

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	7 Elvetham Road, HART
Site Reference	
Scheme Description	demolition of care home and erection of 12 flats
Date	04 02 2021
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:

Proposed Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			61.1125			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			12			

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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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 0)

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 0)

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	<table> <tr> <th>Start Month</th><th>End Month</th></tr> <tr> <td>0</td><td>0</td></tr> </table>	Start Month	End Month	0	0
Start Month	End Month				
0	0				

(whole number, minimum 0)

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

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

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)
</		

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1:	£4,289
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

14

(whole number, minimum 0)

Timing of Last Open Market Housing Sale

18

(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

Month

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

18

(whole number, minimum 0)

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:

Proposed Flats

Open Market Housing Type 2:

-

Open Market Housing Type 3:

-

Open Market Housing Type 4:

-

Open Market Housing Type 5:

-

£1,623

78%

* 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 (£) *

Infrastructure / Public Transport

Community Facilities

Public Realm / Environment

Sustainability Issues

Others

Cost (£)

Month of Payment

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs

Contamination Costs

Demolition Costs

Other Costs

Site Specific Sustainability Initiatives**

EITHER

Cost (£)

Month of Payment

£182,396

Building Cost Percentage Increase (if any)

Site Specific Sustainability Initiatives (%)**

OR

Wheelchair provision (%)

%

Code for Sustainable Homes (%)
Other (%)

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

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£) Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%

(typically around 1%)
(typically around 0.75%)

Other Acquisition Costs (£)

Cost (£) Month of Payment
£30,000

FINANCE COSTS

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

£30,000
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) - £

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

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

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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

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

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

SUMMARY

Site Address 7 Elvetham Road, HART
 Site Reference
 Scheme Description demolition of care home and erection of 12 flats
 Date 04 02 2021
 Site Area (hectares)
 Author & Organisation S106 Management Ltd
 Housing Corporation Officer

Housing Mix (Affordable + Open Market)

Total Number of Units	12	units
Total Number of Open Market Units	12	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	733	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £0

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person

-

Social Housing Grant per Social Rented Person

-

Social Housing Grant per Intermediate Person

-

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Proposed Flats	733	£4,289	£3,145,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	733	-	£3,145,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £3,145,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £3,145,000

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	£3,145,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,532,021	£1,532,021

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	£1,532,021
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OTHER SITE COSTS

Building Contingencies	5.0%	£76,601
Building Cost Fees (Architects, QS etc):	10.0%	£160,862
Other Acquisition Costs (£)		£30,000

Section 106 Costs (£)

Infrastructure / Public Transport	£0
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

Site Abnormals

Infrastructure Costs	£182,396
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£449,859
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£94,350
Legal Fees (per Open Market unit):	£1,000	£12,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£106,350
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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:	£2,088,230.16
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£30,000
Misc Fees (Surveyors etc)	£0
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£131,139

Total Finance Costs	£161,139
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£629,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£629,000
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Residual Site Value

SITE VALUE TODAY	£266,630
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EXISTING USE VALUE	£700,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£433,370
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Checks:

Site Value as a Percentage of Total Scheme Value	8.5%
Site Value per hectare	#VALUE!

