

Schedule 1

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address
 Site Reference
 Scheme Description

18-20 Station Road

Date
 Site Area (hectares)
 Author & Organisation
 Housing Corporation Officer

01/12/2023

S106 Management Ltd

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:

Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						55.92
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)

**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)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		<i>(whole number, minimum of 1)</i>

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 (%)		<i>(Housing Corporation Limit of 2.75%)</i>
Management Costs (% of rent)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		<i>(whole number, minimum of 1)</i>

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
% of Open Market Value	100.0%	
	Start Month	End Month
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0
		<i>(whole number, minimum of 1)</i>

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

	Flats	Capital Value (£ psm)
Open Market Housing Type 1:		£4,829
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
		Month
Timing of First Open Market Housing Sale		12 (whole number, minimum of 1)
Timing of Last Open Market Housing Sale		18 (whole number, minimum of 1)

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	18 (whole number, minimum of 1)

Social Housing Grant & Other Funding

	Social Rented	Grant per unit (£)
Affordable Housing Tenure 1:		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	
		Timing of 1st Payment Timing of 2nd Payment
Timing Social Housing Grant Paid		

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£2,026	90%
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 (£) *		Cost (£) Month of Payment
CIL		£134,200
Infrastructure		£36,000
Biodiversity Net Gain		£11,329
Planning Fees		£7,488
Others		
		Cost (£) Month of Payment
Site Abnormals (£)		£226,588
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
		%
Building Cost Percentage Increase (if any)	OR	
Site Specific Sustainability Initiatives (%)**		
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

* This section excludes Affordable Housing section 106 payments

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

	Amount (£)	Month of Payment
Subsidies (possibly EP Gap Funding)		
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)	5.00%	
	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	9.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

Marketing Costs**Affordable Housing Marketing Costs**

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

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	3.00%	(typically around 6%)
Legal Fees (per Open Market unit) - £	£750	(typically around £600 per u

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	12	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

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

GVA GRIMLEY & BESPOKE PROPERTY GROUP

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)	256
Size of office scheme (net lettable sq m)	231

Values

Rent (£ psm)	£323
Yield (%)	8.00%
Purchaser's costs (% of value)	5.75%

Building Costs

Office Building Costs (Gross, £ psm)	£2,073
Office Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%

Timing

	Timing (month)
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	16

Letting, Advertising & Sale fees

Letting fees (% of annual income)	10.00%
Advertising fees (% of annual income)	1.00%
Sale fees (% of sale price)	1.75%

Return for risk / profit (% of value)

17.50%

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

Timing (month)

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

Letting / sale fees

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

Return for risk / profit (% of value)

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

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)

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

SUMMARY

Site Address	18-20 Station Road
Site Reference	
Scheme Description	
Date	01/12/2023
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)	671	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 / 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 (£)
Flats	671	£4,829	£3,240,193
-	-	-	-
-	-	-	-
-	-	-	-
Total	671	-	£3,240,193

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£3,240,193
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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	£3,240,193
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Non-Residential Values

Office	£881,732	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£881,732

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£881,732
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TOTAL VALUE OF SCHEME	£4,121,925
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,510,586	£1,510,586

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	£1,510,586
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OTHER SITE COSTS

Building Contingencies	5.0%	£75,529
Building Cost Fees (Architects, QS etc):	10.0%	£158,611
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£134,200
Infrastructure	£36,000
Biodiversity Net Gain	£11,329
Planning Fees	£7,488
Others	£0

Site Abnormals

Infrastructure Costs	£226,588
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Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs **£649,746**

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£97,206
Legal Fees (per Open Market unit):	£750	£9,000

Marketing (Affordable Housing)

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

Total Marketing Costs **£106,206**

Non-Residential Building & Marketing Costs

Building Costs

Office	£557,222	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£557,222

Professional Fees (Building, Letting & Sales)

Office	£79,358	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£79,358

Total Non-Residential Costs **£636,580**

TOTAL DIRECT COSTS: **£2,903,117.74**

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

Arrangement Fee		£0
Misc Fees (Surveyors etc)		£0
Agents Fees		£1,892
Legal Fees		£1,419
Stamp Duty		£9,462
Total Interest Paid		£214,459

Total Finance Costs **£227,232**

Developer 'Profit'

Residential

Open Market Housing Operating 'Profit'		£648,039
Affordable Housing 'Profit'		£0

Non-residential

Office	£154,303	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£154,303

Total Operating Profit **£802,342**

Residual Site Value

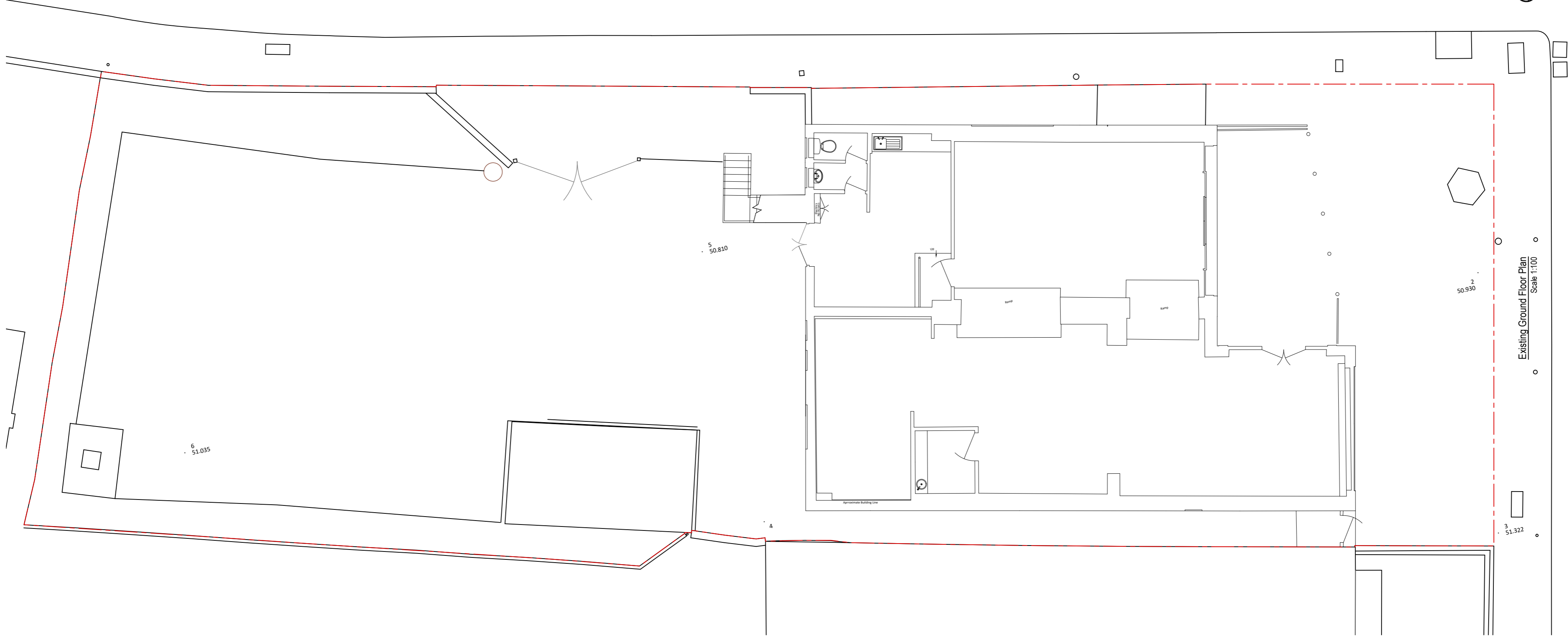
SITE VALUE TODAY **£189,234**

EXISTING USE VALUE	£605,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£415,766

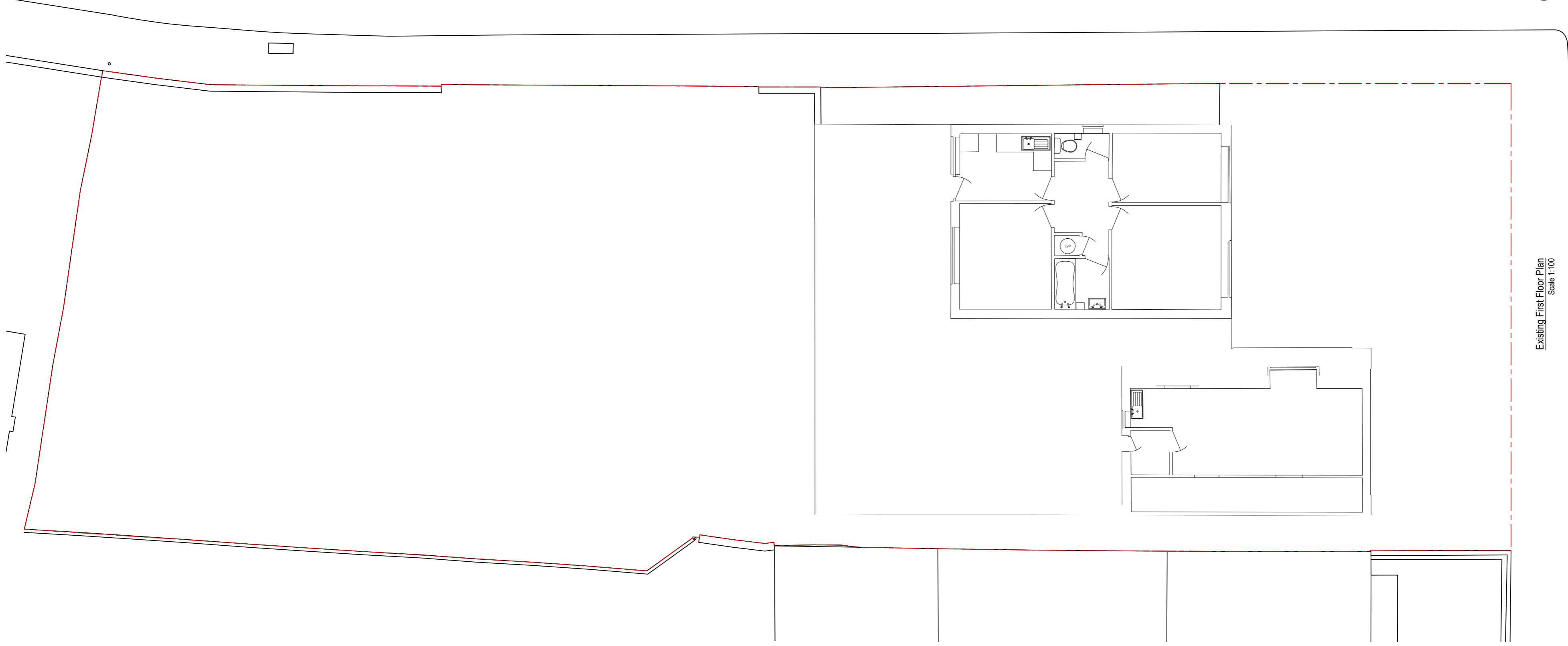
Checks:

Site Value as a Percentage of Total Scheme Value	4.6%
Site Value per hectare	#VALUE!

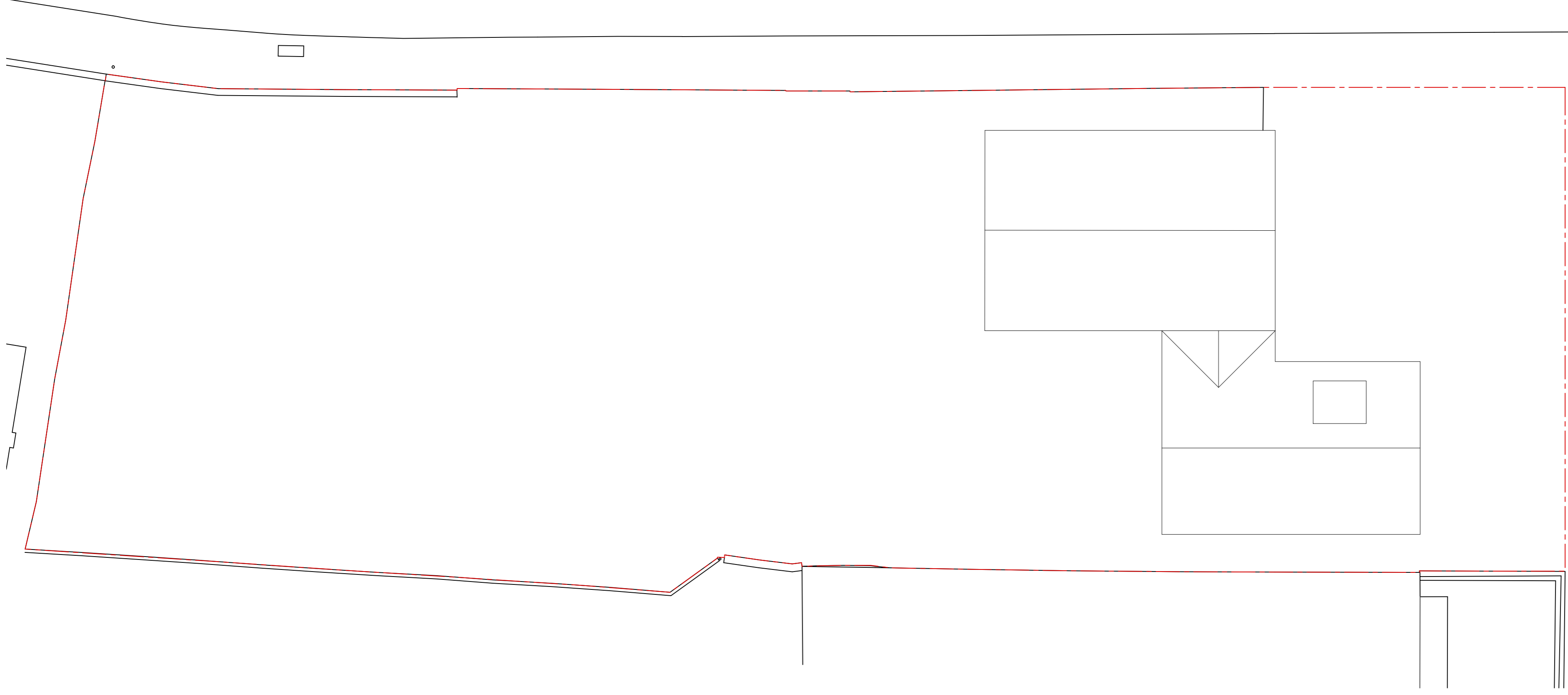
Schedule 2



Existing Ground Floor Plan
Scale 1:100



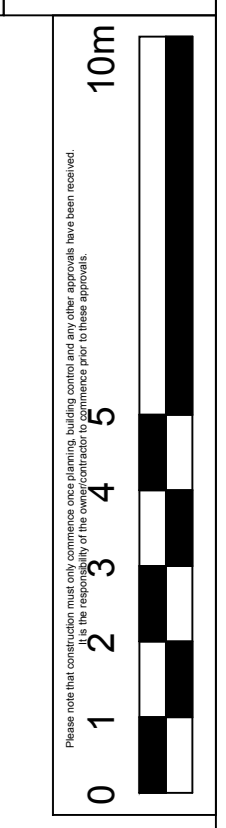
Existing First Floor Plan
Scale 1:100



Existing Roof Plan
Scale 1:100

INTERNATIONAL CODES: This document is prepared in accordance with the International Building Code (IBC) 2018 Edition, as amended, and the International Residential Code (IRC) 2018 Edition, as amended. All dimensions, unless otherwise noted, are in millimeters and are rounded to the nearest millimeter. All dimensions are given in millimeters and are rounded to the nearest millimeter. All dimensions are given in millimeters and are rounded to the nearest millimeter. All dimensions are given in millimeters and are rounded to the nearest millimeter.

PARTY WALL ACT 1996
OWNERS MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

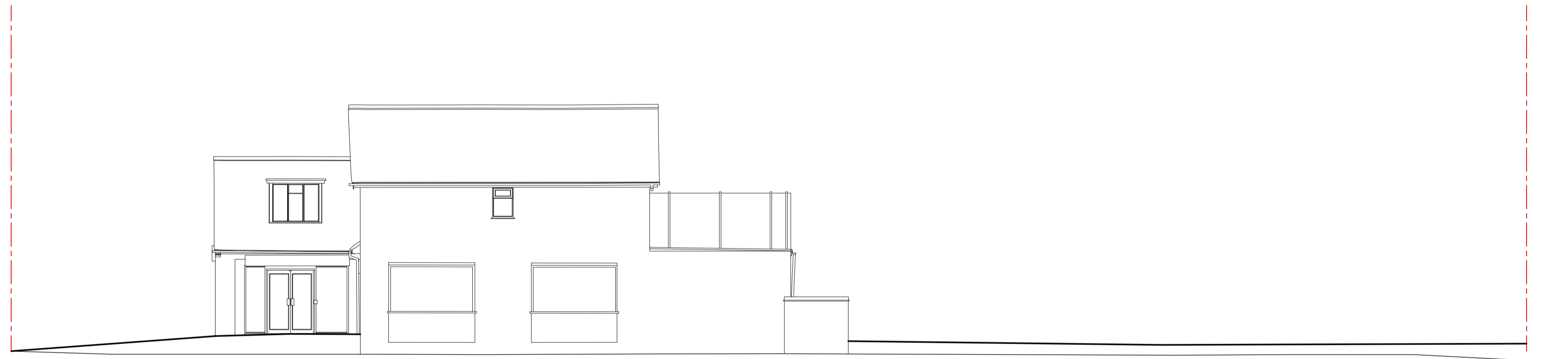




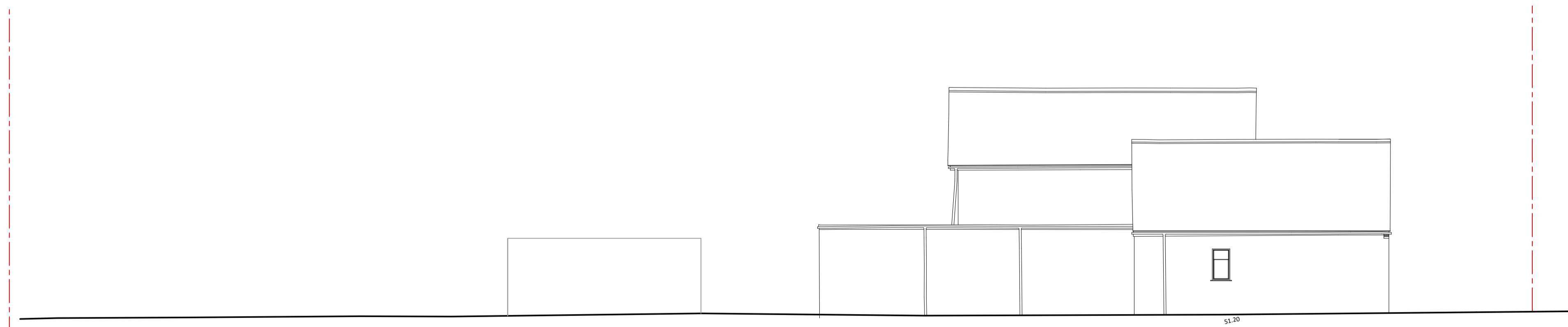
Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



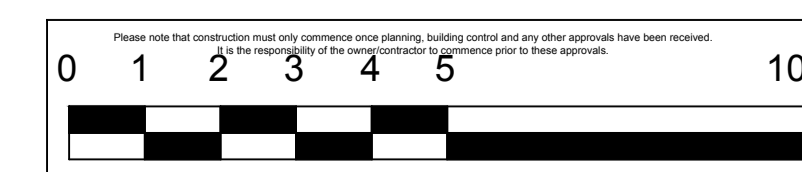
Existing Side Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

50.000 Metres A.O.D.

51.20



IMPORTANT GENERAL NOTE
The specification is to be read in conjunction with the plan/section details and other associated structural details as may be provided.
All work is to be carried out in accordance with the local Authority Planning and Building Regulations, Approved and the Codes of Practice and British Standards as necessary.
All elevations, levels, sizes, positions and locations of materials are indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in work. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.
The Contractor is responsible for ensuring compliance with the CDW Regulations, and appropriate Health & Safety on site procedures.
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

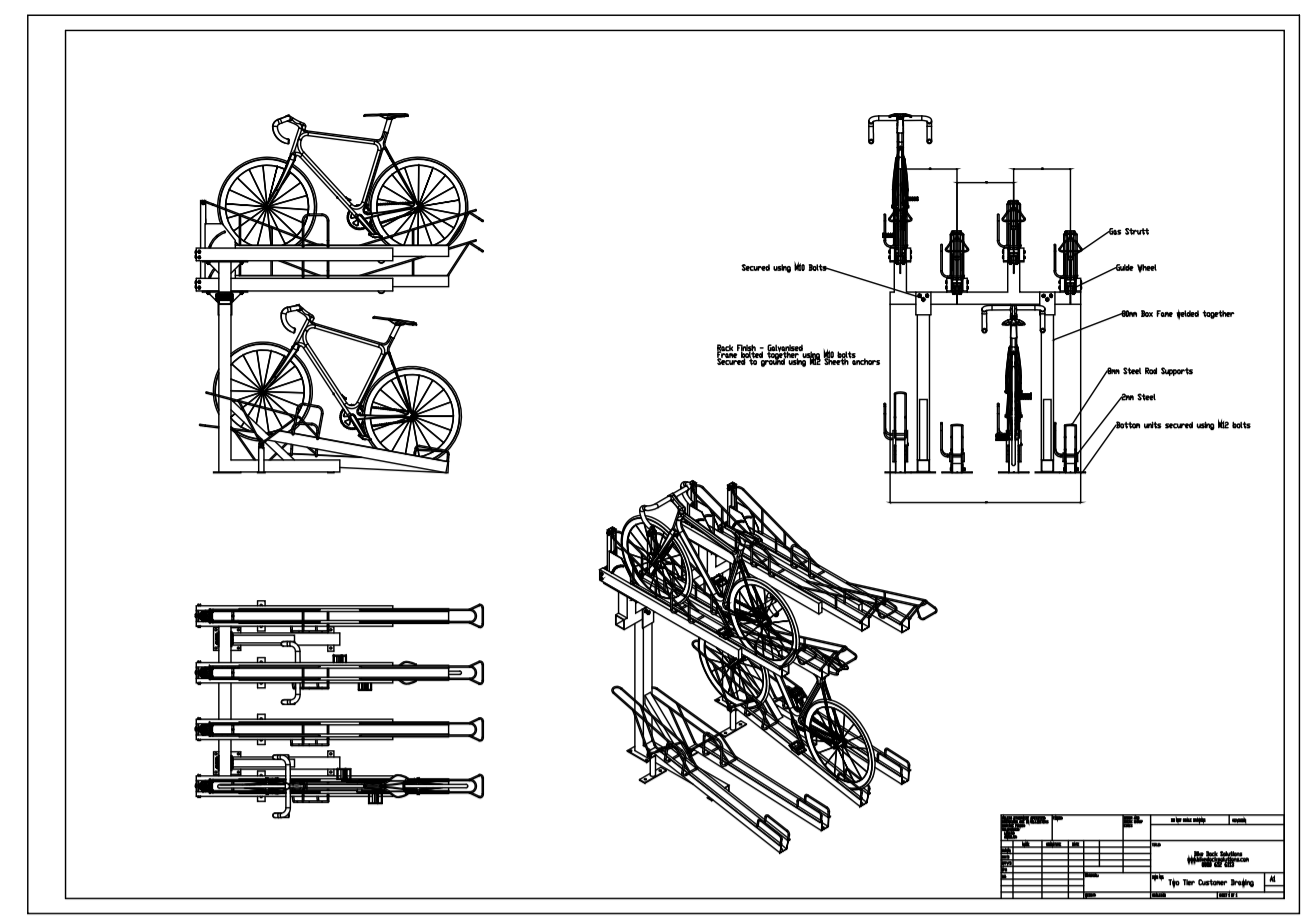
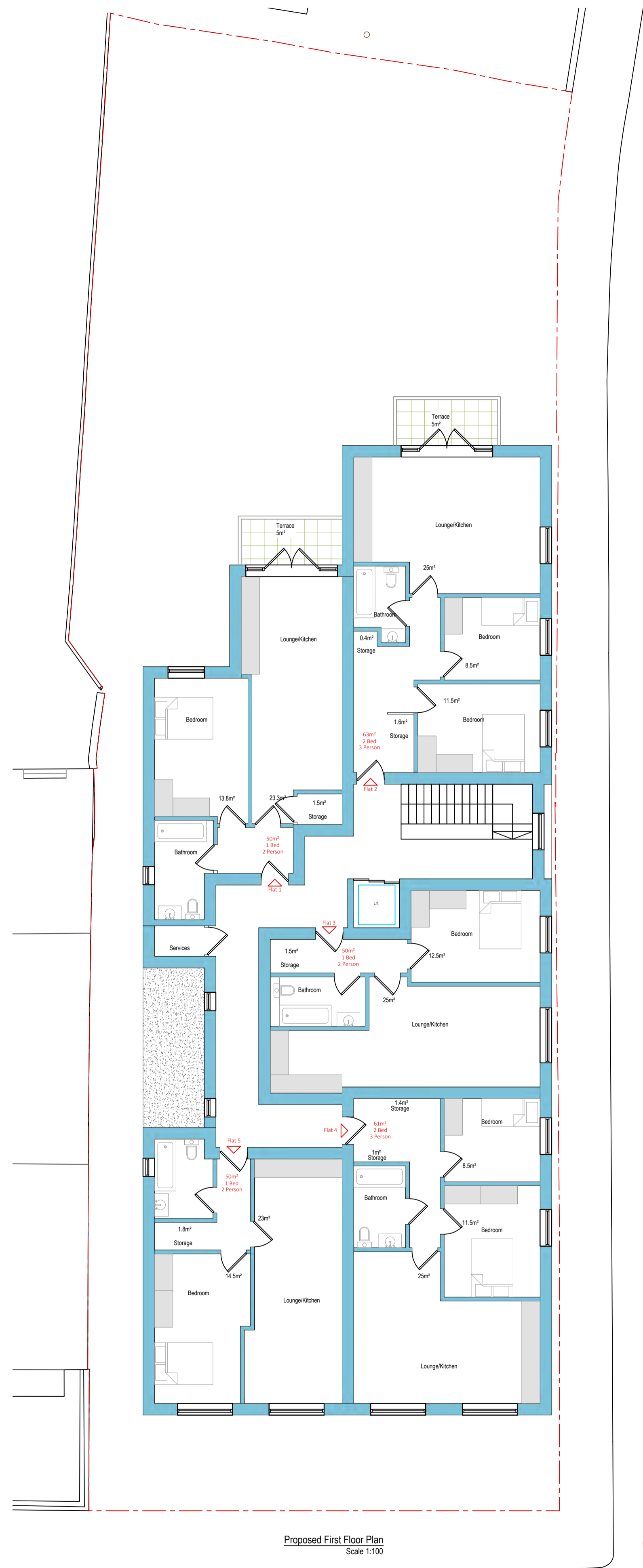
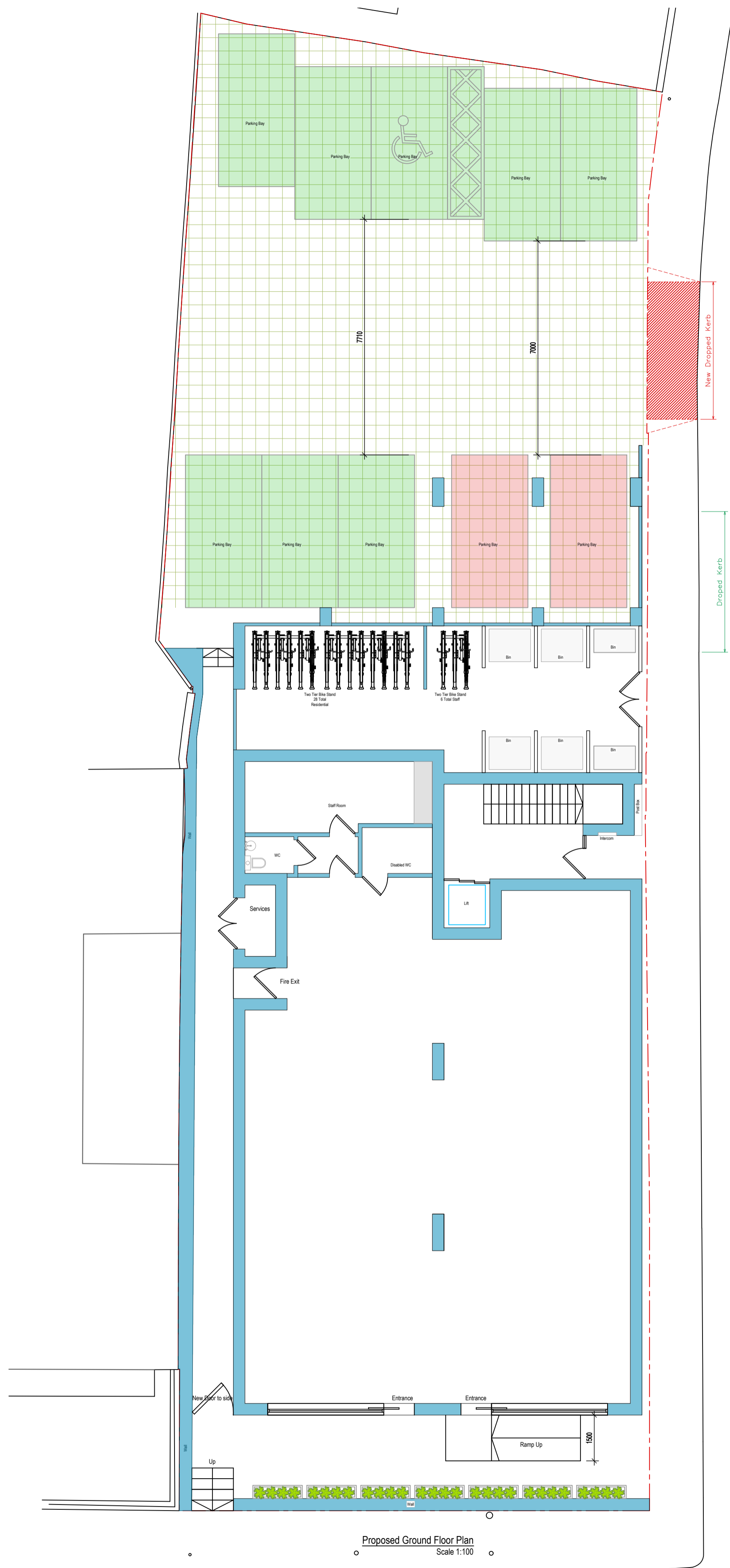
Revised	Date	Description

