

Appendices to viability statement for development at

Land to Rear of
Sion Court, Sion Road, Twickenham, TW1 3DD

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024

Appendix A

Comparables – garages and sales of terraced
houses

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024



Guide Price

£40,000

£229.89 per sq ft

Business rates & charges may apply

MARKETED BY

**Pattinsons, Pattinsons
Auction- National Auctioneer**

Mercantile House Silverlink,
Wallsend, NE28 9NY



SIZE AVAILABLE

174 sq ft
16 sq m

Call

Request details

 No floor/site plan

Key features

- Garage / Lock up
- Situated in Richmond upon Thames
- Very close to all amenities
- Ideal home for a classic car
- Town centre location
- Secluded area
- Up and over door

Description

For sale via secure sale online bidding: terms and conditions apply.

We are pleased to offer to auction this well-proportioned garage would no doubt suit a car enthusiast who needs a safe and secure parking space, or a business owner who requires more storage space in the area.

This garage is nestled right in the heart of Richmond town centre, however, it is in a secluded spot, making it an ideal place for a garage/lock up. The service charge/outgoings are approximately £100 pa and the market rent is approximately £250pcm. The garage hasn't been vacant in 40 years. Reason for sale is the vendor needs liquid funds.

This garage currently houses a saloon car and there is plenty of space.

If you are looking for a garage in Richmond upon Thames, you will not find one for sale in a better position in the town, right now.

Please call us to arrange a viewing.

Please note we have not inspected this property.

Location

This garage is nestled right in the heart of Richmond town centre, however, it is in a secluded spot, making it an ideal place for a garage/lock up. If you are looking for a garage in Richmond upon Thames, you will not find one for sale in a better position in the town.

Details

This well-proportioned garage would no doubt suit a car enthusiast who needs a safe and secure parking space, or a business owner who requires more storage space in the area. This garage currently houses a saloon car and there is plenty of space. The garage is rectangular in shape and measures approximately 0.004 acres (16.18sqm) with a perimeter of roughly 16.44m.

Tenure

Leasehold. Title number SGL324764.

Date : 31 July 1981

Term : 99 years from 29 September 1979

Additional Information

For further information please contact our office direct on , or alternatively via e-mail on . With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the

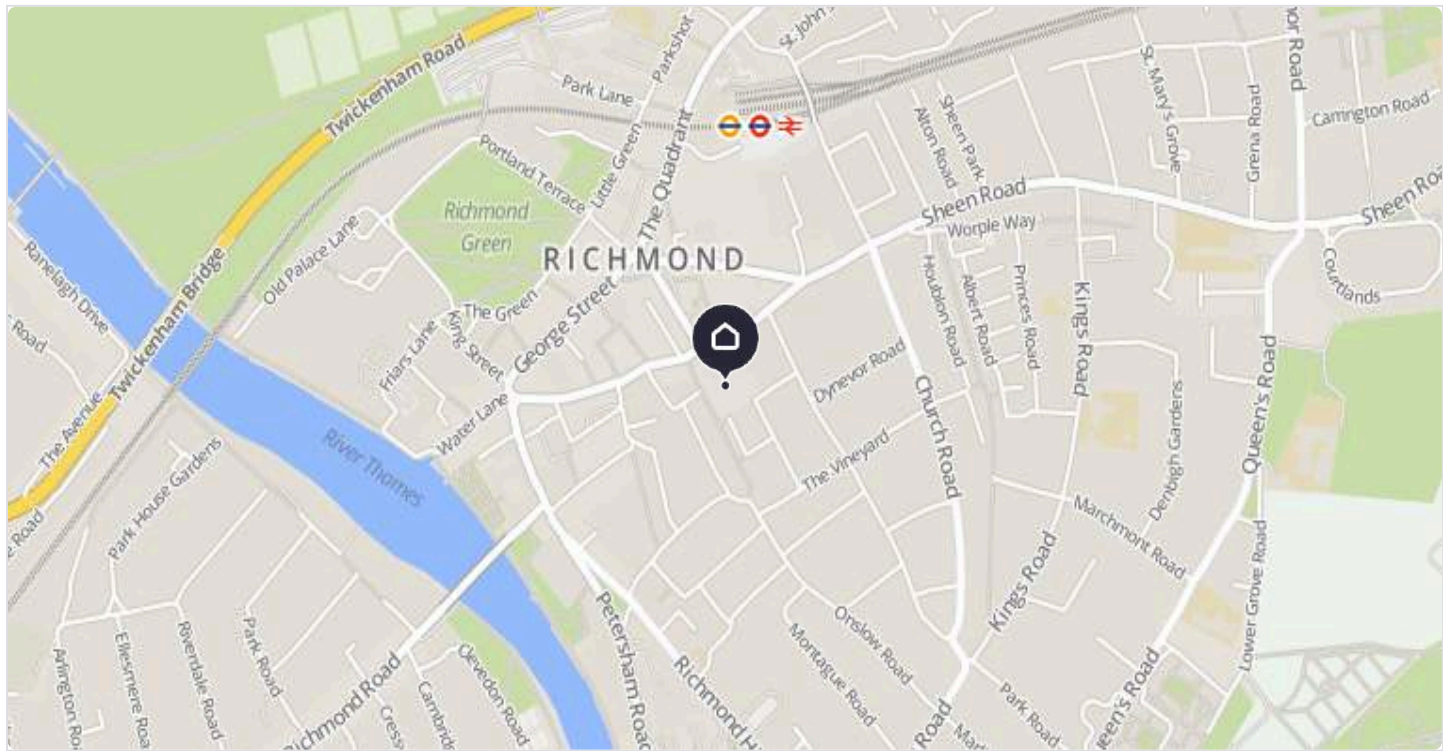
purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Brochures



Paradise Road, Richmond, Surrey, TW9 1LN



About Pattinsons, Pattinsons Auction- National Auctioneer

Mercantile House Silverlink, Wallsend, NE28 9NY



More properties from Pattinsons, Pattinsons Auction- National Auctioneer

Notes

 These notes are private, only you can see them.



Add your thoughts on this property...

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Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Pattinsons, Pattinsons Auction- National Auctioneer on 0191 625 0964.

***Guide Price:** An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

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SP56801 - Secure Garage - London - TW7

Twickenham, London

£302.00pm

ANYVAN Instant removal price



Parklet

Posting for 16+ years

[See all ads](#)

Contact Parklet

[Email](#)

www.parklet.co.uk/self-storage-details-100-120-london-middlesex-tw7-7ly-56801?length=0&startdate=638464032000000000...

Contact Parklet

Posting for 16+ years



Posted

21 days ago

Seller Type

Agency

Property Type

Garage

Date Available

19 Mar 2024

Description

Closed Garage available right opposite to Twickenham Stadium, walking distance from Whitton Dene. It is 7 Feet wide at gate and 12 Feet wide at the back. Can be used as storage if needed.