Schedule 2

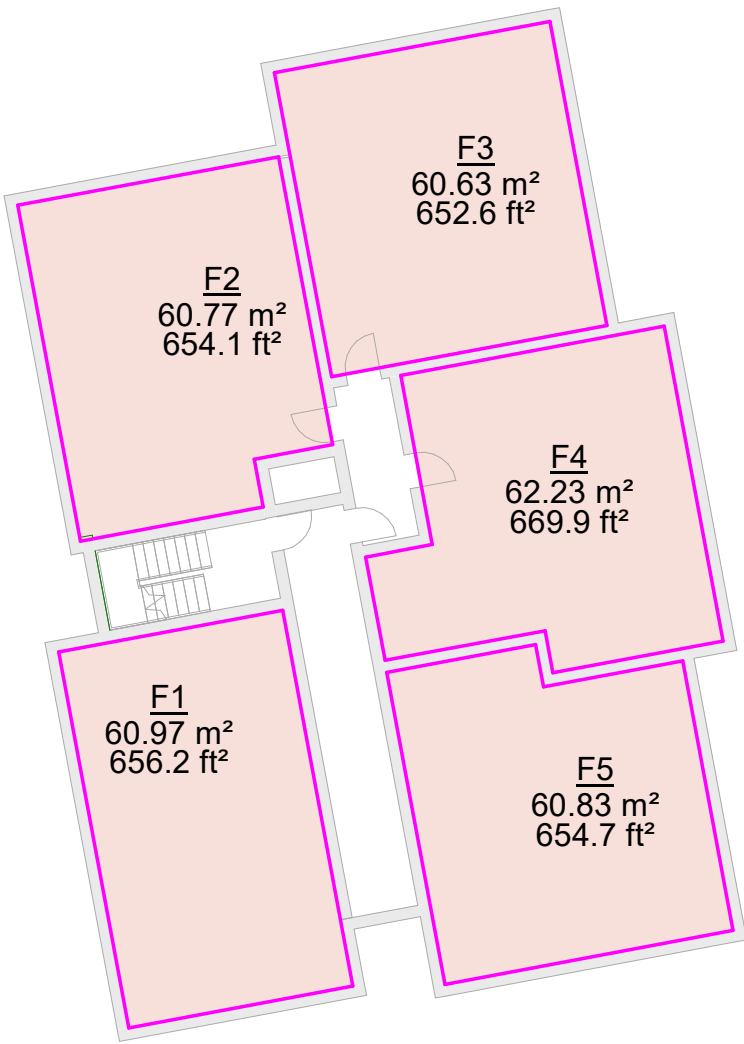
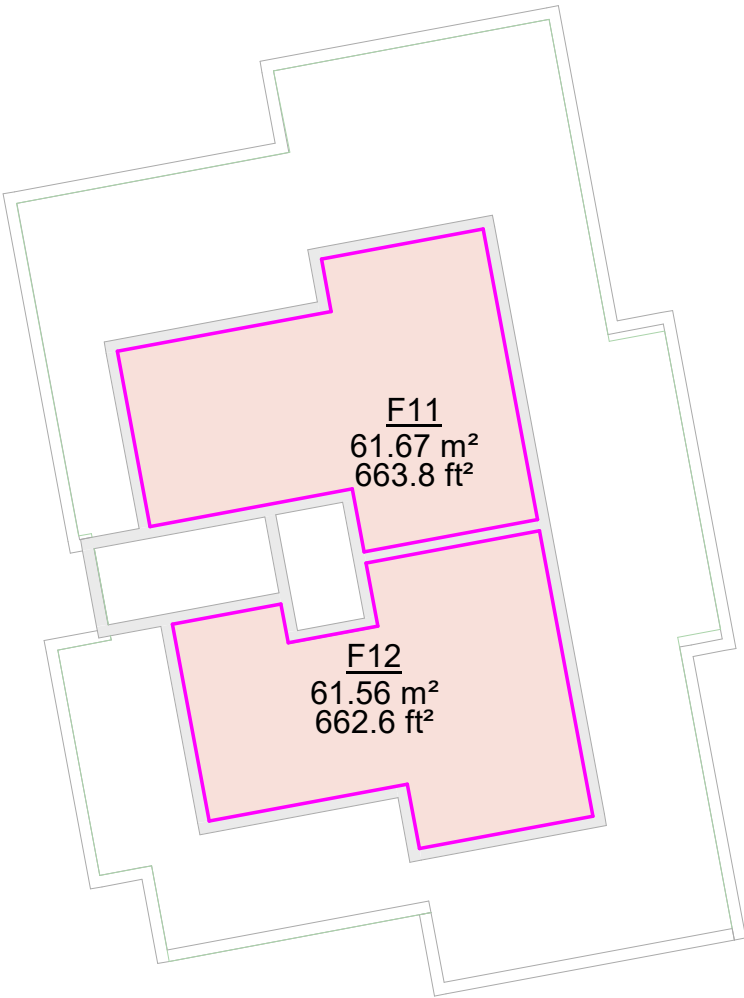
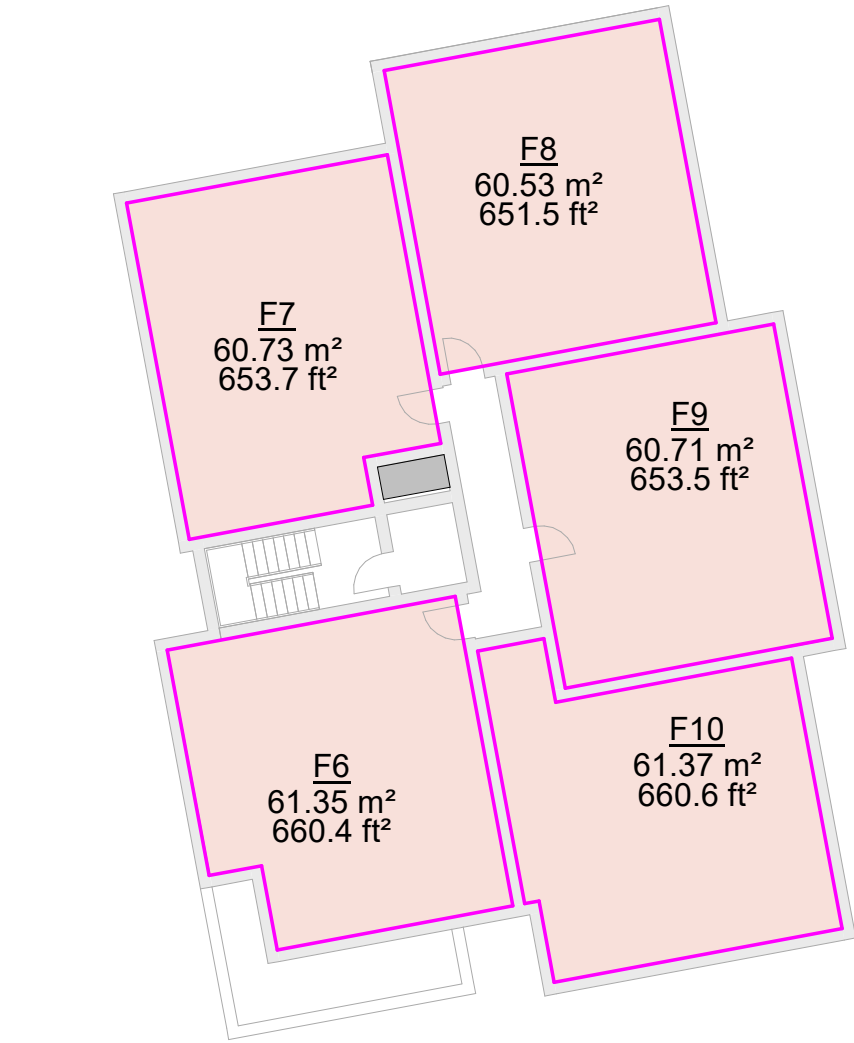
FOR ILLUSTATIVE PUPOSES ONLY

