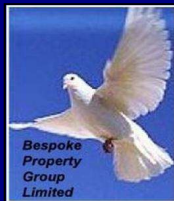


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)



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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	39 Brunswick Hill
Site Reference	
Scheme Description	demolish existing and erect 9 flats
Date	12 03 2019
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			62.6333			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			9			

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

Value of each residential car parking space

(Open Market and Affordable)

(Average value of all parking spaces)

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

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

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 of 1)

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%

Timing of Affordable Housing
Tenure 3 Purchase Payment

Start Month

0

End Month

0

(whole number, minimum 0)

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)

Unsold Equity Rent Per Annum (%)

Management Costs (% of rent)

(% of gross rent per annum)

Voids / bad debts (% of rent)

(% of gross rent per annum)

Repairs Fund (% of rent)

(% of gross rent per annum)

Yield (%)

(to capitalise the net rent)

Timing of Affordable Housing
Tenure 4 Purchase Payment

Start Month

End Month

(whole number, minimum 0)

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)

(% of gross rent per annum)

Voids / bad debts (% of rent)

(% of gross rent per annum)

Repairs Fund (% of rent)

(% of gross rent per annum)

Yield (%)

(to capitalise the net rent)

Timing of Affordable Housing
Tenure 5 Purchase Payment

Start Month

End Month

(whole number, minimum 0)

Open Market Values

Open Market Housing Type 1: PROPOSED
 Open Market Housing Type 2: -
 Open Market Housing Type 3: -
 Open Market Housing Type 4: -
 Open Market Housing Type 5: freehold ground rents

Capital Value (£ psm)

£4,701

£45,000

Month

12

(whole number, minimum 0)

Timing of First Open Market Housing Sale
Timing of Last Open Market Housing Sale

16

(whole number, minimum 0)

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 1)

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 (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

	Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1: Social Rented		
Affordable Housing Tenure 2: Intermediate - Shared Ownership		
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented		
Open Market Housing Type 1: PROPOSED	£1,573	84%
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)		
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	5.00%	(typically around 5% for new)

Section 106 Payments (£) *

	Cost (£)	Month of Payment
CIL	£35,124	
Community Facilities		
Public Realm / Environment		
Sustainability Issues		
Others		

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£149,510	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	

Building Cost Percentage Increase (if any)

	%
Site Specific Sustainability Initiatives (%)**	OR
Wheelchair provision (%)	
Code for Sustainable Homes (%)	
Other (%)	

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

Subsidies (possibly EP Gap Funding)

	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

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%)

Other Acquisition Costs (£)

Cost (£)

£32,000

Month of Payment

FINANCE COSTS

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

£20,000

7.00%

£10,000

(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%

£1,000

(typically around 6%)

(typically around £600 per unit)

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
(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	39 Brunswick Hill
Site Reference	
Scheme Description	demolish existing and erect 9 flats
Date	12 03 2019
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	10	units
Total Number of Open Market Units	10	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	565	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	564	£4,701	£2,649,997
-	-	-	-
-	-	-	-
-	-	-	-
freehold ground rents	1	£45,000	£45,000
Total	565	-	£2,694,997

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £2,694,997

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £2,694,997

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	£2,694,997
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,056,853	£1,056,853

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	£1,056,853
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	5.0%	£52,843
Building Cost Fees (Architects, QS etc):	10.0%	£110,970
Other Acquisition Costs (£)		£32,000

Section 106 Costs (£)

CIL	£35,124
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

Site Abnormals

Infrastructure Costs	£149,510
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£380,446
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£80,850
Legal Fees (per Open Market unit):	£1,000	£10,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£90,850
------------------------------	----------------

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:	£1,528,149.08
----------------------------	----------------------

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

Arrangement Fee	£20,000
Misc Fees (Surveyors etc)	£10,000
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£102,664

Total Finance Costs	£132,664
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£538,999
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£538,999
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Residual Site Value

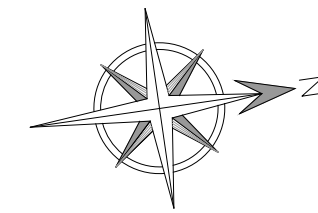
SITE VALUE TODAY	£495,185
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EXISTING USE VALUE	£880,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£384,815

Checks:

Site Value as a Percentage of Total Scheme Value	18.4%
Site Value per hectare	#VALUE!