Scale: 1:100
Date: 1st Oct-23

B-12 Development
Architectural consultancy
18-20 Station Rd.
Longfield
DA3 7JD

Existing Elevations
SR18-API-105

PARTY WALL ACT 1996
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE



BritishBins
660 for Wheeled Bin Specification Sheet

Features:

- Standard load capacity of 300kg
- High strength polypropylene body
- High strength polypropylene wheels
- High strength polypropylene handles
- High strength polypropylene frame
- High strength polypropylene top
- High strength polypropylene base
- High strength polypropylene feet
- High strength polypropylene feet caps
- High strength polypropylene feet caps caps
- High strength polypropylene feet caps caps caps

Specification:

- Bin Size: 660mm x 1100mm x 1100mm
- Bin Weight: 15kg
- Bin Capacity: 1100L
- Bin Material: Polypropylene
- Bin Color: Green
- Bin Type: Wheeled Bin

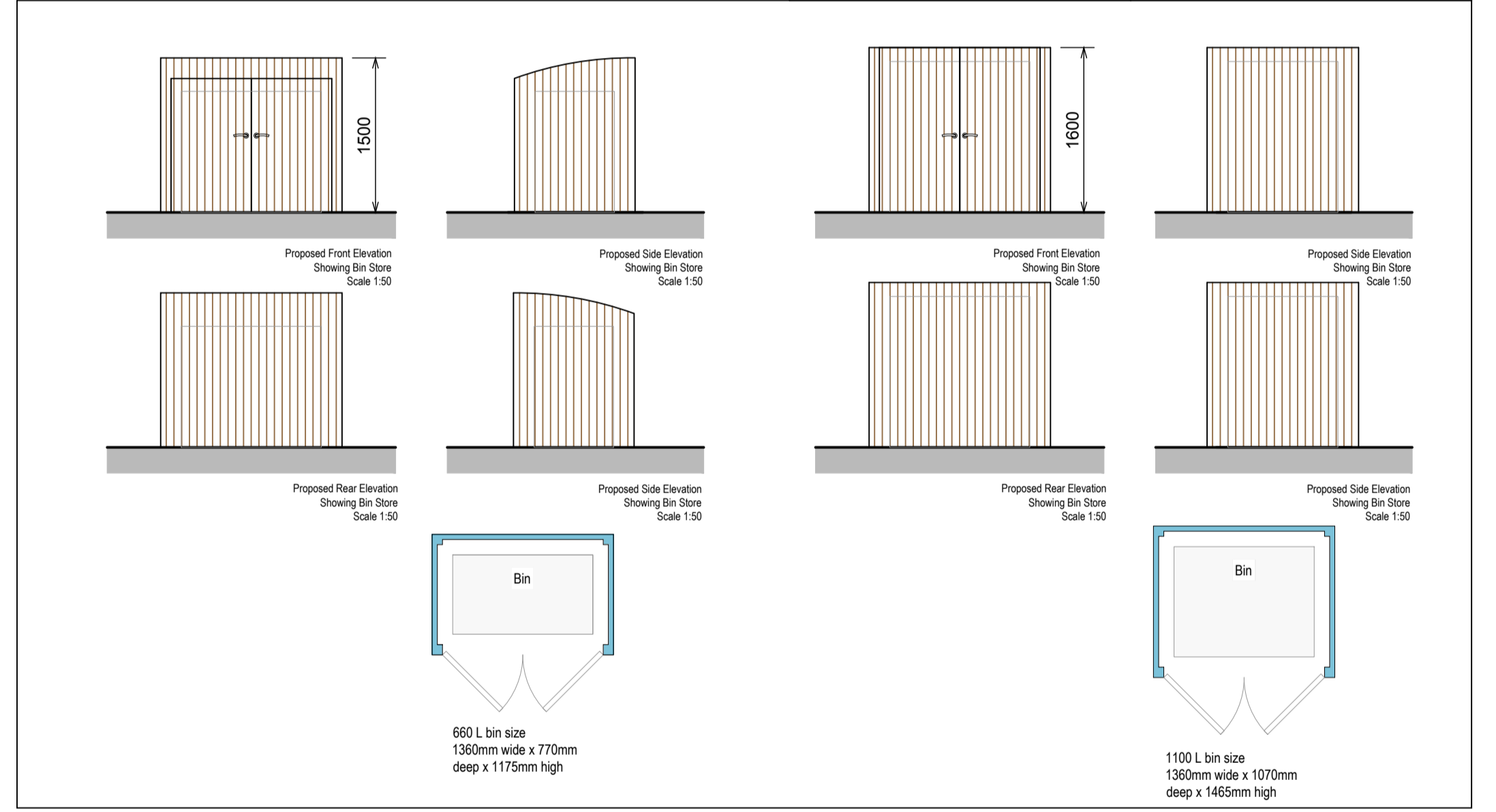
BritishBins
1100 for Wheeled Bin Specification Sheet

Features:

- Standard load capacity of 300kg
- High strength polypropylene body
- High strength polypropylene wheels
- High strength polypropylene handles
- High strength polypropylene frame
- High strength polypropylene top
- High strength polypropylene base
- High strength polypropylene feet
- High strength polypropylene feet caps
- High strength polypropylene feet caps caps

Specification:

- Bin Size: 1100mm x 1100mm x 1100mm
- Bin Weight: 15kg
- Bin Capacity: 1100L
- Bin Material: Polypropylene
- Bin Color: Green
- Bin Type: Wheeled Bin



Priora Sub-Base Construction

The aggregate installed beneath a Marshall's Priora surface is an essential element of the Marshall's Priora system. The aggregate must provide sufficient permeability to allow water to drain through the surface. It must also be of sufficient structural strength to withstand the loads to which the structure will be subjected.

Therefore, for the Marshall's Priora system to work effectively, use permeable through aggregate specification to help ensure the correct material.

For detailed aggregate specification please see page 39-41, and for details of Marshall's Priora Aggregate, please see page 46.

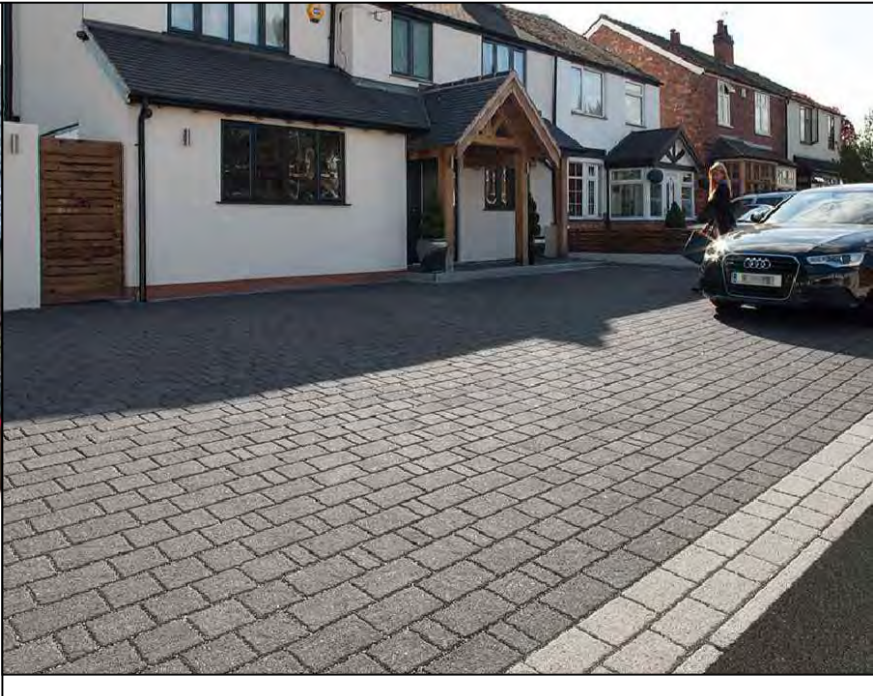
Jointing
Permeable jointing sand should be used to fill the joints between the blocks. It should be applied to the surface of the blocks and worked into the joints with a jointing tool.

Laying Course
The laying course should be a 100mm thick layer of 10mm aggregate. It should be applied to the surface of the blocks and worked into the joints with a jointing tool.

Sub-Base
The sub-base should be a 100mm thick layer of 10mm aggregate. It should be applied to the surface of the blocks and worked into the joints with a jointing tool.

Capping Layer
The capping layer should be a 100mm thick layer of 10mm aggregate. It should be applied to the surface of the blocks and worked into the joints with a jointing tool.

Permeable Paving

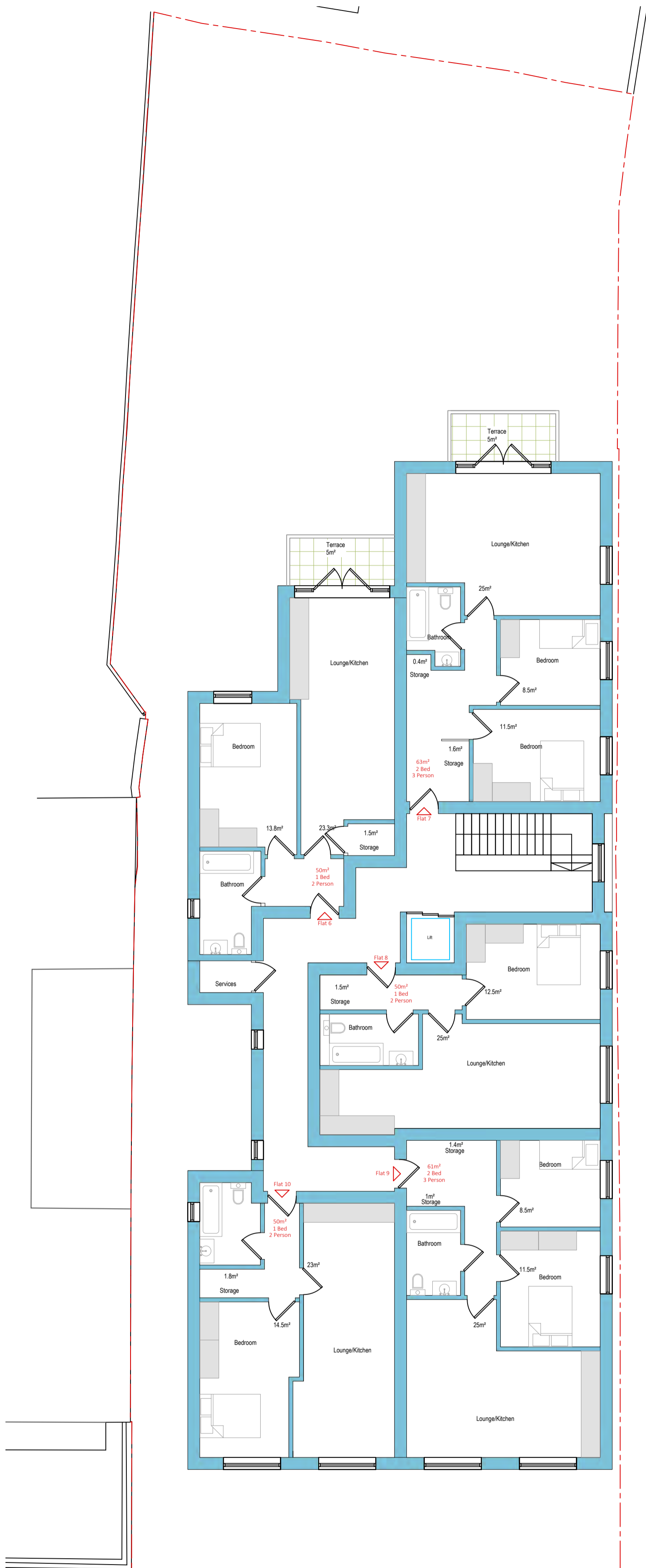


IMPORTANT GENERAL NOTE
The contractor is to be read in conjunction with the planning details and other approved structural details as may be provided. All work is to be carried out in accordance with the Building Regulations, Approved Code of Practice and British Standards as applicable. All materials, work, site, methods and location of construction to be detailed on drawings are to be subject to the approval of the Council. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person immediately. The Contractor is responsible for ensuring compliance with the CDV Regulations, and appropriate Health & Safety and other procedures. The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

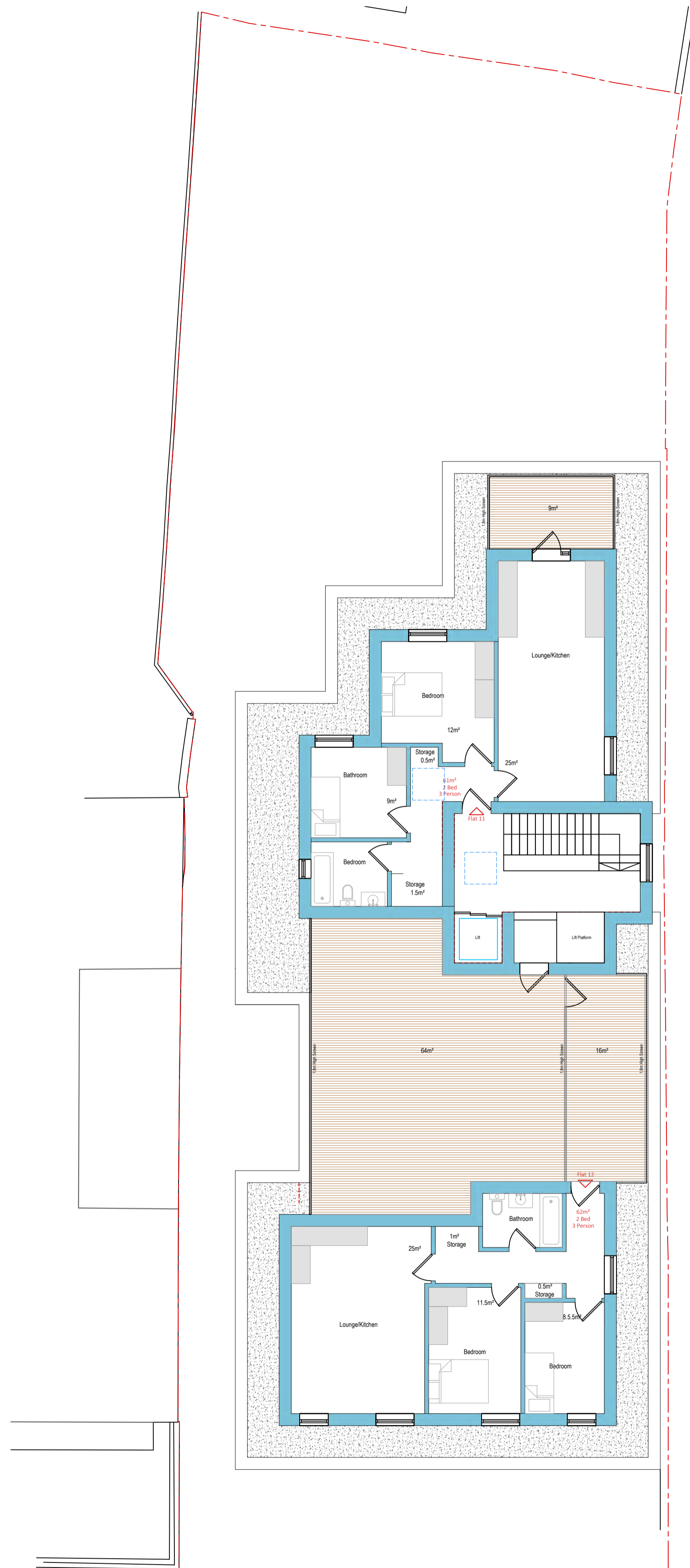
Scale: 1:100
Date: 1st Oct-23
Party Wall Act 1996
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

B-12 Development
Architectural consultancy
18-20 Station Rd. Longfield DA3 7GD
Proposed GE & FF Plan
SR18-AP1-108

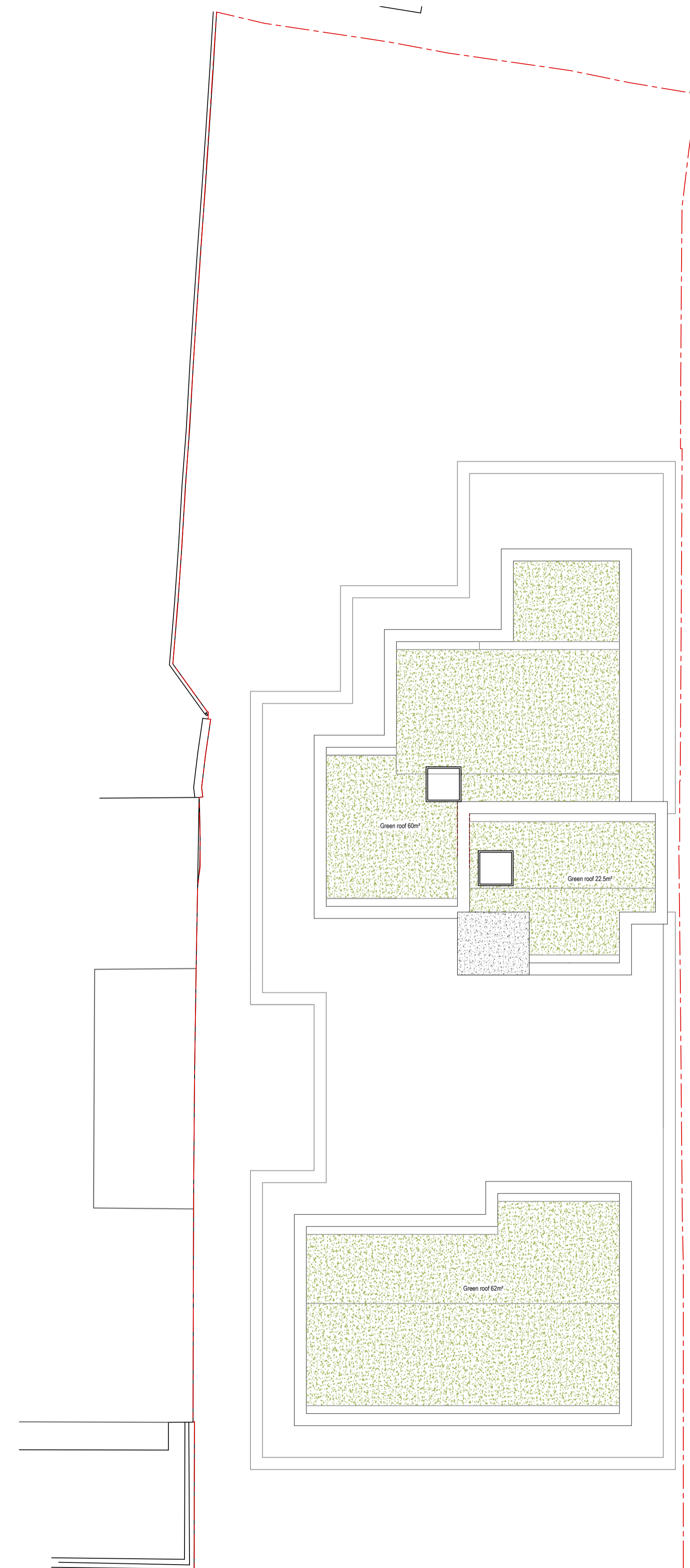
Scale bar: 0 1 2 3 4 5 10m



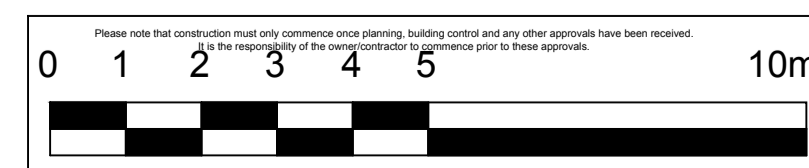
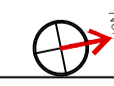
Proposed Second Floor Plan
Scale 1:100



Proposed Third Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100



IMPORTANT GENERAL NOTE
The information is to be used in conjunction with the construction details and other documents provided for the project.
All work to be carried out in accordance with the Building Regulations, Approved Document A and the Code of Practice for British Standards as necessary.
All dimensions, levels, areas, positions and locations of construction are indicated on drawings. It is the responsibility of the appointed contractor to ensure that the works are carried out in accordance with the drawings and specifications.
The Contractor is responsible for ensuring compliance with the CDW Regulations, and appropriate health & safety procedures.
The Client/Building Control must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

Rev	Date	Description

Party Wall Act 1996
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

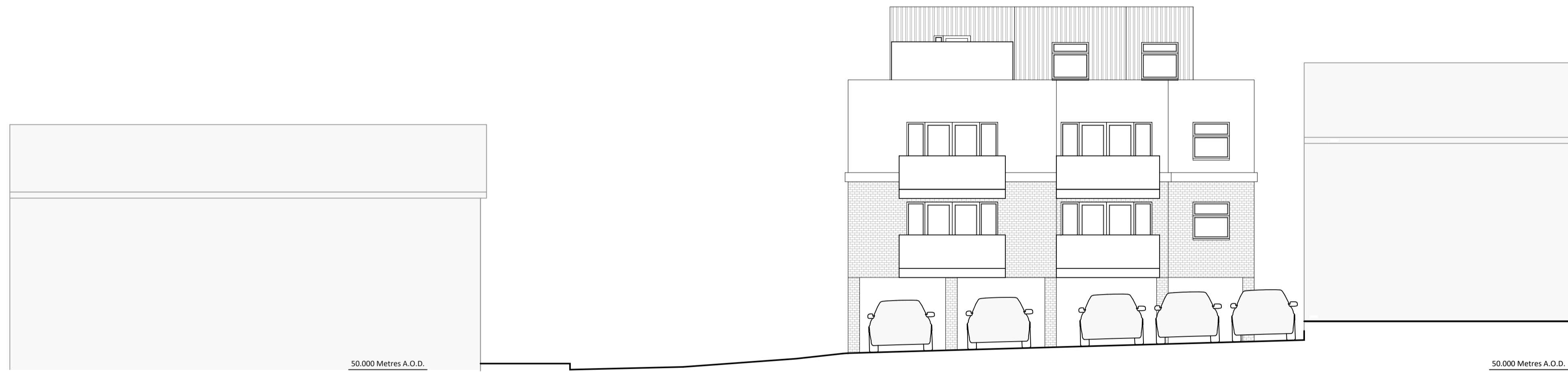
B-12 Development
Architectural consultancy

18-20 Station Rd.
Longfield
DA3 7JD

Proposed
SF & TF & Roof Plan
SR18-AP1-109



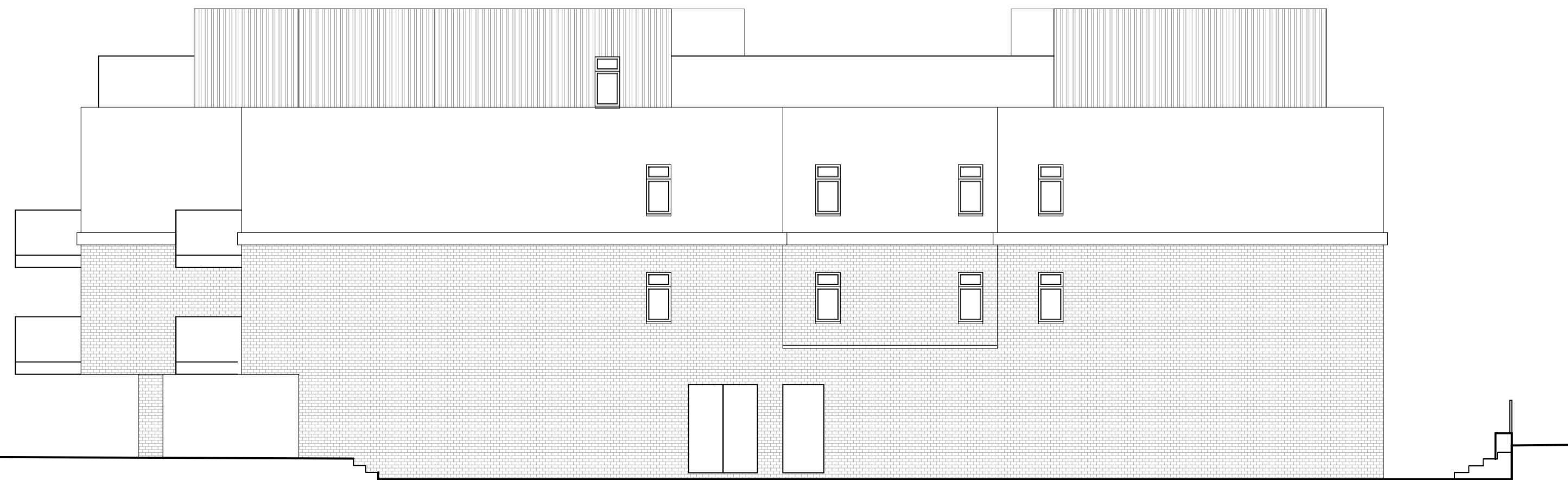
Proposed Front Elevation
Scale 1:100



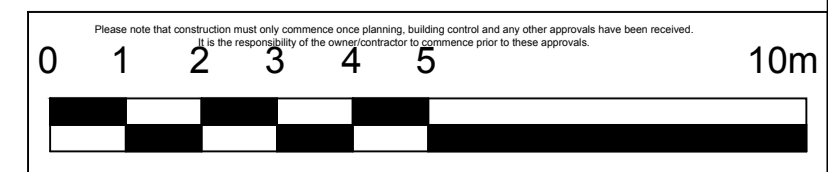
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

