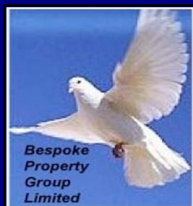


Schedule 1



**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	12 Claygate Lane, Hinchley Wood, Esher, Surrey, KT10 0AQ
Site Reference	Elmbridge Borough Council
Scheme Description	Demolition of existing house and use of land plots to erect 2 x detached and 7 x semis
Date	01.10.2023
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:

Detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						188.25
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						2

Open Market Housing Type 2:

Semi

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						139.7
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						4

Open Market Housing Type 3:

Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						44.73333
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						3

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		

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		

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		
	Start Month	End Month
Timing of Affordable Housing Tenure 3 Purchase Payment		

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)

	Start Month	End Month
Timing of Affordable Housing Tenure 4 Purchase Payment		(whole number, minimum of 1)

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 of 1)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Detached	£6,109
Open Market Housing Type 2: Semi	£6,890
Open Market Housing Type 3: Flats	£6,595
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
Timing of First Open Market Housing Sale	Month 12 (whole number, minimum of 1)
Timing of Last Open Market Housing Sale	Month 16 (whole number, minimum of 1)

Overall Scheme End Date (this must be completed)

Final End Date of Scheme - scheme built and fully let/sold	Month 16 (whole number, minimum of 1)
-------------------------------------------------------------------	------------------------------------------

Social Housing Grant & Other Funding

	Grant per unit (£)
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	Timing of 1st Payment Timing of 2nd Payment

	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:	Detached	£3,282	100%
Open Market Housing Type 2:	Semi	£2,252	100%
Open Market Housing Type 3:	Flats	£2,074	95%
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)		6.00% (typically around 5% for new)
Section 106 Payments (£) *	Cost (£)	Month of Payment
Externals (15%)	£557,414	
CIL	£198,321	

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)		
Infrastructure Costs		
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)	2.00%	(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 (%)	8.50%	(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) - %
 Legal Fees (per Open Market unit) - £

3.00%

(typically around 6%)

£1,000

*(typically around £600 per u***BUILDING PERIOD**

	Timing (month)	
Construction Start	1	<i>(whole number, minimum of 0, maximum of 60)</i>
Construction End	12	<i>(whole number, minimum of 0, maximum of 60)</i>

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	<i>(typically around 15%)</i>
Affordable Housing (%)		<i>(typically around 6%)</i>

**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

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

**Timing
(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

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)

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	12 Claygate Lane, Hinchley Wood, Esher, Surrey, KT10 0AQ
Site Reference	Elmbridge Borough Council
Scheme Description	Demolition of existing house and use of land plots to erect 2 x detached and 7 x semis
Date	01.10.2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,070	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 -

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 / S	£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 (£)
Detached	377	£6,109	£2,300,001
Semi	559	£6,890	£3,850,000
Flats	134	£6,595	£885,000
-	-	-	-
-	-	-	-
Total	1,070	-	£7,035,001

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £7,035,001

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £7,035,001

Non-Residential Values

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
------------------------------------------------------	-----------

TOTAL VALUE OF SCHEME	£7,035,001
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,787,070	£2,787,070

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	£2,787,070
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	6.0%	£167,224
Building Cost Fees (Architects, QS etc):	10.0%	£295,429
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

Externals (15%)		£557,414
	0	£0
CIL		£198,321
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs	£0
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£1,218,389
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£211,050
Legal Fees (per Open Market unit):	£1,000	£9,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£220,050
------------------------------	-----------------

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:	£4,225,509.10
----------------------------	----------------------

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

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£19,746
Legal Fees	£7,405
Stamp Duty	£49,366
Total Interest Paid	£338,653

Total Finance Costs	£415,170
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,407,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£1,407,000
-------------------------------	-------------------

Residual Site Value

SITE VALUE TODAY	£987,321
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EXISTING USE VALUE	£1,580,700
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£593,379
------------------------------------------------------	-----------

Checks:

Site Value as a Percentage of Total Scheme Value	14.0%
--------------------------------------------------	-------

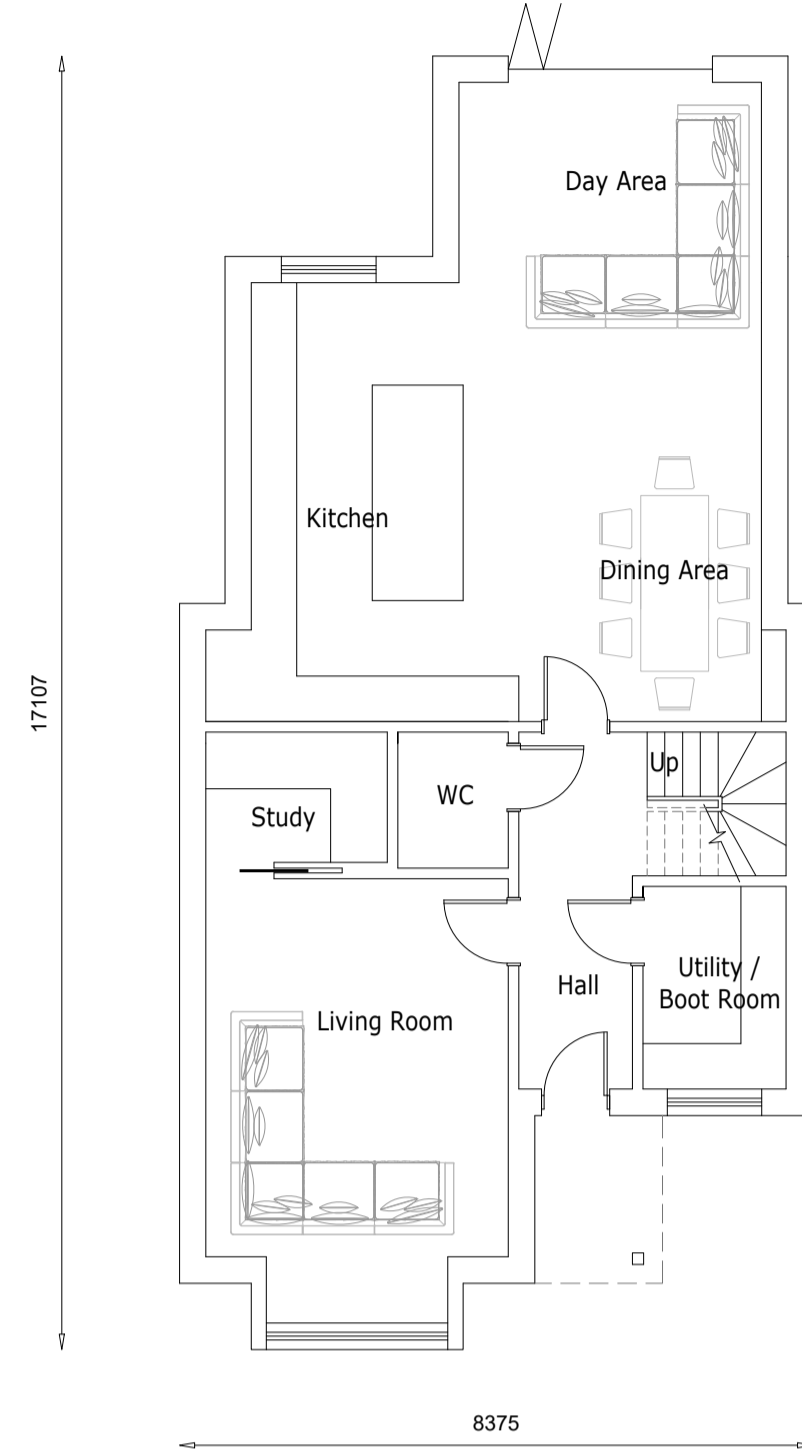
Site Value per hectare	#VALUE!
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Schedule 2

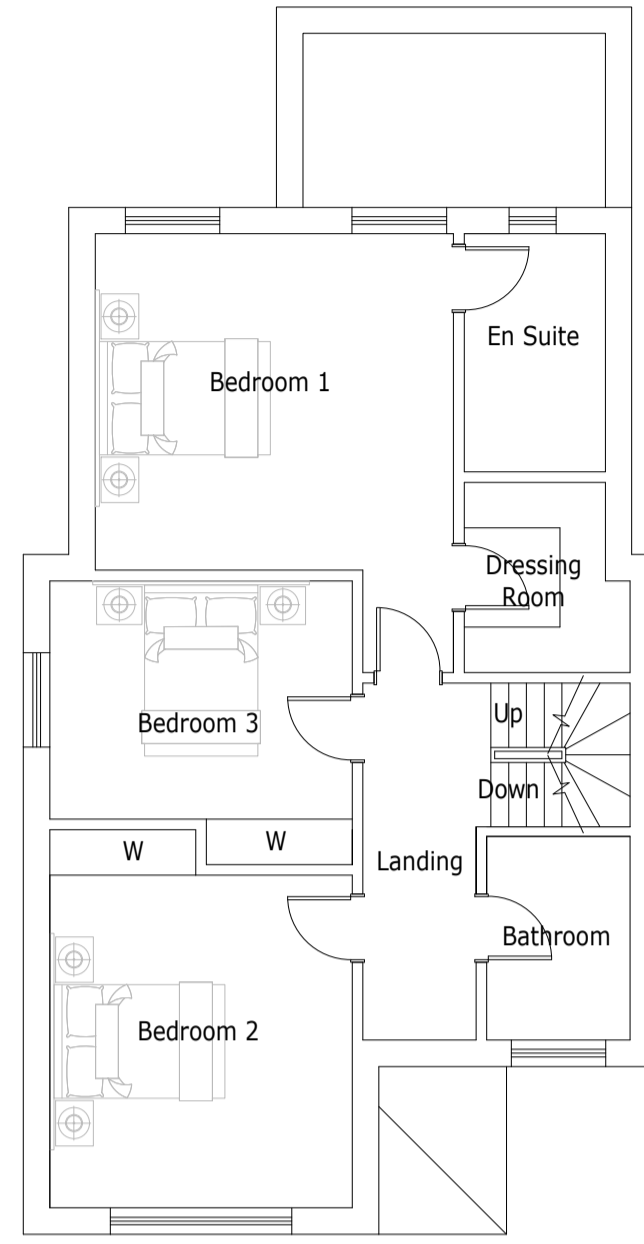
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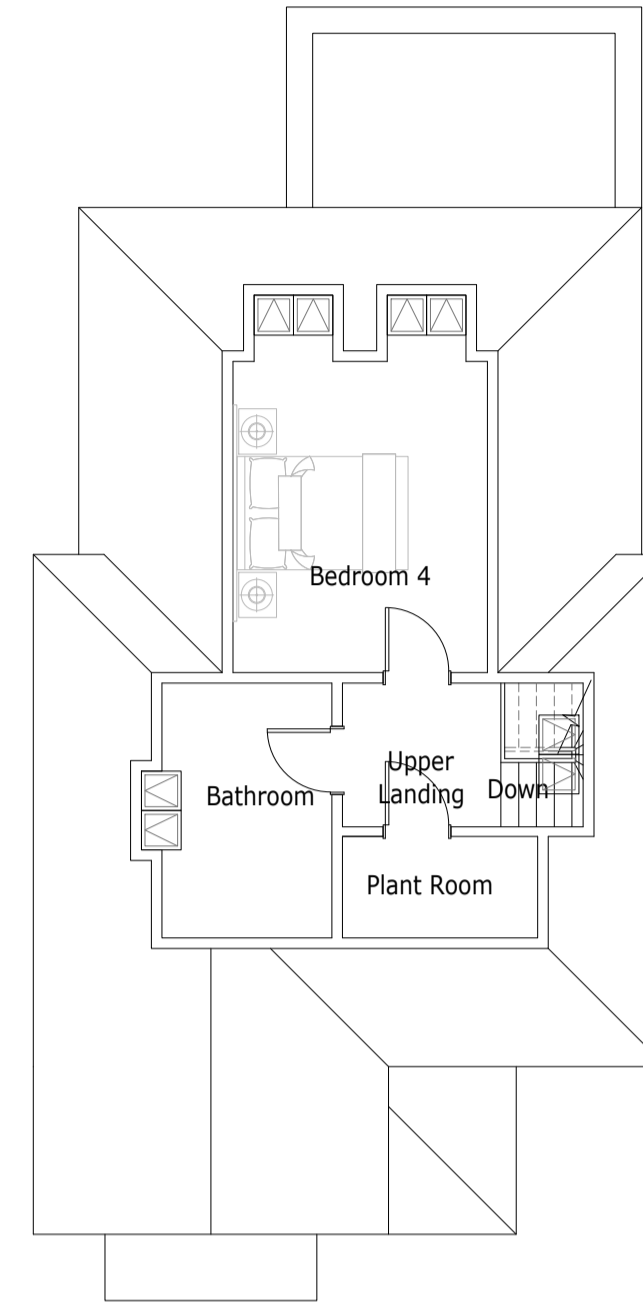
Rev.	Date	Detail



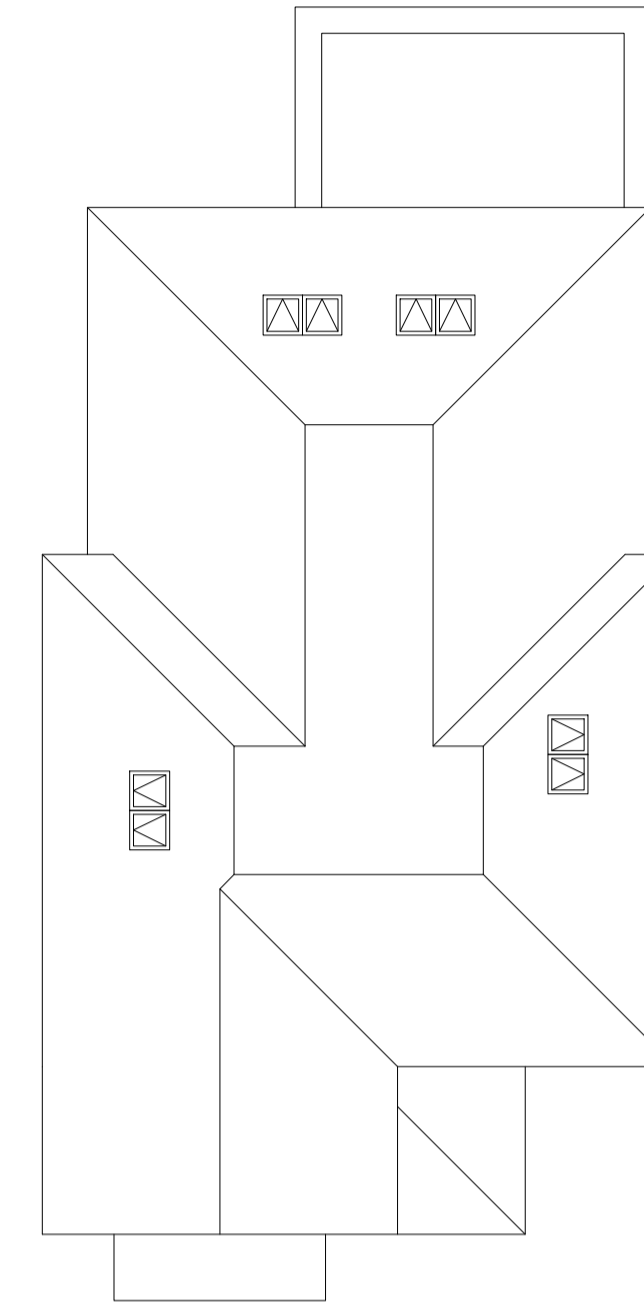
Ground Floor
 GIA - 99.1 m²



First Floor
 GIA - 86.4 m²



Second Floor
 GIA - 31.0 m²



Roof Plan
 Total GIA - 216.5 m²



Front Elevation

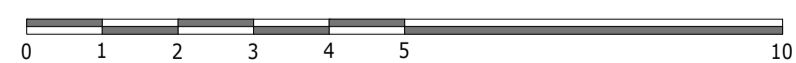
Side Elevation



Side Elevation

Rear Elevation

Plot 1

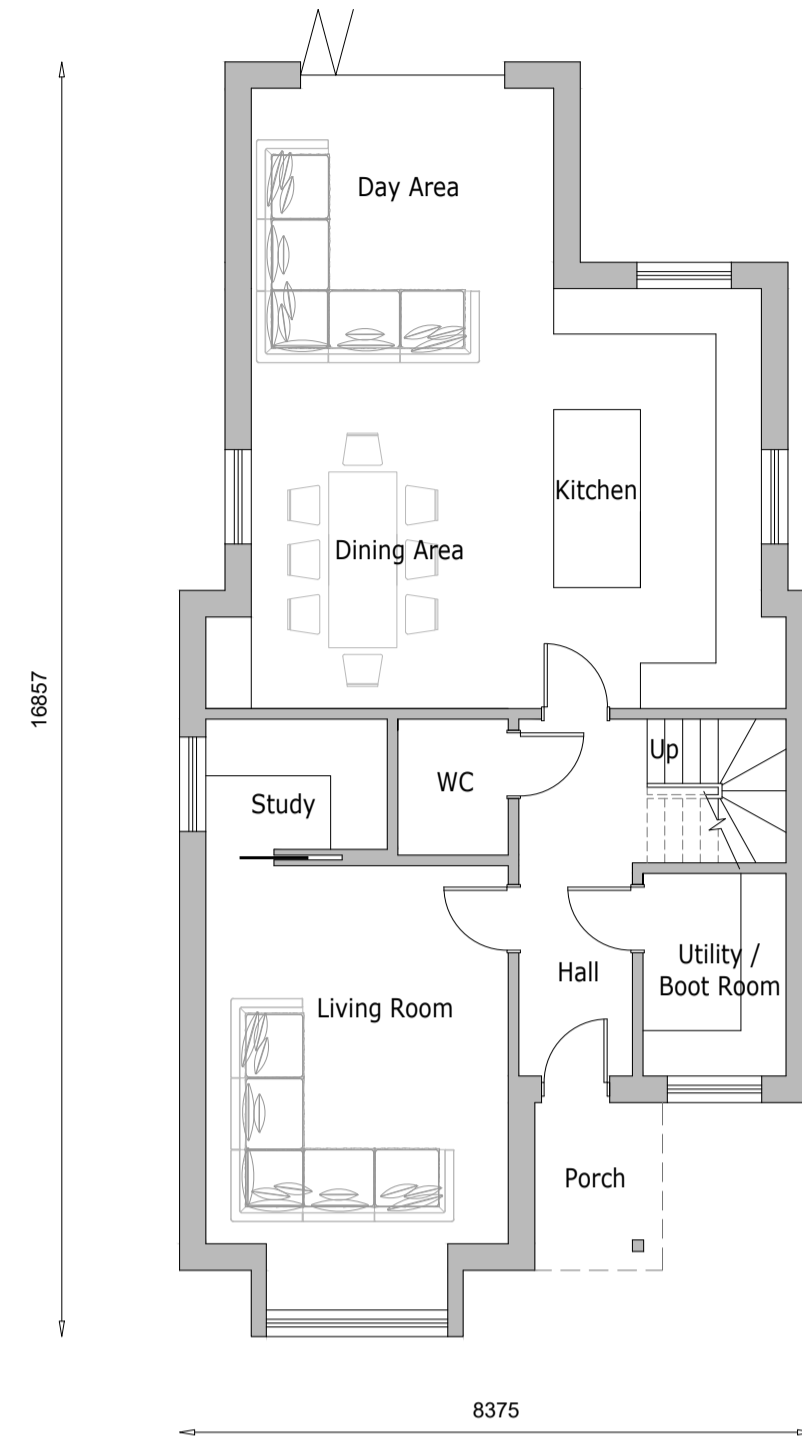


		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com	
Client	Wyngate	Project Title	12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ
Drawing Title	Plot 1		
Dwg No.	2023 P 629 002	Scale	1:100 at A1
Date	Jun 2023	Drawn	Andrew Long

