

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	10 Eldon Road, Reading, RG1 4DH
Site Reference	
Scheme Description	Conversion of doctors surgery into 1 x semi-detached house
Date	05 12 2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

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

Affordable Housing Tenure 2: Intermediate - Shared Ownership

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

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

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

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

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

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

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

* Other = User-defined

Open Market Housing Type 1:

semi-detached house

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA					245.83	
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units					1	

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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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%

	Start Month	End Month	
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0	(whole number, minimum of 12 months)

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 of 12 months)

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 of 12 months)

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	semi-detached house	£3,925
Open Market Housing Type 2:	-	
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 1)

Timing of Last Open Market Housing Sale

12

(whole number, minimum of 1)

Overall Scheme End Date (this must be completed)

Month

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

12

(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 (£)

£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:

semi-detached house

Open Market Housing Type 2:

-

Open Market Housing Type 3:

-

Open Market Housing Type 4:

-

Open Market Housing Type 5:

-

£1,473

100%

* 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)

Section 106 Payments (£) *

CIL

Part L Building Regs

Biodiversity Net Gain

Planning Fees

Others

Cost (£)

Month of Payment

£2,716

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Cost (£)

Month of Payment

Infrastructure Costs

£18,105

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)

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)

%
1.00% (typically around 1%)
0.75% (typically around 0.75%)
5.00%

Other Acquisition Costs (£)

Cost (£) Month of Payment

FINANCE COSTS

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

8.00% (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	1	(whole number, minimum of 0, maximum of 60)
Construction End	12	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

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

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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	Timing (month)
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

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

SUMMARY

Site Address 10 Eldon Road, Reading, RG1 4DH
 Site Reference
 Scheme Description Conversion of doctors surgery into 1 x semi-detached house
 Date 05 12 2024
 Site Area (hectares)
 Author & Organisation S106 Management Ltd
 Housing Corporation Officer

Housing Mix (Affordable + Open Market)

Total Number of Units	1	units
Total Number of Open Market Units	1	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	246	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 (£)
semi-detached house	246	£3,925	£965,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	246	-	£965,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £965,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £965,000

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	£965,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£362,108	£362,108

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	£362,108
-----------------------------	-----------------

OTHER SITE COSTS

Building Contingencies	5.0%	£18,105
Building Cost Fees (Architects, QS etc):	10.0%	£38,021
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£0
Part L Building Regs	£0
Biodiversity Net Gain	£2,716
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£18,105
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£76,948
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£28,950
Legal Fees (per Open Market unit):	£1,000	£1,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£29,950
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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:	£469,005.45
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£2,603
Legal Fees	£1,952
Stamp Duty	£13,013
Total Interest Paid	£39,652

Total Finance Costs	£57,219
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£178,525
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£178,525
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Residual Site Value

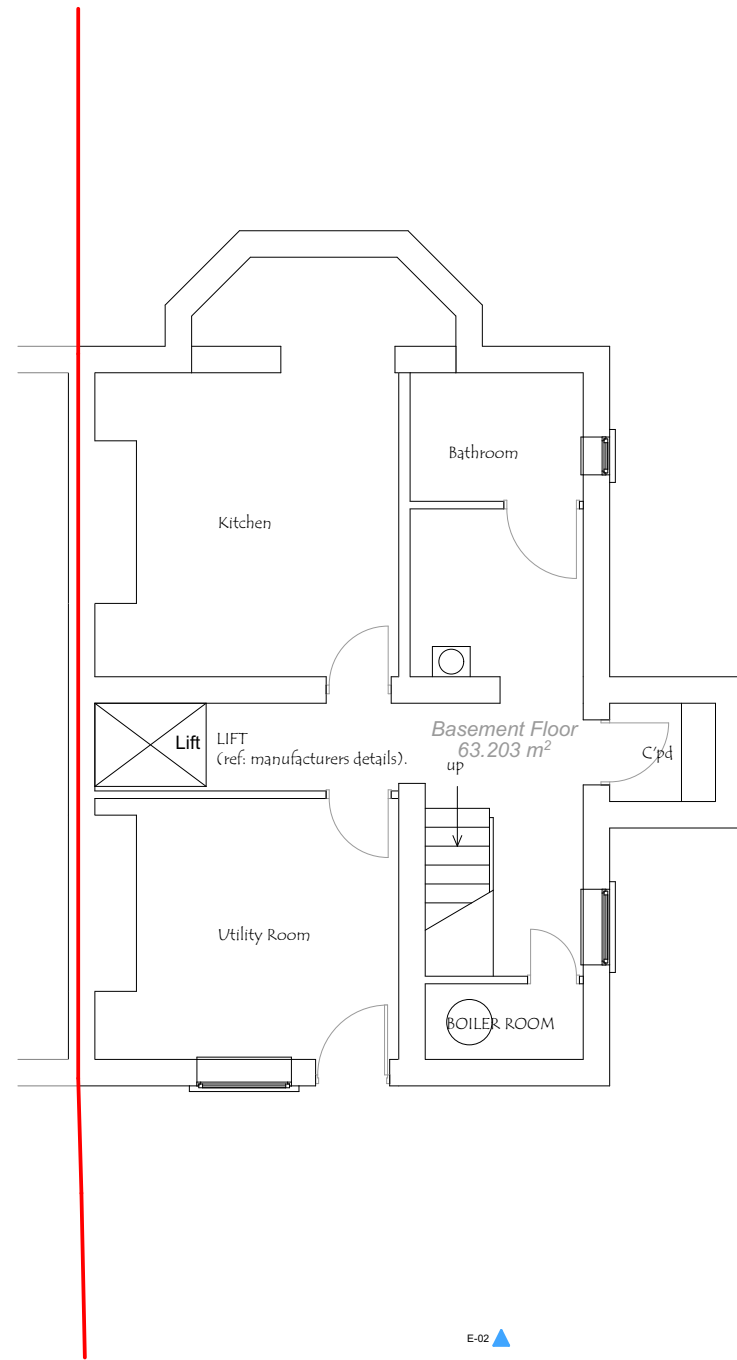
SITE VALUE TODAY	£260,251
-------------------------	-----------------

