

# Schedule 1

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

REV A

<b>Site Name:</b> 16 Strawberry Hill Road, TW1 4PT	<b>Date:</b> 04/07/2024	<b>Notes:</b>
Number of Units on proposed development	1 No.	1 x 5-bedroom detached house.
Level of Affordable Housing required	4%	
Number of Affordable Units required	0.04 No.	
Percentage Affordable Rented required	80%	
Number of Affordable Rented Units required	0.03 No.	
Percentage Intermediate required	20%	
Number of Intermediate units required	0.01 No.	
<b>Less on Site provision</b>		
Affordable Rented Units provided on site	0 No.	
<b>Net number of units of Affordable Rented off-site</b>	0.03 No.	
Intermediate Units provided on site	0 No.	
<b>Net number of Intermediate units off-site</b>	0.01 No.	

**Off-Site Commuted Sum calculation**

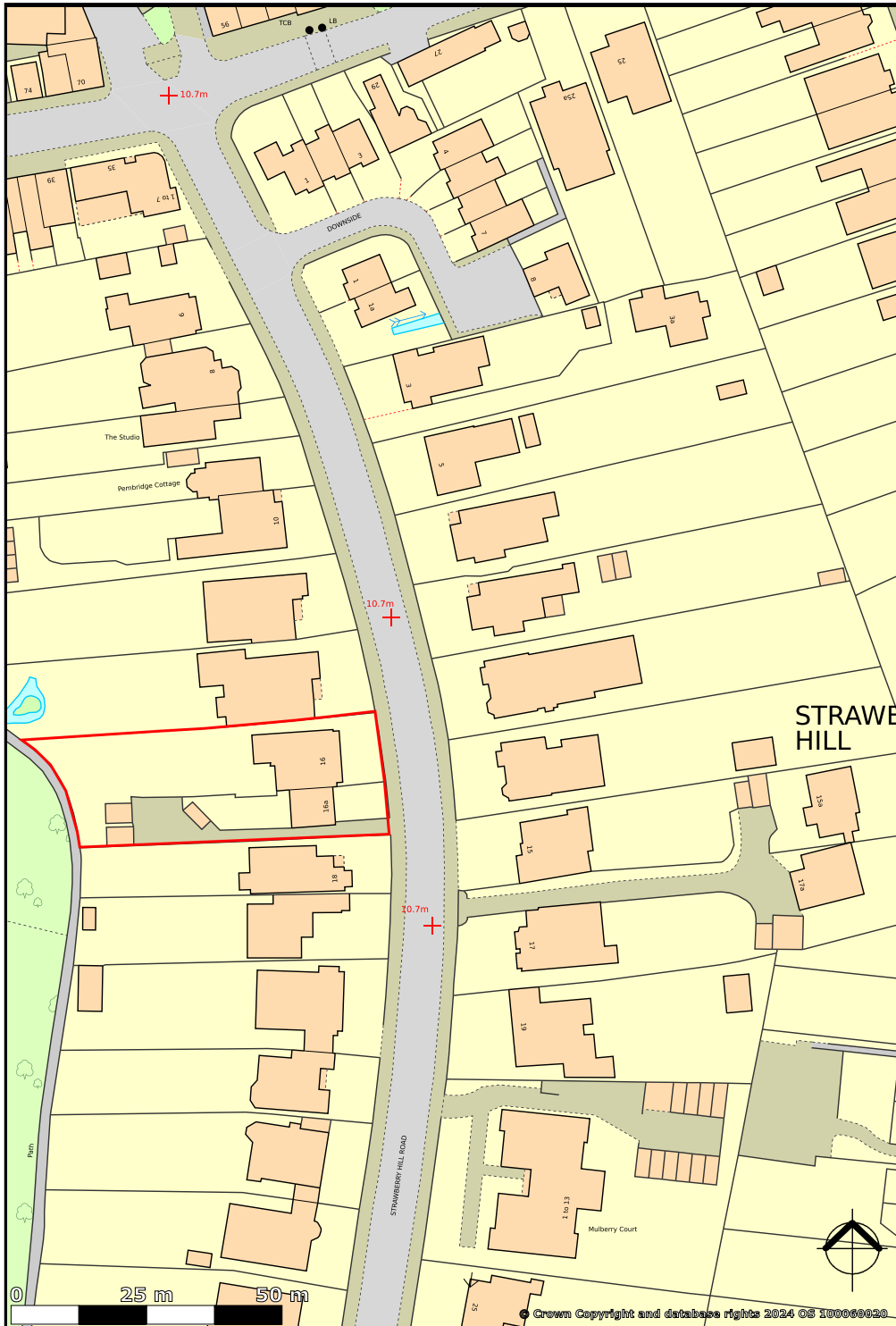
Affordable Rented									
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted Sum
1 Bed Flat			0	0		0	6.00%	0	0
2 Bed Flat			0	0		0	6.00%	0	0
3 Bed Flat			0	0		0	6.00%	0	0
2 Bed Hse			0	0		0	6.00%	0	0
3 Bed Hse			0	0		0	6.00%	0	0
4 Bed Hse			0	0		0	6.00%	0	0
5 Bed Hse	0.03	3,995,000	799,000	3,196,000	275	3,575	6.00%	178,750	90,518
<b>Total</b>	0.03							<b>Total</b>	90,518

