

Schedule 1

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Land to rear of 209 - 219 Henley Road, Caversham
Site Reference	
Scheme Description	9 semi-detached and terraced
Date	01/01/1900
Site Area (hectares)	0.026
Author & Organisation	Reading
Housing Corporation Officer	Lloyd Antony

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:

Dwellings

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						140.30
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:

	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)

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)

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

Timing of Affordable Housing Tenure 2 Purchase Payment	Start Month	End Month	(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	End Month	(whole number, minimum of 1)
	0	0	

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)

	Start Month	End Month
Timing of Affordable Housing Tenure 4 Purchase Payment		(whole number, minimum of 1)

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 1)

Open Market Values

Open Market Housing Type 1:	Dwellings	Capital Value (£ psm)
Open Market Housing Type 2:	-	£4,752
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
		Month
Timing of First Open Market Housing Sale		12
Timing of Last Open Market Housing Sale		18

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	18

Social Housing Grant & Other Funding

Affordable Housing Tenure 1:	Social Rented	Grant per unit (£)
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	
		Timing 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 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:	Dwellings	£2,919	100%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

* 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
S106 obligations
Biodiversity Net Gain Offsite Credits

Cost (£)	Month of Payment
£232,291	
£50,000	

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs
Contamination Costs
Demolition Costs
Other Costs

Site Specific Sustainability Initiatives**

EITHER

Building Cost Percentage Increase (if any)

Site Specific Sustainability Initiatives (%)**

Wheelchair provision (%)
Code for Sustainable Homes (%)
Other (%)

OR

** 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 (£)

7.00%	(typically around 1.5% to 3%)

Marketing Costs**Affordable Housing Marketing Costs**

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

Cost (£)	Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

2.50%

(typically around 6%)
(typically around £600 per u

BUILDING PERIOD

Timing
(month)

Construction Start
Construction End

1
12

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

DEVELOPER'S 'PROFIT' (before taxation)

% of Housing
Capital Value

Open Market Housing (%)
Affordable Housing (%)

20.00%

(typically around 15%)
(typically around 6%)

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SUMMARY

Site Address	Land to rear of 209 - 219 Henley Road, Caversham
Site Reference	
Scheme Description	9 semi-detached and terraced
Date	01/01/1900
Site Area (hectares)	0.026
Author & Organisation	Reading
Housing Corporation Officer	Lloyd Antony

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,263	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	0.03	hectares
Net Internal Housing Area / Hectare	48,566	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 / S	£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 (£)
Dwellings	1,263	£4,752	£6,000,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,263	-	£6,000,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£6,000,000
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Car Parking

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

TOTAL VALUE OF CAR PARKING	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£6,000,000
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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	£6,000,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£3,686,286	£3,686,286

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	£3,686,286
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OTHER SITE COSTS

Building Contingencies	5.0%	£184,314
Building Cost Fees (Architects, QS etc):	10.0%	£387,060
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£232,291
S106 obligations		£50,000
Biodiversity Net Gain Offsite Credits		£0
	0	£0
	0	£0

Site Abnormals

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

Total Other Site Costs		£853,666
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£150,000
Legal Fees (per Open Market unit):	£0	£0

Marketing (Affordable Housing)

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

Total Marketing Costs		£150,000
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Non-Residential Building & Marketing Costs**Building Costs**

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

Professional Fees (Building, Letting & Sales)

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

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:		£4,689,952.07
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Finance (finance costs are only displayed if there is a positive residual site value)

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

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

Open Market Housing Operating 'Profit'	£1,200,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit		£1,200,000
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Residual Site Value

SITE VALUE TODAY	-£94,694
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EXISTING USE VALUE	£250,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£344,694

Checks:

Site Value as a Percentage of Total Scheme Value	-1.6%
Site Value per hectare	-£3,642,081

Schedule 2



209-219 Henley Road, Caversham, RG4 6LJ

1m 10m 20m

Schedule 3



e.g. 'Midland Road', 'York', 'SW16 1QA'

Search

House Prices in RG4 6LJ

Sales of semi-detached properties around RG4 6LJ have an overall average sold price of £485,425 over the last year.

Overall, the historical sold prices for semi-detached properties around RG4 6LJ over the last year were 3% up on the previous year.