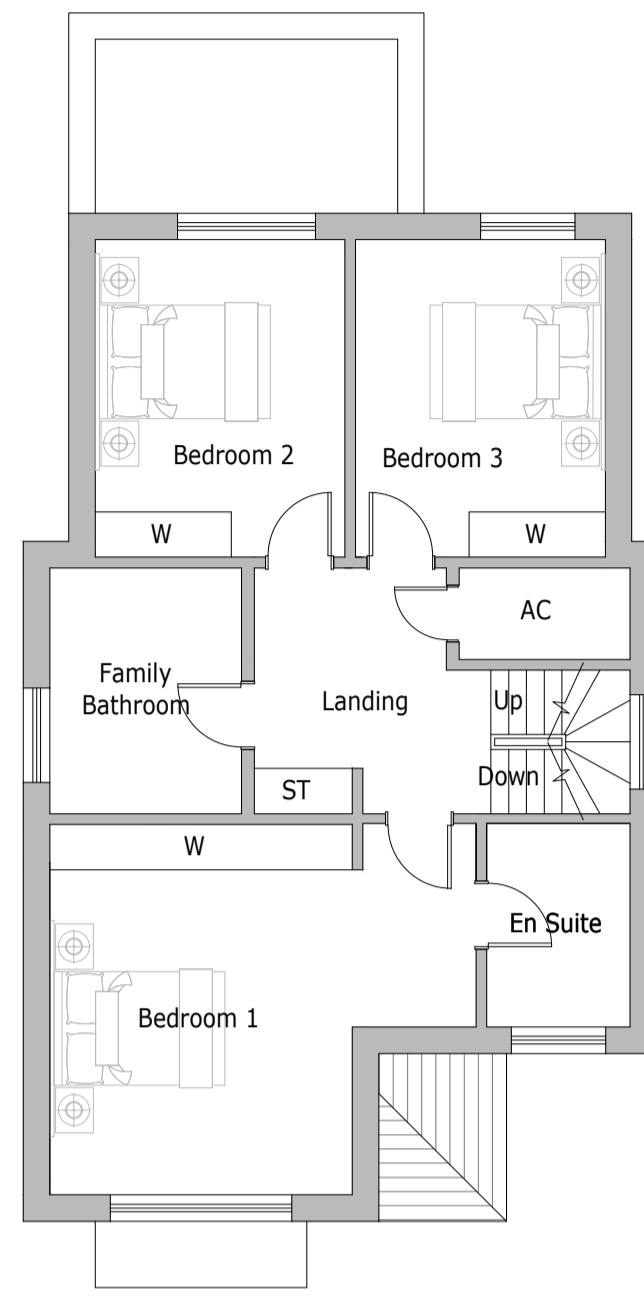
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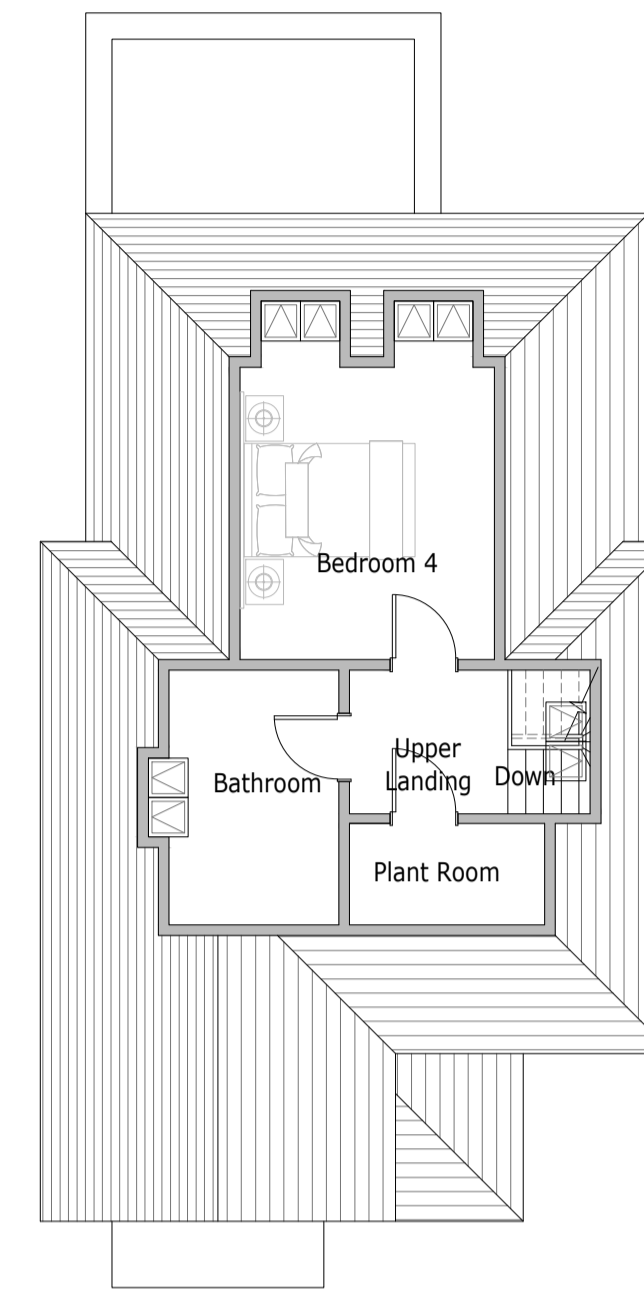
Rev.	Date	Detail



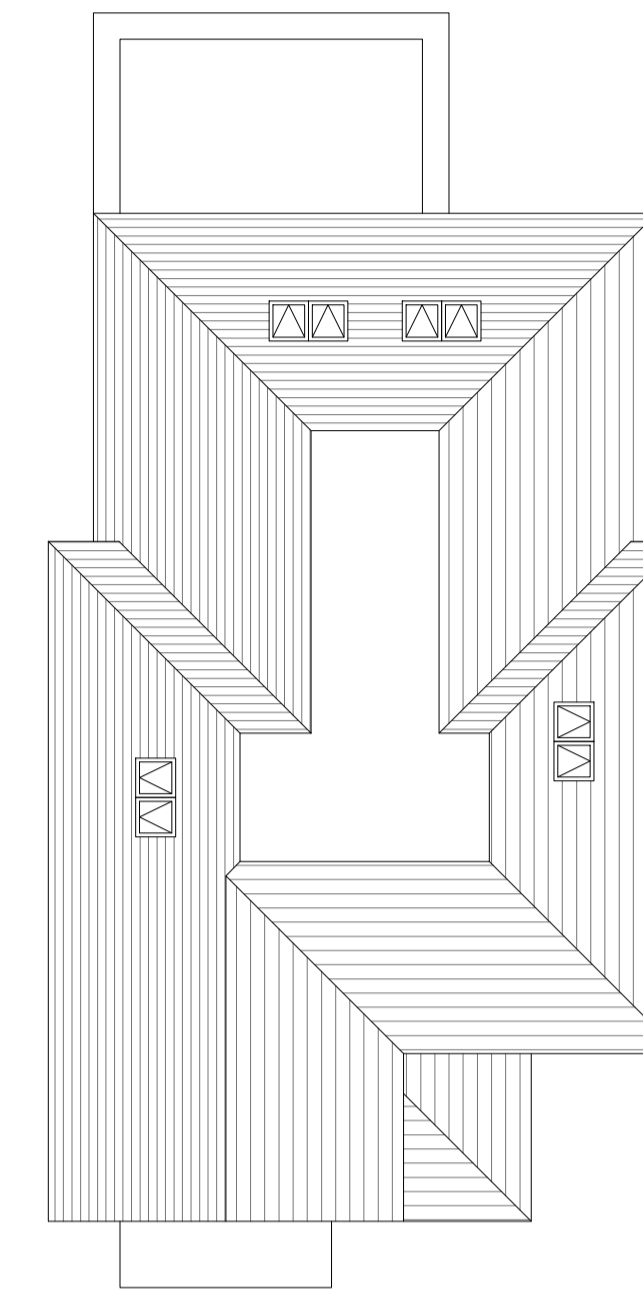
Ground Floor
 GIA - 97.4 m²



First Floor
 GIA - 84.7 m²



Second Floor
 GIA - 30.2 m²



Roof Plan
 Total GIA - 212.3 m²

Materials Schedule

Roof - plain clay tiles
 Walls - stock brick and tile hanging
 Windows - white painted timber framed casement
 Doors - front door: black gloss, other doors: grey aluminium framed folding doors



Front Elevation

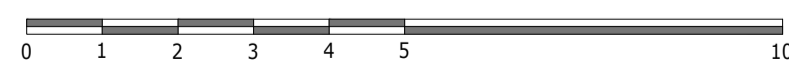
Side Elevation



Side Elevation

Rear Elevation

Plot 1

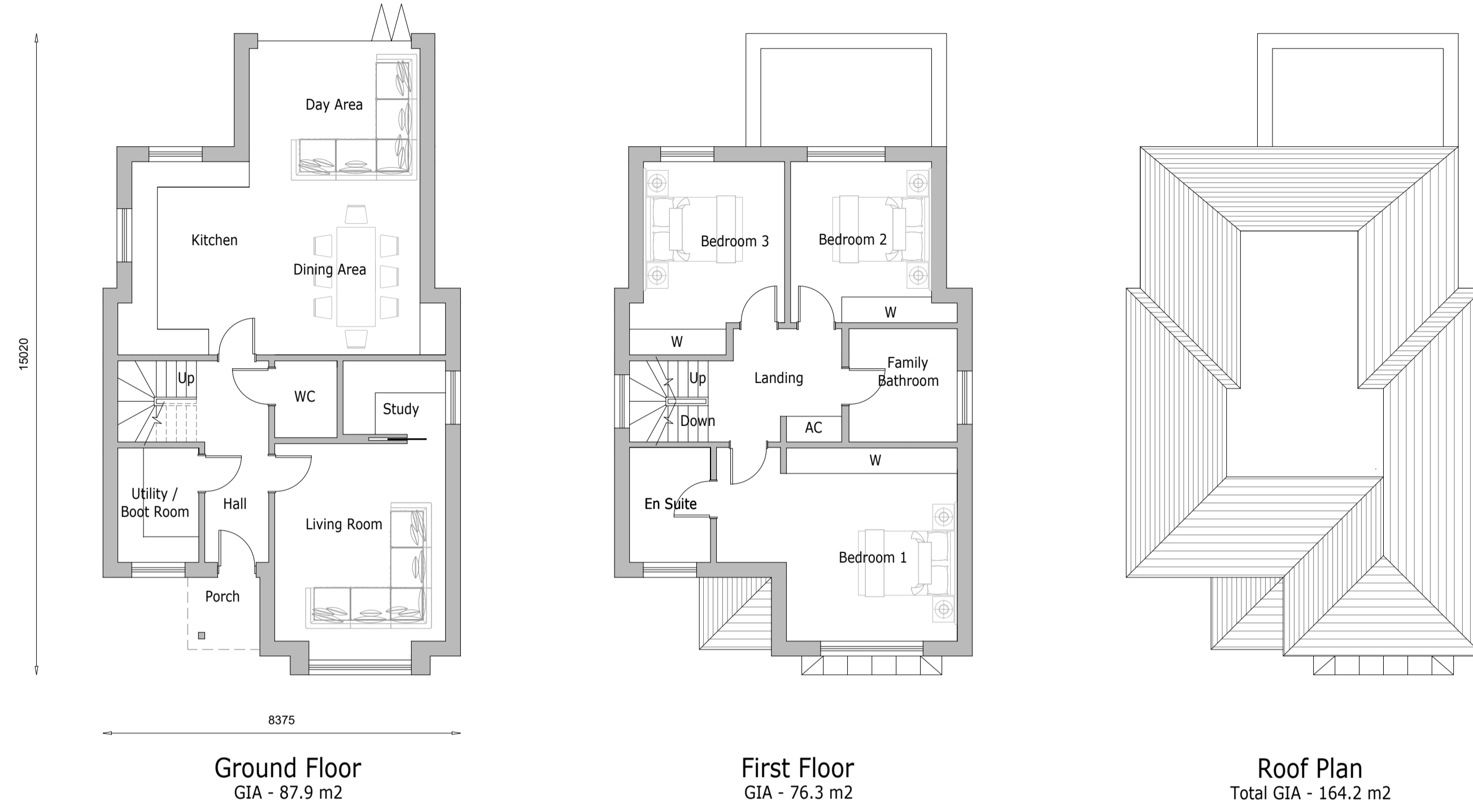


		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com	
Client	Wynngate	Project Title	12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ
Dwg No.	2023 P 629 002	Scale	1:100 at A1
Date	Aug 2023	Drawn	Andrew Long

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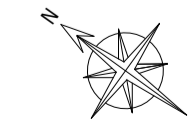
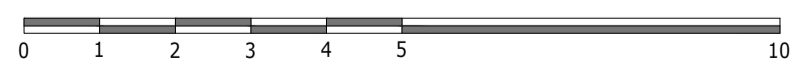


Rev.	Date	Detail



Materials Schedule

Roof - plain clay tiles
 Walls - stock brick and tile hanging
 Windows - white painted timber framed casement
 Doors - front door: black gloss, other doors: grey aluminium framed folding doors