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	0	0	0	6.00%	0	0	0
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	0.01	3,995,000	799,000	3,196,000	65,918	4,285	6.00%	1,027,214	1,598,000	5,708
<b>Total</b>	0.01									5,708

<b>Total Units</b>	0.04							<b>Total Commuted Sum</b>	96,225
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# Schedule 2

# 16 Strawberry Hill Road, Twickenham, TW1 4PT



# Schedule 3



TW1 4PT

Search

# House Prices around TW1 4PT

Sales of detached properties around TW1 4PT had an overall average price of £1,525,833 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 5 June 2024.

## Properties sold

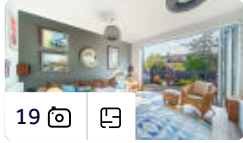
Filter: Within ½... ▾ Last 1 year ▾ Detached ▾ All tenures ▾

6 sold properties Date sold ▾

**6, Hawkesley Close, Twickenham, Greater London TW1 4TR**

3 bed, detached

<b>£950,000</b>	26 Jan 2024	Freehold
£535,000	9 Oct 2009	Freehold
£300,000	3 May 2002	Freehold




19

**20, Sunnyside Road, Teddington, Greater London TW11 0RT**

5 bed, detached

<b>£1,425,000</b>	22 Nov 2023	Freehold
£523,000	17 Feb 2004	Freehold
£169,000	21 Jun 1995	Freehold



12

**249a, Waldegrave Road, Twickenham, Greater London TW1 4SY**

2 bed, detached

**£605,000** 26 Oct 2023 Freehold£175,000 13 Aug 1999 Freehold  
(New Build)

No other historical records

**41, Wellesley Road, Twickenham, Greater London TW2 5RR**

5 bed, detached

**£2,150,000** 25 Sep 2023 Freehold

No other historical records

**123, Teddington Park Road, Teddington, Greater London TW11 8NG**

5 bed, detached

**£2,625,000** 18 Aug 2023 Freehold

£1,150,000 1 Mar 2013 Freehold

No other historical records

**38, Cross Deep, Twickenham, Greater London TW1 4RA**

4 bed, detached

**£1,400,000** 17 Aug 2023 Freehold

£920,000 31 May 2013 Freehold

No other historical records

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Detached Houses For Sale in TW1 4PT, within 0.25 miles, including sold STC, don't show new home, retirement, buying schemes >

☆ Save search

🔔 Create Alert

5 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword



Popes Avenue, Twickenham, TW2. ✕

Detached 🏠 6 🚗 4

0.19 miles

A wonderful double fronted detached family house offering excellent lateral space, off street parking and a large garden. Radstock Lodge, is a magnificent period home situated in a desirable location close to the green open spaces of Twickenham Green, The River and a...

SOLD STC

Added on 30/04/2024 by Knight Frank, Richmond

£2,995,000

Guide Price

PREMIUM LISTING



020 3835 4180 Local call rate

✉ Contact

♡ Save



Strawberry Hill Road, Twickenham, TW1 ✕

Detached 🏠 8 🚗 3

0.08 miles

Exceptional family home of just under 4,000 sq ft, filled with light and character, enjoying a beautiful secluded and mature westerly aspect garden

SOLD STC

Added on 24/04/2024 by house. Partnership, Covering ...

£3,495,000

Guide Price

CLOSE TO SCHOOLS



01483 967667 Local call rate

✉ Contact

♡ Save



Riverview Gardens, Strawberry Hill ✕

House 🏠 4 🚗 2

0.23 miles

A rarely available, detached Victorian family home on this sought after river road, moments from Strawberry Hill.

Reduced on 27/11/2023 by Snellers, Twickenham

£1,250,000



020 8892 5555 Local call rate

✉ Contact

♡ Save



Local call rate



TW1 ... Clear + 1/4 mile

Min Price to Max Price

Filters (5)



0.15 miles

An attractive four bedroom detached home which occupies a corner plot and requires updating throughout, situated within a highly sought after residential area. There is great potential to extend (stp and own investigation). Offered with no forward chain.



SOLD STC

Added on 22/05/2023 by Hamptons, Twickenham

£1,550,000

Guide Price

PREMIUM LISTING



020 3871 5304  
Local call rate



Contact



Save



1/2

Waldegrave Road, Strawberry Hill

Detached 3 2

Added on 19/04/2023 by Dexters, Twickenham

0.21 miles

£1,200,000



020 8744 0074  
Local call rate



Contact



Save

RECENTLY SOLD NEAR

### TW1 by Websters Estate Agents



00  
ove, Strawberry Hill



£1,200,000  
Heath Gardens, Twickenham



£600,000  
First Cross Road



Websters Estate Agents  
Twickenham

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