Properties Sold

Within ½ mile



Within the last 2 years



Semi Detached



All tenures



48 results

Sort: Date sold

83, Luscombe Close, Caversham, Reading RG4 5LG



Semi-Detached 3 Freehold

Today



[See what it's worth now](#)

21 Jul 2025



£347,500

15 Sep 2000



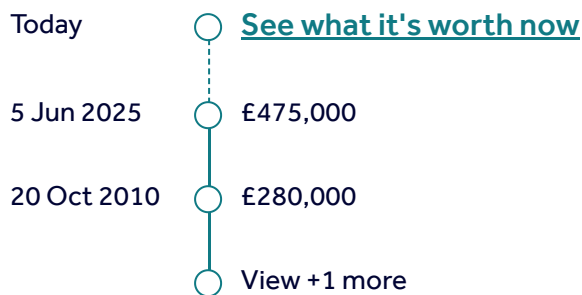
£117,000

No other historical records.

43, Ruskin, Caversham, Reading RG4 6LE



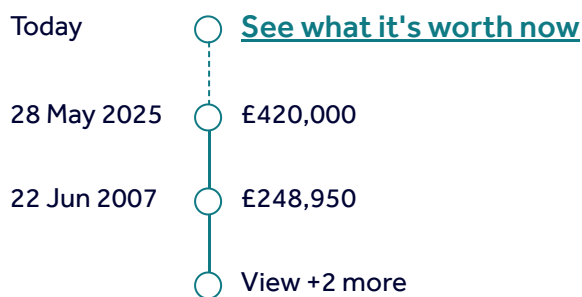
Semi-Detached 3 Freehold



10, Blackwater Close, Caversham, Reading RG4 6NP



Semi-Detached 3 Freehold



New

Extensions and planning permission in RG4

See planning approval stats, extension build costs and value added estimates.

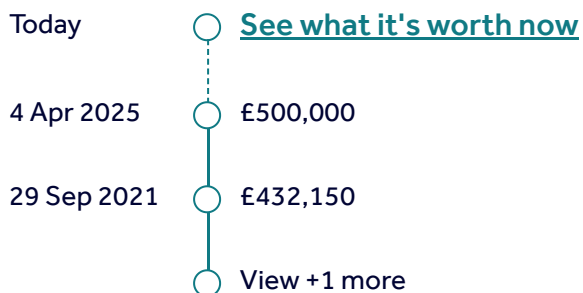


View extension insights

118, Mayfield Drive, Caversham, Reading RG4 5JT



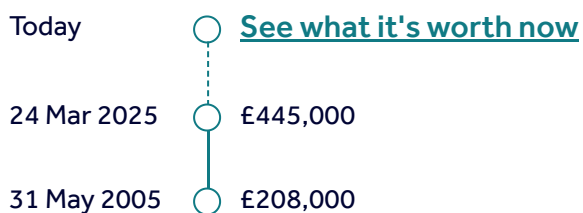
🏠 Semi-Detached 🏠 3 🔍 Freehold



97, Mayfield Drive, Caversham, Reading RG4 5JR



🏠 Semi-Detached 🏠 3 🔍 Freehold

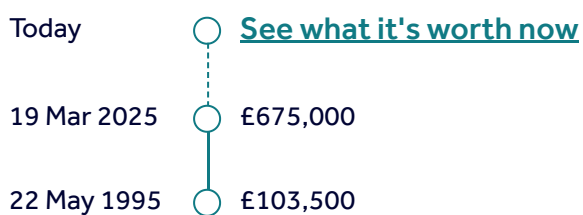


No other historical records.

74c, Grosvenor Road, Caversham, Reading RG4 5ES



🏠 Semi-Detached 🏠 3 🔍 Freehold



No other historical records.

38, Valentine Crescent, Caversham, Reading RG4 5JJ



Semi-Detached 3 Freehold

Today [See what it's worth now](#)

7 Feb 2025 £450,000

14 May 2009 £210,000

No other historical records.

158, Henley Road, Caversham, Reading RG4 6DJ



Semi-Detached 3 Freehold

Today [See what it's worth now](#)

24 Jan 2025 £556,000

2 Aug 2013 £267,500

No other historical records.

34, Galsworthy Drive, Caversham, Reading RG4 6PD



Semi-Detached 3 Freehold

Today [See what it's worth now](#)

2 Dec 2024 £415,000

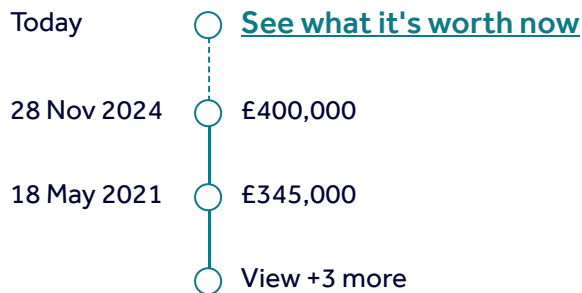
8 Jul 2016 £365,000

No other historical records.

