3.00%	(typically around 6%)
Legal Fees (per Open Market unit) - £	£1,000	(typically around £600 per u

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	14	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	(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)
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

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)**Timing
(month)****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

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)**Timing
(month)**

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	39 Brunswick Hill
Site Reference	
Scheme Description	conversion and extension to provide 8 x flats
Date	30.4.20
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	484	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	483	£4,723	£2,279,622
-	-	-	-
-	-	-	-
-	-	-	-
freehold ground rents	1	£40,000	£40,000
Total	484	-	£2,319,622

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £2,319,622

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £2,319,622

Non-Residential Values

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
--	-----------

TOTAL VALUE OF SCHEME	£2,319,622
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£684,228	£684,228

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	£684,228
-----------------------------	-----------------

OTHER SITE COSTS

Building Contingencies	5.0%	£34,211
Building Cost Fees (Architects, QS etc):	10.0%	£71,844
Other Acquisition Costs (£)		£35,000

Section 106 Costs (£)

CIL	£24,101
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

Site Abnormals

Infrastructure Costs	£68,000
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£233,156
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£69,589
Legal Fees (per Open Market unit):	£1,000	£9,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£78,589
------------------------------	----------------

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
------------------------------------	-----------

TOTAL DIRECT COSTS:	£995,972.97
----------------------------	--------------------

Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£15,000
Misc Fees (Surveyors etc)	£10,000
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£110,350

Total Finance Costs	£135,350
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£463,924
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£463,924
-------------------------------	-----------------

Residual Site Value

SITE VALUE TODAY	£724,375
-------------------------	-----------------

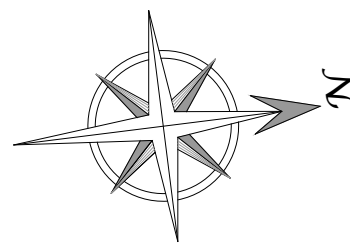
EXISTING USE VALUE	£960,000
--------------------	-----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£235,625
--	-----------

Checks:

Site Value as a Percentage of Total Scheme Value	31.2%
Site Value per hectare	#VALUE!

Schedule 2



KEY

- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED INDICATIVE PLANTING
- EXISTING PLANTING
- +00.00 EXISTING SPOT SITE LEVELS
- +00.00 PROPOSED SPOT SITE LEVELS
- PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
- EXISTING TO BE RETAINED

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status
PLANNING APPLICATION

ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com
www.ascotdesign.com

Client
MR ERIC BENJAMIN

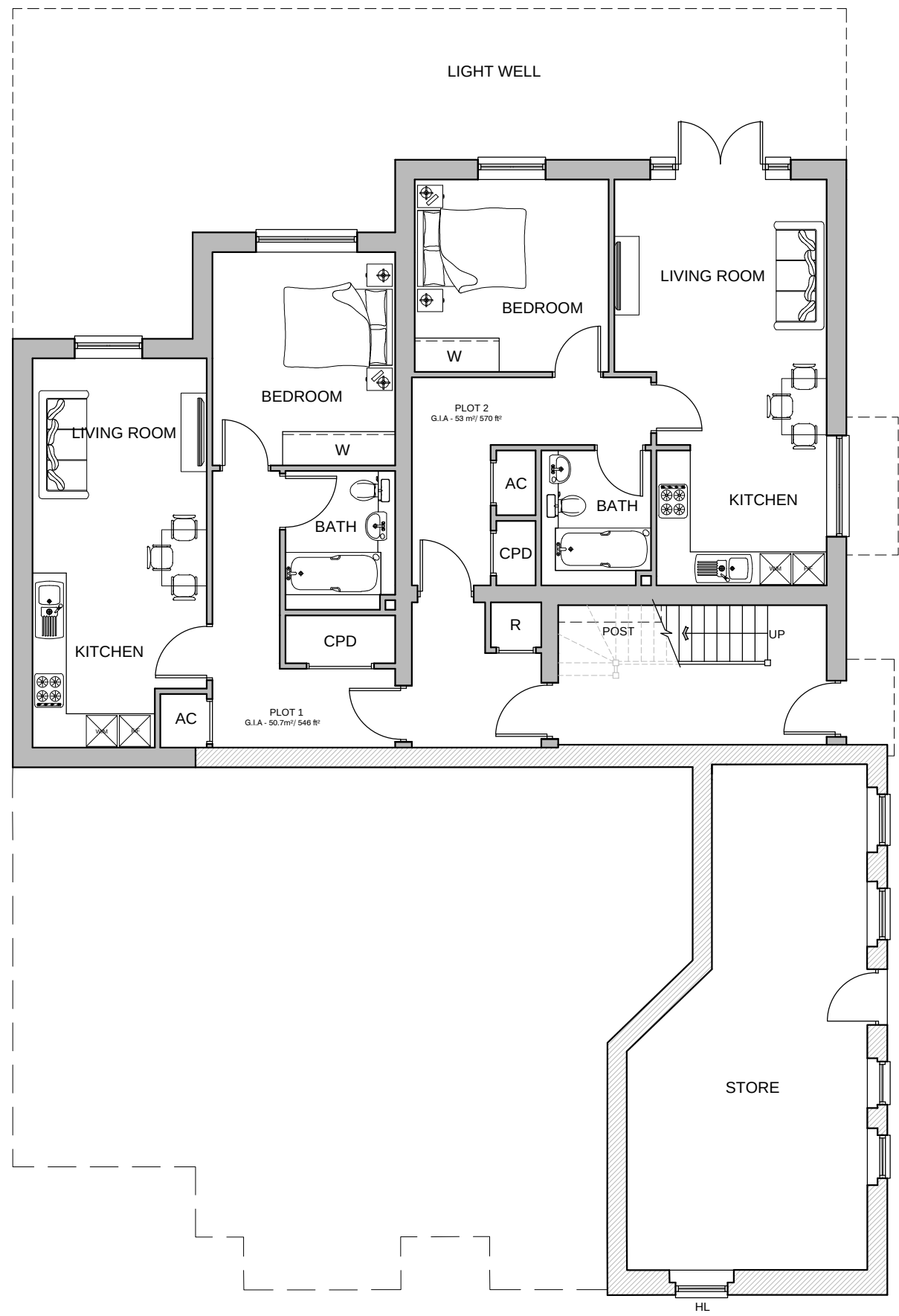
Project Title
**39 BRUNSWICK HILL
READING**

