

Appendices to viability statement at

Eaton Court, 106-112 Oxford Road, Reading,
RG1 7NG

by
Bailey Venning Associates Limited

November 2025

Appendix 1

Comparable Sales Data

by
Bailey Venning Associates Limited

November 2025

New build within 1.5km of site

No	Address	Postcode	Date sold	Sold price	Estimated m: New build	Designation Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per r	Market pri	Tenure
1	Flat 2, 18, Parkside Road, Reading, Reading RG30 2DB	RG30 2DB	07/02/2025	405,000	399,173	TRUE	Residential House	Flat			82.00	4,939.02	4,867.96	Leasehold
2	Flat 3, 18, Parkside Road, Reading, Reading RG30 2DB	RG30 2DB	04/02/2025	350,000	344,964	TRUE	Residential House	Flat			63.00	5,555.56	5,475.62	Leasehold
3	Flat 7, 18, Parkside Road, Reading, Reading RG30 2DB	RG30 2DB	13/01/2025	275,000	268,833	TRUE	Residential House	Flat			53.00	5,188.68	5,072.32	Leasehold
4	Flat 1, 18, Parkside Road, Reading, Reading RG30 2DB	RG30 2DB	22/11/2024	450,000	434,155	TRUE	Residential House	Flat			68.00	6,617.65	6,384.63	Leasehold
5	Flat 25, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	20/09/2024	220,000	210,769	TRUE	Residential House	Flat	2	2	48.00	4,583.33	4,391.02	Leasehold
13	Flat 1103, Verto, 120, Kings Road, Reading, Reading RG1 3FS	RG1 3FS	19/07/2024	675,000	653,864	TRUE	Residential House	Flat			132.00	5,113.64	4,953.52	Leasehold
17	24, Palmer Street, Reading, Reading RG1 3GX	RG1 3GX	20/02/2024	475,000	490,339	TRUE	Residential House	Flat			83.00	5,722.89	5,907.70	Leasehold
18	Flat 2, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	16/02/2024	383,150	395,523	TRUE	Residential House	Flat			55.00	6,966.36	7,191.33	Leasehold
19	Flat 11, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	30/01/2024	267,000	269,813	TRUE	Residential House	Flat	2	2	64.00	4,171.88	4,215.83	Leasehold
21	19, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	11/12/2023	475,200	476,691	TRUE	Residential Maisonette	Flat			83.00	5,725.30	5,743.27	Leasehold
20	Flat 17, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	11/12/2023	443,000	444,390	TRUE	Residential House	Flat			72.00	6,152.78	6,172.08	Leasehold
23	Flat 30, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	24/11/2023	316,220	312,957	TRUE	Residential House	Flat			50.00	6,324.40	6,259.14	Leasehold
24	Flat 36, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	16/11/2023	438,570	434,044	TRUE	Residential House	Flat			63.00	6,961.43	6,889.59	Leasehold
27	Flat 37, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	15/11/2023	321,070	317,757	TRUE	Residential House	Flat			50.00	6,421.40	6,355.14	Leasehold
26	Flat 34, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	15/11/2023	310,400	307,197	TRUE	Residential House	Flat			48.00	6,466.67	6,399.94	Leasehold
25	Flat 38, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	15/11/2023	319,130	315,837	TRUE	Residential House	Flat			48.00	6,648.54	6,579.94	Leasehold
29	Flat 28, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	14/11/2023	439,480	434,945	TRUE	Residential House	Flat			67.00	6,559.40	6,491.72	Leasehold
28	Flat 18, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	14/11/2023	488,900	483,855	TRUE	Residential House	Flat			72.00	6,790.28	6,720.21	Leasehold
30	Flat 25, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	14/11/2023	488,950	483,904	TRUE	Residential House	Flat			72.00	6,790.97	6,720.89	Leasehold
33	Flat 17, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	08/11/2023	305,550	302,397	TRUE	Residential House	Flat			48.00	6,365.63	6,299.94	Leasehold
34	Flat 22, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	08/11/2023	435,980	431,481	TRUE	Residential House	Flat			68.00	6,411.47	6,345.31	Leasehold
32	Flat 20, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	08/11/2023	452,575	447,904	TRUE	Residential House	Flat			67.00	6,754.85	6,685.13	Leasehold
31	Flat 19, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	08/11/2023	470,450	465,595	TRUE	Residential House	Flat			69.00	6,818.12	6,747.75	Leasehold
37	Flat 5, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	07/11/2023	427,770	423,355	TRUE	Residential House	Flat			67.00	6,384.63	6,318.73	Leasehold
36	Flat 24, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	07/11/2023	312,000	308,780	TRUE	Residential House	Flat			48.00	6,500.00	6,432.92	Leasehold
35	Flat 10, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	07/11/2023	474,400	469,504	TRUE	Residential House	Flat			72.00	6,588.89	6,520.89	Leasehold
38	Flat 35, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	03/11/2023	398,400	394,289	TRUE	Residential House	Flat			61.00	6,531.15	6,463.75	Leasehold
39	Flat 3, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	03/11/2023	471,385	466,520	TRUE	Residential House	Flat			72.00	6,547.01	6,479.44	Leasehold
40	Flat 8, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	02/11/2023	309,430	306,237	TRUE	Residential House	Flat			50.00	6,188.60	6,124.74	Leasehold
41	Flat 6, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	31/10/2023	444,225	437,833	TRUE	Residential House	Flat			67.00	6,630.22	6,534.82	Leasehold
46	14, Palmer Street, Reading, Reading RG1 3GX	RG1 3GX	25/10/2023	570,500	562,291	TRUE	Residential Maisonette	Flat			97.00	5,881.44	5,796.81	Leasehold
42	Flat 29, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	25/10/2023	437,540	431,244	TRUE	Residential House	Flat			68.00	6,434.41	6,341.82	Leasehold
43	Flat 1, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	25/10/2023	312,340	307,846	TRUE	Residential House	Flat			48.00	6,507.08	6,413.46	Leasehold
45	Flat 4, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	25/10/2023	468,475	461,734	TRUE	Residential House	Flat			69.00	6,789.49	6,691.80	Leasehold
44	Flat 35, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	25/10/2023	434,140	427,893	TRUE	Residential House	Flat			61.00	7,117.05	7,014.64	Leasehold
47	Flat 15, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	24/10/2023	448,500	442,047	TRUE	Residential House	Flat			68.00	6,595.59	6,500.69	Leasehold
48	Flat 12, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	24/10/2023	450,150	443,673	TRUE	Residential House	Flat			67.00	6,718.66	6,621.99	Leasehold
49	Flat 26, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	20/10/2023	475,000	468,165	TRUE	Residential House	Flat			77.00	6,168.83	6,080.06	Leasehold
50	16, Palmer Street, Reading, Reading RG1 3GX	RG1 3GX	18/10/2023	570,500	562,291	TRUE	Residential Maisonette	Flat			97.00	5,881.44	5,796.81	Leasehold
51	Flat 16, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	18/10/2023	312,340	307,846	TRUE	Residential House	Flat			50.00	6,246.80	6,156.92	Leasehold
53	Flat 31, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	18/10/2023	309,430	304,978	TRUE	Residential House	Flat			48.00	6,446.46	6,353.71	Leasehold
54	Flat 27, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	18/10/2023	455,000	448,453	TRUE	Residential House	Flat			67.00	6,791.04	6,693.33	Leasehold
52	Flat 32, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	18/10/2023	508,500	501,183	TRUE	Residential House	Flat			72.00	7,062.50	6,960.88	Leasehold
55	Flat 33, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	18/10/2023	551,030	543,102	TRUE	Residential House	Flat			77.00	7,156.23	7,053.27	Leasehold
58	Flat 23, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	11/10/2023	314,280	309,758	TRUE	Residential House	Flat			50.00	6,285.60	6,195.16	Leasehold
57	Flat 14, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	11/10/2023	421,950	415,879	TRUE	Residential House	Flat			67.00	6,297.76	6,207.15	Leasehold
56	Flat 7, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	11/10/2023	441,315	434,965	TRUE	Residential House	Flat			68.00	6,489.93	6,396.54	Leasehold
59	Flat 11, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	11/10/2023	479,250	472,354	TRUE	Residential House	Flat			69.00	6,945.65	6,845.71	Leasehold
60	Flat 9, 26, Palmer Street, Reading, Reading RG1 3GZ	RG1 3GZ	10/10/2023	346,995	342,002	TRUE	Residential House	Flat			48.00	7,229.06	7,125.04	Leasehold
61	Flat 1, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	06/10/2023	190,000	187,266	TRUE	Residential House	Flat	1	1	42.00	4,523.81	4,458.71	Leasehold
62	Flat 38, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	12/09/2023	476,000	471,574	TRUE	Residential House	Flat			72.00	6,611.11	6,549.64	Leasehold
64	Flat 33, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	08/09/2023	316,220	313,280	TRUE	Residential House	Flat			50.00	6,324.40	6,265.60	Leasehold
65	Flat 36, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	08/09/2023	310,000	307,118	TRUE	Residential House	Flat			48.00	6,458.33	6,398.29	Leasehold
63	Flat 32, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	08/09/2023	314,280	311,358	TRUE	Residential House	Flat			48.00	6,547.50	6,486.63	Leasehold
66	Flat 37, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	07/09/2023	300,700	297,904	TRUE	Residential House	Flat			77.00	3,905.19	3,868.88	Leasehold
67	Flat 1, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	07/09/2023	300,700	297,904	TRUE	Residential House	Flat			48.00	6,264.58	6,206.33	Leasehold
68	Flat 34, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	01/09/2023	400,475	396,752	TRUE	Residential House	Flat			63.00	6,356.75	6,297.65	Leasehold