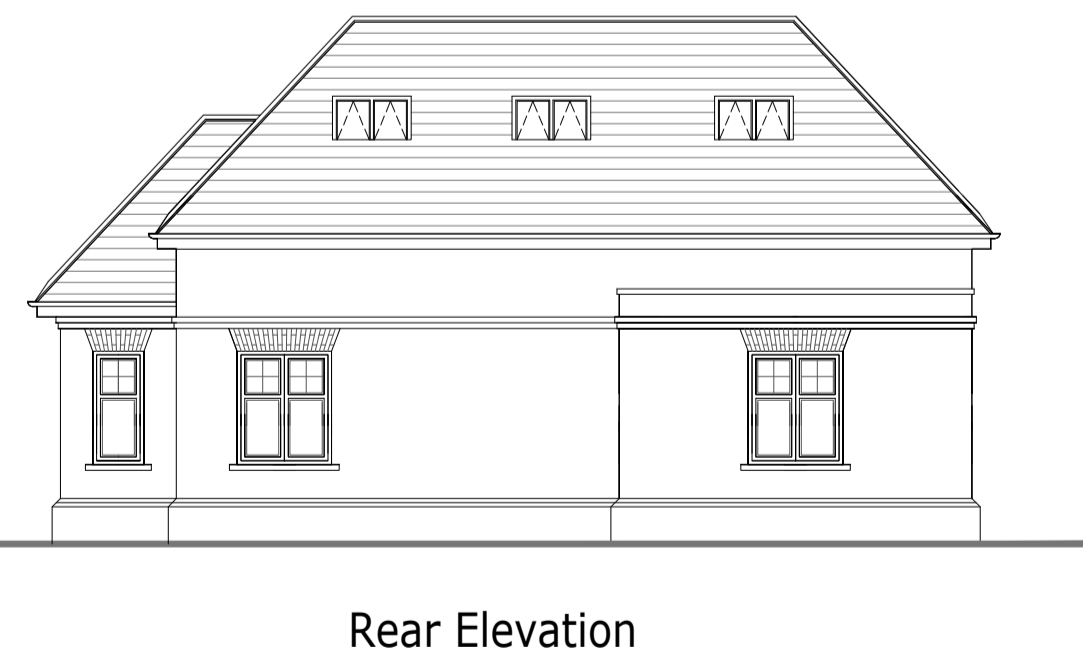
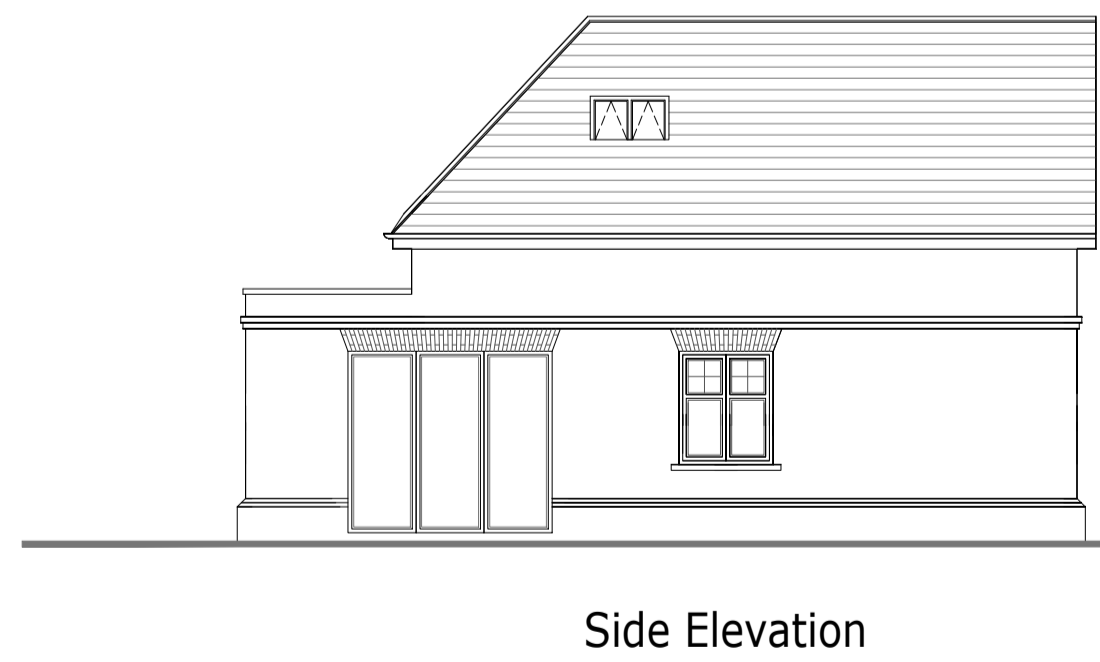
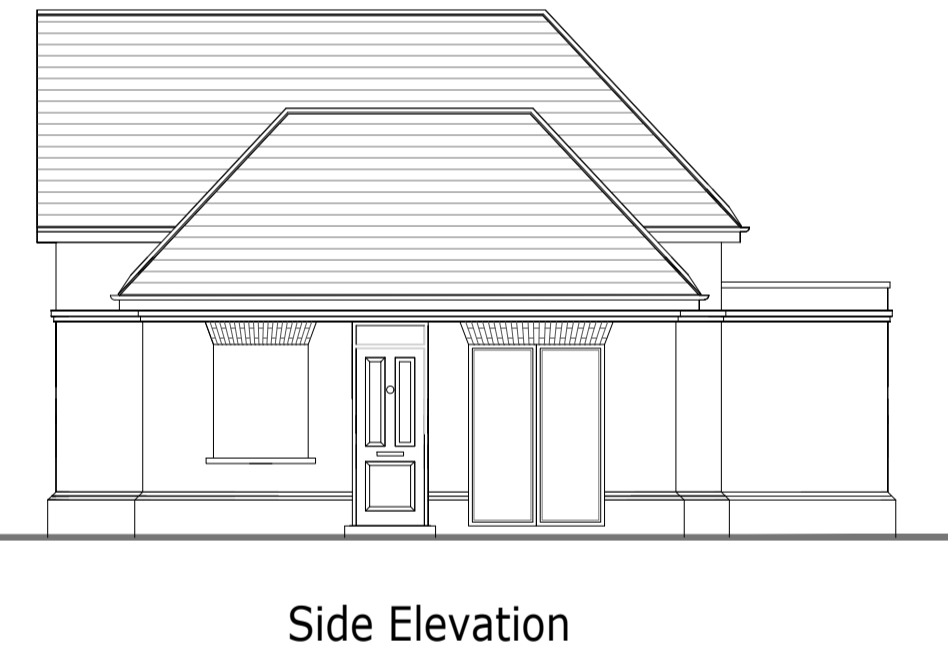
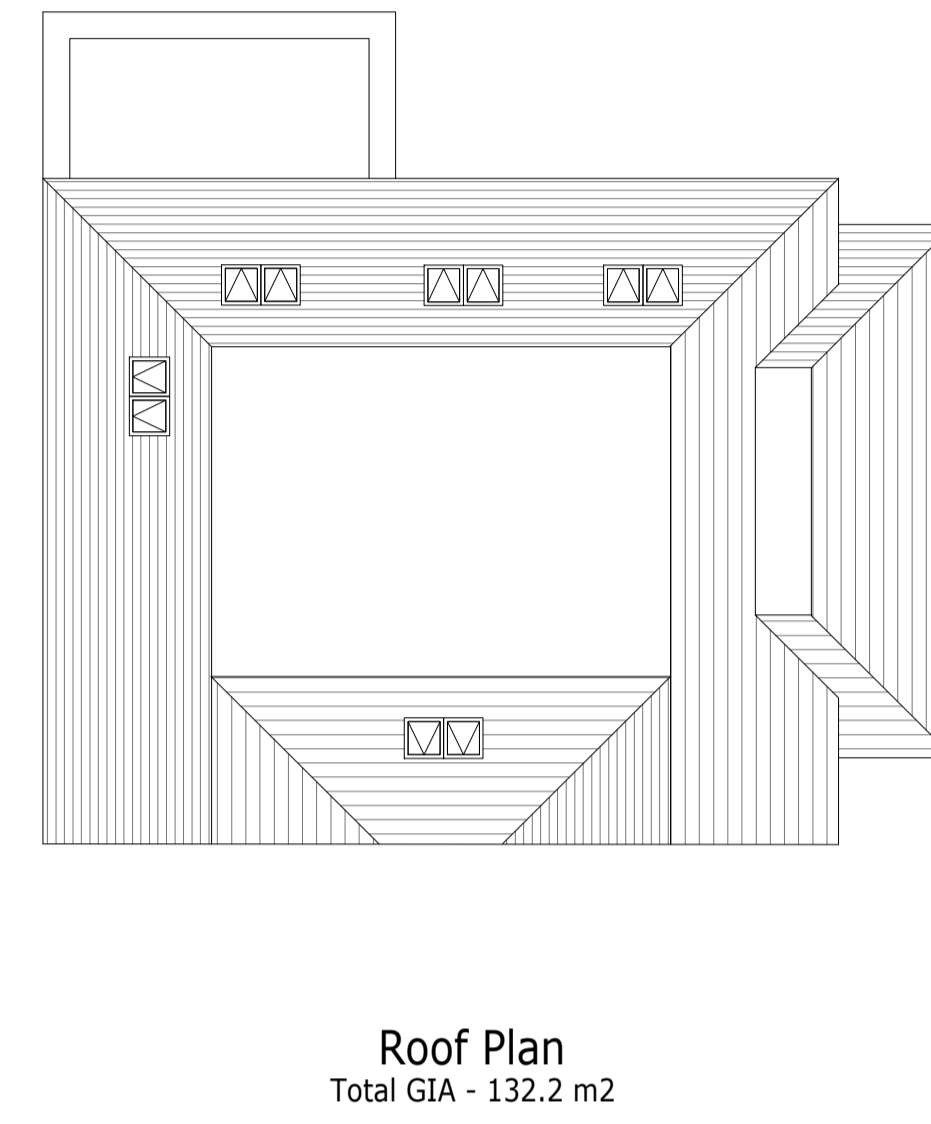
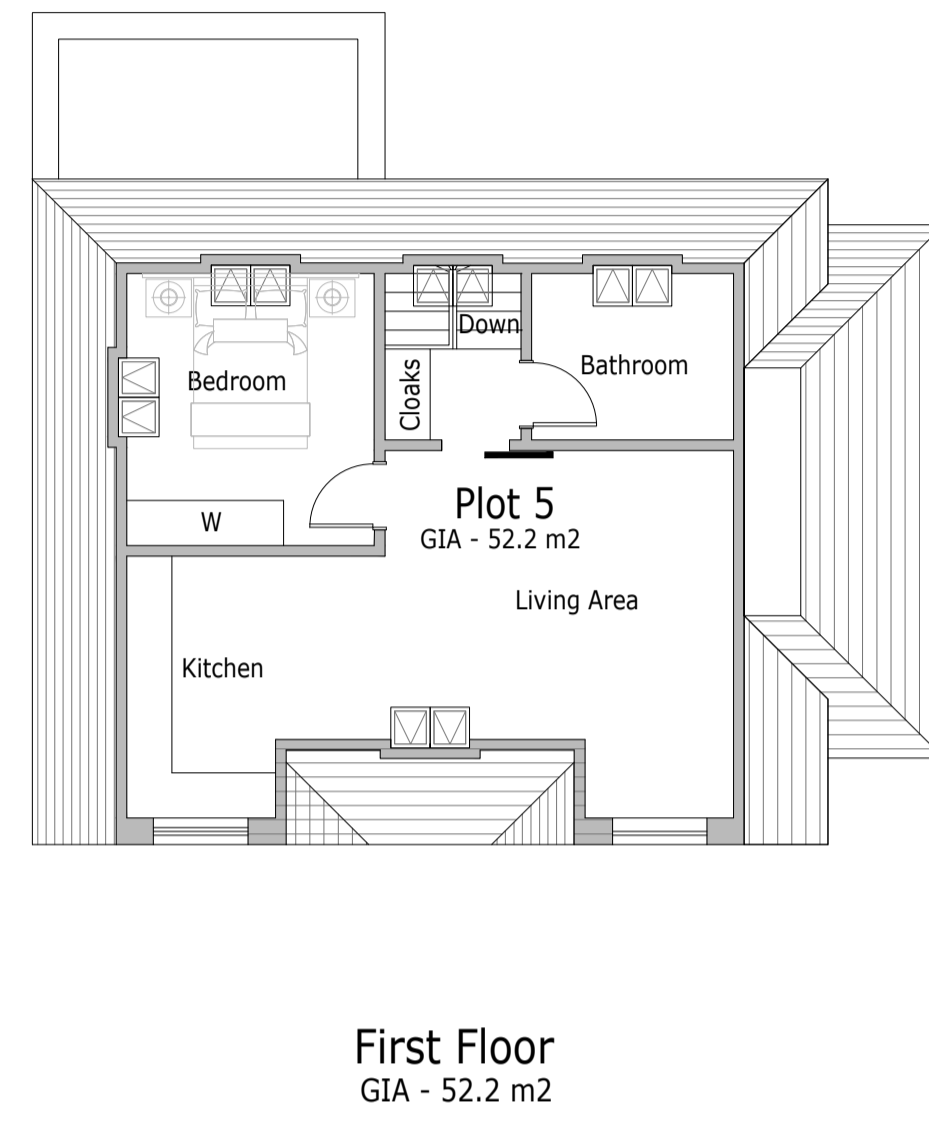
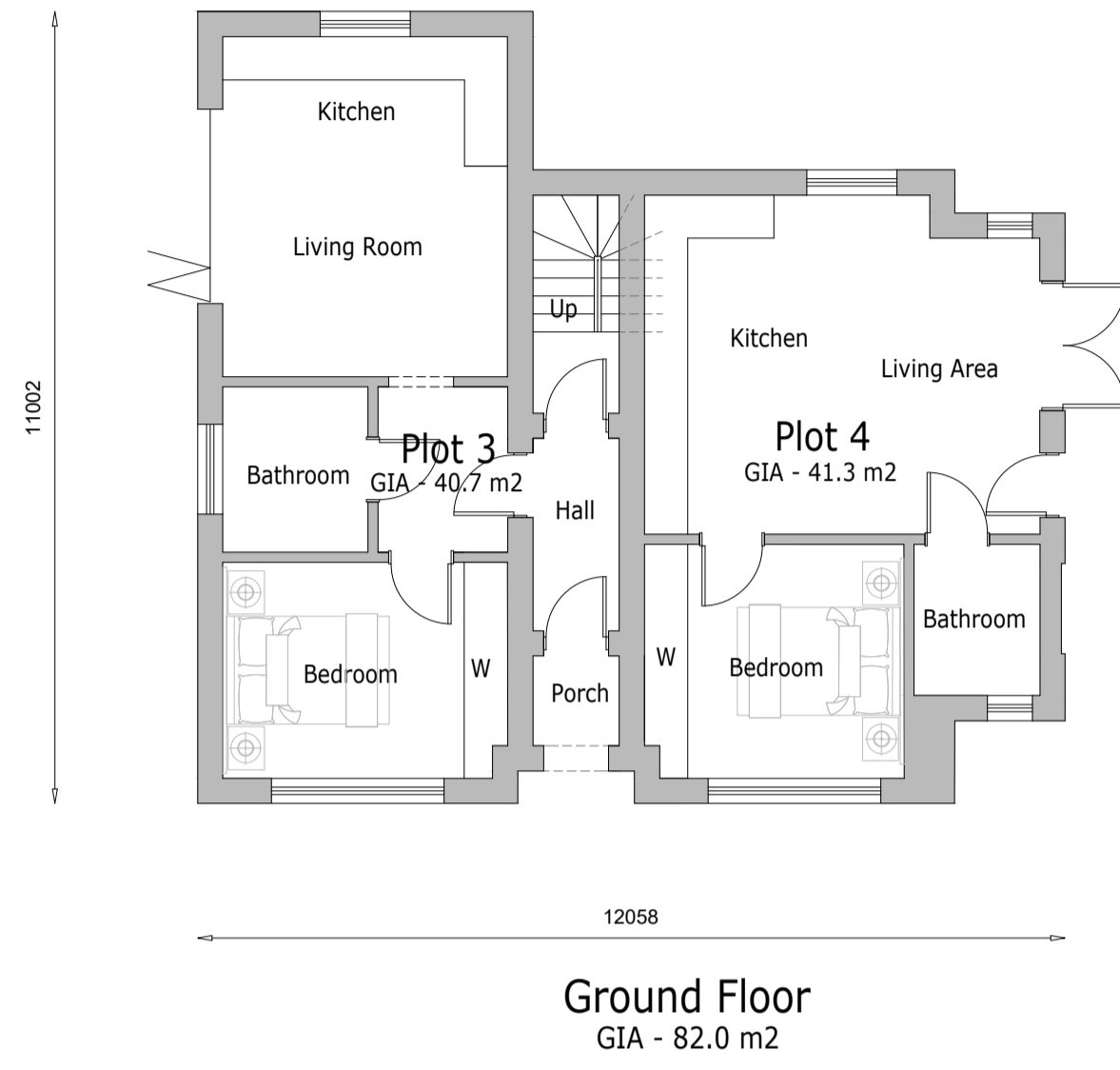
Plot 2

		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com			
Client Wynngate		Project Title 12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ		Drawing Title Plot 2	
Dwg No. 2023	P 629	003	Scale 1:100 at A1	Date Aug 2023	Drawn Andrew Long

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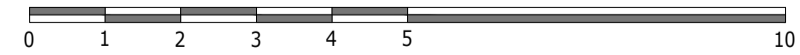


Rev.	Date	Detail



Materials Schedule

- Roof - plain clay tiles
- Walls - stock brick
- Windows - white painted timber framed casement
- Doors - front door: black gloss, other doors: grey aluminium framed folding doors