Ad ID: **1476142079**

VAT number: **835971688**

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- ✓ Choose your date & time

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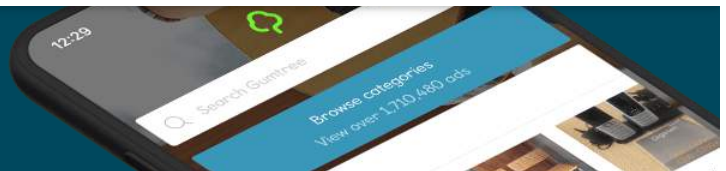
- £23.00pw**
Garage to rent: Sto...
Wareham, Dorset
20 mins ago
- £29.50pw**
Garage/Parking/Stor...
Romsey, Hampshire
21 mins ago
- £8.00pw**
PARKING BAYS TO RENT
www.rentagarage.com | 0118 975 9455
We also rent cars (no longer through Gumtree & the South)
Parking Spaces to re...
Cosham, Hampshire
22 mins ago
- £20.00pw**
Garage to rent: Syon...
Minchinhampton, Gloucestershire
28 mins ago
- £19.00pw**
Garage/Parking/Stor...
Mansbridge, Wiltshire
28 mins ago
- £85.00pm**
Single Lockup Garag...
Chandlers Ford, Hamps...
29 mins ago

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Buying or selling a car?
 Get an instant **FREE** car valuation from hpi®
 Our valuations are the industry's benchmark

[Get valuation](#)

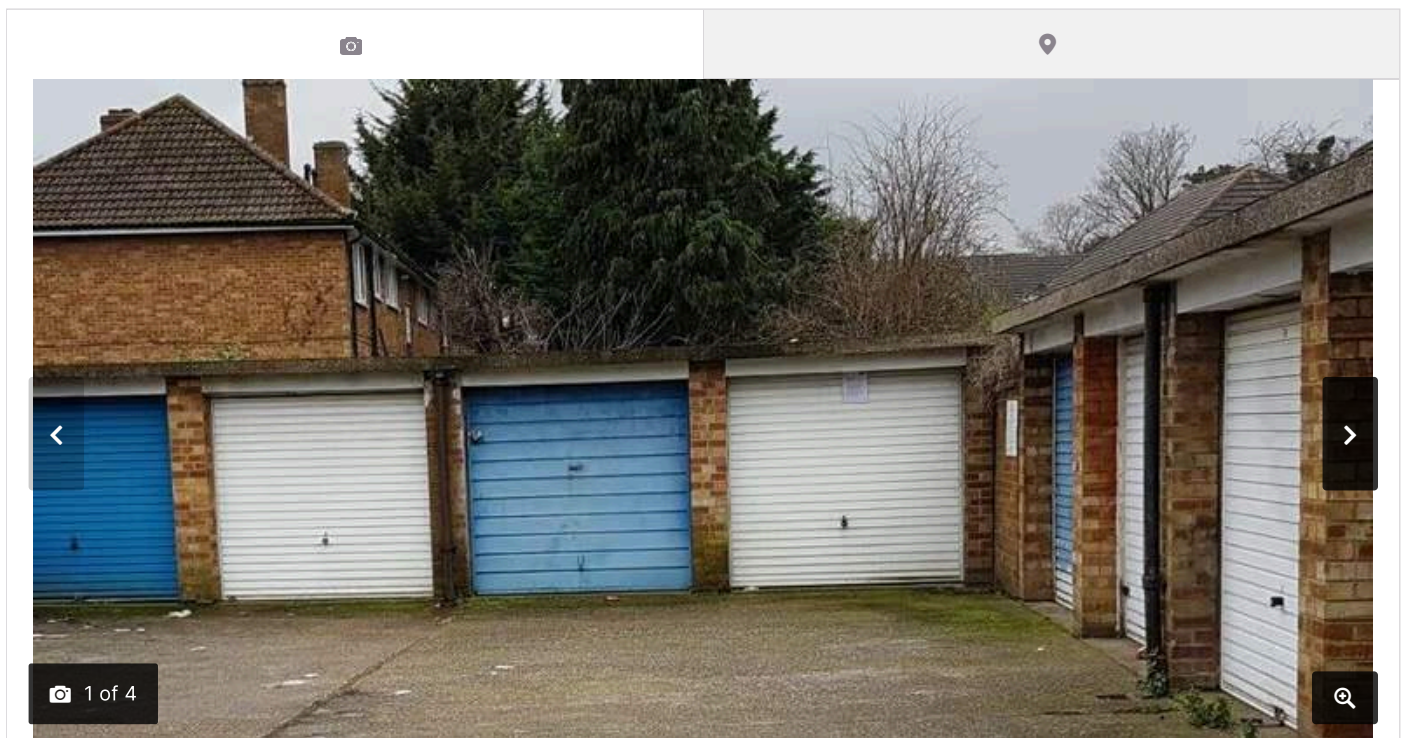
hpi valuations Negotiate like a pro!

Garage/Parking/Storage to rent: Twickenham Road (r/o 497-499), Isleworth TW7 7DZ

Twickenham, London

£45.00pw

ANYVAN Instant removal price



1 of 4



Lettings

Posting for 7+ years

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Contact Lettings

Posting for 7+ years

0118975XXXX



Favourite

Report

Posted

6 hours ago

Seller Type

Agency

Property Type

Garage

Date Available

22 Jul 2024

Description

- Lock-Up Garages To Rent -
Twickenham Road (r/o 497-499), Isleworth TW7 7DZ

£45.00 per week no VAT

£250 refundable deposit

£64.50 one-off set-up fee

6-month minimum rental period

Payment made quarterly in advance (25th Mar, 24th June, 29th Sept, and 25th Dec)

3 months' notice in writing to vacate on the quarter days i.e. 25th March, 24th June, 29th September and 25th December

24/7 access

Approx. size 16FT long by 8FT wide (4.9m/2.4m)

No electricity because they are only for storage

As every garage is checked by our in-house maintenance team between tenants, we are confident that they are in suitable condition, therefore we do not offer internal viewings of the garages.

We do recommend that you visit the site to ensure that you are happy with the site access and location. Please get in touch with us if you are interested. Garages are available on a first come, first served basis.

ID & Proof of Address will be required to process any application.

Ad ID: **1341041251**

VAT number: **769673660**

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Posting for 7+ years

📞 0118975XXXX



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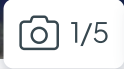
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Find an agent



Sign in/Register



Only With Us

Tenancy info

£196 pcm (£45 pw)

Added > 14 days

Garage to rent

Jersey Road, Isleworth TW7



Call



Save



Share

Garage

Key information

Council tax: Band TBC

Broadband: Ultra-fast 1000Mbps *

Mobile signal: EE  O2  Three  Vodafone 

[Discover more information](#)

Letting details

 Available now

 Deposit: £196

Property description & features

I have a great garage available to rent. There is a secured gate which you'll have a key for in order to drive up and access the garage.

The garage is a 3 minutes walk from Osterley station. Each garage is able to take a large car (4x4) or small van comfortably with extra room for storage.

[Show full description](#)

Places of interest

Nearest stations

 Osterley Underground | (0.2mi.) [Piccadilly](#)

 Hounslow East Underground | (0.6mi.) [Piccadilly](#)

 Hounslow Central Underground | (0.9mi.) [Piccadilly](#)



Stashbee - London

115 Coventry Rd, London E2 6GG

 **0800 047 5568**

Request viewing/info

Similar Properties

Discover similar properties and contact multiple agents in a single step.

Contact relevant agents



£164 pcm

Garage to rent

Great West Road, Hounslow TW5

See more properties like this:

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- [Property & houses to rent in Hounslow](#)
- [Garages to rent in Hounslow](#)

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Screwfix

Site Nitrile Powder-Free Disposable Grip Gloves Orange Large 50 Pa...