Schedule 2



KEY

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



Rev.	Date	Detail
------	------	--------

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

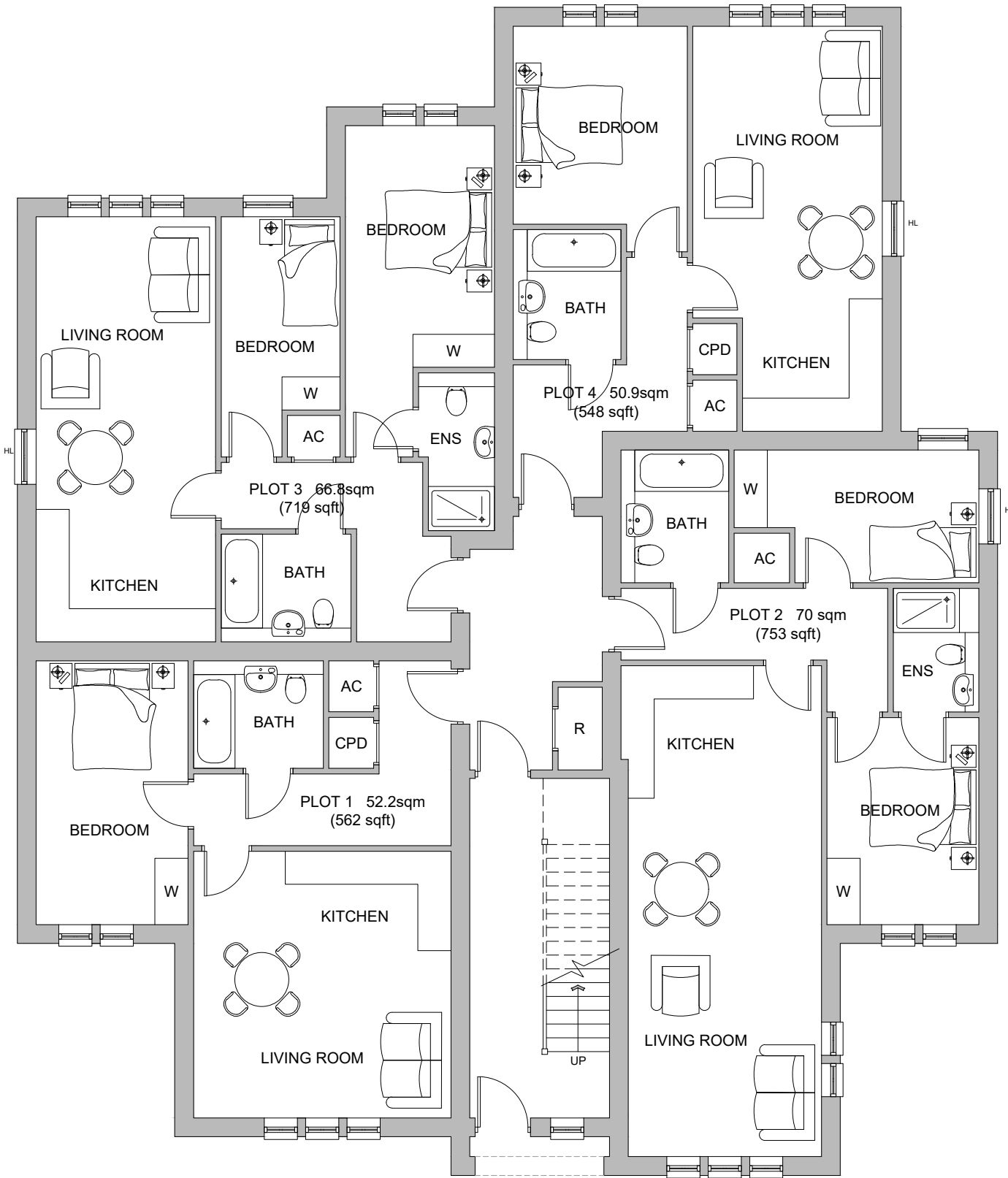
Client
MR ERIC BENJAMIN

Project Title
**39 BRUNSWICK HILL
READING**

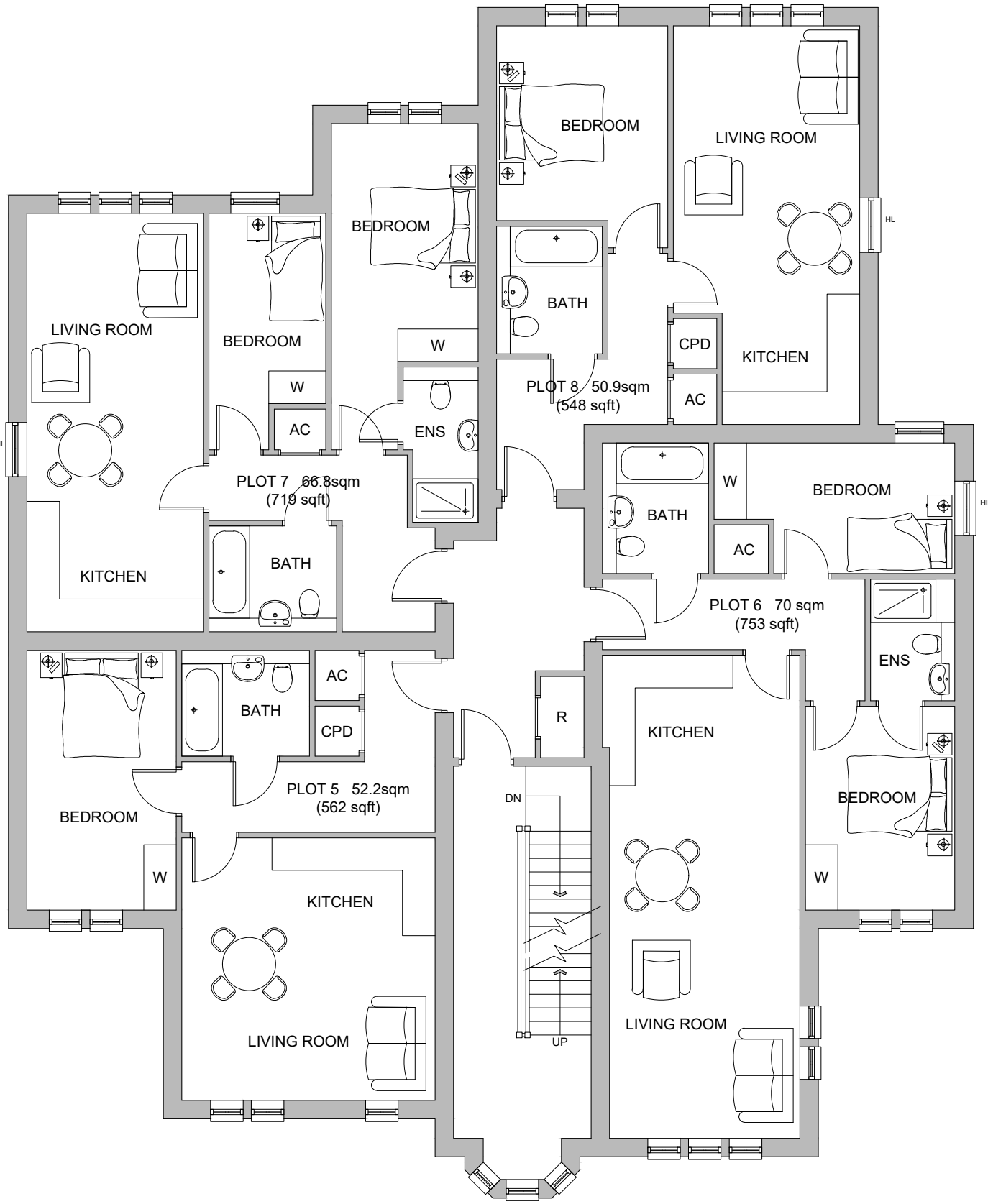