Drawing Title
PROPOSED SITE PLAN

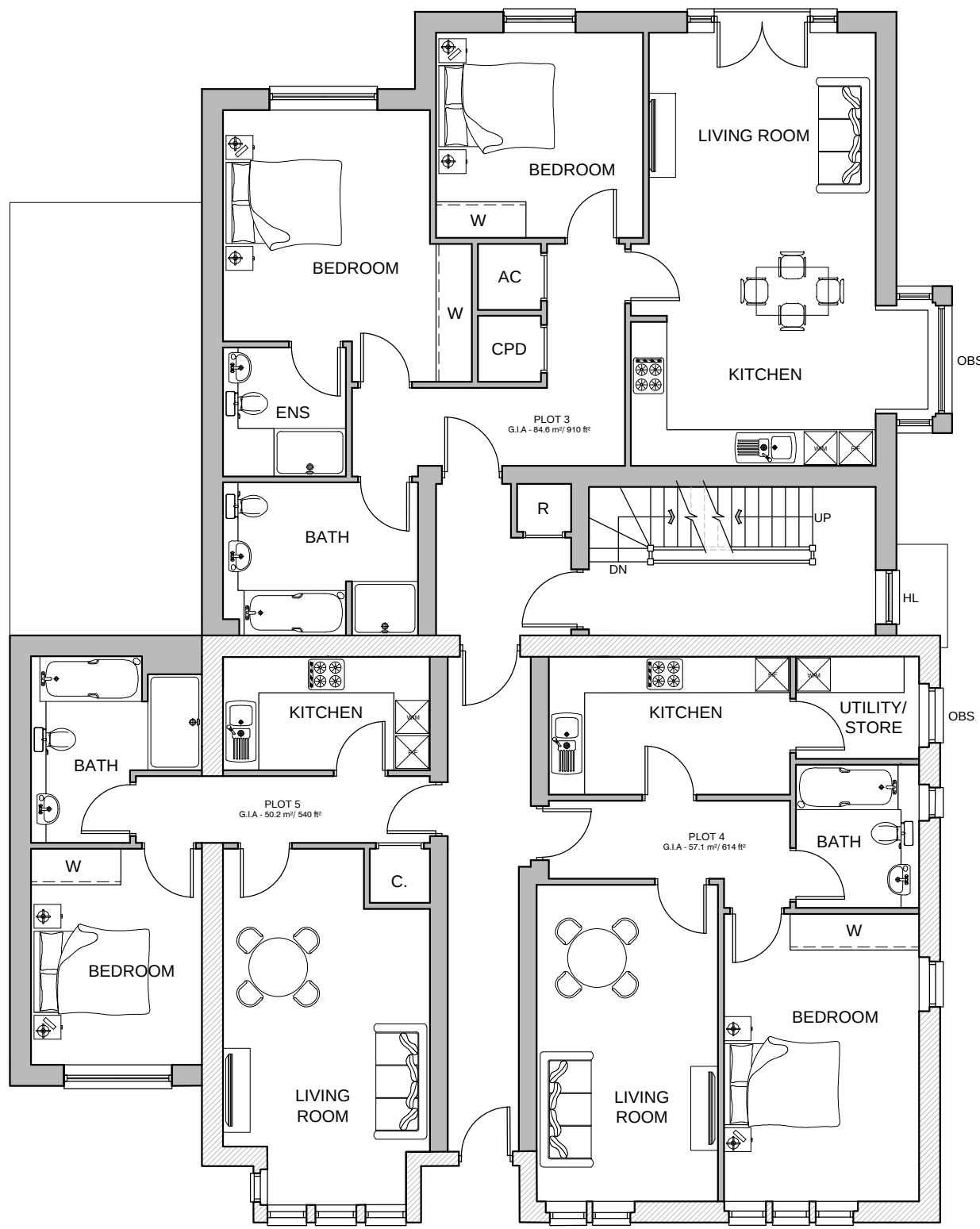
Scale	Date	Drawn
1:200 @ A1	NOV '19	SM

Drawing No.	Rev.
18 - J2690 - 102	C

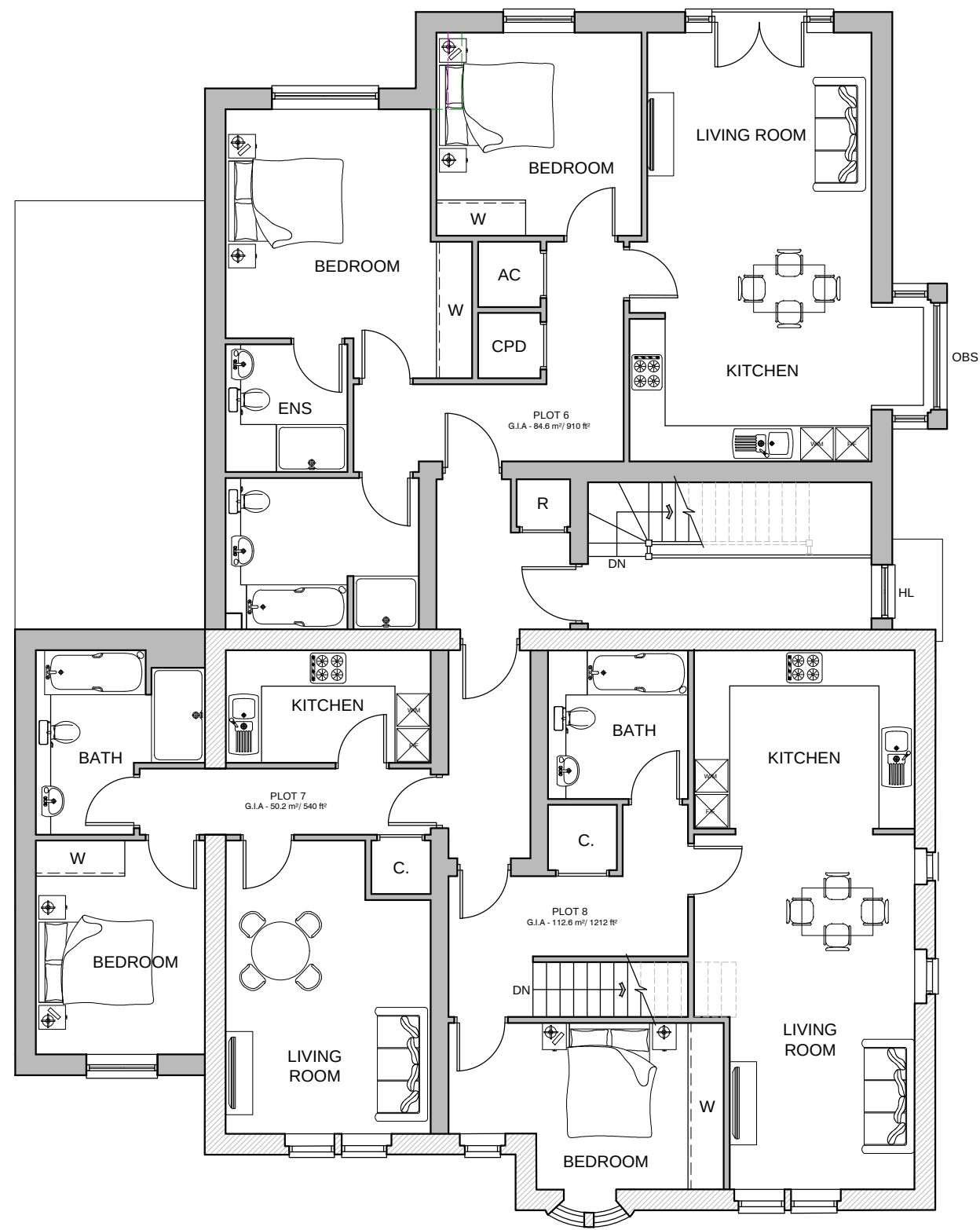