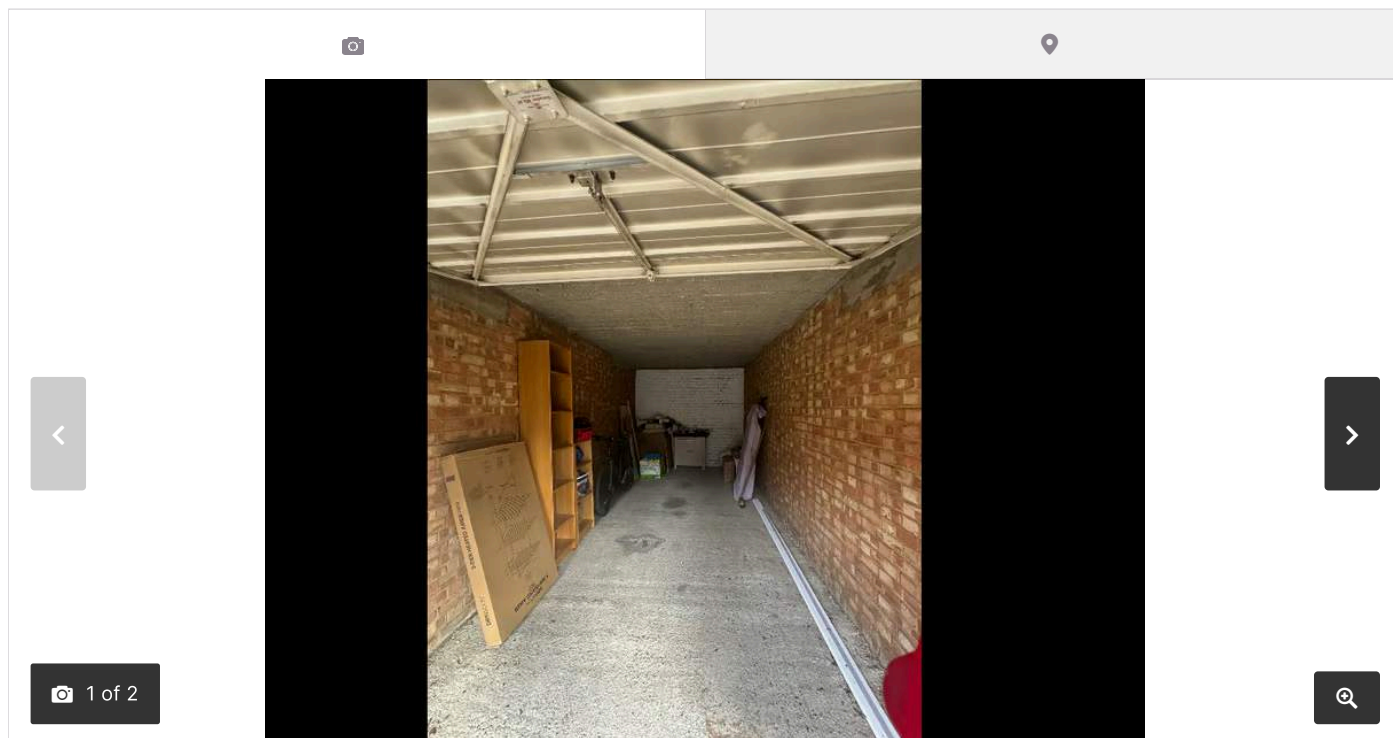
Ideal for working environments where exposed to chemicals, dirt and grease. Straight Thumb Nitrile Construction 6mil Glove Thickness

SP61250 - Secure Garage - Richmond - TW9

Tower Bridge, London

£250.00pm

ANYVAN Instant removal price



Parklet

Posting for 16+ years

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Contact Parklet

Email

Contact Parklet

Posting for 16+ years



Posted

1 hour ago

Seller Type

Agency

Property Type

Garage

Date Available

10 May 2024

Description

Secure garage located next to Richmond station. Garage is locked with a key which requires handover before/after renting the space.

Ad ID: **1479111130**

VAT number: **835971688**

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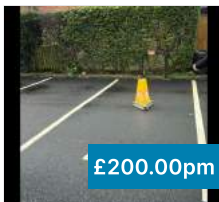


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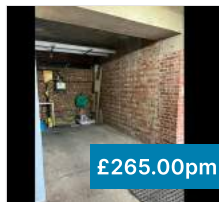
SP61234 - Parking S...
Shepherds Bush, London
1 hour ago



SP61237 - Parking S...
Bournemouth, Dorset
1 hour ago



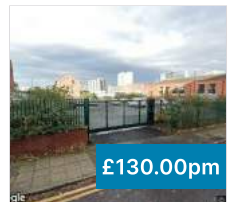
SP61225 - Parking S...
Westbury Park, Bristol
1 hour ago



SP61230 - Secure G...
Hampstead, London
1 hour ago



SP61224 - Parking S...
Brighton, East Sussex
1 hour ago



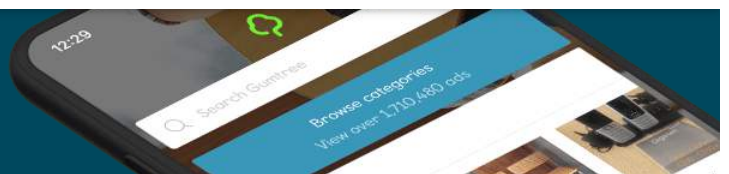
SP61235 - Parking S...
Hulme, Manchester
1 hour ago