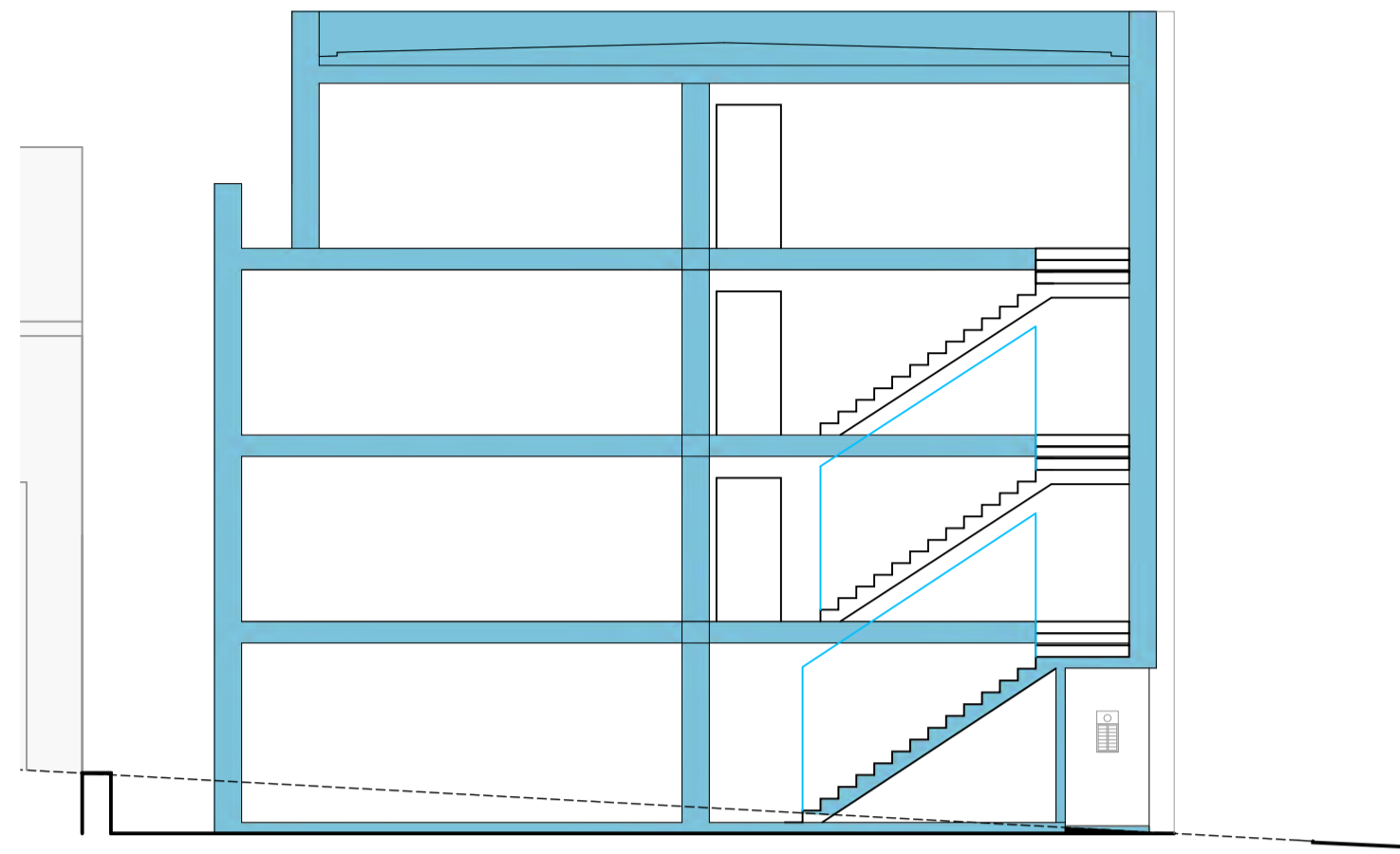


IMPORTANT GENERAL NOTE
The specification is to be read in conjunction with the planning details and other associated structural details as may be provided.
All work is to be carried out in accordance with the local Authority Planning and Building Regulations, Approved and the Codes of Practice and British Standards as necessary.
All elevations, levels, sizes, positions and locations of openings are indicated on drawings and shall be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.
The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate health & safety procedures.
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

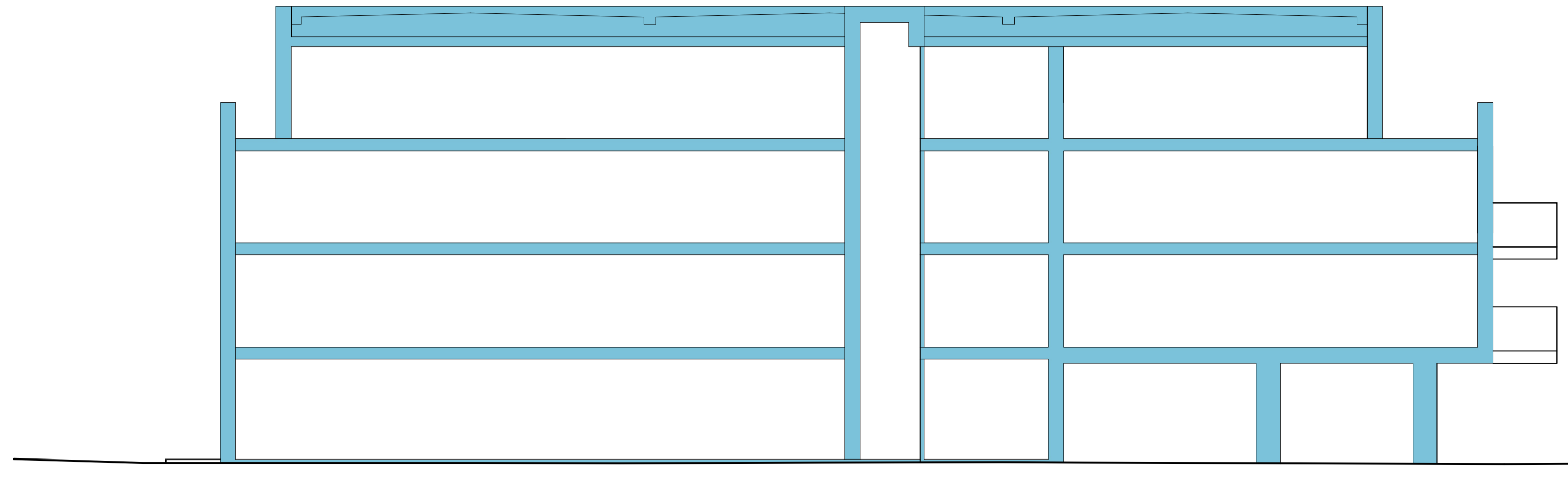
PARTY WALL ACT 1996
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

Issue No.	Date	Description

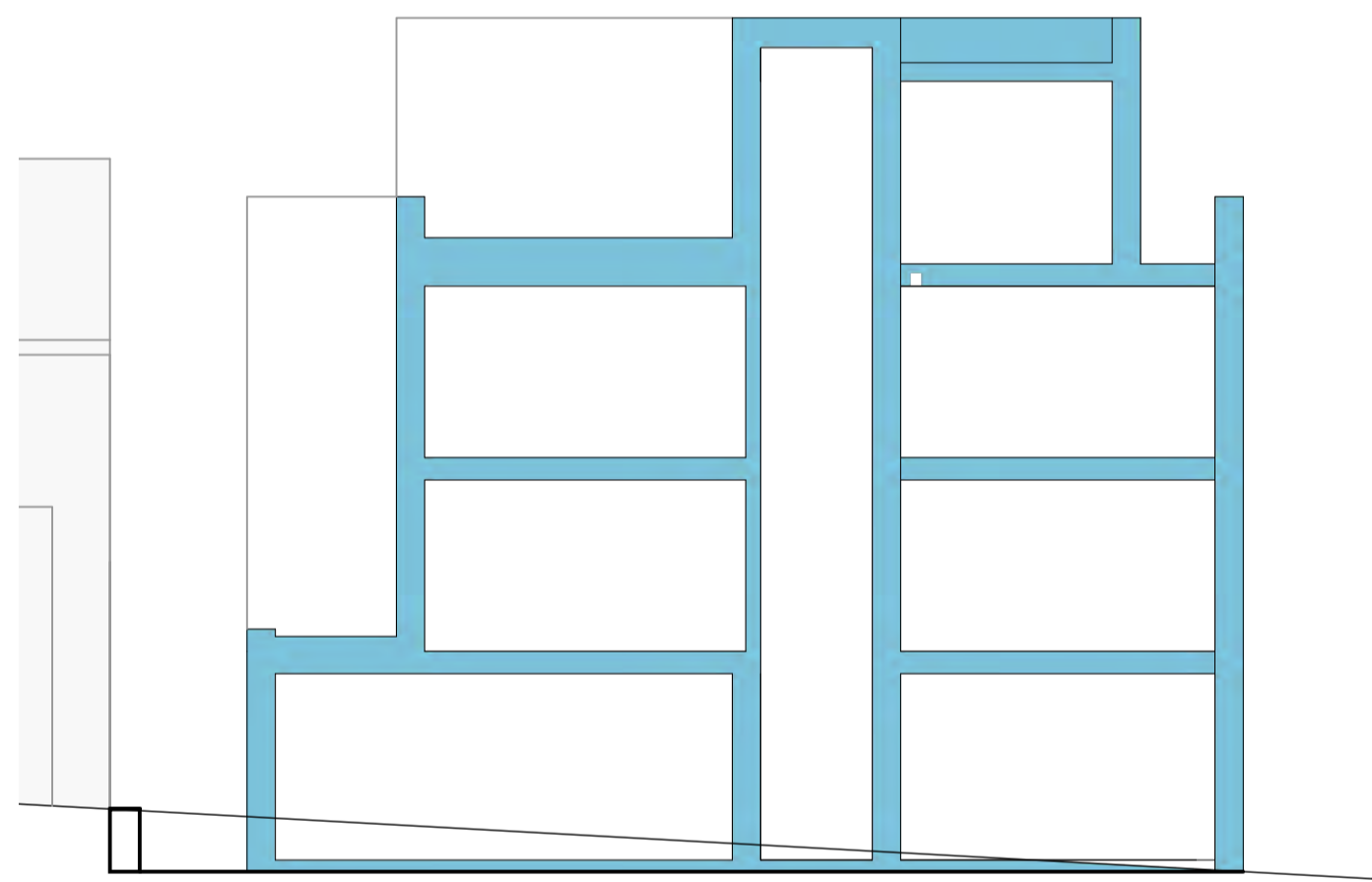
Scale	1:100	B-12 Development Architectural consultancy	Proposed Elevations
Issue No.	1st		
Date	Oct-23	18-23 Station Rd. Longfield DA3 7JD	SR18-API-110



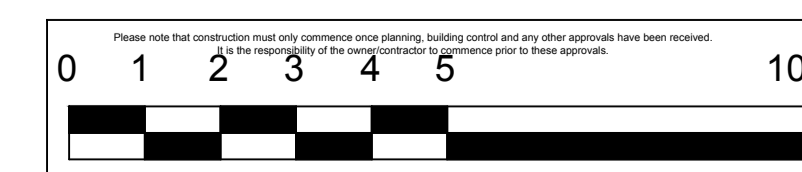
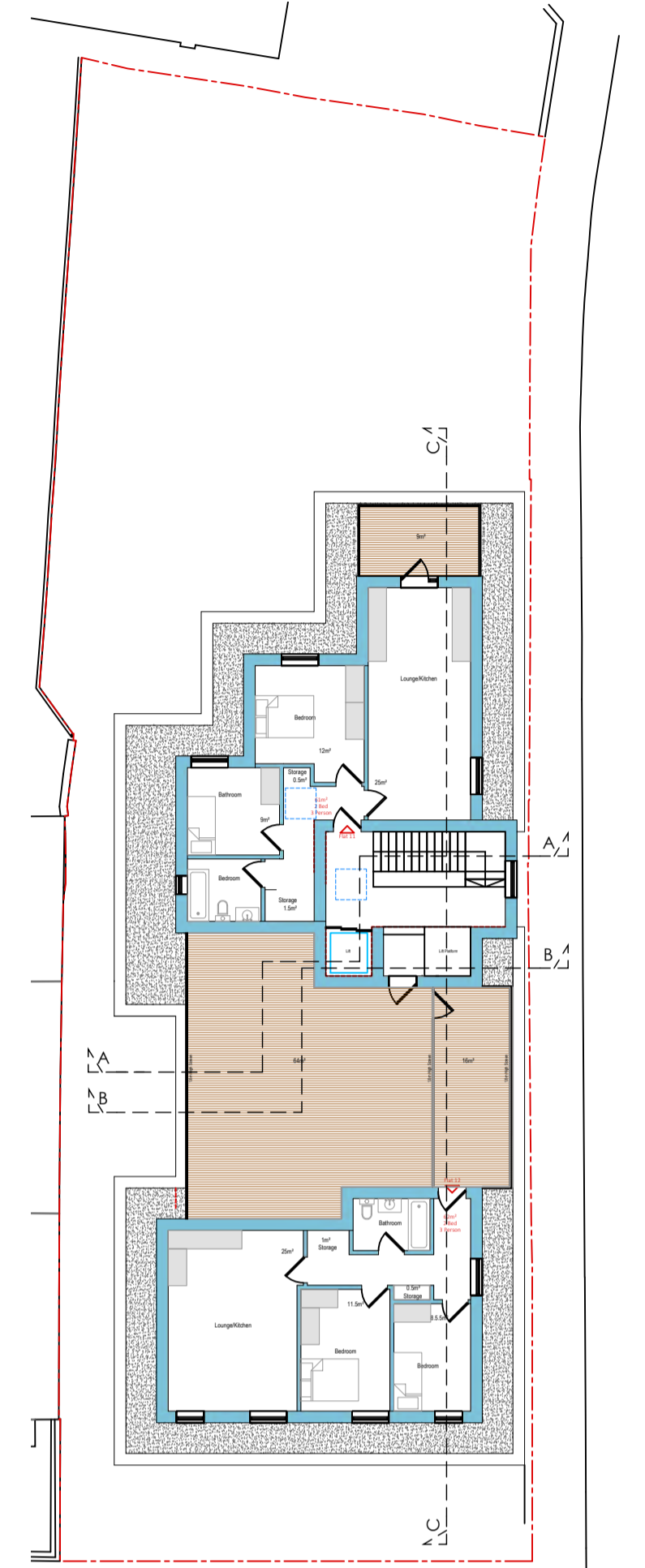
Section A-A
Scale 1:100



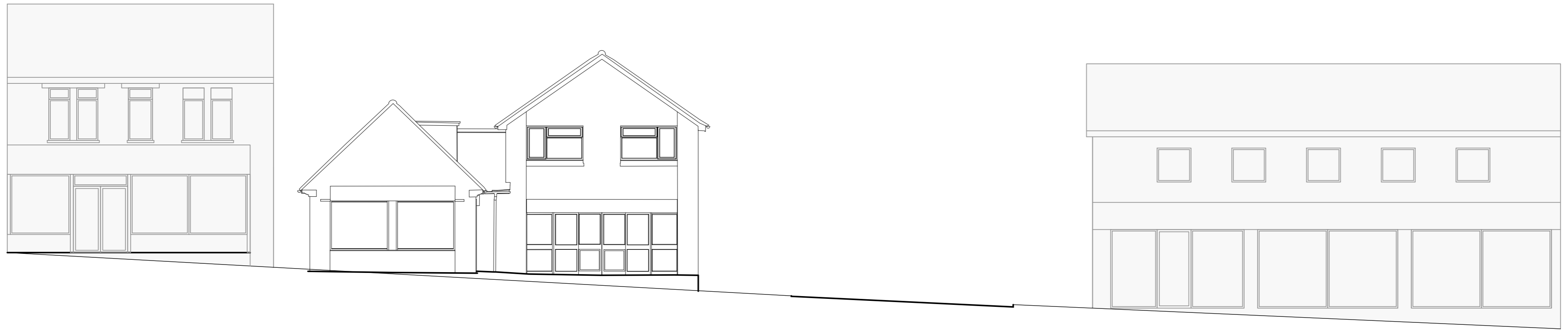
Section B-B
Scale 1:100



Section C-C
Scale 1:100



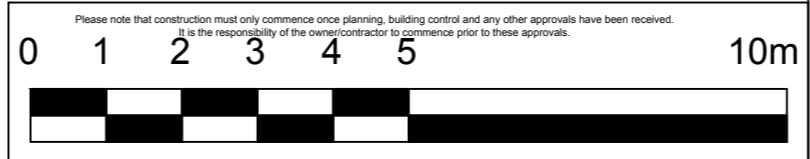
<p>IMPORTANT GENERAL NOTE The specification is to be read in conjunction with the plan/section details and other associated structural details as may be provided. All work is to be carried out in accordance with the local Authority Planning and Building Regulations, Approved and the Codes of Practice and British Standards as necessary. All dimensions, levels, sizes, positions and locations of components are indicated on drawings and shall be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person immediately. The Contractor is responsible for ensuring compliance with the CDW Regulations, and appropriate Health & Safety on site procedures. The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.</p>		<table border="1"> <thead> <tr> <th>Revised</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revised	Date	Description												
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<p>PARTY WALL ACT 1996 OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE</p>	<p>Scale: 1:100 1st Oct-23</p>	<p>B-12 Development Architectural consultancy 18-20 Station Rd. Longfield DA3 7JD</p>															
<p>Existing & Proposed Plans & Elevations SR18-API-111</p>	<p>AI</p>	<p> </p>															



Existing Street Scene
Scale 1:100



Proposed Street Scene
Scale 1:100

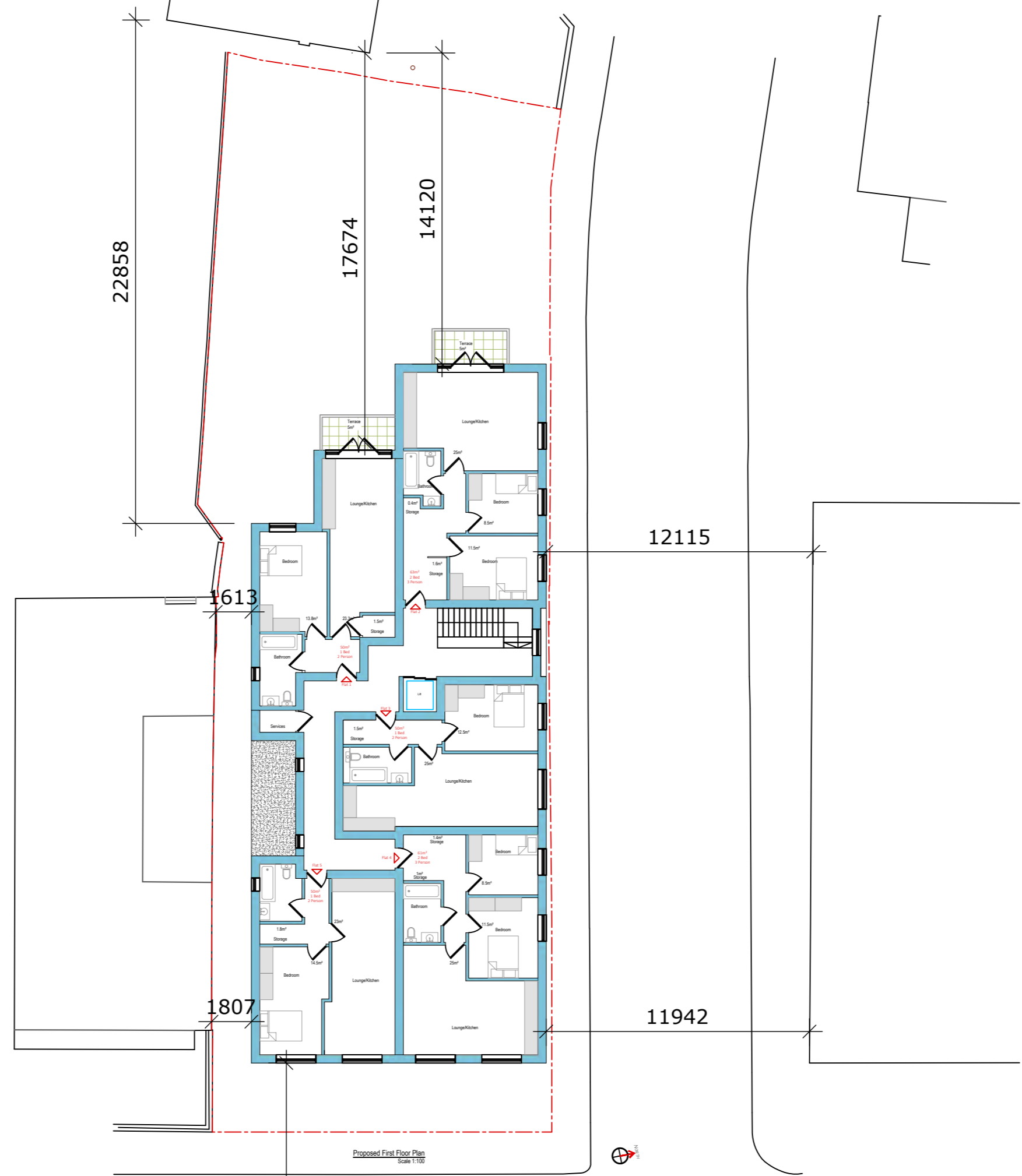


IMPORTANT GENERAL NOTE
The specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary.
All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person/s immediately.
The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

PARTY WALL ACT 1996
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

Revision	Date	Description

A2	Scale	1:100	B-12 Development Architectural consultancy	
	Revision	1st		
	Drawn By	Oct-23	Client	18-20 Station Rd, Longfield DA3 7QD
Checked By	---	Project Name	Existing & Proposed Street Scene	
			Drawing Number	SR18-AP1-112



Proposed First Floor Plan
Scale 1:100

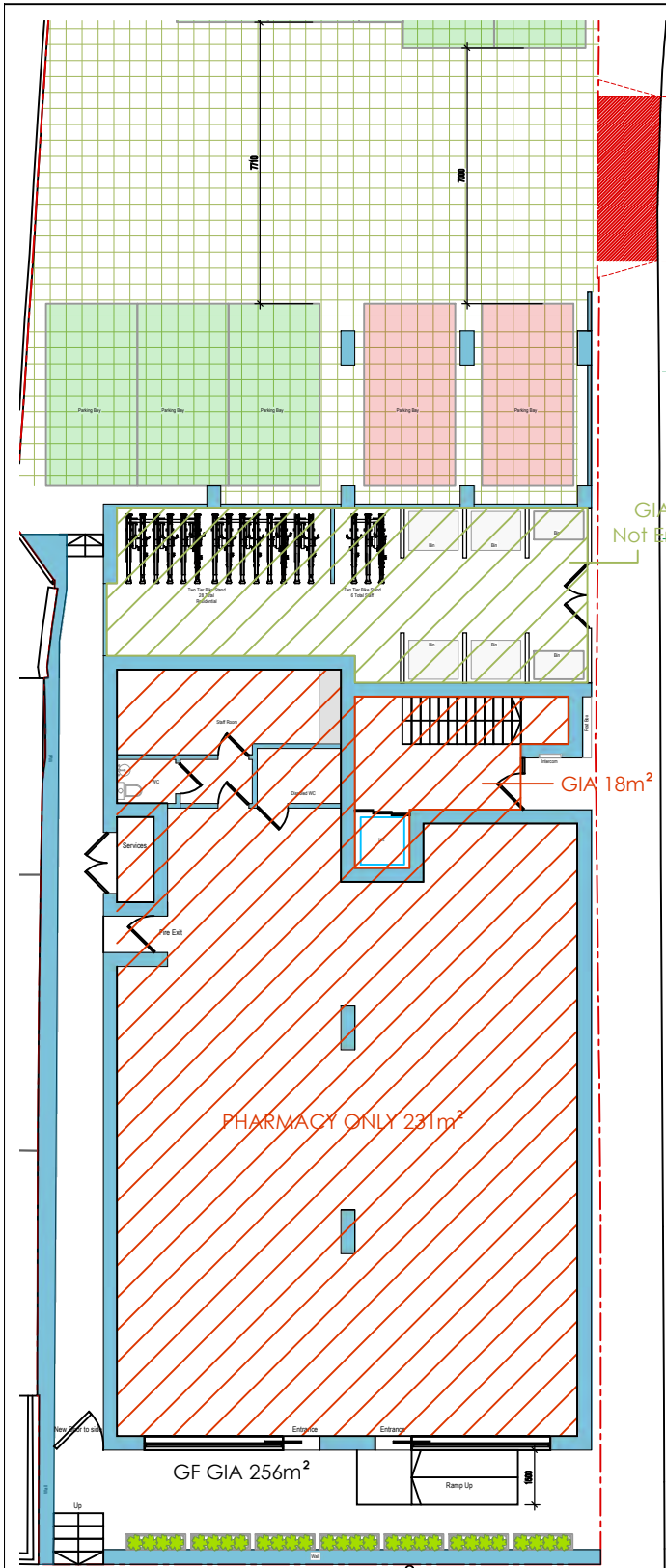


IMPORTANT GENERAL NOTE
 The specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
 All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary.
 All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person/s immediately.
 The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.
 The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

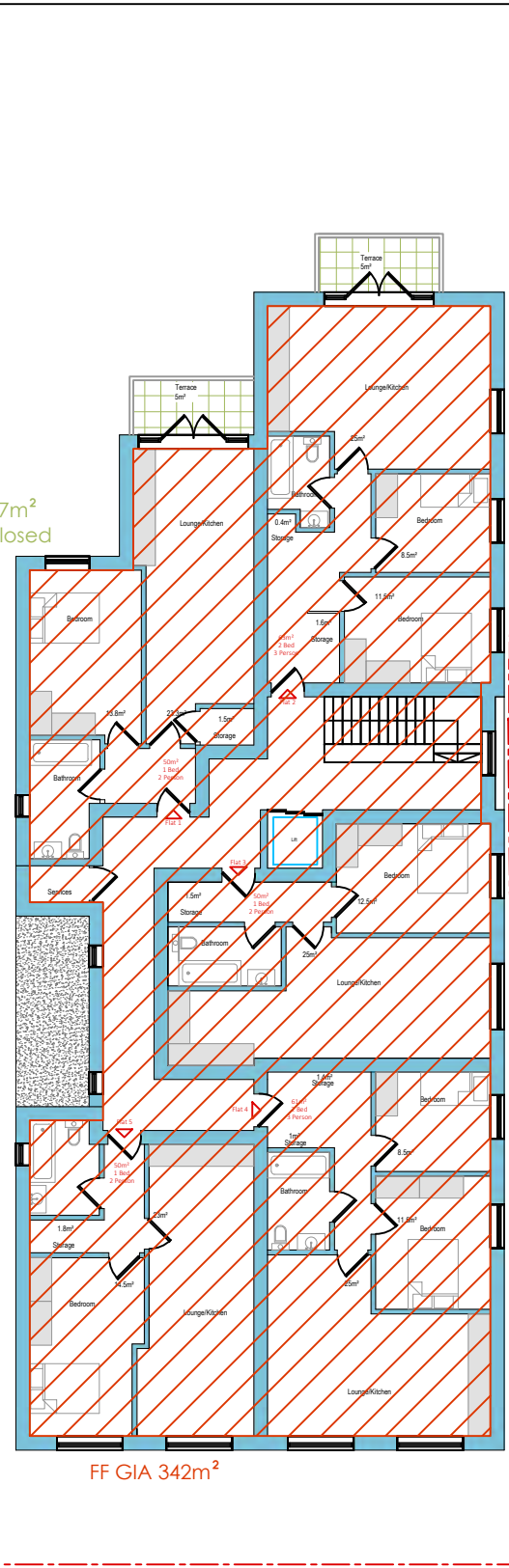
PARTY WALL ACT 1996
 OWNER/S MUST ENSURE ALL
 PARTY WALL AGREEMENTS ARE
 IN PLACE BEFORE ANY BUILDING
 WORKS ARE TO COMMENCE

