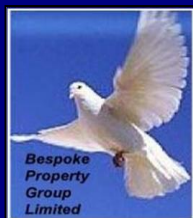


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC
APPRAISAL TOOL**



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Version 1.3 (October 2007)



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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Hunters Lodge, Friar Lane, TW9 1NX
Site Reference	
Scheme Description	Demolition of existing building and erection of 4 x apartments.
Date	04/03/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

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

Affordable Housing Tenure 2: Intermediate - Shared Ownership

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

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

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

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

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

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

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

* Other = User-defined

Open Market Housing Type 1: Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						60.75
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						4

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 (Open Market and Affordable)
 Value of each residential car parking space (Average value of all parking spaces)

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

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

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

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)
Timing of Affordable Housing Tenure 5 Purchase Payment	Start Month	End Month
		(whole number, minimum 0)

Open Market Values

	Flats	Capital Value (£ psm)
Open Market Housing Type 1:		£11,152
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
Timing of First Open Market Housing Sale		Month
		12 (whole number, minimum 0)
Timing of Last Open Market Housing Sale		Month
		14 (whole number, minimum 0)

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	14 (whole number, minimum 0)

Social Housing Grant & Other Funding

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

Timing 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	£2,159	95%
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 ne
Section 106 Payments (£) *	Cost (£)		Month of Payment
CIL	£45,716		
Part L Building Regs			
Biodiversity Net Gain	£4,142		
Planning Fees			
Others			
<i>* This section excludes Affordable Housing section 106 payments</i>			
Site Abnormals (£)	Cost (£)		Month of Payment
Infrastructure Costs	£66,270		
Contamination Costs			
Demolition Costs			
Other Costs			
Site Specific Sustainability Initiatives**	EITHER		
Building Cost Percentage Increase (if any)		%	
Site Specific Sustainability Initiatives (%)**	OR		
Wheelchair provision (%)			
Code for Sustainable Homes (%)			
Other (%)			

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

	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) - £	£1,000	(typically around £600 per unit)

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)	
Size of office scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	
	Timing (month)
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
Return for risk / profit (% of value)	

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	
Size of retail scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	
	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**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)**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**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)

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)

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

SUMMARY

Site Address	Hunters Lodge, Friar Lane, TW9 1NX
Site Reference	
Scheme Description	Demolition of existing building and erection of 4 x apartments.
Date	04/03/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	4	units
Total Number of Open Market Units	4	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	243	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

Social Housing Grant per Affordable Housing Person -
 Social Housing Grant per Social Rented Person -
 Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	243	£11,152	£2,710,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	243	-	£2,710,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £2,710,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £2,710,000

Non-Residential Values

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£2,710,000
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£552,249	£552,249

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
-------------------------------------	--	----

Total Building Costs	£552,249
-----------------------------	-----------------

OTHER SITE COSTS

Building Contingencies	5.0%	£27,612
Building Cost Fees (Architects, QS etc):	10.0%	£57,986
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£45,716
Part L Building Regs	£0
Biodiversity Net Gain	£4,142
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£66,270
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£201,726
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£81,300
Legal Fees (per Open Market unit):	£1,000	£4,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£85,300
------------------------------	----------------

Non-Residential Building & Marketing Costs**Building Costs**

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

Professional Fees (Building, Letting & Sales)

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

Total Non-Residential Costs		£0
------------------------------------	--	-----------

TOTAL DIRECT COSTS:	£839,275.95
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£11,003
Legal Fees	£8,252
Stamp Duty	£55,014
Total Interest Paid	£154,168

Total Finance Costs	£228,437
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£542,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£542,000
-------------------------------	-----------------

Residual Site Value

SITE VALUE TODAY	£1,100,287
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EXISTING USE VALUE	£1,575,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£474,713
--	-----------

Checks:

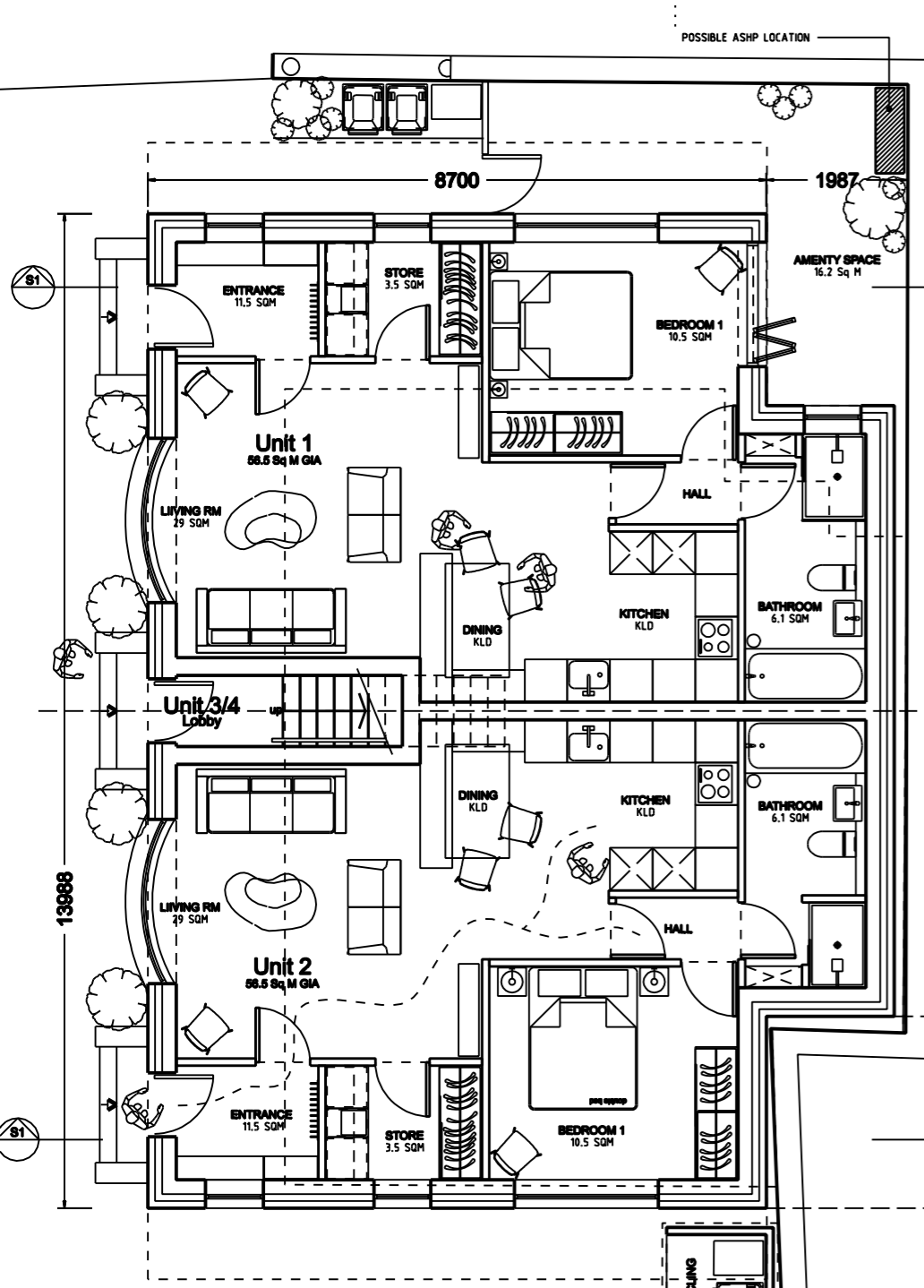
Site Value as a Percentage of Total Scheme Value	40.6%
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Site Value per hectare	#VALUE!
------------------------	---------

