

APPENDIX 1



APPENDIX 2

SUMMARY

Tab	Description	Total Units	Affordable % (Units)	SR Units	SO Units	GDV	Development Costs	Residual Land Value	BLV	Surplus / Deficit	Viable/ Non-Viable?
1A	42% Affordable Housing. Policy appraisal	19	42%	6	2	£13,722,750	-£13,895,311	-£172,561	£3,200,000	-£3,372,561	NON-VIABLE
1B	0% Affordable Housing. Target 'break-even' appraisal	19	0%	0	0	£17,840,000	-£15,435,789	£2,404,211	£3,200,000	-£795,789	NON-VIABLE

Tab 1A

Turner Morum
Ladds Garden Centre

42% Affordable Housing

Detailed Accommodation Schedule

Tab 2A

Core	Garage	Tenure	Storey	Flat / House	Beds	Hab Rooms	NIA (ft ²)	NIA (m ²)	£ ft ²	Market Vals	AH Values
1	D	P	2.5	F	1	2	538	50.02	£539	£290,000	
2		P		F	1	2	538	50.02	£539	£290,000	
3		P		F	2	3	681	63.31	£550	£375,000	
4		P		F	2	3	681	63.31	£550	£375,000	
5		R	2.5	H	3	4	1,822	169.28	£563	£1,025,000	£461,250
6		R		H	3	4	1,709	158.73	£574	£980,000	£441,000
7		R		H	3	4	1,737	161.35	£605	£1,050,000	£472,500
8	D	P	2.5	H	3	4	1,785	165.84	£594	£1,060,000	
9	D	P		H	3	4	1,737	161.35	£605	£1,050,000	
10	D	P		H	3	4	2,136	198.48	£644	£1,375,000	
11	D	P		H	3	4	1,719	159.69	£599	£1,030,000	
12	D	P	2.5	H	4	5	2,136	198.48	£644	£1,375,000	
13	D	P		H	4	5	2,136	198.48	£644	£1,375,000	
14	R	2.5	H	3	4	1,717	159.55	£600	£1,030,000	£463,500	
15	R		H	3	4	1,827	169.70	£589	£1,075,000	£483,750	
16	P	2.5	H	3	4	1,719	159.69	£599	£1,030,000		
17	SO		H	3	4	1,822	169.28	£563	£1,025,000	£666,250	
18	SO		H	3	4	1,709	158.73	£574	£980,000	£637,000	
19	D		R	H	3	4	1,734	161.05	£606	£1,050,000	£472,500
19	8					72	29,884	2,776.34	£597	£17,840,000	£4,097,750

Turner Morum
Ladds Garden Centre

0% Affordable Housing

Detailed Accommodation Schedule

Tab 2B

Core	Garage	Tenure	Storey	Flat / House	Beds	Hab Rooms	NIA (ft ²)	NIA (m ²)	£ ft ²	Market Vals	AH Values
1		P		F	1	2	538	50.02	£539	£290,000	
2		P		F	1	2	538	50.02	£539	£290,000	
3		P		F	2	3	681	63.31	£550	£375,000	
4		P		F	2	3	681	63.31	£550	£375,000	
5		P		H	3	4	1,822	169.28	£563	£1,025,000	
6		P	2.5	H	3	4	1,709	158.73	£574	£980,000	
7	D	P		H	3	4	1,737	161.35	£605	£1,050,000	
8	D	P		H	3	4	1,785	165.84	£594	£1,060,000	
9	D	P		H	3	4	1,737	161.35	£605	£1,050,000	
10	D	P		H	3	4	2,136	198.48	£644	£1,375,000	
11	D	P		H	3	4	1,719	159.69	£599	£1,030,000	
12	D	P		H	4	5	2,136	198.48	£644	£1,375,000	
13	D	P		H	4	5	2,136	198.48	£644	£1,375,000	
14		P	2.5	H	3	4	1,717	159.55	£600	£1,030,000	
15		P	2.5	H	3	4	1,827	169.70	£589	£1,075,000	
16		P		H	3	4	1,719	159.69	£599	£1,030,000	
17		P	2.5	H	3	4	1,822	169.28	£563	£1,025,000	
18		P	2.5	H	3	4	1,709	158.73	£574	£980,000	
19	D	P		H	3	4	1,734	161.05	£606	£1,050,000	
19	8					72	29,884	2,776.34	£597	£17,840,000	£0

**Turner Morum
Ladds Garden Centre**

Cost Plan

Tab 3

Item			£
Residential Housing	Flats	£420,454	£420,454
	Houses	£5,140,646	£5,140,646
External Works	Drainage	£330,900	
	External Landspacing	£756,500	
	Infrastructure	£159,200	£1,246,600
Abnormals/ Enhancements	Plot Abnormals	£295,000	
	Site Abnormals	£530,000	£825,000
Contractors	Prelimns	£736,200	
	OHP	£585,600	
	Contractor Risk	£40,000	£1,361,800
SUB TOTAL			£8,994,500

Policy Affordable

	Market & car port m2	Less existing	Chargeable m2	Indexed Rate	Charge
Local	1,741	2,785	-1,044	£551.02	£0

0% Affordable

	Market & car port m2	Less existing	Chargeable m2	Indexed Rate	Charge
Local	2,802	2,785	17	£551.02	£9,165

Cashflow Finance Calculation

42%

Summary	
Adopted Interest Rate Debit	7.50%
Total Finance Cost	-£825,149

Tab 5A

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	19	0	0	0	0	7	7	5		19
Market Completions	11					4	4	3		11
Affordable Rent Completions	6					2	2	2		6
Shared Ownership Completions	2					1	1	0		2
Market GDV	£9,625,000					£3,500,000	£3,500,000	£2,625,000		£9,625,000
Social Rented GDV	£2,794,500					£931,500	£931,500	£931,500		£2,794,500
Shared Ownership GDV	£1,303,250					£651,625	£651,625	£651,625		£1,303,250
TOTAL INCOME	£13,722,750	£0	£0	£0	£0	£5,083,125	£5,083,125	£3,556,500	£0	£13,722,750
Infra Lead In	100%	25%	25%	25%	25%	0%	0%	0%	0%	100%
Build Programme	100%	0%	20%	20%	20%	20%	20%			100%
CIL Breakdown	100%	100%								100%
Agents & Marketing - Market/ FH	-£264,688					-£96,250	-£96,250	-£72,188		-£264,688
Affordable Disposal	-£20,489					-£6,830	-£6,830	-£6,830		-£20,489
Cost Plan Build Costs	-£5,561,100	£0	-£1,112,220	-£1,112,220	-£1,112,220	-£1,112,220	-£1,112,220	£0	£0	-£5,561,100
Externals	-£1,246,600	£0	-£249,320	-£249,320	-£249,320	-£249,320	-£249,320	£0	£0	-£1,246,600
Contingency	-£449,725	£0	-£89,945	-£89,945	-£89,945	-£89,945	-£89,945	£0	£0	-£449,725
Car Ports	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Part L, Part F + FHS	-£190,000	£0	-£38,000	-£38,000	-£38,000	-£38,000	-£38,000	£0	£0	-£190,000
Technical Fees	-£674,396	£0	-£134,879	-£134,879	-£134,879	-£134,879	-£134,879	£0	£0	-£674,396
Infrastructure & Abnormals	-£2,186,800	-£546,700	-£546,700	-£546,700	-£546,700	£0	£0	£0	£0	-£2,186,800
s106	-£100,000	£0	£0	£0	£0	-£36,364	-£36,364	-£27,273	£0	-£100,000
CIL	£0	£0								£0
EUV	-£3,200,000	-£3,200,000								-£3,200,000
SDLT	-£149,500	-£149,500								-£149,500
Legals	-£56,000	-£56,000								-£56,000
TOTAL EXPENDITURE	-£14,099,297	-£3,952,200	-£2,171,064	-£2,171,064	-£2,171,064	-£1,763,807	-£1,763,807	-£106,290	£0	-£14,099,297
Net position		-£3,952,200	-£2,171,064	-£2,171,064	-£2,171,064	£3,319,318	£3,319,318	£3,450,210	£0	
Rolling Balance		-£3,952,200	-£6,197,368	-£8,484,633	-£10,814,784	-£7,698,243	-£4,523,268	-£1,157,869	-£1,179,579	
Finance rate	7.50%	-£74,104	-£116,201	-£159,087	-£202,777	-£144,342	-£84,811	-£21,710	-£22,117	-£825,149

Cashflow Finance Calculation

0%

Summary	
Adopted Interest Rate Debit	7.50%
Total Finance Cost	-£753,904

Tab 5B

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	19	0	0	0	0	6	6	7		19
Market Completions	19					6	6	7		19
Affordable Rent Completions	0					0	0	0		0
Shared Ownership Completions	0					0	0	0		0
Market GDV	£17,840,000					£5,633,684	£5,633,684	£6,572,632		£17,840,000
Social Rented GDV	£0									£0
Shared Ownership GDV	£0									£0
TOTAL INCOME	£17,840,000	£0	£0	£0	£0	£5,633,684	£5,633,684	£6,572,632	£0	£17,840,000
Infra Lead In	100%	25%	25%	25%	25%	0%	0%	0%	0%	100%
Build Programme	100%	0%	20%	20%	20%	20%	20%			100%
CIL Breakdown	100%	100%								100%
Agents & Marketing - Market/ FH	-£490,600					-£154,926	-£154,926	-£180,747		-£490,600
Affordable Disposal	£0									£0
Cost Plan Build Costs	-£5,561,100	£0	-£1,112,220	-£1,112,220	-£1,112,220	-£1,112,220	-£1,112,220	£0	£0	-£5,561,100
Externals	-£1,246,600	£0	-£249,320	-£249,320	-£249,320	-£249,320	-£249,320	£0	£0	-£1,246,600
Contingency	-£449,725	£0	-£89,945	-£89,945	-£89,945	-£89,945	-£89,945	£0	£0	-£449,725
Car Ports	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Part L, Part F + FHS	-£190,000	£0	-£38,000	-£38,000	-£38,000	-£38,000	-£38,000	£0	£0	-£190,000
Technical Fees	-£674,396	£0	-£134,879	-£134,879	-£134,879	-£134,879	-£134,879	£0	£0	-£674,396
Infrastructure & Abnormals	-£2,186,800	-£546,700	-£546,700	-£546,700	-£546,700	£0	£0	£0	£0	-£2,186,800
s106	-£100,000	£0	£0	£0	£0	-£31,579	-£31,579	-£36,842	£0	-£100,000
CIL	-£9,165	-£9,165	£0	£0	£0	£0	£0	£0	£0	-£9,165
EUV	-£3,200,000	-£3,200,000								-£3,200,000
SDLT	-£149,500	-£149,500								-£149,500
Legals	-£56,000	-£56,000								-£56,000
TOTAL EXPENDITURE	-£14,313,886	-£3,961,365	-£2,171,064	-£2,171,064	-£2,171,064	-£1,810,869	-£1,810,869	-£217,589	£0	-£14,313,886
Net position		-£3,961,365	-£2,171,064	-£2,171,064	-£2,171,064	£3,822,815	£3,822,815	£6,355,042	£0	
Rolling Balance		-£3,961,365	-£6,206,705	-£8,494,145	-£10,824,474	-£7,204,618	-£3,516,890	£2,772,211	£2,772,211	
Finance rate	7.50%	-£74,276	-£116,376	-£159,265	-£202,959	-£135,087	-£65,942	£0	£0	-£753,904

APPENDIX 3

MARKETING APPRAISAL PREPARED FOR:
 Westbourne Homes
 Ref: Ladds Garden Centre, Bath Road, Hare Hatch



21 August 2025

PLOT NO.	HOUSE/FLAT TYPE	SQ.FT.	ASKING PRICE	ACHIEVABLE PRICE	£/SQ.FT.
1	1 Bed Maisonette	538	£305,000	£290,000	539
2	1 Bed Maisonette	538	£305,000	£290,000	539
3	2 Bed Maisonette	681	£390,000	£375,000	551
4	2 Bed Maisonette	681	£390,000	£375,000	551
5	3 Bed Semi (2.5 Storey) First Floor Study	1,822	£1,050,000	£1,025,000	563
6	3 Bed Semi (2.5 Storey) First Floor Study	1709	£1,000,000	£980,000	573
7	3 Bed, 3 Rec, Detached	1737	£1,075,000	£1,050,000	604
8	3 Bed, 3 Rec, Detached	1785	£1,085,000	£1,060,000	594
9	3 Bed, 2 Rec, Detached	1737	£1,075,000	£1,050,000	604
10	4 Bed, 2 Rec, Detached	2136	£1,395,000	£1,375,000	644
11	3 Bed, 2 Rec, Detached	1,719	£1,050,000	£1,030,000	599
12	4 Bed, 2 Rec, Detached	2136	£1,395,000	£1,375,000	644
13	4 Bed, 2 Rec, Detached	2136	£1,395,000	£1,375,000	644
14	3 Bed, 1 Rec, Det, (2.5 Storey)	1717	£1,050,000	£1,030,000	600
15	3 Bed, 1 Rec, Detached (2.5 Storey)	1827	£1,100,000	£1,075,000	588
16	3 Bed, 2 Rec, Detached	1719	£1,050,000	£1,030,000	599
17	3 Bed Semi (2.5 Storey) First Floor Study	1822	£1,050,000	£1,025,000	563
18	3 Bed Semi (2.5 Storey) First Floor Study	1709	£1,000,000	£980,000	573
19	3 Bed, 2 Rec, Detached	1734	£1,050,000	£1,050,000	606
GROSS DEVELOPMENT VALUE:		29,883	£18,210,000	£17,840,000	597

Please note that this is a pricing exercise. It has been produced as an informal document for illustration and discussion purposes only. It does not constitute a valuation or appraisal and must not be construed or relied upon as such. The prices indicated have been based upon certain general assumptions including a freehold or long leasehold of not less than 250 years unexpired, reasonable ground rents and service charges, a high internal specification in accordance with market expectations, a continuation of current market conditions and an appropriate marketing programme in accordance with current practice, relative to the development.

