

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham**GBT-ASA-ZZ-ZZ-SC-A-750 (Page 6)****Building E - Residential Apartments (Affordable Rent)****A2871 200 Series Plans****R53 - Planning Submission****27/06/2022****Assael****Definition of Areas for Schedule of Areas**

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Areas (NIA)

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation

Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

Ancillary

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Internal Divisions

The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

Excluded balconies, terraces, verandas, parking areas, separate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Internal Face

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas

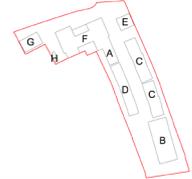
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

*denotes a handed house type
*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
		Entrance / Core (C3)			-	-											
	G	E0-1*	55	592	12.0	129					1				1	2	2
	G	E0-2*	55	592	9.0	97					1				1	2	2
			110	1,184	21.0	226	149	1,604	170	1,830	2				2	4	4
1	E1-1	2 Bed	70	753	8.0	86						1			1	3	4
1	E1-2	2 Bed	70	753	8.0	86						1			1	3	4
			140	1,507	16.0	172	173	1,862	200	2,153		2			2	6	8
2	E2-1	2 Bed	70	753	8.0	86						1			1	3	4
2	E2-2	2 Bed	70	753	8.0	86						1			1	3	4
			140	1,507	16.0	172	173	1,862	200	2,153		2			2	6	8
		Residential (C3)	390	4,198	53.0	571	495	5,328	570	6,136	2	4			6	16	20
		Commercial (B1/2/8)	0	-	-	-											
		Car Park	0	-	-	-											
		Ancillary / Plant	0	-	-	-	24	258	28	301							
		Building E Total	390	4,198	53	571	519	5,587	598	6,437	2	4			6	16	20
											33%	67%	0%				

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Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 7)

Building F - Residential Apartments A2871 200 Series Plans (Market Sale)

R53 - Planning Submission

27/06/2022

Assael

Definition of Areas for Schedule of Areas

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Circulation

Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

Ancillary

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Internal Divisions

The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

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Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Internal Face

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas

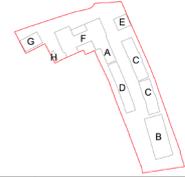
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*denotes a handed house type
*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type & Access Core	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
ALL	All cores and corridors		-	-	-	-											
			0	0	0	0	500	5,382	505	5,436	-	-	-	0	-	-	-
G	F0-6	B 1 Bed	50	538	5	54					1				1	2	2
G	F0-7	B 1 Bed	50	538	9	101					1				1	2	2
G	F0-8*	B 1 Bed	61	657	26	280					1				1	2	3
			161	1,733	40	435	174	1,873	185	1,991	3	-	-	0	3	6	7
1	F1-9	B 2 Bed	71	764	9	97						1			1	3	4
1	F1-10	B 1 Bed	50	538	5	54					1				1	2	2
1	F1-11	B 1 Bed	50	538	5	54					1				1	2	2
1	F1-12	B 1 Bed	50	538	5	54					1				1	2	2
1	F1-13	B 2 Bed	67	721	33	355						1			1	3	3
1	F1-14	B 1 Bed	50	538	18	194					1				1	2	2
1	F1-15	B 2 Bed	72	775	54	581						1			1	3	4
			410	4,413	129	1,389	440	4,736	471	5,070	4	3	-	0	7	17	19
2	F2-1	A 2 Bed	71	764	7	75									1	3	4
2	F2-2	A 2 Bed	70	753	7	75							1		1	3	4
2	F2-3	A 3 Bed	99	1,066	9	97								1	1	4	6
2	F2-4	A 1 Bed	55	592	5	54					1				1	2	2
2	F2-5	A 2 Bed	72	775	7	75									1	3	4
2	F2-6	A 1 Bed	50	538	0	0					1				1	2	2
2	F2-7	A 1 Bed	50	538	0	0					1				1	2	2
2	F2-8*	B 1 Bed	55	592	5	54					1				1	2	2
2	F2-9	B 2 Bed	71	764	12	129							1		1	3	4
2	F2-10	B 1 Bed	50	538	5	54					1				1	2	2
2	F2-11	B 1 Bed	50	538	5	54					1				1	2	2
2	F2-12	B 1 Bed	50	538	5	54					1				1	2	2
2	F2-13	B 2 Bed	67	721	6	65							1		1	3	3
3	F2-14	B 1 Bed	50	538	5	54					1				1	2	2
2	F2-15	B 2 Bed	72	775	7	75							1		1	3	4
			932	10,032	85	915	984	10,592	1,071	11,529	8	6	1	0	15	38	45
3	F3-1	A 2 Bed	71	764	7	75									1	3	4
3	F3-2	A 2 Bed	70	753	7	75									1	3	4
3	F3-3	A 2 Bed	75	807	9	97									1	3	4
3	F3-4	A 1 Bed	57	614	7	75					1				1	2	2
3	F3-5	A 2 Bed	75	807	7	75									1	3	4
3	F3-6	A 1 Bed	50	538	0	0					1				1	2	2
3	F3-7*	B 1 Bed	55	592	5	54					1				1	2	2
3	F3-8	B 2 Bed	71	764	9	97									1	3	4
3	F3-9	B 1 Bed	50	538	5	54					1				1	2	2
3	F3-10	B 1 Bed	50	538	5	54					1				1	2	2
3	F3-11	B 3 Bed	95	1,023	13	140							1		1	4	6
			719	7,740	74	797	755	8,127	829	8,924	5	5	1	0	11	29	36
4	F4-1*	B 1 Bed	55	592	5	54					1				1	2	2
4	F4-2	B 2 Bed	71	764	12	129									1	3	4
4	F4-3	B 1 Bed	50	538	5	54					1				1	2	2
4	F4-4*	B 2 Bed	80	861	12	129							1		1	3	4
			256	2,756	34	366	267	2,874	298	3,208	2	2	-	0	4	10	12
Residential (C3)			2,478	26,674	362	3,901	3,120	33,584	3,359	36,157	22	16	2	0	40	100	119
Commercial (B1/2/8)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Car Park			-	-	-	-	353	3,800	355	3,821	-	-	-	-	-	-	-
Ancillary / Plant			-	-	-	-	182	1,959	187	2,013	-	-	-	-	-	-	-
Building F Total			2,478	26,674	362	3,901	3,655	39,343	3,901	41,991	22	16	2	0	40	100	119
											55%	40%	5%	0%			