EXISTING USE VALUE	£435,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£174,749

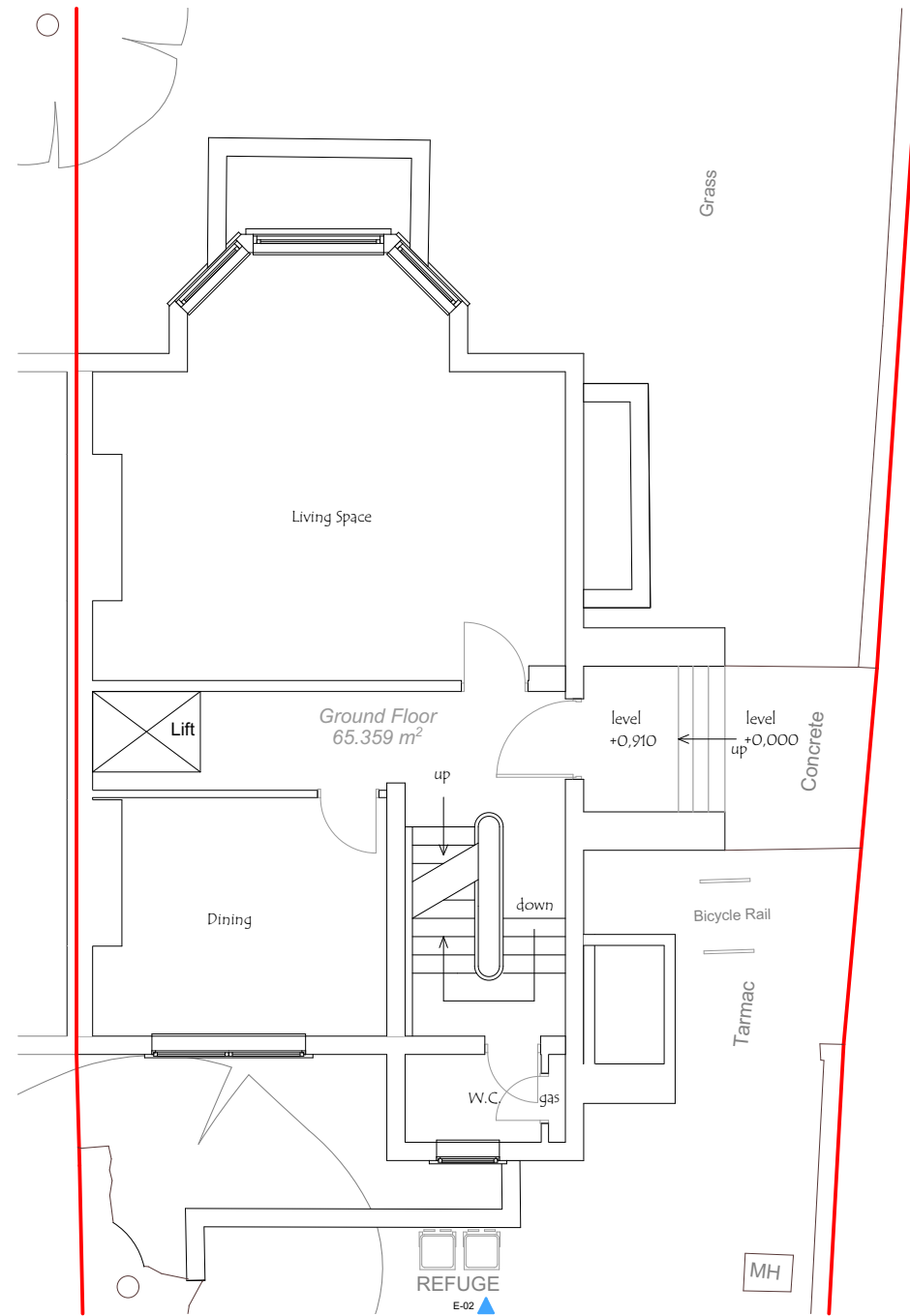
Checks:

Site Value as a Percentage of Total Scheme Value	27.0%
Site Value per hectare	#VALUE!

Schedule 2



-1.1 Proposed Basement Floor 1:100



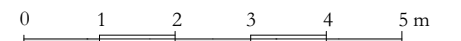
0.1 Proposed Ground Floor Plan 1:100

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

1:100



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The Courtyard
Edinburgh Road
Reading RG30 2UA
Tel: 0118 9510 855
Fax: 0118 9510 866
chris@keenpartnership.co.uk
www.keenpartnership.co.uk



Client:

Charterist Developments Ltd

Job Title:

**Surgery Conversion to Four Bedroom House (C3)
at 10 Eldon Road, Reading, RG1 4DH**

Drawing Title:

**Proposed Basement and Ground
Floor Plans**

Drawing Date:

15-11-2021

Status:

PLANNING DRAWINGS

Issue Date:

22/11/2021

Drawn By:

C.P.

Scale:

1:100@A3

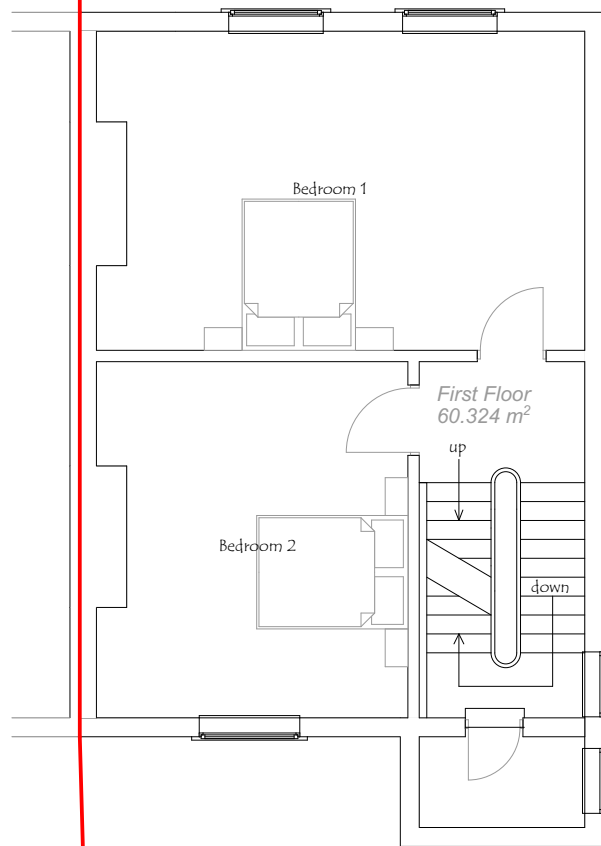
Job No:

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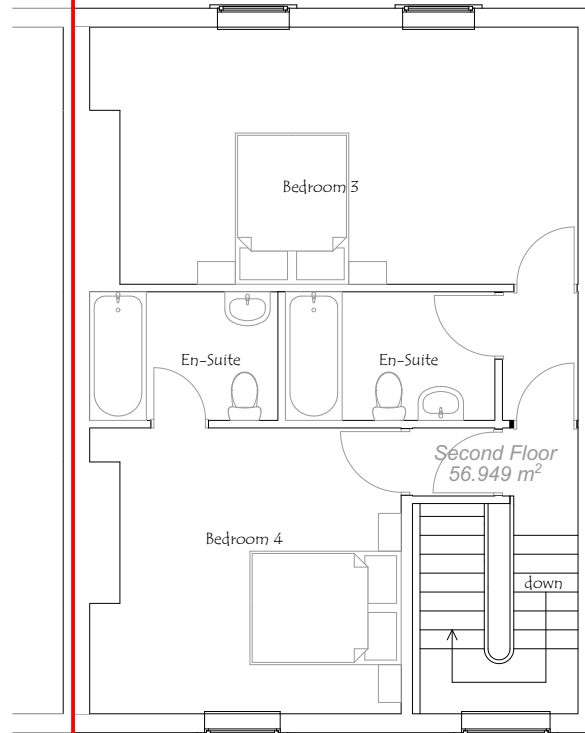
Drawing No:

PL-09

Rev:



1.1 Proposed First Floor Plan 1:100



2.1 Proposed Second Floor Plan 1:100

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Notes:



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cabe
chartered association
of building engineers

RICS

Client:

Charterist Developments Ltd

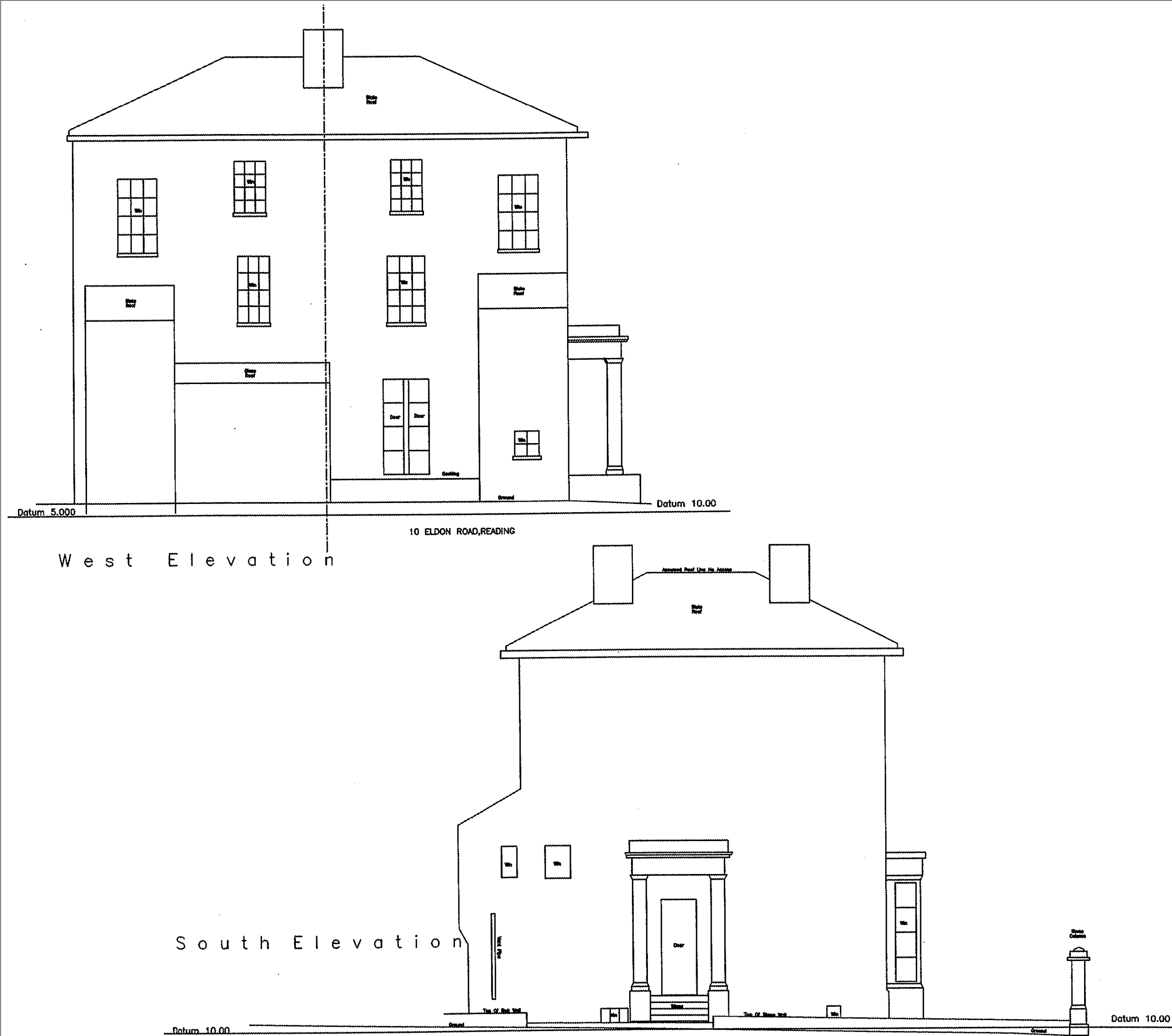
Job Title:

**Surgery Conversion to Four Bedroom House (C3)
at 10 Eldon Road, Reading, RG1 4DH**

Drawing Title:

Proposed First and Second Floor Plans

Drawing Date:	Status:	
15-11-2021	PLANNING DRAWINGS	
Issue Date:	Drawn By:	Scale:
22/11/2021	C.P.	@A3
Job No:	Drawing No:	Rev:
XXXX	PL-10	



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Notes:



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www.keenpartnership.co.uk



Client:
Charterist Developments Ltd

Job Title:
**Surgery Conversion to Four Bedroom House (C3)
at 10 Eldon Road, Reading, RG1 4DH**

Drawing Title:
Proposed West and South Elevations

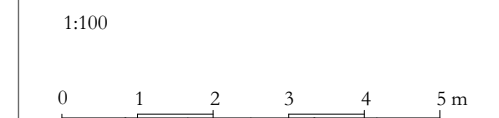
Drawing Date: 15-11-2021	Status: PLANNING DRAWINGS	
Issue Date: 22/11/2021	Drawn By: C.P.	Scale: 1:100@A3
Job No: XXXX	Drawing No: PL-11	Rev:



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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:



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Reading RG30 2UA
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Client:

Charterist Developments Ltd

Job Title:

**Surgery Conversion to Four Bedroom House (C3)
at 10 Eldon Road, Reading, RG1 4DH**

Drawing Title:

Proposed East Elevation

Drawing Date:

15-11-2021

Status:

PLANNING DRAWINGS

Issue Date:

22/11/2021

Drawn By:

C.P.

Scale:

1:100@A3

Job No:

XXXX

Drawing No:

PL-12

Rev:

Schedule 3

If you want to search for house prices in different locations just type it here

Search

House Prices in RG1 4DH

Sales of semi-detached properties around RG1 4DH have an overall average sold price of £637,750 over the last year.
Overall, the historical sold prices for semi-detached properties around RG1 4DH over the last year were 5% up on the previous year.

Properties Sold

Within ½ mile

▼

Within the last 2 years

▼

Semi Detached

▼

All tenures

▼

12 results

Sort: Date sold

35, Kendrick Road, Reading RG1 5DU

Semi-Detached

5

Freehold

8 May 2024

£855,000

21 Jul 1995

£132,000

No other historical records.

8, Donnington Road, Reading RG1 5ND

Semi-Detached

4

Freehold

9 Feb 2024

£412,500

6 Feb 2007

£220,000

View +1 more

9, Eldon Road, Reading RG1 4DN

Semi-Detached

5

Freehold

26 Jan 2024

£668,500

17 Feb 2012

£440,000

View +1 more

4, Carnarvon Road, Reading RG1 5SD

Semi-Detached

Freehold

13 Dec 2023

£615,000

No other historical records.

41, Alexandra Road, Reading RG1 5PG

Semi-Detached

5

Freehold

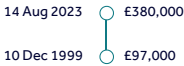
18 Aug 2023

£735,000

No other historical records.

1, South Street, Reading RG1 4QP

 Semi-Detached  2  Freehold

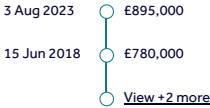


No other historical records.



43, Alexandra Road, Reading RG1 5PG

 Semi-Detached  5  Freehold



20, Alexandra Road, Reading RG1 5PE

 Semi-Detached  5  Freehold

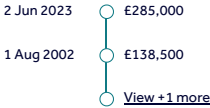


No other historical records.



146, Cholmeley Road, Reading RG1 3LX

 Semi-Detached  3  Freehold



85, London Road, Reading RG1 5BY

 Semi-Detached  5  Freehold



No other historical records.



38, Erleigh Road, Reading RG1 5NA

 Semi-Detached  5  Freehold



No other historical records.



9, Erleigh Road, Reading RG1 5LR

 Semi-Detached  5  Freehold



No other historical records.