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No	Address	Postcode	Date sold	Sold price	Estimated r	New build	Designation	Category	Subcategory	No. of bedr	Est. bedroo	Est. bedroo	Floor area	Price per m	Market pric	Tenure
1	13, Radnor Gardens, Twickenham, Greater London TW1 4NA	TW1 4NA	26/02/2024	634950	637945	FALSE	Residential House	Terraced		3	3	73	8697.95	8738.97	Freehold	
2	27, Sherland Road, Twickenham, Greater London TW1 4HB	TW1 4HB	15/02/2024	736000	739472	FALSE	Residential House	Terraced		2	2	87	8459.77	8499.68	Freehold	
3	41, Lion Road, Twickenham, Greater London TW1 4JF	TW1 4JF	18/12/2023	645000	644496	FALSE	Residential House	Terraced		2	2	80	8062.5	8056.2	Freehold	
4	18, Craneford Close, Twickenham, Greater London TW2 7SD	TW2 7SD	18/12/2023	636000	635503	FALSE	Residential House	Terraced		2	3	66	9636.36	9628.83	Freehold	
5	13, Grosvenor Road, Twickenham, Greater London TW1 4AD	TW1 4AD	29/11/2023	745000	734086	FALSE	Residential House	Terraced		2	3	86	8662.79	8535.88	Freehold	
6	47, Grosvenor Road, Twickenham, Greater London TW1 4AD	TW1 4AD	24/11/2023	620000	610918	FALSE	Residential House	Terraced		2	3	68	9117.65	8984.09	Freehold	
7	29, Hartington Road, Twickenham, Greater London TW1 3EL	TW1 3EL	22/11/2023	940000	926230	FALSE	Residential House	Terraced		3	3	90	10444.44	10291.44	Freehold	
8	6, Tudor Gardens, Twickenham, Greater London TW1 4LE	TW1 4LE	27/10/2023	613000	591256	FALSE	Residential House	Terraced		2	2	68	9014.71	8694.94	Freehold	
9	15, Bell Lane, Twickenham, Greater London TW1 3NU	TW1 3NU	19/10/2023	560000	540136	FALSE	Residential House	Terraced		2	3	60	9333.33	9002.27	Freehold	
10	33, Latham Road, Twickenham, Greater London TW1 1BN	TW1 1BN	10/10/2023	987825	952785	FALSE	Residential House	Terraced		3	3	78	12664.42	12215.19	Freehold	
11	43, Lion Road, Twickenham, Greater London TW1 4JF	TW1 4JF	31/08/2023	725000	704065	FALSE	Residential House	Terraced		2	3	85	8529.41	8283.12	Freehold	
12	112, Holly Road, Twickenham, Greater London TW1 4HF	TW1 4HF	23/08/2023	625000	606953	FALSE	Residential House	Terraced		3	3	90	6944.44	6743.92	Freehold	
13	36, Hamilton Road, Twickenham, Greater London TW2 6SN	TW2 6SN	10/08/2023	655000	636087	FALSE	Residential House	Terraced		2	2	71	9225.35	8958.97	Freehold	
14	9, Amyand Cottages, Twickenham, Greater London TW1 3JA	TW1 3JA	01/08/2023	715000	694354	FALSE	Residential House	Terraced		2	3	82	8719.51	8467.73	Freehold	
15	16, Cole Road, Twickenham, Greater London TW1 1EZ	TW1 1EZ	27/07/2023	840000	818856	FALSE	Residential House	Terraced		2	3	78	10769.23	10498.15	Freehold	
16	56, Hamilton Road, Twickenham, Greater London TW2 6SN	TW2 6SN	21/07/2023	610500	595133	FALSE	Residential House	Terraced		2	3	77	7928.57	7729	Freehold	
17	74, Sherland Road, Twickenham, Greater London TW1 4HD	TW1 4HD	07/07/2023	650000	633638	FALSE	Residential House	Terraced		2	3	59	11016.95	10739.63	Freehold	
18	18, Lancaster Place, Twickenham, Greater London TW1 1HR	TW1 1HR	23/06/2023	825000	817326	FALSE	Residential House	Terraced		3	3	93	8870.97	8788.45	Freehold	
19	23, Ferry Road, Twickenham, Greater London TW1 3DW	TW1 3DW	23/06/2023	870000	861907	FALSE	Residential House	Terraced		2	3	70	12428.57	12312.96	Freehold	
20	26, Beauchamp Road, Twickenham, Greater London TW1 3JD	TW1 3JD	21/06/2023	700000	693488	FALSE	Residential House	Terraced		2	2	79	8860.76	8778.33	Freehold	
21	26, Amyand Park Road, St Margarets, Twickenham, Greater London TW1 3HE	TW1 3HE	09/06/2023	850000	842093	FALSE	Residential House	Terraced		2	3	77	11038.96	10936.27	Freehold	
22	38, Grosvenor Road, Twickenham, Greater London TW1 4AE	TW1 4AE	22/05/2023	640000	643525	FALSE	Residential House	Terraced		2	2	57	11228.07	11289.91	Freehold	
23	6, Devoncroft Gardens, Twickenham, Greater London TW1 3PB	TW1 3PB	20/04/2023	980000	983849	FALSE	Residential House	Terraced		3	3	94	10425.53	10466.48	Freehold	



Appendix B

Savile Brown assessment of construction costs

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024



SAVILE BROWN

ASSOCIATES

Hanover Developments

CLIENT:

09 July 2024

DATE:

Order of Cost Estimate

DOCUMENT TITLE:

03 - Rev 2

VERSION:

**Sion Court
Richmond
SURREY**

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



Introduction

- 1 This Order of Cost Estimate Nr 3 has been prepared by Savile Brown Associates for the proposed development of 5 residential units in Richmond. The works include the demolition of an existing building and the construction of a new two storey residential unit including landscaping.
- 2 SBA OCE Nr 3 is a development of the previous scheme. We estimate that the proposed scheme would cost in the region of £1,777,897
- 3 A number of assumptions have been made within the Order of Cost Estimate

Gross Internal Area	Sqm	Sq. Ft
Unit 1	56	604
Unit 2	86	923
Unit 3	86	923
Unit 4	79	846
Unit 5	66	713
Total GIA	372	4,008

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



Assumptions

- | | |
|----|--|
| 1 | Generally - see descriptions against each item for details of allowances. |
| 2 | The costs are based on the assumption that all works will be procured on a competitive tender, on a design and build basis. |
| 3 | Work is executed within normal working hours. |
| 4 | There are no onerous restrictions or conditions imposed by the police, Local Authority or adjoining owners. |
| 5 | The proposed scheme will meet planning requirements, building control, fire regulations etc. |
| 6 | Allowance for lighting excludes decorative, plugin lights. |
| 7 | We have assumed approximate quantities where insufficient design information has prevented accurate quantification of the works. |
| 8 | Reinforced concrete strip foundations have been allowed for. |
| 9 | Traditional block work and brick frame |
| 11 | No allowance for sprinklers |
| 12 | Allowed for Air Source Heat Pump |

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



Exclusions

- 1 VAT
- 2 Clients Consultant fees, Planning fees
- 3 Legal fees, agency fees, acquisition costs or stamp duty
- 4 Party wall award, Rights of Light payments and any works in connection with licences.
- 5 Building warranty premium.
- 6 CIL, Section 106, 278 agreement costs
- 7 Finance or interest costs
- 8 Phasing of the works ; ie ; All dwellings undertaken under one contract
- 9 Traffic Management
- 10 Marketing and/or promotional costs
- 11 Audio Systems
- 12 Enhanced Lighting control
- 13 Capital allowances
- 14 Archaeological works or UXO works
- 15 Surveys and ground investigation. Dewatering works / ground water removed
- 16 BMU
- 17 Service diversions
- 18 Offsite services reinforcement / Upgrading network infrastructure
- 19 Allowance for blinds
- 20 Construction Inflation
- 21 Novated fees ; Specialist subcontractor design fees are included

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



Basis of Estimate

The Cost Plan has been prepared based on the following information:

Architect: Tal Arc Ltd

<u>Drawing title:</u>	<u>Drawing reference:</u>	<u>Date</u>
Site Map, Block Plan	SC-PP4-00	08/04/2024
Existing Ground Floor Plan Site levels	SC-PP4-01	08/04/2024
Existing First Floor Plan	SC-PP4-02	08/04/2024
Existing Elevations	SC-PP4-03	08/04/2024
Existing Street Elevation		
Existing South Elevation/Section	SC-PP4-04	08/04/2024
Proposed Ground Floor Plan	SC-PP4-05	08/04/2024
Proposed Roof Plan		
Proposed First Floor Plan	SC-PP4-06	08/04/2024
Proposed West Elevation		
Proposed Rear Elevation	SC-PP4-07	08/04/2024
Proposed Sections A & B		
Materials	SC-PP3-08	08/04/2024
Proposed Lebanon Park		
Street Elevation	SC-PP4-09	08/04/2024
Proposed Section CC	SC-PP4-10	08/04/2024
Proposed Section EE		
Proposed Section FF	SC-PP4-11	08/04/2024