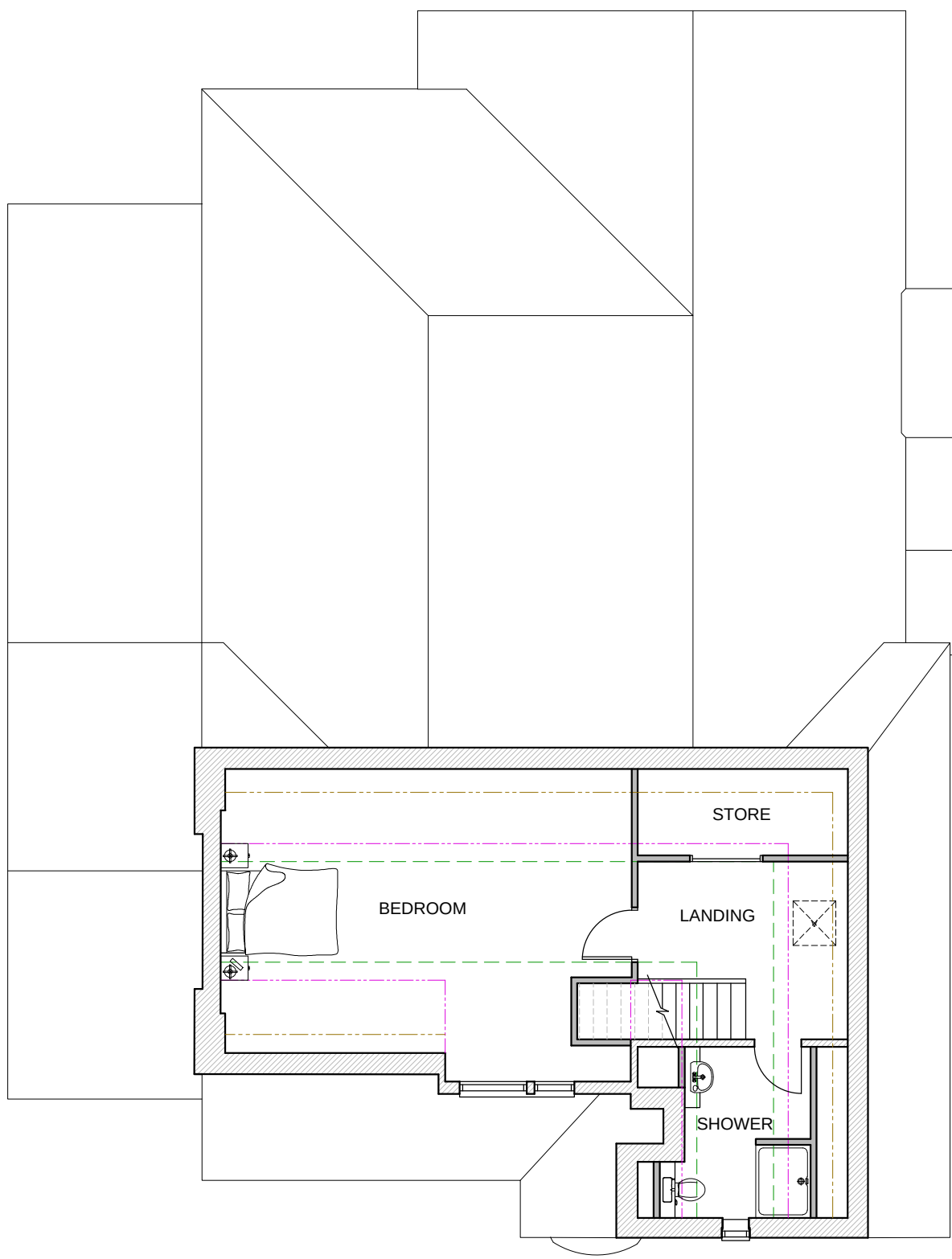
LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Skelling Heights
1500 Skelling Line
2100 Skelling Line
2300 Ceiling Line