Floral Garden Centre, Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:



Area of interest
RG10 9SB + 5 miles

Properties marketed between
1 May 24 - 21 Aug 25

Properties marketed by
Any Agent

Braxton, Maidenhead
39 High Street, Maidenhead, SL6 1JF

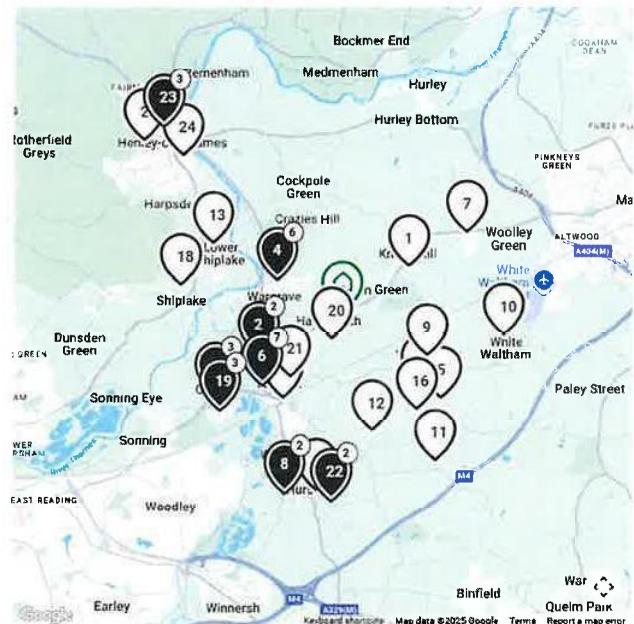


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Introduction

The Best Price Guide provides comparable property information selected by Braxton to help establish the best market price.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (2 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (2 in this case).

Comparable properties



£1,250,000

CURRENTLY ADVERTISED UNDER OFFER

3 bedroom detached house for sale

Knowl Hill Common, Knowl Hill, Reading, Berkshire, RG3 5JL

- Sought after village location
- Detached home
- Off-street driveway parking for multiple cars
- Double garage
- Period property with modern interiors
- Wrap-around garden
- EPC Rating = D

Marketed from 8 Aug 2025

SOLD PRICE HISTORY

1 Sep 2022	£1,150,000
18 Aug 2009	£596,500
21 Mar 2003	£370,000

* Legal information present on page 14



£1,250,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Yewhurst Close, Twyford, RG10

- » Grapevine Estate Agents - Grand Cru - Set within a peace...

SOLD PRICE HISTORY

11 Oct 2004	£465,000
2 Jul 1997	£285,000

Marketed from 5 Jun 2025



£1,250,000

CURRENTLY ADVERTISED SOLD STC

5 bedroom detached house for sale

New Road, Twyford, RG10

- » Detached
- » Driveway parking
- » South facing garden
- » Double Garage (part converted to internal room)

SOLD PRICE HISTORY

9 Aug 2013	£575,000
27 Jul 2007	£499,999
10 Oct 2000	£346,500

Marketed from 22 Feb 2025



£1,250,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

WALTHAM ST LAWRENCE

- » DETACHED PERIOD HOUSE IN DELIGHTFUL VILLAGE S...
- » CIRCA 0.7 ACRES, WITH SUMMER HOUSE/HOME OFFICE.
- » ADJACENT TO AND BACKING ONTO OPEN FIELDS.
- » 3 RECEPTION ROOMS, 4 DOUBLE BEDROOMS, 2 BATHR...
- » POTENTIAL TO EXTEND STPP.
- » DOUBLE GARAGE AND DRIVEWAY.
- » CLOSE TO SOUGHT AFTER PRIMARY SCHOOL AND VIL...
- » TWYFORD 2.3 miles, WARGRAVE 3.2 miles, HENLEY 5.6 ...

Marketed from 11 Feb 2025



£1,250,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Ridgeway, Wargrave, Reading, Berkshire, RG10

- » A superbly appointed 4 bedroom detached house having ...

SOLD PRICE HISTORY

14 Aug 2024	£1,250,000
25 Apr 2012	£630,000

Marketed from 27 Dec 2023 to 11 Jul 2024 (197 days)

* Legal information present on page 14

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Braxton unless otherwise stated.

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NO LONGER ADVERTISED SOLD STC

3 bedroom link detached house for sale

High Street, Wargrave, Berkshire, RG10

- » A Well-Maintained and Updated Village House with Many ...
- » Located within a Short Walk of Wargrave Village Centre
- » Spacious Dining Room with French Doors Leading to the ...
- » Balcony Overlooking the Garden
- » Planning to Add an Additional Bedroom and Bathroom (n...)
- » Large Front-Drive with Ample Parking for Several Cars pl...

SOLD PRICE HISTORY

10 Jan 2025 £1,172,500

Marketed from 22 Jun 2023 to 10 Jan 2025 (568 days)



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Shurlock Road, Waltham St. Lawrence, Reading

- » Five bedrooms to the main residence (25-6 square feet)
- » Additional three bedroom detached annexe/bungalow (1...)
- » over 2500 square feet of outbuilding and stabling
- » Situated on a parcel of land just under an acre
- » Extensive grounds
- » scope for improvement
- » Opportunity for redevelopment (STPP)
- » secluded location

SOLD PRICE HISTORY

6 Dec 2024 £306,750

Marketed from 3 Oct 2023 to 7 Dec 2024 (431 days)



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Lincoln Gardens, Twyford, Reading

- » Wentworth Estate Agents have pleasure in offering to the market

SOLD PRICE HISTORY

14 Mar 2024 £1,200,000

17 Nov 2017 £725,000

11 Jul 2003 £407,000

Marketed from 8 Sep 2023 to 28 May 2024 (262 days)



CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Ridgeway, Wargrave, Reading, Berkshire, RG10

- » Stunning four bedroom detached house
- » Up-dated by the current owners throughout
- » Four reception rooms
- » Garage
- » Plenty of parking
- » Sought after village location.
- » Walking distance to the shop and wargrave train station
- » Within catchment for Piggott infant, junior and senior sc...

SOLD PRICE HISTORY

15 Sep 2022 £984,000

4 Jul 2003 £460,000

16 Sep 1997 £248,000

Marketed from 12 Feb 2025


£1,195,000

 NO LONGER ADVERTISED **SOLD STC**
4 bedroom detached house for sale

Coronation Road, Littlewick Green, SL6

- » Completely renovated to a high standard
- » Quintessential English village
- » Stunning views
- » Spacious driveway
- » Over 2200 SQFT
- » Garage
- » Views over the Cricket ground
- » Sought after location

SOLD PRICE HISTORY

 28 Mar 2025 **£1,195,000**

 20 Apr 2022 **£920,000**

Marketed from 8 Apr 2024 to 25 Jun 2025 (443 days)


£1,175,000

 NO LONGER ADVERTISED **SOLD STC**
3 bedroom semi-detached house for sale

Little Acre, Sawpit Road, Hurst, Berkshire RG10

- » 3 bedrooms
- » 2 reception rooms
- » 3 bathrooms
- » Bespoke fitted wardrobes to the principal bedroom and b...
- » Bi-folding rear doors
- » Scenic village setting
- » EV charging point
- » Spacious open plan kitchen/dining/family room

SOLD PRICE HISTORY

 31 Jan 2025 **£530,500**

 17 Apr 2015 **£327,000**

 11 Apr 2012 **£240,000**

Marketed from 23 Oct 2024 to 29 Oct 2024 (5 days)


£1,150,000

 CURRENTLY ADVERTISED **UNDER OFFER**
3 bedroom detached house for sale

Milley Road, Waltham St. Lawrence, RG10

- » Character cottage
- » Village setting
- » Expansive views
- » Three bedrooms
- » Two reception rooms
- » Kitchen/dining/family room
- » Landscaped garden with heated outdoor swimming pool
- » Gated driveway parking

Marketed from 11 Apr 2025


£1,150,000

 NO LONGER ADVERTISED **SOLD STC**
4 bedroom detached house for sale

Butchers Lane, White Waltham, Maidenhead, Berksh...

- » Sought after village location
- » Updated and vastly improved family home
- » Large private garden with large patio
- » Principal bedroom with en suite and dressing room
- » No onward chain
- » EPC Rating = C

SOLD PRICE HISTORY

 6 Jan 2025 **£1,150,000**

 7 Sep 2012 **£570,000**

 9 Dec 1999 **£325,000**

Marketed from 9 Oct 2024 to 9 Jan 2025 (92 days)



£1,150,000

CURRENTLY ADVERTISED UNDER OFFER

5 bedroom detached house for sale

The Straight Mile, Shurlock Row, RG10

- » Character features
- » Five bedrooms
- » Family bathroom
- » Open plan kitchen/breakfast room + two receptions
- » Gravel drive / rear parking area
- » Tandem garage
- » Conservation area
- » Mature south facing garden

Marketed from 6 Aug 2024

SOLD PRICE HISTORY

5 Sep 1995 £130,000



£1,150,000

NO LONGER ADVERTISED UNDER OFFER

4 bedroom detached house for sale

Kennel Cottages, West End, Waltham St. Lawrence, ...

- » Spectacular open countryside views
- » Detached family home over three floors
- » Large private rear garden backing onto fields
- » Underfloor heating to the ground and lower ground floors
- » 0.12 of an acre Orchard available by separate negotiation
- » EPC Rating = C

Marketed from 29 Apr 2024 to 3 Sep 2024 (127 days)

SOLD PRICE HISTORY

16 Sep 2024 £1,155,000

22 Nov 2012 £321,000



£1,000,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

London Road, Twyford, Reading, Berkshire, RG10

- » * SOLD PRIOR TO MARKETING *
- » Four Bedrooms
- » Detached
- » Driveway Parking
- » Study
- » Spacious Garden
- » Council Tax Band F

Marketed from 10 Jun 2025

SOLD PRICE HISTORY

17 Oct 2003 £510,000

22 May 1998 £265,000



£1,000,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Sawpit Road, Hurst, RG10

- » Grapevine Estate Agents - Grand Cru - Introducing Char...

Marketed from 22 Apr 2024 to 17 Jan 2025 (270 days)



£1,000,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Station Road, Shiplake, Henley-on-Thames, Oxfordshire

- » Individual detached home offering potential to improve...
- » Located in the centre of Shiplake village set amongst trees...
- » Entrance porch, entrance hall, cloak room, study, living room...
- » 4 good sized bedrooms all with fitted cupboards, shower room...
- » Features include South facing rear garden, double garage...

Marketed from **25 Feb 2025**



£995,000

NO LONGER ADVERTISED SOLD STC

4 bedroom semi-detached house for sale

Bird Gardens, Wargrave, Berkshire, RG10

SOLD PRICE HISTORY

- » A 4 bedroom semi-detached house presented in excellent condition...

29 Jul 2024 £995,000

Marketed from **3 Jan 2024 to 5 Jul 2024 (184 days)**

3 Apr 2017 £780,000

12 May 2014 £640,000



£995,000

NO LONGER ADVERTISED SOLD STC

4 bedroom semi-detached house for sale

Victoria Road, Wargrave, Reading, Berkshire, RG10

- » An extended four bedroom semi detached Victorian house...

Marketed from **27 Sep 2023 to 9 Jul 2024 (285 days)**



£990,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Wokingham Road, Hurst

- » Development Potential
- » Plot size in excess of 0.4 acres
- » Secluded Location
- » Overlooking Fields
- » No Onward Chain
- » 4 Bedrooms, with Scope to Create Bed 5
- » Double-Length Garage
- » PV / Solar Panels

Marketed from **1 Jul 2025**

* Legal information present on page 14

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Braxton unless otherwise stated.

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£975,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Byron Close, Twyford, Reading

- Generous detached home with no onward chain
- Principal bedroom with en suite
- 3 further double bedrooms and family bathroom
- 3 Reception rooms
- Kitchen/breakfast room
- Separate utility room
- Southerly facing enclosed garden
- Driveway parking for 2 cars

Marketed from 7 Mar 2025



£950,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom semi-detached house for sale

School Road, Waltham St. Lawrence, RG10

SOLD PRICE HISTORY

26 May 2020	£750,000
17 Jul 2015	£545,000
19 Nov 1999	£212,500

Marketed from 3 Jun 2025



£950,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Thornbers Way, Charvil, RG10

- Welcome to Thornbers Way, Charvil, where tranquillity m...

Marketed from 26 Dec 2023 to 24 May 2024 (150 days)



£925,000

NO LONGER ADVERTISED UNDER OFFER

4 bedroom detached house for sale

School Lane, Wargrave

- FOUR BEDROOM DETACHED FAMILY HOME
- LIGHT AND AIRY LOUNGE WITH STONE OPEN FIREPLA...
- GLASS RECEPTION ROOM WITH BI-FOLDING DOORS
- MODERN KITCHEN WITH ISLAND
- DOWNSTAIRS W.C
- FOUR GENEROUSLY SIZED BEDROOMS
- FAMILY BATHROOM WITH FREESTANDING BATH AND S...
- SOUTH FACING ENCLOSED REAR GARDEN

Marketed from 17 Jan 2025 to 15 Aug 2025 (210 days)

* Legal information present on page 14



£925,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Weavers Way, Twyford, Berkshire, RG10

- » A 4 bedroom detached house forming part of a sought af...