No	Address	Postcode	Date sold	Sold price	Estimated m: New build	Designation Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per r	Market pri	Tenure
69	Flat 10, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	01/09/2023	305,550	302,709	TRUE	Residential House	Flat			48.00	6,365.63	6,306.44	Leasehold
71	Flat 25, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	01/09/2023	309,430	306,553	TRUE	Residential House	Flat			48.00	6,446.46	6,386.52	Leasehold
70	Flat 21, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	01/09/2023	437,540	433,472	TRUE	Residential House	Flat			67.00	6,530.45	6,469.73	Leasehold
72	Flat 2, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	01/09/2023	373,450	369,978	TRUE	Residential House	Flat			55.00	6,790.00	6,726.87	Leasehold
76	Flat 24, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	31/08/2023	461,500	451,150	TRUE	Residential House	Flat			72.00	6,409.72	6,265.97	Leasehold
73	Flat 6, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	31/08/2023	435,010	425,254	TRUE	Residential House	Flat			67.00	6,492.69	6,347.07	Leasehold
74	Flat 28, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	31/08/2023	439,480	429,624	TRUE	Residential House	Flat			67.00	6,559.40	6,412.30	Leasehold
75	Flat 31, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	31/08/2023	474,400	463,761	TRUE	Residential House	Flat			72.00	6,588.89	6,441.13	Leasehold
77	Flat 9, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	25/08/2023	439,000	429,155	TRUE	Residential House	Flat			72.00	6,097.22	5,960.49	Leasehold
81	Flat 3, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	24/08/2023	302,640	295,853	TRUE	Residential House	Flat			48.00	6,305.00	6,163.60	Leasehold
78	Flat 27, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	24/08/2023	435,380	425,616	TRUE	Residential House	Flat			68.00	6,402.65	6,259.06	Leasehold
79	Flat 20, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	24/08/2023	435,600	425,831	TRUE	Residential House	Flat			68.00	6,405.88	6,262.22	Leasehold
80	Flat 30, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	24/08/2023	484,585	473,718	TRUE	Residential House	Flat			69.00	7,022.97	6,865.48	Leasehold
83	15, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	23/08/2023	559,500	546,953	TRUE	Residential Maisonette	Flat			97.00	5,768.04	5,638.69	Leasehold
84	Flat 26, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	23/08/2023	311,370	304,387	TRUE	Residential House	Flat			50.00	6,227.40	6,087.74	Leasehold
82	Flat 5, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	23/08/2023	427,250	417,668	TRUE	Residential House	Flat			68.00	6,283.09	6,142.18	Leasehold
85	Flat 22, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	23/08/2023	426,800	417,229	TRUE	Residential House	Flat			67.00	6,370.15	6,227.30	Leasehold
86	Flat 29, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	21/08/2023	442,820	432,889	TRUE	Residential House	Flat			67.00	6,609.25	6,461.03	Leasehold
87	11, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	17/08/2023	559,500	546,953	TRUE	Residential Maisonette	Flat			97.00	5,768.04	5,638.69	Leasehold
90	Flat 11, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	17/08/2023	307,490	300,594	TRUE	Residential House	Flat			50.00	6,149.80	6,011.88	Leasehold
91	Flat 19, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	17/08/2023	309,430	302,491	TRUE	Residential House	Flat			50.00	6,188.60	6,049.82	Leasehold
88	Flat 18, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	17/08/2023	307,490	300,594	TRUE	Residential House	Flat			48.00	6,406.04	6,262.38	Leasehold
89	Flat 23, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	17/08/2023	464,215	453,804	TRUE	Residential House	Flat			69.00	6,727.75	6,576.87	Leasehold
92	Flat 16, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	16/08/2023	443,290	433,349	TRUE	Residential House	Flat			69.00	6,424.49	6,280.42	Leasehold
93	Flat 12, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	16/08/2023	446,000	435,998	TRUE	Residential House	Flat			68.00	6,558.82	6,411.74	Leasehold
94	Flat 15, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	16/08/2023	442,875	432,943	TRUE	Residential House	Flat			67.00	6,610.07	6,461.84	Leasehold
96	Flat 4, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	10/08/2023	304,580	297,749	TRUE	Residential House	Flat			50.00	6,091.60	5,954.98	Leasehold
97	Flat 8, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	10/08/2023	439,410	429,556	TRUE	Residential House	Flat			69.00	6,368.26	6,225.45	Leasehold
95	Flat 7, 25, Carraway Street, Reading, Reading RG1 3GQ	RG1 3GQ	10/08/2023	442,770	432,840	TRUE	Residential House	Flat			67.00	6,608.51	6,460.30	Leasehold
98	23, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	09/08/2023	458,375	448,095	TRUE	Residential Maisonette	Flat			83.00	5,522.59	5,398.73	Leasehold
99	21, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	08/08/2023	475,200	464,543	TRUE	Residential Maisonette	Flat			83.00	5,725.30	5,596.90	Leasehold
100	17, Carraway Street, Reading, Reading RG1 3GB	RG1 3GB	02/08/2023	460,000	449,684	TRUE	Residential Maisonette	Flat			83.00	5,542.17	5,417.88	Leasehold
101	Flat 14, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	31/07/2023	205,000	204,361	TRUE	Residential House	Flat			41.00	5,000.00	4,984.17	Leasehold
103	Flat 27, 1, Nightingale Way, Reading, Reading RG30 1EX	RG30 1EX	26/06/2023	270,000	270,000	TRUE	Residential House	Flat			58.00	4,655.17	4,655.17	Leasehold
106	Flat 6, 1, Cox Terrace, Reading, Reading RG1 8FY	RG1 8FY	28/04/2023	437,500	434,780	TRUE	Residential House	Flat			100.00	4,375.00	4,347.80	Leasehold
107	Flat 66, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	21/04/2023	310,400	308,470	TRUE	Residential House	Flat			45.00	6,897.78	6,854.89	Leasehold
109	Flat 26, 1, Nightingale Way, Reading, Reading RG30 1EX	RG30 1EX	30/03/2023	280,000	273,164	TRUE	Residential House	Flat			59.00	4,745.76	4,629.90	Leasehold
112	Flat 44, 1, Nightingale Way, Reading, Reading RG30 1EX	RG30 1EX	24/03/2023	305,000	297,553	TRUE	Residential House	Flat			71.00	4,295.77	4,190.89	Leasehold
114	Flat 50, 1, Nightingale Way, Reading, Reading RG30 1EX	RG30 1EX	16/03/2023	250,000	243,896	TRUE	Residential House	Flat			58.00	4,310.34	4,205.10	Leasehold
115	Flat 59, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	16/03/2023	390,000	380,478	TRUE	Residential House	Flat			66.00	5,909.09	5,764.82	Leasehold
116	Flat 8, 1, Station Road, Reading, Reading RG1 1LH	RG1 1LH	15/03/2023	265,000	258,530	TRUE	Residential House	Flat			42.00	6,309.52	6,155.48	Leasehold
117	Flat 7, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	03/03/2023	217,500	212,190	TRUE	Residential House	Flat			57.00	3,815.79	3,722.63	Leasehold
119	Flat 2, 1, Station Road, Reading, Reading RG1 1LH	RG1 1LH	21/02/2023	285,000	273,315	TRUE	Residential House	Flat			50.00	5,700.00	5,466.30	Leasehold
120	Flat 31, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	21/02/2023	378,300	362,790	TRUE	Residential House	Flat			65.00	5,820.00	5,581.38	Leasehold
121	Flat 24, Cadogan House, Rose Kiln Lane, Reading, Reading RG2 0HP	RG2 0HP	17/02/2023	285,000	273,315	TRUE	Residential House	Flat			62.00	4,596.77	4,408.31	Leasehold
123	Flat 58, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	15/02/2023	521,625	500,238	TRUE	Residential House	Flat			104.00	5,015.63	4,809.98	Leasehold
124	Flat 65, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	15/02/2023	317,500	304,483	TRUE	Residential House	Flat			49.00	6,479.59	6,213.94	Leasehold
125	Flat 61, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	13/02/2023	333,000	319,347	TRUE	Residential House	Flat			49.00	6,795.92	6,517.29	Leasehold
126	Flat 32, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	10/02/2023	369,585	354,432	TRUE	Residential House	Flat			64.00	5,774.77	5,538.00	Leasehold
128	Flat 304, 1, Albert Road, Caversham, Reading, Reading RG4 7AN	RG4 7AN	01/02/2023	280,000	268,520	TRUE	Residential House	Flat			55.00	5,090.91	4,882.18	Leasehold
130	Flat 63, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	25/01/2023	368,950	353,823	TRUE	Residential House	Flat			66.00	5,590.15	5,360.95	Leasehold
131	Flat 72, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	25/01/2023	382,725	367,033	TRUE	Residential House	Flat			68.00	5,628.31	5,397.54	Leasehold
129	Flat 71, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	25/01/2023	437,750	419,802	TRUE	Residential House	Flat			77.00	5,685.06	5,451.97	Leasehold
133	Flat 50, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	24/01/2023	433,500	415,727	TRUE	Residential House	Flat			68.00	6,375.00	6,113.63	Leasehold
134	Flat 46, 1, Nightingale Way, Reading, Reading RG30 1EX	RG30 1EX	23/01/2023	332,500	318,868	TRUE	Residential House	Flat			71.00	4,683.10	4,491.10	Leasehold
135	Flat 51, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	23/01/2023	377,978	362,481	TRUE	Residential House	Flat			65.00	5,815.05	5,576.63	Leasehold
136	Flat 73, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	20/01/2023	418,362	401,209	TRUE	Residential House	Flat			70.00	5,976.60	5,731.56	Leasehold
141	Flat 9, 1, Station Road, Reading, Reading RG1 1LH	RG1 1LH	19/01/2023	285,000	273,315	TRUE	Residential House	Flat			49.00	5,816.33	5,577.86	Leasehold
142	Flat 68, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	19/01/2023	446,900	428,577	TRUE	Residential House	Flat			76.00	5,880.26	5,639.17	Leasehold
137	Flat 56, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	19/01/2023	292,020	280,047	TRUE	Residential House	Flat			49.00	5,959.59	5,715.24	Leasehold