KEY

- EXISTING WINDOWS
- PROPOSED WINDOWS
- PROPOSED WALLS
- EXISTING WALLS
- OBS OBSCURED GLAZING
- HL HIGH LEVEL GLAZING

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status
PLANNING APPLICATION



ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299231 Email: info@ascotdesign.com
www.ascotdesign.com

Client
MR ERIC BENJAMIN

Project Title
**39 BRUNSWICK HILL
READING**

DRAWING Title
**PROPOSED REFURB
FLOOR PLANS**

Scale	Date	Drawn
1-100 @ A1	NOV '19	SM

DRAWING No	Rev.
18 - J2690 - 103	C

The copyright in this document and design is confidential to and the property of Ascot Design Limited



FRONT ELEVATION

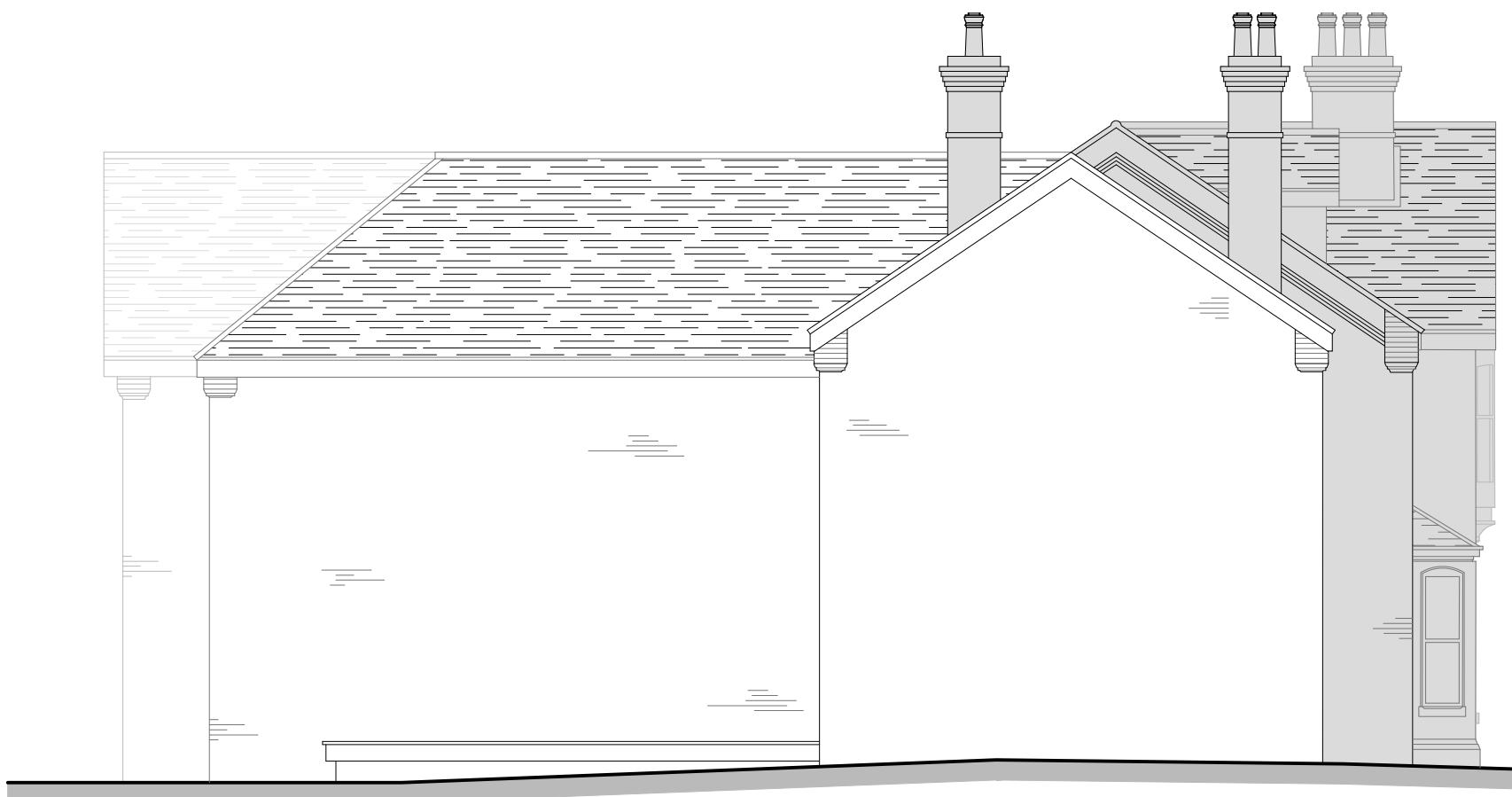
DATUM 51.00m



SIDE ELEVATION

DATUM 51.00m

★ Obscured Glazing



SIDE ELEVATION

DATUM 51.00m



REAR ELEVATION

DATUM 51.00m

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status
PLANNING APPLICATION



ASCOT DESIGN
Timeless architecture

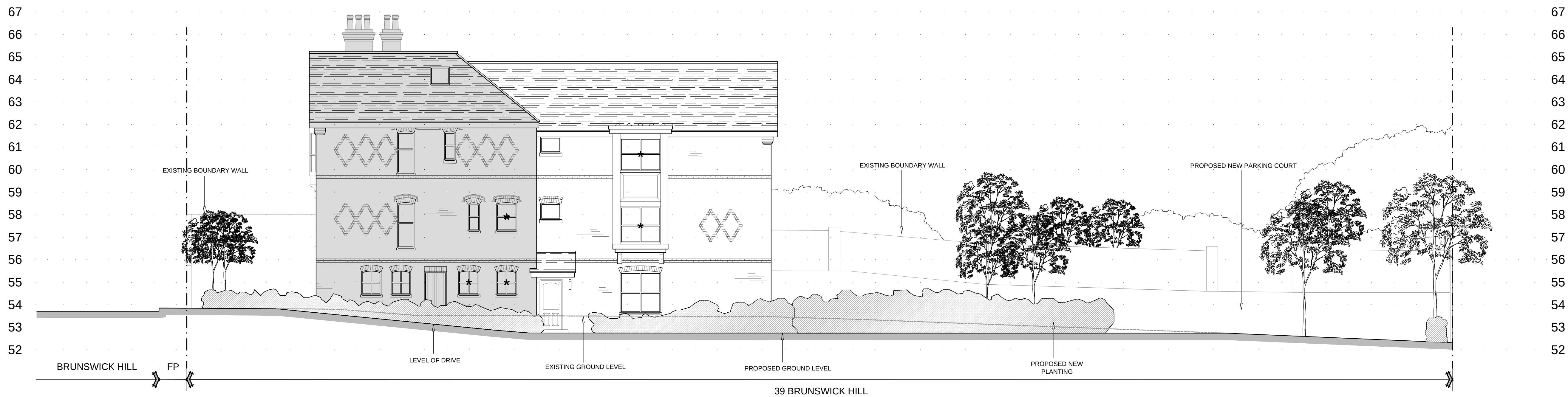
Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com
www.ascotdesign.com

Client
MR ERIC BENJAMIN

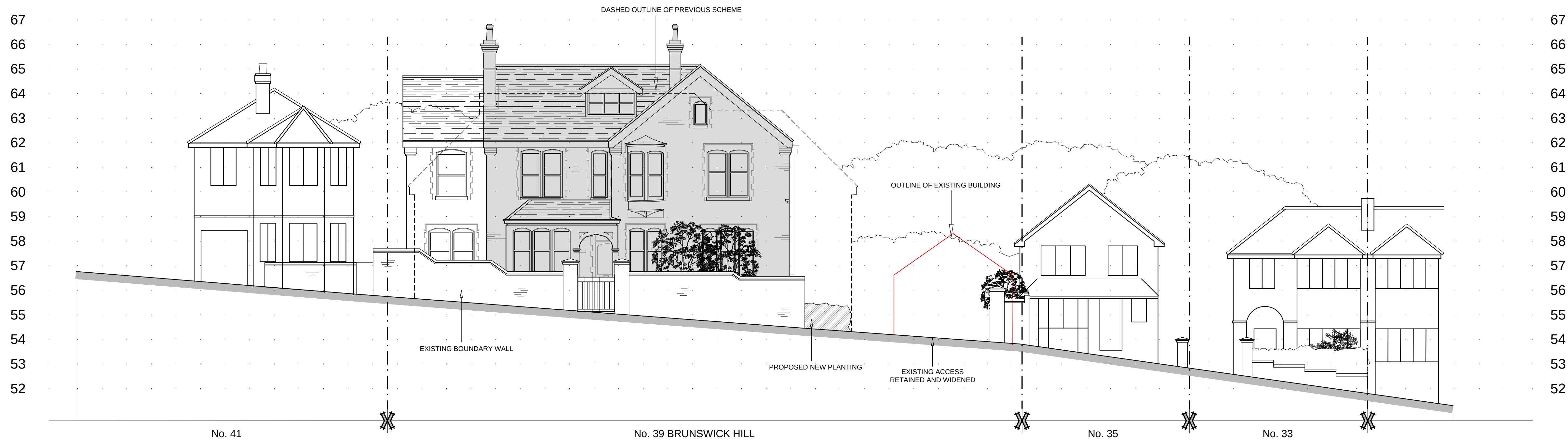
Project Title
39 BRUNSWICK HILL,