Figured dimensions only are to be used. All dimensions to be checked on site. Differences between drawings and drawings and specifications to be reported to FORM Architecture and Planning The copyright remains with FORM Architecture and Planning Limited

Date Issue/Revisions
DATE 02/02/21


Rev	Description	Date

NOTE LAYOUT AND DESIGN TO BE DETERMINED



Area Schedule (Rentable)			
Level	Area	Name	Comments
Proposed - Level 0			
Proposed - Level 0	60.97 m²	F1	
Proposed - Level 0	60.77 m²	F2	
Proposed - Level 0	60.63 m²	F3	
Proposed - Level 0	62.23 m²	F4	
Proposed - Level 0	60.83 m²	F5	
Proposed - Level 1			
Proposed - Level 1	61.35 m²	F6	
Proposed - Level 1	60.73 m²	F7	
Proposed - Level 1	60.53 m²	F8	
Proposed - Level 1	60.71 m²	F9	
Proposed - Level 1	61.37 m²	F10	
Proposed - Level 2			
Proposed - Level 2	61.67 m²	F11	
Proposed - Level 2	61.56 m²	F12	
Grand total: 12			

SCHEDULE OF AREAS



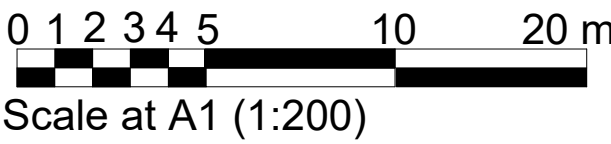
Form
Architecture and Planning

Form Architecture and Planning
Walton on Thames, Surrey, KT12 4RZ
Tel 01932 213248

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Date Issue/Revisions

1/24/19

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Form Architecture and Planning
Walton on Thames, Surrey. KT12 4RZ
Tel 01932 213248

SCALE (@ A1)
1 : 200

PROJECT
NUMBER
1717

DRAWING NUMBER
FE34f

EV

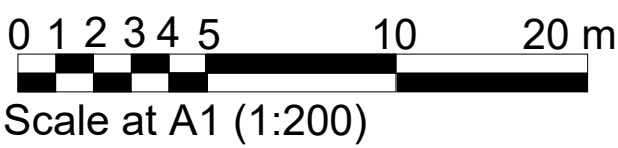
09/02/2021 11:50:49

CLIENT PMPS2 Ltd

7 Elvetham Road Fleet

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Date Issue/Revisions
DATE 11/24/19