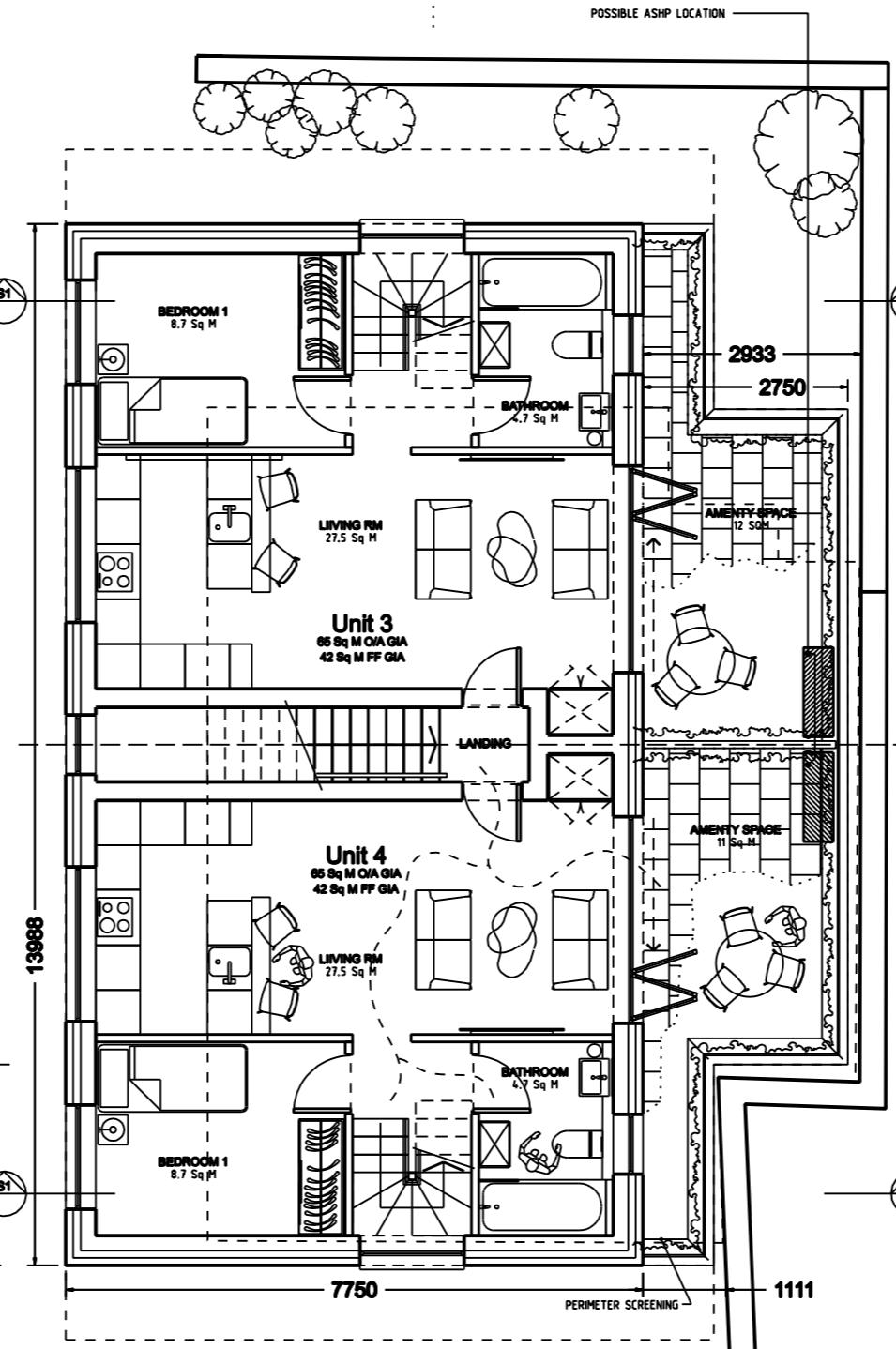
Schedule 2

HUNTERS LODGE / FRIARS LANE / RICHMOND

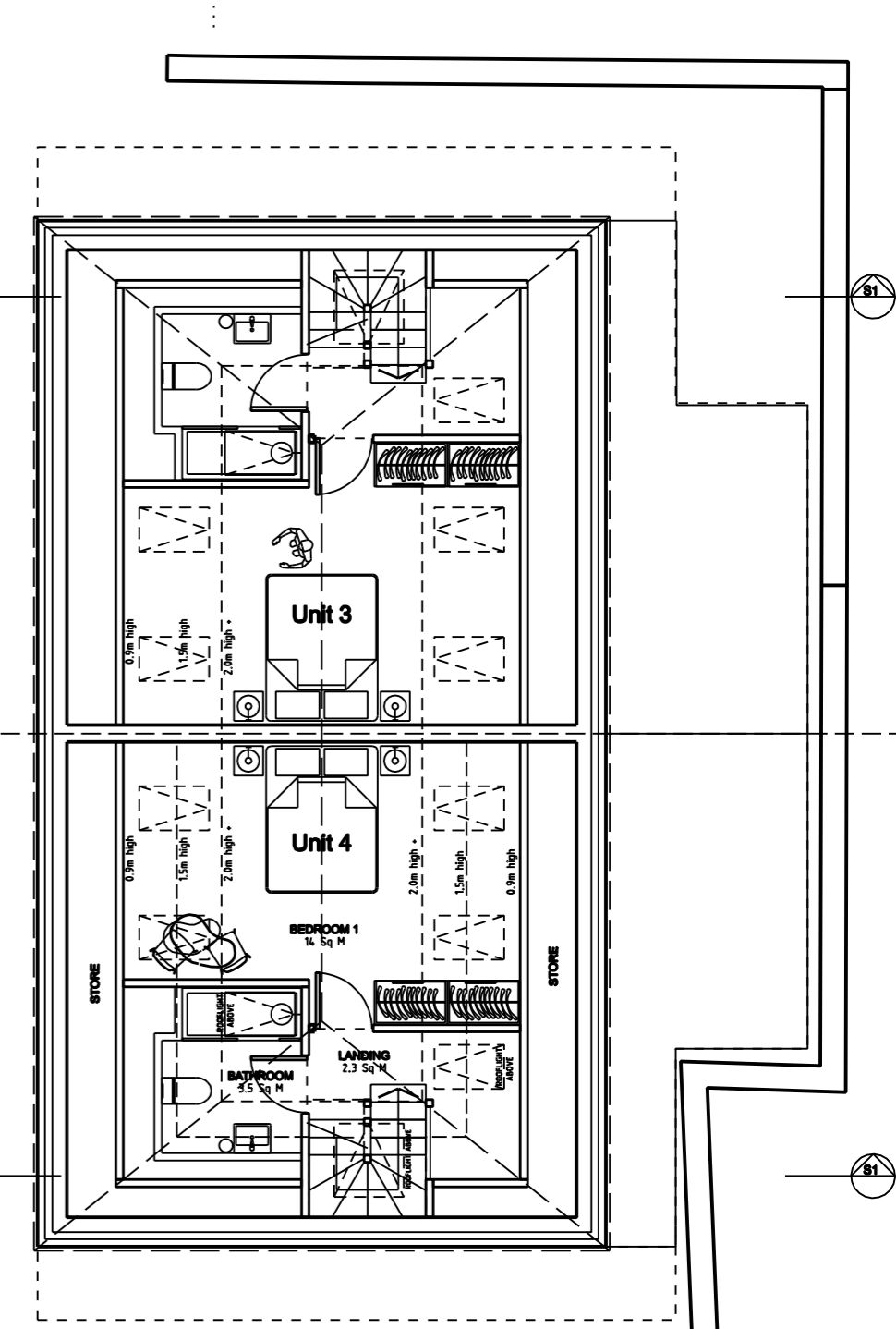
REVISED PROPOSALS APP 3



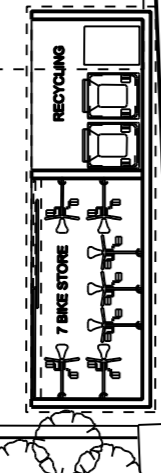
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1:50