Drawing Title
PROPOSED SITE PLAN

Scale	Date	Drawn
1:200 @ A1	JAN '19	CT

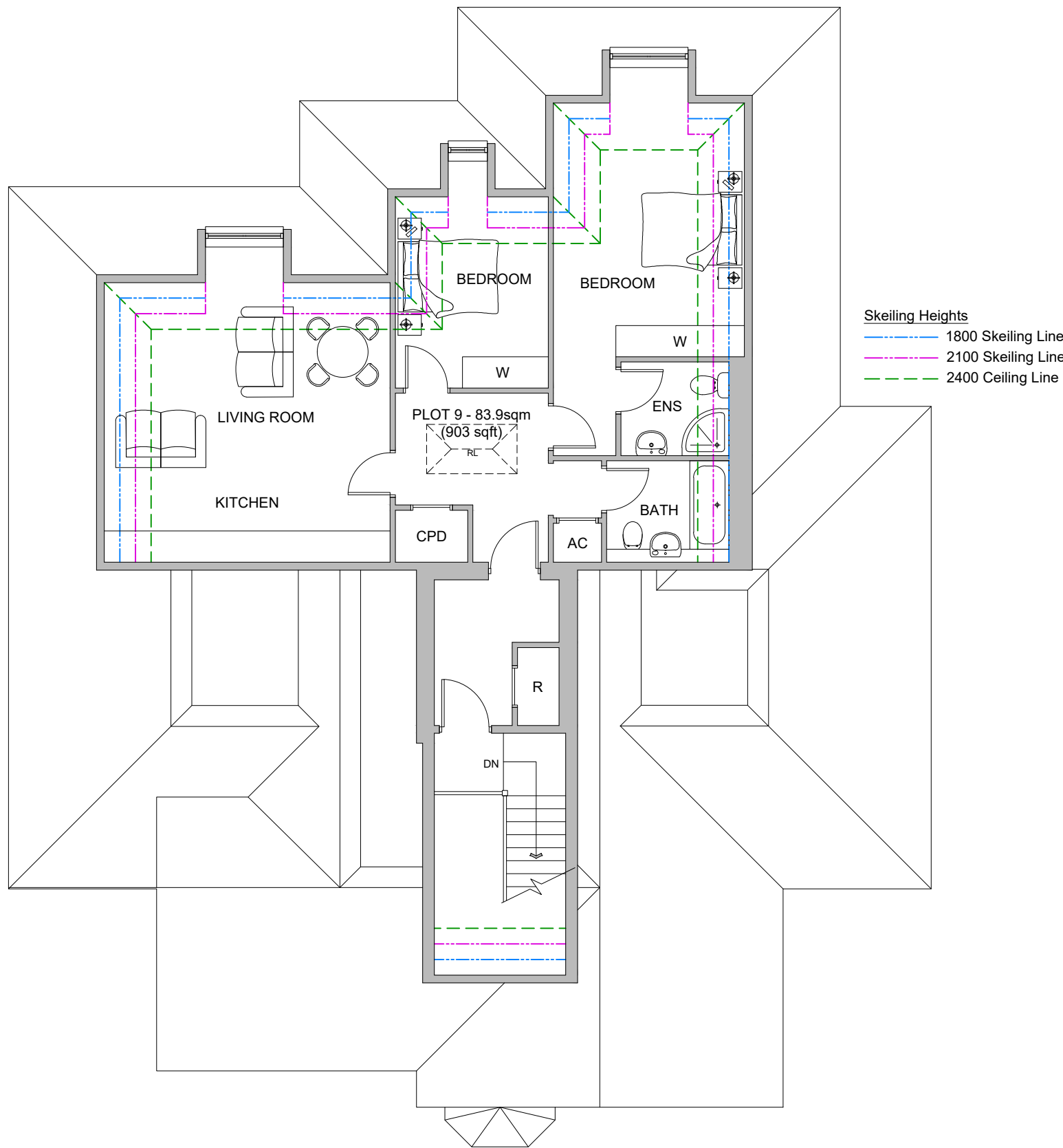
Drawing No	Rev.