No	Address	Postcode	Date sold	Sold price	Estimated m: New build	Designatio	Category	Subcategor	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per r	Market pri	Tenure
138	Flat 57, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	19/01/2023	292,020	280,047	TRUE	Residential House	Flat				48.00	6,083.75	5,834.31	Leasehold
139	Flat 47, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	19/01/2023	292,020	280,047	TRUE	Residential House	Flat				48.00	6,083.75	5,834.31	Leasehold
140	Flat 69, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	19/01/2023	310,000	297,290	TRUE	Residential House	Flat				49.00	6,326.53	6,067.14	Leasehold
143	Flat 64, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	18/01/2023	427,500	409,973	TRUE	Residential House	Flat				76.00	5,625.00	5,394.38	Leasehold
144	Flat 60, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	18/01/2023	451,050	432,557	TRUE	Residential House	Flat				76.00	5,934.87	5,691.54	Leasehold
145	Flat 62, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	18/01/2023	320,265	307,134	TRUE	Residential House	Flat				45.00	7,117.00	6,825.20	Leasehold
146	Flat 70, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	18/01/2023	322,500	309,278	TRUE	Residential House	Flat				45.00	7,166.67	6,872.84	Leasehold
149	Flat 52, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	17/01/2023	371,450	356,221	TRUE	Residential House	Flat				64.00	5,803.91	5,565.95	Leasehold
148	Flat 53, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	17/01/2023	315,360	302,430	TRUE	Residential House	Flat				52.00	6,064.62	5,815.96	Leasehold
147	Flat 54, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	17/01/2023	356,500	341,884	TRUE	Residential House	Flat				52.00	6,855.77	6,574.69	Leasehold
151	Flat 1, 1, Station Road, Reading, Reading RG1 1LH	RG1 1LH	13/01/2023	325,000	311,675	TRUE	Residential House	Flat				67.00	4,850.75	4,651.87	Leasehold
152	Flat 46, 4, Palmer Street, Reading, Reading RG1 3GY	RG1 3GY	13/01/2023	300,700	288,371	TRUE	Residential House	Flat				49.00	6,136.73	5,885.12	Leasehold