Marketed from 12 Oct 2023 to 14 Nov 2024 (398 days)

SOLD PRICE HISTORY

16 Aug 2024	£870,000
6 Jun 2012	£550,000
18 Jun 1999	£260,000



£925,000

NO LONGER ADVERTISED UNDER OFFER

3 bedroom detached house for sale

Orchard Close, Shiplake

- » EXCITING REFURBISHMENT OPPORTUNITY
- » POPULAR VILLAGE LOCATION
- » 3/4 BEDROOMS
- » 2 BATHROOMS
- » GENEROUS RECEPTION ROOMS
- » LARGE CONSERVATORY
- » BEAUTIFULLY LANDSCAPED GARDENS
- » DOUBLE GARAGE AND EXTENSIVE DRIVEWAY

Marketed from 7 Jul 2024 to 4 Oct 2024 (88 days)

SOLD PRICE HISTORY

4 Oct 2024	£915,000
------------	----------



£925,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

The Hawthorns, Charvil, Reading

- » DETACHED FOUR DOUBLE BEDROOM HOUSE
- » UP-DATED BY THE CURRENT OWNERS
- » TWO RECEPTION ROOMS
- » DOUBLE GARAGE
- » PLENTY OF PARKING ON THE DRIVEWAY
- » WEST FACING GARDEN
- » SOLAR PANELS
- » EPC - B

Marketed from 25 Aug 2023 to 8 Jul 2024 (317 days)

SOLD PRICE HISTORY

28 Mar 2024	£890,000
-------------	----------



£900,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Strathmore Drive, Charvil, Reading, Berkshire, RG10

SOLD PRICE HISTORY

29 Jun 2001	£320,000
-------------	----------

- » Four bedrooms
- » Four reception rooms
- » Private and mature rear garden
- » 2x driveway parking and garage
- » 2x upstairs bathrooms
- » Modern kitchen/breakfast room with separate utility room

Marketed from 27 Jan 2025



£900,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Old Bath Road, Charvil, RG10

- » Detached House

Marketed from 5 Oct 2023 to 20 Sep 2024 (350 days)

SOLD PRICE HISTORY

20 Sep 2024	£850,000
12 Nov 2010	£382,500
17 Feb 2006	£370,000



£900,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

Balme Close, Charvil, RG10

- » Detached double garage
- » Driveway parking

Marketed from 25 Jun 2025

SOLD PRICE HISTORY

29 Jun 2000	£340,000
28 Nov 1997	£240,000



£900,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale

East Park Farm Drive, Charvil, Reading, Berkshire, RG10

- » SUPERB 4 DOUBLE BEDROOM HOME
- » STUNNING RE-FURBISHED EXTENDED KITCHEN/DININ...
- » RE-FURBISHED BATHROOMS AND CLOAKROOM
- » DETACHED DOUBLE GARAGE
- » POPULAR LOCATION
- » CLOSE TO CHARVIL PIGGOTT PRIMARY SCHOOL
- » SHORT WALK TO COUNTRY PARK
- » LANDSCAPED GARDEN WITH LARGE PATIO

Marketed from 26 Dec 2024

SOLD PRICE HISTORY

17 May 2019	£640,000
21 Aug 1998	£242,000



£900,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Castle End Road, Ruscombe, RG10

- » Nestled in a tranquil neighbourhood, this delightful 4-be...

Marketed from 26 Dec 2023 to 28 May 2024 (154 days)

SOLD PRICE HISTORY

1 Nov 2024	£850,000
------------	----------



£400,000

NO LONGER ADVERTISED SOLD STC

2 bedroom flat for sale

Wargrave Road, Twyford, RG10

- » First Floor
- » Parking
- » Refurbished
- » Garden

Marketed from 25 Jan 2024 to 29 Nov 2024 (308 days)



£400,000

NO LONGER ADVERTISED SOLD STC

2 bedroom flat for sale

Silk Lane, Twyford, RG10

- » Grapevine Estate Agents offer to the market a superbly a...

Marketed from 21 Oct 2024 to 24 Mar 2025 (153 days)

SOLD PRICE HISTORY

24 Mar 2025	£387,000
31 Jul 2018	£340,000
26 Aug 2005	£250,000



£395,000

NO LONGER ADVERTISED SOLD STC

2 bedroom apartment for sale

Ruscombe Lane, Ruscombe, Reading

- » Millgate built exclusive apartment
- » High specification
- » Long lease
- » Ground floor
- » Short walk to Twyford station including Crossrail
- » En suite

Marketed from 13 Sep 2024 to 1 Jul 2025 (291 days)

SOLD PRICE HISTORY

5 May 2005	£230,000
------------	----------



£390,000

CURRENTLY ADVERTISED SOLD STC

2 bedroom apartment for sale

Broadcommon Road, Hurst, Reading, Berkshire, RG10

- » LUXURY GROUND FLOOR APARTMENT
- » TWO BEDROOMS AND TWO BATHROOMS
- » SOUGHT AFTER GATED DEVELOPMENT
- » DIRECT ACCESS FROM LIVING ROOM TO THE GARDENS
- » WELL MAINTAINED GROUNDS
- » RESIDENTS AND VISITOR PARKING
- » COUNTRYSIDE LOCATION
- » TWYFORD ONLY 3 MILES AWAY WITH SHOPS AND TRAI...

Marketed from 16 Jan 2025

SOLD PRICE HISTORY

30 Jun 2021	£350,000
4 Dec 2007	£357,500
25 Apr 2003	£335,000



£385,000

NO LONGER ADVERTISED SOLD STC

2 bedroom apartment for sale

Broadcommon Road, Hurst, Reading, Berkshire, RG10

- » Gated Development
- » Two Bedrooms
- » Two Bathrooms
- » Balcony
- » Countryside Views
- » Allocated Parking

SOLD PRICE HISTORY

27 Sep 2024	£378,000
24 Dec 2021	£325,000
28 Feb 2011	£287,500

Marketed from 19 Oct 2023 to 5 Nov 2024 (382 days)



£380,000

CURRENTLY ADVERTISED SOLD STC

2 bedroom apartment for sale

Silk Lane, Twyford, Reading, Berkshire, RG10

- » Duplex apartment
- » Two Bedrooms
- » Balcony overlooking River Loddon
- » No onward chain
- » Allocated parking
- » Downstairs cloakroom

Marketed from 4 Oct 2024



£359,950

NO LONGER ADVERTISED SOLD STC

2 bedroom apartment for sale

High Street, Twyford, Reading

- » TWO DOUBLE BEDROOM MAISONETTE
- » WITHIN THE CENTRE OF TWYFORD VILLAGE
- » WALKING DISTANCE TO TWYFORD MAINLINE STATION ...
- » ALLOCATED PARKING
- » COMMUNAL COURTYARD AREA
- » 167 YEAR LEASE REMAINING
- » £105.56 PER MONTH SERVICE CHARGE
- » NO ONWARD CHAIN

SOLD PRICE HISTORY

6 Jan 2025	£350,000
21 Nov 2022	£338,750
28 Nov 2014	£250,000

Marketed from 31 Aug 2024 to 13 Mar 2025 (194 days)



£315,000

NO LONGER ADVERTISED SOLD STC

1 bedroom flat for sale

Kings Road, Kings Road

- » Airing/Laundry cupboards with LG Steam washing machine.
- » Bespoke door architraves and skirting.
- » Low voltage LED lighting throughout.
- » Designer door furniture.
- » Electric heating.
- » USB A & C sockets.
- » Secure Bike Storage.
- » 10 year build warranty.

Marketed from 4 Mar 2024 to 4 Nov 2024 (245 days)

* Legal information present on page 14

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Braxton unless otherwise stated.

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£315,000

NO LONGER ADVERTISED SOLD STC

1 bedroom duplex for sale

Bell Street, Henley-on-Thames, Oxfordshire, RG9

- » 1 Bedroom Apartment
- » Fully integrated appliances
- » In the heart on Henley
- » Bespoke Cabinets
- » High Vaulted Ceilings
- » Bike Storage.
- » 10 year build warranty.
- » EPC Rating = E

Marketed from 29 Feb 2024 to 5 Jul 2024 (126 days)



£300,000

NO LONGER ADVERTISED SOLD STC

1 bedroom maisonette for sale

Charlotte Mews, Henley-on-Thames, Oxfordshire, RG9

SOLD PRICE HISTORY

10 Dec 2021	£327,500
3 Nov 2011	£275,000

- » Mews apartment
- » One double bedroom
- » Open plan kitchen, dining and living room
- » Private garden
- » Allocated gated parking space
- » Central Henley location

Marketed from 10 Mar 2025 to 28 Jul 2025 (140 days)



£297,500

NO LONGER ADVERTISED UNDER OFFER

1 bedroom maisonette for sale

Leaver Road, Henley-On-Thames

SOLD PRICE HISTORY

26 Jul 2024	£285,000
21 Sep 2000	£103,000
24 Jan 1997	£56,750

- » WELL PRESENTED MAISONETTE
- » ENTRANCE LOBBY
- » PLENTIFUL STORAGE
- » DOUBLE BEDROOM
- » ELEVATED TERRACE AREA
- » ALLOCATED PARKING
- » PRIVATE COMMUNAL GARDENS
- » EPC BAND D

Marketed from 1 Aug 2023 to 26 Jul 2024 (359 days)



£295,000

NO LONGER ADVERTISED SOLD STC

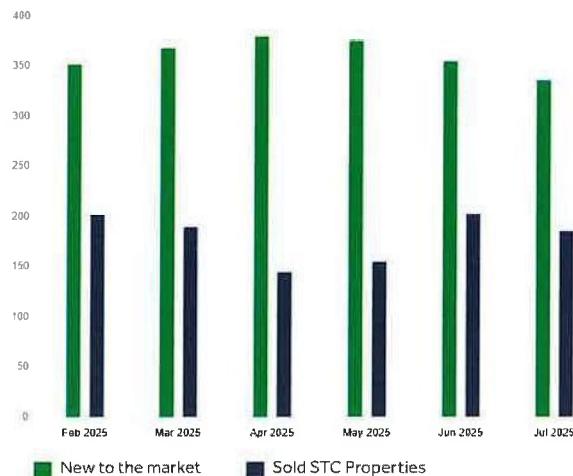
1 bedroom apartment for sale

Bell Street, Henley-on-Thames, Oxfordshire, RG9

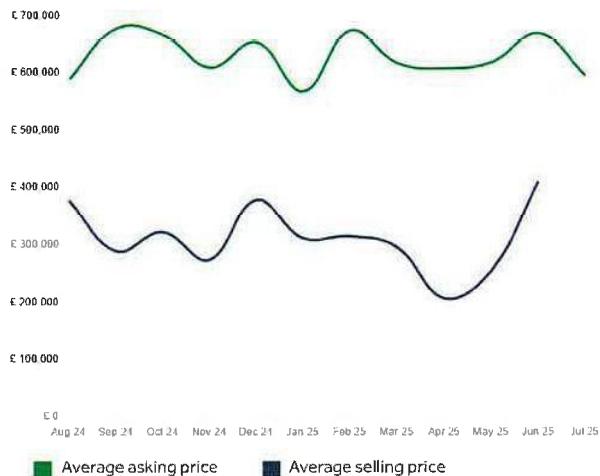
- » 50% SOLD
- » 1 Bedroom Apartment
- » Fully integrated appliances
- » In the heart on Henley
- » Bespoke Cabinets
- » Large bay Windows
- » Bike Storage.
- » 10 year build warranty.

Marketed from 19 Apr 2024 to 11 Nov 2024 (206 days)

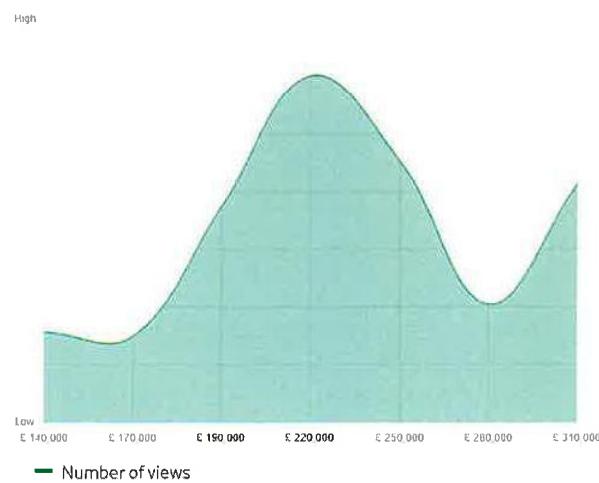
Market Information



This graph shows the number of new properties vs. the number of sold STC properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.



This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.

* Legal information present on page 14

The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#). Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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APPENDIX 4

RANDALL SIMMONDS

Order of Cost Estimate

for

New Build Housing

at

**Ladds Garden Centre
Bath Road, Hare Hatch**

August 2025

version 1

Chartered
Quantity
Surveyors

Project
Management

CDM Advisors

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Infrastructure	10
Abnormals / Enhancements	12
Preliminaries Costs	13
5 BCIS Comparison	14

Basis of Estimate

This Order of Cost Estimate has been prepared by Randall Simmonds LLP, Chartered Quantity Surveyors in accordance with RICS guidance to inform the planning application for this development rather than being produced for the benefit of any party associated with that planning application.

We hereby confirms that this Cost Estimate has been prepared independently and with reference to all appropriate available sources of information.

Typical Specification Notes

- 1 Foundations as Site Investigation Report.
- 2 Current Building Regulation compliance; no enhancement to Part L.
- 3 We have assumed there is no contamination, except as noted in the Site Investigation Report
- 4 We assume existing services have sufficient capacity in close proximity to the site.