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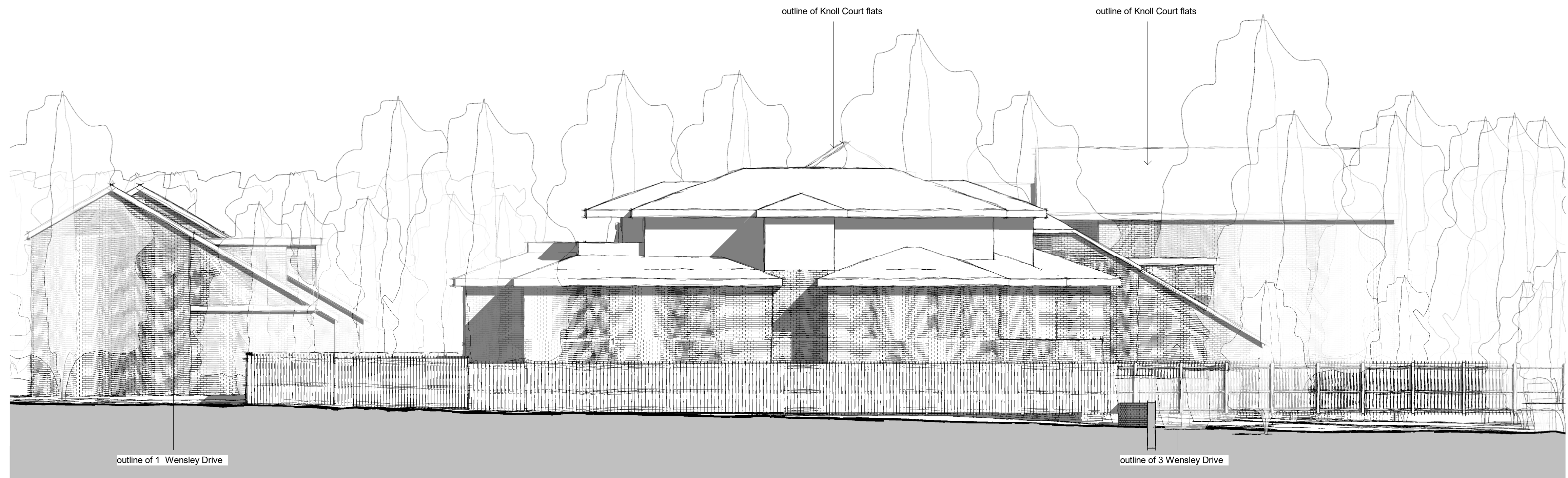
PROPOSED - STREET ELEVATION



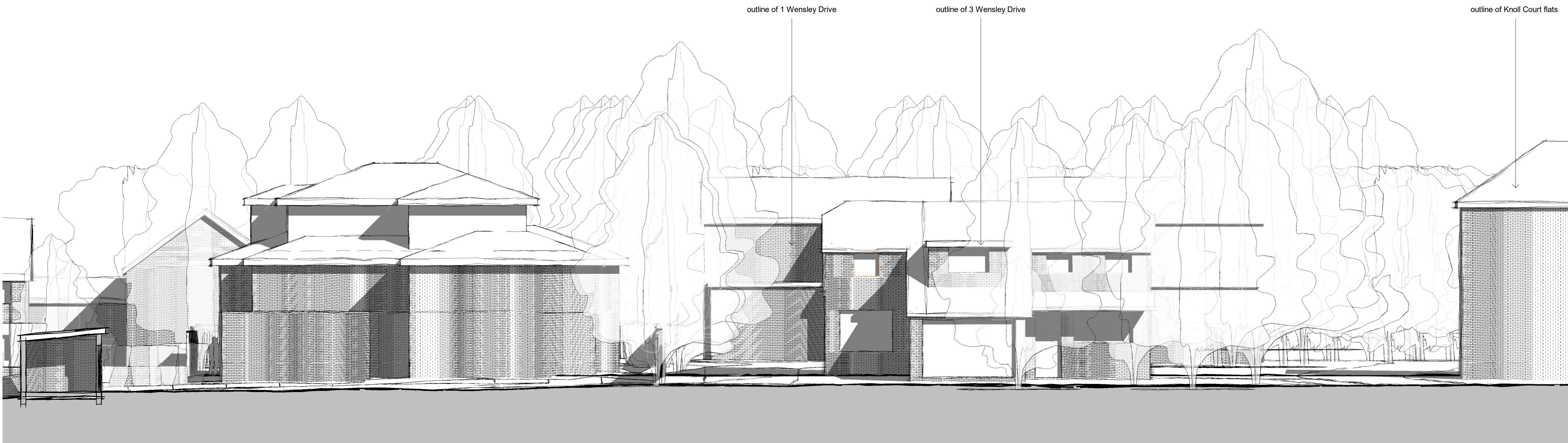
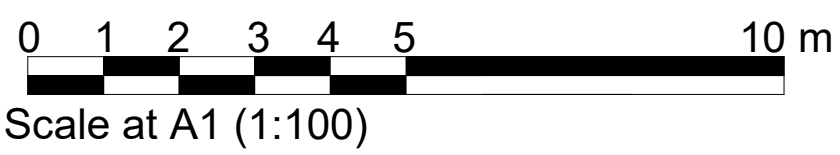
Form Architecture and Planning
Walton on Thames, Surrey. KT12 4RZ
Tel 01932 213248