2, Kildare Gardens, Caversham, Reading RG4 5JA



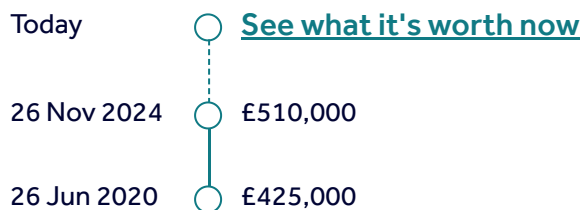
Semi-Detached 3 Freehold



310, Henley Road, Caversham, Reading RG4 6LS



Semi-Detached 3 Freehold



No other historical records.

22, Galsworthy Drive, Caversham, Reading RG4 6PD



Semi-Detached 4 Freehold



124, Mayfield Drive, Caversham, Reading RG4 5JT

Semi-Detached 3 Freehold

Today [See what it's worth now](#)

14 Oct 2024 £490,000

25 Aug 2020 £380,000

No other historical records.

29, Donkin Hill, Caversham, Reading RG4 5DG

Semi-Detached 3 Freehold

Today [See what it's worth now](#)

14 Oct 2024 £428,300

No other historical records.

12, Chestnut Avenue, Caversham, Reading RG4 6NS

Semi-Detached 4 Freehold

Today [See what it's worth now](#)

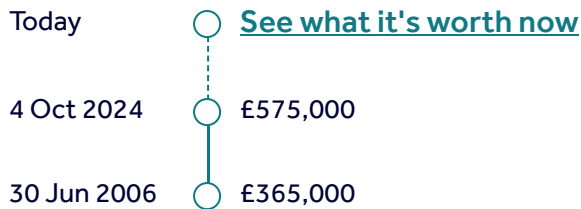
9 Oct 2024 £650,000

30 Jun 2022 £585,000

[View +2 more](#)

15, Abbotsleigh Gardens, Caversham, Reading RG4 6LA

Semi-Detached 3 Freehold

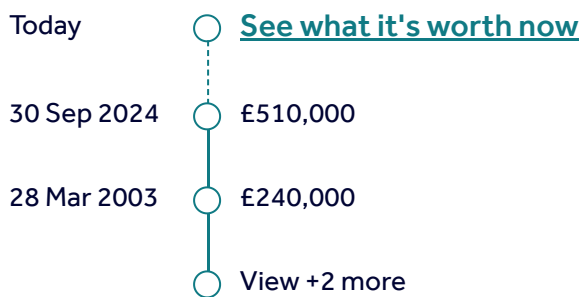


No other historical records.

37, Orchard Grove, Caversham, Reading RG4 6NF



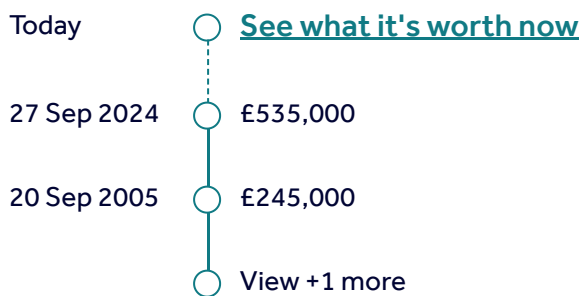
Semi-Detached 3 Freehold



177, Henley Road, Caversham, Reading RG4 6LH



Semi-Detached 3 Freehold

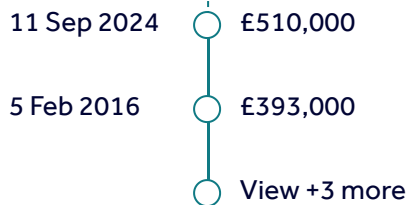


103, Mayfield Drive, Caversham, Reading RG4 5JR

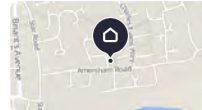


Semi-Detached 3 Freehold

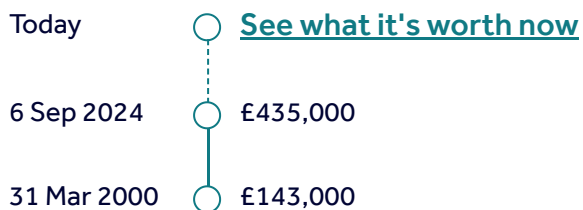




2, Clonmel Close, Caversham, Reading RG4 5BF



Semi-Detached Freehold



No other historical records.