Appendix 2

Accommodation schedule

by
Bailey Venning Associates Limited

November 2025

Eaton Court, Oxford Road, Reading

	unit type	unit area	£ / m ²	Unit £
2nd floor	2B3P	63.4	5,978.11	379,000.00
	2B4P	79.8	5,810.39	463,700.00
	1B2P	59.6	6,016.97	358,600.00
	2B4P	74.5	5,864.59	436,900.00
	1B2P	54.9	6,065.04	333,000.00
	2B3P	63.7	5,975.04	380,600.00
	3B5P	88.2	5,724.48	504,900.00
	3B5P	94.4	5,661.07	534,400.00
	1B1P	46.3	6,152.99	284,900.00
	1B2P	55.6	6,057.88	336,800.00
	1B2P	55.6	6,057.88	336,800.00
	1B2P	55.5	6,058.90	336,300.00
		791.5	5,920.28	4,685,900.00

Appendix 3

Cost plan by CMC Ltd

by
Bailey Venning Associates Limited

November 2025



Budget Cost Plan

for

Eaton Court, Reading

Date Issued

26 November 2025

Revision: A

Previous Revisions:

Rev:- Original Budget - 05th August 2025

Rev:- A Revised Drawings - 26th November 2025

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £
	<u>Budget Cost Plan</u>				
	Project title: Eaton Court				
	Total GIA	937	M ²		
	Floor 2	593	M ²		
	Floor 3	344	M ²		
	Floor 4	N/A	M ²		
	GIFA:				
	Base date: 17th November 2025				
	Summary				
0	Facilitating works				N/A
	<u>Building Works:</u>				
1	Substructures				N/A
2	Superstructures				1,164,190.21
3	Finishes				273,344.54
4	Fixtures and fittings				154,230.00
5	Services				485,933.25
6	Complete buildings				N/A
7	Existing buildings				263,192.80
8	External works				77,600.00
	Subtotal (facilitating works and works) (A)				2,418,490.80
9	MC Preliminaries (B)				401,311.35
	Subtotal (works and preliminaries) (C - C = A + B)				2,819,802.15
10	MC Overheads and Profit (D)				289,029.72
	Subtotal (Total works estimate) (E - E = C + D)				3,108,831.87
11	Project / Design team fees (F)				Excluded
12	Other development / project costs (G)				Excluded
13	Planning Costs:				Excluded
	Base Cost Estimate (I - I = E + F)				3,108,831.87
14	Risk allowances (j)				Excl.
15	Client Contingency @ 5% (j)				Excl.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £
16	Cost limit (excluding inflation) (K - K = I + J)				3,108,831.87
	Tender inflation allowance (L)				Excl.
17	Cost limit (excluding VAT) (M - M = K + L)				3,108,831.87
	VAT				Excl.
	Cost plan total				3,108,831.87
	GIFA Building cost per m ² GIFA Building cost per ft ²				3,317.86 308.24

BUDGET COST PLAN

2

Eaton Court, Reading

Information used in the preparation of this Cost Plan:

FOLDER	DOCUMENT REF	REV.	DATE	FORMAT	DOC TITLE
Architectural Drawings					
Planning	103-225_(SK)101F	F	03-Nov-25	pdf	Proposed Ground Floor Plan
	103-225_(SK)102F	F	03-Nov-25	pdf	Proposed First Floor Plan
	103-225_(SK)103F	F	03-Nov-25	pdf	Proposed Second Floor Plan
	103-225_(SK)104F	F	03-Nov-25	pdf	Proposed Third Floor Plan
	103-225_(SK)109D	D	03-Nov-25	pdf	Sketch Section - Planning
	103-225_(SK)110C	C	03-Nov-25	pdf	Proposed Site Plan
	103-225_(SK)111C	C	03-Nov-25	pdf	Proposed Elevations
	103-225_(SK)112A	A	03-Nov-25	pdf	Proposed Street Scenes
Previously issued drawings brought forward					
	103-225_(SK)001B	-	26-Mar-25	pdf	Existing Ground Floor Plan
	103-225_(SK)002B	-	26-Mar-25	pdf	Existing First Floor Plan
	103-225_(SK)003B	-	26-Mar-25	pdf	Existing Second Floor Plan
	103-225_(SK)009B	-	04-Apr-25	pdf	Existing Elevations
	103-225_(SK)201	-	16-Jul-25	pdf	Existing Site Plan
	103-225_Design & Access Statement	-	18-Jul-25	pdf	DRAFT Design & Access Statement
Superseded - Not considered					
	103-225_(SK)101C	-	17-Apr-25	pdf	Proposed Ground Floor Plan
	103-225_(SK)102C	-	17-Apr-25	pdf	Proposed First Floor Plan
	103-225_(SK)103C	-	17-Apr-25	pdf	Proposed Second Floor Plan
	103-225_(SK)104C	-	17-Apr-25	pdf	Proposed Third Floor Plan
	103-225_(SK)105C	-	17-Apr-25	pdf	Proposed Fourth Floor Plan
	103-225_(SK)107C	-	17-Apr-25	pdf	Proposed Massing Diagram
	103-225_(SK)108A	-	13-May-25	pdf	Sketch Visual
	103-225_(SK)109A	-	16-May-25	pdf	Sketch Section - Planning
	103-225_(SK)110	-	17-Jul-25	pdf	Proposed Site Plan
	103-225_(SK)111	-	17-Jul-25	pdf	Proposed Elevations
	103-225_(SK)200	-	12-May-25	pdf	Site Location Plan

BUDGET COST PLAN**26 November 2025****Eaton Court, Reading****Revision: A****Comments, Assumptions and Limitations:**

- 1 If item descriptions include more detail than is included in the information provided for production of this cost plan, those descriptions are to show the inclusive nature of the rated work, and should not be used as definition of or recommendation for specification of the works. The costs shown are budgets that the detailed design should seek to achieve.
- 2 No costs associated with surveys have been included; such as Existing Services, Structural, Site Investigation, Asbestos, Contamination, Ecology, etc.
- 3 Provisional Sum shall mean cost of work that is insufficiently defined to have certainty of cost.
- 4 We have not included any cost in relation to the removal of Asbestos or any contaminated materials. (or
- 5 We have assumed in this cost plan the requirement for enhancement of Statutory Undertaker's/Utilities supplies in order to meet the projects requirements. These are to be treated as Provisional Sums.
- 6 Section 278 & 106 contributions are excluded from this cost plan.
- 7 We have made no allowance for inflation.
- 8 Cost associated with funding are excluded from the cost plan.
- 9 Archaeological works are excluded.
- 10 Cost associated with promotion/marketing of finished apartments is not included in the cost plan.
- 11 We have included a percentage with regards to Site Prelims, and for Main Contractors Overhead & Profit based on current market levels.
- 12 VAT is not included.
- 13 Building envelope air tightness testing is not included.
- 14 No legal costs associated with the development have been included.
- 15 We have not allowed for any design costs or survey costs or any other consultancy costs within this cost plan.
- 16 Risk allowances and contingency funds have been excluded for the purpose of this cost plan.
- 17 External development and planning costs have been excluded for the purpose of this cost plan.
- 18 It is assumed that the property is vacant for the duration of the works.
- 19 It is assumed that the drawings provide comply with building regulations compliance without further design requirements.
- 20 We have assumed that the existing building structural strength and integrity is adequate to facilitate this extension with some structural enhancements. A provision for Structural frame enhancement has therefore been included.
- 20 The cost plan excludes all loose furniture shown on the drawings.
- 21 For the method of construction we have assumed a steelwork frame, with timber joisted infill floors, and plasterboard party walls. External walls are to comprise of aluminium panel cladding, with sheathing board, insulation and internal plasterboard finish.
- 22 Active fire suppression systems (EG Mist / Sprinkler) includes for only pipework distribution and sprinkler heads, to our development (i.e. 12 Residential flats only), Further infrastructure and plant works included for however no distribution to apartments within the MA development.
- 23 All Bathrooms and WC's are to have full height wall tiling at the bath area only; around 40% of total bathroom wall area.
- 26 We have assumed floor finishes as follows:
 - All habitable areas, to be LVT or similar;
 - Bathrooms areas, to be tiled floors.
- 27 No Allowance has been made for works to existing façade.
- 28 We have made no allowance for the provision of air conditioning or heat recovery system to the building.
- 29 We have made an assumption that no temporary support is provided to adjacent structures.
- 30 No prevention measures given for bird and vermin control.
- 31 No allowances have been made for any feature lighting.