Figured dimensions only are to be used. All dimensions to be checked on site. Differences between drawings and drawings and specifications to be reported to FORM Architecture and Planning The copyright remains with FORM Architecture and Planning Limited

Date Issue/Revisions
DATE 11/26/19

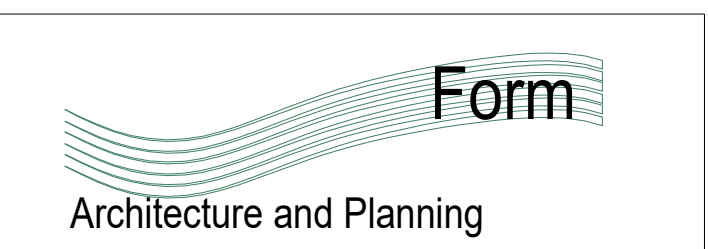
[illegible]

2 Proposed - West
1 : 100



1 Proposed - North
1 : 100

PROPOSED - ELEVATIONS



Form Architecture and Planning
Walton on Thames, Surrey. KT12 4RZ
Tel 01932 213248

Date Issue/Revisions
DATE 11/26/19

[illegible]

- 1 BRICKWORK
- 2 ZINC
- 3 PPC FENESTRATION
- 4 TIMBER CLADDING
- 5 SLATE ROOFING

3 Prop
1 : 100

2 Prop
1 : 100

7 Elvetham Road Fleet

SCALE (@ A1)
1 : 100

PROJECT
NUMBER
1717

DRAWING NUMBER
FE42C

EV |

09/02/2021 11:51:06

Schedule 3

GU51 4QL

Search

House Prices around GU51 4QL

Sales of flats around GU51 4QL had an overall average price of £245,700 over the last year.

Overall, sold prices for flats around GU51 4QL over the last year were 2% down on the previous year and 5% up on the 2017 peak of £235,000.

Who provides this information?



English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 10 February 2021.

Properties sold

Filter:

Within ¼ mile



Last 2 years



Flat



All tenures



11 sold properties

Date sold ▾

27, Bramshott Place, Fleet, Hampshire GU51 4QF

2 bed, flat

£235,000

26 Jun 2020

£225,000

18 Jul 2014

£175,000

18 Feb 2008



9, Lakeside Court, Old Cove Road, Fleet, Hampshire GU51 2RZ

Flat

£250,000

15 Jun 2020

£120,000

7 Dec 2001

£62,500

8 Jul 1996



17, Lakeside Court, Old Cove Road, Fleet, Hampshire GU51 2RZ

Flat

£257,000

18 May 2020

£235,000

9 Jan 2017

£159,242

30 Apr 2003



28, Lakeside Court, Old Cove Road, Fleet, Hampshire GU51 2RZ

Flat

£215,000

30 Apr 2020

£165,000

4 Apr 2008



No other historical records

28, Cranbrook Court, Fleet, Hampshire GU51 4PY

2 bed, flat

£271,500	21 Feb 2020
£208,000	6 Oct 2006
£87,950	1 Apr 1997

**25, Bramshott Place, Fleet, Hampshire GU51 4QF**

2 bed, flat

£250,000	1 Oct 2019
£235,000	6 Oct 2006 (New Build)



No other historical records

20, Bramshott Place, Fleet, Hampshire GU51 4QF

2 bed, flat

£250,000	1 Oct 2019
£205,000	31 Jan 2014
£184,000	16 Nov 2010

**7, Bramshott Place, Fleet, Hampshire GU51 4QF**

2 bed, flat

£218,750	1 Aug 2019
----------	------------



No other historical records

10, Douglas Court, Fleet Road, Fleet, Hampshire GU51 4QQ

Flat

£250,000	19 Jul 2019
£230,000	7 Nov 2014
£226,950	27 Oct 2005 (New Build)