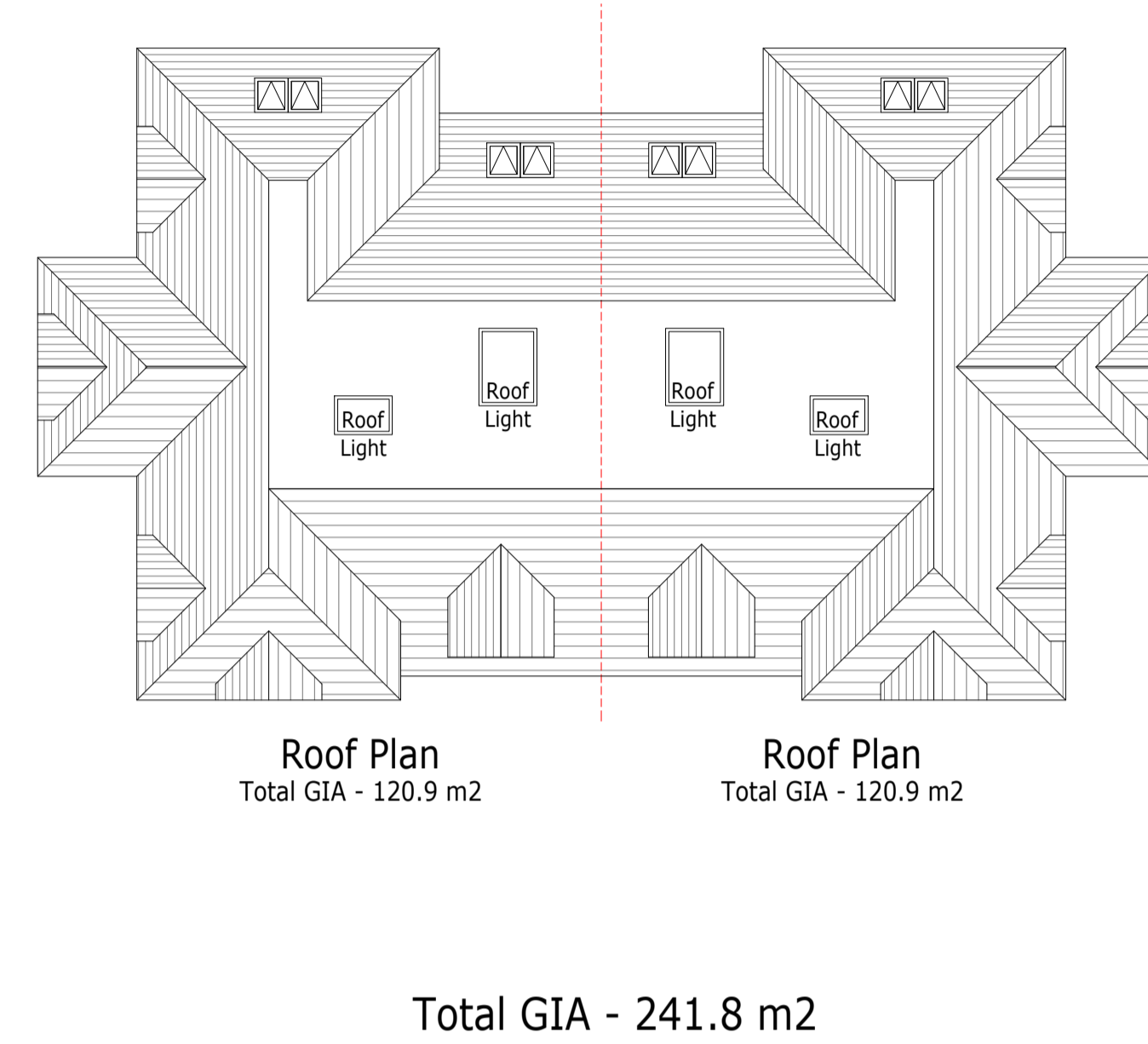
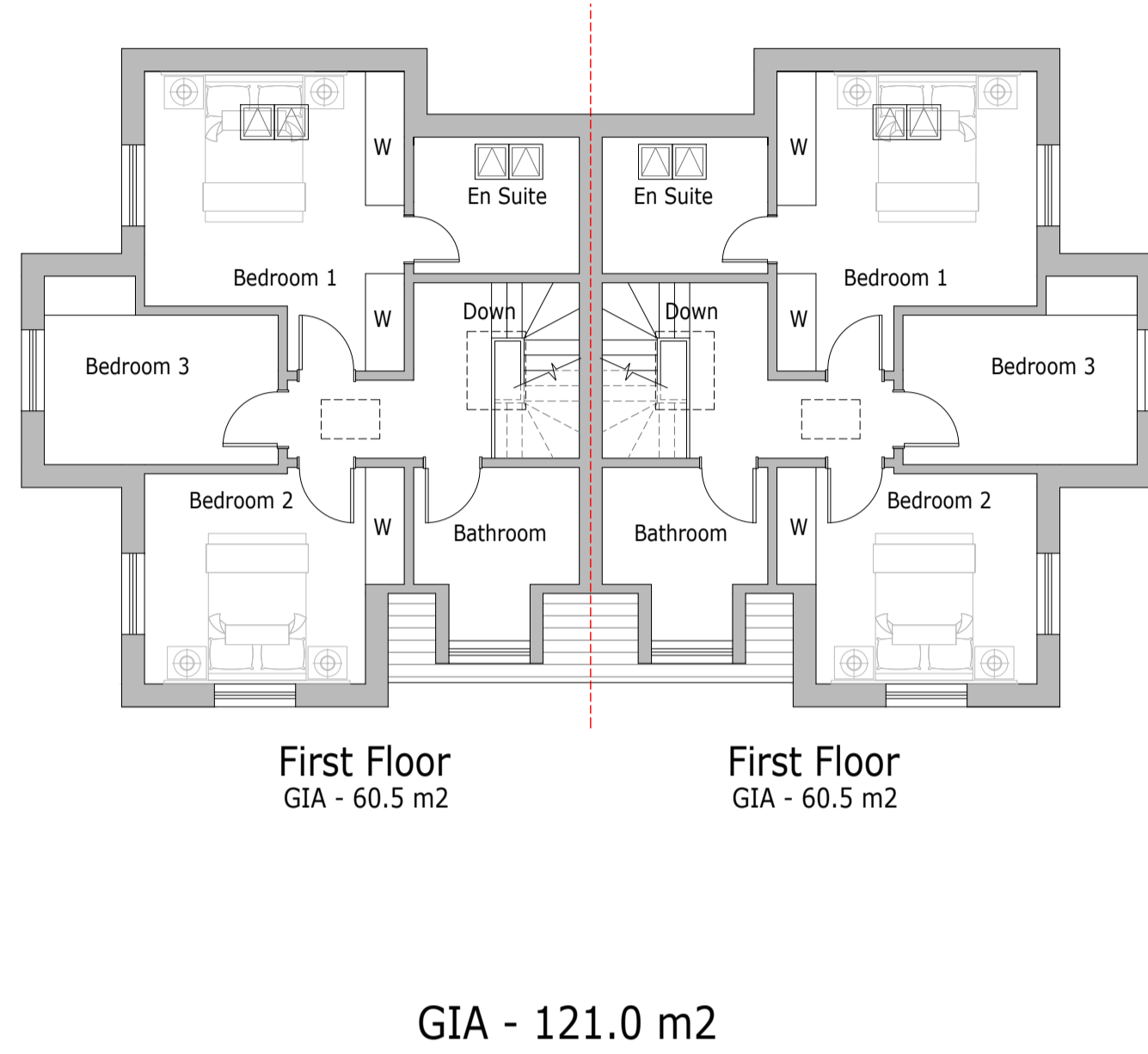
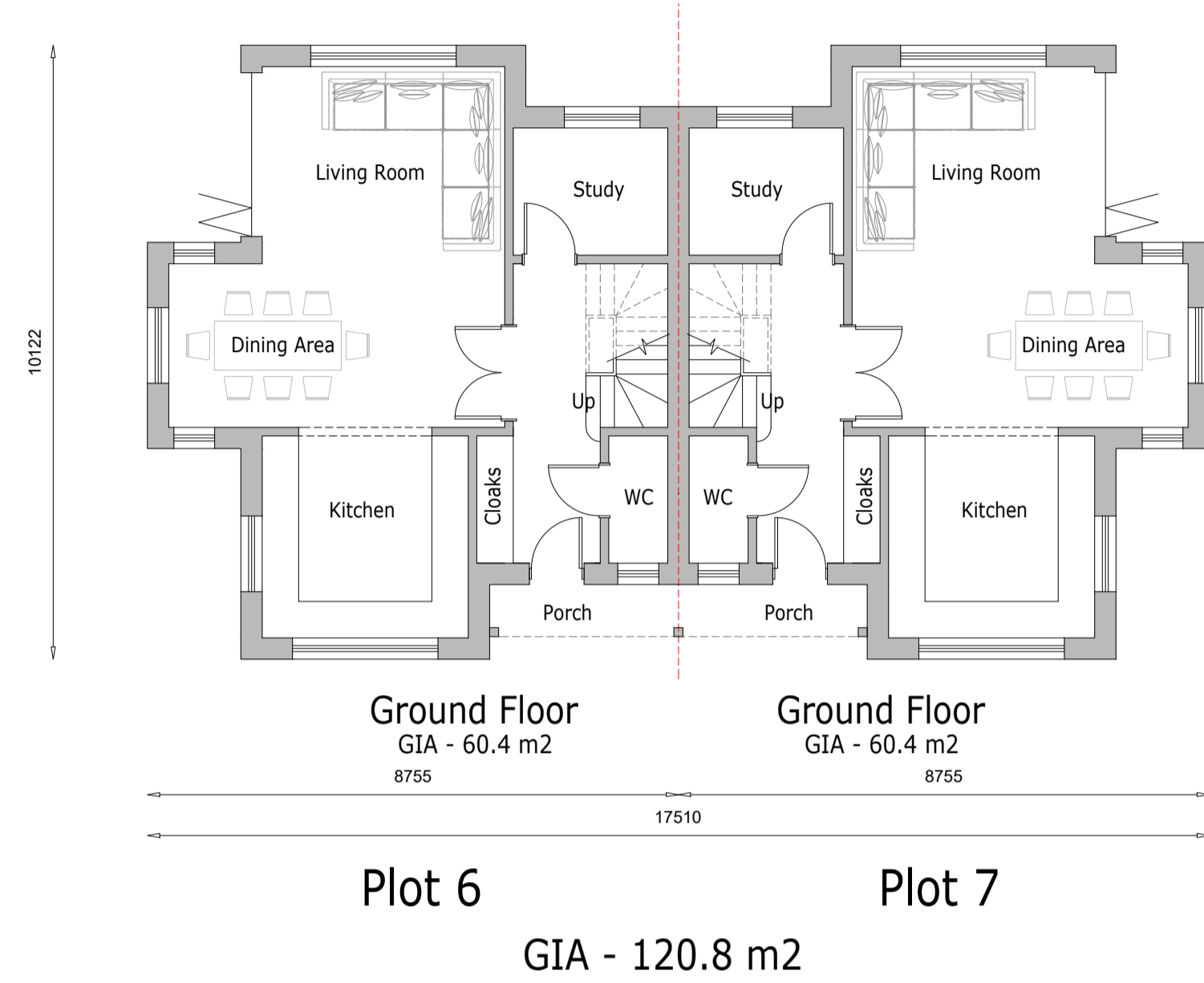
Plots 3, 4 & 5

		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com	 Chartered Practice
Client	Wynngate	Project Title	12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ
Drawing Title	Plots 3, 4 & 5		
Dwg No.	2023 P 629 004	Scale	1:100 at A1
Date	Aug 2023	Drawn	Andrew Long

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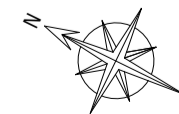
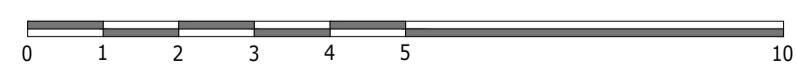


Rev.	Date	Detail



Materials Schedule

Roof - plain clay tiles
 Walls - stock brick and tile hanging
 Windows - white painted timber framed casement
 Doors - front door: black gloss, other doors: grey aluminium framed folding doors



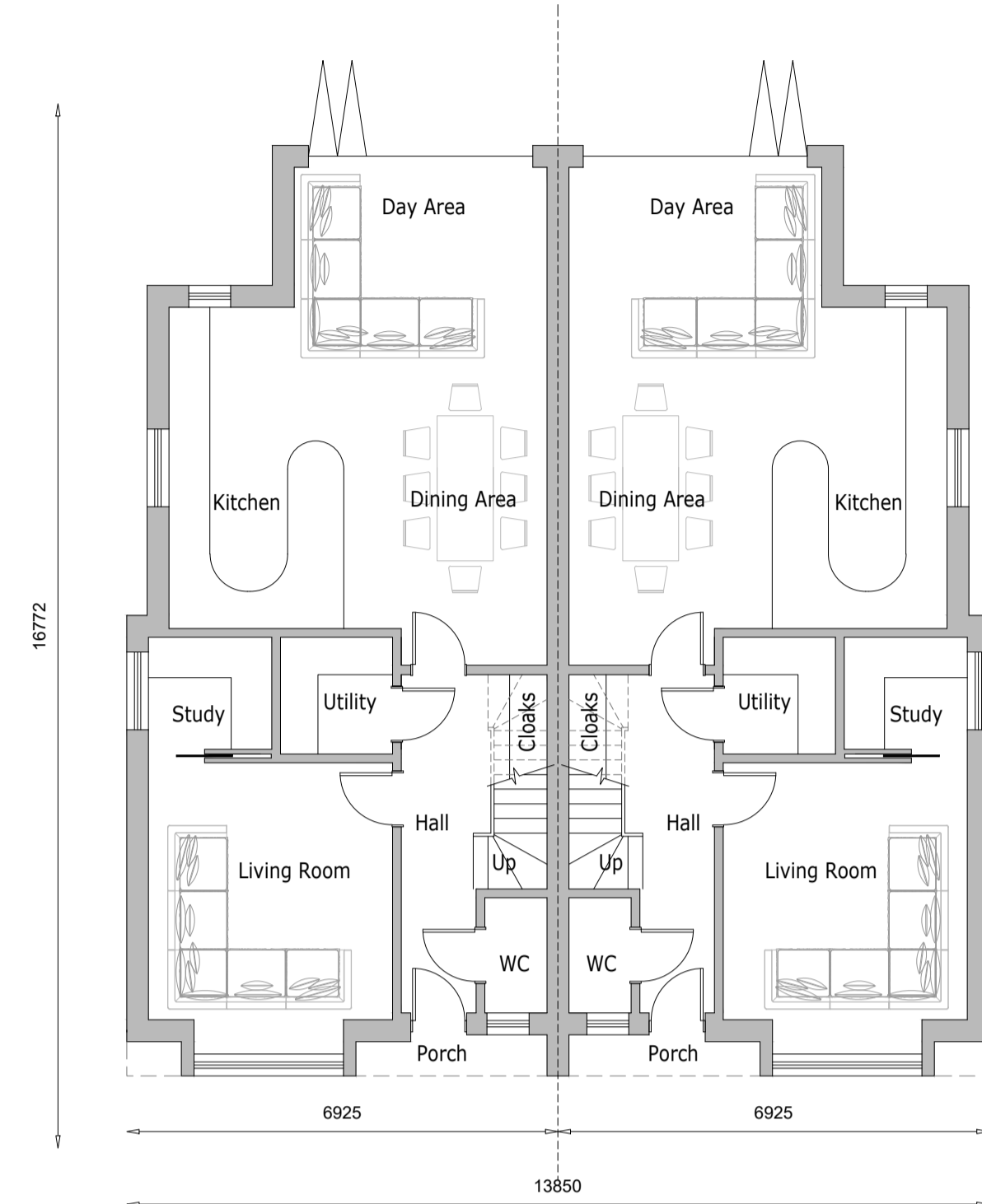
Plots 6 & 7

		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com	
Client	Project Title	Drawing Title	
Wynngate	12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ	Plots 6 & 7	
Dwg No. 2023 P 629 005	Scale 1:100 at A1	Date Aug 2023	Drawn Andrew Long

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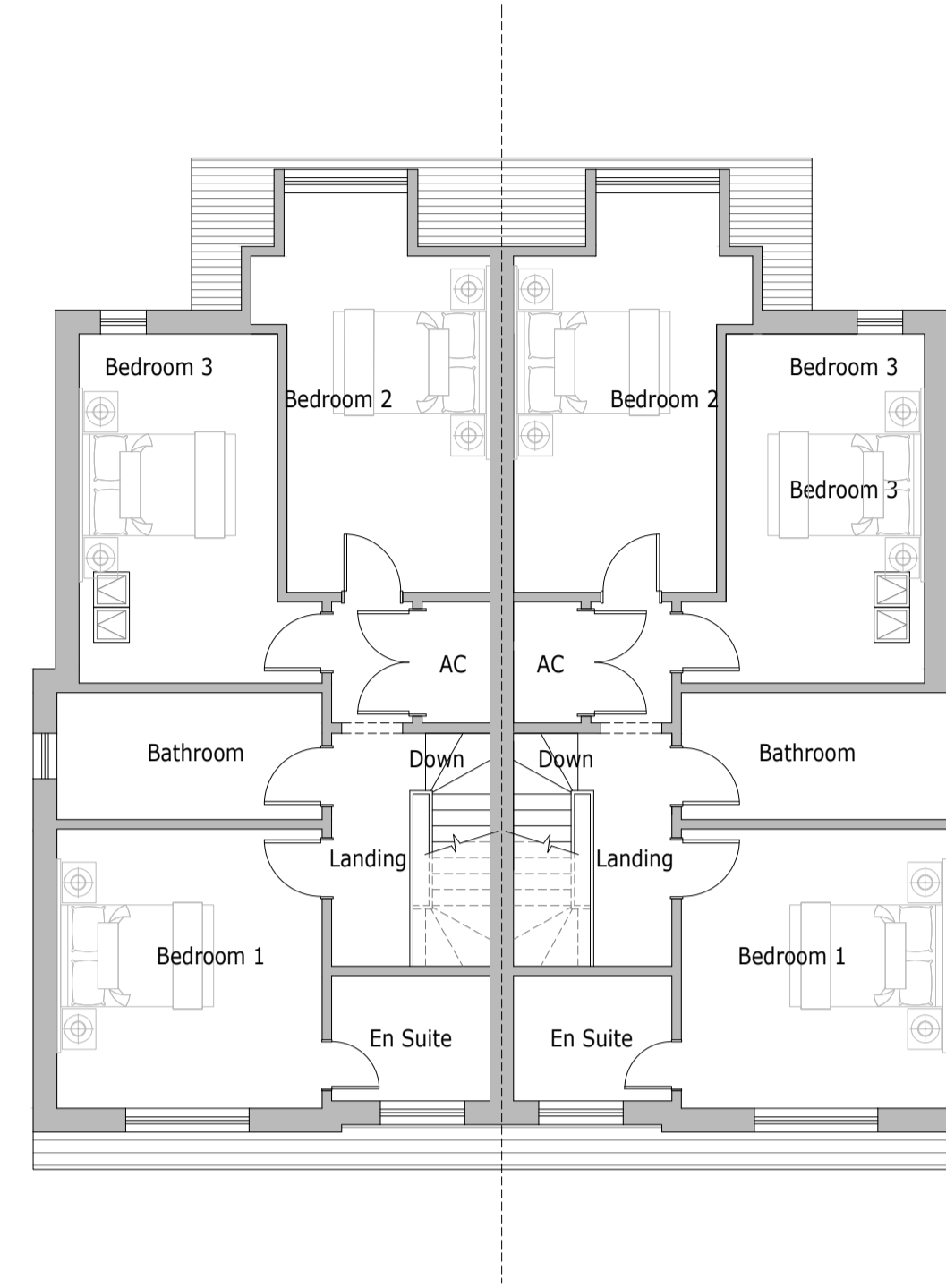