1:100



Notes: The General contractor is responsible for the verification of all dimensions on site & shall inform the contract administrator of any discrepancies. Do not scale from this drawing. Use figured dimension only. Existing foundations, lintels and wall to be exposed if req'd by Building Control for assessment & upgrading if found inadequate. Unless stated otherwise these drawings represent design intent only & approved assembly drawings will be required from the Trade Contractor prior to any work and/or procurement being undertaken. If in doubt, ask.
Any images shown are for illustrative purposes only.

Revisions

- / - 231213 - Issued to client via email
- / - 240109 - Issued to client via email
- A - 240125 - Issued to LBRUT via email
- B - 240213 - Issued to LBRUT via email
- C - 240216 - Issued to client/FJ via email

LOCATION Hunters Lodge Friars Lane Richmond	CLIENT Mr C Deehan	DRAWING TITLE Ground/First/Second Floor Plans Large scale detail	JOB No 2561	SIZE A3
JOB DESCRIPTION 4 New Build Apartments	SCALE 1:100 @ A3	STATUS Planning	DRAWING No 002	REV C

Schedule 3



TW9 1NX

Search

House Prices around TW9 1NX

Sales of flats around TW9 1NX had an overall average price of £928,400 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 14 February 2024.

Properties sold

Filter: Within ¼...▼ Last 1 year▼ Flat ▼ All tenures▼

5 sold properties Date sold ▼

Flat 4, 31, Petersham Road, Richmond, Greater London TW10 6UH

Flat

£615,000	6 Oct 2023	Leasehold
£497,000	22 Nov 2013	Leasehold
£420,000	4 Apr 2008	Leasehold

14, Queensberry House, Friars Lane, Richmond, Greater London TW9 1NT

Flat

£1,047,000	26 Jun 2023	Leasehold
£252,000	4 Apr 1997	Leasehold
£216,000	7 Jul 1995	Leasehold

**6, Richmond Bridge Mansions, Willoughby Road,
Twickenham, Greater London TW1 2QJ**

Flat

**£1,500,000** 31 May 2023 Leasehold

No other historical records

**First Floor Flat, St Kilda, The Hermitage, Richmond,
Greater London TW10 6SH**

Flat

**£585,000** 21 Apr 2023 Leasehold

£240,000 21 Mar 2002 Leasehold

No other historical records

50, Hill Street, Richmond, Greater London TW9 1TW

Flat

**£895,000** 20 Mar 2023 Leasehold

No other historical records

[← Previous](#)

Page 1 of 1

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The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.

**Foxtons**
Twickenham



Flats For Sale in TW9 1NX, within 0.25 miles, including sold STC, don't show new home, retirement, buying schemes >

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🔔 Create Alert

10 results

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☰ Prioritise properties with... + Add keyword

1/13 FEATURED PROPERTY - NO CHAIN



Little Green, Richmond, TW9

Flat 🛏️ 3 🚿 1

0.24 miles

Embrace the opportunity to transform this spacious three bedroom ground floor flat located in the esteemed Fitzwilliam House, Little Green. Awaiting your creative touch, this residence offers three bedrooms, two living spaces,...

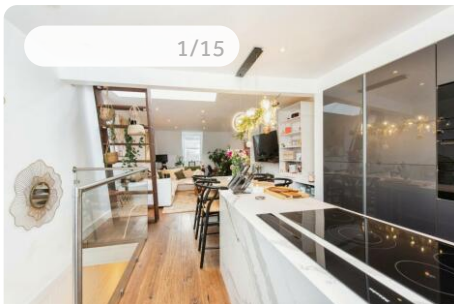
Reduced on 08/01/2024 by John D Wood & Co...