- 32 We have assumed that the existing substation holds sufficient capacity to supply power to additional dwellings, with no upgrade works allowed for.
- 33 Heating throughout the building is assumed to be provided by electric panel heaters.
- 34 We have assumed the new lift commences at second floor where the existing lift terminates. We have assumed the lift shaft to be of blockwork construction.
- 35 We have only allowed for costs associated with the 12 unit development referenced within email: RE: Eaton Court, 104-112 Oxford Road, Reading, RG1 7NG (01/10/25, 15:56), From Richard Bailey to James Washbrook.
- 36 The costs included assume the contract to be let under a D&B procurement route. However we have made no allowance for design costs under this route.
- 37 Included for information previously raised within the design and access statement (103-225_Design & Access Statement - 18/07/25), such as cycle storage and bin shelters. However all drawings and measurements have been taken from the revised proposed drawings
- 38 No allowance has been made for works to permitted development Class MA or AA Applications. It is noted by CMC that works to this development.
- 39 Further to item 36. we note that the stair core on the eastern side of our development has now been incorporated into planning development AA. As such no allowance for works has been made.
- 40 No allowance has been made for any works to the existing roof to the east side. As shown on second floor drawing.
- 41 Allowance made for the lift shaft to the western side of the building to be constructed through the existing first and ground floor although CMC note current drawings do not reflect this. No allowance for protection and making good works has been made. Allowance for the lift is for three floors, namely, ground, first and second floors only.
- 42 We have assumed that the structural frame will require an additional 36 columns, within intergrating beams. And have made a Provisional allowance accordingly.
- 43 We have made allowance for the flat roof to be of a green roof type as per indications from the elevation drawing (103-225_(SK)111C)
- 44 No Juliet balcony railings allowed for on the southern elevation, as none indicated on elevation drawing (103-225_(SK)111C)
- 45 We have made allowance for an epoxy painted finish to the external walkway to the second and third floors
- 46 Allowance made for air source heat pump, per apartment. Due to lack of information on MEP services and loading requirements.
- 47

[illegible]

[illegible]

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
2.0	<u>Superstructure</u>					
2.1	Frame					
2.1.1	Steelwork; to support the new 2nd, 3rd and 4th floors, roof structure	1	item	215,510	215,510.00	
2.1.2	Craneage; Requirement for Steel frame constructions; Including Crane Base	1	item	48,100	48,100.00	
2.1.3	New lift shaft from ground to second floor; blockwork shaft 3nr floors; 100mm medium	100	M ²	120	12,000.00	
2.2	Upper floors					275,610.00
2.2.1	Upper floor Steel floor deck on lightweight steel frame; Insulation and subfloor	943	M ²	90	84,870.00	
2.3	Roofs					84,870.00
2.3.1	Flat roof including parapets, Fascia and soffits	697	M ²	210	146,370.00	
2.3.2	Green Roof extra over	697	M ²	75	52,275.00	
2.3.3	Guttering, Downpipes and rain water goods	1	item	31,650	31,650.00	
2.4	Stairs and ramps					230,295.00
2.4.1	West side; comprising 2 Nr of flights and 1 Nr of landings and including balustrades and handrails	1	item	7,500	7,500.00	
2.4.2	East side; comprising 4 Nr of flights and 2 Nr of landings and including balustrades and handrails;		item		Excl.	7,500.00
2.5	External walls					
2.5.1	Construction of External walls, SFS system with aluminium cladding. Including all sundry items.	717	M ²	370	265,290.00	
2.6	Windows and external doors					265,290.00
2.6.1	New Windows; including cills; double glazed PVC casement windows; 1950mm (H) x 760mm (W)	90	Nr	1,500	135,000.00	
2.6.2	New External Doors; incl. frame, architrave, stops and ironmongery:					
2.6.2.1	New external doors; 0.83m x 2.1m; Flat entrance doors	12	Nr	1,400	16,800.00	
2.6.2.2	New external doors; 0.9m x 2.1m; Communal door with glazed panel	2	Nr	1,750	3,500.00	
2.6.3	AOV; roof light to western staircase	1	Nr	3,000	3,000.00	

						158,300.00
2.7	Internal walls and partitions					
2.7.1	Internal walls; including studwork, plasterboard finish each side and skimming					
2.7.1.1	Second Floor	391	M ²	75	29,296.91	
2.7.1.2	Third Floor	195	M ²	75	14,639.40	
2.7.2	Party Internal walls; including studwork, Insulation, Double layer plasterboard finish each side and skimming					
2.7.2.1	Second Floor	269	M ²	120	32,267.73	
2.7.2.2	Third Floor	117	M ²	120	14,077.44	
2.7.3	Internal walls; EO for wall strengthening works, Structural ply built within the partition	97	M ²	25	2,419.75	
2.7.4	Plaster board lining to inside face of external walls incl. insulation & skim finish.					
2.7.4.1	Second Floor	443	M ²	40	17,731.10	
2.7.4.2	Third Floor	201	M ²	40	8,042.88	
						118,475.21
2.8	Internal doors					
2.8.1	New internal doors; incl. frame, architrave, stops and ironmongery: 0.81m x 2.1m	42	Nr	450	18,900.00	
2.8.2	New internal double doors; incl. frame, architrave, stops and ironmongery: 1.41m x 2.1m	9	Nr	550	4,950.00	
						23,850.00
	Carried forward to summary					1,164,190.21

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
3	Internal finishes					
3.1	Wall finishes					
3.1.1	Emulsion finish to walls	2,588	M ²	15	38,826.15	
3.1.2	Tiled splashbacks to walls in kitchen	65	M ²	150	9,687.00	
3.1.3	Bathroom wall tiling (full height) to bath and shower area					
	Second Floor	95	M ²	150	14,278.24	
	Third Floor	51	M ²	150	7,596.00	
						70,387.39
3.2	Floor finishes					
3.2.1	Flooring to residential flats generally	680	M ²	115	78,197.70	
3.2.2	Flooring for communal areas; including stairs					
		47	M ²	50	2,374.50	
3.2.3	E.O. Stairs	18	M ²	100	1,800.00	
3.2.4	Tiled floors in bathrooms	41	M ²	170	6,953.00	
3.2.5	Skirtings; timber; 100mm high; including decorations	806	M	20	16,113.20	
3.2.6	Finish to external walkway	152	M ²	60	9,108.00	
						114,546.40
3.3	Ceiling finishes					
3.3.1	Plasterboard ceiling including; skimming and decorations	804	M ²	75	60,327.75	
3.3.2	External corridor soffit areas	152	M ²	185	28,083.00	
						88,410.75
	Carried forward to summary					273,344.54