Rev.	Date	Detail



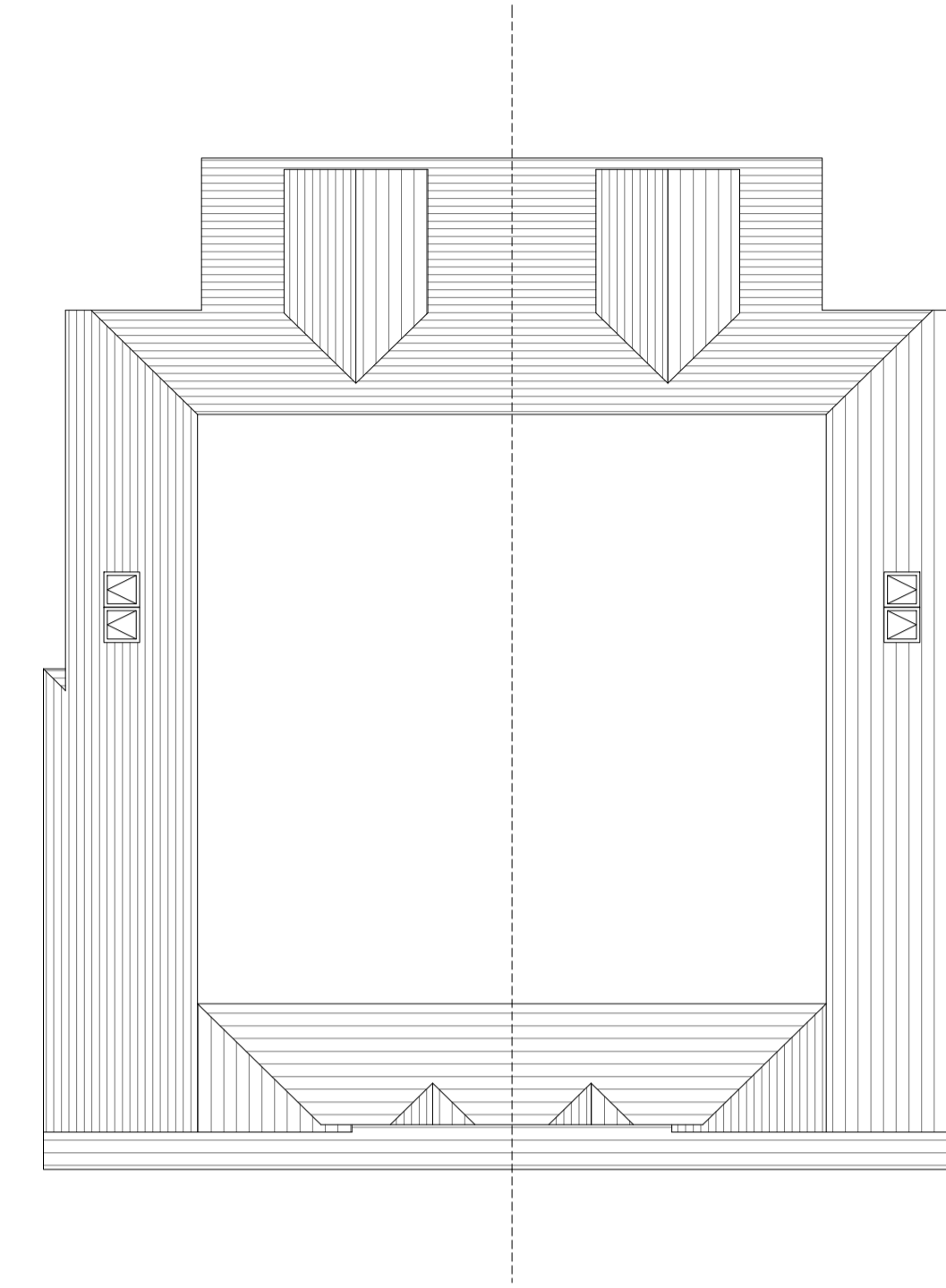
Ground Floor
 GIA - 81.6 m²

Plot 8
 GIA - 163.2 m²



First Floor
 GIA - 76.9 m²

GIA - 153.8 m²



Roof Plan
 Total GIA - 158.5 m²

Total GIA - 317.0 m²

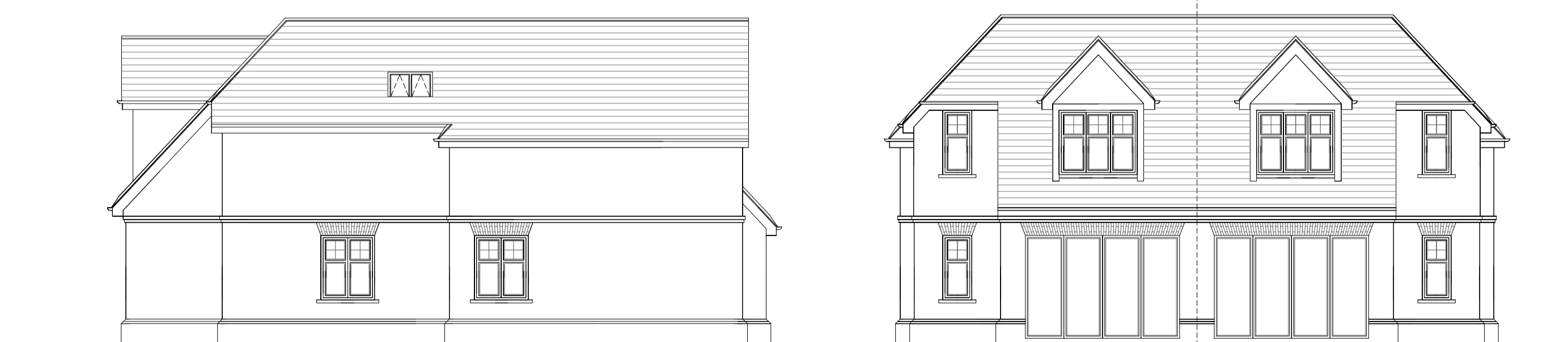
Materials Schedule

- Roof - plain clay tiles
- Walls - stock brick
- Windows - white painted timber framed casement
- Doors - front door: black gloss, other doors: grey aluminium framed folding doors



Front Elevation

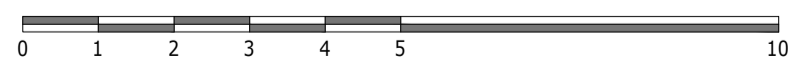
Side Elevation



Side Elevation

Rear Elevation

Plots 8 & 9



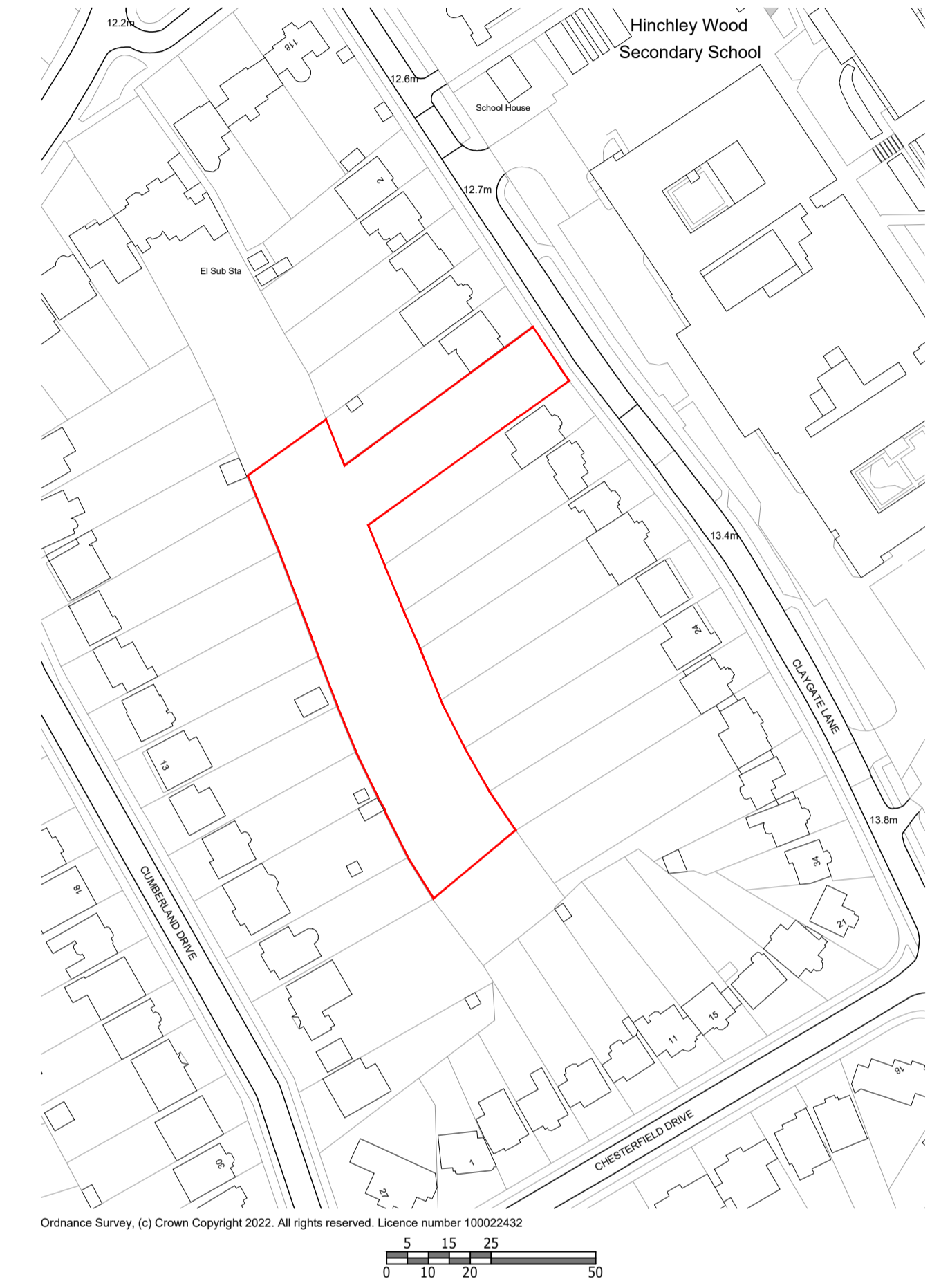
		The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE tel: 07720 263223 email: planning@iconicad.com			
Client Wyrngate		Project Title 12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ		Drawing Title Plots 8 & 9	
Dwg No.	2023	P	629	006	Scale: 1:100 at A1
Date	Aug 2023	Drawn	Andrew Long		

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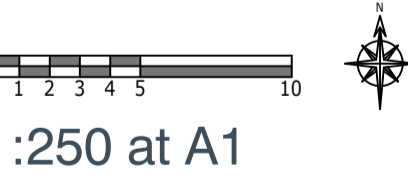


	New semi-mature trees
	Low mixed native hedging
	Communal lawn areas
	EV Charging Points
	Recycling and waste storage areas

Rev.	Date	Detail



Location Plan
 1:1250 at A1



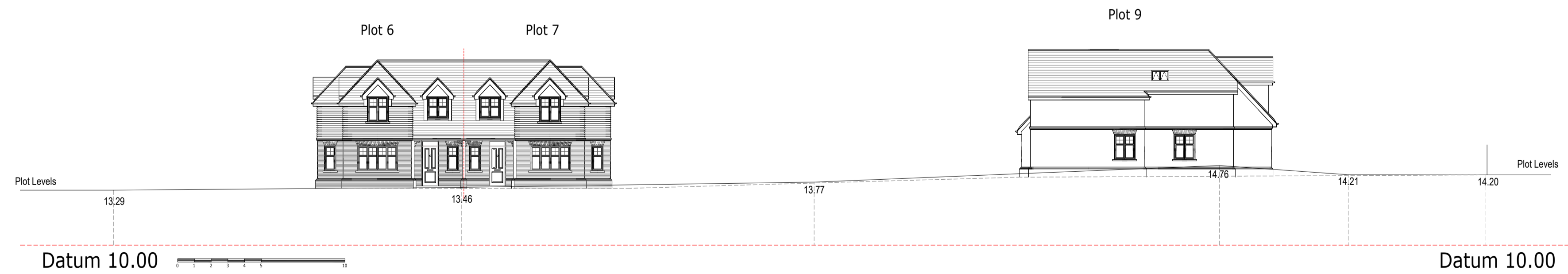
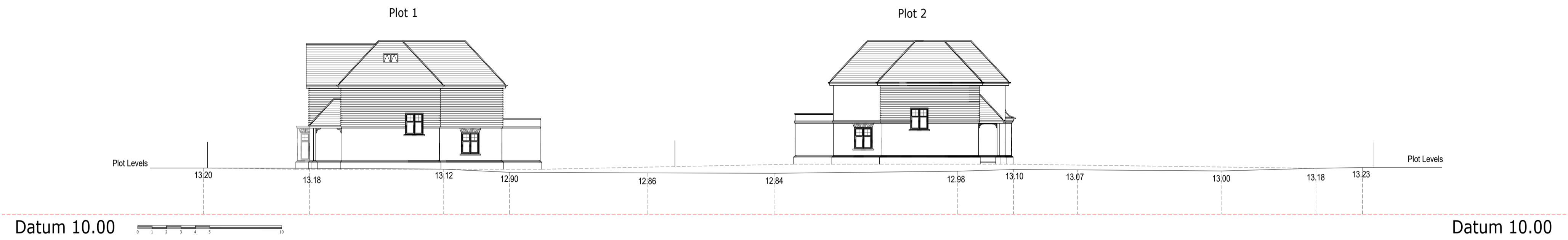
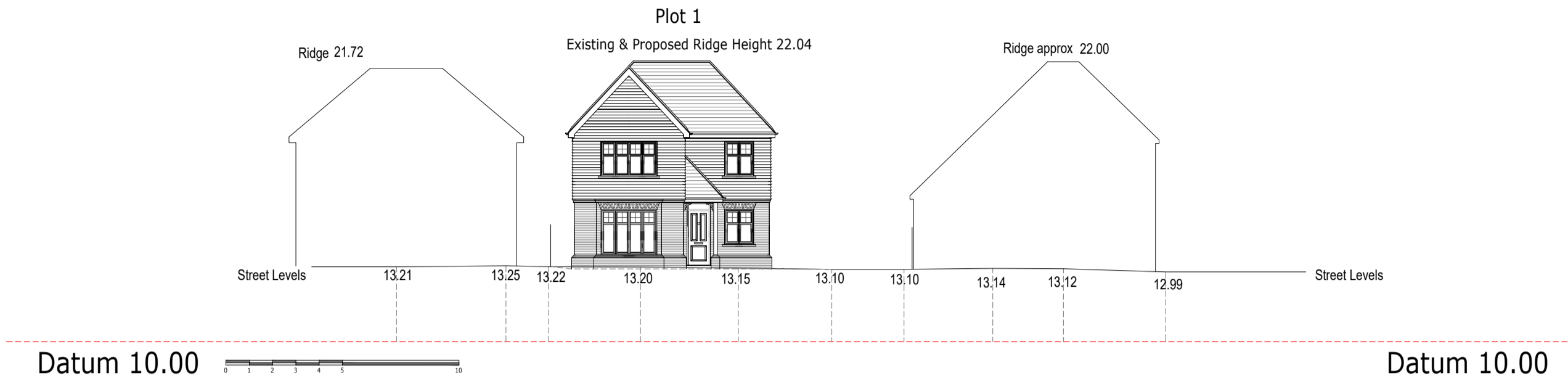
	The Long Barn, Cobham Park Road, Downside, Cobham, Surrey KT11 3NE	
	tel: 07720 263223 email: planning@iconicad.com	

Client	Project Title	Drawing Title
Wynngate	12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ	Site Plan
Dwg No. 2023 P 629 001	Scale 1:500 @ 1:1250 @ A1	Date Aug 2023
Drawn	Andrew Long	

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Rev.	Date	Detail



The Long Barn,
 Cobham Park Road,
 Downside,
 Cobham, Surrey
 KT11 3NE

tel: 07720 263223
 email: planning@iconicad.com

Client Wynngate		Project Title 12 Claygate Lane Hinchley Wood Esher, Surrey KT10 0AQ		Drawing Title Street & Plot Sections	
Dwg No.	2023	P	629	007	Scale 1:100 at A1
Date	Aug 2023	Drawn	Andrew Long		

Schedule 3

KT10 0AQ

Search

House Prices around KT10 0AQ

Sales of detached properties around KT10 0AQ had an overall average price of £1,196,982 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 12 October 2023.

Properties sold

Filter:	Within ½ ...	Last 1 year	Detached	All tenures
17 sold properties				Date sold
9, Chesterfield Drive, Esher, Surrey KT10 0AH				
Detached				
£1,160,000	25 Jul 2023			
No other historical records				
70, Hillcrest Gardens, Esher, Surrey KT10 0BX				
5 bed, detached				
£1,450,000	19 Jul 2023		25	
£700,000	8 Jan 2008			
No other historical records				
101, Claygate Lane, Esher, Surrey KT10 0BQ				
Detached				
£1,450,000	14 Jul 2023			

£475,000

25 Mar 2002

No other historical records

27, Medina Avenue, Esher, Surrey KT10 9TJ

3 bed, detached

£862,500

23 Jun 2023

No other historical records



51, Greenways, Esher, Surrey KT10 0QH

5 bed, detached

£1,250,000

22 Jun 2023

£365,000

14 Jun 2001

No other historical records



21, Southwood Gardens, Esher, Surrey KT10 0DF

4 bed, detached

£1,175,000

24 May 2023

£555,000

18 Nov 2008

No other historical records



45, Avondale Avenue, Esher, Surrey KT10 0DB

4 bed, detached

£1,030,000 12 May 2023

£740,000 11 Jan 2008

£445,000 26 Sep 2001



26, Sugden Road, Thames Ditton, Surrey KT7 0AE

Detached

£1,000,000 21 Apr 2023

No other historical records



5, Fairway Close, Esher, Surrey KT10 0DJ

Detached

£1,250,000 14 Mar 2023

£1,045,000 24 Jul 2017

£780,000 11 Apr 2013
(New Build)



7, Manor Road North, Esher, Surrey KT10 0AA

3 bed, detached

£1,085,200 3 Mar 2023

£725,000 17 Jun 2011

£297,500 27 Apr 2001



82, Lynwood Road, Thames Ditton, Surrey KT7 0DW

5 bed, detached

£1,250,000 24 Feb 2023

£410,000 21 Dec 2000
(New Build)

No other historical records



26, Scott Farm Close, Thames Ditton, Surrey KT7 0AN

5 bed, detached

£1,150,000 15 Feb 2023

£670,000 21 Nov 2014

£485,000 9 Aug 2007



58, Claygate Lane, Esher, Surrey KT10 0BJ

3 bed, detached

£940,000 16 Dec 2022

£275,000 12 Aug 1998

No other historical records



6, Wessex Close, Thames Ditton, Surrey KT7 0EJ

6 bed, detached

£1,490,000 8 Dec 2022

£1,295,000 31 Jul 2017

£455,000 15 Dec 2000
(New Build)



Ash House, 5, Fernwood Place, Esher, Surrey KT10 0AB

Detached

£1,525,000 30 Nov 2022

£1,330,000 8 Mar 2017

No other historical records



52, Greenways, Esher, Surrey KT10 0QD

4 bed, detached

£1,231,000 24 Nov 2022

£234,950 20 Feb 1997

No other historical records



121, Claygate Lane, Esher, Surrey KT10 0BH

4 bed, detached

£1,050,000

11 Nov 2022



No other historical records


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Covering UK

-  **Hunters**
Surbiton

-  **Bourne Estate Agents**
Cobham

-  **Curchods Estate Agents**
Esher

-  **Knight Frank**
Esher

-  **John D Wood & Co. Sales**
Esher

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KT10 0AQ

Search

House Prices around KT10 0AQ

Sales of semi-detached properties around KT10 0AQ had an overall average price of £817,917 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 12 October 2023.