READING

DRAWING Title
PROPOSED ELEVATIONS

Scale: 1-100 @ A1	Date: NOV '19	Drawn: SM
DRAWING No: 18 - J2690 - 104	Rev: C	



SECTION A - A
GROUND LINE TAKEN THROUGH SITE
★ Obscured Glazing



PROPOSED STREET SCENE
GROUND LINE TAKEN ALONG 'BRUNSWICK HILL'

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status
PLANNING APPLICATION



ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com
www.ascotdesign.com

Client
MR ERIC BENJAMIN

Project Title
**39 BRUNSWICK HILL,
READING**

DRAWING Title
**PROPOSED STREET
SCENE & SITE SECTION**

Scale	Date	Drawn
1-100 @ A1	NOV '19	SM

DRAWING No.	Rev.
18 - J2690 - 105	C

Schedule 3

House Prices in RG1 7YU

26 sold properties found

6, Sarum Court, Parkhouse Lane, Reading RG30 2AJ

£210,000	Flat, Leasehold, Residential	31 Oct 2019
-----------------	------------------------------	-------------

11, Florida Court, Bath Road, Reading RG1 6NX

£277,500	Flat, Leasehold, Residential	23 Oct 2019
-----------------	------------------------------	-------------

£203,000	Flat, Leasehold, Residential	16 Mar 2012
-----------------	------------------------------	-------------