Revision	Date	Description

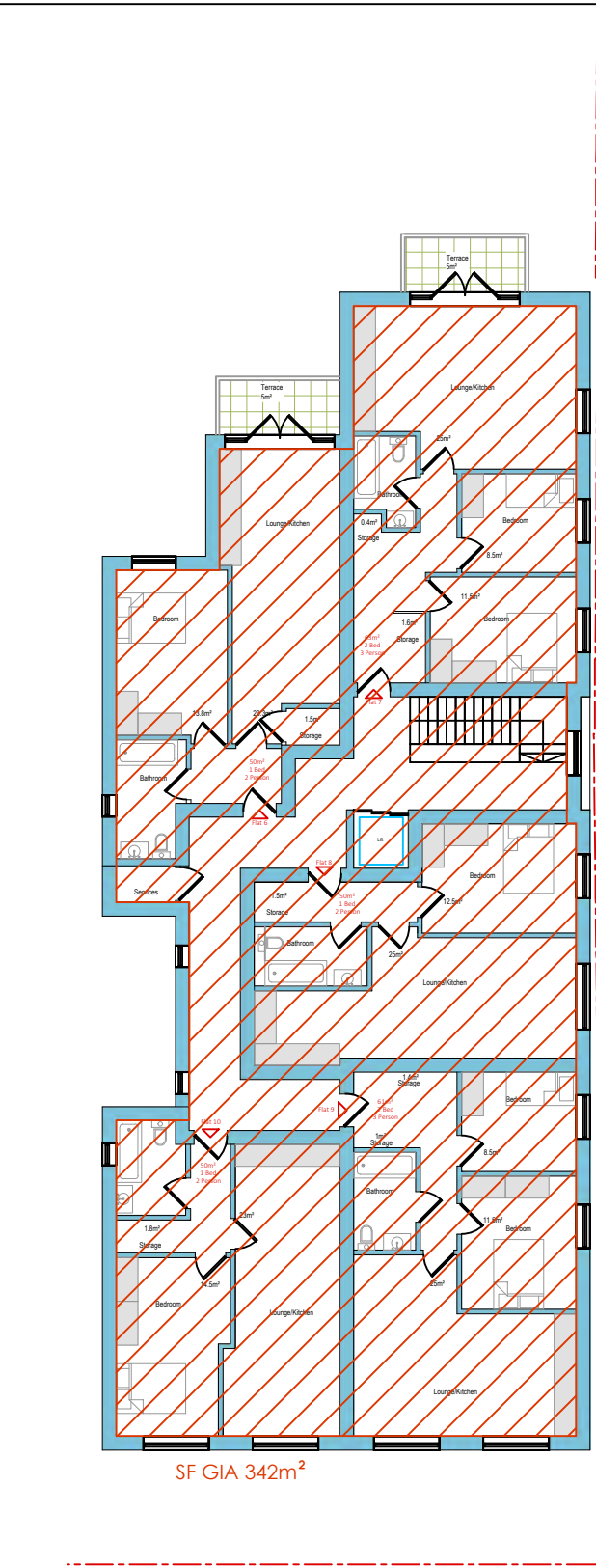
A2	Scale	1:200	B-12 Development Architectural consultancy
	Revision	1st	
Drawn By	Checked By	Oct-23	Address 18-20 Station Rd, Longfield DA3 7QD
Drawing Name			Distances SR18-AP1-113



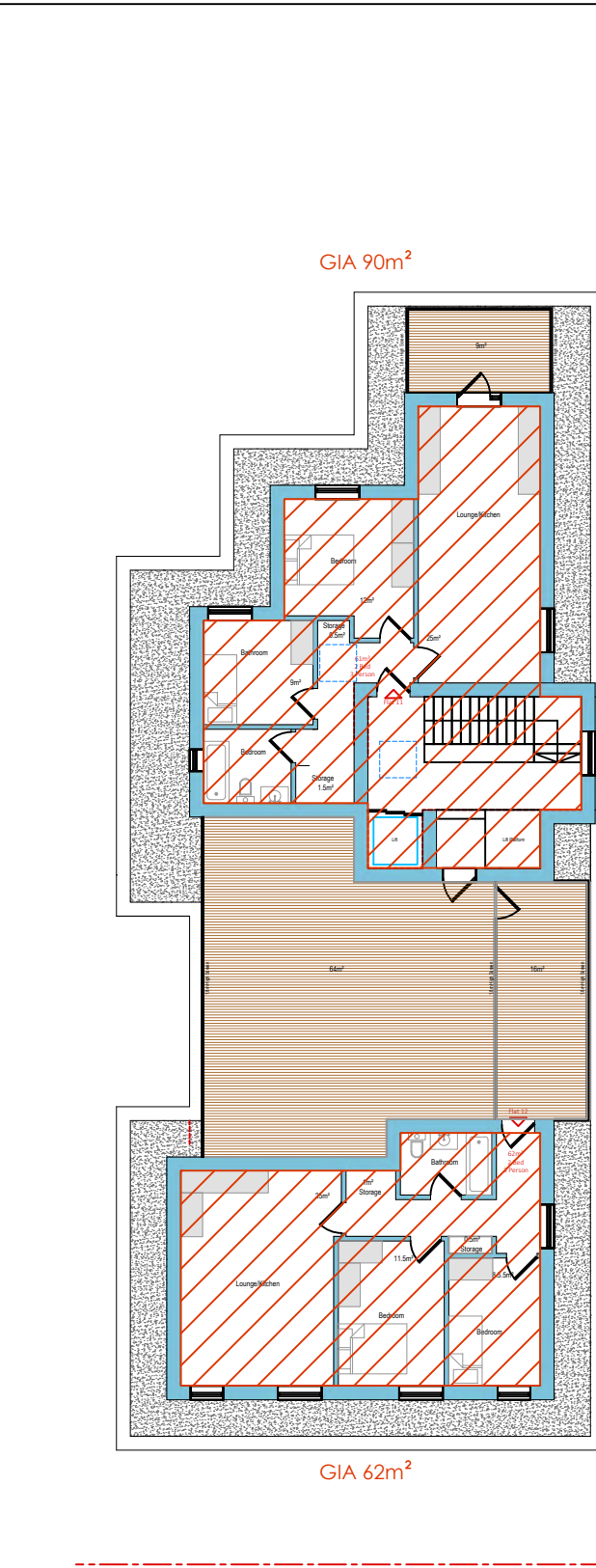
Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Proposed Second Floor Plan
Scale 1:100



Proposed Third Floor Plan
Scale 1:100





Flats For Sale in DA3 7QD, within 3 miles, including sold STC

17 results



17 FEATURED NEW HOME – 10 YEAR WARRANTY



2 bedroom apartment for sale

Castle Hill, Ebbsfleet, DA10 1AD
2.85 miles from station

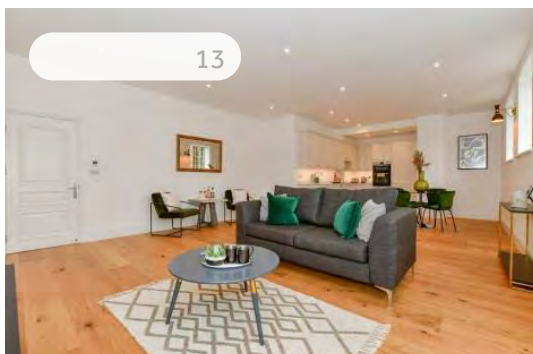
THE AWL is the perfect *CHAIN FREE* home, ideal for *FIRST TIME BUYERS*. This apartment that boasts an *OPEN PLAN-KITCHEN, LIVING AND DINING AREA* with a *BALCONY* or *TERRACE*. This home features *DOUBLE BEDROOMS*, *EN SUITE*...

Added yesterday by Bellway Homes (Kent)



£299,995

From



13

2 bedroom ground floor flat for sale

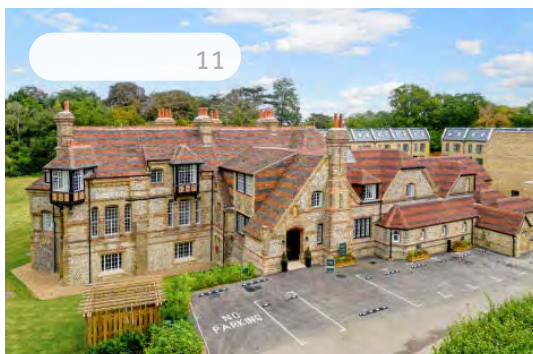
Fawkham Manor, Manor Lane, Fawkham, Longfield, Ke...
1.84 miles from station

An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II listed

Added on 21/09/2023 by Wards, New Ash Green



£725,000



11

2 bedroom flat for sale

Longfield, DA3
1.86 miles from station

RESERVE BEFORE YOU SELL* Hamptons is delighted to offer this beautiful lower ground floor apartment in the Grade II listed manor house at Fawkham Manor, blending an array of character features with high-spec finishes. With a private entrance & 2 parking bays the apartment offers contemporary luxu...



Added on 21/09/2023 by Hamptons, Sevenoaks

£675,000

SEMI-RURAL LOCATION



8

2 bedroom ground floor flat for sale



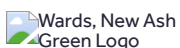
Fawkham Manor, Manor Lane, Fawkham, Longfield, Ke...
1.84 miles from station

An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II list

Added on 03/08/2023 by Wards, New Ash Green



£600,000



15

2 bedroom flat for sale



Manor Lane, LONGFIELD, DA3
1.88 miles from station

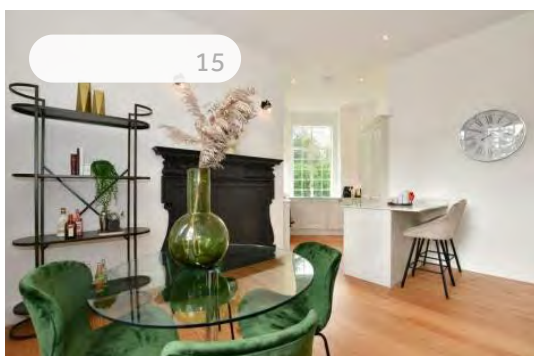
Hamptons is delighted to offer this beautiful ground floor apartment in the Grade II listed manor house at Fawkham Manor, blending an array of character features with high-spec finishes. With communal gardens & 2 parking bays the apartment offers contemporary luxury in a truly stunning setting.

Added on 13/06/2023 by Hamptons, Sevenoaks



£600,000

PREMIUM LISTING



15

2 bedroom ground floor flat for sale



Fawkham Manor, Manor Lane, Fawkham, Longfield, Ke...
1.84 miles from station

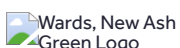
An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II listed building, this home boasts open plan living space including a fully fitted shaker style kitchen with quartz worktops and integrated appliances that are com...

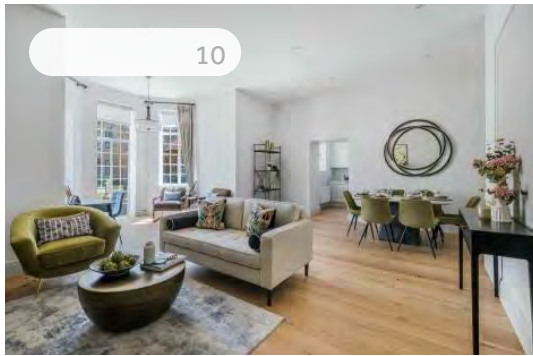
Added on 31/08/2023 by Wards, New Ash Green



£600,000

PREMIUM LISTING





10

2 bedroom apartment for sale

Fawkham Manor, Manor Lane, Fawkham, Longfield, Ke...
1.84 miles from station

An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II listed building, these homes boast open plan living space including a fully fitted shaker style kitchen with quartz worktops and integrated appliances that are co...



Reduced on 11/07/2023 by Wards, New Ash Green

£495,000

PERIOD
FEATURES



9

2 bedroom flat for sale

Manor Lane, Longfield, DA3
1.92 miles from station

Hamptons is delighted to offer 8 beautifully designed apartments in the converted Grade II listed manor house at Fawkham Manor. This exclusive period cc



£495,000



Added on 25/10/2023 by Hamptons, Sevenoaks



17

2 bedroom apartment for sale

Castle Hill, Ebbsfleet, DA10 1AD
2.85 miles from station

THE BOBBIN is the ideal home for ***FIRST TIME BUYERS*** looking for an ***EASY MOVE*** to a ***CHAIN FREE*** home. This home features a spacious ***OPEN-PLAN KITCHEN, LIVING AND DINING ROOM*** with a ***BALCONY*** plus ***TWO DOUBLE BEDROOMS*** wit an ***EN-SUITE*** to bedroom 1 and ***MODERN FAMILY**



Added yesterday by Bellway Homes (Kent)

£299,995

From

10 YEAR
WARRANTY





17

2 bedroom apartment for sale

Castle Hill, Ebbsfleet, DA10 1AD

2.85 miles from station

THE AWL is the perfect *CHAIN FREE* home, ideal for *FIRST TIME BUYERS*. This apartment that boasts an *OPEN PLAN-KITCHEN, LIVING AND DINING AREA* with a *BALCONY* or *TERRACE*. This home features *TWO DOUBLE BEDROOMS* with an *EN-SUITE* to bedroom 1 and a *MODERN FAMILY BATHROOM* for ...



Added yesterday by Bellway Homes (Kent)

£299,995

From

10 YEAR WARRANTY



8

2 bedroom apartment for sale

Southfleet Road, Swanscombe, DA10 1DJ

2.47 miles from station

This 2 bedroom second floor apartment in Royal Place benefits from a balcony and an open-plan layout.



Added on 06/12/2023 by Taylor Wimpey

£292,995

From



8

2 bedroom apartment for sale

Southfleet Road, Swanscombe, DA10 1DJ

2.47 miles from station

This 2-bedroom apartment in Indigo Place on the first floor has a balcony and a spacious living area.

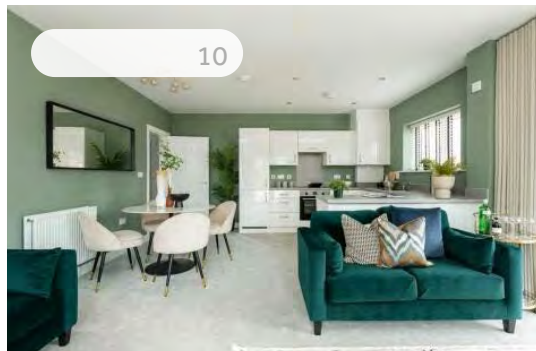


Added on 07/09/2023 by Taylor Wimpey

£290,995

From





10

2 bedroom apartment for sale

Southfleet Road, Swanscombe, DA10 1DJ

2.47 miles from station

Royal Heights offers a stunning range of 2 bedroom apartments and is ideal for first-time buyers and professional couples.

Added on 16/10/2023 by Taylor Wimpey

£289,500

From



10

2 bedroom apartment for sale

Southfleet Road, Swanscombe, DA10 1DJ

2.47 miles from station

Cobalt Court offers a contemporary selection of two-bedroom apartments that are perfect for first-time homebuyers and professional couples.

Added on 26/10/2023 by Taylor Wimpey

£275,995

From



9

1 bedroom apartment for sale

Castle Hill, Ebbsfleet, DA10 1AD

2.85 miles from station

THE BELLFLOWER is a lovely home for a ***FIRST TIME BUYER*** looking for an ***EASY MOVE***. This apartment features an ***OPEN PLAN KITCHEN, LIVING/DINING ROOM*** with ***ONE SPACIOUS DOUBLE BEDROOM*** with an ***CONTEMPORARY BATHROOM SUITE***. This stunning home come with ***10 YEARS NHBC**

Added yesterday by Bellway Homes (Kent)

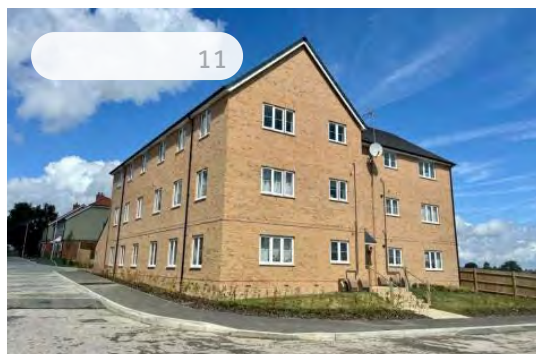


£265,995

From

10 YEAR WARRANTY





11

2 bedroom flat for sale

Flat 7. 87 Cornfield Drive, Watermans Park, Gravesen...
2.88 miles from station

Situated on the MODERN WATERMANS PARK DEVELOPMENT on the OUTSKIRTS of GRAVESEND is this BRAND NEW TWO BEDROOM TOP FL

Reduced on 16/11/2023 by Robinson Michael & Jackson, Gravesend

£250,000

Robinson Michael & Jackson, Gravesend Logo



9

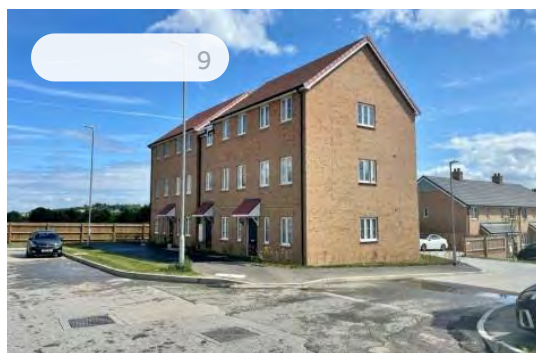
2 bedroom flat for sale

Coldharbour Road, Northfleet, Gravesend, DA11
2.88 miles from station

Watermans Park is our new development in Gravesend. It features a collection of two, three, four and five-bedroom homes. Watermans Park will prov

Reduced on 28/07/2023 by Persimmon Homes

£250,000



9

2 bedroom flat for sale

Cornfield Drive, Gravesend, Kent, DA11
2.88 miles from station

GREAT RENTAL/INVESTMENT OPPORTUNITY OFFERING A 6.9% YIELD. Situated on the modern WATERMANS PARK DEVELOPMENT on the OUTSKIRTS of GRAVESEND is this BRAND NEW TWO BEDROOM TOP FLOOR APARTMENT with 1 PARKING SPACE and ready to MOVE IN IMMEDIATELY. The high specification

Reduced on 22/06/2023 by Robinson Michael & Jackson, Gravesend



£250,000

Offers in Excess of

HIGH SPECIFICATION

Robinson Michael & Jackson, Gravesend Logo



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Schedule 3



DA3 7QD

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House Prices around DA3 7QD

Sales of flats around DA3 7QD had an overall average price of £232,000 over the last year.

Overall, sold prices for flats around DA3 7QD over the last year were 12% up on the previous year.

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 8 December 2023.

Properties sold

Filter:	Within 1 mile	Last 2 years	Flat	All tenures
12 sold properties				Date sold
8, Gallops View, Brickfield Farm Close, Longfield, Kent DA3 7AB				
Flat				
£290,000		28 Jul 2023		
£195,000		5 Jun 2013 (New Build)		
No other historical records				
Flat 1, Viewpoint Court, Brambledown, Hartley, Longfield, Kent DA3 7EY				
1 bed, flat				
£181,000		18 Jul 2023		
£125,000		6 Jun 2014		
£100,000		9 Mar 2007		

26, Gallops View, Brickfield Farm Close, Longfield, Kent DA3 7AB

Flat

**£225,000** 14 Apr 2023£175,000 21 Feb 2013
(New Build)

No other historical records

25, Gallops View, Brickfield Farm Close, Longfield, Kent DA3 7AB

Flat

**£220,000** 25 Nov 2022

£220,000 22 Dec 2015

£175,000 20 Mar 2013
(New Build)**5, Gallops View, Brickfield Farm Close, Longfield, Kent DA3 7AB**

Flat

**£292,000** 28 Oct 2022£195,000 18 May 2012
(New Build)

No other historical records

40, Pitfield, Hartley, Longfield, Kent DA3 7ES

1 bed, flat

£177,500 17 Jun 2022

£125,000 6 Jun 2014

£100,000 24 Aug 2006



32, Pitfield, Hartley, Longfield, Kent DA3 7ES

1 bed, flat

£195,500

16 Jun 2022

£101,000

23 Jan 2006

£55,000

13 Dec 2001



10

**Flat 11, Lucerna Court, Bradbrook Drive, Longfield, Kent DA3 7BN**

Flat

£214,000

12 Apr 2022

No other historical records

**16, West Shaw, Longfield, Kent DA3 7QJ**

1 bed, flat

£217,500

25 Mar 2022

£145,000

17 Nov 2014

£100,000

1 Nov 2013



9

7, Fawkham Road, Longfield, Kent DA3 7QP

2 bed, flat

£225,000

25 Mar 2022

£185,000

10 Jul 2015

£150,000

14 Jan 2014



10

7, Belgrave Court, Bramblefield Close, Longfield, Kent DA3 7BP

Flat

£230,000

28 Feb 2022

No other historical records



Flat 1 Amphora Court, Chartwell Lane, Longfield, Kent DA3 7AZ

Flat

**£94,500**

31 Jan 2022

£76,500

4 Aug 2017

No other historical records

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Page 1 of 1

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New Ash Green**Dan Thomas & Co**
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DA3 7QD

Search

House Prices around DA3 7QD

Sales of flats around DA3 7QD had an overall average price of £202,902 over the last year.

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 8 December 2023.

Properties sold

Filter:	Within 3 m...	Last 1 year	Flat	All tenures
81 sold properties				Date sold
Flat 5, The Mote, Meadow Lane, New Ash Green, Longfield, Kent DA3 8PW 2 bed, flat				 8
£235,000		20 Oct 2023		
£165,000		2 May 2008		
£145,000		26 May 2006		
2, Quarry Close, Gravesend, Kent DA11 0GA 2 bed, flat				 12
£203,000		28 Sep 2023		
£185,000		18 May 2018		
£135,000		6 Mar 2009 (New Build)		
47, Lett Lane, Castle Hill, Swanscombe, Kent DA10 1BP Flat				

£240,000 22 Sep 2023



£239,000 14 Dec 2017
(New Build)

No other historical records

Flat 2, Park View Court, Dashwood Road, Gravesend, Kent DA11 7LY

Flat



£88,000 8 Sep 2023

£70,000 4 Mar 2009

£67,500 30 Jan 2004

Flat 28, Chancery Court, Downs Avenue, Dartford, Kent DA1 1SX

Flat



£115,000 8 Sep 2023

£105,000 10 Jun 2013

£116,500 18 Dec 2009

58, St James Oaks, Gravesend, Kent DA11 0QU

Flat



£185,000 7 Sep 2023

£135,000 10 Oct 2014

£74,950 8 Dec 2000

20, Paddock Close, South Darenth, Dartford, Kent DA4 9AD

2 bed, flat

£120,000 6 Sep 2023

£130,000 8 May 2013

£58,750 30 Sep 1999



Flat 23, Chancery Court, Downs Avenue, Dartford, Kent DA1 1SX

1 bed, flat

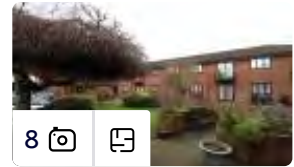
£115,000

29 Aug 2023

£76,000

12 Jul 2002

No other historical records

**92, Lett Lane, Castle Hill, Swanscombe, Kent DA10 1BS**

Flat

£370,000

29 Aug 2023

£345,000

23 Jun 2017
(New Build)

No other historical records

**209, Esparto Way, South Darenth, Dartford, Kent DA4 9LQ**

Flat

£240,000

25 Aug 2023

£180,000

20 Jun 2014

£174,500

13 Mar 2009
(New Build)**5, Lance Croft, New Ash Green, Longfield, Kent DA3 8PP**

2 bed, flat

£205,000

22 Aug 2023

£200,000

1 Feb 2019

£141,000

20 May 2011



Flat 10, The Mote, Meadow Lane, New Ash Green, Longfield, Kent DA3 8PW

Flat



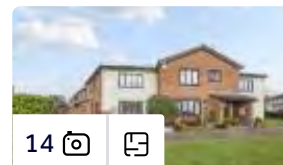
£210,000 15 Aug 2023

£135,000 19 Jun 2012

£110,000 27 Sep 2002

Flat 8, Runnymede Court, Lunedale Road, Dartford, Kent DA2 6NA

2 bed, flat

14  

£170,000 15 Aug 2023

£160,000 17 Mar 2022

£49,500 26 Mar 2014

8, Gallops View, Brickfield Farm Close, Longfield, Kent DA3 7AB

Flat



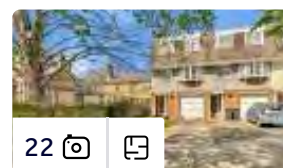
£290,000 28 Jul 2023

£195,000 5 Jun 2013
(New Build)

No other historical records

23d, Pelham Road, Gravesend, Kent DA11 0HU

4 bed, flat

22  

£432,000 28 Jul 2023

No other historical records

279, Esparto Way, South Darenth, Dartford, Kent DA4 9LQ

2 bed, flat

10 

£242,500 27 Jul 2023

£190,000 22 Aug 2014

£175,000 28 Oct 2010
(New Build)

24, Main Road, Sutton At Hone, Dartford, Kent DA4 9EU

Flat

**£220,000** 24 Jul 2023

£127,500 23 Sep 2010

£115,000 12 May 2006

Flat 1, Viewpoint Court, Brambledown, Hartley, Longfield, Kent DA3 7EY

1 bed, flat

**£181,000** 18 Jul 2023

£125,000 6 Jun 2014

£100,000 9 Mar 2007

45, Heron Court, Castle Hill Drive, Castle Hill, Swanscombe, Kent DA10 1BT

Flat

**£235,000** 11 Jul 2023£211,995 29 Oct 2020
(New Build)

No other historical records

93, Weardale Avenue, Dartford, Kent DA2 6LF

2 bed, flat

**£230,000** 7 Jul 2023

£115,995 22 Dec 2005

£47,500 12 Feb 1999

32, Aragon House, 65, Cherry Orchard, Castle Hill, Swanscombe, Kent DA10 1EP

Flat

**£144,000** 4 Jul 2023

No other historical records

37, Lett Lane, Castle Hill, Swanscombe, Kent DA10 1BP

Flat

**£282,000**

30 Jun 2023

No other historical records

22, Norman Lane, Castle Hill, Swanscombe, Kent DA10 1EL

Flat

**£118,000**

30 Jun 2023

No other historical records

Flat 2, Sycamore Court, Morgan Drive, Greenhithe, Kent DA9 9DT

Flat

**£128,500**

30 Jun 2023

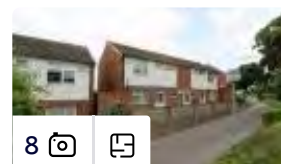
£88,000

19 Aug 2021

£82,000

31 Oct 2006
(New Build)**10, Victoria Drive, South Darenth, Dartford, Kent DA4 9NA**

1 bed, flat

**£140,000**

29 Jun 2023

£59,950

29 Mar 2000
(New Build)

No other historical records

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DA3 7QD

Clear

+ 1 mile

Filters (1)

Flats For Sale in DA3 7QD, within 1 miles, including sold STC

Save search

Create Alert

7 results

Highest Price



Prioritise properties with... Add keyword



1/18

Woodland Avenue, Hartley, Kent, DA3



Bungalow 4

0.73 miles

This four bedroom detached bungalow is located in a popular residential road in Hartley, the versatile single storey 1,750sq ft accommodation, including the garage comprises entrance porch opening to a spacious hallway providing access to three double bedrooms at the front of the home, two of whi...



Added on 04/10/2023 by Clifton & Co Estate Agents, Nort...

£650,000

Offers in Excess of

POTENTIAL TO IMPROVE



Save



1/17

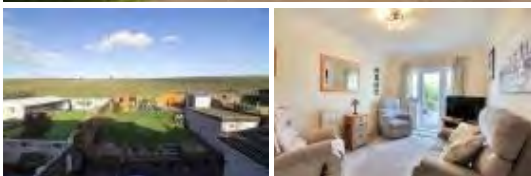
Main Road, Longfield, Kent, DA3



Bungalow 2 1

0.48 miles

NO FORWARD CHAIN! With far reaching views of countryside to the rear, yet set on the flat and within walking distance of Village amenities, is this well-presented, 2/3 bedroom, semi-detached bungalow. Extended in to its loft, the property is generously proportioned and desp...



SOLD STC

Reduced on 11/05/2023 by Dan Thomas & Co, Longfield

£440,000

Offers in Excess of

STUNNING VIEWS



Save



1/9

Chartwell Lane, Longfield, Kent, DA3



Apartment 2

0.30 miles

GUIDE PRICE £300,000 - £325,000 Offered to market with the benefit of NO FORWARD CHAIN is this well-presented,

Added on 01/11/2023 by Dan Thomas & Co, Longfield

£300,000

Guide Price



Save



Wishing you a *wonderful, joyous* season from all of us at...