13, Chiltern Road, Caversham, Reading RG4 5HR



Semi-Detached 3 Freehold



No other historical records.

45, Chiltern Road, Caversham, Reading RG4 5HR



Semi-Detached 3 Freehold

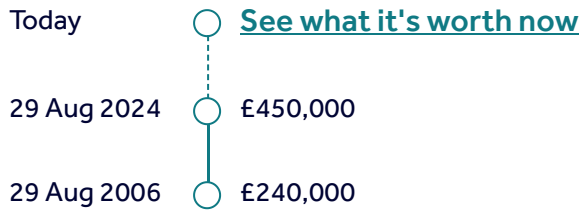


No other historical records.

1, Mayfield Drive, Caversham, Reading RG4 5JP



Semi-Detached 3 Freehold

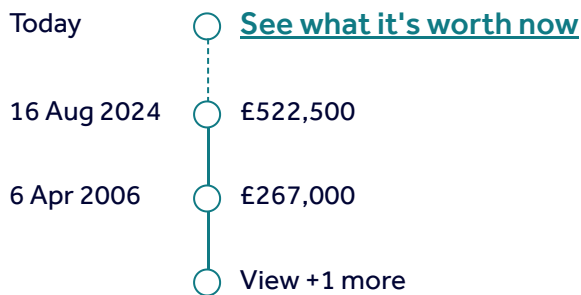


No other historical records.

110, Mayfield Drive, Caversham, Reading RG4 5JT



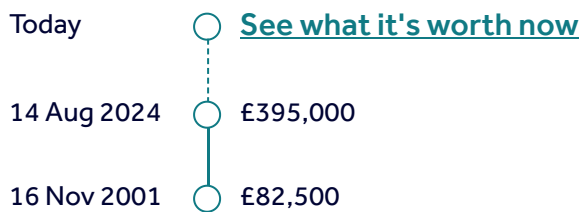
Semi-Detached 3 Freehold



9, Bramber Mews, Caversham, Reading RG4 6NN



Semi-Detached 3 Freehold



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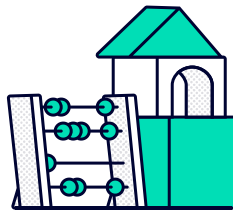
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RG4 6LJ



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Semi-detached Houses For Sale in RG4 6LJ, including sold STC, within 0.5 miles, don't show new home, retirement, buying schemes

Save Search

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22 results

Newest Listed

Map view

Prioritise properties with...

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£495,000

Montfort Gate, Caversham, Reading

Semi-Detached 3 2

0.16 miles

SOLD STC

Added on 13/10/2025

Call Contact

Save



£430,000

Guide Price

Anglefield Road, Caversham, Reading, Berkshire, RG4 5HP

Semi-Detached  3  1

0.38 miles

Added on 09/10/2025

 **Call**  **Contact**

 **Save**



| | 1/11



£390,000

Guide Price

Montfort Gate, Caversham, Reading

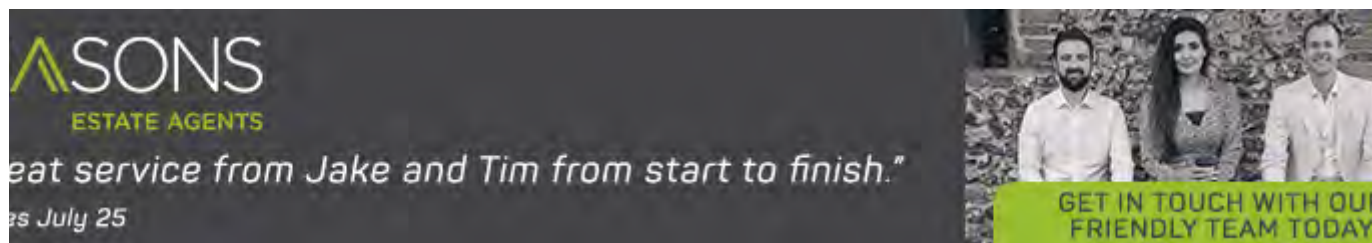
Semi-Detached  3  2

0.19 miles

Added on 02/10/2025

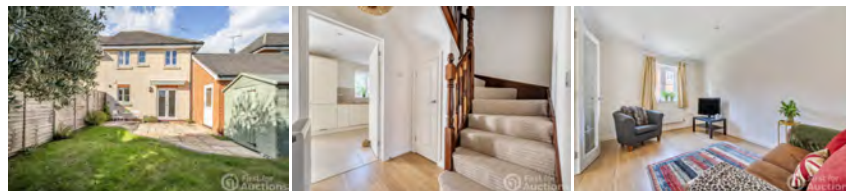
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| | 1/21