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	Elemental Cost Plan					
4	Fittings, furnishings and equipment					
4.1	General fittings, furnishings and equipment					
4.1.1	Boxings to toilet cisterns, WHB and shower	13	Nr	350	4,550.00	
4.1.2	Mirror to bathrooms	13	Nr	150	1,950.00	
4.1.3	Toilet roll holders to Bathroom	13	Nr	10	130.00	
4.1.4	Shelves and Hanging Rails to the built in Wardrobes	3	Nr	200	600.00	
						7,230.00
4.2	Domestic kitchen fittings and equipment					
4.2.1	Kitchen; Wall mounted and base cupboard units; including worktop, sink, taps, fridge/freezer, dishwasher, oven, cooker/hob, extractor fan, etc	12	Nr	12,000	144,000.00	
						144,000.00
4.3	Special purpose fittings, furnishing and equipment					
	N/A					
4.4	Signs / Notices					
4.4.1	Statutory Signage	1	item	1,500	1,500.00	
4.4.2	Way finding signage	1	item	1,000	1,000.00	
4.4.3	Communal post boxes	1	item	500	500.00	
						3,000.00
4.5	Works of art					
	N/A					
4.7	Internal planting					
	N/A					
4.8	Bird and vermin control					
	N/A					
	Carried forward to summary					154,230.00

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
5	Services					
5.1	Sanitary installations & Disposal System					
5.1.1	Soil waste and overflow installations; stacks and connections to below ground drainage; local alterations to existing installations for kitchen and Bathrooms	25	Nr	500	12,500.00	
5.1.2	Bathroom; complete with bathtub, WC & cistern (concealed) and WHB; including mixer, shower head, bath screen, trap and waste, taps; vanity unit inc; all fixings and	13	Nr	3,500	45,500.00	58,000.00
5.2	Water installations					
5.2.1	Cold water distribution; from incoming main to include boosted tank, cylinder and water softener; distribution through risers to apartments	1	Item	22,500	22,500.00	
5.2.2	Apartment connection and water meter	12	Nr	500	6,000.00	
5.2.3	Hot and Cold water services to kitchens and bathrooms; local alterations to existing installations	12	Nr	1,250	15,000.00	43,500.00
5.3	Space heating and ventilation					
5.3.1	MVHR	12	Nr	3,500	42,000.00	
5.3.2	Residential air source heat pumps, booster pump and ancillary items	12	Nr	5,000	60,000.00	
5.3.3	Radiators generally	40	Nr	360	14,400.00	
5.3.4	Heated Towel Rail	13	Nr	350	4,550.00	
5.3.5	Kitchen and Bathroom extract; localised extract; replace cover plates only with feature cover plates	25	Nr	250	6,250.00	127,200.00
5.4	Electrical installations					
5.4.1	Mains and sub mains; connection; Distribution of mains power from existing building substation; Armoured cables through single riser and terminated into individual dwelling consumer units; Per floor	2	Item	12,500	25,000.00	
5.4.2	LV distribution boards to apartments and meters; plus landlord supply	12	Nr	1,500	18,000.00	

5.4.3	Small power distribution	12	Nr	1,750	21,000.00	
5.4.4	Lighting power distribution, switches and wiring; including new LED spotlights	12	Nr	1,500	18,000.00	
5.4.5	Earthing and Bonding	1	item	2,500	2,500.00	
5.4.6	Lighting and Emergency Fittings to Communal Areas; Including automatic controls	2	Nr	1,750	3,500.00	
5.4.7	Lighting Protection	1	Item	1,500	1,500.00	89,500.00
5.5	Heat source					
	N/A					
5.6	Lift and conveyor installations					
5.6.1	New lift to 3 No. of floors	1	item	40,000	40,000.00	40,000.00
5.7	Protective, Communications and Special Installations					
5.7.1	Fire Alarm system; Centralised control panel and infrastructure	1	item	15,000	15,000.00	
5.7.2	Fire Alarm system within individual dwellings	12	Nr	500	6,000.00	
5.7.3	Sprinkler System; pipework distribution through Communal areas and flats; sprinkler heads, Tank and pumping system included	1	Item	42,165	42,165.00	
5.7.4	TV/ Satellite system; central aerial and distribution	12	Nr	250	3,000.00	
5.7.5	Access control	12	Nr	1,250	15,000.00	
5.7.6	Phone & Data 1nr point	12	Nr	250	3,000.00	
5.7.7	Disabled Refuge Point, Communal Staircase; each floor	1	Item	3,000	3,000.00	87,165.00
5.8	Testing and Commissioning of Building					
5.8.1	Testing & Commissioning	12	Nr	500	6,000.00	6,000.00
5.9	Builders work in connection with services					
5.9.1	BWIC with the installation of the above	1	item	22,568	22,568.25	
5.9.2	Fire Stopping / Compartmentation Works	12	Nr	1,000	12,000.00	34,568.25
	Carried forward to summary					485,933.25

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
7	Works to existing buildings					
7.1	Minor demolition works and alteration works					
7.1.1	Stripping of existing roof covering back to structural deck	757	M²	80	60,544.80	
7.1.2	Temporary propping throughout, provision of method statements, temporary works design proposals, etc. for approval	1	item	10,000	10,000.00	
7.1.3	Existing Structural Frame; Provisional Sum to enhance / upgrade existing structural frame; additions of steel columns, beams, foundations and padstones to transfer new loadings through existing frame	1	item	192,648	192,648.00	263,192.80
7.2	Repairs to existing services					
	N/A					
7.3	Damp proof courses / fungus and beetle eradication					
	N/A					
7.4	Facade retention					
	N/A					
7.5	Cleaning existing surfaces					
	N/A					
7.6	Renovation works					
	N/A					
	Carried forward to summary					263,192.80

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
8	External Works					
8.1	Site preparation works					
8.1.1	N/A					
8.2	Roads, paths, pavings and surfacing					
8.2.1	N/A					
8.3	Section 278 works					
8.3.1	N/A					
8.4	Soft landscaping, planting, Pergola and irrigation systems					
8.4.1	Allowance to retain and enhance existing mature trees and landscaping	1	Item	10,000	10,000.00	10,000.00
8.5	Fencing, Railings and walls					
8.5.1	Metal railing to exposed balcony	73	M	200	14,600.00	14,600.00
8.6	External fixtures					
8.6.1	External Cycle Storage; 12 bicycles	1	item	5,500	5,500.00	
8.6.2	Refuse Storage area; Small built structure	1	item	12,500	12,500.00	18,000.00
8.7	External drainage					
8.7.1	Adaptions to existing drainage; General allowance	1	Item	5,000	5,000.00	5,000.00
8.8	External services					
8.8.1	Provision to upgrade electrical utility	1	item	15,000	15,000.00	
8.8.2	Provision to upgrade water utility	1	item	10,000	10,000.00	
8.8.3	Provision to upgrade telecoms utility	1	item	5,000	5,000.00	30,000.00
8.9	Minor building works and ancillary buildings					
	N/A					
	Carried forward to summary					77,600.00

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	Elemental Cost Plan					
9	Main Contractor's Preliminaries					
9.1	Employer's requirements					
9.1.1	Site accommodation	1	item		Incl.	
9.2	Main contractor's cost items					
9.2.1	Management and staff	1	item		Incl.	
9.2.2	Site establishment	1	item		Incl.	
9.2.3	Temporary services	1	item		Incl.	
9.2.4	Security; incl hoarding	1	item		Incl.	
9.2.5	Safety and environmental protection	1	item		Incl.	
9.2.6	Control and protection	1	item		Incl.	
9.2.7	Mechanical plant	1	item		Incl.	
9.2.8	Temporary works					
	- Temporary propping	1	item		Incl.	
	- Scaffolding	1,580	m2	50	79,000.00	
	- Scaffolding adaption; birdcage; weather protection for roof	1	item	20,000	20,000.00	
9.2.9	Site records	1	item		Incl.	
9.2.10	Completion and post completion	1	item		Incl.	
9.2.11	Cleaning	1	item		Incl.	
9.2.12	Fees and charges	1	item		Incl.	
9.2.13	Site services	1	item		Incl.	
9.2.14	Insurance, bonds, guarantees and warranties; inc. 6.5.1	1	item		Incl.	
	Total Preliminaries	2,418,490.8	%	12.5	302,311.35	401,311.35
	Carried forward to summary					401,311.35