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24

		Total (£)	Cost / m ²	Cost / ft ²	%	
0	Facilitating Works					
	0.1 - Demolition and Alteration	69,462	187	17	4%	
	Sub Total	69,462				
1	Substructure					
	1.1 - Substructure	152,650	410	38	9%	
	Sub Total	152,650				
2	Superstructure					
	2.1 - Frame	85,210	229	21	5%	
	2.2 - Upper Floors	18,766	50	5	1%	
	2.3 - Roof	178,277	479	44	10%	
	2.4 - Stairs	21,770	58	5	1%	
	2.5 - External Walls	213,752	574	53	12%	
	2.6 - Windows and External Doors	60,861	163	15	3%	
	2.7 - Internal Walls and Partitions	57,471	154	14	3%	
	2.8 - Internal Doors	12,026	32	3	1%	
	Sub Total	648,133				
3	Internal Finishes					
	3.1 - Wall Finishes	31,592	85	8	2%	
	3.2 - Floor Finishes	44,506	120	11	3%	
	3.3 - Ceiling Finishes	23,201	62	6	1%	
	Sub Total	99,299				
4	Fittings and Furnishings					
	4.1 - Fixtures, Furniture and Equipment	42,949	115	11	2%	
	4.2 - Joinery	23,880	64	6	1%	
	4.3 - Sanitaryware	16,893	45	4	1%	
	Sub Total	83,721				
5	Services					
	5.1 - Mechanical Installations	143,803	386	36	8%	
	5.2 - Electrical Installations	48,609	131	12	3%	
	5.3 - Lift and Conveyor Installations	-	-	-	0%	
	5.4 - BWIC	9,600	26	2	1%	
	Sub Total	202,012				
6	External Works					
	6.1 - External Works	137,865	370	34	8%	
	6.2 - External Services	21,415	58	5	1%	
	Sub Total	159,280				
	Building Works Estimate	1,414,558	3,799	353	80%	
7	Preliminaries					
	7.1 - Main Contractors Preliminaries	14%	198,038	532	49	11%
8	Overheads and Profit					
	8.1 - Main Contractors Overheads and Profit	5%	80,600	216	20	5%
9	Contingency					
	9.1 - Construction / Design Contingency	5%	84,700	227	21	5%
	Construction Works Estimate	1,777,897	4,774	444	100%	

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



0.1 Demolition and Alteration

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Strip out and demolition of the existing property (garages and flat) and outbuildings including grubbing up foundations	328	m2	52	16,905
2	Remove of existing trees/plants	1	Item	2,863	2,863
3	General allowance for site clearance	328	m2	23	7,513
4	Isolate and disconnect incoming services	1	item	1,718	1,718
5	Removal of contaminated material/asbestos	1	PS	8,590	8,590
6	Tree protection	1	Item	2,291	2,291
7	Allowance for tree protection to Sycamore tree	1	PS	1,718	1,718
8	Break out existing hardstanding's	811	m2	34	27,865
Total Carried to Summary					69,462

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



1.1 Substructure

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Enabling works				
2	Allowance for cut and fill the existing levels 25mm	9	m3	92	827
3	Foundations				
4	Trench foundations; excavation, concrete, formwork and backfill assumed 600mm wide and 1m deep	148	m	286	42,376
5	Ground Floor concrete slab				
6	Excavation , grading and removal	260	m2	57	14,905
7	Hardcore and blinding	260	m2	23	5,962
8	Beam and block floor including insulation and dpm	260	m2	137	35,772
9	Additional Items				
10	Allowance for temporary works	1	PS	2,062	2,062
11	Allowance for sub-contractor preliminaries	1	Item	10,190	10,190
12	Drainage and Sump Pump Allowance	260	m2	46	11,924
13	Allowance for new attenuation tank	1	PS	28,633	28,633
Total Carried to Summary					152,650

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.1 Frame

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Core walls; assumed blockwork 200mm thick	474	m2	115	54,287
2	External columns and beams from ground to first floor	1	item	11,453	11,453
3	Allowance for any steelwork and associated connections	1	Item	17,180	17,180
4	Fire proofing	1	Item	2,291	2,291
Total Carried to Summary					85,210

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.2 Upper Floors

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Timber upper floors including joists and plywood layers	112	m2	103	11,556
2	Acoustic underlay to all floors	112	m2	14	1,541
3	Additional cost for balconies	17	m2	344	5,669
Total Carried to Summary					18,766

Project: Sion Court Rd, Richmond
 Reference Order of Cost Estimate Nr 3
 Date: 09.07.24



2.3 Roof

Ref.	Description	Quantity	Unit	Rate £	Total £
	Roof Structure				
1	Timber roof including insulation, joists and rafters	288	m2	137	39,561
2	Stone copings	140	m	160	22,422
3	Roof Coverings				
4	Roof covering / insulation to roof; assume Bauder	288	m2	137	39,561
5	Extra Over Allowance for Green Roof covering	288	m2	92	26,374
	Rainwater Goods/ Accessories				
6	Rainwater outlets to roof, approximate quantity	5	nr	573	2,863
7	Rainwater downpipes	1	Item	4,581	4,581
8	Rooflights and associated upstand structure	10	nr	1,145	11,453
9	Large profile rooflights and associated structures	18	m2	1,145	21,154
10	Allowance for PV panels on roof	18	nr	573	10,308
Total Carried to Summary					178,277

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.4 Stairs

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Timber staircase from ground floor to first floor	3	nr	4,581	13,744
2	Carpet finish to staircase including nosing's	3	nr	573	1,718
3	Balustrading and handrails including decorations	18	m	344	6,308
Total Carried to Summary					21,770

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.5 External walls

Ref.	Description	Quantity	Unit	Rate £	Total £
1	External bricks outer skin to frame including airbricks etc and including to reveals ; handmade bricks	373	m2	401	149,615
2	Extra over for stone string feature	280	m	229	64,137
Total Carried to Summary					213,752

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.6 Windows and External Doors

Ref.	Description	Quantity	Unit	Rate £	Total £
	External Windows				
1	White aluminium double glazed sash windows including ironmongery	27	m2	687	18,485
2	Stone sill allowance	22	m	344	7,559
3	Entrance doors, in white aluminium	5	nr	4,581	22,906
4	Balcony doors double	3	nr	2,062	6,185
5	1.7m height obscure glass privacy screen	10	m2	573	5,727
Total Carried to Summary					60,861

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.7 Internal Walls and Partitions

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Blockwork Party Wall walls	108	m2	137	14,843
2	Metal frame stud partitions including plasterboard and skim to both sides. Assumed apartment layouts	215	m2	92	19,699
3	Plasterboard and skim to internal face of core wall	446	m2	34	15,324
4	Extra over allowance for moisture resistant plasterboard to wet areas	166	m2	46	7,605
Total Carried to Summary					57,471

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



2.8 Internal Doors

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Internal single doors to units including ironmongery	21	Nr	573	12,026
Total Carried to Summary					12,026

Project: Sion Court Rd, Richmond
 Reference Order of Cost Estimate Nr 3
 Date: 09.07.24



3.1 Wall Finishes

Ref.	Description	Quantity	Unit	Rate £	Total £
	Residential				
	Emulsion paint, one mist coat with two finish coats;				
1	Living /Kitchen area	1092	m2	14	15,008
2	Bedroom	Incl	m2	11	Incl
3	Toilets; assumed waterproof	Incl	m2	14	Incl
4	Hallway	Incl	m2	11	Incl
5	Circulation	Incl	m2	11	Incl
6	Allowance for tiling to bathroom, assumed 1.5m height (PC sum £50/m2)	166	m2	92	15,210
7	Allowance for tiling splashback to kitchen; assume 500mm high (PC Sum £50/m2)	12	m2	115	1,374
Total Carried to Summary					31,592