1/12

Russell Square, Longfield, Kent, DA3



Apartment 2 1

0.19 miles

RETIREMENT DEVELOPMENT FOR THE OVER 55'S A ground floor, two bedroom retirement dwelling, situated in a quiet

Added on 02/11/2023 by Dan Thomas & Co, Longfield

£280,000



Save



1/9

Eaton Square, Longfield, Kent, DA3



Apartment 2 1

0.18 miles

RETIREMENT DEVELOPMENT FOR THE OVER 55'S. Offered to market for sale for the first time since build and marketed

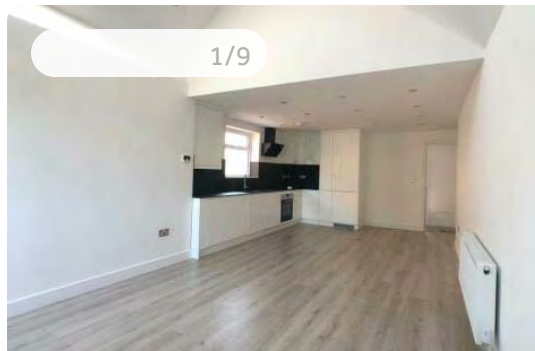
Added on 31/10/2023 by Dan Thomas & Co, Longfield

£250,000

Offers in Excess of



Save



1/9

Main Road, Longfield, Kent, DA3



Apartment 1 1

0.20 miles

*** GUIDE PRICE £210,000 to £220,000 *** This recently refurbished top floor apartment would not only make a great

Added on 26/10/2023 by Balgores, Gravesend

£210,000

Guide Price



Save



1/9

Portland Place, Park Drive, Longfield, Kent, DA3



Apartment 1 1

0.16 miles

RETIREMENT DEVELOPMENT FOR THE OVER 55'S. Available for sale for the first time since it were built and marketed

Added on 31/10/2023 by Dan Thomas & Co, Longfield

£200,000

Offers in Excess of



Save

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DA3 7QD

Clear

+ 3 miles

Filters (1)

Flats For Sale in DA3 7QD, within 3 miles, including sold STC

Save search

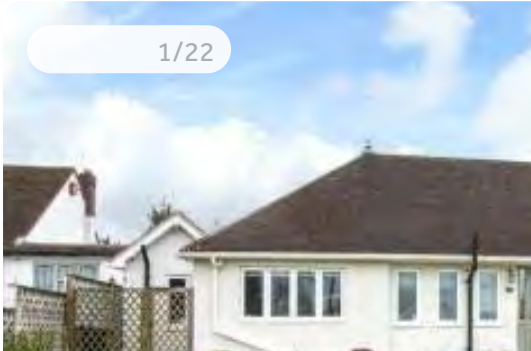
Create Alert

112 results

Highest Price



Prioritise properties with... Add keyword



1/22

Fawkham Avenue, Longfield, Kent, DA3



Bungalow 3 1

1.57 miles

Lovingly improved and now meticulously maintained by its existing owners is this detached, three bedroom bungalow.

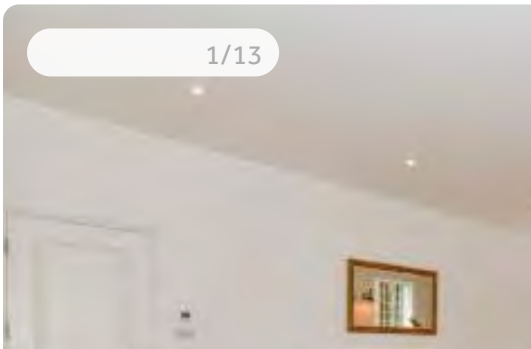
Reduced on 05/08/2023 by Dan Thomas & Co, Longfield

£730,000

Offers in Excess of



Save



1/13

Fawkham Manor, Manor Lane, Fawkham, Longfield...



Ground Flat 2 2

1.84 miles

An elegant apartment from Fawkham Manor new homes

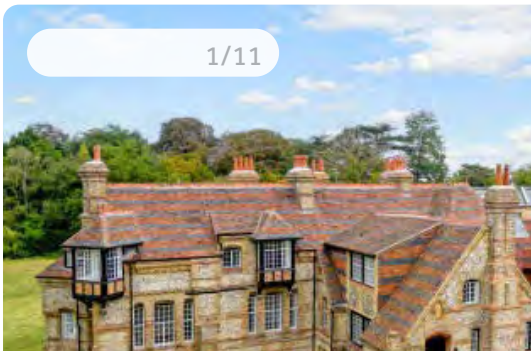
NEW HOME ONLINE VIEWING

Added on 21/09/2023 by Wards, New Ash Green

£725,000



Save



1/11

Longfield, DA3



Flat 2 2

1.86 miles

RESERVE BEFORE YOU SELL* Hamptons is delighted to offer this beautiful lower ground floor apartment in the Grade II listed manor house at Fawkham Manor, blending an array of character features with high-spec finishes. With a private entrance & 2 parking bays the apartment offers...

NEW HOME

Added on 21/09/2023 by Hamptons, Sevenoaks



£675,000

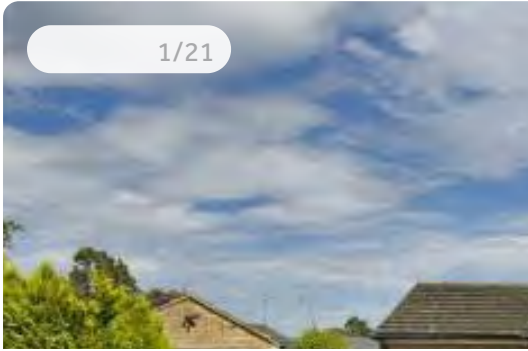
SEMI-RURAL LOCATION



Save



Wishing you a wonderful, joyous season from all of us at...



1/21

The Oval, Longfield, Kent, DA3



Bungalow 3 2

1.47 miles

This adapted, reconfigured and well-presented detached bungalow, is set on the flat and located in a quiet cul-de-sac,

Added on 06/11/2023 by Dan Thomas & Co, Longfield

£650,000

Offers in Excess of



Save



1/18

Woodland Avenue, Hartley, Kent, DA3



Bungalow 4

0.73 miles

This four bedroom detached bungalow is located in a popular residential road in Hartley, the versatile single storey 1,750sq ft accommodation, including the garage comprises entrance porch opening to a spacious hallway providing access to three double bedrooms at the front of the home, two of whi...

Added on 04/10/2023 by Clifton & Co Estate Agents, Nort...



£650,000

Offers in Excess of

POTENTIAL TO IMPROVE



Save



1/8

Fawkham Manor, Manor Lane, Fawkham, Longfield...



Ground Flat 2 2

1.84 miles

An elegant apartment from Fawkham Manor new homes

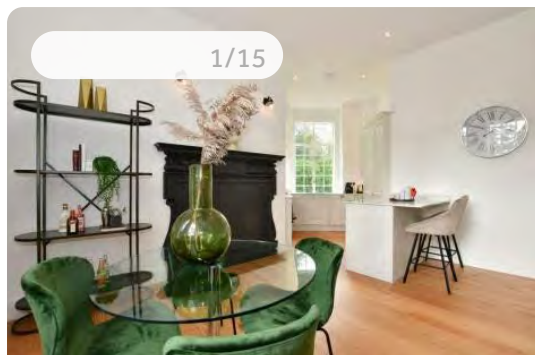
NEW HOME SOLD STC

Added on 03/08/2023 by Wards, New Ash Green

£600,000



Save



1/15

Fawkham Manor, Manor Lane, Fawkham, Longfield... ✕

Ground Flat 2 2

1.84 miles

An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II listed building, this home boasts open plan living space including a fully fitted shaker style kitchen with quartz worktops and integrated appliances tha...



NEW HOME

Added on 31/08/2023 by Wards, New Ash Green

£600,000

PREMIUM LISTING



Save



1/15

Manor Lane, LONGFIELD, DA3 ✕

Flat 2 2

1.88 miles

Hamptons is delighted to offer this beautiful ground floor apartment in the Grade II listed manor house at Fawkham Manor, blending an array of character features with high-spec finishes. With communal gardens & 2 parking bays the apartment offers contemporary luxury in a truly stunning...



NEW HOME

Added on 13/06/2023 by Hamptons, Sevenoaks

£600,000

PREMIUM LISTING



Save



1/9

Manor Lane, Longfield, DA3 ✕

Flat 2 2

1.92 miles

Hamptons is delighted to offer 8 beautifully designed

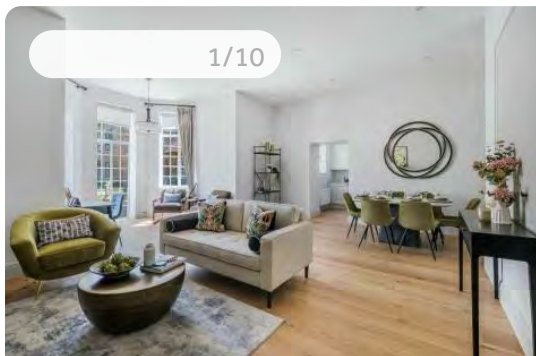
NEW HOME

Added on 25/10/2023 by Hamptons, Sevenoaks

£495,000



Save



1/10

Fawkham Manor, Manor Lane, Fawkham, Longfield... ✕

Apartment 🛏 2 🚿 2

1.84 miles

An elegant apartment from Fawkham Manor new homes development in Fawkham, Kent. Sympathetically converted and restored from a Grade II listed building, these homes boast open plan living space including a fully fitted shaker style kitchen with quartz worktops and integrated appliances...



NEW HOME ONLINE VIEWING

Reduced on 11/07/2023 by Wards, New Ash Green

£495,000

PERIOD FEATURES



Save



1/17

Main Road, Longfield, Kent, DA3 ✕

Bungalow 🛏 2 🚿 1

0.48 miles

NO FORWARD CHAIN! With far reaching views of countryside to the rear, yet set on the flat and within walking distance of Village amenities, is this well-presented, 2/3 bedroom, semi-detached bungalow. Extended in to its loft, the property is generously proportioned and despo...



SOLD STC

Reduced on 11/05/2023 by Dan Thomas & Co, Longfield

£440,000

Offers in Excess of

STUNNING VIEWS



Save



1/15

Stonewood, Bean, Dartford, Kent, DA2 ✕

Bungalow 🛏 3 🚿 1

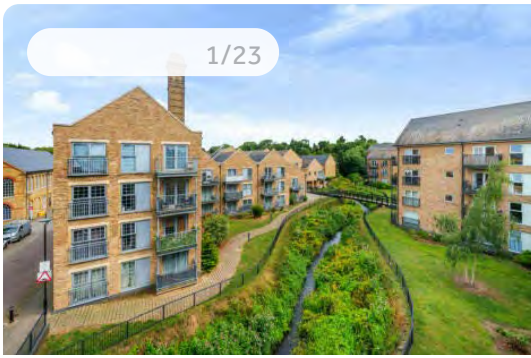
2.10 miles

*** GUIDE PRICE £375,000 - £400,000 *** Offered to market with the benefit of NO FORWARD CHAIN is this well-

Added on 16/10/2023 by Dan Thomas & Co, Longfield

£375,000

Guide Price



1/23

Esparto Way, South Darenth, Dartford, DA4



Apartment 4 2

2.42 miles

Guide Price - £340,000 to £360,000 Featuring Four Bedrooms, this stunning Duplex Apartment occupies an enviable location overlooking the river in the sought after Mill Development, South Darenth. The property has been maintained to a high standard and offers flexible ...



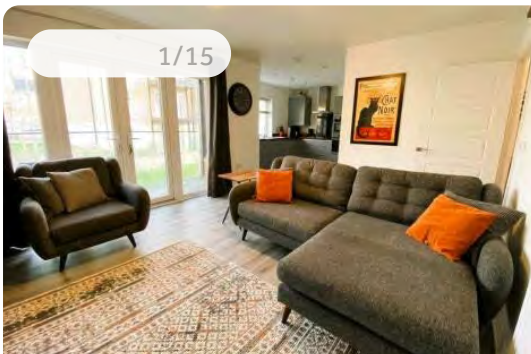
SOLD STC

Added on 26/07/2023 by Anthony Martin, Sutton-At-Hone

£340,000

Guide Price

PREMIUM LISTING



1/15

Ackers Drive, Surrenden Court, Weldon, Ebbsfleet...



Apartment 2 2

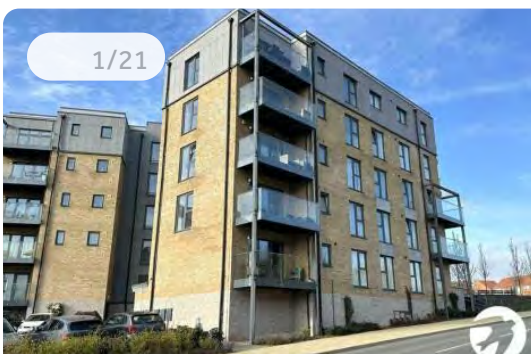
2.59 miles

With a GUIDE PRICE of £305,000 to £315,000, HERITAGE

SOLD STC

Added on 05/10/2023 by Heritage Estates, Southfleet

£305,000



1/21

Castle Hill Drive, Castle Hill, Ebbsfleet Valley, Swa...



Flat 2 2

2.71 miles

Robinson Jackson are delighted to offer this immaculate two DOUBLE bedroom 3rd floor apartment with stunning unspoilt balcony views over open green space and towards the observatory situated on the ever popular Castle Hill development. The property not only boasts two double...



SOLD STC

Added on 13/04/2023 by Robinson Jackson, Ebbsfleet Gar...

£300,000

Offers in Excess of

PREMIUM LISTING





1/9

Chartwell Lane, Longfield, Kent, DA3



Apartment 2

0.30 miles

GUIDE PRICE £300,000 - £325,000 Offered to market with the benefit of NO FORWARD CHAIN is this well-presented,

Added on 01/11/2023 by Dan Thomas & Co, Longfield

£300,000

Guide Price



1/12

Ackers Drive, Weldon, Ebbsfleet Valley, Swansco...



Flat 2 2

2.50 miles

Guidance price of £300,000 to £325,000 Robinson Jackson are delighted to present this stunning Redrow two bedroom top floor apartment offered with no chain. The property is one of the only apartments benefiting from having two allocated parking spaces and boasts a generously size...

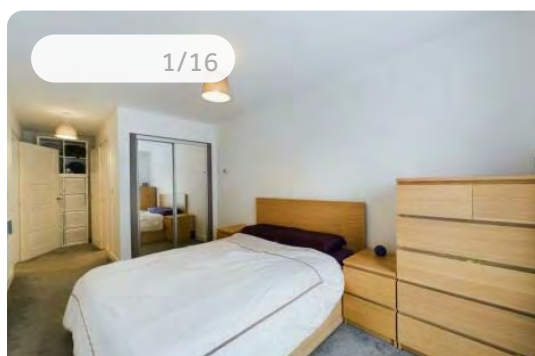
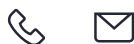


SOLD STC

Added on 04/07/2023 by Robinson Jackson, Ebbsfleet Gar...

£300,000

PREMIUM LISTING



1/16

Mortimer Square, Ebbsfleet Valley DA10 1AY



Flat 2 2

2.48 miles

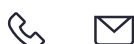
Guide Price £300,000 - £325,000 - A gorgeous 2 bedroom first-floor apartment located within a gated development forming part of incredibly the desirable Ebbsfleet Garden City. Call today to book your earliest viewing appointment.



Added on 12/07/2023 by EweMove, Covering South East E...

£300,000

PREMIUM LISTING





1/12

Mortimer Square, Weldon, Ebbsfleet Valley, Swan... ✕

Apartment 🛏 2 🚿 2

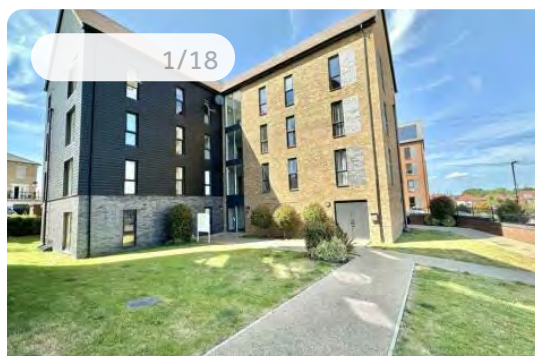
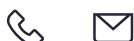
2.48 miles

Offered to market with the benefit of NO FORWARD CHAIN and as a fantastic opportunity for first time buyers, investors

Added on 21/11/2023 by Dan Thomas & Co, Longfield

£300,000

Offers in Excess of



1/18

Mortimer Square, Weldon, Ebbsfleet Valley, Swan... ✕

Flat 🛏 2 🚿 2

2.48 miles

Price Guide: £300,000-£325,000. Robinson Jackson are delighted to present this stunning 'Redrow' top floor, two double bedroom apartment, set within a gated development and part of the sought after Ebbsfleet Garden City area. This high specification home offers open plan living ...

SOLD STC

Added on 28/06/2023 by Robinson Jackson, Ebbsfleet Gar...

£300,000

Offers in Excess of

PREMIUM LISTING



1/15

Mortimer Square, Ebbsfleet Valley, Swanscombe, ... ✕

Flat 🛏 2 🚿 2

2.48 miles

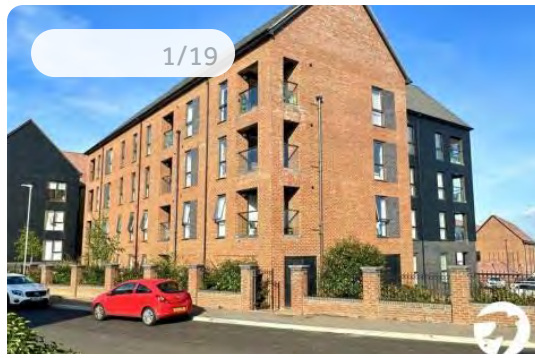
Guide Price: £300,000-£310,000 Robinson Jackson is thrilled to introduce this stunning two-bedroom apartment, part of a gated development in the highly sought-after Ebbsfleet Garden City area, and constructed by the reputable 'Redrow.' This high-specification residence offers a ...

Added on 06/11/2023 by Robinson Jackson, Ebbsfleet Gar...

£300,000

PREMIUM LISTING





1/19

Mortimer Square, Weldon, Ebbsfleet Valley, Swan... ✕

Flat 🛏️ 2 🚿 2

2.48 miles

Robinson Jackson are delighted to present this stunning two bedroom Redrow apartment situated within Ebbsfleet Garden City. Features include a private balcony, two generous bedrooms; one with ensuite, family bathroom, high spec fittings, spacious open plan living/kitchen area and lift withi...



£300,000

PREMIUM LISTING



♡ Save

Added on 11/09/2023 by Robinson Jackson, Ebbsfleet Gar...



1/17

Castle Hill, Ebbsfleet, DA10 1AD ✕

Apartment 🛏️ 2

2.85 miles

THE BOBBIN is the ideal home for *FIRST TIME BUYERS* looking for an *EASY MOVE* to a *CHAIN FREE* home. This home features a spacious *OPEN-PLAN KITCHEN, LIVING AND DINING ROOM* with a *BALCONY* plus *TWO DOUBLE BEDROOMS* with an *EN-SUITE* to bedroom 1 an...



£299,995

From

10 YEAR WARRANTY



♡ Save

NEW HOME

Added on 07/12/2023 by Bellway Homes (Kent)



1/17

Castle Hill, Ebbsfleet, DA10 1AD ✕

Apartment 🛏️ 2

2.85 miles

THE AWL is the perfect *CHAIN FREE* home, ideal for *FIRST TIME BUYERS*. This apartment that boasts an *OPEN PLAN-KITCHEN, LIVING AND DINING AREA* with a *BALCONY* or *TERRACE*. This home features *TWO DOUBLE BEDROOMS* with an *EN-SUITE* to bedroom 1...



£299,995

From

10 YEAR WARRANTY



♡ Save

NEW HOME

Added on 07/12/2023 by Bellway Homes (Kent)

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Schedule 4

REPORT & VALUATION

In Respect of:

18 STATION ROAD, LONGFIELD, KENT DA3 7QD



Prepared for: National Westminster Bank plc
37 Old Dover Road
Natwest Bank House
Canterbury
CT1 3JB

Applicant: DCP Properties Ltd

Prepared by: Jonathan Rogers MRICS
Harrisons Chartered Surveyors
Springfield Rag Room
Mill Lane
Maidstone
Kent
ME14 1GU

Date: 6th April 2023



Springfield Rag Room
Mill Lane ▲ Maidstone
Kent ▲ ME14 1GU
Tel: 01622 692144
Email: info@harrisons.property
www.harrisons.property



EXECUTIVE SUMMARY

Property:	18 Station Road, Longfield, Kent DA3 7QD
PAV Reference:	PB00105083 / P010100064859
Description:	The subject property is a two-storey detached building with a ground floor retail unit (18 Station Road) and a self-contained two bedroom flat (18a Station Road) within the upper parts which is accessible from the rear.
Valuation Date:	6th April 2023
Tenure:	Freehold
Location & User:	Longfield, Kent Mixed Retail / Residential Investment
Methodology:	Investment
Market Rent – Existing Use:	£43,250 per annum (exclusive)
Market Value – Investment Value:	£550,000
Current Demand:	It is apparent that demand has slowed from its peak last summer although enquires for these types of units continue, particularly for owner occupation. However, with the economic headwinds referred to within this report, demand may slow further putting pressure on prices.
Volatility of Performance:	We are not aware of any reason why this Property should not perform consistently with comparable properties, on the condition that pricing reflects market conditions and is market facing.
Planning:	We assume that the subject property, as constructed and used, complies with the requisite planning regulations under Class E and Class C3 use.
Title Issues:	On the basis of the facts and assumptions set out in this Report, we are not aware of any material issues requiring further investigation.
Other Pertinent Issues:	Based upon the information available, we are not aware of any such matters.
Necessary Capital Expenditure:	Yes, (see Section 12)
Suitable for Loan Security:	Yes (see Section 21)

**THIS SUMMARY IS PROVIDED FOR THE PURPOSES OF QUICK REFERENCE ONLY
AND MUST NOT BE RELIED UPON OUT OF THE CONTEXT OF THE FULL VALUATION REPORT**



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E	SCHEDULE OF COMPARABLE EVIDENCE
F	GROUNDSURE SITEGUARD



Springfield Rag Room ▲ Mill Lane ▲ Maidstone ▲ Kent ▲ ME14 1GU
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National Westminster Bank plc
37 Old Dover Road
Natwest Bank House
Canterbury
Kent
CT1 3JB

Our Ref: JR / HO003524
Your Ref: PB00105083 / P010100064859
Date: 6th April 2023
Email: jrogers@harrisons.property

Dear Sirs

BORROWER: DCP Properties Ltd
PROPERTY: 18 Station Road, Longfield, Kent DA3 7QD

1. ADDRESSEES

- (a) each subsidiary or subsidiary undertaking (as defined in the Companies Act 2006) of NatWest Group plc named as lender, hedging counterparty or in any other capacity under or in connection with the credit agreement with, among others, DCP Properties Limited dated 21st March 2023 (as amended from time to time, the "Facility Agreement") and each of their respective transferees, successors, or assignees;
- (b) each subsidiary or subsidiary undertaking (as defined in the Companies Act 2006) of NatWest Group plc as lead manager and, where applicable, as hedging counterparty, liquidity facility provider or other support provider in connection with any securitisation or syndication of, or referable to, any loan made under the Facility Agreement; and
- (c) any other manager, note trustee and/or security trustee in connection with any securitisation of, or referable to, any loan under the Facility Agreement,

(together the "Beneficiaries").

The Beneficiaries may disclose the Report (and any other advice, letters, certificates or other documents relating to such Report) without reliance:

- a) where disclosure is requested or required by any applicable law or regulation, by any Court of competent jurisdiction or any competent judicial, government, supervisory or regulatory body or in connection with legal proceedings relating to the Report;
- b) to any affiliates of any Beneficiary;
- c) to their respective agents or advisers, or any of them, in connection with the Loan and/or Hedging transactions under or in respect of the Facility Agreement or any securitisation of, or referable to, any Loan made under the Facility Agreement;
- d) to any financial institution or other entity in connection with the Loan and/or Hedging transactions under or in respect of the Facility Agreement, and their respective advisers;

PROPERTY & DEVELOPMENT CONSULTANTS ▲ AGENTS ▲ VALUERS ▲ SURVEYORS



- e) to future owners, or prospective purchasers, of any property financed under the Facility Agreement;
 - f) to the rating agencies (and their respective legal advisers) in connection with any securitisation of, or referable to, any Loan made under the Facility Agreement and to investors in such securitisation;
 - g) where disclosure is required by the rules of any stock exchange, listing authority or similar body on which their shares or other securities are listed;
- and*
- h) to any potential transferee or assignee of any lender under the Facility Agreement.

The Beneficiaries may also make reference to the information referred to above, and include all or part thereof, in any offering materials or ongoing investor reporting materials related to any securitisation of, or referable to, any Loan made under the Facility Agreement.

2. INSTRUCTIONS & TERMS OF REFERENCE

2.1 Instructions

In accordance with your kind instructions, we have carried out an inspection of the above Property in order to advise you as to our opinion of the Market Value in accordance with the current requirements of the RICS Valuation - Global Standards (which incorporate the International Valuation Standards) and the UK national supplement, commonly referred to as the RICS 'Red Book'.

A copy of your instructions dated 21st March 2023 is enclosed at **Appendix A** and a copy of the relevant Guidance Note is attached at **Appendix B**.

2.2 Date of Valuation

Our opinions of value are as at the date of this Report. The importance of the date of valuation must be stressed as property values can change over a relatively short period.

2.3 Purpose of Valuation

You have instructed us that our valuation is required for loan security purposes.

2.4 Proposed Loan Terms

Your instruction is that our valuation is required for immediate loan security purposes in connection with a proposed facility to be granted to the Borrower, who is proposing to refinance the Property.

We understand the Bank's Customer has already purchased the property for £550,000 and is now seeking a commercial loan to be charged against the subject property in the amount of £550,000. We assume that Natwest will take additional security given the 100% LTV.

Although we comment on the suitability of the Property as loan security, we do so generally and not in the context of these specific loan terms as we are not qualified to do so.



2.5 Conflicts of Interest

We are not aware of any conflict of interest, either with the Property or with the Borrower, preventing us from providing you with an independent valuation of the Property in accordance with the RICS Red Book. We will value as External Valuers.

2.6 Valuer Details and Inspection

The scope and basis of the valuation is set out later in this Report.

This valuation has been prepared by Jonathan Rogers MRICS who is qualified for the purpose of the Valuation in accordance with the Red Book and is a Valuer registered in accordance with the RICS Valuer Registration Scheme (VRS) and has been assisted by Lok Wong (Assistant Surveyor).

The premises were inspected on 27th March 2023 by Jonathan Rogers MRICS and Lok Wong.

2.7 Extent of Due Diligence Enquiries and Information Sources

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our valuation are stated in the relevant sections of our Report below.

Where reports and other information have been provided, we summarise the relevant details in this Report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.

Our Report & Valuation is as follows.

3. LOCATION

We enclose at **Appendix C** a Location Map and Ordnance Survey Plan showing the location and situation of the Property and our understanding of its boundaries.

The subject property is situated in Longfield, a large urban village location approximately 5 miles to the south west of Gravesend and a similar distance to the east of Swanley.

The subject property is situated in the junction between west Station Road and Essex Road. The surrounding area is an established parade of retail shops and restaurants including a Waitrose supermarket to the south.

Longfield is a popular residential location being located on the main railway line to London Victoria where services operate at regular intervals. The property is also reasonably accessible to the A2 and M25 motorway via the B260 which runs through Longfield to the north.

4. DESCRIPTION

The subject property is a two-storey detached building with a prominent ground floor retail unit (18 Station Road) and a self-contained two bedroom flat (18a Station Road) within the upper parts, accessible from the rear. The Property appears to have been heavily extended over the years and the original section appears to be of 2no. adjoining two storey buildings, dating from the 1960's, of cavity brickwork construction, arranged under two pitched roofs covered with concrete tiles.