PROJECT: Eaton Court		Budget Cost Plan			26/11/2025	
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
	<u>Elemental Cost Plan</u>					
10.0	Main contractor's overheads and profit					
10.1	Main contractor's overheads	2,819,802.1	%	5.0	140,990.11	
10.2	Main contractor's profit	2,960,792.3	%	5.0	148,039.61	
						289,029.72
	Carried forward to summary					289,029.72

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE £	TOTAL £	ELEMENT TOTAL £
11	Elemental Cost Plan					
	Other Costs					
	N/A					
	Carried forward to Summary					

Appendix 4

Appraisal models

by
Bailey Venning Associates Limited

November 2025

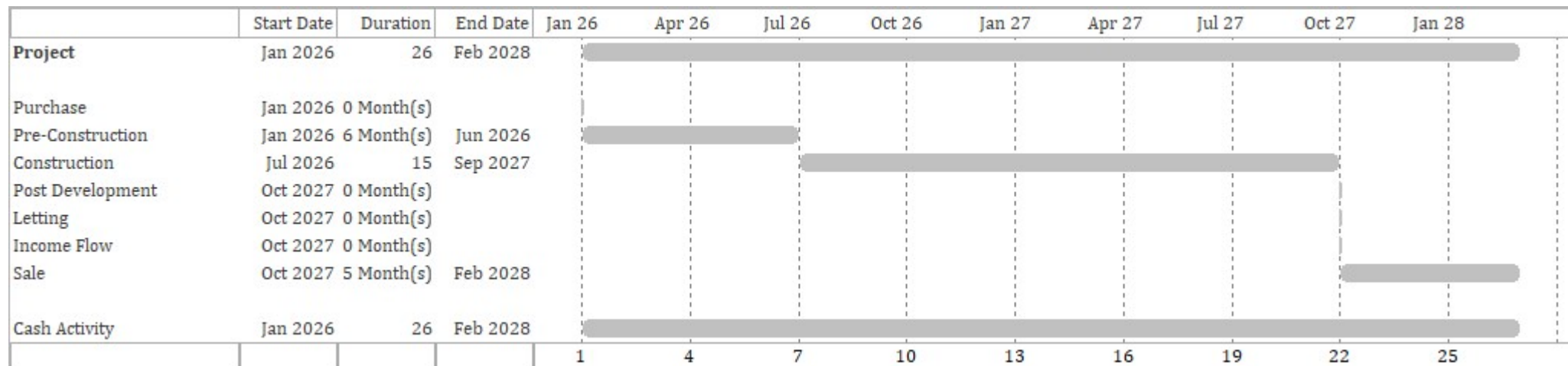
Vertical extension fronting Oxford Rd

Eaton Court
104-112 Oxford Road
Reading
Berkshire
RG1 7NG

Development Appraisal
Bailey Venning Associates
28 November 2025

Vertical extension fronting Oxford Rd
Project Timescale

Project Start Date	Jan 2026
Project End Date	Feb 2028
Project Duration (Inc Exit Period)	26 months

Phase 1


This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****Vertical extension fronting Oxford Rd****Appraisal Summary for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1B1P	1	46.30	6,153.35	284,900	284,900
1B2P	5	281.20	6,050.85	340,300	1,701,500
2B3P	2	127.10	5,976.40	379,800	759,600
2B4P	2	154.30	5,836.68	450,300	900,600
3B5P	<u>2</u>	<u>182.60</u>	5,691.68	519,650	<u>1,039,300</u>
Totals	12	791.50			4,685,900

NET REALISATION 4,685,900**OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land) (177,867)
(177,867)

CONSTRUCTION COSTS**Construction**

	m²	Build Rate m²	Cost
Build costs	937.00	3,317.86	3,108,832
Developers Contingency		5.00%	155,442
			155,442
Section 106 Costs			
Reading CIL	937.00 m ²	183.96	172,371
			172,371

PROFESSIONAL FEES

Professional fees 10.00% 310,883
310,883

DISPOSAL FEES

Sales Agent Fee & Marketing 2.50% 117,148
Sales Legal Fee 7.00 un 1,000.00 /un 7,000
124,148

FINANCE**This appraisal report does not constitute a formal valuation.**

Vertical extension fronting Oxford Rd

Timescale	Duration	Commences
Pre-Construction	6	Jan 2026
Construction	15	Jul 2026
Sale	5	Oct 2027
Total Duration	26	

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)

Land	(14,764)	
Construction	152,666	
Other	34,158	
Total Finance Cost		172,060

TOTAL COSTS **3,865,868**

PROFIT **820,033**

Performance Measures

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	38.80%

This appraisal report does not constitute a formal valuation.

Vertical extension fronting Oxford Rd
Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
	2,797,949	2,875,670	2,953,390	3,031,111	3,108,832	3,186,553	3,264,274	3,341,994	3,419,715
-10.000%	£177,383	£263,920	£350,456	£437,413	£524,413	£611,412	£698,709	£786,142	£873,575
	£177,383	£263,920	£350,456	£437,413	£524,413	£611,412	£698,709	£786,142	£873,575
-7.500%	£91,412	£177,495	£264,031	£350,568	£437,472	£524,471	£611,471	£698,679	£786,112
	£91,412	£177,495	£264,031	£350,568	£437,472	£524,471	£611,471	£698,679	£786,112
-5.000%	£5,772	£91,549	£177,607	£264,143	£350,680	£437,531	£524,530	£611,530	£698,649
	£5,772	£91,549	£177,607	£264,143	£350,680	£437,531	£524,530	£611,530	£698,649
-2.500%	(£76,811)	£5,916	£91,687	£177,730	£264,255	£350,791	£437,588	£524,589	£611,589
	(£76,811)	£5,916	£91,687	£177,730	£264,255	£350,791	£437,588	£524,589	£611,589
0.000%	(£159,191)	(£76,672)	£6,061	£91,824	£177,867	£264,366	£350,903	£437,648	£524,648
	(£159,191)	(£76,672)	£6,061	£91,824	£177,867	£264,366	£350,903	£437,648	£524,648
+2.500%	(£241,571)	(£159,052)	(£76,533)	£6,205	£91,961	£178,004	£264,478	£351,014	£437,707
	(£241,571)	(£159,052)	(£76,533)	£6,205	£91,961	£178,004	£264,478	£351,014	£437,707
+5.000%	(£323,950)	(£241,431)	(£158,912)	(£76,393)	£6,350	£92,099	£178,142	£264,590	£351,126
	(£323,950)	(£241,431)	(£158,912)	(£76,393)	£6,350	£92,099	£178,142	£264,590	£351,126
+7.500%	(£406,330)	(£323,811)	(£241,292)	(£158,773)	(£76,254)	£6,494	£92,236	£178,279	£264,701
	(£406,330)	(£323,811)	(£241,292)	(£158,773)	(£76,254)	£6,494	£92,236	£178,279	£264,701
+10.000%	(£488,709)	(£406,191)	(£323,672)	(£241,153)	(£158,634)	(£76,115)	£6,638	£92,373	£178,416
	(£488,709)	(£406,191)	(£323,672)	(£241,153)	(£158,634)	(£76,115)	£6,638	£92,373	£178,416

Sensitivity Analysis : Assumptions for Calculation
Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Build costs	1	£3,108,832	4.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
1B2P	1	£1,701,500	4.00 Up & Down
2B3P	1	£759,600	4.00 Up & Down
1B1P	1	£284,900	4.00 Up & Down
2B4P	1	£900,600	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

Vertical extension fronting Oxford Rd

3B5P	1	£1,039,300	4.00 Up & Down
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This appraisal report does not constitute a formal valuation.