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Greggs Bakery, Twickenham

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Building F - Residential Apartments A2871 200 Series Plans (Shared Ownership)

R53 - Planning Submission

27/06/2022

Assael

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Circulation

Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Gross External Area (GEA)

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Ancillary

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Internal Divisions

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Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Internal Face

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas

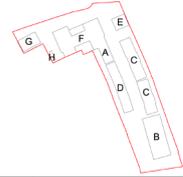
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Revision Status: P = Planning T = Tender

*denotes a handed house type
*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type & Access Core	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
ALL	All cores and corridors		-	-	-	-										-	-
			0	0	0	0	176	1,895	178	1,916							
G	F0-1	A 2 Bed	71	764	13	140									1	3	4
G	F0-2	A 1 Bed	54	581	19	205					1				1	2	2
G	F0-3	A 2 Bed	70	753	8	84						1			1	3	4
G	F0-4	A 1 Bed	50	538	11	113					1				1	2	2
G	F0-5*	B 3 Bed	100	1,076	31	334							1		1	4	4
			345	3,714	81	875	361	3,886	397	4,273	2	2	1	0	5	14	16
1	F1-1	A 2 Bed	71	764	7	75									1	3	4
1	F1-2	A 2 Bed	70	753	20	215						1			1	3	4
1	F1-3	A 3 Bed	99	1,066	100	1,076							1		1	4	6
1	F1-4	A 1 Bed	55	592	15	161					1				1	2	2
1	F1-5	A 2 Bed	72	775	7	75							1		1	3	4
1	F1-6	A 1 Bed	50	538	0	0					1				1	2	2
1	F1-7	A 1 Bed	50	538	0	0					1				1	2	2
1	F1-8*	B 1 Bed	55	592	14	151					1				1	2	2
			522	5,619	163	1,755	548	5,899	599	6,448	4	3	1	0	8	21	26
Residential (C3)			867	9,333	244	2,630	1,085	11,679	1,174	12,637	6	5	2	0	13	35	42
Commercial (B1/2/8)			-	-	-	-	-	-	-	-							
Car Park			-	-	-	-	121	1,302	125	1,346							
Ancillary / Plant			-	-	-	-	64	689	66	710							
Building F Total			867	9,333	244	2,630	1,270	13,671	1,365	14,693	6	5	2	0	13	35	42
											48%	38%	15%	0%			

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Greggs Bakery, Twickenham**GBT-ASA-ZZ-ZZ-SC-A-750 (Page 9)****Building G - Residential (Market Sale)****A2871 200 Series Plans****R53 - Planning Submission****27/06/2022****Assael****Definition of Areas for Schedule of Areas**

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Circulation

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Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

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Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Internal Divisions

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Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Internal Face