Part of the front elevation is covered by tile cladding. There is a substantial side/rear single storey extension of a similar construction, arranged under a felted flat roof.

The entire property is currently let to Lloyds Pharmacy, and it is our understanding that the two bedroom flat is sublet via an Assured Shorthold Tenancy.

The ground floor comprises a retail unit, occupied as Lloyds Pharmacy. The retail unit is accessed via two aluminium automatic sliding doors and has been configured with a sales area with a consultant room. There is a serving counter, and a staff room to the rear. The staff room is utilised as office/storage use and comprises a WC and kitchenette. The staff room also has a fire exit which leads to the rear yard.

The walls are plastered and painted throughout, and the ceilings are suspended ceilings with spot lighting and air conditioning cassettes. The flooring coverings are of engineered wood, other than vinyl in the sales counter, consultant room and staff room.

To the rear of the property, accessed via a side gate on Essex Road, is a staircase providing access to the self-contained flat and a small self-contained garage / storage building. For the purposes of our valuation, we assume this storage building is part of the ground floor shop.

The self-contained flat is broadly square in shape and comprises a bathroom, a separate WC, two bedrooms, a kitchen and a living room. The walls and ceilings are plastered & painted, other than partly tiled walls in the bathroom and the bathroom. The floor coverings are of fitted carpet throughout other than in the WC and kitchen which have vinyl flooring sheets. It is noted that the flooring coverings were removed in the bathroom, which is reflected within our opinion of value.

The bathroom has a wash basin and a bath. The kitchen is relatively basic, comprising of base and walls kitchen units, a laminate worktop, stainless steel sink with mixer tap and an electric hob & oven.

As highlighted above, the premises comprises two buildings that are now combined at ground floor level. However, the first floors remain separate and whilst the flat is located in one of the buildings, there is also a first floor to the other building, comprised of a loft conversion with dormers. The only access to this is via the flat roof at the rear, presumably a staircase linking the ground and first floors has been removed in the past and not reinstated. We were unable to access this first floor section although it was evident, from looking through the window, that it was largely vacant and unused. There is potential to extend this and combine it with the existing flat or potential to provide another flat, subject to the necessary planning consents.

There is a parking area to the rear, access via Essex Road, which is largely unsurfaced but with some grass, weeds and gravel. The perimeter to the rear of the buildings has a steel or timber fence boundary.

We enclose at **Appendix D** a photographic record of our inspection.

5. ACCOMMODATION

In accordance with the current RICS Property Measurement standards, which incorporates International Property Measurement Standards (IPMS) and based upon measurements taken at the premises at the time of inspection, we calculate the relevant Net Internal Area (NIA) and IPMS 3B - Residential Areas as follows:

Retail

Floor	Description	Floor Areas	
		Sq Ft	Sq M
Ground	Sales Area / Sales Counter / Consultant Room / Staff Room	1,808	167.95
Ground	WC	-	-
First	Self-contained storage	206	19.18
Total Net Internal Floor Area		2,014 ft²	187.12 m²
ITZA		1,210 ft²	112.41 m²

Residential

Floor	Description	Floor Areas	
		Sq Ft	Sq M
First	Kitchen / Living Room / WC / Bathroom / Two Bedrooms	538	50.00
Total IPMS 3B - Residential Areas		538 ft²	50.00 m²

Outside

To the rear, there is a garage (approximately 220 sq ft) and a car park for approximately 10 cars.

All figures are approximate.

6. CONDITION

We have not carried out a building (structural) survey or arranged for the testing of electrical, heating or other services, nor have we inspected those parts of the Property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of un-inspected parts and this Report should not be taken as making any implied representation or statement about such parts. Should further information be required as to the condition of the premises, we recommend that a Chartered Building Surveyor or similar be instructed to prepare a detailed report.

Notwithstanding the above, we can make the following comments based on our valuation inspection of the Property.

Internally / Externally: Based upon a non-disruptive visual inspection of the Property during our inspection, it is our understanding that the Property appeared in a good condition generally externally. The pharmacy appeared to be of a relatively good standard and in a well-maintained condition. It is our opinion that the flat appeared in an average condition with a dated / tired specification which would accordingly benefit from modernisation.

From our inspection we observed no major defects which would have an adverse effect on the future marketability of the Property.

In the usual way, expenditure will, of course, be required from time to time for works of general repair and maintenance. Subject to regular maintenance and repair, the Property should have a useful economic life in excess of 25 years.



7. TENURE

We have been instructed to value the Freehold Title and assume this to be correct. We further assume that the Title is a full unencumbered Freehold Title.

We have not had sight of the Title Deeds nor any other documentation relating to this Property and have made the specific assumption for the purposes of preparing our valuation that good Title can be shown. We have further assumed that the Property is not subject to any unusual or onerous restrictions, encumbrances or outgoings, none having been disclosed.

In the usual way, it is assumed that your legal advisers will be instructed to verify that the information we have been given and the assumptions we have made are correct and justified in all material respects before relying on this valuation.

8. STATUTORY ENQUIRIES

Planning: We have reviewed the online records of the Planning Department for Dartford Borough Council which has revealed the following material planning history:

Application No	Description	Status	Decision Date
00/00887/ADV	Display of non-illuminated internal vinyl window advertisement symbol to front elevation	Consent for Advert.	4 th Dec-00
00/00888/FUL	Installation of a new shop front & provision of a disabled access level threshold & handrails to front elevation	Application Permitted	28 th Dec-00
02/00088/FUL	Application to rebuild front elevation of damaged shop	Application Permitted	5 th Mar-02
09/01317/ADV	Display of 1 No. internally illuminated fascia sign and 5 No. non illuminated window signs	Consent for Advert.	9 th Dec-09

We assume that the subject property, as constructed and used, complies with the requisite planning regulations under Class E (Commercial, Business and Service) on the ground floor and Class C3 (Residential) use on the first floor and that the occupation of the premises is fully in accordance with the requirements of the Local Planning Authority.

Otherwise, so far as we are aware, there are no current proposals which are likely to adversely affect the premises in the near future. In preparing our valuation, we have assumed that the premises are not affected by any Statutory Notices and that neither the Property, nor its current or intended use gives rise to a contravention of any statutory requirements.

Regulatory Approvals and Consents: We assume where recent works have been carried out, all necessary Regulatory Approvals and Consents have been obtained and the works carried out are in accordance with these.

Energy Performance Certificate: It is now unlawful for landlords to let premises unless the Property has reached a minimum EPC rating of an 'E' or secured a relevant exemption.

We have checked the online EPC register provided by Landmark and the following is listed:

18 Station Road, Longfield

Certificate: 0784-4188-6774-1992-7147
Valid Until: 11th January 2023
Rating: D (89)

**18a Station Road, Longfield**

Certificate: 8561-7229-6070-8265-8992
Valid Until: 15th January 2029
Rating: E (51)

It appears that the Property has a valid EPC and fall within Bands A - E, thus the Property is not impacted by current legislation.

It is however worth noting that there is likely to be legislation in the not too distant future limiting the letting of premises for properties which do not meet Band C, albeit subject to some limitations. Draft legislation is currently proposing that new residential tenancies must have at least an EPC Band C by January 2026 and a consultation confirms a target for non-domestic properties of April 2027, increasing to Band B by 2030. As legislation comes closer to reality, this may affect the value of those properties not meeting at least a Band C.

Fire: It is for the occupier of commercial premises to satisfy themselves as to the adequacy of fire precautions. It is assumed that the occupier is meeting their obligations in this respect.

Other Matters: The occupier will no doubt be aware of the need to comply with various regulatory matters relating to the occupancy of commercial properties. We assume there are no such matters outstanding which would impact on our valuation.

Roads: Station Road appears to be responsibility of the local authority and maintainable at public expense. We therefore assume that the Property benefits from adequate access rights.

Your Solicitors should be asked to verify that the information we have been given and the assumptions we have made are correct and justified before you commit yourselves.

9. TAXATION & COSTS

Council Tax: We have reviewed the Gov.uk website showing Council Tax Listings in respect of the 1st floor flat which is listed within Council Tax Band B (as at 29th March 2023).

Business Rates: From informal enquiries of the Valuation Office Agency 2017 Business Rating List available through Gov.uk, we understand that the following entry appears (as at 29th March 2023):

18, Station Road, Longfield - Shop and premises - Rateable Value:

<i>19th October 2020 to present</i>	<i>£23,275</i>
<i>From 1st April 2023</i>	<i>£26,000</i>

VAT: VAT is now applicable to some commercial property transactions, but we have no information as to the status of this Property. For the purposes of preparing this Report, we have assumed that no election to tax has been made and our valuation is specifically exclusive of any VAT.

Other Taxation: In accordance with usual practice, no allowance has been made for any taxation liability which may arise on disposal whether actual or notional. Similarly, no allowance has been made for the costs of acquisition or realisation.

Your Solicitors should be asked to verify that the information we have been given and the assumptions we have made are correct and justified before you commit yourselves.



10. SERVICES

All mains services are connected to the subject property along with the usual telephone and data facilities. However, we have not undertaken any tests to ascertain the condition and capacity of these services and we have assumed for the purposes of this valuation that all plant and services are in good order and have sufficient capacity for any reasonable use to which the premises could be put, now or in the future.

11. ENVIRONMENTAL ISSUES

Contamination: In accordance with your instructions, we have commissioned a Groundsure Siteguard environmental audit dated 30th March 2023 which has been carried out on the property. This confirms that the property represents acceptable banking security from an environmental risk perspective. A copy of the report is attached at **Appendix F**.

We have undertaken a non-disruptive visual inspection of the Property and its immediate setting. This revealed no significant cause for concern. The Valuation has been prepared on the assumption that the Property is entirely free from any environmental or contamination issues.

However, should it be established subsequently that contamination, seepage or pollution exists at the Property or on any neighbouring land, or that the Property has been or is being put to a contaminative use, this might reduce the values now reported. You may therefore wish to instruct your legal and other advisers to make the necessary enquiries to verify whether the assumptions we have made are correct and justified before you commit yourselves in any way.

Deleterious Materials: We have not seen a copy of an Asbestos Survey Report. However, this Property is assumed of an age where it could contain deleterious materials such as asbestos. We assume that if any works are proposed to be undertaken within the Property an appropriate survey, carried out by a suitably qualified person, will be undertaken to reveal the nature and location of such materials which can be disposed of safely in accordance with current guidelines.

Site / Ground Conditions: Based upon a non-disruptive visual inspection of the Property and its immediate setting, nothing was seen to indicate any serious cause for concern.

Flooding: We have reviewed the Flood Map available on the Environment Agency section of the Gov.uk website which indicates that the Property has the following flood risks:

Source of Flooding	Flood Risk
Surface Water	Low
Rivers & Sea	Very Low
Reservoirs	None

However, these Flood Maps do not record all potential flood risks. Should further information be required in this respect, a specialist Flood Risk Assessment should be commissioned.

12. DEVELOPMENT / REFURBISHMENT ISSUES

We consider that the rear yard could be developed for Residential purposes and the existing building could be extended to increase floor space for commercial and residential uses. However, at present there are no plans or consents for any further development which would be subject to the usual planning and building regulations requirements.



13. OCCUPATIONAL LEASES & OTHER AGREEMENTS

The entire Property is let under the terms of a lease dated 18th August 2011, a copy of which we have inspected. We understand the lease expired in 2021 and the tenant is holding over and the lease continuing. We would summarise the principal provisions as Surveyors only and as follows:

- **Tenant:** Lloyds Pharmacy Limited
- **Original Landlord:** Joseph Champion and Roger Philip Bates
- **Rent:** Initial Rent £27,825 pa and we understand this is also the passing rent
- **Term:** 10-year Lease, from 18th August 2011 (expiring 17th August 2021)
- **Rent Review:** 5th year.
- **Break Options:** 5th year (Tenant Only) subject to 6 months' notice
- **Repair, Decoration & Insurance:** Full Repairing and Insuring Lease (FRI)
- **Permitted Use:** Retail pharmacy with sale of ancillary goods and provision of ancillary services and upper floors as to ancillary storage and / or private residential accommodation and other use with Class A1 of Town and Country Planning (Use Classes) Order 1987 (as amended)
- **Security of Tenure Provisions:** Yes, silent assumption (inclusion of Section 24-28, Landlord & Tenant Act 1954)

We have been informed by the Borrower that the self-contained flat is sublet by the tenant for £9,120 per annum (£760 per calendar month).

We assume that all payments are up to date and that there are no matters outstanding that would in any way impact on the saleability or value.

We recommend your Solicitor verifies the above information is correct and our understanding of the lease is accurate.

In the usual way, it is assumed that your legal and other advisers will be instructed to verify that the information we have been given and the assumptions we have made throughout this Report are fully and properly justified before you commit yourselves in any way.

14. VALUATION ASSUMPTIONS

In accordance with usual practice, we have excluded any value attributable to goodwill, plant, machinery or trade fixtures, fittings and equipment other than those fixtures which are normally regarded as being part of the Property, i.e. sanitary fittings, lighting, heating etc.

Whether or not this Report contains any qualification as to the source of any particular information, it remains the responsibility of the Client to ensure that all appropriate enquiries are made, licences and other permissions/documentation examined and that the usual searches and other precautions are undertaken by a Solicitor in connection with any proposed action.

This Report is not intended to replace any of those investigations or enquiries. Indeed, it may indicate that further enquiries are necessary. Furthermore, the information on which this Report & Valuation is based will need to be verified by the Client's legal advisers. Any discrepancies revealed by these investigations will need to be referred to us in order that we may confirm or amend this Report & Valuation as necessary. All such enquiries should be completed prior to any commitment being entered into.

As indicated earlier, we have not carried out a Building Survey or arranged for the testing of any services and have assumed that any such further investigation would not reveal any matter which would adversely affect the valuation.

In the absence of any information to the contrary, we have assumed:



- a) that no high alumina cement concrete, calcium chloride additive, asbestos or any other deleterious, harmful or hazardous material has been used in the construction of the Property or has since been incorporated;
- b) that good and marketable Title can be shown, that all documentation is satisfactorily prepared, and that the Property is not subject to any unusual or onerous restrictions, easements, encumbrances, covenants or outgoings;
- c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any Statutory Notice, and that neither the Property, nor its condition, nor its use or its intended use is or will be unlawful;
- d) that inspection of those parts which have not been inspected would not reveal material defects nor cause the Valuer to alter the valuation materially;
- e) there are no abnormal ground conditions, nor archaeological remains present, which might adversely affect the current or future occupation, development or value of the Property;
- f) the Property is free from rot, infestation, structural or latent defect;
- g) the services, and any associated controls or software, are in working order and free from defect;
- h) that the Property can be fully insured on normal terms.

We have otherwise had regard to the age and apparent general condition of the Property. Comments reported herein do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Sources of Information: We have carried out our work based upon information supplied to us, which we have assumed to be correct and comprehensive.

International Valuation Standards (IVS): The valuation has been prepared in compliance with the IVS and all significant inputs of value adopted have been assessed by the valuer and found to be appropriate for the valuation provided.

Market Rent: Any rental values indicated in our Report, other than those specifically stated as Market Rent, are those which have been adopted by us, as appropriate, in assessing the Market Value and are not necessarily appropriate for other purposes.

Market Value: No allowances have been made for any expenses of realisation nor for taxation which might arise in the event of a disposal. Acquisition costs have not been included in our valuation.

15. MARKET TRENDS & GENERAL COMMENTS

COVID-19 largely resulted in a fall in the use of retail, hospitality and office property although an increase in the residential market was particularly strong.

The local retail market largely replicates the national market. Recent evidence is difficult to obtain, partly as a result of a lack of recent transactions, although we have seen High Street rental levels and secondary retail rents fall or remain static in recent months. Generally, Landlords have been doing off market deals to retain tenants and avoid the inevitable void periods. This has resulted in transactions that are much more favourable for tenants.



The recovery from Covid-19 was robust, although supply issues caused significant inflationary cost increases in certain goods which has curtailed growth more recently. Inflation has been exacerbated by the invasion of Ukraine by Russia, putting pressure on the price of oil, gas, and many food products and the Bank of England, as with many other national banks, has increased interest rates in an attempt to cool the market and inflation. Further pollical interventions increased concern within the financial markets, affecting exchange rates and putting further pressure on interest rate increases. Whilst a recession is no longer forecast for this year, growth is expected to stall as businesses have been re-thinking their investment decisions due to the increasing cost of borrowing and additional uncertainties.

Given the most recent political turmoil, resulting in a 3rd Prime Minister in a matter of months, and the recent significant market movements, market commentators have raised the prospect that the top of the market was reached in August 2022. As noted above, market indicators suggest that businesses are re-considering their investments which may have a direct impact on property deals agreed from here on. It is difficult to be certain, as market evidence has a time lag attached to it, consistent with the time period between making an offer and completing on a property, often up to six months. This caution may be illustrated in the evidence of transactions subsequently completed based on offers accepted in the current market. However, it is also possible that the mismatch in demand and supply is strong enough not to have a significant effect on values. However, we consider there to be some significant headwinds, such as increased uncertainty, potential for lower growth and risk of recession, increased energy costs and rising interest rates. However, the most recent market commentary suggests that interest rates may have almost peaked, energy costs have been falling from their peak and the UK has avoided a recession, to date. Put together, we consider it likely that some caution will or already has filtered through into business decisions taken today and uncertainty remains for the remainder of the year.

On this basis, whilst we can report evidence of transactions completing today, the business decisions were nonetheless taken some months ago and we consider a correction to be appropriate until such time as the economic situation becomes clearer.

Whilst it is apparent that business activity has remained reasonable in the Kent area, it is likely that, as a consequence of the above noted issues, the property market may experience a slowdown with a fall in values expected, although there are no significant market corrections currently predicted.

Local employment remains good although low or stagnant growth may impact market conditions later in the year.

The Property is a mixed retail / residential investment, typical of the type of investments that smaller but experienced investors are seeking, albeit less sought after by corporate and institutional investors. Investors remain keen to purchase property, which is generally considered a long term investment, but they are very likely to reflect the security of income, which is limited due to the tenant holding over. Longfield is a large village location with retail facilities providing for the immediate communities. All of the retail units appear to be occupied other than one unit which has recently been vacated. This appears to show demand for retail premises in this location.

Due to the retail market issues highlighted above, we would expect some void periods if the retail unit became vacant. Notwithstanding this, if the ground floor unit was vacated, we would expect a letting to take approximately 6 – 9 months in the current market. The residential unit is likely to let relatively quickly, normally within 6 weeks. If placed on the market, we consider that a sale could be achieved following a 6 month marketing period at our opinion of the Market Value and would expect most demand from investors, keen to take advantage of the development potential, but there will also be demand from owner occupiers, if the ground floor was vacant.



16. VALUATION METHODOLOGY

We understand that the banks borrower is connected to another established pharmacy business in Station Road, Longfield and they have already purchased the subject property. We understand they are now seeking to purchase the pharmacy business, in occupation of the property, and are therefore considered an owner occupier purchaser. Our valuation accordingly reflects Vacant Possession of the ground floor retail unit.

Please note that the methodology listed below should not be read in isolation and should be read in conjunction with the pertinent points made throughout this Report.

Market Rent

Commercial/Residential premises can be assessed for rental purposes using the comparable method. This method is simply the comparison of the subject property with other similar properties which have been the subject of an arm's length open market lease agreement. If sufficient information is available such transactions can be broken down to provide units of comparison, such as rent or per calendar month.

In this instance, we report our opinion of Market Rent based on our comparable research and discussions with local agents. In this instance, we considered retail evidence from units that have recently been let in the area and it is our opinion that the passing rent of £27,825 per annum is under-rented based on current market conditions.

Commercial

Retail premises can be assessed for rental purposes on the basis of a zoned retail approach (ITZA) reflecting the principle of customer behaviour although this does not necessarily apply to restaurant properties which operate in a different way. The ITZA approach analyses the overall shop area as a proportion of the prime trading space at the front of the shop which allows ready comparison with other retail properties. We consider the evidence indicates the Market Rent of the ground floor shop to be based on £26 psf ZA, reflecting its prominent position, which equates to c.£31,500 pa. We have also added an additional rent of £3,000 for the benefit of the parking spaces to the rear.

Residential

There has been a dearth of comparable evidence for flats above retail units in this location. We have however reviewed evidence of 1 & 2 bedroom flats in nearby locations and on this basis, consider a rent of £975 per calendar month to be appropriate for 18A Station Road. However, we have deducted 25% to allow for unrecoverables, such as insurance, maintenance etc.

In reporting our opinion of Market Rent we have made no specific allowances for any rent-free period or other incentives which might be required to secure an open market letting.

Market Value

Since the property is let, we have utilised the investment method of valuation to provide our opinion of value of freehold interest in the subject property.

Investment method: The investment method seeks to determine the Market Value by capitalising the rental value of the Property, having regard to the specific circumstances of the building and otherwise pursuant to local market conditions and normal property investment criteria. The capitalisation rate or the all-risks yield applied will depend on a range of factors including location, quality of facilities on offer and any relevant planning permissions. In the case of freehold interests, lease length or an unexpired term certain and the strength of the tenant's covenant are factors in determining market yields. By means of check the Valuer would normally have regard to comparables in the market place such as current rental evidence and by reference to investment property transactions from which evidence of market yields can be taken. The factor of capitalisation is often referred to as the Years Purchase (YP).

In this instance, we have valued the property using the Term and Reversion method, whereby the passing rent is capitalised at an appropriate YP reflecting the income's relative security given that



it is at or below the capitalised rack rent but also reflecting some development potential in the property. Accordingly, this equates to a value of £550,000, reflecting a Reversionary Yield of 7.92%.

As a check, we have also considered the split value between the ground floor retail shop and the 1st floor flat, assuming a vacant possession basis. The Market Value reflects a figure of £355,000 for the ground floor shop, £50,000 for the garage, parking and development potential and £140,000 for the 1st floor flat, which we consider reasonably reflects the size and nature of the Property and its location.

In accordance with usual practice, the valuation has been prepared having regard to our experience of current market conditions. In arriving at our opinion of value, we have had regard to the sales and lettings of comparable properties, where available, as well as normal valuation principles as stated above.

17. COMPARABLE EVIDENCE

We refer you to the Schedule of Comparable Evidence and our analysis/comments, enclosed at **Appendix E**.

We stress that the information on comparable evidence is provided in strictest confidence for the purpose of this Report only and the evidence must not be disclosed to any outside party either orally or in writing.

18. MARKET RENT

In accordance with the current RICS Valuation - Global Standards, the Market Rent is defined as:

“the estimated amount for which a property or space within a property should lease on the date of valuation between a willing Lessor and a willing Lessee on appropriate lease terms in an arm’s length transaction after proper marketing wherein the parties have acted knowledgeably, prudently and without compulsion.”

Market Rent – Existing Use

Having carefully considered the Property, and based upon the facts and assumptions set out in this Report, we are of the opinion that the current Market Rent, is:

£43,250 (Forty Three Thousand, Two Hundred and Fifty Pounds) per annum
(exclusive)

This would be on the basis of a conventional commercial lease for the whole property, likely to be for an unbroken term of between five - ten years, subject to 5 yearly rent reviews and a five year break. This figure disregards any initial rent-free period or similar incentive which might be necessary to secure a letting.

19. MARKET VALUE

We have been instructed to advise as to our opinion of current Market Value of the Freehold interest in the subject property, subject to existing tenancy agreement.

In accordance with the current RICS Valuation - Global Standards, Market Value is defined as:



“the estimated amount for which an asset (or liability) should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

In preparing the valuation, the interpretative commentary set out in the current RICS Valuation - Global Standards has been applied.

Based upon the facts and assumptions set out in this Report, it is our opinion that the required values of this Property as at 6th April 2023, as inspected on 27th March 2023, may be reasonably represented as follows:

i. Market Value – Investment Value

Having carefully considered the Property, and based upon the facts and assumptions set out in this Report, we are of the opinion that the current Market Value, subject to and with the benefit of the existing lease, is:

£550,000 (Five Hundred and Fifty Thousand Pounds)

This valuation reflects a gross initial yield of 5.09% and a Reversionary yield of 7.92% against our opinion of Market Rent.

We consider a period of around 6 months to be a reasonable period within which to negotiate completion of a sale by private treaty of the Property at the level of our valuation, taking into account the nature of the Property and the state of the market.

ii. Market Value – Special Assumption of Vacant Possession

Having carefully considered the Property, and based upon the facts and assumptions set out in this Report, we are of the opinion that the current Market Value, on the Special Assumption of Vacant Possession, is:

£550,000 (Five Hundred and Fifty Thousand Pounds)

The valuations are expressed in UK pounds sterling.

20. INSURANCE REINSTATEMENT COST

For insurance purposes we estimate that the reinstatement cost assessment of the building, including fees and contingencies but excluding VAT is in the region of:

£905,000 (Nine Hundred and Five Thousand Pounds)

It will be appreciated that the Property has not been inspected by a Chartered Building Surveyor or Quantity Surveyor and is based on average rebuilding costs for a modern equivalent of a similar sized building. Accordingly, this estimate should be regarded as indicative and if cover is to be affected, we recommend a more detailed and formal assessment is obtained.

This includes an allowance for demolition and site clearance together with professional fees, but is exclusive of VAT, save in relation to professional fees, and makes no allowance for inflation and the like. Your Customer may also therefore need to consider matters such as the following:

- Inflation during the insured period and during the rebuilding period.



- Insurance for consequential losses.
- VAT subject to their status.

21. SUITABILITY AS LOAN SECURITY

Guidance issued within the current RICS Valuation Global Standards (Red Book) 2017 and the UK national supplement, specifically UK VPGA 10, confirms that it is wholly the responsibility of the lender to assess and take the final decision on the suitability of the asset for loan security, as this will involve factors other than the property being taken as collateral. It should be noted that our comments below are specifically limited to those property or market factors that could or may have an impact on cash flow, value or liquidity.

In setting the loan facility, the Bank must consider the factors noted within this Report and that the valuation is carried out as at the valuation date. The Bank must also be aware that values can fall, as well as rise, over time and can change rapidly in periods of economic decline and uncertainty.

We do believe that the Property would offer adequate security for the loan, assuming that in accordance with best commercial practice, such loan is for a sensible proportion of the Market Value reflecting the risks noted throughout this Report.

22. CONCLUSION

The valuation has been undertaken by Jonathan Rogers MRICS. We confirm that Harrison's Chartered Surveyors are External Valuers as defined by the current RICS Valuation - Global Standards (which incorporate the International Valuation Standards) and the UK national supplement, commonly referred to as the RICS 'Red Book'.

This Report and any related documentation is on behalf of Harrison's Chartered Surveyors, a trading name of Harrison's Property Surveyors Limited.

This Report is confidential to the party to whom it is addressed and for the specific purpose to which it refers and may not be distributed to any other third party. No responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, nor in any communication with third parties, without our prior written approval of the form and context in which it may appear.

We trust that we have provided you with sufficient information for your present purposes, but if there are any aspects you wish to discuss or if we can provide you with any further information at this time, please do not hesitate to contact us.

Yours faithfully

Jonathan Rogers MRICS
Director
RICS Registered Valuer (1140777)

Counter signed

Jonathan P Creek, Dip Surv MRICS
Director
RICS Registered Valuer (0098767)



APPENDIX A

INSTRUCTIONS



21 March 2023

For the attention of J Rodgers
Harrisons Chartered Surveyors
6 Kings Row
Armstrong Road
Maidstone
ME15 6AQ

Dear Valuer,

Our Ref: PB00105083 *(Please quote this reference number in all correspondence with the Bank.)*
Purchase order number: P010100064859 *(Please quote this number on the invoice.)*

Property Appraisal for Pharmacies - please see Schedule below.

Please act on behalf of the Bank and provide an appraisal and valuation of the Property referred to in the accompanying Schedule.

Follow the latest instructions from the Bank's panel management team on report format and content.

We expect the valuation to be carried out in accordance with the RICS Valuation - Global Standards issued by The Royal Institution of Chartered Surveyors (the 'Red Book') as amended from time to time. However, this letter and the terms and conditions of the Service Agreement entered into between you and the Bank (the "Service Agreement") take precedence over the Red Book. Whilst you should have regard to it, the Bank's instructions should be followed at all times.