**17, Cranbrook Court, Fleet, Hampshire GU51 4QA**

3 bed, flat

£270,000	28 May 2019
----------	-------------



No other historical records

6a, Fleet Road, Fleet, Hampshire GU51 4QG

2 bed, flat

£265,000	18 Apr 2019
----------	-------------



£225,000

10 Apr 2018

No other historical records

[← Previous](#)

Page 1 of 1

[Next →](#)

Find out how much your property is worth

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Bridges Estate Agents
Fleet

☐

Mackenzie Smith
Fleet

☐

Hamptons Sales
Fleet

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Average price in this area:

£245,700



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Source acknowledgement: House price data produced by Land Registry.

This material was last updated on 10 February 2021. It covers the period from 1 January 1995 to 21 December 2020 and contains property transactions which have been registered during that period.

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If you have found an error with the data please contact [Her Majesty's Land Registry \(HMLR\)](#).

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GU51 4QL



+ 1/4 mile

Min Price



to

Max Price



Filters (2)



Flats For Sale in GU51 4QL, within 0.25 miles, including sold STC, don't show retirement > Create Alert

10 results

Sort: Newest Listed

 Prioritise properties with...

1/8

**2 bedroom apartment for sale**

Douglas Court, Fleet Road, Fleet

0.03 miles

Situated just yards away from Fleet's mainline train station is this beautifully presented two bedroom first floor apartment offered to the market with the benefit of no onward chain complications. The owner has also advised us that the apartment also now further benefits from a recently extended...



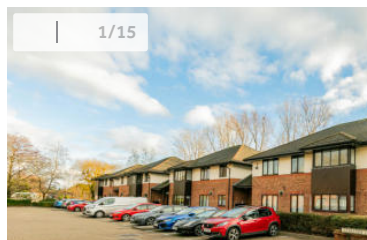
Reduced yesterday by Romans, Fleet

£240,000

NO
CHAIN01252 915007
Local call rate

Email agent

1/15

**2 bedroom apartment for sale**

Lakeside Court, Old Cove Road, Fleet

0.25 miles

Virtual Viewing Available A well-presented two bedroom first floor apartment benefitting from no onward chain, situated in this sought after development which offers a stunning waterside setting and is within close proximity to Fleet's mainline train station. The property ...



ONLINE VIEWING

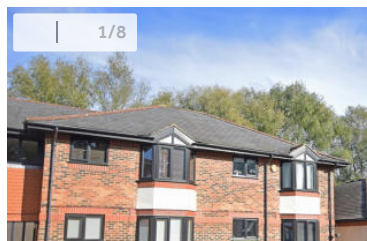
Reduced on 16/02/2021 by Romans, Fleet

£220,000

NO
CHAIN01252 915007
Local call rate

Email agent

1/8

**2 bedroom apartment for sale**

Waterside Court, Fleet

0.21 miles

Walking distance from Fleet Pond and within easy reach of the town centre and mainline station, this first floor apartment features replaced carpets, a modern kitchen and modern bathroom. Offering allocated parking and benefitting from communal gardens. Ideal for first time buyers or investors.



Reduced on 11/02/2021 by Mackenzie Smith, Fleet

£225,000

Guide Price

CLOSE
TO
STATION01252 915061
Local call rate

Email agent

1/9

**2 bedroom flat for sale**

Waterside Court, Fleet, GU51

0.22 miles

A delightful and well presented two bedroom, first floor apartment situated within easy walking distance of the train station and Fleet Pond nature reserve. The property benefits from an intercom entry system, an updated

GU51 4QL



+ 1/4 mile

Min Price

to

Max Price

Filters (2)

£225,000

01252 915109
Local call rate

Email agent

1/6

**1 bedroom apartment for sale**

Minley Grove, Minley Road, Fleet, GU51

0.15 miles

Located within walking distance of Fleet mainline railway station, this one bedroom ground floor apartment with share of freehold interest is offered to the market with NO ONWARD CHAIN. The accommodation of ...

ONLINE VIEWING

Added on 01/02/2021 by Luff & Wilkin, Frimley Green

£199,950

01252 915049
Local call rate

Email agent

1/7

**2 bedroom flat for sale**

Bramshott Place, Fleet, Hampshire, GU51

0.05 miles

NO ONWARD CHAIN, A two double bedroom (one with en suite) first floor apartment very close to Fleet mainline station (Waterloo 42 mins) The property offers two double bedrooms, en suite shower room and family bathroom, good size open plan kitchen/dining/lounge area leading to double doors to ...