Project: Sion Court Rd, Richmond
 Reference Order of Cost Estimate Nr 3
 Date: 09.07.24



3.2 Floor Finishes

Ref.	Description	Quantity	Unit	Rate £	Total £
	Residential				
1	Screed to floors	260	m2	29	7,452
2	Engineered timber flooring in sealed straight planks to Living /Kitchen area and hallways	206	m2	109	22,414
3	Carpet to bedrooms including sub layers	89	m2	46	4,077
4	Large format porcelain tiling to bathroom floors including sub layers to Toilets	34	m2	80	2,726
5	Painted concrete floor to Bike store	11	m2	17	189
	Skirting				
6	Timber skirtings 18mm thick, 150mm high throughout	259	m	14	3,560
7	Porcelain tiled skirting; 100mm high	119	m	34	4,089
Total Carried to Summary					44,506

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



3.3 Ceiling Finishes

Ref.	Description	Quantity	Unit	Rate £	Total £
	Residential				
1	MF suspended ceiling including decoration	372	m2	52	19,192
2	Allowance for cornices/features	1	Item	2,863	2,863
3	Allowance for access hatches	1	PS	1,145	1,145
Total Carried to Summary					23,201

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



4.1 Fittings, Fixtures and Equipment

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Residential Kitchens including appliances, worktops and splashbacks	5	nr	8,590	42,949
Total Carried to Summary					42,949

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



4.2 Joinery

Ref.	Description	Quantity	Unit	Rate £	Total £
	Residential				
1	Fitted wardrobes to bedrooms	8	nr	1,718	13,744
2	Mirrored cabinets to bathrooms	5	nr	573	2,863
3	Vanity units to bathrooms	3	nr	515	1,546
4	Utility cupboard	5	nr	573	2,863
5	Cylinder cupboard	5	nr	573	2,863
Total Carried to Summary					23,880

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



4.3 Sanitaryware

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Allowance for bathroom fit out, including sink and bath or shower	5	nr	2,863	14,316
2	Allowance for WC fit out, including WC, sink and towel rad	3	nr	859	2,577
Total Carried to Summary					16,893

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



5.1 Mechanical Installations

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Hot water distribution pipework, valves etc	372	m2	29	10,662
2	Cold water distribution pipework, valves etc	372	m2	29	10,662
3	Heating & Ventilation	5	Unit	5,154	25,769
4	Contractors design, drawings, coordination and O&Ms	1	Item	853	853
5	Above ground drainage	372	m2	29	10,662
6	Installation of sanitaryware	8	Item	1,718	13,744
7	Sub-contractor preliminaries	1	Item	9,243	9,243
8	Testing and commissioning	1	Item	2,279	2,279
9	LTHW underfloor heating system	372	m2	40	14,927
10	Air source Heat Pump	5	PS	9,000	45,000
Total Carried to Summary					143,803

Project: Sion Court Rd, Richmond
 Reference Order of Cost Estimate Nr 3
 Date: 09.07.24



5.2 Electrical Installations

Ref.	Description	Quantity	Unit	Rate £	Total £
	Residential				
1	Primary low voltage supply and main distribution	372	m2	29	10,662
2	Containment, galvanised steel ladders, trays, wire basket, trunking and conduit	372	m2	8	2,985
3	Small power installations	372	m2	23	8,530
4	Supply and installation of lighting assumed LED downlights installed throughout	372	m2	46	17,060
5	Telecoms and TV distribution	372	m2	3	1,279
6	AV Infrastructure excluded				excl
7	Supply and install fire detection system including smoke detectors	372	m2	11	4,265
8	Contractors design, drawings and coordination	1	Item	672	672
9	Sub-contractor preliminaries	1	Item	1,740	1,740
10	Testing and commissioning	1	Item	1,416	1,416
Total Carried to Summary					48,609

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



5.3 Lift and Conveyor installations

Ref.	Description	Quantity	Unit	Rate £	Total £
	No works				
Total Carried to Summary					-

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



5.4 Builders Work

Ref.	Description	Quantity	Unit	Rate £	Total £
1	Builders work associated with MEP	1	item	9,600	9,600
Total Carried to Summary					9,600

Project: Sion Court Rd, Richmond
 Reference Order of Cost Estimate Nr 3
 Date: 09.07.24



6.1 External Works

Ref.	Description	Quantity	Unit	Rate £	Total £
	Allowance for hard landscaping				
1	Pedestrian pathway and subbase	404	m2	114.53	46,270
2	Edgings to path	342	m	22.906	7,839
3	Closed board fencing	121	m	114.53	13,858
4	Garden gates	5	nr	573	2,863
	Soft landscaping				
5	Communal Amenity Area including sub base works	658	m2	34	22,608
6	Private Amenity Area including sub base works	118	m2	34	4,054
	Other Items				
7	Picnic benches, bollards, bike stores and Bin enclosure	1	PS	5,727	5,727
8	Trees and planters	1	PS	5,727	5,727
9	New enclosed secured and weatherproofed two tier communal cycle store	1	PS	11,453	11,453
10	Refuse storage	5	Nr	1,145	5,727
11	Automated fold down bollards	2	Nr	1,145	2,291
12	Metal railings & Gates: Steel powder coated over hot dip galvanizing, anthracite grey	55	m	172	9,449
Total Carried to Summary					137,865

Project: Sion Court Rd, Richmond
Reference Order of Cost Estimate Nr 3
Date: 09.07.24



6.2 External Services

Ref.	Description	Quantity	Unit	Rate £	Total £
	Statutory Works				
1	Water connection	1	PS	2,863	2,863
2	Electrical connection	1	PS	2,863	2,863
3	Gas connection	1	PS	2,863	2,863
4	Telecom connection	1	PS	2,863	2,863
5	EO allowance for sewer connections	1	PS	1,432	1,432
	External Drainage				
6	External drainage allowance	372	m2	23	8,530
Total Carried to Summary					21,415

Appendix C

BVA Argus appraisal of proposed development

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024

Sion Court
5 units

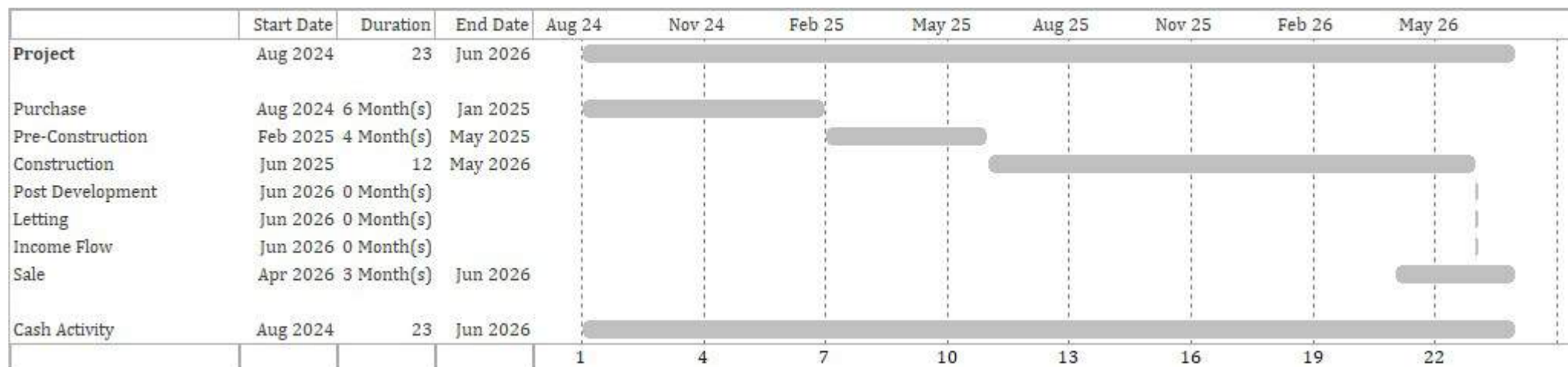
Sion Court
Sion Road
Twickenham
TW1 3DD

Development Appraisal
Bailey Venning Associates
17 July 2024

**Sion Court
5 units**

Project Timescale	
Project Start Date	Aug 2024
Project End Date	Jun 2026
Project Duration (Inc Exit Period)	23 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Sion Court
5 units**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
market housing	5	372.00	9,461.42	703,930	3,519,649