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Areas

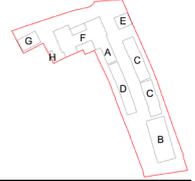
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Floor	Flat No	Unit Type		NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
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G	G-2	HT 1	2 Bed	81	872	9	97	87	936	96	1,033		1			1	3	4
G	G-3	HT 1	2 Bed	81	872	9	97	87	936	96	1,033		1			1	3	4
G	G-4	HT 1	2 Bed	81	872	9	97	84	904	100	1,076		1			1	3	4
Residential (C3)				324	3488	36	388	342	3681	392	4220	0	4	0	0	4	12	16
Commercial (B1/2/8)				0	0	0	0	0	0	0	0							
Car Park				0	0	0	0	0	0	0	0							
Ancillary / Plant				0	0	0	0	20	215	22	237							
Building G Total				324	3488	36	388	362	3897	414	4456	0	4	0	0	4	12	16
												0%	100%	0%				

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Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 10)

Building H - Residential Existing Townhouse (Affordable)

A2871 200 Series Plans

R53 - Planning Submission

27/06/2022

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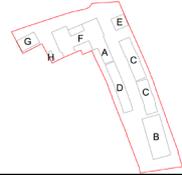
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* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
H	I-H-1	Existing 2 Bed	73	786	30	323	75	807	85	915		1			1	4	4
			73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
Residential (C3)			73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
Car Park			-	-	-	-	-	-	-	-							
Building G Total			73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
											0%	100%	0%	0%			

PROJECT TITLE:

Greggs Bakery, Twickenham

SCHEDULE TITLE:

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 11)

SUBTITLE:

Accessible and Adaptable Schedule

MEASURED FROM DRAWINGS:

A2871 200 Series Plans

ISSUE DATE:

R53 - Planning Submission

27/06/2022

Assael

Definition of Areas for Schedule of Areas

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Areas (NIA)

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation

Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

Ancillary

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Internal Divisions

The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

Excluded balconies, terraces, verandas, parking areas, separate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Internal Face

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas

These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

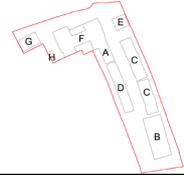
This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