£390,000

Guide Price

ONLINE
AUCTION

Montfort Gate, Caversham, Reading

Semi-Detached 3 2

0.19 miles

Added on 02/10/2025



Call **Contact**

Save



£460,000

Offers Over

Mayfield Drive, Caversham, Reading, Berkshire, RG4

Semi-Detached 3 1

0.38 miles

Added on 27/09/2025



Call **Contact**

Save

| 1/23





£500,000

NO CHAIN

Ruskin, Henley Road, Caversham, Reading, RG4

Semi-Detached 3 2

0.19 miles

Added on 24/09/2025

Call Contact

Save



£465,000

Pembroke Place, Caversham

Semi-Detached 3 1

0.39 miles

Added on 23/09/2025

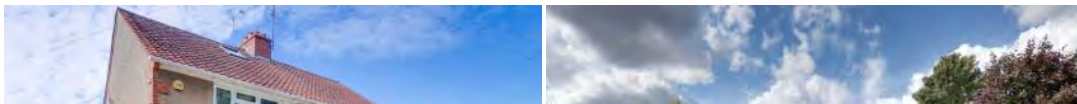
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Save



| 1/10



**£670,000****All Hallows Road, Caversham, Reading**Semi-Detached  4  2

0.20 miles

Reduced on 23/09/2025

 **Call**  **Contact** **Save****£475,000****Chiltern Road, Caversham, Reading, Berkshire, RG4**Semi-Detached  3  1

0.50 miles

SOLD STC

Added on 14/09/2025

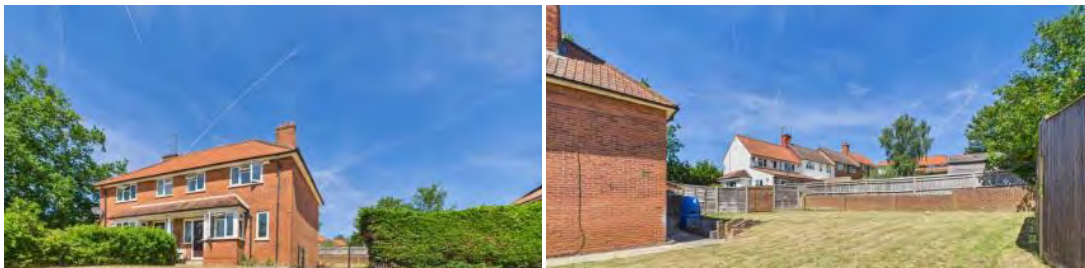
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£450,000