Properties sold

Filter:	Within ½ ...	Last 1 year	Semi-deta...	All tenures
12 sold properties				Date sold
56, Angel Road, Thames Ditton, Surrey KT7 0AZ				 12
3 bed, semi-detached				
£900,000	16 Jun 2023			
£238,750	20 Jan 2000			
No other historical records				
15, Greenwood Close, Thames Ditton, Surrey KT7 0BG				 14
2 bed, semi-detached				
£540,000	13 Jun 2023			
£112,000	11 Aug 1995			
No other historical records				

45, Rushett Close, Thames Ditton, Surrey KT7 0UT

2 bed, semi-detached

£710,000 23 Feb 2023

£330,000 29 Oct 2009

£257,000 12 Dec 2003



112, Thorkhill Road, Thames Ditton, Surrey KT7 0UW

3 bed, semi-detached

£995,000 10 Feb 2023

£405,000 27 Apr 2001

£185,000 30 Aug 1996



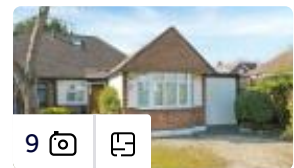
13, Greenwood Close, Thames Ditton, Surrey KT7 0BG

3 bed, semi-detached

£790,000 15 Dec 2022

£670,000 18 Oct 2017

£375,000 27 Jan 2012



13, Manor Road North, Esher, Surrey KT10 0AA

4 bed, semi-detached

£1,040,000 14 Dec 2022

£400,000 30 Nov 2005



No other historical records

41, Severn Drive, Esher, Surrey KT10 0AJ

Semi-Detached

£900,000

9 Dec 2022



No other historical records

2, Yew Cottages, Portsmouth Road, Thames Ditton, Surrey KT7 0EY

Semi-Detached

£815,000

6 Dec 2022



£290,000

12 Dec 2012

No other historical records

158, Manor Road North, Thames Ditton, Surrey KT7 0BQ

Semi-Detached

£1,160,000

6 Dec 2022



£260,000

6 Jan 2000

£173,000

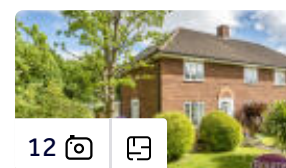
15 Jul 1999

24, Gloucester Close, Thames Ditton, Surrey KT7 0EW

2 bed, semi-detached

£490,000

30 Nov 2022



£207,000

4 Jun 2004

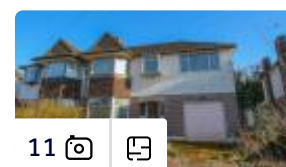
No other historical records

20, Manor Drive, Hinchley Wood, Esher, Surrey KT10 0AX

5 bed, semi-detached

£840,000

11 Nov 2022



No other historical records

32, Bankside Drive, Thames Ditton, Surrey KT7 0AQ

3 bed, semi-detached

£635,000

28 Oct 2022



No other historical records

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Surbiton

 **Knight Frank**
Esher

 **Curchods Estate Agents**
Esher

 **Bourne Estate Agents**
Cobham

 **PropertyNest**
Covering UK

 **John D Wood & Co. Sales**
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Detached Houses For Sale in KT10 0AQ, within 0.5 miles, including sold STC >

☆ Save search

🔔 Create Alert

25 results

Highest Price ▾



☰ Prioritise properties with... + Add keyword

1/13 FEATURED PROPERTY



Hillmont Road, Esher, KT10

Detached 🏠 5 🚿 2

0.46 miles

Five bedroom detached family house, in good condition throughout and still offering huge potential to convert, refurbish, and create further space. With off-street parking and a substantial,

Reduced on 18/10/2023 by Curchods Estate Agen...

£1,000,000

Offers in Excess of



1/23

Hayward Road, Thames Ditton

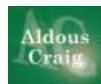
Detached 🏠 5 🚿 3

0.44 miles

A superbly presented five bedroom/three bathroom detached family home in this much sought after private cul

Added on 29/09/2023 by Aldous Craig, Thames Ditton

£1,695,000



Save

1/16

Cumberland Drive, Esher, Surrey, KT10

Detached 🏠 5 🚿 3

0.13 miles

Spacious and stylish five bedroom family home.

UNDER OFFER

Added on 09/08/2023 by Savills, Esher

ELIZABETH HUNT ASSOCIATES
TAILORED, TRANSPARENT & BESPOKE
 01483 285255



1/14

Fernwood Place, Hinchley Wood



Detached 5 3

0.14 miles

Situated right in the heart of Hinchley Wood, less than 0.25 of a mile from excellent primary and secondary schools and 0.5 of a mile from local shops, an immaculately presented five bedroom detached house.

SOLD STC

Reduced on 19/08/2023 by Grosvenor, Hinchley Wood

£1,450,000

Offers in Excess of

PREMIUM LISTING



Save



1/18

Eastmont Road, Esher, KT10



Detached 5 3

0.41 miles

A very well presented five bedroom, four reception, three

SOLD STC

Added on 21/07/2023 by Curchods Estate Agents, Esher

£1,400,000



Save

1/27

Manor Road North, Hinchley Wood



Detached 5 2

0.23 miles

A unique proposition to acquire a detached 5 bedroom family

UNDER OFFER

Added on 31/03/2023 by HJC, Thames Ditton

£1,395,000



Save



1/6

Manor Road South, Esher, Surrey KT10



Detached 13 3

0.46 miles

C2 for residential institutions - We are delighted to present this exceptional detached property to the market boasting

Added on 04/08/2023 by Laurels, London & Prime

£1,350,000

Offers Over



Save



1/12

Claygate Lane, Hinchley Wood, KT10



Detached 4 2

0.35 miles

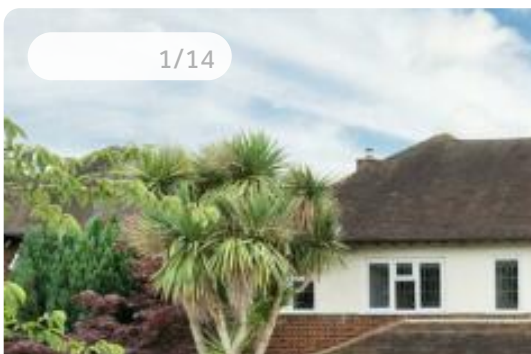
A beautifully presented four bedroom, two bathroom, detached "Berg" built family home situated on a quiet residential road in close proximity to excellent local schools and transport links.

Added on 14/08/2023 by Grosvenor, Hinchley Wood

£1,325,000



Save



1/14

Claygate Lane, Esher, Surrey, KT10



Detached 4 2

0.31 miles

Generous family home 0.4 miles from Hinchley Wood school.

Added on 07/10/2023 by Savills, Esher

£1,325,000

Guide Price



Save

ROSVENOR
SURREY

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Speak to us today

Clear

+ 1/2 mile



Detached 5 2

0.41 miles

An attractive five bedroom 1920's built detached house on a generous plot, closely situated to excellent local schools.



SOLD STC

Added on 14/09/2023 by Grosvenor, Hinchley Wood

£1,300,000



Save



Claygate Lane, Esher, Surrey, KT10

Detached 3 2

0.35 miles

Wonderful family home with beautiful southerly garden.

UNDER OFFER

Added on 24/08/2023 by Savills, Esher

£1,300,000

Guide Price



Save



Hillcrest Gardens, Esher, KT10

Detached 4 3

0.43 miles

A delightful double fronted "Berg" built four/five bedroom home on a much sought after road, enjoying a southerly facing rear garden backing Telegraph Hill.



Added on 24/09/2023 by Grosvenor, Hinchley Wood

£1,200,000



Save

Clear

+ 1/2 mile



Manor Road North, Esher, KT10

Detached 4 2

0.15 miles

NO CHAIN - Nestled on a 0.37acre plot and measuring over

UNDER OFFER

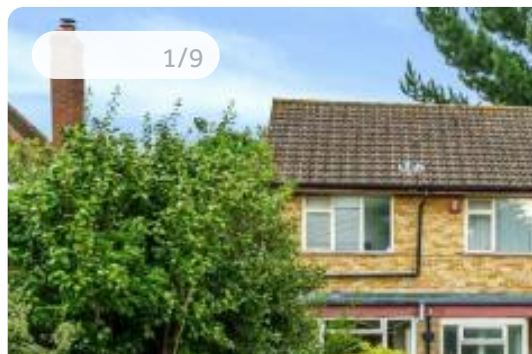
Added on 29/07/2023 by Hamptons, Esher

£1,200,000

Guide Price



Save



Manor Road North, Esher, KT10

Detached 5 3

0.20 miles

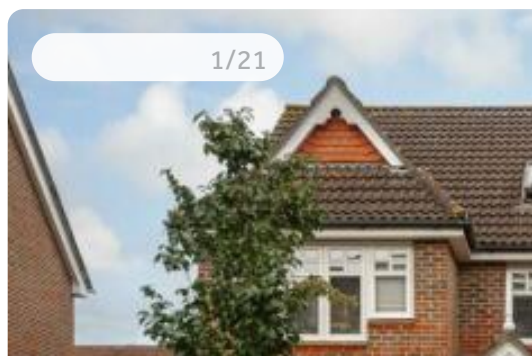
A five bedroom detached family house, with planning permission granted to enlarge and modernise

Added on 25/08/2023 by Curchods Estate Agents, Esher

£1,199,950



Save



Hayward Road, Thames Ditton

House 5 3

0.47 miles

This delightful five-bedroom detached residence is nestled in the tranquil locale of Thames Ditton, Surrey. It boasts

Reduced on 23/10/2023 by Newton Huxley, Surrey

£1,150,000



Save



0.21 miles

A stunning four bedroom detached family home located a stones throw from both Hinchley Wood Primary and Secondary Schools. Situated just a short walk from Hinchley Wood station and parade, this immaculate house offers an open plan living/dining room with doors to the large garden,...



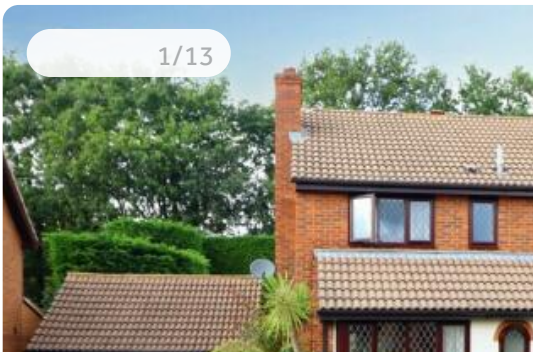
Reduced on 09/10/2023 by Humphrey and Brand Residenti...

£1,100,000

CLOSE TO SCHOOLS



Save



1/13

Scott Farm Close, Thames Ditton, Surrey, KT7



Detached 4 2

0.49 miles

Stunning Four Bedroom Detached Family Home in Thames Ditton Castle Wildish is delighted to present this exceptional four bedroom detached family home, perfectly situated in the sought-after area of Thames Ditton.



Added on 25/09/2023 by Castle Wildish, Hersham

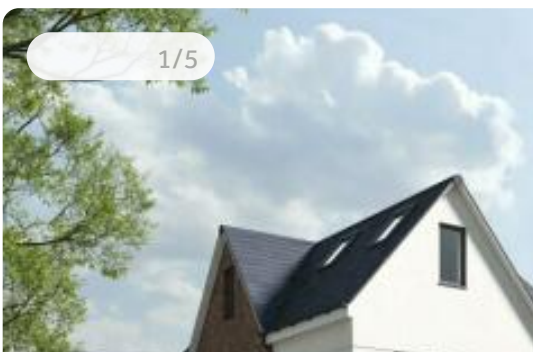
£1,100,000

Offers Over

PREMIUM LISTING



Save



1/5

Thames Ditton, Surrey, KT7



Detached 3 3

0.44 miles

Maddox Homes are proud to present Long Acre Place, an

NEW HOME SOLD STC

Added on 16/08/2023 by Seymours Prestige Homes, Cove...

£1,100,000



Save

Clear

+ 1/2 mile



£1,100,000

Guide Price

0.47 miles

An excellent four bedroom, three reception room, two

UNDER OFFER

Added on 06/03/2023 by Matthew James, Surbiton



Save



£1,095,000

Guide Price

Sugden Road, Thames Ditton, KT7



Detached 4 3

0.47 miles

Seymours of Thames Ditton are delighted to offer to the

SOLD STC

Reduced on 26/06/2023 by Seymours Prestige Homes, Co...



Save



£1,000,000

Offers in Excess of

Hillmont Road, Esher, KT10



Detached 5 2

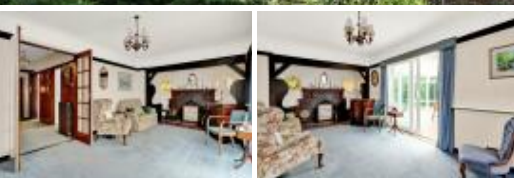
0.46 miles

Five bedroom detached family house, in good condition throughout and still offering huge potential to convert,

Reduced on 18/10/2023 by Curchods Estate Agents, Esher



Save



Claygate Lane, Esher, KT10



Detached 4 1

0.39 miles

This rare opportunity to secure a superbly located, detached family home, that has been owned by the same family since it was purchased as a new build. Set in one of Claygates sought after roads and requiring FULL REFURBISHMENT and modernisation. Offering four bedrooms, family bathroom...

Added on 21/06/2023 by John D Wood & Co. Sales, Esher

Clear

+ 1/2 mile

Guide Price



1/15

Thorkhill Gardens, Thames Ditton, KT7



Detached 4 2

0.47 miles

Four bedroom, two bathroom detached family house, in

SOLD STC

Added on 03/10/2023 by Curchods Estate Agents, Esher

£900,000

Offers in Excess of



Save



1/14

Hill Rise, Hinchley Wood, KT10



Detached 4 1

0.26 miles

A four bedroom detached family home situated in a very

SOLD STC

Reduced on 27/02/2023 by Curchods Estate Agents, Esher

£900,000

Guide Price



Save



1/9

Lynwood Road, Thames Ditton, Surrey, KT7



Detached 4 2

0.30 miles

A family home in lovely village location with Westerly aspect rear garden and offered to the market chain free.

Added on 03/10/2023 by Savills, Esher

£895,000

Guide Price



Save

KT10 by Hawksman Real Estate



00
ay, Esher, KT10



£1,550,000
Ember Farm Avenue, East Molese...



£1,000,000
Molemer Road, Ea:

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Clear | + 1/2 mile ▼

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Semi-detached Houses For Sale in KT10 0AQ, within 0.5 miles, including sold STC >

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18 results

Highest Price ▾



☰ Prioritise properties with... + Keyword

1/17 FEATURED PROPERTY



Couchmore Avenue, Esher, KT10

Semi-Detached 🏠 6 🚗 2

0.46 miles

An Edwardian six bedroom semi-detached family home, set within the catchment of Hinchley Wood School. The ground floor has ample living space with three reception rooms, fully fitted kitchen and utility

Added yesterday by Curchods Estate Agents, Esher

£1,500,000

Guide Price



1/17

Couchmore Avenue, Esher, KT10



Semi-Detached 🏠 6 🚗 2

0.46 miles

An Edwardian six bedroom semi-detached family home, set within the catchment of Hinchley Wood School. The ground

Added yesterday by Curchods Estate Agents, Esher

£1,500,000

Guide Price



📖 Save

ELIZABETH HUNT ASSOCIATES
 TAILORED, TRANSPARENT & BESPOKE
 01483 285255

Clear

+ 1/2 mile



House 4 3

0.44 miles

SHOW HOME NOW OPEN | Explore Long Acre Place, an exclusive collection of just 11 brand new luxury houses positioned in the highly desirable area of Thames Ditton.



NEW HOME

Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,275,000

PREMIUM LISTING



Save



Thames Ditton, Surrey, KT7

House 4 3

0.44 miles

SHOW HOME NOW OPEN | Welcome to Long Acre Place, an exclusive collection of just 11 brand new luxury houses situated in the heart of Thames Ditton.



NEW HOME

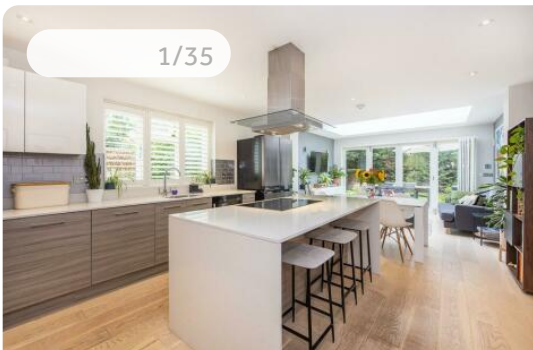
Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,250,000

PREMIUM LISTING



Save



Couchmore Avenue, Esher/Thames Ditton

Semi-Detached 4 3

0.46 miles

An incredible and unusual contemporary home, tucked away off Couchmore Avenue. Immaculately presented to a high

Added on 20/09/2023 by HJC, Thames Ditton

£1,225,000



Save



1/13

Manor Road North, Esher



Semi-Detached 4 3

0.25 miles

Humphrey and Brand Residential are delighted to offer to the market this four bedroom, semi detached family home located a stones throw from Hinchley Wood train station and within the catchment for Hinchley Wood primary and secondary schools. The property is immaculately presente...



SOLD STC

Added on 16/05/2023 by Humphrey and Brand Residential...

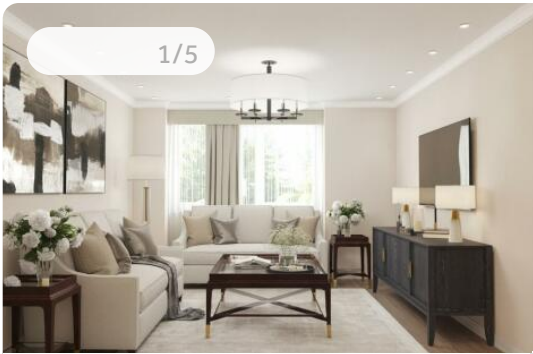
£1,200,000

Guide Price

CLOSE TO SCHOOLS



Save



1/5

Thames Ditton, Surrey, KT7



House 4 3

0.44 miles

Maddox Homes are proud to present Long Acre Place, an

NEW HOME SOLD STC

Added on 16/08/2023 by Seymours Prestige Homes, Cove...

£1,175,000



Save



1/15

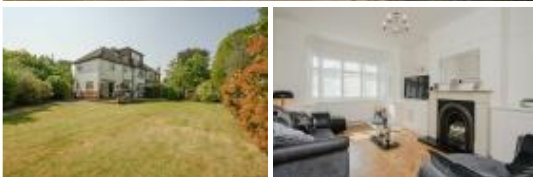
Eastmont Road, Hinchley Wood, KT10



Semi-Detached 5 2

0.46 miles

A substantially extended five double bedroom semi detached 1930's built family home offering on a generous plot in a quiet cul de sac in close proximity to local shops, mainline train services to London Waterloo and excellent local schools.