Excludes

- 1 Land Purchase Costs
- 2 VAT (including white goods, carpets and professional fees)
- 3 Professional Fees
- 4 Planning, Section 106 and CIL Costs
- 5 Geotechnical / Contamination Investigation and Testing
- 6 Environmental monitoring etc. and any Environmental Agency fees;
- 7 Works outside the site boundary; unless specifically identified;
- 8 Site security prior to construction and landscape maintenance after completion
- 9 Sellers Legal and Surveyors fees required under purchase
- 10 Finance, or legal costs associated with the works.
- 11 Party wall, boundary wall costs, oversailing rights etc.
- 12 Archaeology survey works and monitoring costs
- 13 Offsite reinforcement of services, assumes all utilities are at boundary of site.
- 14 Marketing Suite, marketing upgrades and signage
- 15 Design and Client Contingency Allowances
- 16 Inflation to commencement and during construction

Construction Cost Summary

House Types - substructures, superstructures, services

Ref	Type	No.	m2	m2	£/m2	£/unit	£/total
1&2	1B Apartment	2	50.0	100.0	1855	92,787	185,574
3&4	2B Apartment	2	63.3	126.6	1855	117,440	234,880
5 &17	3B 2.5 storey house; semi	2	169.3	338.6	1585	268,309	536,618
6 & 18	3B 2.5 storey house; semi	2	158.7	317.5	1585	251,587	503,174
7&9	3B House	2	161.4	322.7	2166	349,484	698,968
8	3B House	1	165.5	165.5	2166	358,430	358,430
11,16	3B House	2	159.7	319.4	2166	345,889	691,777
10,12&13	4B House	3	198.5	595.4	2166	429,908	1,289,723
14	3B House	1	159.6	159.6	2166	345,585	345,585
15	3B House	1	169.7	169.7	2166	367,570	367,570
19	3B House	1	161.1	161.1	2166	348,834	348,834
		19		2,776	2003	292,700	5,561,100

External Works

1	Drainage	119	330,900
2	External Landscaping	273	756,500
3	Infrastructure	57	159,200

Abnormals / Enhancements

1	Plots Abnormals	106	295,000
2	Site Abnormals	191	530,000

Contractors Costs

1	Preliminaries Costs	10%	7,630,000	265	736,200
2	Contractors OH&P	7%	8,366,200	211	585,600
3	Contractor Risk Allowance	0.5%	8,366,200	14	40,000

Fees and Expenses

1	Planning Stage	By Client
2	Construction Stage	By Client

Contingency Allowance

1	Design Contingency	By Client
2	Client Contingency	By Client

Construction Inflation

1	Inflation to commencement	By Client
---	---------------------------	-----------

Total Construction Cost @ Q3 2025

£ 8,995,000

Cost Summary	Gifa	2,776 m2
Cost per Unit	473,000	
£/Gifa	£ 3,240	m2

Details of Estimate

Elemental Comparison		4B Detached Housetype			
No.	Description	Quantity	Units	Rate	Cost
Plot 7 - Detached House					
1	Substructures	163	m ²	232	38,000
2	Timber Frame	163	m ²	260	42,380
3	Scaffolding	163	m ²		Included
4	Roof	163	m ²	142	23,200
5	Staircases	163	m ²	58	9,500
6	External Walls	163	m ²	292	47,634
7	Windows and External Doors	163	m ²	102	16,682
8	Internal Walls and Partitions	163	m ²	58	9,518
9	Internal Doors	163	m ²	185	30,160
10	Finishings	163	m ²	179	29,251
11	Fixtures and Fittings	163	m ²	273	44,500
12	M&E Services	163	m ²	383	62,444
£/m² to Summary				2166	353,000

Excluding Purchasers Specification upgrades

Details of Estimate

Elemental Comparison		3B 2.5 storey house		
No.	Description	Quantity	Units	Rate
Plots 5&6 - Semi-Detached House				
1	Substructures	316	m ²	158
2	Timber Frame	316	m ²	240
3	Scaffolding	316	m ²	Included
4	Roof	316	m ²	119
5	Staircases	316	m ²	38
6	External Walls	316	m ²	198
7	Windows and External Doors	316	m ²	87
8	Internal Walls and Partitions	316	m ²	47
9	Internal Doors	316	m ²	69
10	Finishings	316	m ²	153
11	Fixtures and Fittings	316	m ²	182
12	M&E Services	316	m ²	294
£/m² to Summary			1585	501,000

Excluding Purchasers Specification upgrades

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>Drainage Costs</u>					
1	Offsite Connections				Abnormals
2	Attenuation/Soakaways				Abnormals
3	Treatment Plant				Abnormals
4	Plot drainage - Foul (allowance)				
	Foul Drainage pipe etc.	570	m	100	57,000
	PPIC Inspection Chamber	19	no	500	9,500
5	Plot drainage - SW (allowance)				
	Surface water pipes etc.	570	m	100	57,000
	Rodding eye	38	no	75	2,850
	PPIC Inspection Chambers	19	no	500	9,500
	Private slot drains		allow		TBC
6	Road and SW Drainage - adoptable				
	Surface water pipework; 150mm dia	280	m	195	54,600
	1.2m/1.35m dia Manholes (av cost)	10	no	3,300	33,000
	Road gully; inc. spurs	12	no	950	11,400
	CCTV inspection etc.				3,000
7	Foul drainage - adoptable				
	Foul drainage pipework; 100/150mm dia	280	m	180	50,400
	1.2m/1.35m dia Manholes (av cost)	12	no	3,300	39,600
	CCTV inspection etc.				3,000

To Summary

330,900

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>External Works</u>					
Site Preparation & Reduced Levels					
1	Site clearance; generally	16,100	m ²	1.5	24,150
2	Extra for cutting back trees and vegetation to boundaries; tree protection fences		allow		25,000
3	Site strip topsoil/soil to spoil heaps	8,000	m ²	4	32,000
4	Allowance for excavation and filling to formation levels		allow		TBC
5	Allowance for grading and soft spots		allow		TBC
6	Extra for grubbing up tree stumps and obstructions		allow		TBC
7	Cart away excess soil arisings		allow		25,000
8	Allow for spreading / rotovating topsoil to garden and landscaped areas	9,580	m ²	4	38,318
Road Surfacing					
1	Road construction generally; including sub-base; base course	1,333	m ²	145	193,285
2	Extra for kerbs to above; haunchings	350	m	48	16,800
3	Access and parking court surface; sub-base	160	m ²	145	23,200
4	Extra for kerbs to above; haunchings	95	m	48	4,560
5	Footpath construction; including sub-base	123	m ²	95	11,685
6	Extra for edgings to above	150	m	25	3,750
7	Road signage; line markings etc.		allow		2,000
8	Streetlights to shared surface; including ducting and power connections	9	no	2500	22,500
Plot paving & steps					
1	On Plot Parking; including edgings	1,370	m ²	105	143,850
2	Entrance paths	120	m ²	105	12,600
3	Private patios & footpaths		m ²		TBC
4	Steps and handrails		allow		TBC
Soft Landscaping					
1	Preparation and turfing to rear gardens	5,730	m ²	7	40,107
2	Preparation and seeding landscaped areas	3,850	m ²	7	26,950
3	Plot landscaping; generally	19	No	1000	19,000
4	Trees and planting to communal areas		allow		20,000
5	Ecological enhancements	19	No	250	4,750

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>External Works</u>					
Boundary walls & fencing					
1	Timber fence to plot boundaries		allow		24,000
2	Screen walls; including foundations		allow		20,000
3	Boundaries; fencing		allow		13,000
4	Rear access gate		allow		5,000
5	Low level fencing		allow		Excluded
6	Low level retaining walls to gardens		allow		Excluded
7	Estate railings; gates		allow		Excluded
8	Street furniture, benches, bollards etc.		allow		5,000
Structures					
1	Allowance for bin and bike stores		allow		TBC

To Summary

756,500

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>Utilities Costs</u>					
Infrastructure					
Mains Services					
1	Water	280	m	50	14,000
2	Electric	280	m	50	14,000
3	Gas		m		Excluded
4	Telephone	280	m	25	7,000
5	Trenching (mains)		allow		Included
6	Service Diversions		allow		TBC
7	Service Disconnections		allow		TBC
Service Connections					
1	Water connection and charges	19	no	776	14,744
2	Sewage infrastructure charges	19	no	996	18,924
3	Electricity charges; three phase	19	no	2950	56,050
4	Gas charges		allow		Excluded
5	BT services		allow		Included
6	BWIC/Service trenches (Laterals)		allow		9,500
7	EV Charging points; ducting		allow		25,000

To Summary

159,200

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>Plot Abnormals</u>					
Groundworks					
1	Extra for deep foundations (<1.5m deep)		allow		TBC
2	Extra for piled foundations to Plots 1,2,7,8,10,11,17; including piling matt and ground beams		allow		90,000
3	Allow for underbuild		allow		TBC
4	Allow for retaining walls		allow		TBC
5	Allow for waterproofing to intergrated retaining walls; drainage		allow		TBC
Superstrucures					
1	Extra for enhanced elevational treatments		allow		TBC
2	Extra for enhanced internal specification		allow		TBC
3	Extra for PV installation		allow		TBC
4	Extra for Chimney		allow		TBC
5	Rainwater Harvesting System; tank; filtration system; pump; separate plumbing etc.		allow		TBC
Garages					
1	Attached single garage		allow		15,000
2	Double Car Ports; detached		allow		154,000
3	Double Car Port; attached		allow		23,000
4	Single Car Port; attached		allow		13,000

To Summary

295,000

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>Site Abnormals</u>					
Enabling Works					
1	Site clearance; generally		allow		Included
2	Demolition of existing buildings		allow		160,000
3	Extra for asbestos surveys and removal		allow		TBC
4	Extra for breaking up hardstandings including removal; inert material		allow		110,000
5	Extra for removal of isolated non-hazardous waste from site		allow		36,000
6	Section 278 Works forming site entrance; crossing point and highways island		allow		40,000
7	Relocating streetlighting and diverting overhead cables		allow		14,000
Drainage					
1	Surface water attenuation; generally		allow		60,000
2	Commuted sums on highways drainage		allow		Excluded
3	Connection to existing foul drainage		allow		30,000
External Works					
1	LAP incl equipment and surfacing		allow		25,000
2	Extra for reinforcing planting to open space and boundaries		allow		20,000
3	Gated Entrance; ducting and communications		allow		35,000

To Summary

530,000

Details of Estimate

No.	Description	Quantity	Units	Rate	Cost
<u>Preliminaries</u>					
1	Contract / Commercial Management		allow		TBC
2	Site Management; labour; welfare facilities; telehanldlers; drivers; plant, fuel etc.	66	Weeks	8,800	580,800
3	Extra for site establishment; hoardings; hardstandings; heras fencing etc.		allow		Included
4	Extra for temporary utilities costs		allow		Included
5	Extra for insurances		allow		Included
6	Scaffolding (av.rate); alterations; scaffold margin protection;		allow		105,000
7	Cleaning and protection etc.	19	No	1,100	20,900
8	Skips and waste management	19	No	1,550	29,450
9	Warranties, Performance Bond etc		item		TBC
10	Social Value / Considerate Contractors		item		TBC

To Summary

736,200

Annex: BCIS Comparison

Initial Cost Estimate	A	B	C	D
Housetype (excluding Plot Abnormals)	Dwelling £/m2	Prelims 10%	OHP 7%	BCIS Comparable GIA £/m2
Estate Housing; Semi-Detached	1585	157	122	1863
Estate Housing; Detached	2166	217	168	2550
Apartments; Maisonettes	1855	187	143	2184

excludes garages and car ports

BCIS Rates @ Wokingham @ 3Q 2025	Upper Quartile
Estate Housing; Semi-Detached	1863
Estate Housing; Detached	2550
Flats 1-2 Storey	2184

APPENDIX 5

Valuation

Buildings and Hardstanding

At

Ladds Garden Village

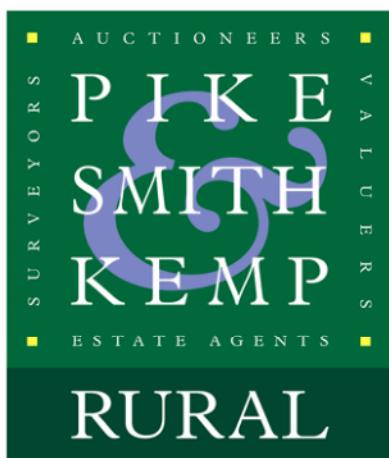
Bath Road

Hare Hatch

Reading

Berkshire

RG10 9SB



August 2025



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Appendices

Appendix A - Letter of Instruction

Appendix B - Location Plan

Appendix C - Site Plan

Appendix D - Photographic Schedule



1 INSTRUCTIONS

1.1 We are instructed by Mr D. East on behalf of Westbourne Homes with instructions and terms of engagement confirmed by Pike Smith & Kemp Rural and Commercial Ltd in a letter dated 20th July 2025, as shown in Appendix A, to carry out a valuation of the property known as Buildings and hardstanding at Ladds Garden Village, Bath Road, Hare Hatch, Reading, Berkshire, RG10 9SB, as shown on the Location Plan in Appendix B consisting of parts of HM Land Registry Title numbers BK144300, BK383413 and BK78120, as shown outlined in red on the attached plan within Appendix B.

2 PURPOSE OF VALUATION

2.1 The report has been prepared for the purposes of establishing the Existing Use Value (EUV) of the subject property.

2.2 This valuation has been carried out in accordance with the Valuation Standards, Guidance Notes and Appendices contained in the RICS Valuation – Global Standards (Red Book) published by the Royal Institution of Chartered Surveyors.

3 BASIS OF VALUATION

3.1 Market Value as defined within this report.

4 SPECIAL ASSUMPTIONS

4.1 To value the property on the assumption of vacant possession.

4.2 To provide an Existing Use Value of the property thereby disregarding any development potential that exceeds the existing built form and existing permitted/lawful uses of the property as at the valuation date.

5 DATE OF VALUATION

5.1 The valuation is based as at the date of Inspection being 12th August 2025

5.2 The weather on the date of inspection was warm, sunny and clear.

6 LOCATION

6.1 The subject property is situated on the southern side of The A4 Bath Road within an area



known as Hare Hatch, comprises ribbon residential development alongside other garden centres and intervening areas of pastureland, located between Maidenhead and Reading.

- 6.2 The property is located approximately 4 miles to the south-west of Maidenhead, 1.6 miles to the north east of Twyford and 6 miles north east of Reading. Central London is approximately 29 miles to the East.
- 6.3 The property is bordered to the north by the A4 Bath Road, to the east by equestrian pastureland and equestrian facilities, to the south by residential dwellings and Scarlets Lane and bordered to the west by residential dwellings of Milley Road.
- 6.4 The location of the property is shown on the attached location plan (Appendix B).

7 DESCRIPTION

- 7.1 The property comprises a retail garden centre extending in total to 3.40 acres (1.38 ha) including three principal garden centre buildings including cafe, office building, various outbuildings and areas of hardstanding/paving.
- 7.2 We set out below a schedule of the floor areas for the buildings on the property, of which the areas are derived from the permitted floorplans, site plans and building schedule:

Description	Floor Area GEA (sq.m.)
Main Garden Centre Building	1282
Rivar Landscaping and Turf Buildings	769
Southern display building	491
Permanent Containers (16 x 20 foot & 3 x 40 foot)	295
TOTAL	2837
Outdoor Retail (Garden Sheds) Area	1279.87
Outdoor retail sales areas	1954.25
TOTAL	3234.12
Working areas of hardstanding/access	2610.05
Main car park (45 parking places)	1145 sq.m.

- 7.3 The full extent of the property is shown outlined in red on the attached site plan (Appendix



C) and shown within the photographs (Appendix D).

8 ACCESS

- 8.1 The property is accessed by way of existing double gated tarmac bell mouth entrance leading into the property granted by way of an unrestricted right of way for all purposes at all times over and along the entrance and accessway off the A4 Bath Road leading into the subject property.
- 8.2 The entrance enjoys excellent visibility splays onto the A4 Bath Road.

9 SERVICES

- 9.1 The property benefits from mains water, mains drainage and sewage and BT/Fibre connectivity.