Vertical extension fronting Oxford Rd
with AH commuted sum

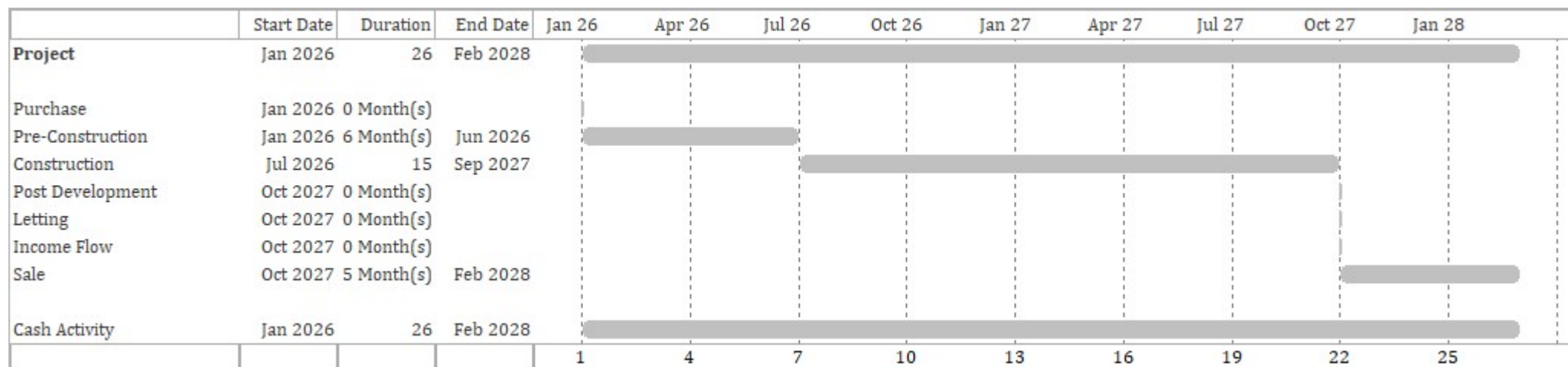
Eaton Court
104-112 Oxford Road
Reading
Berkshire
RG1 7NG

Development Appraisal
Bailey Venning Associates
28 November 2025

**Vertical extension fronting Oxford Rd
with AH commuted sum**

Project Timescale

Project Start Date	Jan 2026
Project End Date	Feb 2028
Project Duration (Inc Exit Period)	26 months

Phase 1


This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES**

Vertical extension fronting Oxford Rd
with AH commuted sum

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
1B1P	1	46.30	6,153.35	284,900	284,900
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2B4P	2	154.30	5,836.68	450,300	900,600
3B5P	<u>2</u>	<u>182.60</u>	5,691.68	519,650	<u>1,039,300</u>
Totals	12	791.50			4,685,900

NET REALISATION **4,685,900**

OUTLAY**ACQUISITION COSTS**

Residualised Price (Negative land) (826,183)
(826,183)

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Build costs	937.00	3,317.86	3,108,832
Developers Contingency		5.00%	155,442
			155,442
Section 106 Costs			
Reading CIL	937.00 m ²	183.96	172,371
Reading AH comm sum		15.00%	702,885
			875,256

PROFESSIONAL FEES

Professional fees 10.00% 310,883
310,883

DISPOSAL FEES

Sales Agent Fee & Marketing 2.50% 117,148

This appraisal report does not constitute a formal valuation.

APPRAISAL SUMMARY**BAILEY VENNING ASSOCIATES****Vertical extension fronting Oxford Rd
with AH commuted sum**

Sales Legal Fee	7.00 un	1,000.00 /un	7,000	124,148
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FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2026
Construction	15	Jul 2026
Sale	5	Oct 2027
Total Duration	26	

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)

Land	(58,908)	
Construction	152,666	
Other	23,733	
Total Finance Cost		117,490

TOTAL COSTS **3,865,868****PROFIT** **820,033****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	N/A

This appraisal report does not constitute a formal valuation.

Vertical extension fronting Oxford Rd
with AH commuted sum

Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
	2,797,949	2,875,670	2,953,390	3,031,111	3,108,832	3,186,553	3,264,274	3,341,994	3,419,715
-10.000%	£761,082	£848,564	£936,395	£1,024,226	£1,112,058	£1,199,889	£1,287,763	£1,375,945	£1,464,126
	£761,082	£848,564	£936,395	£1,024,226	£1,112,058	£1,199,889	£1,287,763	£1,375,945	£1,464,126
-7.500%	£689,924	£777,357	£864,807	£952,638	£1,040,470	£1,128,301	£1,216,132	£1,303,963	£1,392,111
	£689,924	£777,357	£864,807	£952,638	£1,040,470	£1,128,301	£1,216,132	£1,303,963	£1,392,111
-5.000%	£618,766	£706,199	£793,632	£881,065	£968,882	£1,056,713	£1,144,544	£1,232,375	£1,320,206
	£618,766	£706,199	£793,632	£881,065	£968,882	£1,056,713	£1,144,544	£1,232,375	£1,320,206
-2.500%	£547,683	£635,041	£722,474	£809,907	£897,341	£985,125	£1,072,956	£1,160,787	£1,248,618
	£547,683	£635,041	£722,474	£809,907	£897,341	£985,125	£1,072,956	£1,160,787	£1,248,618
0.000%	£476,950	£563,950	£651,316	£738,749	£826,183	£913,616	£1,001,368	£1,089,199	£1,177,030
	£476,950	£563,950	£651,316	£738,749	£826,183	£913,616	£1,001,368	£1,089,199	£1,177,030
+2.500%	£406,217	£493,216	£580,216	£667,591	£755,025	£842,458	£929,891	£1,017,611	£1,105,442
	£406,217	£493,216	£580,216	£667,591	£755,025	£842,458	£929,891	£1,017,611	£1,105,442
+5.000%	£335,509	£422,483	£509,483	£596,482	£683,867	£771,300	£858,733	£946,166	£1,033,854
	£335,509	£422,483	£509,483	£596,482	£683,867	£771,300	£858,733	£946,166	£1,033,854
+7.500%	£265,195	£351,750	£438,750	£525,749	£612,749	£700,142	£787,575	£875,008	£962,442
	£265,195	£351,750	£438,750	£525,749	£612,749	£700,142	£787,575	£875,008	£962,442
+10.000%	£194,882	£281,418	£368,016	£455,016	£542,015	£629,015	£716,417	£803,850	£891,284
	£194,882	£281,418	£368,016	£455,016	£542,015	£629,015	£716,417	£803,850	£891,284

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
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1B2P	1	£1,701,500	4.00 Up & Down
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This appraisal report does not constitute a formal valuation.

**Vertical extension fronting Oxford Rd
with AH commuted sum**

2B4P	1	£900,600	4.00 Up & Down
3B5P	1	£1,039,300	4.00 Up & Down

This appraisal report does not constitute a formal valuation.