18 - J2690 - 01	-



GROUND FLOOR PLAN

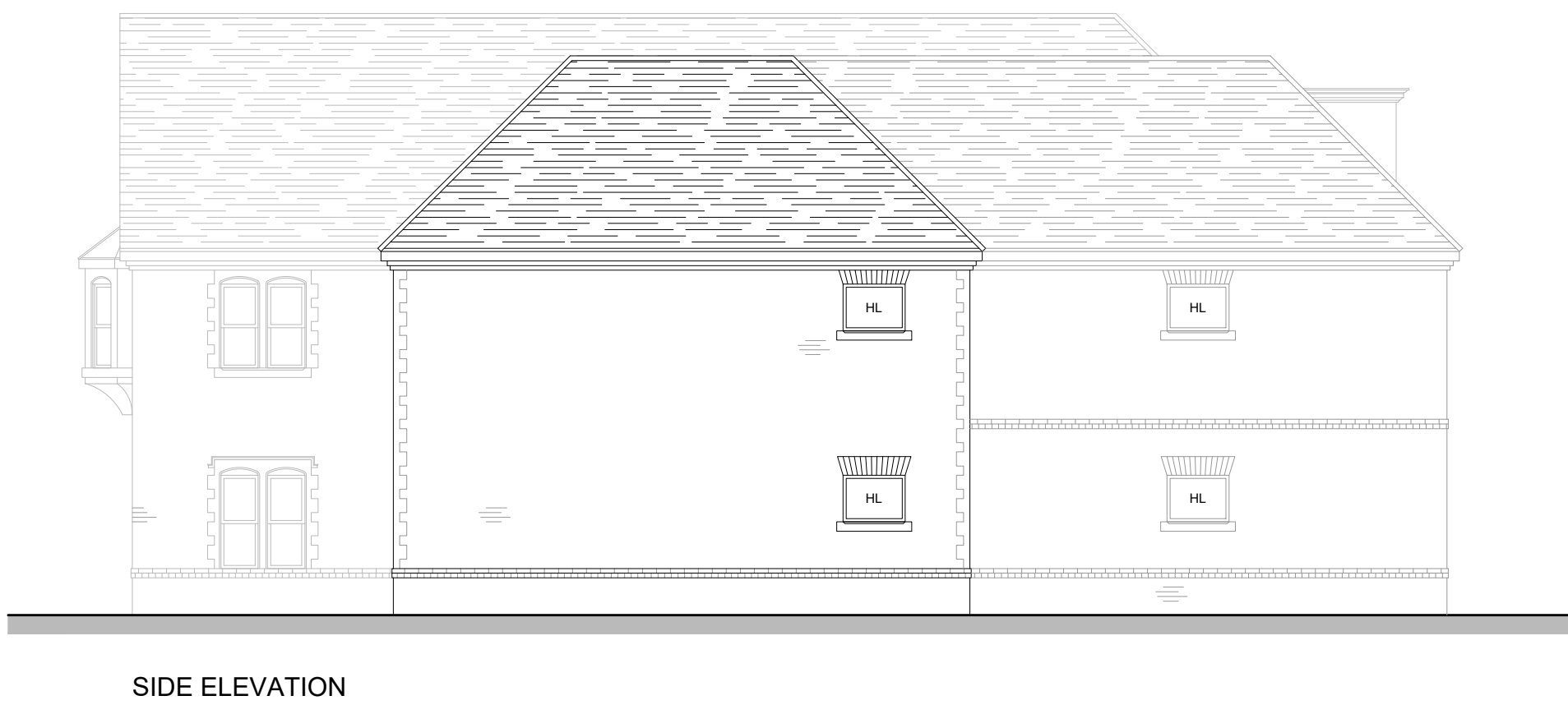
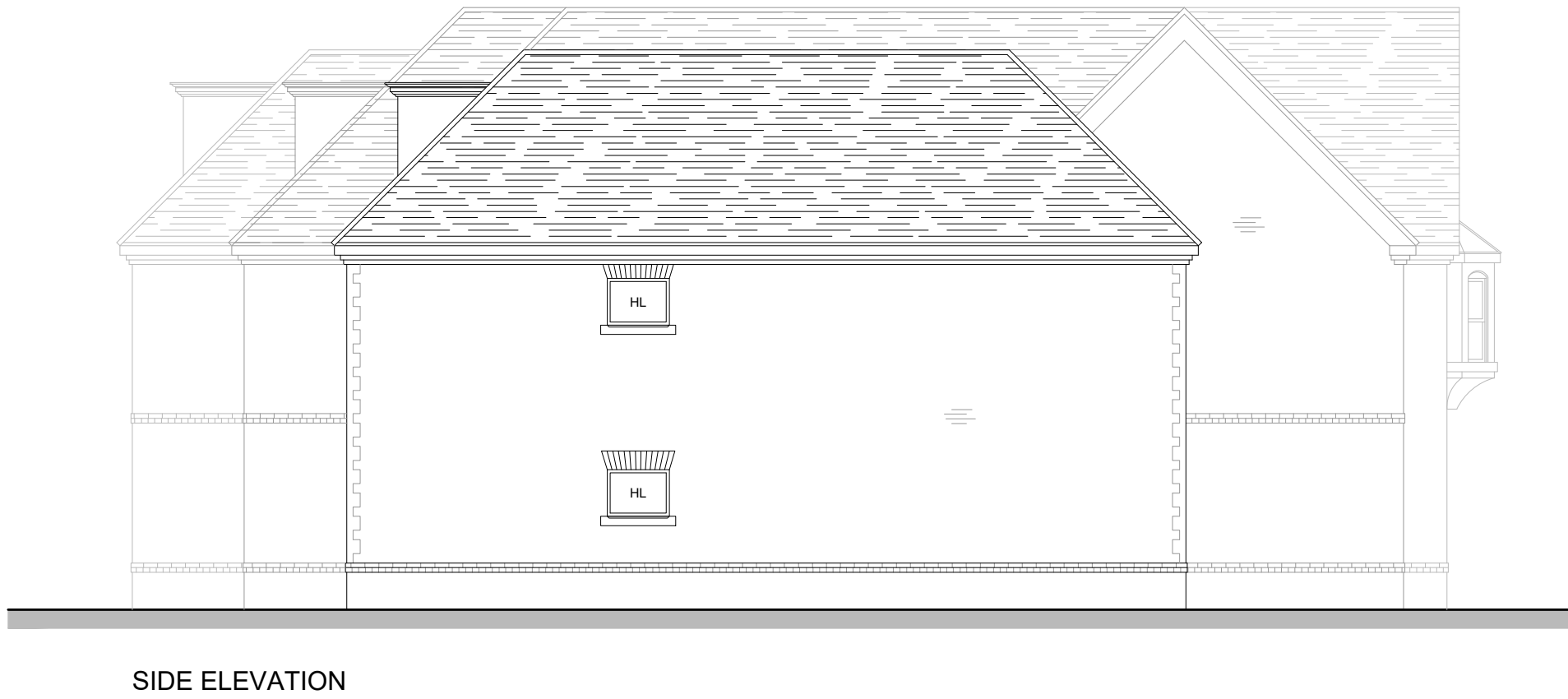
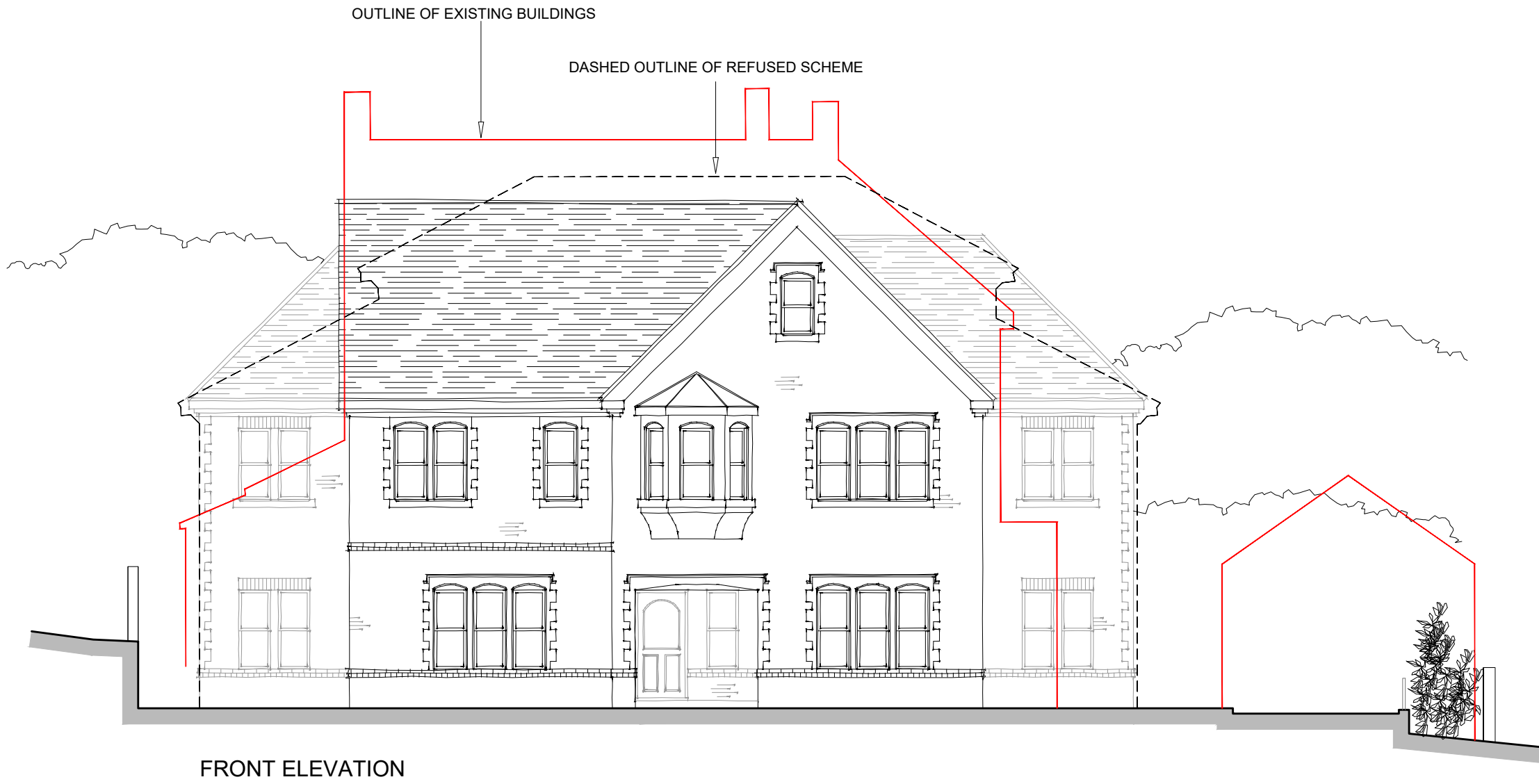