10 CONDITION

- 10.1 The property is generally in good condition however there are elements of the main buildings that require repairs, principally to the roofs which has resulted in internal damage. We therefore consider the property to be in below average condition.

11 TENURE AND POSSESSION

- 11.1 The property is currently subject to various tenancy arrangements however I have been instructed to value the property subject to vacant possession due to the tenancies being determinable within a short timeframe, if required.
- 11.2 We have been instructed to disregard any charges registered against the property.

12 WAYLEAVES, EASEMENTS AND THIRD-PARTY RIGHTS

- 12.1 We were not made aware of any easements, wayleaves or third-party rights over the property other than a right for mains water and mains drainage for the residential dwelling known as the Hollies and adjoining fields to pass through the property.

13 SPORTING RIGHTS AND TIMBER RIGHTS

- 13.1 It is assumed the sporting rights and timber rights are included so far as they are owned.



14 ENVIRONMENTAL ISSUES

- 14.1 As at the date of inspection, there was no evidence at the property to suggest that it has been used for the manufacture and storage of hazardous or toxic materials nor could we see any obvious signs on the adjoining land.
- 14.2 We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out nor have we carried out any detailed investigations into past or present uses either of the property or of any of the neighbouring land to establish whether there is any contamination or potential contamination, and this valuation report is therefore made on the assumption that no contamination exists.
- 14.3 However, should it be established subsequently that contamination, seepage or pollution exists on the property or on neighbouring land, or that the premises have been, or are being, put to contaminative use, this might reduce the value now reported.

15 ASBESTOS

- 15.1 Under the Control of Asbestos Regulations 2012 issued by the Government's Health and Safety Executive every non-domestic building, including shared or common areas of domestic premises, such as flats, requires a survey identifying asbestos-containing materials (ACMs). The results of that survey are then used to assess the risk and a management plan must be produced detailing how the asbestos is to be managed and a timetable formulated of timings to dispose of the asbestos that is assessed to be the most risk to health.
- 15.2 We are not aware of the conclusions of any previous surveys that have been carried out, however it was evident from our inspection that the roof of the main retail building comprises of fibre cement roofing sheets which are most likely an ACM.

16 STATUTORY ENQUIRIES

16.1 FLOODING

- 16.1.1 The Environment Agency flood maps designate the subject property as being located within Flood Zone 1, being a low risk of flooding.



16.1.2 The Environment Agency Surface Water Maps designates the northern part of the property, immediately adjoining the Bath Road, as being at High, Medium and Low chance of Surface Water flooding.

16.2 TOWN & COUNTRY PLANNING

16.2.1 LOCAL AND NATIONAL PLANNING POLICY

16.2.1.1 The property is located within the unitary authority of Wokingham District Council

16.2.1.2 The Wokingham Local Plan consists of the Core Strategy (adopted 29th January 2010) and the Managing Development Delivery (MDD) adopted 21st February 2014.

16.2.1.3 The Local Plan Policies would be considered to be out of date.

16.2.1.4 Although the Local Plan is out of date, Wokingham Borough Council do have emerging planning policies contained within the Wokingham Borough Council Local Plan Update 2023 to 2040 which was submitted to the Secretary of State on 28th February 2025 for examination. Two Inspectors have been appointed, however the examination does not appear to have advanced.

16.2.1.5 The Adopted Local Plan designates all of the subject property as being wholly located within the Green Belt.

16.2.1.6 The draft emerging Policy Maps indicates that the subject property would continue to be located in the Green Belt whilst also being newly designated as Valued Landscape Area and Open Countryside.

16.2.1.7 Adopted Local Plan Policy relating to Green Belt is CP12 which states:

CP12 - Green Belt

Planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2. The Metropolitan Green Belt in the borough as illustrated on the key diagram comprises the land north and east of Twyford but excluding Wargrave. It also includes the land in the parish of St. Nicholas Hurst east of The Straight Mile and north of Carter's Hill.

16.2.1.8 The above mentioned Policy is both out of date and inconsistent with the NPPF hence the material planning consideration are the NPPF (December 2024) Policies relating to Green Belt which state:

13. Protecting Green Belt land



142 - *The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

143 - *Green Belt serves five purposes:*

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Proposals affecting the Green Belt

153 - *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

154 - *Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*



h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- i. mineral extraction;*
- ii. engineering operations;*
- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

155 - The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed⁵⁶;*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and*
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.*

156 - Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review⁵⁸, or on sites in the Green Belt subject to a planning application⁵⁹, the following contributions ('Golden Rules') should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.*

17 PLANNING & ENFORCEMENT HISTORY

17.1 We have conducted an online search of the Wokingham planning applications open



access website, as set out below:

Reference	Proposal/Complaint	Decision Issued Date	Decision
34011	Regularisation of use of the existing horticultural holding to include the sale and display of landscaping materials and garden goods which are not produced on site	08.07.1992	Approve
CLU(E)78	Application For A Certificate Of Lawful Use For Sale Of Pet Animals And Pet Supplies	01.10.1996	Approve
CLU(E)81	Proposed Certificate Of Lawfulness For An Existing Use Of Site For Operation Of Underpinning Business	23/12/1996	Approve
A/1997/64922	Proposed Erection Of Non Illuminated Sign Boards	30.05.1997	Approve
F/2004/1044	Proposed erection of one multispan polytunnels (Retrospective)	19.07.2004	Approved
F/2009/1392	Erection of roof canopy to replace existing pergola	09.09.2009	Refused
F/2011/2208	Front porch / pergola (Retrospective), proposed use of existing buildings as a birds of prey centre & erection of 177 sqm of display canopies	05.03.2014	Approved
F/2012/2213	Proposed external car washing & valeting facility plus erection of cabin for customer reception & storage	28.01.2013	Refused Appeal - App/X0360/ A/13 /2195162 Dismissed
203085	Full application for the proposed replacement of the roof and new cladding plus changes to fenestration on the main building; enclosure of existing cafe terrace and creation of new external cafe terrace and pergola re-levelling of the external sales area and erection of a replacement covered	12/02/2021	Permitted



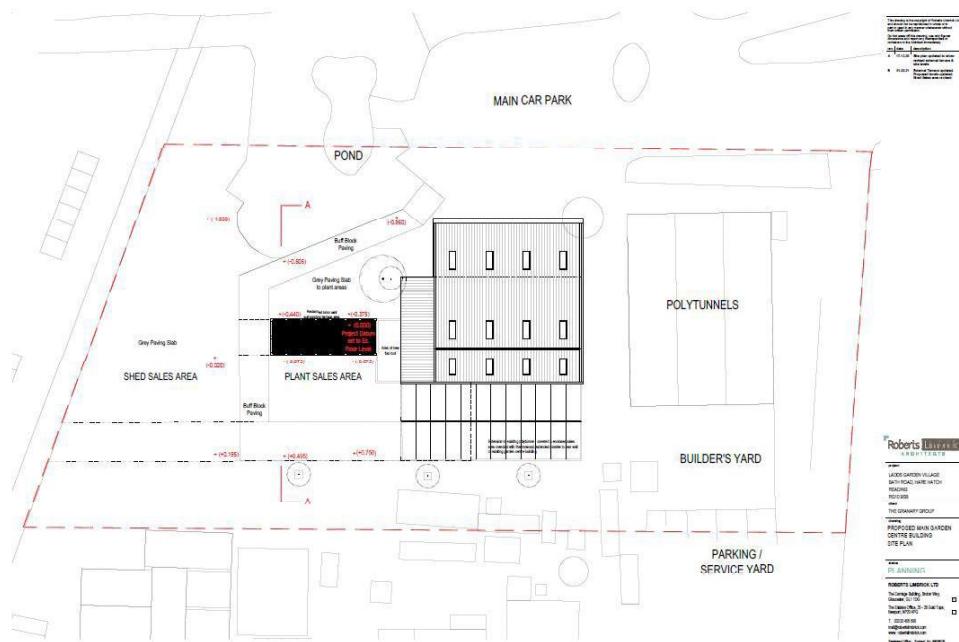
	sales area, plus demolition of existing structures. (Part Retrospective)		
213929	Application for submission of details to comply with the following condition of planning consent 203085 dated 15/02/2021. Condition 5 landscaping. 6 Ecological enhancements.	24/01/2022	Permitted

17.2 PLANNING AND DEVELOPMENT

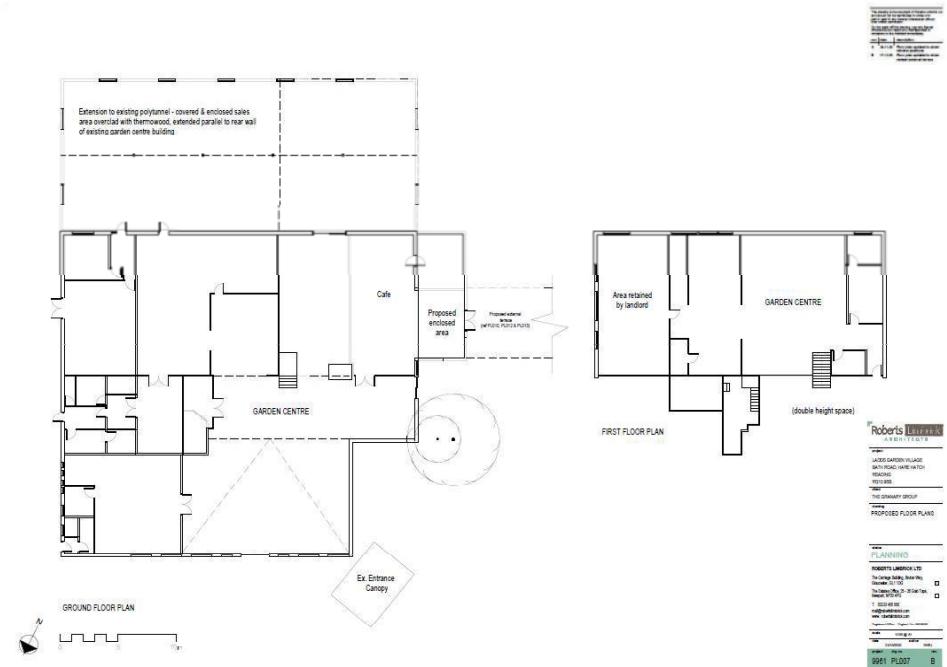
17.2.1 GENERAL

17.2.1.1 There are various records relating to the historic planning history for the property. The more recent Application 203085 served to provide confirmation of lawfulness of the entirety of existing buildings as well as the respective uses having regard to the Case Officer's Report, Decision Notice and submission and approved documents/plans.

17.2.1.2 We set out below an extract of the permitted site plan.



17.2.1.3 We set out below the permitted floor plan for the main building.



17.2.1.4 We set out below the permitted elevations for the external alterations to the existing buildings.



17.2.1.5 Following grant of 203085 and 213929 the property was leased to a tenant, who instigated part of the approved works including external timber cladding, fitting out the



café and laying the paving for the external café seating area. This tenant then liquidated and vacated the property.

17.2.1.6 Permitted Site Plan 9961-PL010B shows the parts of the site labelled as 'Shed Sales Area', 'Plant Sales Area', 'Builders Yard' and '...covered and enclosed sales Area' all of which provide the permitted use/confirmation of the lawful use from application 203085. This should be read alongside the earlier applications confirming the wider garden centre use of the site (particularly LPA ref 34011). The Officers Report on application 203085 confirmed the garden centre use of the site with other ancillary activities by indicating:

As you are aware Ladds Garden Village has had a checkered planning history stretching back over several years. It has developed into a number of ad hoc businesses selling everything from garden furniture, garden sheds and all the other items that one would expect to find at a Garden Centre as well as an Aviary and children's play area. The intention going forward is to streamline the operation and focus on the gardening experience for customers.

17.2.17 The above confirms a summary, not exhaustive list, of items being sold however it does ultimately 'restrict' such sales to items that one would expect to find at a Garden Centre.

17.2.2 DEVELOPMENT POTENTIAL.

17.2.2.1 We are instructed to provide an Existing Use Value for the property and hence we are instructed to specifically only apply consideration to the existing extent of development on the subject property and the current permitted/lawful use.

18 REPORT ON TITLE

18.1 We have not made any investigations into ownership title other than reviewing the Land Registry Title and Register. We have not been made aware of any restrictive covenants over the land.

19 MARKET CONDITIONS

19.1 The Outbreak of the Novel Coronavirus (COVID 19) declared by the World Health Organisation as a Global Pandemic on 11th March 2020 impacted global financial markets. Travel restrictions were imposed by many countries. Costs of supplies have risen and in many cases have not returned to pre-pandemic levels. Market activity was



impacted in all sectors. We consider that less weight can be attached to market evidence for transactions prior to March 2020 for comparison purposes. The current impacts of COVID 19 has resulted in the World being faced with an unprecedented set of circumstances on which judgements are to be based. Our valuation is therefore reported on the basis of valuation uncertainty as per VPS 3 and VPGA 10 of the Red Book. Consequently, less certainty and a higher degree of caution should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID 19, or indeed future Coronavirus variants, might have on the Property Market we recommend that you keep the valuation of the subject property under frequent review.

- 19.2 In June 2016 the UK voted to leave the E.U. and hence although now many years on, concerns regarding BREXIT uncertainty were still a minor consideration in the market as at the date of the valuation.
- 19.3 The only time that we experienced a complete dissolution to the commercial market was during the COVID 19 lockdowns, which was due to a practical inability for anyone to actively progress either a sale, or a purchase, however, this was only a temporary cessation of activity.
- 19.4 Since the COVID 19 Pandemic there has been a number of events, both nationally and internationally which have impacted the UK economy. This has included the Russian invasion of Ukraine resulting in embargoes being put into place by European Nations including the UK leading to increased energy costs. Continued conflict in the Middle East, also has the ability to impact domestic markets.
- 19.5 Continued global supply chain disruption was still directly impacting many businesses. This has also impacted the prices for many imported building materials, increasing project costs for new building and conversion works.
- 19.6 The now infamous “mini – budget” in September 2022, which created immediate uncertainty in the financial markets, and subsequent drop in the value of sterling. In addition, industrial action during the winter of 2022/23 resulted in 1.7 million working days being lost. Whilst the economy has not technically entered a recession, GDP is showing no significant growth, with the economy generally remaining static.
- 19.7 As at the date of valuation the Bank of England base rate was reviewed downwards to 4.00% on 7th August 2025 and inflation is 4.1% based on CPIH 12 months rate June 2025.
- 19.8 Savills reported in their Garden Centre Review September 2024 that:



Following two strong Covid-influenced years, many operators within the garden centre market started to accumulate an abundance of excess stock, which has continued into 2024 due to poor weather conditions. The first half of the year saw subdued retail sales, with wet weather coupled with ongoing cost of living pressures in April and May having a negative influence on the garden centre market, thus preventing operators from shifting legacy stock from the previous year. Summer temperatures were then slow to increase, a factor which heavily influences garden centre trade. That said, non-gardening categories were thriving by mid-year, with the GCA's Barometer of Trade for June reporting increased sales compared to the same month in 2023 in catering (+19%), food hall/farm shop (+15%) and houseplants (+15%), but with outdoor plants (-2%) and furniture/BBQs down (-20%) due to poor weather.

