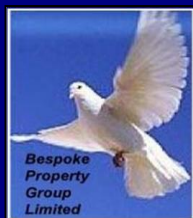


# Schedule 1



**GVA GRIMLEY &  
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC  
APPRAISAL TOOL**



[Click here to proceed](#)

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	16 Strawberry Hill Road, Twickenham, TW1 4PT
Site Reference	
Scheme Description	Conversion of existing student accomodation into C3 detached residential.
Date	06/09/2024
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:** Semi-Detached House

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						396.7
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						1

**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)
	<b>Start Month</b>	<b>End Month</b>
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)
	<b>Start Month</b>	<b>End Month</b>
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%	
	<b>Start Month</b>	<b>End Month</b>
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
<b>Owner-occupied share (%)</b>		
<b>Unsold Equity Rent Per Annum (%)</b>		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)
<b>Timing of Affordable Housing Tenure 4 Purchase Payment</b>	<b>Start Month</b>	<b>End Month</b>
		(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		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)
<b>Timing of Affordable Housing Tenure 5 Purchase Payment</b>	<b>Start Month</b>	<b>End Month</b>
		(whole number, minimum 0)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Semi-Detached House	£10,071
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
<b>Timing of First Open Market Housing Sale</b>	<b>Month</b>
	10 (whole number, minimum 0)
<b>Timing of Last Open Market Housing Sale</b>	<b>Month</b>
	12 (whole number, minimum 0)

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	12 (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

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

**BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS**

		<b>Building Costs - Gross (£ / sq m)</b>	<b>Net to Gross Ratio for Building Costs (%)*</b>
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:	Semi-Detached House	<b>£2,707</b>	<b>100%</b>
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

	<b>Building Costs (£ / car parking space)</b>	
Residential Car Parking Building Costs (£ / car parking space)		
		<b>% of Building Costs</b>
Building Cost Fees % (Architects, QS etc)	<b>10.00%</b>	(typically around 10%)
Building Contingencies (% of Building Costs)	<b>5.00%</b>	(typically around 5% for ne

**Section 106 Payments (£) \***

CIL  
Part L Building Regs  
Biodiversity Net Gain  
Planning Fees  
Others

	<b>Cost (£)</b>	<b>Month of Payment</b>

\* This section excludes Affordable Housing section 106 payments

**Site Abnormals (£)**

Infrastructure Costs  
Contamination Costs  
Demolition Costs  
Other Costs  
Site Specific Sustainability Initiatives\*\*

	<b>Cost (£)</b>	<b>Month of Payment</b>
	<b>£53,693</b>	

**Building Cost Percentage Increase (if any)**

Site Specific Sustainability Initiatives (%)\*\*  
Wheelchair provision (%)  
Code for Sustainable Homes (%)  
Other (%)

EITHER

OR

	<b>%</b>

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

**Subsidies (possibly EP Gap Funding)**

Subsidies for infrastructure, remediation etc.

	<b>Amount (£)</b>	<b>Month of Payment</b>

**OTHER COSTS****SITE ACQUISITION COSTS**

Agents Fees (% of site value)  
Legal Fees (% of site value)  
Stamp Duty (% of site value)

	<b>%</b>	
	<b>1.00%</b>	(typically around 1%)
	<b>0.75%</b>	(typically around 0.75%)
	<b>5.00%</b>	

Other Acquisition Costs (£)

	<b>Cost (£)</b>	<b>Month of Payment</b>

**FINANCE COSTS**

Arrangement Fee (£)  
Interest Rate (%)  
Misc Fees - Surveyors etc (£)

	<b>9.00%</b>	(typically around 1.5% to 3
--	--------------	-----------------------------

**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	10	(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)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
<b>Letting, Advertising &amp; Sale fees</b>	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
<b>Return for risk / profit (% of value)</b>	

**RETAIL ASSUMPTIONS**

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

**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**

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

**Timing  
(month)**

**Letting / sale fees**

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

**Return for risk / profit (% of value)**

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

**SUMMARY**

Site Address	16 Strawberry Hill Road, Twickenham, TW1 4PT
Site Reference	
Scheme Description	Conversion of existing student accomodation into C3 detached residential.
Date	06/09/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

**Housing Mix (Affordable + Open Market)**

Total Number of Units	1	units
Total Number of Open Market Units	1	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	397	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	-	-	-
<b>Total</b>	-	-	-