£850,000



020 3889 9515
Local call rate

✉ Contact



1/15

Church Court, Richmond, TW9



Flat 🛏️ 2 🚿 2

0.21 miles

This stunning recently designed two-bedroom split-level apartment, comprised of a spacious reception room with space for a dining area. There is also a stylish high spec open plan kitchen with new quartz kitchen worktops and integrated appliances, further benefits include a also...

Reduced yesterday by Purplebricks, covering Twicken...



£850,000

Offers in Excess of

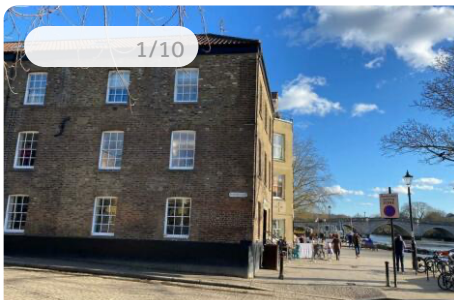
PREMIUM LISTING



020 3906 1356
Local call rate

✉ Contact

❤ Save



1/10

Water Lane, Richmond



Apartment 🛏️ 2 🚿 1

0.11 miles

Nestled right in the heart of Richmond upon Thames' Riverside and glorious towpath walk, situated adjacent to...

Added on 12/02/2024 by Chase Buchanan, Richmond &...

£599,950



020 3870 5057

✉ Contact

❤ Save

Buchanan Local call rate  



1/14

Friars Lane, Richmond, TW9



Flat  2  1

0.04 miles

Two bedroom ground floor apartment in popular

SOLD STC

Added on 08/02/2024 by Knight Frank, Richmond

£895,000

Guide Price



020 3835 4180
Local call rate

 Contact

 Save



1/11

Little Green, Richmond, TW9



Flat  3  1

0.25 miles

An enviably located three bedroom first floor apartment in the heart of Richmond Renovated recently to an exceptional standard, this first floor flat is presented to the market in excellent order throughout. Currently laid out as a three bedroom, two reception room home it...



Added on 02/02/2024 by Knight Frank, Richmond

£1,050,000

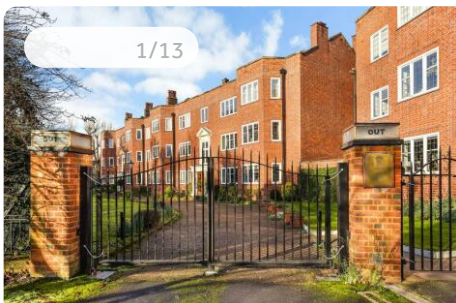
PREMIUM LISTING



020 3835 4180
Local call rate

 Contact

 Save



1/13

Little Green, Richmond, TW9



Flat  3  1

0.24 miles

Embrace the opportunity to transform this spacious three bedroom ground floor flat located in the esteemed Fitzwilliam House, Little Green. Awaiting your creative touch, this residence offers three bedrooms, two living spaces, separate kitchen and 1 bathroom, presenting a...



Reduced on 08/01/2024 by John D Wood & Co. Sales, R...

£850,000

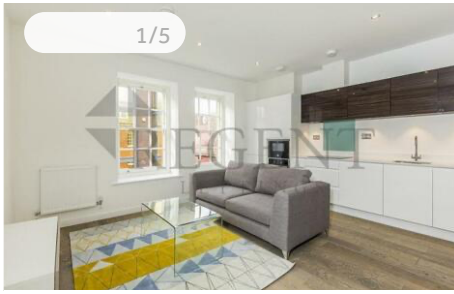
NO CHAIN



020 3889 9515
Local call rate

 Contact

 Save



1/5

Wakefield Road, Richmond, TW10



Apartment 1 1

0.20 miles

This one bedroom property is enviably located in the heart of Richmond and offers riverside living with easy

Reduced on 04/12/2023 by Regent Letting and Propert...