NET REALISATION **3,519,649**

OUTLAY

ACQUISITION COSTS

Residualised Price			646,259		646,259
Stamp Duty			21,813		
Effective Stamp Duty Rate		3.38%			
Agent Fee		1.00%	6,463		
Legal Fee		0.75%	4,847		
					33,122

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost		
market housing	372.00	4,551.60	1,693,197		
Developers Contingency		5.00%	84,660		
LBRuT CIL Residential Higher			33,079		
MCIL2			7,666		
					1,818,602

PROFESSIONAL FEES

Architect		10.00%	169,320		169,320
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DISPOSAL FEES

Sales Agent and Marketing Fee		2.50%	87,991		
Sales Legal Fee		0.25%	8,799		
					96,790

FINANCE

Timescale	Duration	Commences
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This appraisal report does not constitute a formal valuation.

Sion Court**5 units**

Purchase	6	Aug 2024
Pre-Construction	4	Feb 2025
Construction	12	Jun 2025
Sale	3	Apr 2026
Total Duration	23	

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)

Land	92,119	
Construction	47,498	
Total Finance Cost		139,617

TOTAL COSTS**2,903,710****PROFIT****615,939****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	34.91%

This appraisal report does not constitute a formal valuation.

**Sion Court
5 units**

Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
	1,523,877	1,566,207	1,608,537	1,650,867	1,693,197	1,735,527	1,777,857	1,820,187	1,862,517
-10.000%	(£579,029)	(£537,672)	(£496,314)	(£454,957)	(£413,599)	(£372,241)	(£330,884)	(£289,526)	(£248,116)
3,167,684	(£579,029)	(£537,672)	(£496,314)	(£454,957)	(£413,599)	(£372,241)	(£330,884)	(£289,526)	(£248,116)
-7.500%	(£637,194)	(£595,837)	(£554,479)	(£513,122)	(£471,764)	(£430,406)	(£389,049)	(£347,691)	(£306,334)
3,255,675	(£637,194)	(£595,837)	(£554,479)	(£513,122)	(£471,764)	(£430,406)	(£389,049)	(£347,691)	(£306,334)
-5.000%	(£695,359)	(£654,002)	(£612,644)	(£571,287)	(£529,929)	(£488,572)	(£447,214)	(£405,856)	(£364,499)
3,343,667	(£695,359)	(£654,002)	(£612,644)	(£571,287)	(£529,929)	(£488,572)	(£447,214)	(£405,856)	(£364,499)
-2.500%	(£753,524)	(£712,167)	(£670,809)	(£629,452)	(£588,094)	(£546,737)	(£505,379)	(£464,021)	(£422,664)
3,431,658	(£753,524)	(£712,167)	(£670,809)	(£629,452)	(£588,094)	(£546,737)	(£505,379)	(£464,021)	(£422,664)
0.000%	(£811,689)	(£770,332)	(£728,974)	(£687,617)	(£646,259)	(£604,902)	(£563,544)	(£522,187)	(£480,829)
3,519,649	(£811,689)	(£770,332)	(£728,974)	(£687,617)	(£646,259)	(£604,902)	(£563,544)	(£522,187)	(£480,829)
+2.500%	(£869,854)	(£828,497)	(£787,139)	(£745,782)	(£704,424)	(£663,067)	(£621,709)	(£580,352)	(£538,994)
3,607,640	(£869,854)	(£828,497)	(£787,139)	(£745,782)	(£704,424)	(£663,067)	(£621,709)	(£580,352)	(£538,994)
+5.000%	(£928,019)	(£886,662)	(£845,304)	(£803,947)	(£762,589)	(£721,232)	(£679,874)	(£638,517)	(£597,159)
3,695,631	(£928,019)	(£886,662)	(£845,304)	(£803,947)	(£762,589)	(£721,232)	(£679,874)	(£638,517)	(£597,159)
+7.500%	(£986,184)	(£944,827)	(£903,469)	(£862,112)	(£820,754)	(£779,397)	(£738,039)	(£696,682)	(£655,324)
3,783,623	(£986,184)	(£944,827)	(£903,469)	(£862,112)	(£820,754)	(£779,397)	(£738,039)	(£696,682)	(£655,324)
+10.000%	(£1,044,349)	(£1,002,992)	(£961,634)	(£920,277)	(£878,919)	(£837,562)	(£796,204)	(£754,847)	(£713,489)
3,871,614	(£1,044,349)	(£1,002,992)	(£961,634)	(£920,277)	(£878,919)	(£837,562)	(£796,204)	(£754,847)	(£713,489)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
market housing	1	£1,693,197	4.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
market housing	1	£3,519,649	4.00 Up & Down

This appraisal report does not constitute a formal valuation.

Appendix D

LBRuT Small Sites Toolkit

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024

LONDON BOROUGH OF RICHMOND UPON THAMES
AFFORDABLE HOUSING SPD - ANNEXE A - COMMUTED SUM CALCULATION

REV A

Site Name:	Date	Notes
Sion Court, TW1 3DD		
Number of Units on proposed development	5 No.	
Level of Affordable Housing required	25%	
Number of Affordable Units required	1.25 No.	
Percentage Affordable Rented required	80%	
Number of Affordable Rented Units required	1.00 No.	
Percentage Intermediate required	20%	
Number of Intermediate units required	0.25 No.	
Less on Site provision		
Affordable Rented Units provided on site	0 No.	
Net number of units of Affordable Rented off-site	1.00 No.	
Intermediate Units provided on site	0 No.	
Net number of Intermediate units off-site	0.25 No.	