Whilst your opinion of Market Value is required, the future performance and marketability of the Property are of paramount interest to the Bank and it is essential these issues are addressed fully in your report.

You have already confirmed that you:

1. are able to act independently and have no existing or potential conflicts of interest in complying with this instruction (other than approved by us at the fee quote request stage);
2. have the necessary expertise and experience to advise us in relation to the Property; and
3. maintain in force adequate Professional Indemnity Insurance in respect of this instruction, in accordance with the Service Agreement, and have made no material changes since last supplying us with details of the cover in place.

You have agreed with us a fee of £1,925 for carrying out the work (including the cost of the Groundsure Siteguard report(s) and all disbursements but excluding VAT). Your fee note addressed to the Bank should be submitted to NatWest Accounts Payables.

A soft copy of the entire signed Report, including all appendices, is to be sent by email to the Relationship Manager and Hub, as detailed in the accompanying Schedule. Your content for the covering email should follow the latest instructions. You should also forward a complete soft copy of the Report to the Bank's Solicitor and Monitoring Surveyor if mentioned in the accompanying Schedule.

Finally, your Report must include copies of this instruction letter and any Guidance Note(s) that you have followed. Do not append your own standard terms and conditions of engagement.

Yours faithfully

Paul Radley
Relationship Manager



SCHEDULE

Final Report Delivery Date: 04/04/2023

Address of Property: 18 STATION ROAD, LONGFIELD, KENT, DA3 7QD

Type of Property: Pharmacies

Valuation Type: Trade related property (owner occupied)

Brief Description: Pharmacy with residential AST flat above

Approximate Value (Approximate land value for Developments): £550,000

Legal Title: Freehold

Specialists Reports if available:

Weighted Energy Performance Certificates: Refer to the Bank's Environmental & Sustainability Guidance Note that has been provided to your Principal Contact

Environmental Report(s): Groundsure Siteguard Report
This report can be ordered via this link <https://ordermaps.groundsure.com>

Special appraisal requirements over and above those contained in the relevant Guidance Note:

Additional Comments for Valuer:

Customer: DCP Properties Ltd

Contact Name: Dipak Patel

Telephone Number: 07866425733

Loan Amount: £550,000

Term of Loan: 240 months

Repayment Type: Fully amortising

Bank's Solicitors and Address: Sharpe and Perl Solicitors
23 The Row, New Ash Green, Longfield, DA3 8JB

Contact Name: Nicholas Perl

Telephone Number: 01474872576

Email: nick@sharpeandperl.co.uk

Division: Personal & Business Banking

Bank Office and Address: 37 Old Dover Road Natwest Bank House, Canterbury, CT1 3JB

Relationship Manager: Paul Radley

Telephone Number: 00447795318848

Email: paul.radley@natwest.com



APPENDIX B

NATWEST GUIDANCE NOTE FOR VALUERS PROVIDING AN APPRAISAL FOR SECURED LENDING

INSTRUCTIONS FOR VALUERS UNDERTAKING 'RED BOOK' VALUATIONS FOR RBS GROUP BUSINESSES

Issue date: 28 August 2019

How to read this document:

This Consolidated Guidance Note replaces all previously issued Guidance Notes. It is arranged into sections depending on use:

- Residential, Commercial, Mixed Use
- Trading
- Agricultural
- Mineral Bearing Land, Other Wasting Assets and Waste Management Facilities.

For clarity the guidance covers investment and owner occupied properties and also includes our requirements for developments. All free form valuations must follow these. The Bank uses a number of pro-forma templates and the specific guidance in the following pages does not affect them.

The Trading guidance is generic and requires additional commentary for specialised trading assets. You must use your experience as a competent valuer of the asset class to provide this.

Valuers must comply with the Service Level Agreement and the instruction letter.

Valuers are expected to use their professional judgment – if there are parts of the guidance that will clearly not apply to the asset being valued, it may be omitted (any exclusions must be clearly marked as 'Not Applicable' stating the reason). Similarly, portfolios should be summarised with only key issues highlighted in detail.

Unless directed in the Instruction Letter, where the Portfolio comprises a large (e.g. 10+) number of individual units you will undertake such levels of internal and external inspections that you consider necessary for you to provide robust advice to the Bank for secured lending purposes. You should state clearly in your report the level of inspections you have deemed appropriate.

Where you rely on any information provided by the borrower, their agent or the Bank relating to performance (including levels of void and bad debts) or other information concerning the Property supplied by other parties for the purpose of providing opinion to the Bank, you are entitled to assume this information is complete and accurate. However, you should use your status as a competent valuer to highlight inconsistency and error and, if necessary, make such enquiries as you deem appropriate to establish the veracity of such information and confirm.

Your valuation reports should be as concise as possible, focusing on key points with specific (not generic) advice. Reports should be easy to read, avoiding unnecessary jargon.

If you have any questions on this guidance, please contact PAV Managers (pavmanagers@rbs.co.uk)

Version Control:

Version Number	Issue Date	Comments
V01.00	28 Aug 2019	Consolidated Guidance Note.

RESIDENTIAL, COMMERCIAL, MIXED USE PROPERTY - INVESTMENT & OWNER OCCUPIED (INCLUDES DEVELOPMENT)

The Report must contain the essential information needed for the Bank to fully understand the Property and its likely performance. Use your status as a competent valuer to inform us of all relevant facts, opinions and advice that we need to fully assess the Property for loan security purposes. The following is for guidance only. Keep all commentary concise and relevant.

1. EXECUTIVE SUMMARY

Provide a comprehensive summary of the key features of the Property, including your rental and capital value advice, and a precis of the main strengths and weaknesses. Any action points for the lender or customer should be highlighted. Is the Property suitable as security for the loan?

2. LOCATION & DESCRIPTION

Include site plan, street traders plan (if applicable) and photographs. What are the main features/attributes/shortcomings of the Property, buildings and services as existing and, if applicable, reflecting any Works. Comment on the impact on marketability for owner occupation or leasing.

State whether you consider the Property to be prime, good secondary, secondary or other.

State the site area, shape, topography, density/site coverage and how this may impact on marketability.

3. ACCOMMODATION

A full measured survey is usually required in accordance with the RICS Code of Measuring Practice. Provide detailed floor areas as existing and, where applicable, once refurbished and/or constructed in accordance with the Works.

Where development is proposed check floor areas against scaled plans. Include copies of the main approved site, elevational and floor plans.

4. CONDITION

Comment on quality and general state of repair of the Property and any impact on future marketability. Are there any implications for net income? If applicable provide an indication of the cost of refurbishment, remedy or repair.

Did you observe any deleterious materials or invasive plant species? Are there any legislative issues?

Advise if you consider a more detailed investigation is required.

5. STATUTORY ENQUIRIES

Review any information provided and make such reasonable enquiries of the appropriate authorities. Comment on any issues identified and advise if further investigation is required. When refurbishment or development is proposed include in your Report copies of material planning and/or listed building consents.

Advise on existing planning consent(s) and the planning use, plus any significant planning proposals for the vicinity. Is the property listed or within a Conservation Area? Do the existing building(s) appear to comply with the relevant consent(s) and building regulations.

Where applicable advise whether the building(s) to be constructed, refurbished or in the course of development in accordance with the Works appear(s) to comply with existing planning and listed building consent(s) and the terms of any material planning conditions or legal agreements relating to the Property.

Comment on the condition and suitability of the access to the Property and whether the access roads have been adopted by the Highway Authority.

Provide detail on licences required for the operation of any business at the Property. For residential premises provide detail of HMO or other licensing, plus detail on compliance with any other requirements in relation to letting.

Comment on the adequacy of fire precautions.

Provide information on Rateable Values, Council Tax Bands and current charges.

6. GROUND CONDITIONS, ENVIRONMENTAL AND SUSTAINABILITY ISSUES

Ensure you have complied with the instructions detailed in the 'RBS Environmental and Sustainability Requirements – Valuer Guidance' in respect of Groundsure SiteGuard reports and Energy Performance Certificates (EPCs).

Comment on the key findings of the SiteGuard report (if applicable). Where you have been provided with any additional or alternative environmental report you should advise the Bank as to the impact of the content on marketability and value of the Property.

Advise on known adverse ground/environmental conditions in the locality (in particular flood risk) and any evidence that the property has been impacted by these or by flooding. Comment on the impact of any overhead or nearby power lines.

Please report on EPC ratings and, if applicable, calculate the weighted average EPC (by Market Rent for multi-let commercial properties and Market Value for residential – see excel spreadsheet provided with the environmental/sustainability Valuer Guidance). If EPC ratings are not available note this in your report and highlight if they should be legally available.

For properties in England & Wales comment on the impact of MEEs regulations, where applicable, on future cash flow, additional capital or operational expenditure and on any implications for Market Rent and Market Value. For properties in Scotland advise on the impact, if any, of the latest regulations targeting energy efficiency. For properties in Northern Ireland please advise and highlight the impact on properties of a poor energy efficiency rating.

7. TENURE

State the nature of the interest in the property. You are expected to read and comment upon the material terms of any head lease and provide your opinion of the rental value, if applicable.

Unless otherwise requested liaise with the Bank's solicitors and confirm if there is anything in their report that affects your advice to the Bank.

Comment on any existing or potential leasehold enfranchisement rights of any tenants as applicable

8. OCCUPATIONAL LEASES OR OTHER AGREEMENTS

For commercial premises you are expected to read any occupational leases and / or other agreements (or a sufficient sample of the same you deem appropriate to provide robust advice). Detail the principal terms of any leases/agreements and comment on these from the perspective of a competent valuer, having regard to prevailing market practice and conditions.

For residential premises provide details of any existing or proposed lease(s) or agreement(s). Any services provided should be stated and confirmation provided on whether they are encompassed within any service charge(s). Comment as to the appropriateness of all documents, having regard to prevailing market practice and conditions.

For both commercial and residential, comment on the impact on marketability and capital performance and also on the covenant strength/market perception of the tenant(s)/licensee(s).

If applicable comment on the net income having regard to tenancy arrangements and all non-recoverable costs and overheads including void costs. Are these and any allowances for management appropriate? Do they reflect the condition of the Property and cover a planned maintenance programme? What are the levels of rent arrears/bad debts?

9. MARKET TRENDS AND GENERAL COMMENTS

Use a SWOT and/or RAG analysis where appropriate.

Provide a concise history of relevant recent market conditions along with your opinion of likely market trends including sector volatility that may affect the Property performance, rental and capital values for the next five years. How is the Property placed with respect to the market in which it competes? Will it perform better or worse than its peers?

Comment specifically on likely demand from tenants/owner occupiers and investors if the property was vacant, to let or for sale, in whole or in part, including your views on appropriate marketing periods and incentives. Is there any depth to this demand and is it sustainable? Comment on the nature of potential purchasers. Highlight potential volatility in value.

Are there any other factors that might materially affect performance?

If a customer Business Plan has been provided comment on the likelihood of delivery. Are the assumptions (such as letting voids, incentives, gross and net rents, exit values etc) in line with current market opinion.

In addition, in the event of refurbishment or development and, having regard to the timescale to complete such works, comment on the letting and sale prospects and any factors likely to significantly affect demand. If applicable provide details of the principal competition and the development pipeline and comment on the likelihood of pre-lets/pre-sales.

Finally, what strategies might be adopted to mitigate any adverse factors.

For a portfolio also comment on its composition (including geographical and use splits), characteristics, lot size and investor rationale.

10. DEVELOPMENT ISSUES (where applicable)

Comment on any appraisal for the Works in relation to the adequacy and accuracy of the development costs, contingency, the construction programme and development profit. Also comment on the suitability of any phasing proposals.

Comment on the suitability of the proposed specification for the target market.

11. RENTAL VALUE

Provide your opinion of the Market Rent of the Property as a whole and the individual areas of accommodation within the Property capable of being let separately, both annualised and by unit of measurement, (a) in its existing state and, where applicable, (b) on completion of the Works, both as at the date of your report.

If it is the market norm for lettings to include a payment or concession by one party to the other as an incentive to enter into a lease, and this is reflected in the general level of rents agreed, the Market Rent should be expressed on this basis. The nature of the incentive assumed must be stated, along with assumed lease terms.

If applicable, provide an opinion of the rent that would be settled under the rent review provisions of the existing lease(s).

You are required to provide a schedule of relevant comparable evidence incorporating advice on the factors that you have considered when assessing the Property in relation to the comparables.

Identify and comment on any factors likely to impact rental performance in its existing state or, where applicable, on completion of the Works.

12. CAPITAL VALUE

Provide your opinion at the date of your report of the following:

- 1) The Market Value (MV) of the Property subject to existing leases (if any)

If development and/or refurbishment is contemplated, the MV of the Property on the following Special Assumptions:

- 1) With the benefit of any planning consent(s) existing as at the date of valuation and ignoring any Works undertaken and costs (other than planning related costs) incurred to date (the "land" value) ; and
- 2) If owner-occupied, assuming full and satisfactory completion of the Works has been achieved, i.e. a Day 1 or 'Turnkey' basis; or
If investment, assuming full and satisfactory completion of the Works has been achieved and the Property is fully income producing (where there are rent free periods give your additional opinion of the discount to capital value that is applicable).

Provide your opinion of the realistic time periods required to achieve the stated values and advise of any factors you consider may adversely affect performance.

Comment on the valuation considerations, rationale and methodology. Explain the valuation approach and comment on any material difference between the purchase price (if applicable) and your opinion of value. Include a print out of your valuation (residual appraisal if applicable). Provide relevant comparable evidence and comment on the factors you have considered when assessing the Property in relation to the comparables.

Capital deductions made to cover essential repairs, to remedy defects or comply with regulatory requirements should be identified.

Advise the amount of any 'hope value' included in your opinion of MV, commenting on the likelihood of the potential enhancement and the time and monetary costs that could be incurred.

Are there any alternative uses that might give rise to a higher MV? Provide details and reflect costs to achieve.

If your valuation includes a discount/premium for the purchase of a portfolio or an entire building, please specify the amount and explain the rationale. In this instance please also provide the individual or unit values.

Do not provide opinions of value on Special Assumptions that have not been requested in the instruction letter or this guidance. If you consider that additional special assumptions are appropriate these must be agreed in advance with the Bank by e-mailing pavmanagers@rbs.co.uk.

If the Instructing Party has sought a valuation on the basis of a Special Assumption, e.g. vacant possession or planning consent being granted, provide your view on the likelihood of any Special Assumption being fulfilled and the Report must be clear on the risks attaching to this. Any valuation reflecting a higher value alternative use(s) should also include the value reflecting the existing use(s).

13. INSURANCE REINSTATEMENT COST

Provide, for insurance purposes, an indication of the current reinstatement cost of the buildings in their present form and/or the buildings being constructed or refurbished at the Property on completion of the Works. This is provided without liability or recourse. You should include the cost of site clearance and professional fees but exclude VAT on construction, loss of rent and / or cost of alternative accommodation for the reinstatement period. You should also exclude any tenant's and trade fittings.

14. SECURITY FOR THE LOAN

Are there any factors that are likely to have a material adverse effect on the future performance / value of the Property.

Comment on the suitability of the Property as security for the loan, explaining clearly the rationale especially if this is weak/poor.

CONFIDENTIAL

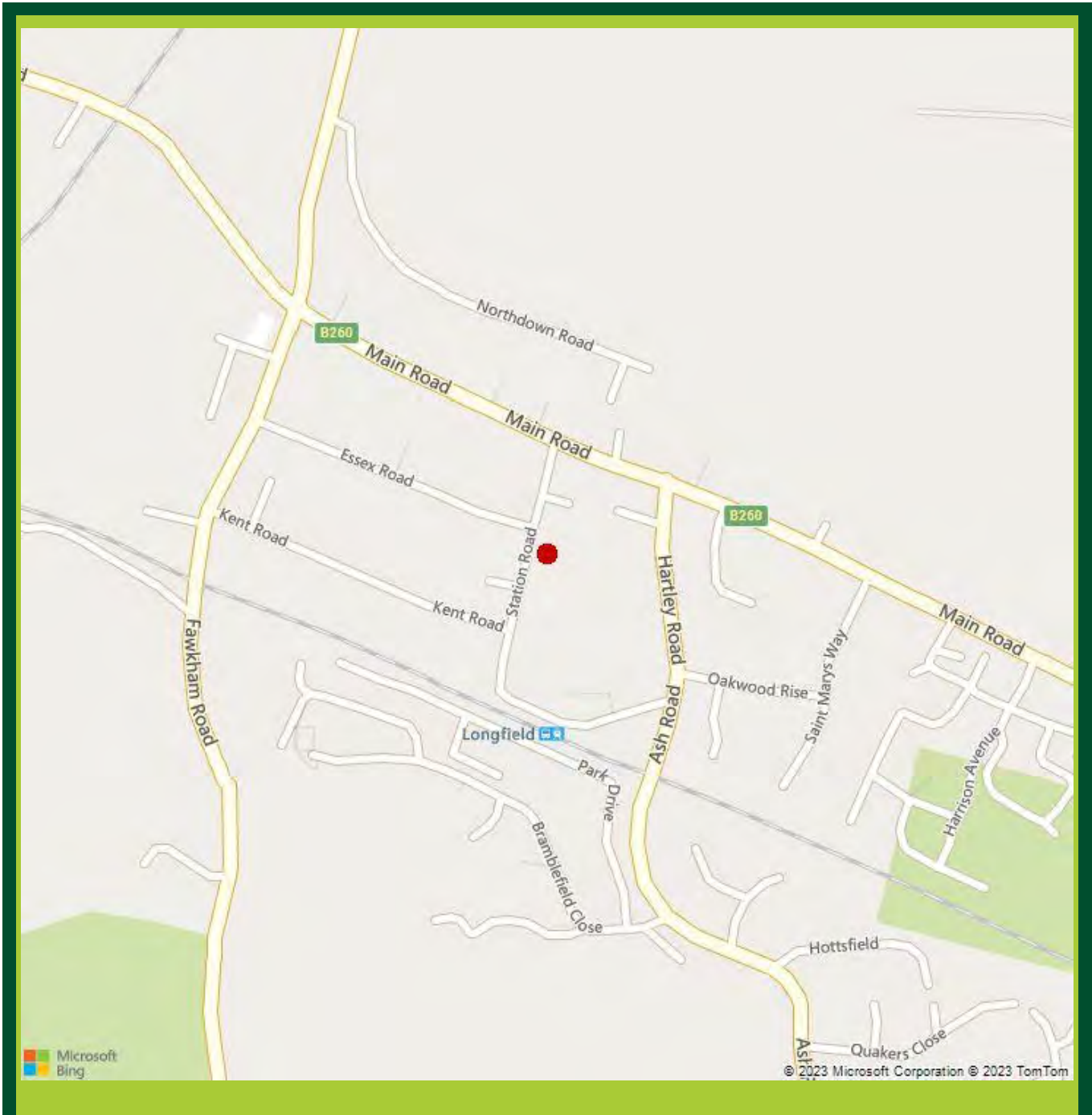


APPENDIX C

LOCATION MAP & ORDNANCE SURVEY PLAN



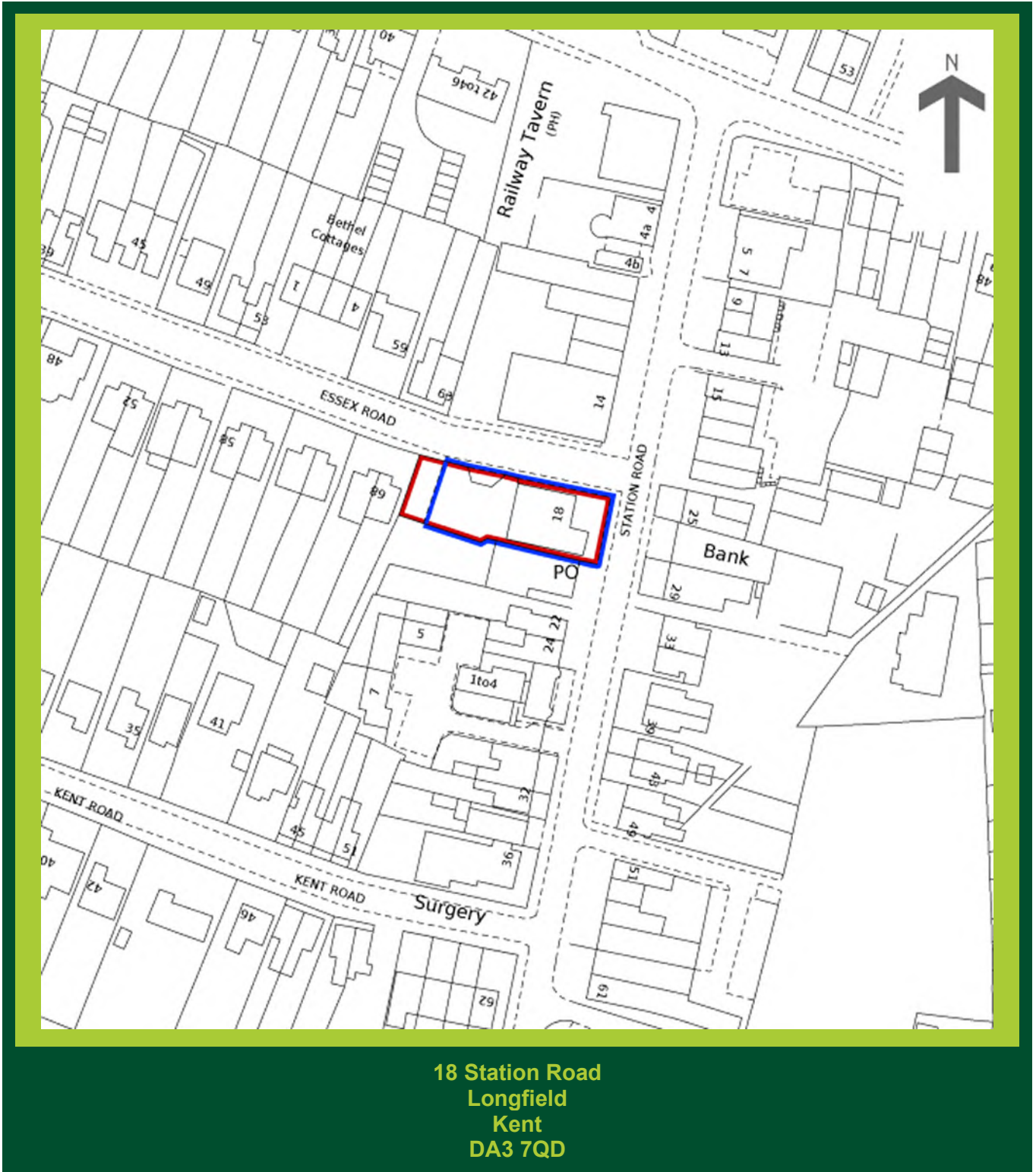
LOCATION PLAN



**18 Station Road
Longfield
Kent
DA3 7QD**



BOUNDARY PLAN





APPENDIX D

PHOTOGRAPHIC RECORD



FRONT / SIDE ELEVATION



REAR ELEVATION



STATION ROAD (VIEW NORTH)



STATION ROAD (VIEW SOUTH)



REAR ENTRANCE / YARD



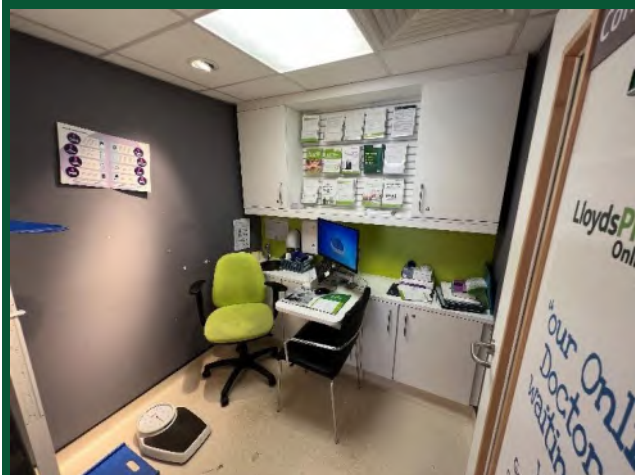
SALES AREA (18)



STAFF ROOM / KITCHEN (18)



WC (18)



CONSULTANT ROOM



SALES COUNTER / PHARMACY



LIVING ROOM (18A)



BEDROOM (18A)





APPENDIX E

COMPARABLE EVIDENCE

Property Address 18 Station Road, Longfield, Kent DA3 7QD

Lettings - Retail

Date	Address	Size (sq ft)	Rent p.a.	Rate	Use	Comments	Agent / Source
Jun-18	20 Station Road, Longfield, Kent DA3 7QD	1,596	£22,000	£13.78 or £25.35 ZA	Retail	Let, ground floor double fronted retail unit, trading as Costa Coffee, forecourt and rear yard, adjacent unit to subject property, slightly smaller} Historic but comparable size / location 15 year lease with 6th year break & 5th year rent review	Land Registry
Dec-19	10 Station Road, Longfield, Kent DA3 7QD	Grd 630 1st 562	£17,000	£14.26 or £32.65 ZA	Retail	Let, two storey mid terrace single fronted retail unit - trading as a carpet shop, ground floor shop with ancillary facility & storage on the first floor, same location, smaller, 10 year lease} inferior due to size but comparable location	Land Registry
Jan-21	27 Station Road, Longfield, Kent DA3 7QD	Bst 380 Grd 1,649 1st 1,193	£27,000	£8.38 or £27.65 ZA	Retail	Let, three storey double fronted retail unit incl. basement, situated opposite to the subject property, 20 year lease with 2nd year break, Rent review - Dec-23 and every 5th anniversary, permitted use as restaurant, similar ground floor size} comparable location	Land Registry

Lettings - Residential

Date	Address	Size (sq ft)	Rent p.a.	Rent pcm	Type	Comments	Agent / Source
Mar-23	8 Ingress Terrace, Park Corner Road, Southfleet, Gravesend, Kent DA13 9LP	497	£10,740	£895	Flat	Let, ground floor one bedroom flat, situated within a two storey apartment block, communal garden, allocated parking, average/dated condition, nearby town/residential area	Hunters
Sep-22	33 Essex Road, Longfield, Kent DA3 7QL	726	£15,600	£1,300	Flat	Let, ground floor two bedroom flat/maisonette, situated within a two storey detached dwelling, own garden, driveway, garage, larger, average condition, nearby/residential area} superior - size, location	Your Move
Dec-22	5 Fawkham Road, Longfield, Kent DA3 7QP	481	£12,000	£1,000	Flat	Let, ground floor one bedroom flat, situated within a two storey apartment block, own garden, smaller, average/dated condition, nearby/residential area	Your Move

Sales - Investment

Date	Address	Sale Price	Income (p.a.)	Gross Yield	User	Comments	Agent / Source
Feb-23	58 High Street, Strood, Rochester, Kent ME2 4AR	£365,000	£26,100	7.15%	Retail & Resi Ground Rent	Sold, freehold self contained retail unit with ground rent from two self-contained flats above, mid terrace building, High Street location, ground floor retail let to Specsavers Optical on a 10 year lease from Jan-2018 with £26,000 pa and ground rent for £100 from both flats} strong covenant	Acuitus (auction)
May-22	236 Bexley Road, Erith, Kent DA8 3HB	£281,000	£19,500	6.94%	Retail & Resi	Sold, freehold ground floor shop with first floor flat above, mid terrace, total rent £19,500 pa - ground floor shop let at a rent of £9,600 pa (5 yr FRI lease from April 2022) and first floor flat let at rent of £825 pcm (AST)	Savills (auction)
Dec-22	Medivet Woolwich, 171 Powis Street, Woolwich, London SE18 6JL	£595,000	£45,000	7.56%	Retail & Resi	Sold, freehold retail unit - ground veterinary surgery with 1st & 2nd floor maisonette, the entire building is let to Medivet Group Limited until 2031 (no break and rent review every 3rd year), further afield	Allsop (auction)

* GIY - Gross Initial Yield / NIY - Net Initial Yield / Q. - Quoting / FRI - Full Repairing & Insuring Lease / CV - Capital Value / VP - Vacant Possession sale / Resi. - Residential / AST - Assured Shorthold Tenancy / Accom - Accommodation / GF - Ground Floor / FF - First Floor / T - Tenant / LLH - Long Leasehold / T/A - Trading As / AST - Assured Shorthold Tenancy / MWUXT - Money Weighted Unexpired Term / SP - Subject Property / OML - Open Market Letting / TBO - Tenant Break Option - H/O Holding Over

* Whilst every effort has been made to ensure that the data contained in it is correct, no responsibility can be taken for omissions or erroneous data provided by a third party or due to information being unavailable or inaccessible during the research period.