FIRST FLOOR PLAN

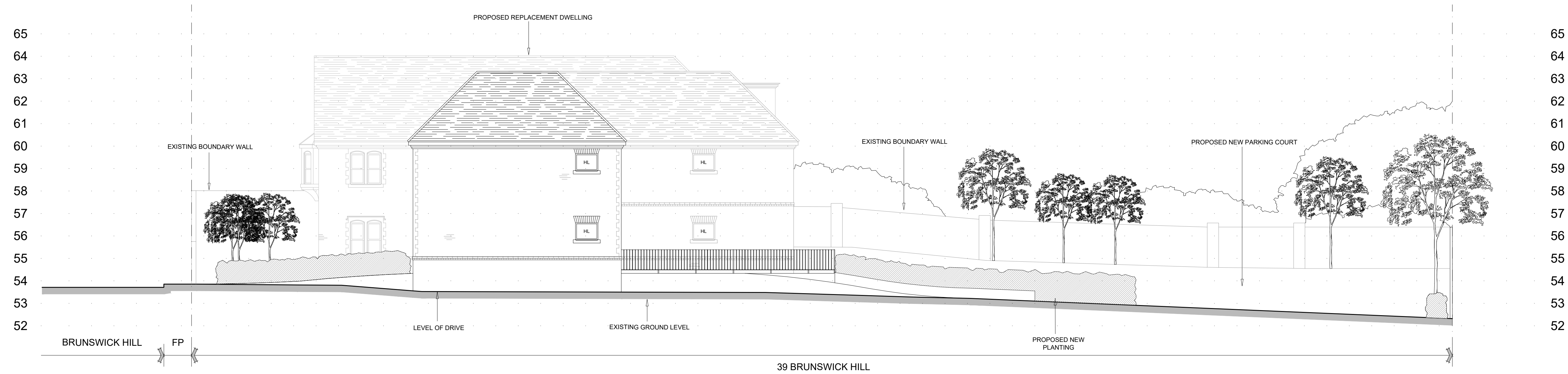


SECOND FLOOR PLAN

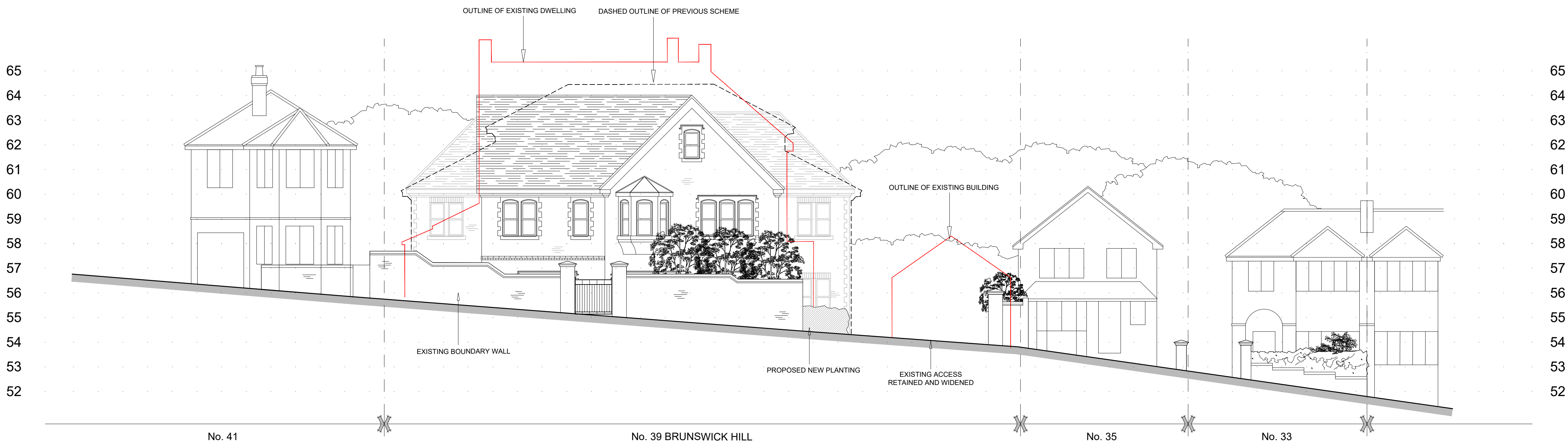
Rev.	-	Date	-	Detail	-
Status					
PLANNING APPLICATION					
					