Off-Site Commuted Sum calculation

Affordable Rented									
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted Sum
1 Bed Flat			0	0		0	6.00%	0	0
2 Bed Flat	1.00	703,930	140,786	563,144	168.67	2,193	6.00%	109,636	453,509
3 Bed Flat			0	0		0	6.00%	0	0
2 Bed Hse			0	0		0	6.00%	0	0
3 Bed Hse			0	0		0	6.00%	0	0
4 Bed Hse			0	0		0	6.00%	0	0
5 Bed Hse			0	0		0	6.00%	0	0
Total	1							Total	453,509

Intermediate - Shared Ownership										
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Equity Rent 2.75%	Mgt Charge 6.50%	Yield 6.00%	Capitalised Rent	1st Tranche 40.00%	Commuted Sum
1 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Flat	0.25	703,930	140,786	563,144	11,615	755	6.00%	180,998	281,572	25,143
3 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Hse			0	0	0	0	6.00%	0	0	0
3 Bed Hse			0	0	0	0	6.00%	0	0	0
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse			0	0	0	0	6.00%	0	0	0
Total	0.25									25,143

Total Units	1.25							Total Commuted Sum	478,652
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Appendix E

**BVA Argus appraisal of proposed development
including policy compliant commuted sum**

by
Bailey Venning Associates Limited on behalf of
Moreland Residential Ltd

July 2024

Sion Court
5 units

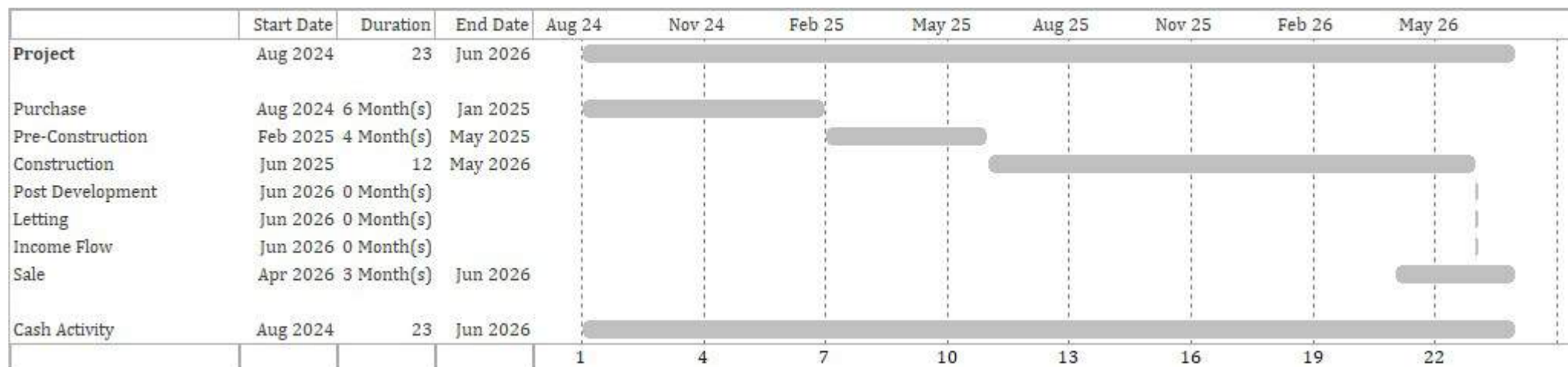
Sion Court
Sion Road
Twickenham
TW1 3DD

Development Appraisal
Bailey Venning Associates
17 July 2024

**Sion Court
5 units**

Project Timescale	
Project Start Date	Aug 2024
Project End Date	Jun 2026
Project Duration (Inc Exit Period)	23 months

Phase 1



This appraisal report does not constitute a formal valuation.

**Sion Court
5 units**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
market housing	5	372.00	9,461.42	703,930	3,519,649

NET REALISATION **3,519,649**

OUTLAY

ACQUISITION COSTS

Residualised Price			250,117		
Stamp Duty			2,006		250,117
Effective Stamp Duty Rate		0.80%			
Agent Fee		1.00%	2,501		
Legal Fee		0.75%	1,876		
					6,383

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
market housing	372.00	4,551.60	1,693,197	
Developers Contingency		5.00%	84,660	
LBRuT CIL Residential Higher			33,079	
MCIL2			7,666	
Aff Hsg Policy commuted sum			478,652	
				2,297,254

PROFESSIONAL FEES

Architect		10.00%	169,320	
				169,320

DISPOSAL FEES

Sales Agent and Marketing Fee		2.50%	87,991	
Sales Legal Fee		0.25%	8,799	
				96,790

FINANCE

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Sion Court**5 units**

Timescale	Duration	Commences
Purchase	6	Aug 2024
Pre-Construction	4	Feb 2025
Construction	12	Jun 2025
Sale	3	Apr 2026
Total Duration	23	

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)

Land	35,642	
Construction	48,205	
Total Finance Cost		83,847

TOTAL COSTS **2,903,710****PROFIT** **615,939****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	51.18%

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Sion Court
5 units

Table of Land Cost and Land Cost

Construction: Gross Cost									
Sales: Gross Sales	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
	1,523,877	1,566,207	1,608,537	1,650,867	1,693,197	1,735,527	1,777,857	1,820,187	1,862,517
-10.000%	(£180,946)	(£138,165)	(£94,775)	(£51,385)	(£7,995)	£38,315	£85,286	£132,542	£179,799
3,167,684	(£180,946)	(£138,165)	(£94,775)	(£51,385)	(£7,995)	£38,315	£85,286	£132,542	£179,799
-7.500%	(£240,793)	(£198,240)	(£155,686)	(£112,408)	(£69,018)	(£25,628)	£19,227	£66,196	£113,328
3,255,675	(£240,793)	(£198,240)	(£155,686)	(£112,408)	(£69,018)	(£25,628)	£19,227	£66,196	£113,328
-5.000%	(£299,217)	(£257,859)	(£215,533)	(£172,980)	(£130,042)	(£86,652)	(£43,262)	£139	£47,108
3,343,667	(£299,217)	(£257,859)	(£215,533)	(£172,980)	(£130,042)	(£86,652)	(£43,262)	£139	£47,108
-2.500%	(£357,382)	(£316,024)	(£274,667)	(£232,827)	(£190,273)	(£147,675)	(£104,285)	(£60,895)	(£17,505)
3,431,658	(£357,382)	(£316,024)	(£274,667)	(£232,827)	(£190,273)	(£147,675)	(£104,285)	(£60,895)	(£17,505)
0.000%	(£415,547)	(£374,189)	(£332,832)	(£291,474)	(£250,117)	(£207,567)	(£165,013)	(£121,919)	(£78,529)
3,519,649	(£415,547)	(£374,189)	(£332,832)	(£291,474)	(£250,117)	(£207,567)	(£165,013)	(£121,919)	(£78,529)
+2.500%	(£473,712)	(£432,354)	(£390,997)	(£349,639)	(£308,282)	(£266,924)	(£224,860)	(£182,307)	(£139,552)
3,607,640	(£473,712)	(£432,354)	(£390,997)	(£349,639)	(£308,282)	(£266,924)	(£224,860)	(£182,307)	(£139,552)
+5.000%	(£531,877)	(£490,519)	(£449,162)	(£407,804)	(£366,447)	(£325,089)	(£283,732)	(£242,154)	(£199,600)
3,695,631	(£531,877)	(£490,519)	(£449,162)	(£407,804)	(£366,447)	(£325,089)	(£283,732)	(£242,154)	(£199,600)
+7.500%	(£590,042)	(£548,684)	(£507,327)	(£465,969)	(£424,612)	(£383,254)	(£341,897)	(£300,539)	(£259,182)
3,783,623	(£590,042)	(£548,684)	(£507,327)	(£465,969)	(£424,612)	(£383,254)	(£341,897)	(£300,539)	(£259,182)
+10.000%	(£648,207)	(£606,849)	(£565,492)	(£524,134)	(£482,777)	(£441,419)	(£400,062)	(£358,704)	(£317,347)
3,871,614	(£648,207)	(£606,849)	(£565,492)	(£524,134)	(£482,777)	(£441,419)	(£400,062)	(£358,704)	(£317,347)

Sensitivity Analysis : Assumptions for Calculation

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
market housing	1	£1,693,197	4.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
market housing	1	£3,519,649	4.00 Up & Down

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