APPENDIX F

GROUNDSURE SITEGUARD

Thank you for ordering your environmental report from Groundsure. Before you read your search results as normal we wanted to explain some recent improvements that have been made to your report. We want to let you know what **ClimateIndex™** is and what it is designed to do, so we've provided some explanation below as to why we have added climate data and the **ClimateIndex™** assessment into our reports.

What have we updated in ClimateIndex™

£525 billion worth of property could be written off due to climate change in the long term*. So now more than ever, it's important for property owners to be aware of the potential impact of climate change to their property.

In March 2023, we've made some updates to our **ClimateIndex™** based on feedback we've been collecting since our launch last year. In this update we have:

- Removed the 1 year milestone
- Removed our variance score, and replaced it with a low/moderate/high rating for individual perils
- Added guidance based on the individual perils flagged as part of the overall score

In November 2022, Groundsure released a [microsite](#) to provide further help and information in addition to the detailed guidance you will find on **page 6**. The [new site](#) features Stephen Tromans' KC opinion on a firm's duty of care regarding climate change, as well as [commercial clauses](#) that can be inserted directly into your documentation to fulfil that duty of care.

The Law Society's Planning and Environment Committee is now in the final stages of reviewing the development of a climate risk practice note alongside existing environmental notes. The inclusion of **ClimateIndex™** in this report enables solicitors to become compliance-ready for these future changes now.

* XD Analysis Report 2021

About ClimateIndex™

In this report we've added our new **ClimateIndex™** to the cover page (**page 2**), which shows a rating of the future climate risk of the property, for 5 years and 30 years.

On the cover page, past and current perils are flagged on the left-hand side, and the forward view of **ClimateIndex™** can be found on the right.

On **page 6** you can find a more detailed review of these calculations, including a breakdown of the different physical and transition risks and their relative impact on the property, and detailed guidance and next steps tailored to the property's rating and the perils that make up that rating. The physical and transition risks used in the calculation are flooding, natural ground stability and coastal erosion.

Help and feedback

If you need to speak to one of our climate experts please contact climate@groundsure.com. We have a survey that you can fill out about the **ClimateIndex™** feature [here](#).

We are currently recruiting for our Groundsure Customer Advisory Board. Members of the board get a unique opportunity to input into Groundsure's product direction, as well as exclusive insight into our product roadmap and work in progress.

If you'd like to take part, please let us know at feedback@groundsure.com.

18, STATION ROAD, LONGFIELD, DA3 7QD

Professional opinion



Contaminated Land

Moderate:
Acceptable Risk

Consultant's guidance and recommendations inside.

Further Guidance



Flooding
Negligible



Ground Stability
Not identified



Radon
Identified

page 8

Brought to you by



Lenders liability assessment

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

ClimateIndex™

ClimateIndex™ projects changes in physical and transition risks from:



Flooding



Ground stability



Coastal erosion

5 years



No risk predicted

30 years



No risk predicted

Please refer to page 6 for details and guidance

Site Plan



Useful contacts

Dartford Borough Council:
<http://www.dartford.gov.uk/>
customer.services@dartford.gov.uk
01322 343 434

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Site details

Current Use

Commercial - Retail

Proposed Use

Commercial - Retail

Redevelopment planned? (not refurbishment)

Yes

Underground storage tanks? (e.g. fuel tanks, septic tanks)

Unknown

Distance to surface water feature

None within 250m

Distance to residential properties

On Site

Valuer contact

Jonathan Rogers 01634265900

Name of customer

DCP Properties Ltd

Contact

Paul Radley 00447795318848

Estimated property/building age

1960s

Known concerns regarding environmental risk?

No

Guidance and recommendations



Contaminated Land

Groundsure considers the site to comprise acceptable banking security despite some potentially contaminative land uses being identified. Moderate risk issues may have some potential to be raised as concerns in the future at the point of forward sale. Good environmental management at the property moving forward will assist in ensuring the avoidance of potential future environmental liability issues.

No further action is required.

Should you wish to discuss your case further with Groundsure, please contact the Natwest Siteguard Team on 01273 25 77 55 or email natwest.queries@groundsure.com.



Flooding

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.



Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years

30 years



ClimateIndex™

No risk predicted

No risk predicted

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

	5 years	30 years
Surface water flooding	Negligible	Negligible
River flooding	Negligible	Negligible
Coastal flooding	Negligible	Negligible
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible

In 30 years time your property has a ClimateIndex™ rating of A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

See **page 29** for further details.

Environmental summary



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 33**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Low
Non-Natural Ground Stability	Not identified



Radon

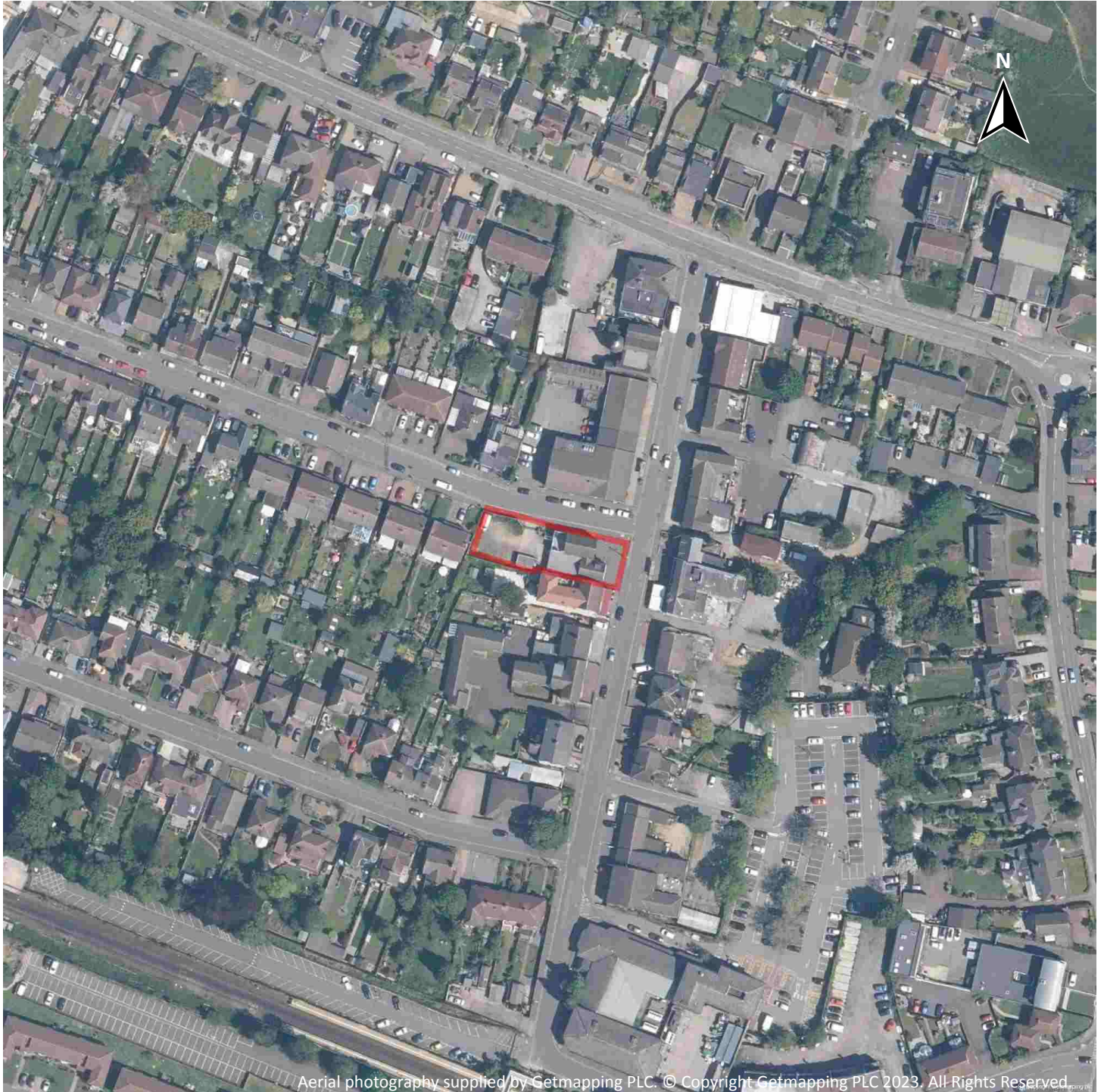
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see **page 26** for details of the identified issues.

In a radon affected area



Recent aerial photograph



Capture Date: 31/05/2021

Site Area: 0.07ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	3	30
Former tanks	0	0	3
Former energy features	0	0	16
Former petrol stations	0	0	2
Former garages	0	0	12
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Waste Exemptions	0	0	3
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	12
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	4
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former tanks
- Former energy features
- Former petrol stations
- Former garages

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
6 m	W	Nursery	1895
11 m	NW	Smithy	1907
32 m	NE	Smithy	1895
59 m	SE	Unspecified Works	1965
78 m	NW	Old Clay Pit	1895

Distance	Direction	Use	Date
134 m	NE	Unspecified Pit	1931
134 m	NE	Unspecified Pit	1939
135 m	NE	Unspecified Pit	1955
137 m	SW	Railway Sidings	1955
137 m	SW	Railway Sidings	1965
138 m	SW	Railway Sidings	1895
138 m	SW	Railway Sidings	1907
138 m	SW	Railway Sidings	1931
138 m	SW	Railway Sidings	1939
140 m	SW	Railway Sidings	1967
140 m	SW	Railway Sidings	1974
140 m	SW	Railway Sidings	1955
140 m	SW	Railway Sidings	1938
161 m	SW	Railway Sidings	1907
161 m	SW	Railway Sidings	1936
167 m	S	Railway Buildings	1955
170 m	S	Railway Station	1965
170 m	S	Railway Station	1973
170 m	S	Railway Station	1979
170 m	S	Railway Station	1907
170 m	S	Railway Station	1931
170 m	S	Railway Station	1939
170 m	S	Railway Station	1938
176 m	S	Railway Station	1895
176 m	NW	Unspecified Pit	1907
178 m	NW	Old Clay Pit	1895
182 m	E	Grave Yard	1867
227 m	SE	Cuttings	1867

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
56 m	N	Unspecified Tank	1909
56 m	N	Unspecified Tank	1932
56 m	N	Unspecified Tank	1938

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
146 m	S	Electricity Substation	1979
146 m	S	Electricity Substation	1985
147 m	S	Electricity Substation	1985
147 m	S	Electricity Substation	1985
147 m	S	Electricity Substation	1985
148 m	S	Electricity Substation	1994
203 m	E	Electricity Substation	1997
212 m	SE	Electricity Substation	1985
212 m	SE	Electricity Substation	1985
213 m	SE	Electricity Substation	1994
221 m	NE	Electricity Substation	1979
222 m	SW	Electricity Substation	1996
224 m	SW	Electricity Substation	1987

Distance	Direction	Use	Date
224 m	SW	Electricity Substation	1991
225 m	SE	Electricity Substation	1979
225 m	SE	Electricity Substation	1985

This data is sourced from Ordnance Survey/Groundsure.

Former petrol stations

These petrol stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and small leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
73 m	NE	Filling Station	1970
74 m	NE	Filling Station	1979

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
125 m	NE	Garage	1997
126 m	NE	Garage	1960
126 m	NE	Garage	1970
141 m	NE	Garage	1979
150 m	SE	Garage	1970
150 m	SE	Garage	1979

Distance	Direction	Use	Date
150 m	SE	Garage	1985
151 m	SE	Garage	1979
151 m	SE	Garage	1985
151 m	SE	Garage	1985
151 m	SE	Garage	1985
151 m	SE	Garage	1994

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Waste and landfill



— Site Outline

Search buffers in metres (m)

● Waste Exemptions

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Waste Exemptions

A waste exemption permit is given to a premises when there is a waste operation at the site that is exempt from needing an environmental permit. Each exemption has specific limits and conditions that the holder must operate within.

ID	Distance	Direction	Details		
1	85 m	S	Site Address: 59 Station Road Longfield Kent DA3 7QA Permission ref: EPR/WF0107CJ/A001	Holder: HODGSON PHARMACY LTD Agricultural/Non-agricultural: Non-Agricultural Waste Only	Permission category: Treating waste exemption Permission description: Sorting and de-naturing of controlled drugs for disposal

ID	Distance	Direction	Details		
2	87 m	S	Site Address: 59, STATION ROAD, LONGFIELD, DA3 7QA Permission ref: WEX283552	Holder: Hodgson Pharmacy Limited Agricultural/Non-agricultural: Not on a farm	Permission category: Treating waste exemption Permission description: Sorting and de-naturing of controlled drugs for disposal
3	87 m	S	Site Address: 59, STATION ROAD, LONGFIELD, DA3 7QA Permission ref: WEX145406	Holder: Hodgson Pharmacy Limited Agricultural/Non-agricultural: Not on a farm	Permission category: Treating waste exemption Permission description: Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.

Contaminated land / Current and recent industrial



— Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Local Authority licensed pollutant release

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 3** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	44 m	NE	Longfield Hardware - 8, Station Road, Longfield, Kent, DA3 7QD	General Construction Supplies	Industrial Products
2	49 m	NE	T M C Motor Parts Ltd - 6, Station Road, Longfield, Kent, DA3 7QD	Vehicle Parts and Accessories	Motoring
3	58 m	NE	Electricity Sub Station - Kent, DA3	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
6	85 m	NE	Shell - 1-3, Station Road, Longfield, Kent, DA3 7QD	Petrol and Fuel Stations	Road and Rail
9	138 m	NE	Telephone Exchange - Kent, DA3	Telecommunications Features	Infrastructure and Facilities
10	153 m	S	Electricity Sub Station - Kent, DA3	Electrical Features	Infrastructure and Facilities
11	155 m	NE	Farrins - 61, Main Road, Longfield, Kent, DA3 7QT	Vehicle Repair, Testing and Servicing	Repair and Servicing
12	155 m	NE	Home Care Mobility UK - 61, Main Road, Longfield, Kent, DA3 7QT	Disability and Mobility Equipment	Consumer Products
14	168 m	E	Scrivens Plant Hire & Excavators - 9, Hartley Road, Longfield, Kent, DA3 7PF	Construction and Tool Hire	Hire Services
15	169 m	NW	Falkham Tyres - 27, Main Road, Longfield, Kent, DA3 7QT	Vehicle Parts and Accessories	Motoring
16	186 m	SE	Longfield House Clearance - 101, Station Road, Longfield, Kent, DA3 7QA	Clearance and Salvage Dealers	Recycling Services
17	187 m	S	Longfield Rail Station - Kent, DA3	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
18	222 m	SW	Electricity Sub Station - Kent, DA3	Electrical Features	Infrastructure and Facilities
19	248 m	S	Electricity Sub Station - Kent, DA3	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 3** for further advice.

ID	Distance	Direction	Company	Address	Status
7	88 m	NE	SHELL	1-3, Station Road, Longfield, Kent, DA3 7QD	Open

This data is sourced from Experian Catalist.

Local Authority licensed pollutant release

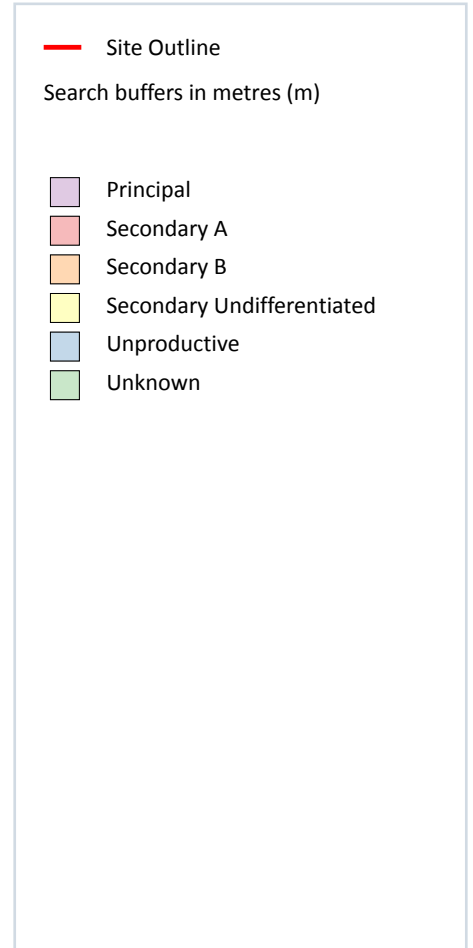
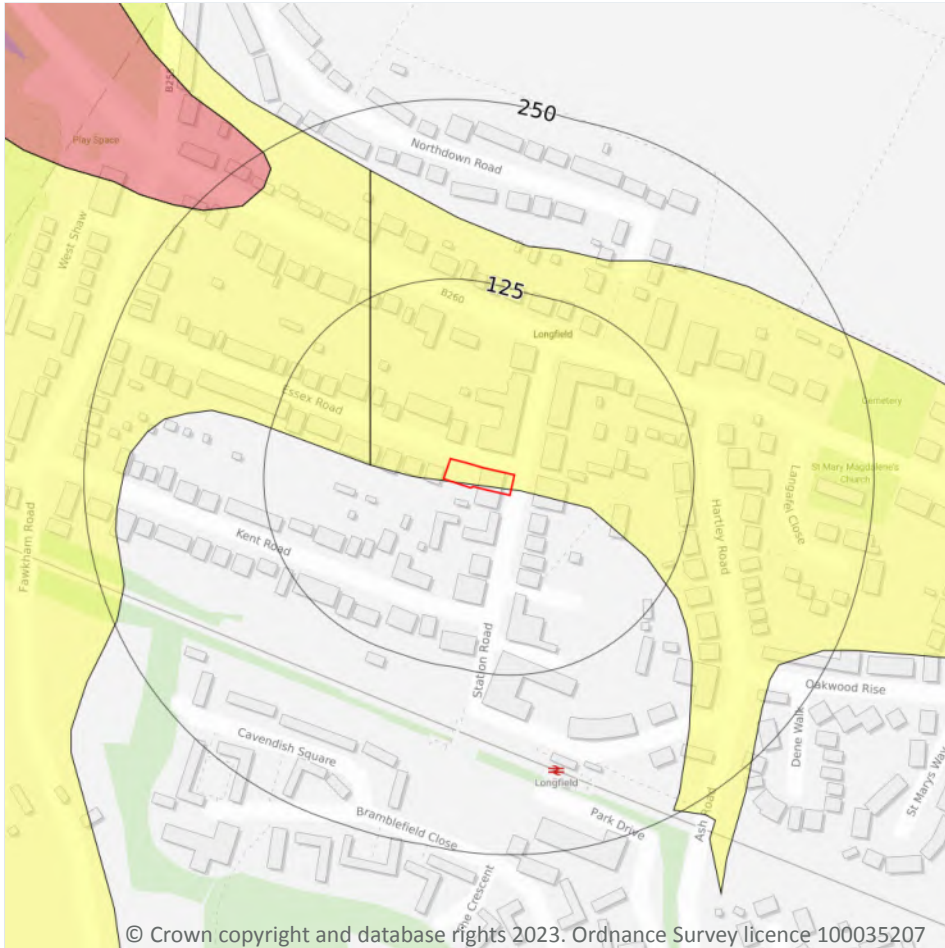
Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 3** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
4	65 m	S	Capricorn Dry Cleaners, 34 Station Road, Longfield, DA3 7QD	Dartford Borough Council	Dry Cleaning	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	78 m	NE	Longfield Service Station, 1-3 Station Road, Longfield, DA3 7QD	Dartford Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	134 m	S	Lonfield Service Station, Station Rd, DA3 7QA	Dartford Borough Council	Petrol Vapour Recovery	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	158 m	NE	Shell Priory Motor Grp, Station Rd/Main Rd, Longfield, DA3 7AS	Dartford Borough Council	Petrol Vapour Recovery	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Superficial hydrogeology



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Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
52 m	W	Secondary Undifferentiated
228 m	NW	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
HEAD	HEAD-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.

Bedrock hydrogeology



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- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Principal
51 m	W	Principal

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

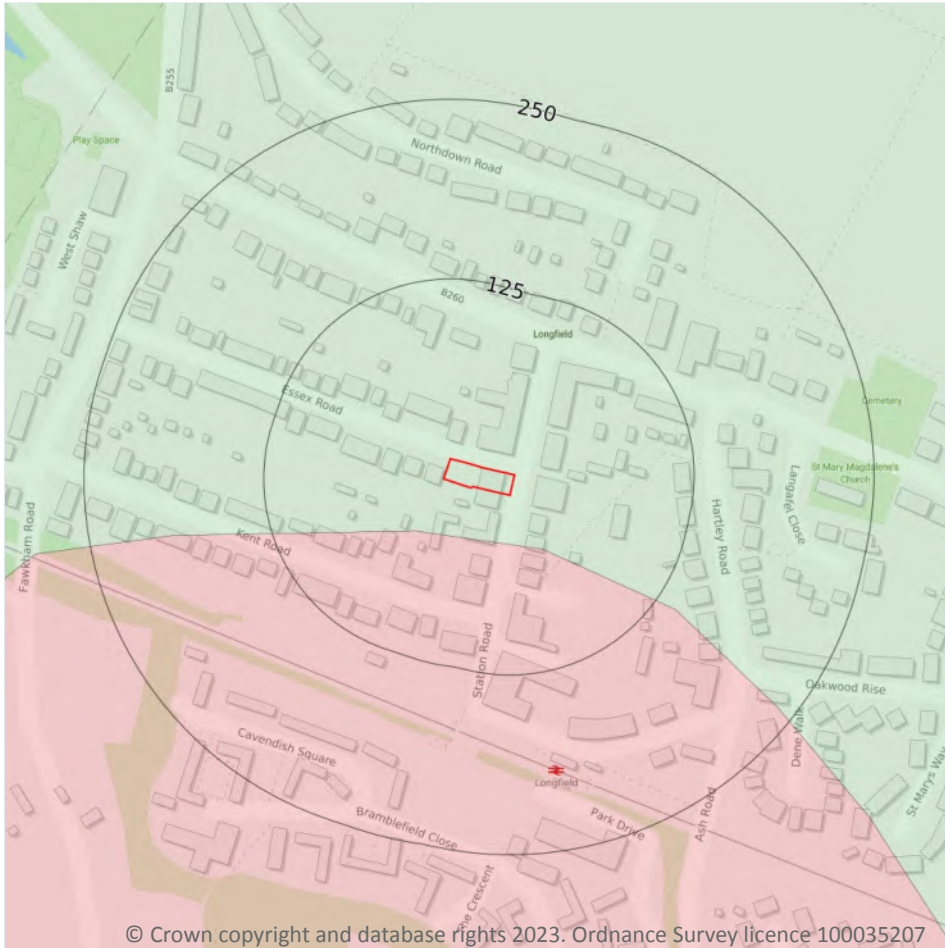
Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED)	LSNCK-CHLK	CHALK

This data is sourced from British Geological Survey.

Source Protection Zones and drinking water abstractions



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Site Outline

Search buffers in metres (m)

- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

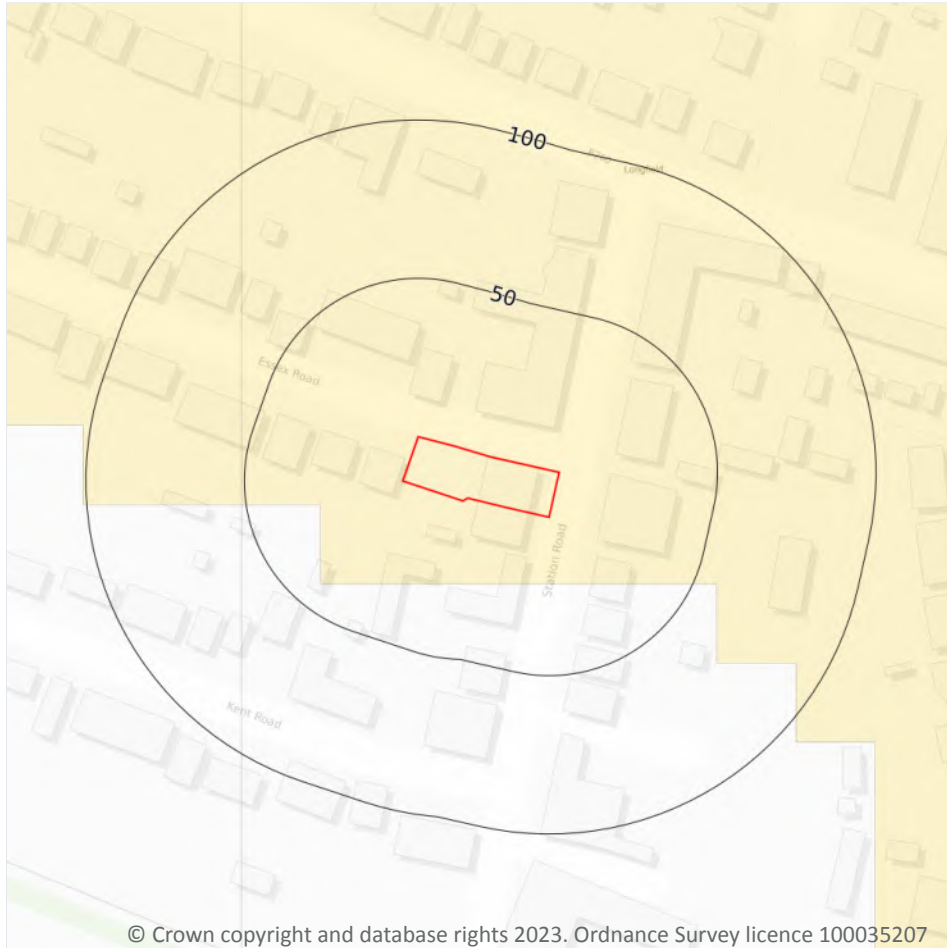
Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	Zone: 3 Description: Total catchment
34 m	S	Zone: 1 Description: Inner catchment

This data is sourced from the Environment Agency/Natural Resources Wales.

Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

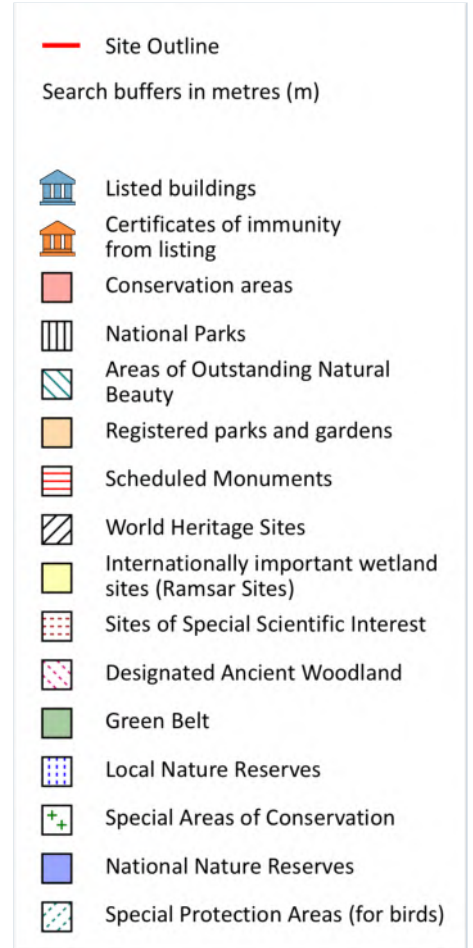
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see **page 3** for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

Planning constraints



Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
212 m	SW	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> for further information

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
153 m	SW	London	Dartford
212 m	SW	London	Sevenoaks

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2023). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
234 m	E	Church of Saint Mary Magdalene, Longfield and New Barn, Dartford, Kent, DA3	II*	1239125	01/06/1967

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Waste Exemptions	
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	
Pollutant release to surface waters	Not identified

Contaminated Land	
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Not identified
Surface water abstractions	Not identified

Flooding

Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified

Planning constraints

Green Belt	Identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
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Natural ground instability (5 and 30 Years)	Identified
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Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.

Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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