ASCOT DESIGN Timeless architecture					
Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com					
Client					
MR ERIC BENJAMIN					
Project Title					
39 BRUNSWICK HILL READING					
Drawing Title					
PROPOSED FLOOR PLANS					
Scale	1-100 @ A1		Date	JAN '19	
Drawn	CT		Rev.	-	
DRAWING No					
18 - J2690 - 02					
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Rev.	Date	Detail
Status		
PLANNING APPLICATION		
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Client		
MR ERIC BENJAMIN		
Project Title		
39 BRUNSWICK HILL, READING		
DRAWING Title		
PROPOSED ELEVATIONS		
Scale	Date	Drawn
1-100 @ A1	JAN '19	CT
DRAWING No	Rev.	
18 - J2690 - 03	-	
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SECTION A - A
GROUND LINE TAKEN THROUGH SITE



PROPOSED STREET SCENE
GROUND LINE TAKEN ALONG 'BRUNSWICK HILL'

Rev.	Date	Detail
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Status
PLANNING APPLICATION



ASCOT DESIGN
Timeless architecture

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Client
MR ERIC BENJAMIN

Project Title
**39 BRUNSWICK HILL,
READING**

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

Scale	Date	Drawn
1-100 @ A1	JAN '19	CT

DRAWING No	Rev.
18 - J2690 - 04	-

Schedule 3



House Prices in RG1 7YU

28 sold properties found

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

£160,000	Flat, Leasehold, Residential	07 Dec 2018
£125,000	Flat, Leasehold, Residential	23 Feb 2007
£81,500	Flat, Leasehold, Residential	14 Jul 2000
£49,000	Flat, Leasehold, Residential	10 Jul 1998
£35,500	Flat, Leasehold, Residential	30 Jun 1995

Flat 16, All Saints Gardens, 52, Tilehurst Road, Reading RG1 7TS

£260,000	Flat, Leasehold, Residential	23 Nov 2018
£197,500	Flat, Leasehold, Residential	07 Feb 2014
£195,000	Flat, Leasehold, Residential	18 May 2007

Flat 1, Skelton Court, Connaught Road, Reading RG30 2TZ

£260,000	Flat, Leasehold, Residential	22 Nov 2018	2 bedrooms
£93,750	Flat, Leasehold, Residential	21 Jun 2007	

**1, Hampton Towers, Southcote Road, Reading RG30 2EW**

£205,000	Flat, Leasehold, Residential	16 Nov 2018
£116,000	Flat, Leasehold, Residential	08 Nov 1999
£68,500	Flat, Leasehold, Residential	31 Jan 1997

Flat 17, Skelton Court, Connaught Road, Reading RG30 2TZ

£178,000	Flat, Leasehold, Residential	16 Nov 2018
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8, Beta House, Southcote Road, Reading RG30 2AR

£156,000	Flat, Leasehold, Residential	12 Nov 2018
£123,500	Flat, Leasehold, Residential	26 May 2006
£94,000	Flat, Leasehold, Residential	19 Dec 2001
£54,500	Flat, Leasehold, Residential	15 Jan 1999

17, Beta House, Southcote Road, Reading RG30 2AR

£160,000	Flat, Leasehold, Residential	09 Nov 2018
£35,500	Flat, Leasehold, Residential	18 Jul 1997

Flat 2, 8, Western Elms Avenue, Reading RG30 2AN

£220,000	Flat, Leasehold, Residential	09 Nov 2018
£142,000	Flat, Leasehold, Residential	05 Oct 2012
£135,000	Flat, Leasehold, Residential	10 Dec 2004
£118,500	Flat, Leasehold, Residential	25 Apr 2003

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

£230,000	Flat, Leasehold, Residential	09 Nov 2018
£154,000	Flat, Leasehold, Residential	17 Dec 2003
£76,950	Flat, Leasehold, Residential	15 Jun 1999
£52,000	Flat, Leasehold, Residential	16 Jun 1995

Flat 2, 55, Brunswick Street, Reading RG1 6NY

£218,000	Flat, Leasehold, Residential	02 Nov 2018
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House price data produced by the
Land Registry
This data was last updated on 06 February 2019.