£198,000	Flat, Leasehold, Residential	16 May 2005
-----------------	------------------------------	-------------

£59,500	Flat, Leasehold, Residential	29 Jun 1999
----------------	------------------------------	-------------

Flat 4, 116, Connaught Road, Reading RG30 2UF

£203,000	Flat, Leasehold, Residential	23 Oct 2019
-----------------	------------------------------	-------------

£122,950	Flat, Leasehold, Residential	21 Nov 2003
-----------------	------------------------------	-------------

£55,500	Flat, Leasehold, Residential	21 May 1998
----------------	------------------------------	-------------

4, Tetbury Court, Prospect Street, Reading RG1 7TR

£168,000	Flat, Leasehold, Residential	18 Oct 2019
-----------------	------------------------------	-------------

53, Petworth Court, Bath Road, Reading RG1 6PH

£217,000	Flat, Leasehold, Residential	18 Oct 2019
-----------------	------------------------------	-------------

£149,500	Flat, Leasehold, Residential	09 Sep 2004
-----------------	------------------------------	-------------

14, Tetbury Court, Prospect Street, Reading RG1 7TR

£185,000	Flat, Leasehold, Residential	16 Oct 2019
-----------------	------------------------------	-------------

£130,000	Flat, Leasehold, Residential	17 Mar 2006
-----------------	------------------------------	-------------

£123,000	Flat, Leasehold, Residential	06 Oct 2003
-----------------	------------------------------	-------------

£46,000	Flat, Leasehold, Residential	22 Oct 1997
----------------	------------------------------	-------------

5, Maria Court, Southcote Road, Reading RG30 2AS

£212,000	Flat, Leasehold, Residential	04 Oct 2019
-----------------	------------------------------	-------------

£151,000	Flat, Leasehold, Residential	24 Aug 2007
-----------------	------------------------------	-------------

7, Beacon Court, Southcote Road, Reading RG30 2ER

£194,000	Flat, Leasehold, Residential	27 Sep 2019
-----------------	------------------------------	-------------

£103,000	Flat, Leasehold, Residential	10 Oct 2001
-----------------	------------------------------	-------------

£57,000	Flat, Leasehold, Residential	27 Mar 1998
----------------	------------------------------	-------------

3, Cox Hollow, Southcote Road, Tilehurst, Reading RG30 2LA

£205,000	Flat, Leasehold, Residential	20 Sep 2019
-----------------	------------------------------	-------------

£204,000	Flat, Leasehold, Residential	26 May 2006
-----------------	------------------------------	-------------

£214,950	Flat, Leasehold, Residential	22 Apr 2005
-----------------	------------------------------	-------------

Flat 14, All Saints Gardens, 52, Tilehurst Road, Reading RG1 7TS

£240,000	Flat, Leasehold, Residential	06 Sep 2019
-----------------	------------------------------	-------------

£264,000	Flat, Leasehold, Residential	07 Oct 2015
-----------------	------------------------------	-------------

£195,000	Flat, Leasehold, Residential	27 Apr 2007
-----------------	------------------------------	-------------

Flat 2, 16, Western Elms Avenue, Reading RG30 2AN

£218,000	Flat, Leasehold, Residential	28 Aug 2019
-----------------	------------------------------	-------------

House price data produced by the
Land Registry
The data was last updated on 14 January 2020.



Flat 14, Skelton Court, Connaught Road, Reading RG30 2TZ

£235,000	Flat, Leasehold, Residential	02 Aug 2019
£98,750	Flat, Leasehold, Residential	20 Jun 2007

Flat 16, Skelton Court, Connaught Road, Reading RG30 2TZ

£130,000	Flat, Leasehold, Residential	05 Jul 2019
£98,750	Flat, Leasehold, Residential	20 Jun 2007

Flat 2, 34, Lorne Street, Reading RG1 7YN

£245,000	Flat, Leasehold, Residential	28 Jun 2019
£243,000	Flat, Leasehold, Residential	24 Nov 2015
£170,000	Flat, Leasehold, Residential	20 Dec 2013
£186,500	Flat, Leasehold, Residential	20 Apr 2007
£150,250	Flat, Leasehold, Residential	21 Nov 2005
£134,000	Flat, Leasehold, Residential	08 Apr 2002
£74,950	Flat, Leasehold, Residential	26 Aug 1999
£57,000	Flat, Leasehold, Residential	27 Aug 1997

9, Hampton Towers, Southcote Road, Reading RG30 2EW

£240,000	Flat, Leasehold, Residential	28 Jun 2019
£180,000	Flat, Leasehold, Residential	21 Sep 2018

44, Branksome Court, Prospect Street, Reading RG1 7XR

£207,500	Flat, Leasehold, Residential	28 Jun 2019
£150,000	Flat, Leasehold, Residential	17 Feb 2012

10, Baron Court, Reading RG30 2BP

£175,000	Flat, Leasehold, Residential	28 May 2019	1 bedroom
£117,500	Flat, Leasehold, Residential	17 Mar 2006	
£54,000	Flat, Leasehold, Residential	15 Mar 1999	



10, Josephine Court, Southcote Road, Reading RG30 2DG

£161,000	Flat, Leasehold, Residential	24 May 2019
£107,000	Flat, Leasehold, Residential	26 Nov 2003
£86,950	Flat, Leasehold, Residential	06 Jul 2001

2, Florida Court, Bath Road, Reading RG1 6NX

£270,000	Flat, Leasehold, Residential	17 May 2019
-----------------	------------------------------	-------------

Flat 2, 116, Connaught Road, Reading RG30 2UF

£212,000	Flat, Leasehold, Residential	03 May 2019
£144,000	Flat, Leasehold, Residential	19 Dec 2007
£144,000	Flat, Leasehold, Residential	19 Dec 2007
£82,713	Flat, Leasehold, Residential	20 Jan 2007
£117,950	Flat, Leasehold, Residential	30 Apr 2003
£117,950	Flat, Leasehold, Residential	30 Apr 2003
£40,240	Flat, Leasehold, Residential	23 Oct 1998