Lower Henley Road, Caversham, Reading, Berkshire, RG4

Semi-Detached  

0.37 miles

SOLD STC

Reduced on 08/09/2025

 **Call**  **Contact**

 **Save**



| 1/18



£400,000

Guide Price

PREMIUM
LISTING

Managua Close, Caversham, Reading

Semi-Detached  

0.25 miles

SOLD STC

Reduced on 01/09/2025

 **Call**  **Contact**

 **Save**





1/20



£580,000

Guide Price

PREMIUM
LISTING

Copse End, Caversham, Reading

Semi-Detached 3 2

0.17 miles

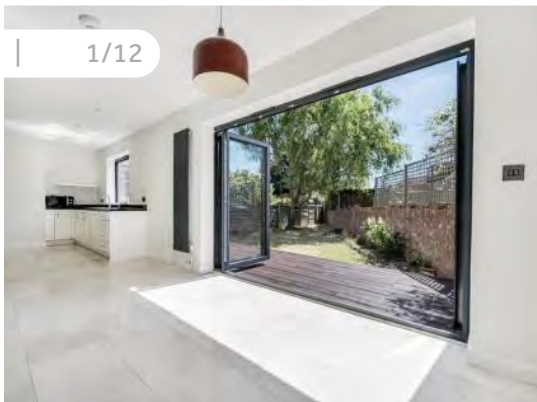
Reduced on 28/08/2025

Call Contact

Save



1/12



£450,000

Guide Price

Mayfield Drive, Caversham, Reading

Semi-Detached 3 2

0.30 miles

SOLD STC

Reduced on 30/07/2025





£580,000

Guide Price

Copse End, Caversham, Reading, RG4

Semi-Detached  3  2

0.17 miles

Added on 23/07/2025

 Call  Contact

 Save



| | 1/15



£375,000

PREMIUM LISTING

Norman Road, Caversham, Reading

Semi-Detached  3  1

0.40 miles

SOLD STC

Reduced on 09/07/2025



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 **Save**

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| 1/19



✕

£585,000

Mayfield Drive, Caversham, Reading, Berkshire, RG4

Semi-Detached  3  1

0.33 miles

SOLD STC

Added on 22/06/2025

 **Call**  **Contact**

 **Save**

| 1/20

✕

£465,000



PREMIUM
LISTING

Martin Cooper Close, Caversham, Reading

Semi-Detached 3 1

0.25 miles

SOLD STC

Added on 19/06/2025

Call Contact

Save



£500,000

Henley Road, Caversham, Reading

Semi-Detached 3 1

0.39 miles

SOLD STC

Reduced on 29/05/2025

Call Contact

Save



£485,000

Pembroke Place, Caversham, ReadingSemi-Detached  3  2

0.38 miles

SOLD STC

Added on 28/05/2025

 **Call**  **Contact** **Save****£535,000****Pembroke Place, Caversham, Reading, Berkshire, RG4**Semi-Detached  3  1

0.37 miles

SOLD STC

Added on 04/05/2025

 **Call**  **Contact** **Save****£585,000****Mayfield Drive, Caversham, Reading**Semi-Detached  4  2

0.36 miles

SOLD STC

Added on 31/03/2025



Call



Contact



Save



1/7



£525,000

Norman Road, Caversham, Reading RG4 5JN

Semi-Detached



4



2

0.43 miles

SOLD STC

Added on 12/04/2023



Call



Contact



Save

RECENTLY SOLD NEAR

RG4 by Farmer & Dyer



STC

1/4



SOLD STC

1/4



SOLD STC

Gate, Caversham, Read...

£450,000
Ruskin, Caversham, Reading

£395,000
Lower Henley



Farmer & Dyer
Caversham

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RG4 6LJ

X

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3 results

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X

£600,000

Guide Price

JUST LAUNCHED

Send Road, Caversham, Reading, RG48EH

End of Terrace 3 2

0.71 miles

NEW HOME

Added on 04/09/2025

📞 Call ✉ Contact

❤ Save



X

£485,000

Guide Price

JUST LAUNCHED

Send Road, Caversham, Reading, RG48EH

End of Terrace 2 1

0.71 miles

NEW HOME

Added on 16/10/2025

📞 Call ✉ Contact

❤ Save

🏠 More properties available at this development



£485,000

End of Terrace 2 1



£575,000

Town House 3 2



£310,000

Flat 1 1



£310,000

Flat 1 1



£250,000

Flat



£575,000

Guide Price

JUST
LAUNCHED

Send Road, Caversham, Reading, RG48EH

Town House 3 2

0.71 miles

NEW HOME

Added on 10/10/2025

Call Contact

Save

More properties available at this development

£575,000

Town House 3 2

£485,000

End of Terrace 2 1

£310,000

Flat 1 1

£310,000

Flat 1 1

£250,000

Flat

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James July 25

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£600,000

Guide Price

JUST
LAUNCHED

Send Road, Caversham, Reading, RG48EH

End of Terrace 3 2

0.71 miles

NEW HOME

Added on 04/09/2025

Call Contact

Save

RECENTLY SOLD NEAR
RG4 by Farmer & Dyer



Gate, Caversham, Read...
Ruskin, Caversham, Reading
Lower Henley Road, Caversham, ...
Pembroke Place, Caversham, Rea.



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Schedule 4

**KNOWLES LAND
DRAFT BUILDING BUDGET**

Rev E
11/10/25

PREPARED BY: **D Rowe**

DATE: **October 11, 2025**

SITE

Land to rear of 209 - 219 Henley Road, Caversham

HOUSE TYPE & PLOT		4 Bed Semi 1,2,3,4	4 Bed Semi 5 & 6	4 Bed Terrace (E) 7 & 9	4 Bed Terrace (M) 8	Total Plots 1 to 9
FLOOR AREA (Sq.Ft)		1536	1507	1478	1478	13592
COST SECTION	CODE	Budget	Budget	Budget	Budget	Total Site Budget

STANDARD SUBSTRUCTURES

Designed Foundations / Slab	101	39360	39360	39360	39360	354240
Ground Floor Beams.	102	Incl.	Incl.	Incl.	Incl.	Incl.