Added on 27/01/2021 by Carson & Co, Woking

£225,000

01483 660008
Local call rate

Email agent

1/8

**2 bedroom apartment for sale**

Bramshott Place, Fleet, GU51

0.05 miles

This two bedroom ground floor apartment, which is offered to the market with no onward chain, is ideally located for Fleet Mainline railway station and Fleet town centre.

SOLD STC

Reduced on 13/11/2020 by McCarthy Holden, Fleet

£220,000

Guide Price

01252 915043
Local call rate

Email agent

1/9

**3 bedroom maisonette for sale**

Cranbrook Court, Fleet, GU51

0.09 miles

This three bedroom ground floor maisonette is located close to Fleet mainline railway station and Fleet town centre.

SOLD STC

Added on 08/10/2020 by McCarthy Holden, Fleet

£285,000

Guide Price

01252 915043
Local call rate

Email agent

1/10

**2 bedroom flat for sale**

Bramshott Place, Fleet, GU51

0.04 miles

This immaculately presented two bedroom penthouse apartment offers a modern, bright and airy, open plan living space with a Juliet balcony, two double bedrooms and a family bathroom. The property also benefits

SOLD STC

Reduced on 21/09/2020 by Bridges Estate Agents, Fleet

£230,000

01252 915109
Local call rate

Email agent

GU51 4QL



+ 1 mile

Filters (3)

New Homes and Developments For Sale in GU51 4QL, within 1 miles, including sold STC, don't show retirement, flat > Create Alert

28 results

Newest Listed

 Prioritise properties with...

1/9 FEATURED NEW HOME

**2 bedroom apartment for sale**
Fleet Mill, Minley Road, Fleet

0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** A brand new second floor apartment with two parking spaces, featuring a high specification, well equipped kitchen, a modern bathroom and en suite. Offering communal lift, in walking distance of the mainline station and in easy reach of major road links.

Added on 11/02/2021 by Mackenzie Smith, Fleet

£290,000



1/16

2 bedroom flat for sale
Minley Road, Fleet, Hampshire, GU51

0.40 miles

**** VIEW SHOW APARTMENT TODAY **** Beautifully positioned through this gated development is this two bedroom luxury maisonette. Through its own front door, Plot 8 offers two gen

NEW HOME

Added on 16/02/2021 by Bridges Estate Agents, Fleet

£379,950



1/11

2 bedroom flat for sale
Minley Road, Fleet, Hampshire, GU51

0.40 miles

**** LUXURY APARTMENT **** First floor two bedroom luxury apartment located in exclusive gated development situated in walking distance of Fleet highstreet. Plot 6 offers generous livi

NEW HOME

Added on 16/02/2021 by Bridges Estate Agents, Fleet

£329,950



1/12

2 bedroom flat for sale
Minley Road, Fleet, Hampshire, GU51

0.40 miles

**** SHOW HOME AVAILABLE TO VIEW **** First floor two bedroom luxury apartment located in exclusive gated development situated in walking distance of Fleet highstreet. Plot 4 offi

NEW HOME

Added on 16/02/2021 by Bridges Estate Agents, Fleet

£349,950



GU51 4QL

x

+ 1 mile

Filters (3)



1/9

2 bedroom apartment for sale

Fleet Mill, Minley Road, Fleet

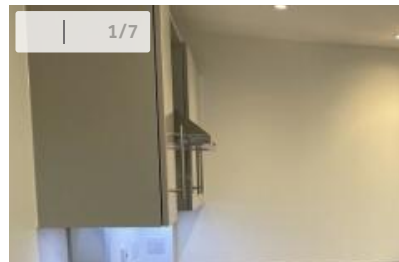
0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** A brand new second floor apartment with two parking spaces, featuring a high specification, well equipped kitchen, a modern batl

NEW HOME

Added on 11/02/2021 by Mackenzie Smith, Fleet

£290,000



1/7

1 bedroom apartment for sale

Fleet Mill, Minley Road, Fleet

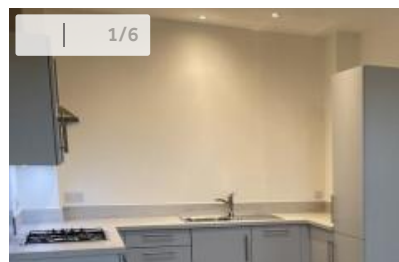
0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** A brand new second floor apartment featuring a high specification kitchen and bathroom. Offering communal lifts, parking, i