40, Branksome Court, Prospect Street, Reading RG1 7XR

£205,000	Flat, Leasehold, Residential	24 Apr 2019
£136,000	Flat, Leasehold, Residential	24 Aug 2012
£123,000	Flat, Leasehold, Residential	19 Nov 2004

11, Tetbury Court, Prospect Street, Reading RG1 7TR

£205,000	Flat, Leasehold, Residential	05 Apr 2019
£159,500	Flat, Leasehold, Residential	09 May 2014

£147,000	Flat, Leasehold, Residential	06 Nov 2006
£125,000	Flat, Leasehold, Residential	29 Jul 2002
£60,000	Flat, Leasehold, Residential	20 Jan 1999
8, Beacon Court, Southcote Road, Reading RG30 2ER		
£208,000	Flat, Leasehold, Residential	29 Mar 2019
26, Josephine Court, Southcote Road, Reading RG30 2DG		
£160,000	Flat, Leasehold, Residential	27 Mar 2019
Flat 1, 51, Argyle Road, Reading RG1 7YL		
£169,950	Flat, Leasehold, Residential	22 Mar 2019

House price data produced by the
 erial was last updated on 14 January 2020.





RG1 7YU



+ 1/4 mile

Filters (1)

Flats For Sale in RG1 7YU, within 0.25 miles, including sold STC > Create Alert

24 results

Highest Price



Prioritise properties with...



FEATURED PROPERTY

£140,000



Studio flat for sale
Western Elms Avenue, Reading
0.11 miles





£339,950

CLOSE TO
STATION

2 bedroom apartment for sale
Prospect Street, Reading, RG1

0.21 miles

SOLD STC

Added on 09/12/2019





£240,000

1 bedroom maisonette for sale

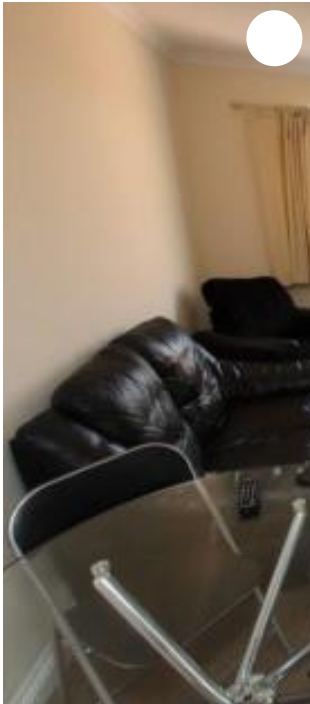
All Saints Gardens, 52 Tilehurst Road, Reading, Berkshire, RG1

0.05 miles

Added on 15/01/2020



Estate and Letting Agents that
are driven on traditional values
0118 9511011



£239,900



2 bedroom apartment for sale
Southcote Road, Reading, RG30

0.22 miles

Reduced on 10/12/2019



£235,000

Offers in Excess of

VIEWING
ADVISED

2 bedroom maisonette for sale
Lima Court, Bath Road, Reading, RG1

0.24 miles

SOLD STC

Reduced on 05/09/2019





£227,500
Guide Price

PREMIUM
LISTING



2 bedroom apartment for sale
52 Tilehurst Road, Reading, RG1

0.05 miles

SOLD STC

Added on 14/10/2019





£220,000

2 bedroom apartment for sale

Sarum Court, Parkhouse Lane, Reading, Berkshire, RG30

0.24 miles

SOLD STC

Added on 16/07/2019



£219,950

2 bedroom duplex for sale

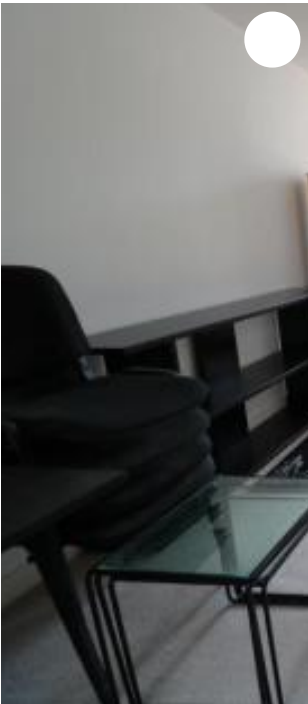
Petworth Court, Bath Road, Reading



0.24 miles

SOLD STC

Reduced on 25/07/2019



£215,000

2 bedroom apartment for sale
Tilehurst Road, Reading

0.07 miles

SOLD STC

Added on 01/11/2019



Winkworth

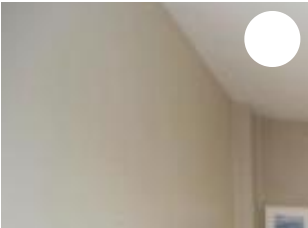
Looking to sell or let your property?