BRICKWORK

Labour Only.	201	24800	24800	24000	22400	219200
Sand,Cement & Additives	202	2200	2200	2112	2112	19536
Facing Bricks. (£800/1000)	203	12600	12600	12160	10240	110160
Common Bricks.	204	400	400	400	400	3600
Blocks.	205	8448	8448	8096	9152	76032
Stone Cills.	206	1104	1104	1056	1056	9792
DPCs, Ties, Trays, Airbricks	207	1936	1936	1880	1880	17256
Engineering bricks / Padstones.	208	528	528	480	480	4608
Lintols.	209	2160	2160	2112	2112	19296
Cavity Insulation incl in DPC	210	4064	4064	3976	3976	36312
Chimneys	211	0	0	0	0	0
Precast concrete floors	212	5328	5328	5328	5328	47952
RSJ's,Structural Steelwork.	213	1560	1560	1408	1408	13584
Insitu Concrete work.	214	0	0	0	0	0

104488 104488 102368 99904 931568

COST SECTION	CODE	4 Bed Semi 1, 2, 3 & 4	4 Bed Semi 5 & 6	4 Bed Terrace (E) 7 & 9	4 Bed Terrace (M) 8	Total Plots 1 to 9
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1536 Sq.Ft 1507 Sq.Ft 1478 Sq.Ft 1478 Sq.Ft **13592 Sq.Ft**

CARPENTRY

Labour Only.	301	26080	26080	25920	25920	234240
External Frames	302	7040	7040	7040	7040	63360
Bifolds & Casements	303	8120	8120	8120	8120	73080
Joists & Decking	304	3280	3280	3200	3200	29280
Main Roof	305	9200	9200	9200	9200	82800
Noggins, Pipe ducts, and Partitioning Timbers.	306	2560	2560	2512	2512	22896
uPVC Fascia, Bargeboards and Soffits	307	1920	1920	1856	1856	17088
Carpenters Metalwork.	308	720	720	640	640	6240
Staircase - Swd.	309	5280	5280	4960	4960	46560
Door & Hatch linings.	310	440	440	400	400	3840
Window Boards.	311	352	352	320	320	3072
Doors: Internal Only - 14 No	312	2000	2000	1976	1976	17928
Doors: Garage.	313	0	0	0	0	0
Porch & Gallows Brackets.		616	616	616	616	5544
Skirting,Architraves, Shelves & Mouldings.	314	1496	1496	1456	1456	13344
Kitchen units : Supply & Fix incl. Appliances.	315	16000	16000	16000	16000	144000
Front Doors	316	2120	2120	2120	2120	19080
Proprietary Wardrobes Supply & Fix.	317	0	0	0	0	0
Ironmongery.	318	1024	1024	1000	1000	9144

ROOFING / GLAZING

Roof Tiling incl. Vents	401	18320	18320	18000	16896	162816
Flat Roof	402	0	0	0	0	0
Vertical Tiling	403	0	0	0	0	0
Velux Roof Lights	404	0	0	0	0	0
Mirrors	405	440	440	440	440	3960

107008 107008 105776 104672 958272

COST SECTION	CODE	4 Bed Semi 1, 2, 3 & 4	4 Bed Semi 5 & 6	4 Bed Terrace (E) 7 & 9	4 Bed Terrace (M) 8	Total Plots 1 to 9
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1536 Sq.Ft 1507 Sq.Ft 1478 Sq.Ft 1478 Sq.Ft **13592 Sq.Ft**

SERVICES

1B /1E / 2CL 1B /1E / 2CL 1B /1E / 2CL 1B /1E / 2CL

Electrical Installation.	501	22720	21300	21300	21300	197380
Plumbing and Heating.	502	45120	42300	39750	39750	384330
Intruder/Alarm Installation.	503	1600	1500	1500	1500	13900
Heat Pumps	504	0	0	0	0	0
Integrated Sound System	505	0	0	0	0	0
Leadwork.	506	4640	4350	4350	4350	40310

PLASTERING

Plaster & Tacking.	601	26080	24450	24150	24150	225670
Screeding	603	4650	4650	4650	4650	41850
Monocouche	603	4200	4200	3975	2663	35813

FINISHING/SPECIALIST

Painting & Decorating.	701	6750	6750	6750	6750	60750
Glazed Wall Tiling	702	2700	2700	2700	2700	24300
Karndean Flooring	703	5775	5775	5775	5775	51975
Laminate Flooring	704	0	0	0	0	0
Mastic Pointing/Dow Corning.	705	1013	1013	1013	1013	9113
Roof & Ancilliary Insulation.	706	788	788	788	788	7088
Carpeting	707	0	0	0	0	0
Cleaner.	708	750	750	750	750	6750
Roof Lanterns	709	0	0	0	0	0
Fire surround	710	0	0	0	0	0
GRP Coping Stones.	711	0	0	0	0	0
Balustrading/Metalworker.	712	0	0	0	0	0