**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	-	-	-
<b>Total</b>	-	-	-

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	-	-	-
<b>Total</b>	-	-	-

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	-	-	-
<b>Total</b>	-	-	-

% 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	-	-	-
<b>Total</b>	-	-	-

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	-	-	-
<b>Total</b>	-	-	-

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	-	-	-
<b>Total</b>	-	-	-

**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
<b>SHG Total</b>	-	<b>0</b>	<b>£0</b>

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 (£)
Semi-Detached House	397	£10,071	£3,995,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>397</b>	-	<b>£3,995,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £3,995,000

**Car Parking**

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

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £3,995,000

**Non-Residential Values**

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

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>
--	-----------

<b>TOTAL VALUE OF SCHEME</b>	<b>£3,995,000</b>
------------------------------	-------------------

**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,073,867	£1,073,867

**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
-------------------------------------	--	----

<b>Total Building Costs</b>	<b>£1,073,867</b>
-----------------------------	-------------------

**OTHER SITE COSTS**

Building Contingencies	5.0%	£53,693
Building Cost Fees (Architects, QS etc):	10.0%	£112,756
Other Acquisition Costs (£)		£0

**Section 106 Costs (£)**

CIL	£0
Part L Building Regs	£0
Biodiversity Net Gain	£0
Planning Fees	£0
Others	£0

**Site Abnormals**

Infrastructure Costs	£53,693
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

<b>Total Other Site Costs</b>	<b>£220,143</b>
-------------------------------	-----------------

**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£119,850
Legal Fees (per Open Market unit):	£1,000	£1,000

**Marketing (Affordable Housing)**

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

<b>Total Marketing Costs</b>	<b>£120,850</b>
------------------------------	-----------------

**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

<b>Total Non-Residential Costs</b>		<b>£0</b>
------------------------------------	--	-----------

<b>TOTAL DIRECT COSTS:</b>	<b>£1,414,859.61</b>
----------------------------	----------------------

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

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£14,980
Legal Fees	£11,235
Stamp Duty	£74,900
Total Interest Paid	£182,024

<b>Total Finance Costs</b>	<b>£283,139</b>
----------------------------	-----------------

**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£799,000
Affordable Housing 'Profit'	£0

**Non-residential**

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

<b>Total Operating Profit</b>	<b>£799,000</b>
-------------------------------	-----------------

**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£1,498,002</b>
-------------------------	-------------------

EXISTING USE VALUE	<b>£3,500,000</b>
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£2,001,998

**Checks:**

Site Value as a Percentage of Total Scheme Value	37.5%
Site Value per hectare	#VALUE!



# 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

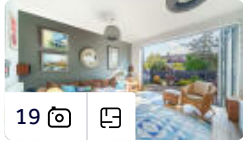
Filter: Within ½... ▾ Last 1 year ▾ Detached ▾ All tenures ▾

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

[← Previous](#)

Page 1 of 1

[Next →](#)



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

We're selling properties in your area  
[Click here to get help with selling yours](#)

Previous

Page 1 of 1

Next





Student Accommodation To Let in TW1 4PT, within 1 miles > ☆ Save search 🔔 Create Alert

4 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword



1/7

**Stanley Road, Teddington** ✕

4 bedroom house

0.61 miles

A substantial four bedroom house that is close to local shops and short distance to Fulwell Station. The house is

Added on 02/08/2024 by Snellers, Teddington

**£3,995 pcm**  
£922 pw



020 8614 6140  
Local call rate



Contact



Save



1/6

**Michell House, Heath Road, Twickenham, TW1** ✕

1 bedroom flat

0.53 miles

Available END of August Metra Living are proud to present this fantastic one bedroom apartment within

Added on 27/07/2024 by L&Q, Metra Living

TW1 ... Clear + 1 mile ▾

Min Price ▾ to Max Price ▾

Filters ▾



1

**King Street, Twickenham** ✕

4 bedroom duplex

0.72 miles

This fantastic split level apartment in central Twickenham is perfect for access to all the amenities and mainline

Added on 26/07/2024 by Chase Buchanan, Twickenha...

**£3,500 pcm**  
£808 pw



020 3834 8194  
Local call rate



Contact



Save

Successfully Selling  
Letting Property  
Over 130 Years



Established  
Full ARLA & RICS Members  
0208 744  
milestone-collis



1/7

**Broad Street, Teddington** ✕

4 bedroom flat

0.82 miles

Ideal for students and sharers! This exceptionally large apartment arranged over three floors in the heart of

Added on 22/04/2024 by Snellers, Teddington

**£3,000 pcm**  
£692 pw



020 8614 6140  
Local call rate



Contact



Save