19.9 The Horticultural Trades Association Market Update April 2025 reported:

Garden Centre Sales

March 2025

Following a slow start to 2025, sales performance for garden centres was substantially better in March 2025, the improved weather leading to a boom in sales of gardening items. Overall garden centre sales were up +21% from March 2024 despite Good Friday and Easter Saturday falling in March in 2024, and up +40% compared to March 2023. 2024's Easter Sunday fell on March 31st resulting in one fewer trading day, but when the extra trading day was excluded from 2025 there was minimal difference in the strength of performance in March 2025. When catering is excluded, overall sales were up +23% from both March 2024 and up +43% from 2023, as most gardening categories outperforming the rise seen in catering (see pages 9-10).

Gardening categories, which were down notably in the small months of January and February, saw the most significant turnaround. Gardening sales were up +31% from March 2024 and an impressive +57% from March 2023. Calm and sunny weather was pivotal in generating these strong gardening sales (see page 13), with both March 2024 and 2023 suffering from poor weather, particularly over the Mothering Sunday weekends.

Non-gardening items continued to perform positively, with sales value up +10% compared to 2024 and +25% from 2023. When catering is excluded, non-gardening sales were still up +7% from 2024, and up +18% from 2023.

	Overall Incl. catering	Overall Excl. catering	Garden/ Gardening	Non-garden/ Gardening Incl. catering	Non-garden/ Gardening Excl. catering	How are these figures calculated?
Mar 2025 vs Mar 2024	+21%	+23%	+31%	+10%	+7%	The national sales figures we report each month come from our HTA Garden Retail Monitor (GRM) systems. We have an EPOS-based system where sales data from submitting garden centres are automatically uploaded to a secure server; and a manual-entry version to which we cross-reference the figures. Participating garden centres can log in to a portal to benchmark their sales against regional and national averages for a variety of sales metrics. We're always looking to sign up more garden centres to the EPOS system, allowing us to include reliable and detailed breakdowns of trends in sales within these Market Update reports.
Mar 2025 vs Mar 2023	+40%	+43%	+57%	+25%	+18%	If you're interested or looking for more information, visit: hta.org.uk/grm

(Reported changes are in sales value excluding VAT)

Source: HTA Garden Retail Monitor

Garden Centre Sales Volumes

March 2025

Given the major increases in sales value seen over March 2025, sales volumes followed a similar pattern. This means that most of the rises in sales was driven primarily by increased footfall and/or basket sizes, rather than by inflation.

Overall sales by volume including catering were up +18% compared to March 2024, and up +33% compared to March 2023. When excluding catering, sales volumes were up +20% and +37% from March 2024 and 2023 respectively.

Mirroring the growth in sales value, gardening categories were up +30% in sales volume compared to March 2024. The strong performance of gardening categories is hugely significant for garden centres, with March being a big month for retailers with the start of the gardening season.

Sales volumes for non-gardening products were also up on March 2024 and 2023, albeit by a smaller extent than the gardening category.

Given that Good Friday and Easter Saturday occurred in March 2024, the strong performance across all categories is particularly notable, as this year's March has not yet benefited from the boost of Easter trade. However, good weather across Mothering Sunday likely went a long way in offsetting last year's Easter trade.

	Mar 2025 vs Mar 2024		Mar 2025 vs Mar 2023	
	Sales Value (£, Excl. VAT)	Sales Volume (n)	Sales Value (£, Excl. VAT)	Sales Volume (n)
Overall Incl. catering	+21%	+18%	+40%	+33%
Overall Excl. catering	+23%	+20%	+43%	+37%
Garden/ Gardening	+31%	+30%	+57%	+56%
Non-garden/ Gardening Incl. catering	+10%	+12%	+25%	+23%
Non-garden/ Gardening Excl. catering	+7%	+5%	+18%	+11%

Sources: HTA Garden Retail Monitor



Garden Centre Sales

March non-garden/gardening breakdowns

Among non-gardening categories, all were up compared to March 2024 and 2023. Although the increase in sales in these categories is much lower than observed in gardening categories, the increases are very positive, particularly given that March 2024 benefited from the trade around Easter weekend.

Catering sales grew much more notably than previous months, up +16% compared to March 2024 and up +35% compared to March 2023, benefitting from the good weather bringing increased footfall to garden centres. January and February saw only single-figure increases, suggesting that growth in garden centre catering was starting to slow. It remains to be seen whether this growth will be sustained across the coming months.

Comparatively, other non-gardening categories did not grow to such an extent. Food and farm shop sales were up +6%, whilst indoor living and gifting were both up +8%. The lower growth across these categories is likely influenced by the lack of Easter in March 2025. Meanwhile, wild bird care and pets were both up +4% by sales value.

Since non-gardening sales were much more resilient throughout the poor weather seen in January and February, all categories finished March ahead for sales year-to-date.

The results of strong year-to-date positions across all categories, across both gardening and non-gardening, can be viewed on page 12.

Category	Mar 2025 vs 2024	Mar 2025 v 2024 YTD	Mar 2025 vs 2023
Indoor living & homewares	+8%	+6%	+11%
Gifting	+8%	+5%	+13%
Wild bird care	+4%	+3%	+21%
Pets	+4%	+5%	+15%
Food & farm shop	+6%	+10%	+25%
Catering	+16%	+14%	+35%

19.10 The availability of out of town retail premises is limited by national planning policy which provides a town centre first approach. The Green Belt in east Berkshire provides a further restriction on the availability of premises. Nevertheless demand for sites that are easily accessible via main roads and are located within an area surrounded by affluent villages and towns (such as applies to the subject property) are in greater demand due to these attributes. The planning history for the subject site and its planning conditions which focus its use to predominantly a garden centre means demand is perceived to be limited to specialist garden centre operators/purchasers.

20 FACTORS AFFECTING THE VALUATION

20.1 COMPARABLES

20.1.1 There are limited transactional sales for garden centres within this locality however we are aware of the following:

20.2 **Hare Hatch Sheeplands Garden Centre – Sales particular attached.**

20.2.1 Sold March 2025 for £2.3 million.

20.2.2 We understand from the selling agent that the property was sold subject to an historic Overage provision which deterred many interested parties who were seeking 1) a development opportunity and 2) at least a future opportunity for development. The existence of the Overage has effectively provided an illustration of Existing Use Value.



20.2.3 Sheeplands has been subject to a complicated and rather unfortunate planning history involving CLEUDS, appeals, enforcement notices (upheld) and high court decisions, all of which, other than the ENs, were unsuccessful, but eventually culminated in the grant of Full planning application 214108 in October 2022. This related to the proposed redevelopment of existing mixed use site to a new garden centre with associated play area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure, replacement cafe, demolition of existing glasshouses, and retention of existing farm shop, site office/toilet block. It would appear that, other than the grant of 214108, no other planning permissions (nor even the ability to regularise the historic uses due to the technicality of timings of Ens, CLEUD and Appeal submissions) benefit the property for the majority of the existing development other than being considered as purely agricultural/horticulture use.

20.2.4 Hence the realised sale price of £2.3 million takes account of the existing property with the benefit of the planning consent for redevelopment to a garden centre.

20.2.5 In comparison the subject property is already an existing garden centre with existing usable and lawful buildings, albeit in a below average condition, allowing for garden centre retail.

20.2.6 In summary, the Sheepland's application permitted a new build garden centre building (circa 2847 sq.m.), relocated café building (circa 676 sq.m.), retention of the existing offices (167 sq.m.), retention of the existing covered retail canopies (circa 810 sq.m.) along with demolition of approximately 7115 sq.m. of existing glasshouses and restoring the site to allotments and growing areas for the farm shop and a communal play area and removal of part of the existing car park hardstanding. Clearly, the purchaser took into account the likely demolition and development costs in order to progress the planning permission for the permitted garden centre.

20.2.7 Having regard to the submitted 2022 Retail Assessment for Sheeplands Farm it was confirmed that typical garden centre sector trading densities range from £1250 per sq.m. to £2,000 per sq.m.. The Retail Assessment considered the extent of retail sales area (2600 sq.m. net sales area) permitted by the consent was for restricted garden centre goods at a density of £1600 per sq.m. (being a sales density in the middle of £1250 and £2000 range) resulted in an annual turnover of £4.16 million and a higher level was indicated at £7.11 million annual turnover based on unrestricted sales over



955 sq.m. at a density of £4,000 per sq.m. (unrestricted non-food retail in town) and 1645 sq.m. at £2,000 per sq.m. density for restricted garden centre sales.

20.2.8 These turnovers, having regard to the sale price of £2.3 million would equate to a multiplier of 1.808 to 3.091 respectively.

20.2.9 I do not consider that the upper multiplier of 3.091 is a fair representation in comparison to the subject property (nor indeed in respect of the comparable property) and instead I have therefore adopted the justifiable multiplier of 1.808.

20.2.10 Further, the £1600 per sq.m. density incorporates the permitted garden centre retail and non-garden centre retail at Sheeplands which is not wholly applicable to the subject property which is predominantly restricted to garden centre retail. As such I have adopted the figure of £1250 per sq.m. equating to the lower end of the usual density range. As such, in comparison, the subject property, which extends to a net internal sales area of approximately 1415 sq.m. (circa 80% of GEA to account for storage, restricted roof heights, corridors/walkways, toilets, café, etc.) would equate to an annual turnover of £1,768,750 per annum. This multiplied by the above comparable multiplier of 1.808 would attribute a capital value to the subject property of between £3,197,900.

20.2.11 The above I would consider to provide a reasoned but indicative illustration of value of the subject property having regard to the comparable.

20.2.12 As an alternative method we have carried out a reserve residual valuation of the Sheeplands Farm having regard to the extent of development permitted which when deconstructed totals a residual site value reflective of the £2.3 million purchase price.

20.2.13 This resulted in deconstructed comparable values of:

£1965 per sq.m. for the new café;

£1870 per sq.m. for the new garden centre building;

£1250 per sq.m. for the covered retail canopies;

£1350 per sq.m. for the farm shop;

£1300 for the offices; and

£150 for the outside retail areas.



We applied demolition costs of £250 per sq.m. and Development costs of £1675 per sq.m.

- 20.2.14 We have applied adjustments to the resultant comparable values in order to apply to the subject property to account for differences between the new build condition of the comparable garden centre versus the below average condition of the subject property.
- 20.2.15 This resulted in an adjusted value for the subject property of £3,172,928.
- 20.2.16 In conclusion, the two above assessments have resulted in values for the subject property, based on consideration of the comparable evidence, ranging from £3.172 million to £3.197 million.

21 VALUATION

21.1 MARKET VALUE

- 21.1.1 On the basis of all matters stated earlier in this report that all of the subject property we are of the opinion that the total market value is:

£3,200,000

(Three Million and Two Hundred Thousand Pounds)

22 INSURANCE REINSTATEMENT COSTS

- 22.1 We have not carried out a full insurance valuation. If a full insurance valuation is required, we can arrange for this to be carried out and provide details of the additional costs involved.

23 INFORMATION

- 23.1 We have relied upon information supplied by the Wokingham Borough Council Planning Website, Westbourne Homes, Promap Systems and the Environment Agency.

24 METHODOLOGY

- 24.1 Comparable evidence of sales has been used to determine the net development value of the property and assessment of the current demand for such property in the marketplace. A residual valuation has been used to determine the value of the property



once all costs associated with constructing a dwelling are deducted.

25 VALUATION ASSUMPTIONS;

25.1 Market Value (MV)

25.2 *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*

25.3 Market Value is interpreted under Valuation Standard 3.2 of the RICS Valuation Standards.

25.4 RICS UK VPGA 15.2 Bases of Value

25.5 Definitions of the basis of value for Inheritance Tax (IHT) in section 160, Inheritance Tax Act 1984 These definitions are written in similar terms and broadly define market value as:

'the price which the property might reasonably be expected to fetch if sold in the open market at that time, but that price must not be assumed to be reduced on the grounds that the whole property is to be placed on the market at one and the same time.'

25.6 Thus, case law has established that, in arriving at market value, the following assumptions must be made:

- the sale is a hypothetical sale
- the vendor is a hypothetical, prudent and willing party to the transaction
- the purchaser is a hypothetical, prudent and willing party to the transaction (unless considered a special purchaser)
- for the purposes of the hypothetical sale, the vendor would divide the property, i.e. asset to be valued into whatever natural lots would achieve the best overall price
- all preliminary arrangements necessary for the sale to take place have been carried out prior to the valuation date
- the property is offered for sale on the open market by whichever method of sale will achieve the best price



- there is adequate publicity or advertisement before the sale takes place so that it is brought to the attention of all likely purchasers and
- the valuation should reflect the bid of any special purchaser in the market (provided that purchaser is willing and able to purchase).

25.7 Taxation of Chargeable Gains Act 1992

25.7.1 In this Act 'market value' in relation to any assets means the price which those assets might reasonably be expected to fetch on a sale in the open market.

25.7.2 In estimating the market value of any assets no reduction shall be made in the estimate on account of the estimate being made on the assumption that the whole of the assets is to be placed on the market at one and the same time.

25.8 Inheritance Tax Act 1984

25.8.1 Except as otherwise provided by this Act, the value any time of any property shall for the purposes of this Act be the price which the property might reasonably be expected to fetch if sold in the open market at that time; but that price shall not be assumed to be reduced on the ground that the whole property is to be placed on the market at one and the same time.