126785 120525 117450 116138 1099228

COST SECTION	CODE	4 Bed Semi 1, 2, 3 & 4	4 Bed Semi 5 & 6	4 Bed Terrace (E) 7 & 9	4 Bed Terrace (M) 8	Total Plots 1 to 9
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1536 Sq.Ft 1507 Sq.Ft 1478 Sq.Ft 1478 Sq.Ft **13592 Sq.Ft**

DEVELOPMENT OVERHEADS

Scaffolding.	801	6300	6300	6300	6300	56700
Plant / Forklift.	802	3375	3375	3375	3375	30375
Site Welfare & Accomodation.	803					
Services for Bld.Works.	804	675	675	675	675	6075
Site Labour	805	1200	1200	1200	1200	10800
Skips & Waste Bins.	806	2100	2100	2100	2100	18900
Site Management & QS.	807	0	0	0	0	0
Warranty.	808	3975	3975	3975	3975	35775
Building Control.	809	1013	1013	1013	1013	9113

CONSULTANTS

Architect	901	0	0	0	0	0
Structural Engineer	902	0	0	0	0	0
Soil Investigation	903	0	0	0	0	0
Suds	904	0	0	0	0	0
SAPs	905	0	0	0	0	0
Tree Survey	906	0	0	0	0	0
Street Lighting	907	0	0	0	0	0
Ecology	908	0	0	0	0	0
Thames Water	909	0	0	0	0	0
Site Survey	910	0	0	0	0	0
CDM Services	911	0	0	0	0	0
Others	912	0	0	0	0	0

18638 18638 18638 18638 167738

COST SECTION	CODE	4 Bed Semi 1, 2, 3 & 4	4 Bed Semi 5 & 6	4 Bed Terrace (E) 7 & 9	4 Bed Terrace (M) 8	Total Plots 1 to 9
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ABNORMALS	1536 Sq.Ft	1507 Sq.Ft	1478 Sq.Ft	1478 Sq.Ft	13592 Sq.Ft
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Tanking - Delta Membrane	O01	3600	3600	3600	3600	32400
Drainage & Service Ducts.	O02	6000	6000	6000	6000	54000
Cut & Fill.	O03	3300	3300	3300	3300	29700
Street Lighting	O04	0	0	0	0	0
Footpaths - 180 m2	O05	2888	2888	2888	2888	25988
Patios & Paths.	O06	3575	3575	3575	3575	32175
Landscaping	O07	1650	1650	1650	1650	14850
Retaining Walling	O08	3025	3025	3025	3025	27225
Drainage Pumps.	O09	2200	2200	2200	2200	19800
Street Lighting & Lit bollards.	O10	619	619	619	619	5569
Gas Mains Connection	O11	1238	1238	1238	1238	11138
Water Mains Connection	O12	3025	3025	3025	3025	27225
Electric Mains Connection	O13	1856	1856	1856	1856	16706
BT / Cable Diversions	O14	0	0	0	0	0
Fencing.	O15	4125	4125	4125	4125	37125
Steps	O16	2475	2475	2475	2475	22275
General Site Clearance	O17	688	688	688	688	6188
Tree Protection.	O18	413	413	413	413	3713
Drive Construction - 525 m2	O19	6325	6325	6325	6325	56925
Underbuild	O20	3713	3713	3713	3713	33413
Highway Construction - 122 m2	O21	4400	4400	4400	4400	39600
External Railings	O22	2613	2613	2613	2613	23513
Compound Set Up.	O23	688	688	688	688	6188
Hoarding & Security Fencing.	O24	413	413	413	413	3713
Shut off Electrics.	O25	0	0	0	0	0
Contingency.	O26	0	0	0	0	0

<i>Above</i>	58825	58825	58825	58825	529425
<i>Page 1</i>	104488	104488	102368	99904	931568
<i>Page 2</i>	107008	107008	105776	104672	958272
<i>Page 3</i>	126785	120525	117450	116138	1099228
<i>Page 4</i>	18638	18638	18638	18638	167738
	415744	409484	403057	398176	3686230

TOTAL STD BUILD COSTS	415744	409484	403057	398176	3686230
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TOTAL COSTS / SQ.FT.	£270.67	£271.72	£272.70	£269.40	£271.21
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