£59,995 Flat, Leasehold, Residential 18 Dec 1998

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

£180,000 Flat, Leasehold, Residential 30 Oct 2018

£56,000 Flat, Leasehold, Residential 18 Feb 1998

Flat 5, All Saints Gardens, 52, Tilehurst Road, Reading RG1 7TS

£241,000 Flat, Leasehold, Residential 01 Oct 2018

£262,500 Flat, Leasehold, Residential 20 Nov 2015

£220,000 Flat, Leasehold, Residential 27 Apr 2007

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

£180,000 Flat, Leasehold, Residential 21 Sep 2018

The Garden Flat, 323, Oxford Road, Reading RG30 1AY

£156,000 Flat, Leasehold, Residential 31 Aug 2018 2 bedrooms



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

£225,000 Flat, Leasehold, Residential 22 Aug 2018

£156,000 Flat, Leasehold, Residential 27 Jun 2014

£121,500 Flat, Leasehold, Residential 19 Mar 2004

£54,500 Flat, Leasehold, Residential 05 Dec 1997

15, Baron Court, Reading RG30 2BP

£175,000 Flat, Leasehold, Residential 17 Aug 2018 1 bedroom

£112,000 Flat, Leasehold, Residential 20 May 2011

£46,000 Flat, Leasehold, Residential 19 Sep 1997



Flat 1, 116, Connaught Road, Reading RG30 2UF

£182,000 Flat, Leasehold, Residential 13 Aug 2018

£124,000 Flat, Leasehold, Residential 18 Sep 2006

£87,500 Flat, Leasehold, Residential 01 Aug 2001

£74,000 Flat, Leasehold, Residential 01 Feb 2001

£38,000 Flat, Leasehold, Residential 27 Jan 1995

Flat 1, 55, Brunswick Street, Reading RG1 6NY

£165,000 Flat, Leasehold, Residential 09 Aug 2018

£165,000 Flat, Leasehold, Residential 31 Mar 2016

£129,950 Flat, Leasehold, Residential 31 May 2011

£105,000 Flat, Leasehold, Residential 19 Oct 2007

1, The Whitehouse, Brunswick Hill, Reading RG1 7YT

£362,000 Flat, Leasehold, Residential 03 Aug 2018

£60,000 Flat, Leasehold, Residential 30 Jun 2000

Flat 12, Skelton Court, Connaught Road, Reading RG30 2TZ

£140,000 Flat, Leasehold, Residential 01 Aug 2018

£97,500 Flat, Leasehold, Residential 21 Jun 2007

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

£242,500 Flat, Leasehold, Residential 06 Jul 2018

£212,950 Flat, Leasehold, Residential 31 Mar 2005

12, Bayeux Court, Connaught Road, Reading RG30 2US

£222,500 Flat, Leasehold, Residential 02 Jul 2018

£193,500	Flat, Leasehold, Residential	24 Sep 2014
£173,334	Flat, Leasehold, Residential (New Build)	20 Nov 2003

House price data produced by the
Land Registry
This data was last updated on 06 February 2019.

**26a, Brunswick Hill, Reading RG1 7YU**

£235,000 Flat, Leasehold, Residential 22 Jun 2018 2 bedrooms

**24, Maria Court, Southcote Road, Reading RG30 2AS**

£191,000 Flat, Leasehold, Residential 21 Jun 2018

Flat 4, 54, Tilehurst Road, Reading RG1 7TS

£210,500 Flat, Leasehold, Residential 20 Jun 2018

£168,500 Flat, Leasehold, Residential 31 Oct 2014

Schedule 4



PROSPECT.CO.UK

Prospect Estate Agency
12-14 Broad Street
Wokingham
Berkshire
RG40 1AB

Mr Eric Benjamin
EB Solutions Limited
48 Northcourt Avenue
Reading
Berkshire
RG2 7HQ

7th September 2017

Our Ref: 39/Brunswick/Hill

Dear Mr Benjamin

RE: Valuation for 39 Brunswick Hill, Reading, Berkshire, RG1 7YU

Firstly may I thank you for your kind invitation to discuss the possible sale of your property. I sincerely hope I have been, and can continue to be, of assistance to you. Once you are in a position to place your home onto the market, I suggest we sit down and organise a formal marketing plan.

Prospect's key selling strengths which can benefit you personally:

- Over 26 years of successfully selling property in RG1
- 9 local offices covering a 20 mile radius of your location
- Maximum internet exposure including the top 4 most visited property portals
- Accompanied viewings 7 days a week to satisfy all viewing requests
- Informative property details with professional photographs
- Direct landlines to your personal point of contact
- A member of www.movewithus.co.uk – the largest relocation company in the UK
- Ranked 10th of over 15,000 agents by our clients, on <http://www.allagents.co.uk/prospect-estate-agency/>
- 'Open House' marketing campaigns to focus on achieving the maximum price for your property

With regards to the current value of the property, I would recommend placing the property onto the market at an asking price of **£800,000**.

I would be delighted to have the opportunity of acting on your behalf when you are ready to proceed, as I am confident of achieving a successful sale and also of delivering an excellent service.

Yours sincerely

Ben Hamlin
Branch Manager

Best Real Estate Agency UK 2016/2017 International Property Awards

Prospect Holdings (Reading) Limited in England & Wales No. 07005392
24 King Street, Reading, Berkshire RG1 2HE | VAT No. 980 7306 07