CLICK HERE

TO BOOK YOUR

FREE MARKET APPRAISAL

AT WINKWORTH.COM





£210,000

2 bedroom apartment for sale
Connaught Road, Reading

0.19 miles

SOLD STC

Added on 18/06/2019



£205,000

1 bedroom ground floor flat for sale

55 Western Elms Avenue, Reading, RG30

0.08 miles

SOLD STC

Added on 23/11/2019



£200,000

Offers in Excess of

2 bedroom maisonette for sale

Tetbury Court, Prospect Street, Reading, RG1

0.16 miles

SOLD STC

Reduced on 11/09/2019





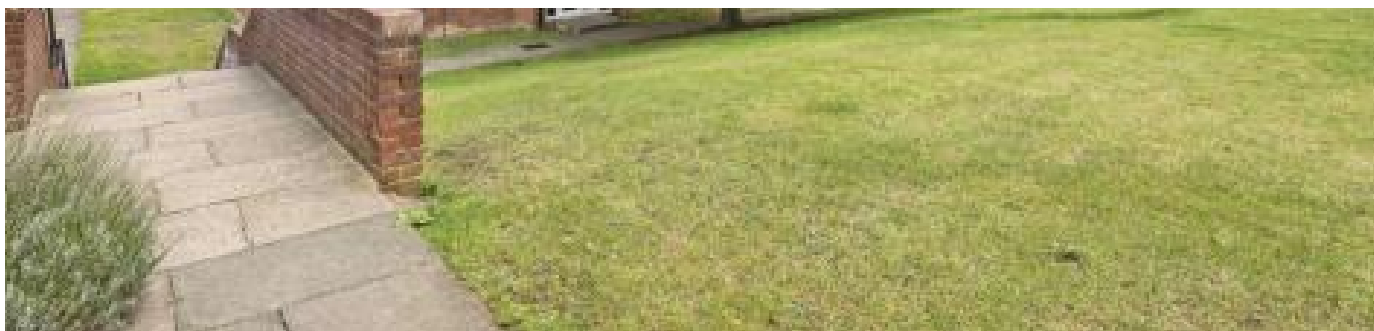
£200,000

Guide Price

GARAGE

2 bedroom apartment for sale
Baron Court, Reading, Berkshire, RG30
0.11 miles
SOLD STC
Reduced on 25/10/2019





£200,000

Guide Price

2 bedroom apartment for sale

Branksome Court, Prospect Street, Reading, Berkshire, RG1

0.21 miles

SOLD STC

Added on 03/10/2019



£194,950

2 bedroom apartment for sale

Josephine Court, Southcote Road, Reading, RG30

0.22 miles

Added on 08/10/2019





Sell your property, keep your sanity
We're here to help you throughout the whole sales journey.
Contact Northwood Reading on 0118 952 0810



£189,950

2 bedroom flat for sale
Southcote Road, Reading
0.17 miles
SOLD STC
Reduced on 11/09/2019





£185,000

PERIOD
PROPERTY

1 bedroom apartment for sale
Tilehurst Road, Reading, RG1
0.06 miles

Reduced on 17/01/2020





£180,000

CLOSE TO
STATION

1 bedroom apartment for sale
Baron Court, Western Elms Avenue, Reading
0.09 miles

SOLD STC

Added on 02/10/2019



£175,000

1 bedroom maisonette for sale
Connaught Road, Reading, Berkshire, RG30

0.18 miles

Reduced on 28/11/2019



£175,000

Offers in Excess of

2 bedroom apartment for sale
Argyle Road, Reading, Berkshire

0.10 miles

SOLD STC

Reduced on 14/11/2019





£170,000

PREMIUM
LISTING

1 bedroom apartment for sale
Brunswick Hill, Reading
0.10 miles

Reduced on 28/08/2019



| 1/10



£150,000

2 bedroom apartment for sale
Southcote Road, Reading

0.19 miles

SOLD STC

Added on 13/09/2019



£140,000

Studio flat for sale
Western Elms Avenue, Reading

0.11 miles

Added on 10/01/2020





£85,000

1 bedroom apartment for sale

Windsor Court, Tilehurst Road, Reading, Berkshire, RG1

0.11 miles

Reduced on 10/04/2019



£78,750

Shared ownership

2 bedroom apartment for sale
Alleyne Close, Reading, Berkshire, RG1
0.12 miles

UNDER OFFER

Added on 06/01/2020



Previous

Next

Sold House Prices

Nearby RG1 7YU

Suggested Links

Rightmove

Search for sale

Search for rent

Search sold prices

Sign in / Create account

Blog

Follow us

Resources

Quick links

Rightmove PLC

Regions

Professional

Schedule 4



House Prices in RG1 7YU

9 sold properties found

49, Western Elms Avenue, Reading RG30 2AL

£475,000 Detached, Freehold, Residential 28 Oct 2019

18, Ashley Road, Reading RG1 6HT

£422,500 Detached, Freehold, Residential 21 Oct 2019 3 bedrooms

£330,000 Detached, Freehold, Residential (New Build) 05 Apr 2012

**23, Artillery Mews, Reading RG30 2JN**

£422,500 Detached, Freehold, Residential 13 Sep 2019

£319,950 Detached, Freehold, Residential 18 Nov 2013

£295,000 Detached, Freehold, Residential 17 Feb 2010

£195,000 Detached, Freehold, Residential (New Build) 23 Jul 1999

1, Janson Court, Reading RG1 6NA

£450,000 Detached, Freehold, Residential 11 Sep 2019

£240,000 Detached, Freehold, Residential 19 Jul 2002

£126,950 Detached, Freehold, Residential 04 Apr 1997

4a, Coley Avenue, Reading RG1 6LQ

£625,000 Detached, Freehold, Residential 03 Sep 2019 5 bedrooms

£425,000 Detached, Freehold, Residential 19 Apr 2011

£500,000 Detached, Freehold, Residential 14 May 2008

**54, Goldsmid Road, Reading RG1 7YB**

£315,000 Detached, Freehold, Residential 10 Jul 2019 2 bedrooms

**9, Upavon Drive, Reading RG1 6LP**

£340,000 Detached, Freehold, Residential 05 Jul 2019 3 bedrooms

**6, Upavon Drive, Reading RG1 6LP**

£360,000 Detached, Freehold, Residential 29 Mar 2019 3 bedrooms

£247,000 Detached, Freehold, Residential 10 Dec 2004

£175,000 Detached, Freehold, Residential 17 Jun 2003

£25,000 Detached, Freehold, Residential 04 Sep 1998

**4, Argyle Road, Reading RG1 7YL**

£402,500 Detached, Freehold, Residential 04 Mar 2019 4 bedrooms