Semi-detached Houses For Sale in RG1 4DH, including sold STC, within 0.5 miles > ☆ Save search 🔔 Create Alert

7 results

Newest Listed ▾📍

☰ Prioritise properties with... + Add keyword

1/10FEATURED PROPERTY



Eldon Road, Reading, Berkshire, RG1

Semi-Detached 🏠 4 🛏 2

0.00 miles

****NO ONWARD CHAIN COMPLICATIONS**** Set within the popular conservation on the outskirts of Reading town centre, this attractive, Grade 2 listed Edwardian semi-detached property is an excellent opportunity for either a

SOLD STC

Reduced on 09/10/2024 by Prospect Estate Agency, Reading

PROSPECT

📞✉️

📍

£650,000

Guide Price

📍

1/12



Crane Wharf, Reading, Berkshire, RG1

Semi-Detached 🏠 2 🛏 2

0.36 miles

Set on the banks of the River Kennet with private mooring & parking, this exceptionally well presented, and rarely available semi-detached home truly is one of a kind. Ideal for anyone who enjoys waking up to beautiful views of the river and park and prioritising

Added on 07/11/2024 by Prospect Estate Agency, Reading

PROSPECT

📞✉️

📍

£550,000

Guide Price

📍 Save

1/12



Morgan Road, Reading, Berkshire, RG1

Semi-Detached 🏠 3 🛏 2

0.42 miles

Set within what is arguably one of Reading's most sought after locations, this beautiful character property retains many of its periods original features alongside a lot of renovation work to make it perfect for a family to move straight in. Ideal for a family

Reduced on 06/11/2024 by Prospect Estate Agency, Reading

PROSPECT

📞✉️

📍

£750,000

Guide Price

📍 Save

1/11



Denmark Road, Reading, RG1

Semi-Detached 🏠 4 🛏 2

0.27 miles

This impressive Edwardian semi-detached home is set within the sought-after Alexandra Road conservation area in a prime University address. It is ideally positioned within walking distance of a good choice of independent and state schools as well as the Royal Berkshire hospital and University ca...

Reduced on 17/10/2024 by Haslams Estate Agents, Reading

HASLAMSNET

📞✉️

📍

£795,000

Guide Price

CONSERVATION AREA

📍 Save

https://www.rightmove.co.uk/property-for-sale/find.html?locationIdentifier=POSTCODE%5E694413&radius=0.5&sortType=6&propertyTypes=semi-deta... 1/3



£650,000

Guide Price

Semi-Detached 4 2

0.00 miles

****NO ONWARD CHAIN COMPLICATIONS**** Set within the popular conservation on the outskirts of Reading town centre, this

SOLD STC

Reduced on 09/10/2024 by Prospect Estate Agency, Reading

PROSPECT

Save



£375,000

Guide Price

PREMIUM
LISTING

Orts Road, Reading, Berkshire, RG1

Semi-Detached 3 2

0.38 miles

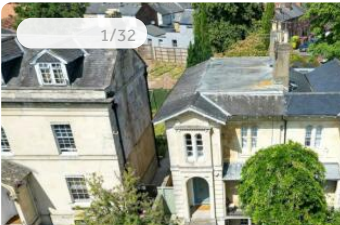
This nicely presented semi-detached property features a ground floor master bedroom with an ensuite, perfect for contemporary living. With the added convenience of off-road parking, a private garden, and a ground floor cloakroom, this home offers both style and practicality. Boasting three additi...

SOLD STC

Reduced on 27/08/2024 by Winkworth, Reading

Winkworth

Save



£1,095,000

LISTED
BUILDING

Eldon Square, Reading

Semi-Detached 3 2

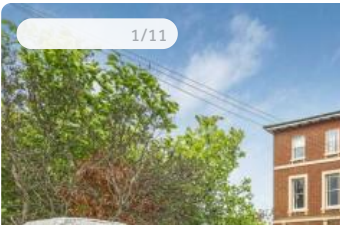
0.08 miles

A rare opportunity has arisen to purchase this Grade II* listed Bath Stone, three bedroom property dating back to 1837 and situated in a sought after Conservation Area overlooking King George V Memorial Gardens.

Added on 08/08/2024 by Bridges Estate Agents, Caversham

BRIDGES

Save



£750,000

Kendrick Road, Reading

Semi-Detached 6 4

0.37 miles

This impressive period 4 storey property is situated in a town centre Conservation area on a sought-after tree-lined address in the

SOLD STC

Reduced on 29/07/2024 by Haslams Estate Agents, Reading

HASLAMSA.NET

Save