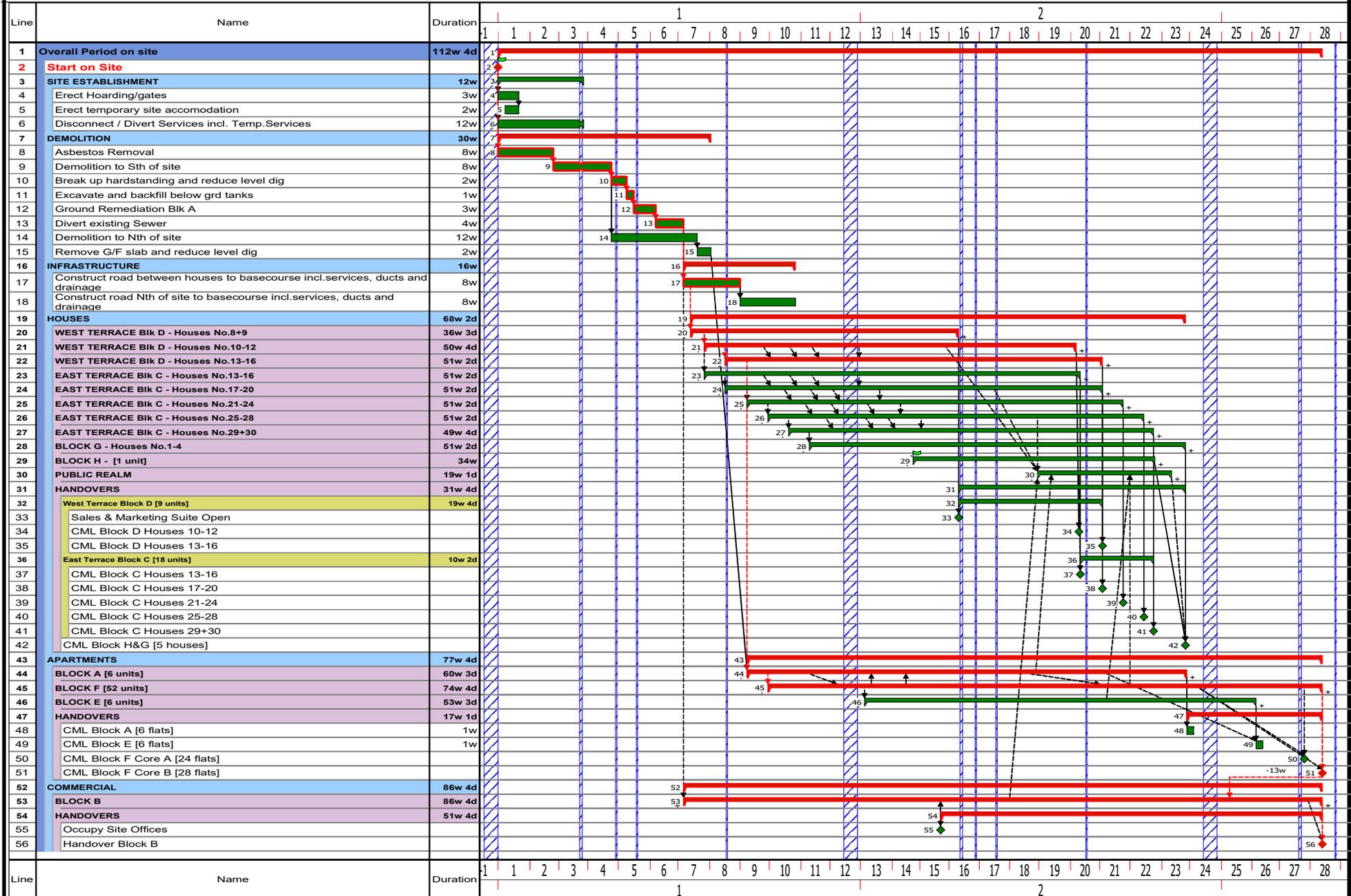
*denotes a handed house type

* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY			
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants	
	C-3	HT 4*	3 Bed	130	1,399	20	215						1		1	4	5	
	C-4	HT 4**	3 Bed	130	1,399	19	205						1		1	4	5	
G	E0-1*	1 Bed	55	592	12	129					1				1	2	2	
G	E0-2*	1 Bed	55	592	9	97					1				1	2	2	
G	F0-5*	3 Bed	100	1,076	31	334							1		1	4	4	
G	F0-8*	1 Bed	61	657	26	280					1				1	2	3	
1	F1-8*	1 Bed	55	592	14	151					1				1	2	2	
2	F2-8*	1 Bed	55	592	5	54					1				1	2	2	
3	F3-7*	1 Bed	55	592	5	54					1				1	2	2	
4	F4-1*	1 Bed	55	592	5	54					1				1	2	2	
4	F4-4*	2 Bed	80	861	12	129						1			1	3	4	
Building G Total				831	8,945	158	1,701	-	-	-	-	7	1	3	-	11	29	33
											64%	9%	27%	0%				

**APPENDIX FOUR: Construction Programme, London Square,
10/05/2021**



Milestone Appearances
 ◆ Diamond

**APPENDIX FIVE: Unit by Unit Pricing Schedule, London Square,
18/07/2022**

28.06.2022



Total

	No of units	Unit mix	Sqft	GDV	Average sqft
1B2P	24	31%	13358	£11,050,000	557
2B3P	4	5%	2756	£2,085,000	689
2B4P	20	26%	15931	£12,250,000	797
3B5P	2	3%	2088	£1,450,000	1044
3B6P	27	35%	33831	£26,250,000	1253
Total	77	100%	67963	£53,085,000	

	Min price	Average Price	Max Price	£psf
1B2P	£450,000	£460,417	£500,000	£829
2B3P	£475,000	£521,250	£575,000	£756
2B4P	£575,000	£645,313	£715,000	£781
3B5P	£700,000	£725,000	£750,000	£694
3B6P	£905,000	£972,222	£1,100,000	£776
Total			Total	£781

Houses

	No of units	Unit mix	Sqft	GDV
2B4P	4	13%	3488	£2,800,000
3B6P	27	87%	33831	£26,250,000
Total	31	100%	37318	£29,050,000

	Min price	Average Price	Max Price	£psf
2B4P	£695,000	£700,000	£715,000	£803
3B6P	£905,000	£972,222	£1,100,000	£776
Total			Total	£778

Apartments

	No of units	Unit mix	Sqft	GDV
1B2P	24	52%	13358	£11,050,000
2B3P	4	9%	2756	£2,085,000
2B4P	16	35%	12443	£9,450,000
3B5P	2	4%	2088	£1,450,000
Total	46	100%	30645	£24,035,000

	Min price	Average Price	Max Price	£psf
1B2P	£450,000	£460,417	£500,000	£829
2B3P	£475,000	£521,250	£575,000	£756
2B4P	£575,000	£590,625	£610,000	£760
3B5P	£700,000	£725,000	£750,000	£694
Total			Total	£784