26 GENERAL CONDITIONS OF THE VALUATION;

26.1 Taxation

26.1.1 No allowances have been made in the valuation for the liability or effect of taxation.

26.2 Goodwill

26.2.1 The valuation excludes the value of any goodwill of the present business conducted on the property.

26.3 Costs

26.3.1 No allowance has been made for any costs of disposal of the property.

26.4 Encumbrances

26.4.1 No account has been taken of any borrowings or other encumbrances which may affect the property.

26.5 Extent of inspection



26.5.1 No structural survey has been carried out. Neither those parts of the property which are covered, unexposed or inaccessible have been inspected nor have the services installations been inspected or tested and this report should not be regarded as making any implied representations or statements about the condition of such parts.

26.5.2 Accordingly, the valuation is on the basis that:

- there are no structural or latent and/or inherent defects other than that referred to above which would affect the value;
- the property includes those items which provide the services to the land and buildings, and which are generally regarded as an integral part thereof;
- the services are of sufficient size and capacity for the purposes for which the property is used; and
- the ground on which the property is sited is of sufficient load bearing capacity to support the building erected thereon.

26.5.3 No investigations have been carried out to determine whether or not any deleterious, hazardous, contaminating or polluting materials have been used in the construction of the property or have since been incorporated and, accordingly, it is not possible to report that the property is free from risk in this respect. The valuation is therefore on the basis that such investigations would not disclose the presence of such materials in any adverse conditions.

26.5.4 No allowance has been made for any rights obligations and liabilities that may arise under the Fire Regulations, the Defective Premises Act 1972, Health and Safety at Work Act 1974, the Disability Discrimination Act 1995 or any other relevant legislation.

27 CONFIDENTIALITY

27.1 Neither the whole nor any part of this report nor reference thereto may be included in any published document, circular or statement nor published in any way without prior written approval of the form and context in which it may appear.

27.2 Such publication of, or reference to, this Valuation Certificate will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the statements of Asset Valuation Practice and Guidance Notes published by the Royal Institution of Chartered Surveyors or the incorporation of the special assumptions referred to herein.



27.3 The report has been prepared solely for the purpose stated and is to be regarded as confidential to the persons to whom it is addressed, and it is intended for use by them only. Consequently, in accordance with our normal practice, no responsibility is accepted to any third party in respect of the whole or any part of its contents.

28 ASSET VALUER

28.1 This valuation was carried out by Tom McArdle BSc (Hons) MRICS MNAEA. Tom has a Bachelor Science Honours Degree in Rural Land Management (Cirencester), is a professional member of the Rural Faculty of the Royal Institute of Chartered Surveyors, is an RICS Registered Valuer and a Member of the National Association of Estate Agents. He has the relevant knowledge and experience of valuing this type of property in this locality. We confirm the valuers and Pike Smith & Kemp Rural act as an independent valuer.

.....
for and on behalf of Pike Smith & Kemp Rural & Commercial Limited

Date – 9th September 2025



APPENDIX A
LETTER OF INSTRUCTION

Our Ref: 1.168

FAO: Mr Dan East
Westbourne Homes
Farthings Barn
Ashridgewood Buisness Park
Wokingham
RG40 5BS

BY E-MAIL TO: Dan@westbournehomes.com

13th August 2025

Dear Dan

VALUATION OF BUILDINGS & LAND AT LADDS GARDEN VILLAGE, HARE HATCH

Thank you for your instructions with respect to the above. We confirm our instructions and terms of engagement for a report and valuation of the property as stated below:-

Purpose of valuation

To value the freehold interest in the above-mentioned property.

The valuation is required to establish "Existing use Value".

We are therefore required to undertake this valuation in accordance with the RICS Valuation – Global Standards ('Red Book Global Standards') and the RICS Valuation – Global Standards: UK National Supplement, published by the Royal Institution of Chartered Surveyors.

Basis of valuation

Market Value, defined as: The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Reinstatement costs

We will not include an indication for insurance purposes of the current reinstatement costs of the buildings.



Pike Smith & Kemp Rural & Commercial is the trading name for Pike Smith & Kemp Rural and Commercial Limited.

Registered in England and Wales – Company Number 8326813

A list of Directors is available at the registered office



BERKSHIRE

BUCKINGHAMSHIRE

OXFORDSHIRE



Assumptions to be made

A value to be provided on the basis of the Market Value of the Property assuming vacant possession based on existing use.

Date of valuation

The property valuation will be dated as at 1st August 2025

Currency in which the valuation is expressed

This will be in pounds sterling.

Valuer's restrictions

No structural surveys will be undertaken.

No investigation into title will be undertaken.

Publication

This valuation will remain confidential to Westbourne Homes in order to assess existing use value and will not be published in any way without the valuer's written approval of the form and context in which it may appear.

Limits and exclusions of third party liabilities

The valuation report is to be prepared for the stated purposes and for the sole use of Westbourne Homes and their professional advisers. It is confidential to the client and the valuer accepts no responsibility whatsoever to any other person.

Information provided by the client

The valuation will assume that the information (including areas and boundaries) provided by the client is correct.

Environmental assessment

We understand that part of the property comprises a former gravel extraction site which has historically been reclaimed by the deposit of clean and inert soils and overburden from the area of land where the adjacent lake now sits.

During our inspection of the property, we will consider the likelihood of the property being contaminated. If we believe there is a possibility that the land may be contaminated, we will advise accordingly. Our valuation will assume that the property is free from contamination, but if a specialist report identifies contamination, our valuation will require amendment.

Valuer

The valuation will be conducted by Tom McArdle BSc. (Hons) MRICS MNAEA has a Bachelor of Science Honours Degree in Rural Land Management, is a member of the Rural Faculty of the Royal Institution of Chartered Surveyors and a Registered RICS Valuer. Tom McArdle is a Director of this firm and will be responsible for this instruction; he has the relevant knowledge and experience of valuing this type of property in this locality.

Conflicts of interest

We have previously acted on behalf of the vendors of Ladds Garden Village in respect of various professional property matters, however, this provides us with a more established knowledge of the property.

As such we do not consider that any prejudicial conflict of interest exists.

Fees

Our fees in respect of the valuation will be £2950.00 plus VAT.

On confirmation of instructions from the Client, we shall issue a fee invoice of which we will require this to be paid prior to completion and issuing of the valuation.

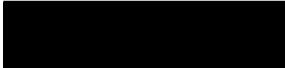
Any further work following submission of the valuation, shall be at a rate of £325 per hour for Directors and £65 per hour for administration plus expenses and VAT.

In accordance with the procedures set down by the Royal Institution of Chartered Surveyors, we are required to confirm our instructions in writing and would ask that you confirm your instructions by signing below and returning a copy. Also enclosed is a copy of our Terms of Business.

Should you have any queries please contact the undersigned.

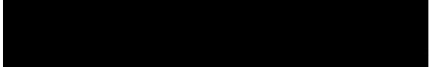
Yours sincerely

**TOM MCARDLE BSc. (Hons) MRICS MNAEA
PIKE SMITH & KEMP RURAL**

Signed 

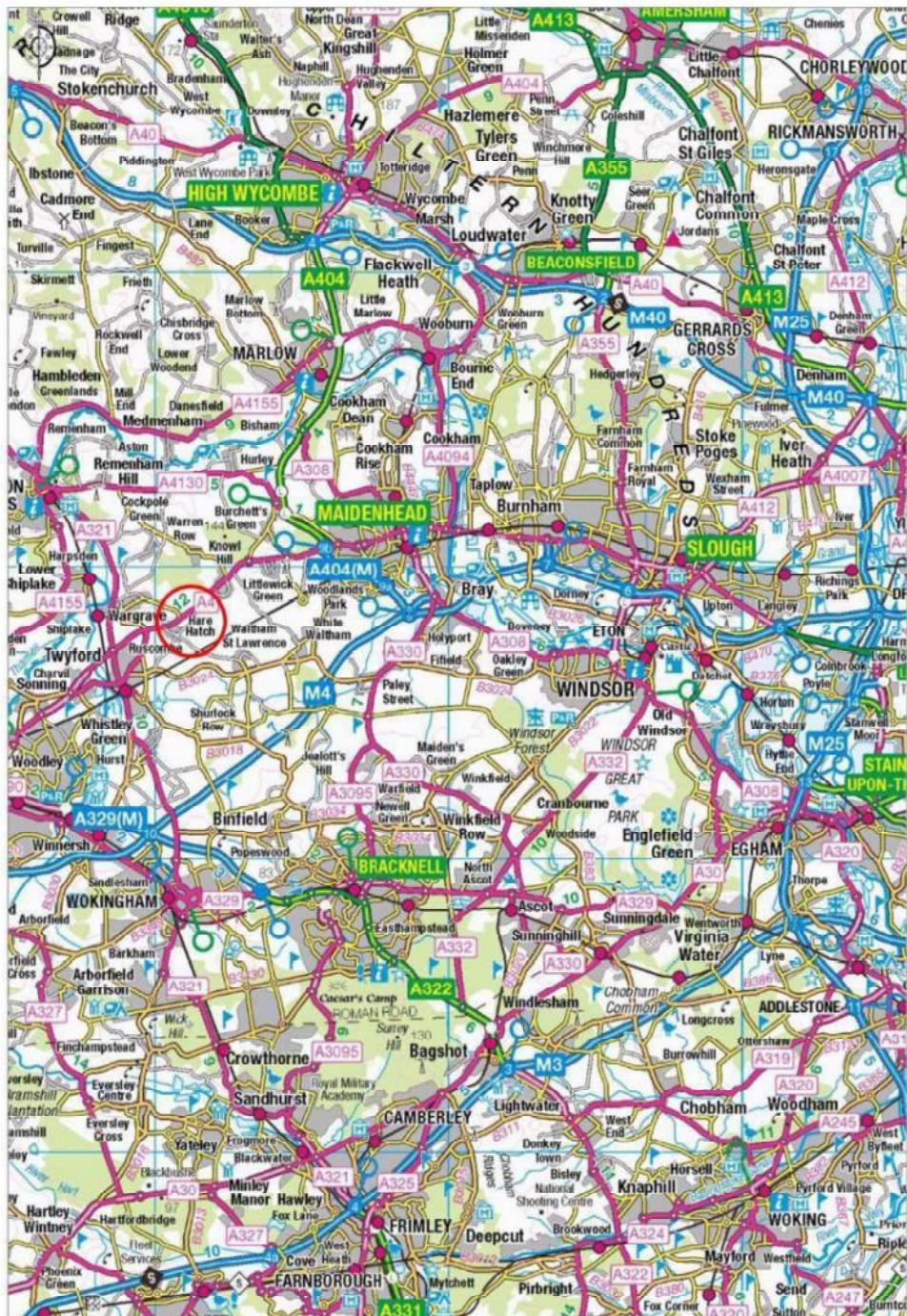
Date 14/08/25

Name DANIEL EAST

Authority 



APPENDIX B
LOCATION PLAN





APPENDIX C
SITE PLAN AND BUILDINGS PLAN



Notes:

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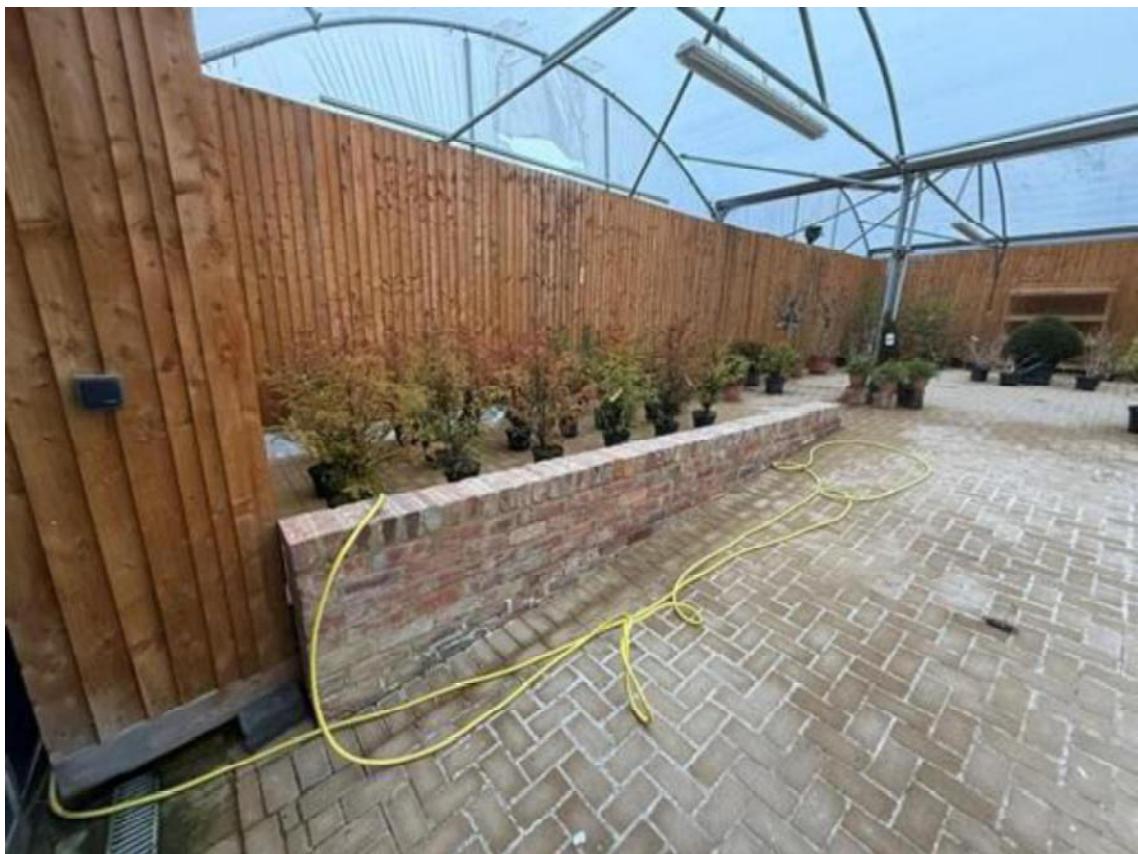


APPENDIX D
PHOTOGRAPHIC SCHEDULE









APPENDIX 6



DEVELOPMENT CONSULTANCY

32-33 Cowcross Street, London, EC1M 6DF

www.tmlp.co.uk



DEVELOPMENT CONSULTANCY SERVICES

OVERVIEW OF SERVICES



DEVELOPMENT VIABILITY

NATIONAL VIABILITY ADVICE

Turner Morum provide viability advice to a wide range of clients at all stages of the development process - from securing draft allocations to structuring and undertaking review mechanisms. We advise across the full spectrum of development sites - from small brownfield sites to large phased garden villages.