NEW HOME

Added on 11/02/2021 by Mackenzie Smith, Fleet

£235,000



1/6

1 bedroom apartment for sale

Fleet Mill, Minley Road, Fleet

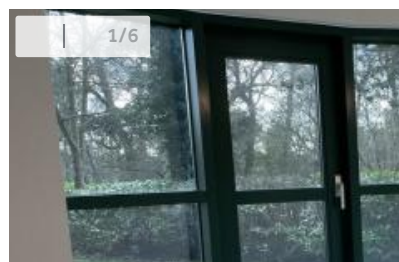
0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** A brand new first floor apartment featuring a high specification kitchen and bathroom. Offering communal lifts, parking and in walki

NEW HOME

Added on 11/02/2021 by Mackenzie Smith, Fleet

£235,000



1/6

1 bedroom apartment for sale

Fleet Mill, Minley Road, Fleet

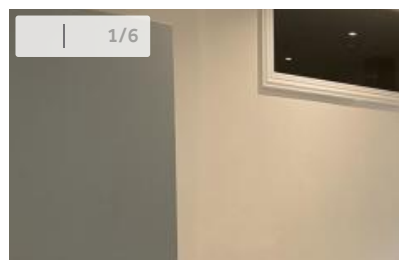
0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** This brand new ground floor apartment with a feature window, offers a high specification, well equipped kitchen and a modern b

NEW HOME

Added on 11/02/2021 by Mackenzie Smith, Fleet

£225,000



1/6

2 bedroom apartment for sale

Fleet Mill, Minley Road, Fleet

0.55 miles

****READY TO MOVE INTO**HELP TO BUY AVAILABLE**** A brand new ground floor apartment with two parking spaces, featuring a high specification kitchen and a modern bathroom with

NEW HOME

Added on 11/02/2021 by Mackenzie Smith, Fleet

£270,000

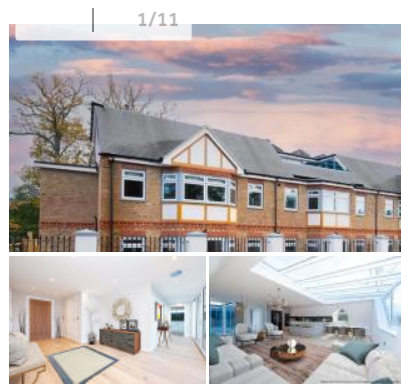


GU51 4QL

x

+ 1 mile

Filters (3)

**3 bedroom penthouse for sale**

Minley Road, Fleet

0.42 miles

50% ALREADY RESERVED. Fairway Heights is a stunning development of twelve Luxury two bedroom apartments and two breath taking three bedroom penthouses with stunning views towards the renowned North Hants Golf Club. This luxury gated development is set in attractive landscaped communal gardens with...

NEW HOME

Reduced on 10/02/2021 by Seymours, Blackwater

£815,000

From

PENTHOUSE
APARTMENT**2 bedroom apartment for sale**

Fairway Heights

0.42 miles

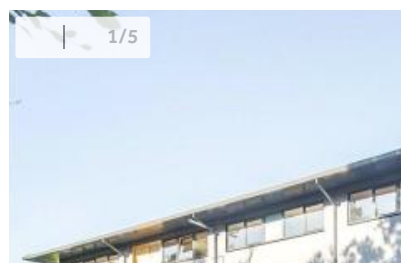
50 % ALREADY RESERVED. Fairway Heights is a stunning development of twelve Luxury two bedroom apartments and two breath taking three bedroom penthouses with stunning views towards the renowned North Hants Golf Club. This luxury gated development is set in attractive landscaped communal gardens with...

NEW HOME

Reduced on 10/02/2021 by Seymours, Blackwater

£329,950

From

GATED
ENTRANCE**2 bedroom apartment for sale**

Barley Way, Fleet

0.60 miles

LAST FEW REMAINING Flat 48 Fleet House is a bright two bedroom apartment located on the second floor. This apartment benefits from a fully fitted kitchen, open plan living/dining...

NEW HOME

Added on 19/01/2021 by Romans, New Homes

£232,500**1 bedroom apartment for sale**

Barley Way, Fleet

0.60 miles

LAST FEW REMAINING Flat 46 Fleet House is a bright one bedroom apartment located on the second floor. This apartment benefits from a fully fitted kitchen, open plan living/dining...

NEW HOME

Added on 23/11/2020 by Romans, New Homes

£225,000