£500,000

TW9 ...

Clear

+ 1/4 mile

020 3834 8028

Min Price to Max Price

Filters (5)



1/9

Red Lion Street, Richmond, TW9



Flat 1 1

0.22 miles

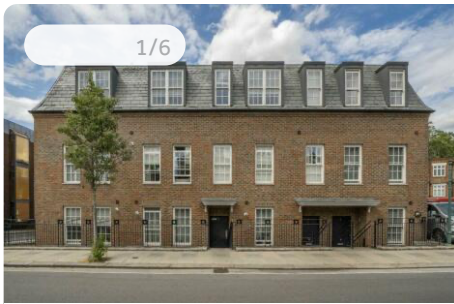
Offered chain free, this top (2nd) floor apartment is nestled in central Richmond and features super access to

Added on 30/10/2023 by Chase Buchanan, Richmond &...

£440,000

020 3870 5057 Contact Save

Local call rate



1/6

Wakefield Road, Richmond



Flat 2 2

0.20 miles

A very well presented two double bedroom split level apartment situated in an enviable location in central

Reduced on 20/09/2023 by Dexters, Richmond

£599,000

020 8288 9988 Contact Save

Local call rate



1/14

Friars Lane, Richmond



Flat 2 1

0.04 miles

Occupying a prime position within this much acclaimed

SOLD STC

Added on 29/06/2023 by Chase Buchanan, Richmond &...

£1,200,000

020 3870 5057 Contact Save



Flats For Sale in TW9 1NX, within 0.25 miles, including sold STC, don't show retirement, buying schemes >

☆ Save search

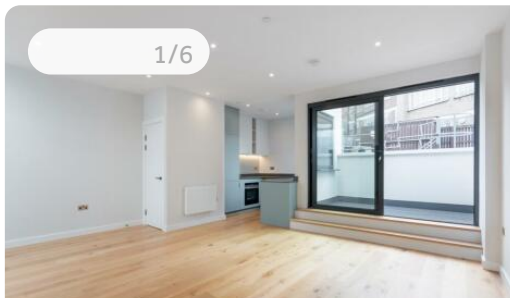
Create Alert

3 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword



1/6

George Street, London, TW9



1 bedroom apartment for sale

0.13 miles

A stunning selection of 6 newly created 1 & 2 bedroom

NEW HOME

TW9 ...

Clear

+ 1/4 mile ▾

Min Price ▾

to Max Price ▾

Filters (4) ▾

HILL & GREEN

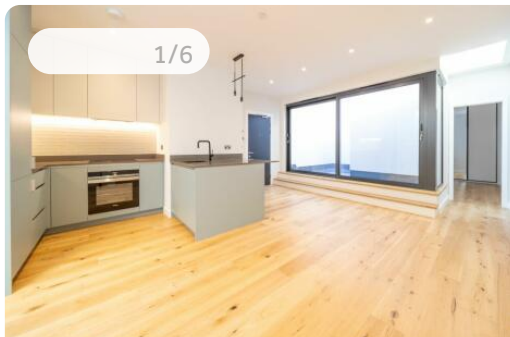
020 3744 3889
Local call rate



Contact



Save



1/6

George Street, Richmond, Surrey, TW9



2 bedroom apartment for sale

0.17 miles

A two bedroom new build property located in the heart of

NEW HOME

Reduced on 03/10/2023 by Hill & Green, Richmond

£665,000

Guide Price

HILL & GREEN

020 3744 3889
Local call rate



Contact



Save



1/7

NEW HOME

Reduced on 03/10/2023 by Hill & Green, Richmond

1 bedroom apartment for sale

£595,000

Offer in Decision of

HILL & GREEN

020 3744 3889
Local call rate



Contact



Save