Long Lawford, Warwickshire Bloor Homes	North Ely, Cambridgeshire North Ely Consortium	Gilston, Hertfordshire Places for People
Viability submission for 149 unit scheme with evidence given at public inquiry in relation to viability and deliverability.	Viability advice to support 1,035 unit application and structure of the review mechanism.	Viability advice for 8,500 unit garden village scheme comprising six villages.
Chepstow, Monmouthshire Barwood Development Securities	Highbridge, Somerset Barratt & Bloor Homes	Ipswich, Suffolk Crest Nicholson & Mersea Homes
Viability appraisal for 190 unit scheme with extra care facility to support local plan representations.	Viability assessment and negotiations to support application for 171 units with review mechanism drafting.	Viability advice and review mechanism negotiations for outline planning applications comprising 2,920 dwellings.
Hicks Gate, Bristol Crest Strategic Projects	Trowbridge, Wiltshire Persimmon Homes	Cardington, Bedfordshire Gallagher Developments
Viability submission for 149 unit scheme with evidence given at Appeal in relation to viability and deliverability.	Viability assessment for phased 2,200 unit residential scheme with employment land including proposed relief road.	Viability advice and assessment to support application for 592 unit scheme.
Chilmington Green, Kent Housebuilder Consortium	Winnycroft, Gloucestershire Barwood Homes	Crews Hill, Enfield Berkeley Homes
Viability advice and review mechanism structuring for large 5,750 unit scheme.	Viability advice concerning 420 unit scheme with viability evidence provided at Appeal following refusal.	Local plan representations in respect of proposed 6,000 unit Sustainable Urban Expansion.



LONDON VIABILITY

VIABILITY ADVICE WITHIN GREATER LONDON

Sweets Way, Whestone, London Borough of Barnet
Taylor Wimpey

Viability and review mechanism advice. Representations on behalf of developer in respect of CIL.

New Road, Rainham, London Borough of Havering
Ash Properties

Viability appraisal for 21 unit scheme and giving viability evidence at appeal.

Dawlish Avenue, London Borough of Merton
Goldcrest

Viability advice and assessment for proposed 23 unit flatted development and alternative mixed use scheme.

Northolt Retail Park, London Borough of Harrow
Northolt Retail Park LLP

Providing financial viability advice in respect of redevelopment of former out-of-town retail park for 191 units.

Lodge Place, London Borough of Sutton
Capreon

Viability assessment for mixed use redevelopment. Evidence given at Appeal in respect of viability.

Sedgewick Street, London Borough of Hackney
Nudo Properties

Extensive viability advice provided for 245 unit flatted development.

Hayes Street Farm, London Borough of Bromley
The Rookery Estates Company

Providing viability and deliverability advice regarding residential and other uses, with evidence given at Public Inquiry.

Larkhall Lane, London Borough of Waltham Forest
Larkhall Lane Developments

Undertaking viability assessment in regards to proposed 5 unit flatted development and negotiating commuted sum contribution.

Priority Employment Area, London Borough of Hackney
Hackney LB Council

Viability advice considering whether additional commercial space could be delivered in lieu of residential development.

New Malden, Royal Borough of Kingston-upon-Thames
Redrow Homes

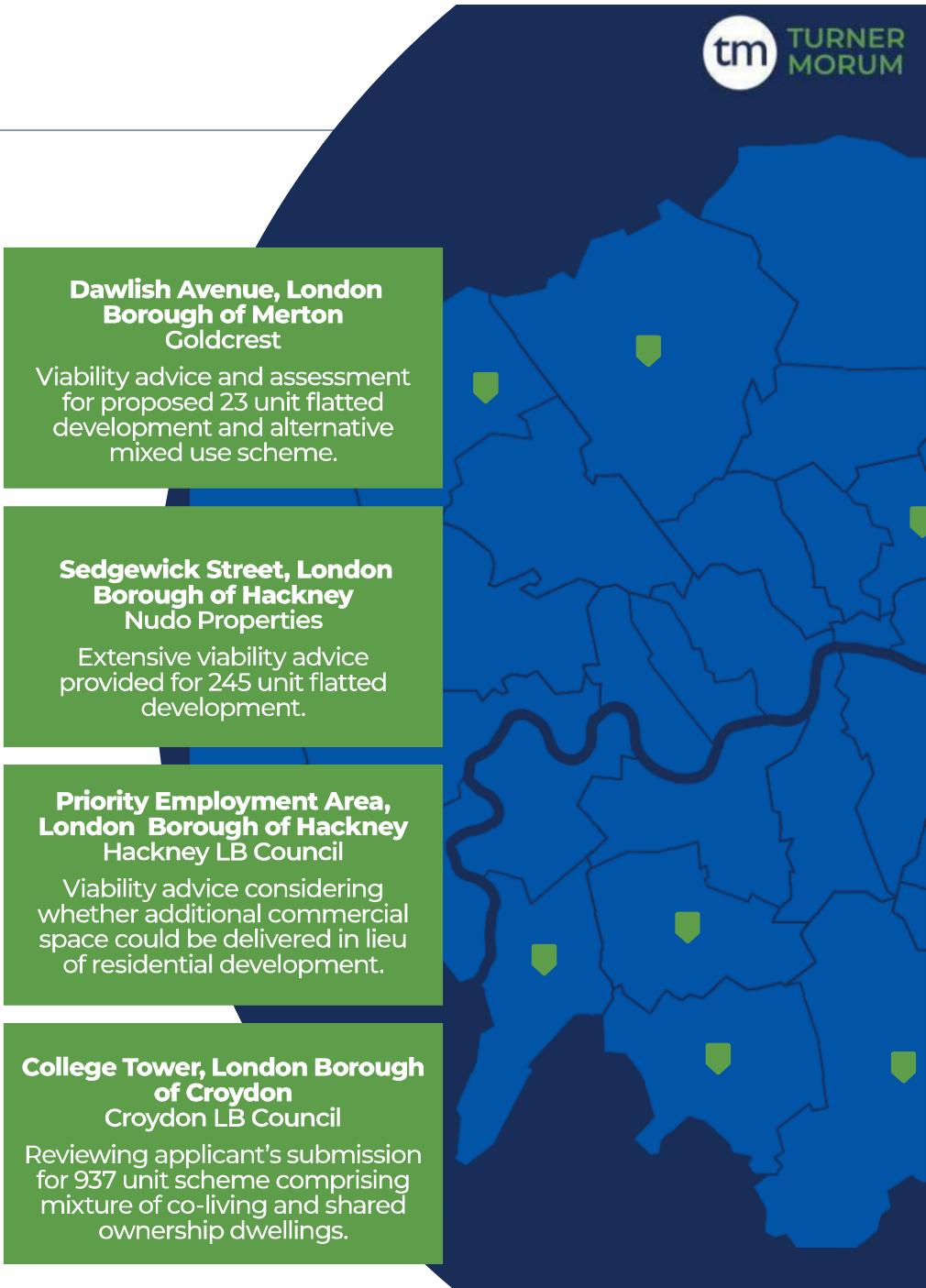
Initial viability assessment for 15 storey 456 unit scheme and advice for review mechanism.

Pools Motors, London Borough of Havering
Regent Land

Viability assessment relating to 50 unit mixed-use scheme on former garage site. Additional advice on review mechanism.

College Tower, London Borough of Croydon
Croydon LB Council

Reviewing applicant's submission for 937 unit scheme comprising mixture of co-living and shared ownership dwellings.



OPTION VALUATION ASSESSMENTS

VALUATION ADVICE FOR OPTIONED PROPERTY

Turner Morum provide valuation advice to land owners and developers on land controlled via contractual agreements or where overages are due. Such advice is provided throughout the development process, from during the drafting of purchase agreements to providing Expert Witness evidence at dispute resolution.

Stratford on Avon, Warwickshire L&Q Estates	Tonbridge, Kent Hallam Land Management	Faygate, West Sussex Crest Nicholson
Valuation advice and Expert Witness submissions relating to 270 unit development.	Advice provided on 125 unit scheme controlled under Option Agreement, prior to planning permission.	Advice in respect of Phase 1D of the 2,500 unit scheme and providing Expert Witness evidence relating to Overage.
Hatton, Derbyshire Bellway	Keyworth, Nottinghamshire Bloor Homes	Aylesbury, Buckinghamshire Ashfield Land
Valuation advice relating to 385 unit development and Expert Witness evidence during dispute resolution.	Preparing appraisals for Price Notices and producing Expert Witness reports, leading to Negotiated settlement.	Advice concerning 2,450 unit scheme extending to 750 acres. Negotiated settlement reached during dispute resolution.
Highbridge, Somerset Barratt Homes & Bloor Homes	Maidstone, Kent Bellway Homes	Bishops Stortford, Hertfordshire Developer Consortium
Valuation advice and negotiations regarding overage due in relation to 171 unit greenfield development site.	Valuation advice relating to 421 unit scheme where land controlled under Option Agreement.	Detailed advice concerning 2,065 unit scheme, relating to initial sale, Land Swap Arrangement and Overage.
Swindon New Eastern Villages, Wiltshire Taylor Wimpey/Hallam/Hannick	Wavendon, Milton Keynes L&Q Estates	Pease Pottage, West Sussex Thakeham Homes
Valuation advice and negotiations with multiple landowners for 375 acre site delivering 2,380 units.	Detailed advice concerning value & cost equalisation mechanism relating to 327 acre "jigsaw" site.	Providing valuation advice in respect of 600 unit scheme outside of the dispute resolution clauses within agreement.



ADDITIONAL SERVICES

FURTHER DEVELOPMENT CONSULTANCY

Turner Morum provide advice to clients throughout the development process. This includes making local plan representations, undertaking land supply assessments, advising land owners throughout the planning process, bringing sites to the market, negotiating terms and identifying Registered Providers for the affordable element.

Wellingborough Redrow Homes & others.

Comprehensive review of Borough Council of Wellingborough's 5 Year Housing Land Supply.

Reviewing delivery across major development sites delivering c.7,400 units.

Giving evidence in support of planning applications at several Appeals.

Nuneaton and Bedworth Borough Council North Warwickshire & South Leicestershire College

Analysing Borough Council's 5 year housing land supply.

Assessing deliverability of major sites exceeding 100 units.

Evidence relating to land supply given at Appeal.

North East Chelmsford (Chelmsford Garden Village) Ptarmigan Land, Countryside Properties & others

Providing viability and deliverability advice to secure allocation for 3,500 dwellings and co-ordination of Infrastructure Delivery Plan, with evidence given at Examination in Public.

Royal School, Hindhead United Learning

Marketing site to selected developers/promoters.

Shortlisting offers and advising on structure of purchase.

Negotiating Heads of Terms and terms of conditional contract.

Toads Hole Valley, Hove Private Landowners

Marketing site to selected developers/promoters.

Negotiating Heads of Terms.

Development consultancy advice throughout planning process.

Banky Field, Ticehurst Private Landowners

Marketing site with Outline Planning Permission.

Approaching identified housebuilders and registered providers.

Advising on structure of purchase and heads of terms.



CLIENTS

A SELECTION OF OUR CLIENTS

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for People

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HOMES**

**SPITFIRE
HOMES**

ilke HOMES

**Taylor
Wimpey**

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miller homes

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“Turner Morum’s highly professional team produce an excellent quality of work which is always provided in a timely manner. We would not hesitate to work with them again in the future, and I would highly recommend their services.”

Thea Gregory Development Director,
Barratt Homes (Bristol)

“I have worked with Turner Morum for over 15 years. Their knowledge of valuation matters is exceptional, combined with a high level of commercial reality. They are very responsive and easy to work with and I look forward to continuing to work with them in the future.”

Ian Hardwick Managing Director,
L&Q Estates

“Having worked very successfully with Turner Morum for over 10 years I would highly recommend them. They are highly experienced experts in large scale strategic sites and deliver their services in a very professional way, always meeting tight deadlines whilst offering very good value for money.”

Martin Cumberworth Director (Strategic Land and Development), Countryside Properties

“We have instructed Turner Morum on a range of sizes and types of schemes over a 10 year period. All members of their team work to the same ethos of providing a diligent, professional and ultimately helpful service. We have always received good advice, presented in a coherent way.”

Andy Birch Director - Hallam Land Management Limited



**THOMAS HEGAN MRICS
PARTNER**

th@tmllp.co.uk 020 7668 3414

Tom specialises in providing viability and valuation advice on key strategic sites and regularly provides Expert Witness evidence at appeals/inquiries, arbitrations and court cases. Tom is an accredited Expert Witness with the advanced award in Expert Witness Evidence.



**NICK BIGNALL MRICS
PARTNER**

nb@tmllp.co.uk 020 7668 3405

Nick is a specialist in residual valuations, cashflow appraisals, review mechanisms, land supply assessments and Infrastructure Delivery Plans. He has extensive viability experience within Greater London and provides Expert Witness evidence for Local Plans, Planning Appeals and within valuation disputes.



**JOHN TURNER MRICS
CONSULTANT**

jt@tmllp.co.uk 020 7490 5505

John has extensive experience in providing an array of clients with valuation, viability & specialist advice and has advised on several of the country's largest sites. John regularly provides Expert Witness evidence at appeals/inquiries, arbitrations and court cases



**RAMSAY EVANS MRICS
ASSOCIATE**

re@tmllp.co.uk 020 7668 3415

Ramsay provides valuation and viability advice and provides Expert Witness evidence as a RICS Registered Expert Witness.



**SAMUEL CARSON MRICS
SENIOR SURVEYOR**

sc@tmllp.co.uk 020 7668 3406

Sam undertakes viability and valuation exercises and assists Partners with Dispute Resolution exercises.



**SAM FINDLAY
SURVEYOR**

sf@tmllp.co.uk 020 7668 3402

Sam primarily works on development appraisals and associated analysis for residential led schemes, nationally.



**KATHERINE SEAGER
SURVEYOR**

ks@tmllp.co.uk 020 7668 3416

Kat's primary role is assisting Partners with development appraisals for viability and valuation exercises across the country.