SOLD STC

Added on 12/06/2023 by Grosvenor, Hinchley Wood

£1,150,000

Guide Price

PREMIUM LISTING



Save

MAVON LIVER SURREY New branding same commitment Speak to us today



1/13

Thames Ditton, Surrey, KT7



Semi-Detached 4 3

0.46 miles

SHOW HOME NOW OPEN | Welcome to Long Acre Place, an exclusive collection of just 11 brand new luxury houses positioned in the highly desirable area of Thames Ditton.



NEW HOME

Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,150,000

PREMIUM LISTING



Save



1/14

Manor Road North, Esher, KT10



Semi-Detached 4 1

0.25 miles

Four double-bedroom semi-detached family house, with an open plan kitchen/dining room and three further reception

Added on 19/10/2023 by Curchods Estate Agents, Esher

£1,000,000

Guide Price



Save



1/14

Eastmont Road, Esher, KT10



Semi-Detached 4 3

0.41 miles

Four double bedroom, three bathroom semi detached family

SOLD STC

Added on 16/06/2023 by Curchods Estate Agents, Esher

£1,000,000

Guide Price



Save



Angel Road, Thames Ditton, KT7



Semi-Detached 3 1

0.50 miles

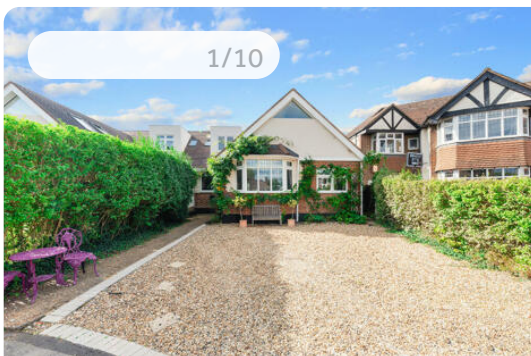
Ivy Gate are delighted to introduce to the market this inviting three bedroom, semi-detached family home on a well-

Reduced yesterday by Ivy Gate, London - Sales & Lettings

£900,000



Save



Greenwood Close, Thames Ditton



Semi-Detached 4 3

0.28 miles

This stunning four bedroom family home is located perfectly within the catchment area for a selection of highly regarded infant, primary and secondary schools. Tucked away in a quiet cul-de-sac, the property is extremely well suited for families looking for more living space. Comprising a large e...



Reduced on 18/10/2023 by Humphrey and Brand Residenti...

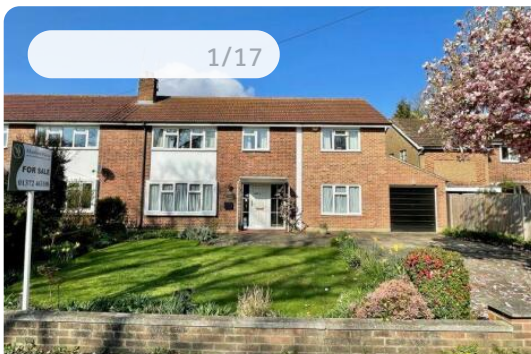
£900,000

Guide Price

CLOSE TO SCHOOLS



Save



Couchmore Avenue, Hinchley Wood



Semi-Detached 4 2

0.45 miles

Set on a 49ft wide plot, a most substantial double fronted

SOLD STC

Added on 27/03/2023 by Matthew Pierce, Surrey

£895,000

Guide Price



Save

Clear

+ 1/2 mile



£875,000

0.36 miles

Spaciously arranged over four floors and with plenty of outdoor space, including a private rear garden and an extra

Reduced on 02/10/2023 by **Dexters, Surbiton**

Dexters  

 Save



1/14

Westmont Road, Esher, Surrey, KT10 

Semi-Detached  4  2

0.49 miles

Being offered with no onward chain, this 1930's built semi-detached house has been two storey extended to the side to provide a superb amount of accommodation for a family. Currently comprising on the ground floor an entrance hall, lounge, dining room, kitchen and downstairs cloaks/ showe...

Reduced on 16/10/2023 by **John D Wood & Co. Sales, Esher**

£850,000

Guide Price

PREMIUM LISTING

JOHN D WOOD & CO

 Save



1/13

Eastmont Road, Esher, KT10 

Semi-Detached  3  1

0.43 miles

A three bedroom, character family home, with impressive

SOLD STC

Reduced on 20/10/2023 by **Curchods Estate Agents, Esher**

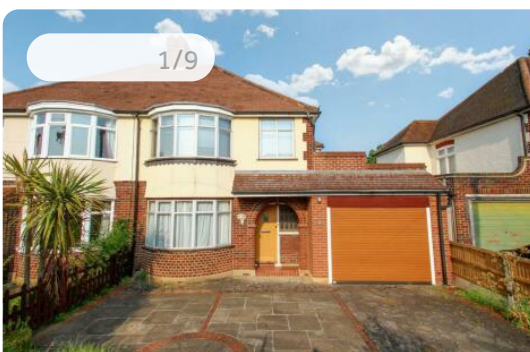
£800,000

Offers in Excess of


CURCHODS

 Save



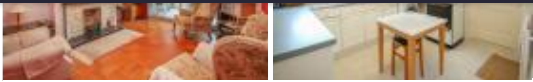
1/9

Eastmont Road, Hinchley Wood 

Semi-Detached  3  1

0.41 miles

A well maintained three bedroom 1930's built semi detached house offering scope for extension and situated less than 0.25 of a mile from Hinchley Wood mainline station, local shops and in the catchment area of sought after primary and secondary schools.



Reduced on 20/06/2023 by Grosvenor, Hinchley Wood

£795,000

PREMIUM LISTING



Save



1/23

Brooklands Road, Thames Ditton



Semi-Detached 1 1

0.31 miles

An excellent one bedroom semi-detached house with

UNDER OFFER

Added on 11/07/2023 by Matthew James, Surbiton

£330,000

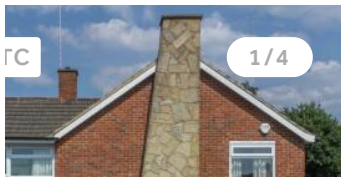
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KT10 by Grosvenor



TC

1/4



SOLD STC

1/4



SOLD STC

ish Drive, Claygate, KT1...

£1,250,000
Westbury Avenue, Claygate, KT1...

£725,000
Norfolk Road, Clayg

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1/13 FEATURED PROPERTY - PREMIUM LISTING



Hinchley Manor, Hinchley Wood

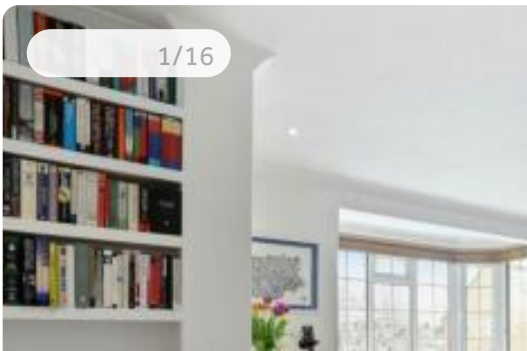
Retirement Property 🛏 2 🚿 2

0.38 miles

Situated in the highly sought-after Hinchley Manor Development, is this bright and spacious two bedroom apartment with south facing views over communal gardens.

Reduced on 23/10/2023 by Rice & Roman, Esher

£375,000



1/16

Giggs Hill Gardens, Thames Ditton ✕

Flat 🛏 3 🚿 1

0.48 miles

A handsome recently refurbished 3 bedroom split-level flat in

UNDER OFFER

Reduced on 11/08/2023 by HJC, Thames Ditton

£525,000



Save

1/18

Gloucester Close, Thames Ditton, KT7 ✕

Flat 🛏 2 🚿 1

0.36 miles

VIRTUAL TOUR AVAILABLEIVY GATE are proud to introduce to the market this stunning two bedroom, ground

SOLD STC

Added on 16/09/2023 by Ivy Gate, London - Sales & Lettings

Clear

+ 1/2 mile



ELIZABETH HUNT ASSOCIATES
TAILORED, TRANSPARENT & BESPOKE
01483 285255



1/15

Station Approach, Hinchley Wood, KT10



Flat 3 1

0.44 miles

VIEWINGS FROM SATURDAY 8TH JULY. IVY GATE are

SOLD STC

Added on 27/06/2023 by Ivy Gate, London - Sales & Lettings

£450,000



Save



1/12

Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

Situated in the highly sought-after Hinchley Manor

UNDER OFFER

Added on 05/06/2023 by Rice & Roman, Esher

£435,000



Save

1/13

Hinchley Manor, Manor Road North



Retirement Property 2 2

0.38 miles

A large 2 bedroom, 2 bathroom 2nd floor apartment,
Situated in the highly sought-after Hinchley Manor

Added on 03/11/2022 by Rice & Roman, Esher

£425,000



Save



1/5

Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

Situated in the highly sought-after Hinchley Manor Development, this bright and spacious 2 bedroom

Added on 16/01/2023 by Rice & Roman, Esher

£425,000

RICE+ ROMAN

Save



1/21

Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

Located in the desirable Hinchley Manor development for persons over 55 is this two bedroom ground floor apartment benefiting from direct access to its own private patio.

Reduced on 03/07/2023 by Rice & Roman, Esher



£425,000

PREMIUM LISTING

RICE+ ROMAN

Save

1/15

Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

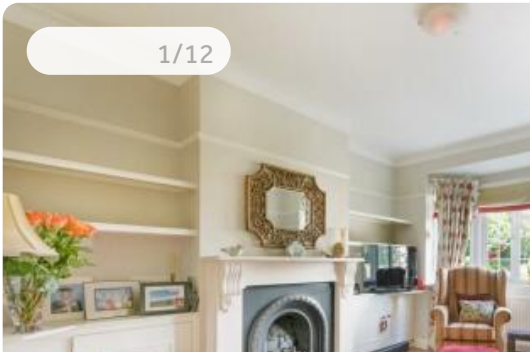
Retirement property. Situated in the sought-after Hinchley Manor development, this bright and spacious 2 bedroom

Added on 05/09/2023 by Rice & Roman, Esher

£405,000

RICE+ ROMAN

Save



1/12



Portsmouth Road, Thames Ditton



Maisonette 2 1

0.39 miles

****GUIDE PRICE £400,000 - £450,000**** Residing within a secluded and sought after close whilst residing just 0.4 miles from Thames Ditton rail station, this stunning two double bedroom ground floor maisonette offers a contemporary finish throughout

SOLD STC

Reduced on 29/08/2023 by Barnard Marcus, Surbiton

£400,000

Guide Price

COMMUNAL GARDENS



Save



1/11



Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

Situated in the highly sought-after Hinchley Manor Development, is this bright and spacious two-bedroom apartment with west-facing views.

Reduced yesterday by Rice & Roman, Esher

£400,000

PREMIUM LISTING



Save

1/18

Ditton Lawn, Portsmouth Road, Thames Ditton, S...



Maisonette 2 1

0.40 miles

Offered to the market is this two double bedroom, first floor apartment situated close to the heart of Thames Ditton

SOLD STC

Reduced on 25/07/2023 by Stirling Ackroyd, Byfleet

Guide Price



1/16

Gibson Court, Hinchley Wood



Retirement Property 2 1

0.33 miles

Two bedroom ground floor apartment in the desirable Gibson Court development for persons over 60 years of age.



Added on 21/06/2023 by Rice & Roman, Esher

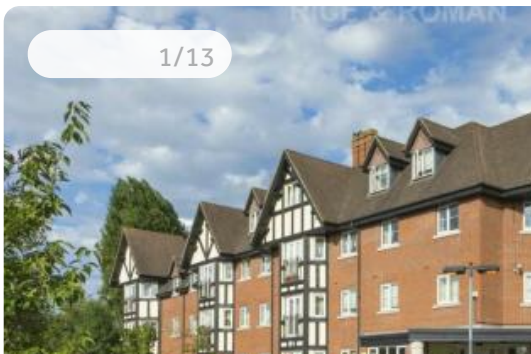
£375,000

PREMIUM LISTING

RICE+ ROMAN



Save



1/13

Hinchley Manor, Hinchley Wood



Retirement Property 2 2

0.38 miles

Situated in the highly sought-after Hinchley Manor Development, is this bright and spacious two bedroom apartment with south facing views over communal gardens.



Reduced on 23/10/2023 by Rice & Roman, Esher

£375,000

PREMIUM LISTING

RICE+ ROMAN



Save

1/8

Manor Road North, Hinchley Wood, Esher



Apartment 2 1

0.26 miles

This first-floor retirement apartment in the age-specific development of Gibson Court, Hinchley Wood, offers two bedrooms, a bathroom, a kitchen, and a living area.

Added on 23/10/2023 by Newton Huxley, Surrey

£370,000

newton huxley.



Save

Clear

+ 1/2 mile



1/14

£360,000

Gibson Court, Hinchley Wood



Retirement Property  2  1

0.33 miles

Two bedroom ground floor apartment in the desirable

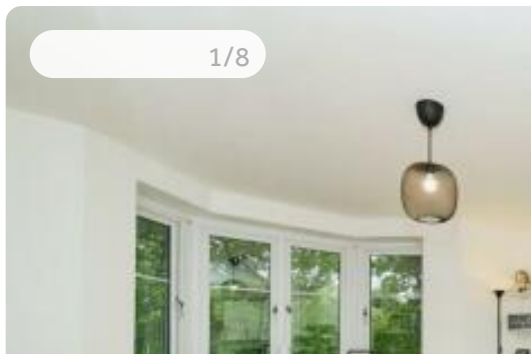
UNDER OFFER

Added on 20/09/2023 by Rice & Roman, Esher

RICE+
ROMAN



Save



1/8

£350,000

Offers in Excess of

Poplar Road, Esher, KT10



Flat  2  1

0.25 miles

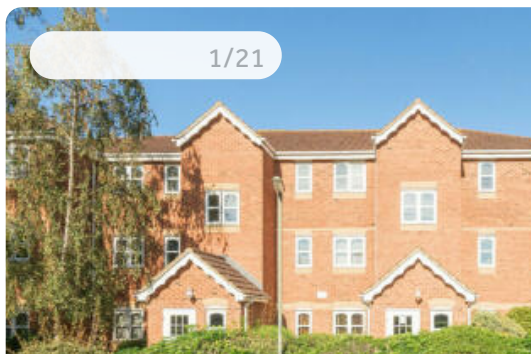
Welcome to this stunning two double bedroom apartment situated in the highly sought-after Hinchey Park

Reduced on 29/08/2023 by Strike, London

strike



Save



1/21

£325,000

NEW
LISTING

Twickenham Place, 69 Woodfield Road, Thames Di...



Apartment  2  1

0.39 miles

Welcome to the tranquillity and comfort of Twickenham Place, where modern living meets suburban serenity. Nestled in the heart of Thames Ditton, this two-bedroom apartment offers an exceptional blend of contemporary design, thoughtful features, and a peaceful atmosphere....

Reduced on 13/10/2023 by Leaders Sales, Kingston Upon ...

L LEADERS



Save

Clear

+ 1/2 mile



£300,000

Royston Court, Hinchley Wood



Retirement Property 2 1

0.30 miles

A spacious two-bedroom, top floor apartment in the popular

UNDER OFFER

Added on 05/04/2023 by Rice & Roman, Esher

RICE+
ROMAN



Save



£299,000

Guide Price

Poplar Road, Esher, Surrey, KT10



Apartment 1 1

0.28 miles

Immaculately presented one bedroom flat in Hinchley Park

UNDER OFFER

Reduced on 02/08/2023 by Savills, Esher

savills



Save



£295,000

NO
CHAIN

Station Approach, Hinchley Wood, KT10



Flat 2 1

0.42 miles

A two bedroom purpose built ground floor maisonette situated centrally in the village and offering a 900+ year lease.

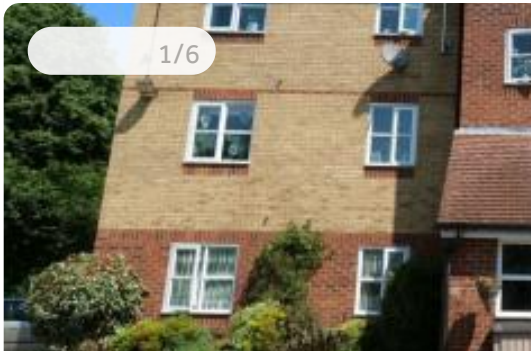
SOLD STC

Reduced on 31/07/2023 by Grosvenor, Hinchley Wood

GROSVENOR
SURREY



Save



1/6

Woodfield Road, Thames Ditton, KT7



Flat 2 1

0.39 miles

Seymours are delighted to offer to the market this two bedroom top floor purpose built flat located in a popular

Reduced on 06/10/2023 by Seymours Estate Agents, Surb...

£290,000

Guide Price



Save



1/10

23 Manor Court, Station Approach, Hinchley Woo...



Flat 2 1

0.44 miles

Sold for £285,000. **For Sale By Public Auction 25th October 2023 08:45 AM To inspect the legal documents for this

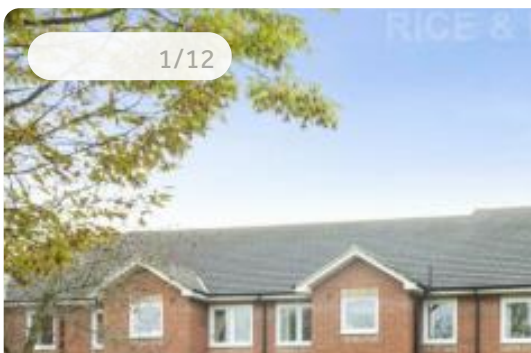
Added on 05/10/2023 by Auction House London, Hampst...

£275,000

Guide Price



Save



1/12

Gibson Court, Hinchley Wood



Retirement Property 2 1

0.33 miles

A second floor two bedroom apartment in popular Gibson Court development for Persons aged 60+ Years Of Age

Reduced on 04/10/2023 by Rice & Roman, Esher

£269,950



Save

1/13

Gibson Court, Hinchley Wood



Retirement Property 2 1

0.33 miles

Two Bedroom corner apartment in the popular Gibson Court development for persons aged 60+ Years of age.

Clear

+ 1/2 mile



Reduced on 15/09/2023 by Rice & Roman, Esher

£269,950

PREMIUM LISTING

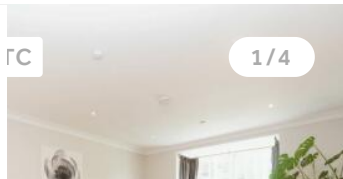
RICE+ROMAN



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RECENTLY SOLD NEAR

KT10 by Gascoigne-Pees



nt Lane, Esher, Surrey,...



£575,000
Claremont Lane, Esher, Surrey,...



£170,000
West End Lane, Esh

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KT10 0AQ

Clear

+ 1/2 mile 

Filters (1) 

Flats For Sale in KT10 0AQ, within 0.5 miles, including sold STC >

 Save search

 Create Alert

31 results

Highest Price 



 Prioritise properties with...  Add keyword



Hinchley Manor, Hinchley Wood

Retirement Property 2 2

0.38 miles

Situated in the highly sought-after Hinchley Manor Development, is this bright and spacious two bedroom apartment with south facing views over communal gardens.

Reduced on 23/10/2023 by Rice & Roman, Esher

£375,000

RICE+
ROMAN



1/10

Gibson Court, Hinchley Wood



Retirement Property 1 1

0.33 miles

A larger than average one bedroom apartment with views of communal gardens - easy, independent living in an age

Added on 22/06/2023 by Rice & Roman, Esher

£265,000

RICE+
ROMAN



Save



1/6

Woodfield Road, Thames Ditton, Surrey, KT7



Apartment 1 1

0.43 miles

Super one bedroom ground floor flat, situated in a quiet

SOLD STC

Reduced on 09/03/2023 by Bourne Estate Agents, Esher

£250,000

Bourne
ESTATE AGENTS



Save



1/11

Royston Court, Hinchley Wood



Retirement Property 1 1

0.30 miles

A well presented Ground Floor apartment situated in the age specific development of Royston Court, Hinchley Wood.



Added on 08/02/2023 by Rice & Roman, Esher

£235,000

PREMIUM LISTING

RICE+ROMAN



Save



1/10

Manor Road North, Hinchley Wood, Esher, Surrey, ...



Apartment 1 1

0.36 miles

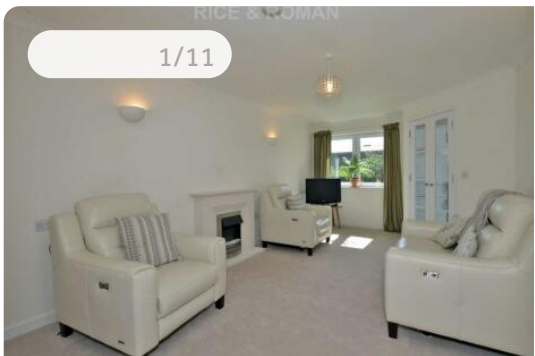
Set in beautifully maintained grounds this one bedroom first floor apartment with lift is located less than 0.3miles to

Reduced on 25/09/2023 by Bourne Estate Agents, Esher

£220,000



Save



1/11

Gibson Court, Hinchley Wood



Retirement Property 1 1

0.33 miles

First floor apartment with south facing aspect and views over the beautiful communal gardens in the age specific

Reduced on 05/06/2023 by Rice & Roman, Esher

£220,000



Save



1/12

Manor Road North, Esher



Retirement Property 1 1

0.33 miles

One Bedroom Apartment located within the popular Gibson Court which is exclusive to persons aged 60+ Years of age

Added on 20/06/2023 by Rice & Roman, Esher

£219,950



Save



1/14

Esher, Surrey, KT10 0DD



Flat 2 1

0.28 miles

This superbly presented first floor apartment is an ideal

UNDER OFFER

Added on 11/01/2023 by Southern Housing Group (RES), ...

£175,000

Shared ownership



Save

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KT10 by Rawlinson & Webber



00
ds, East Molesey



£185,000
Walton Road, East Molesey



£475,000
Kingfisher Court, Ea

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NEW HOME SOLD STC

Thames Ditton, Surrey, KT7

£1,100,000 

Added on 16/08/2023

MARKETED BY

**Seymours Prestige Homes,
Covering South West London
& Surrey**

13 Brighton Road, Surbiton, KT6
5LX



Call agent: 020 3909 8982

PROPERTY TYPE

 **Detached**

BEDROOMS

 **×3**

E

 **×3**

Request details

Ask agent



Property description

Maddox Homes are proud to present Long Acre Place, an exclusive collection of just 11 brand new luxury houses, built in traditional brick and block and positioned in the highly desirable area of Thames Ditton, within easy reach of Surbiton mainline train station (Waterloo in around 20-minutes).

Offering spectacular views overlooking open fields, this stunning selection of semi-detached and detached homes have been thoughtfully designed throughout and provide versatile accommodation set over three floors.

A picturesque suburban village, Thames Ditton is located in the borough of Elmbridge in Surrey, just outside Greater London but within the Greater London Urban Area. Its centre is set on a winding High Street with an array of independent restaurants, coffee shops and boutique businesses, whilst being on the southern bank of the River Thames with stunning views towards Hampton Court Palace. Within the area there are also many golf courses as well as picturesque walking routes including Esher Common, Bushy Park and the Nature Reserve.

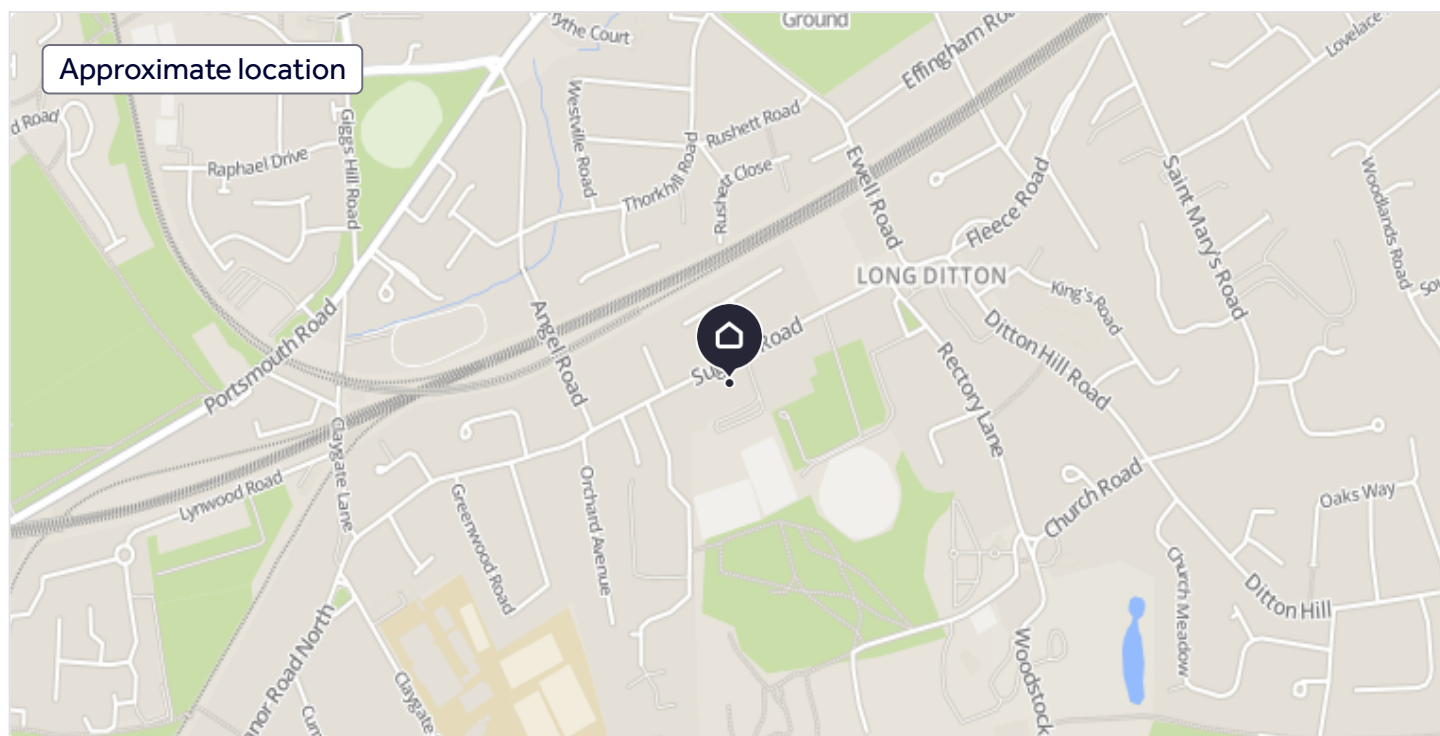
Brochures

[Particulars](#)


Council Tax ⓘ

Band: TBC

Thames Ditton, Surrey, KT7



NEAREST STATIONS

-  Thames Ditton Station 0.7 miles
-  Hinchley Wood Station 0.8 miles
-  Surbiton Station 1.1 miles

 **Broadband speed**

Working with  

 **Recently sold & under offer**



About the agent

Seymours Prestige Homes, Covering South West London & Surrey

13 Brighton Road, Surbiton, KT6 5LX

Seymours Prestige Homes specialise in selling or letting premium high value properties with unparalleled synergy of local expertise, national coverage and international exposure.

Premium properties require a distinctive marketing strategy to appeal to a small but highly selective group of [Read more](#)

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Property price

£ 1,100,000

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Filters (1)

Semi-detached Houses For Sale in KT10 0AQ, within 0.5 miles, including sold STC

Save search

Create Alert

4 results

Highest Price



Prioritise properties with... Add keyword

**Thames Ditton, Surrey, KT7**

4 bedroom house for sale

0.44 miles

SHOW HOME NOW OPEN | Explore Long Acre Place, an exclusive collection of just 11 brand new luxury houses positioned in the highly desirable area of Thames Ditton.



NEW HOME

Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,275,000

PREMIUM LISTING



Save

**Thames Ditton, Surrey, KT7**

4 bedroom house for sale

0.44 miles

SHOW HOME NOW OPEN | Welcome to Long Acre Place, an exclusive collection of just 11 brand new luxury houses situated in the heart of Thames Ditton.



NEW HOME

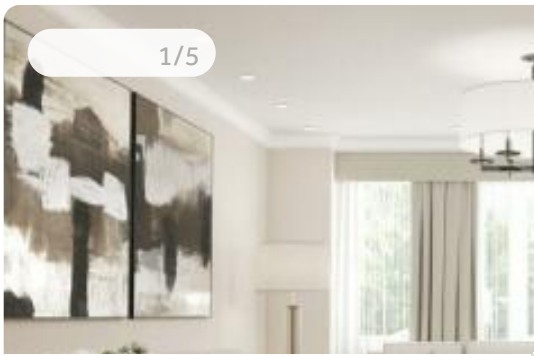
Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,250,000

PREMIUM LISTING



Save



1/5

Thames Ditton, Surrey, KT7



4 bedroom house for sale

0.44 miles

Maddox Homes are proud to present Long Acre Place, an

NEW HOME SOLD STC

Added on 16/08/2023 by Seymours Prestige Homes, Cove...

£1,175,000



Save

ELIZABETH HUNT ASSOCIATES

TAILORED, TRANSPARENT & BESPOKE

01483 285255



1/13

Thames Ditton, Surrey, KT7



4 bedroom semi-detached house for sale

0.46 miles

SHOW HOME NOW OPEN | Welcome to Long Acre Place, an exclusive collection of just 11 brand new luxury houses positioned in the highly desirable area of Thames Ditton.



NEW HOME

Added on 26/09/2023 by Seymours Prestige Homes, Cove...

£1,150,000

PREMIUM LISTING



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KT10 0AQ

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House Prices around KT10 0AQ

Sales of flats around KT10 0AQ had an overall average price of £356,222 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 12 October 2023.

Properties sold

Filter:

Within ½ ... ▾

Last 1 year ▾

Flat ▾

All tenures ▾

18 sold properties

Date sold ▾

Flat 38, Royston Court, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AF

1 bed, flat

£120,000

7 Jul 2023

£178,000

26 Jun 2013

£195,000

10 Mar 2006



15  

Flat 24, Royston Court, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AF

1 bed, flat

£180,000

21 Jun 2023

£189,950

3 Jul 2015

£175,000

18 Dec 2013



8  

Flat 15, Gibson Court, 33, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AW

Flat



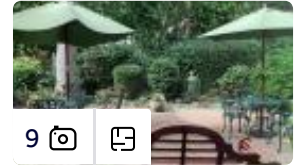
£375,000 1 Jun 2023

£345,000 20 Jan 2017

£294,950 17 Dec 2014

Flat 3, Royston Court, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AF

1 bed, flat



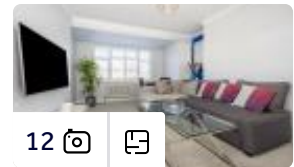
£200,000 19 May 2023

£175,000 4 Oct 2013

£160,000 27 Aug 2010

12a, Mayfield Close, Thames Ditton, Surrey KT7 0AG

2 bed, flat



£425,000 10 May 2023

£355,000 13 Apr 2017

No other historical records

10, Giggs Hill Gardens, Thames Ditton, Surrey KT7 0AS

2 bed, flat



£425,000 5 May 2023

£410,000 15 May 2017

£395,000 14 Oct 2014

34, Poplar Road, Esher, Surrey KT10 0DD

Flat



£350,000 21 Apr 2023

£289,995 22 Dec 2010
(New Build)

No other historical records

1a, Orchard Avenue, Thames Ditton, Surrey KT7 0BB

3 bed, flat

£525,000 14 Apr 2023

£455,000 25 Aug 2017

£335,000 6 Sep 2013



Flat 22, Gibson Court, 33, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AW

Flat

£313,000 28 Mar 2023

£267,000 22 Nov 2013

£94,000 27 Oct 1995



Flat 11, Gibson Court, 33, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AW

Flat

£280,000 17 Mar 2023

£205,000 1 Nov 2013

No other historical records



15, Gloucester Close, Thames Ditton, Surrey KT7 0EW

2 bed, flat

£455,000 24 Feb 2023

£245,000 16 Oct 2009

£87,000 10 Oct 1996



Flat 21, Gibson Court, 33, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AW

Flat

£260,000 22 Feb 2023

£255,000 31 Jul 2017

£144,000 28 Mar 2002



Flat 3, Hinchley Manor, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AT

2 bed, flat

£440,000 25 Jan 2023

£319,950 19 Sep 2014

£247,000 22 May 2012



Flat 6, Gibson Court, 33, Manor Road North, Hinchley Wood, Esher, Surrey KT10 0AW

Flat

£270,000 21 Dec 2022

£255,000 24 Nov 2016

£167,000 21 Dec 2009



19, Gloucester Close, Thames Ditton, Surrey KT7 0EW

2 bed, flat

£450,000 16 Dec 2022

£310,000 25 Oct 2013

No other historical records



2, Mayfield Close, Thames Ditton, Surrey KT7 0AG

2 bed, flat

£444,000

9 Dec 2022

£245,000

28 Mar 2013

No other historical records



18a, Manor Court, Station Approach, Hinchley Wood, Esher, Surrey KT10 0SR

Flat

£430,000

24 Nov 2022

£287,500

21 Jan 2013

£249,950

1 Oct 2007



2, 17, Claygate Lane, Thames Ditton, Surrey KT7 0DL

Flat

£470,000

10 Nov 2022

£375,000

14 Dec 2015

£250,000

22 Mar 2012



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Source acknowledgement: House price data produced by Land Registry.

This material was last updated on 12 October 2023. It covers the period from 1 January 1995 to 31 August 2023 and contains property transactions which have been registered during that period.

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Schedule 5

Land & New Homes

VALUATION SCHEDULE

Claygate Lane, Hinchley Wood

18th October 2023

Plot	Type	Bed	M ²	Ft ²	Value	£:m ²	£:ft ²
1	Detached	4	212.3	2285	£1,250,000	5,888	547
2	Detached	3	164.2	1767	£1,050,000	6,395	594
3	Apartment	1	40.7	438	£275,000	6,757	628
4	Apartment	1	41.3	445	£275,000	6,659	619
5	Apartment	1	52.2	562	£335,000	6,418	596
6	Semi Detached	3	120.9	1301	£875,000	7,237	672
7	Semi Detached	3	120.9	1301	£875,000	7,237	672
8	Semi Detached	3	158.5	1706	£1,050,000	6,625	615
9	Semi Detached	3	158.5	1706	£1,050,000	6,625	615
Total			1070	11512	£7,035,000	6,578	611

CURCHODS

BURNS & WEBBER
www.burnswebber.com

LAND & NEW HOMES DEPARTMENT

Wix Hill House, Epsom Road, West Horsley, Surrey, KT24 6DY · Tel: 01483 479050

Please note, this report is provided in good faith and does not constitute or form any part of a building survey, not can be used for bank, court or arbitration purposes. We will be pleased to facilitate a formal report for such purposes should it be requested.

Scheme: Claygate Lane
Ref: Wynngate
Date: October 2023

JOHN D WOOD & CO.

New Homes

Plot	Type	Beds	Baths	Sq m	Sq ft	Suggested Price	Suggested £/sq ft
1	Det Hse	4	3	212.3	2285	£1,250,000	£547
2	Det Hse	3	2	164.2	1767	£1,150,000	£651
3	Flat	1	1	40.7	438	£295,000	£673
4	Flat	1	1	41.3	445	£295,000	£664
5	Flat	1	1	52.2	562	£310,000	£552
6	Semi Hse	3	2	121	1302	£875,000	£672
7	Semi Hse	3	2	121	1302	£875,000	£672
8	Semi Hse	3	2	148	1593	£950,000	£596
9	Semi Hse	3	2	148	1593	£950,000	£596
				1048.7	11287	£6,950,000	£616

Assumptions / Notes:

- 1 Pricing based on drawing provided by the client
- 2 A high level of specification has been assumed and will be adequate for the development.
- 3 Reasonable service charges, commensurate with the development and its location.

Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our Estate Agency Role. No liability is given to any third party. The figures suggested are given purely as guidance.